

# Haltwhistle Primary School – Outline Business Case

Early Stage Cost Plan – Option A

Wise Academies

17 July 2019



# Notice

This document and its contents have been prepared and are intended solely as information for Wise Academies and use in relation to providing an order of cost for the Haltwhistle Primary School project.

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## Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 0.1	Review for issue	CL	MC	MC	LI	08 Jul 19
Rev 0.2	Review for issue	CL	MC	MC	LI	17 Jul 19
Rev 0.3	Review for issue	CL	MC	MC	LI	17 Jul 19

## Client signoff

Client	Wise Academies
Project	Haltwhistle Primary School
Job number	F+G/CL
Client signature / date	

#### Introduction

Faithful+Gould have prepared this RIBA Stage 1/2 elemental cost plan for the refurbishment of Haltwhistle Middle School to convert it to a Primary School. Norr Architects have provided floor plans and elevations to assist with costing, with input received from other design team members around the structural, mechanical, and electrical aspects of the works. The cost plan is to advise the client of the affordability of the scheme and is to be included within the Outline Business Case as a potential option.

**Option A** includes the following:

1. Internal refurbishment to all floors of the 3 storey block only (refer to items 2-6 below for other areas of the rest of the school where specific works have been allowed).
2. New curtain walling/windows throughout the 3 storey block and the rest of the school to replace existing.
3. No work to Art/DT room other than paint/decoration and new door leading into the room.
4. Allowance for quilt insulation in the roof space throughout the 3 storey block and the rest of the school.
5. Complete Mechanical and electrical replacement to the 3 storey block and rest of the school except new boiler plant installation as the existing is approx. 12 years old and therefore doesn't warrant replacement.
6. Painting/decoration throughout the 3 storey block and the rest of the school.
7. External works comprising new ramp, terraced area, canopies, cycle shelters, 6no. Parking bays, whitelining, play surfacing including perimeter fencing to this area as well as perimeter fencing to the entire site. Please note that limited information is available at this stage but allowances have been included for the items noted.

#### Basis of estimate

Generally;

- Construction costs as at 1st quarter 2020.
- Traditional procurement route with a Single stage tendering strategy.

Information used

- Design team general arrangement plans and elevations.
- Mechanical and Electrical Engineers budget costs.

Key cost issues;

- The estimate has been prepared by assuming a main contractor will be appointed via single stage tendering process at the end of RIBA Stage 4.
- General assumptions and allowances have been included for structural work, building services and external works based on discussions with the design team. A detailed specification is needed from the design team to confirm the adequacy of the allowances.
- No allowances have been included for any utilities upgrades due to the building not increasing size.
- Allowances have been included for structural works however this will need to be confirmed following the completion of the building structural survey.

#### Assumptions

- A 26 week construction programme.
- Contractor's working area can be located in a reasonable position on site with unrestricted access.
- Works to be undertaken in one visit with uninterrupted access - assumed that the building will be empty during the works.
- No abnormal planning requirements.
- No abnormal agreements with adjacent land owners.
- No utilities upgrades as the building is not increasing in size.
- Repairs only allowed to the upper floors - to be further reviewed on completion of the building structural survey
- Allowances included for ecology and asbestos removal - to be confirmed by specialists
- Reconfiguration works to the existing Middle School gym to form the childrens centre.

#### Exclusions

- Value Added Tax.
- Capital Allowances
- Contaminated land, mining works and any other unknown obstructions or findings.
- Loose furniture / equipment
- Demolition of any school buildings
- Abnormal drainage requirements
- I.T Active / Loose Equipment incl stage lighting etc
- Works associated with any planning conditions.
- Legal fees and finance charges.
- Any works to the existing stairs including balustrading
- New lifts and internal ramps to form DDA access.

#### Disclaimer

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Gross Internal Floor Area - 2,425 m<sup>2</sup>

COST CODE	GROUP ELEMENT/ ELEMENT	COST/M <sup>2</sup> OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	Refurbishment	Maintenance
		£	£		
<b>BUILDING WORKS</b>					
0	Facilitating works	13.86	33,611.50	33,611.50	-
1	Substructure	-	-		
2	Superstructure	348.47	845,034.60	369,135.00	475,899.60
3	Internal finishes	51.42	124,686.00	124,686.00	-
4	Fittings, furnishings and equipment	26.19	63,500.00	63,500.00	-
5	Services	361.78	877,316.00	203,052.85	674,263.15
6	Complete buildings and building units	-	-	-	-
7	Works to existing buildings	-	-	-	-
8	External works	131.58	319,069.89	319,069.89	-
9	Main contractor's preliminaries	83.84	203,300.00	97,308.42	105,991.58
10	Main contractor's overheads and profit	50.86	123,325.90	60,518.18	62,807.72
<b>TOTAL: BUILDING WORKS ESTIMATE (A)</b>		<b>1,067.98</b>	<b>2,589,843.89</b>	<b>1,270,881.84</b>	<b>1,318,962.05</b>
<b>PROJECT/ DESIGN TEAM FEES AND OTHER DEVELOPMENT/ PROJECT</b>					
11	Project/ design team fees	121.65	295,000.00	295,000.00	-
12	Other development/ project costs	102.14	247,700.00	247,700.00	-
<b>TOTAL: PROJECT/ DESIGN TEAM FEES AND OTHER DEVELOPMENT/ PROJECT COST ESTIMATE (B)</b>		<b>223.79</b>	<b>542,700.00</b>	<b>542,700.00</b>	<b>-</b>
<b>BASE COST ESTIMATE (C) [C = A + B]</b>		<b>1,291.77</b>	<b>3,132,543.89</b>	<b>1,813,581.84</b>	<b>1,318,962.05</b>
13	<b>TOTAL: RISK ALLOWANCE ESTIMATE (D)</b>	<b>127.14</b>	<b>308,314.75</b>	<b>151,295.46</b>	<b>157,019.29</b>
<b>COST LIMIT (excluding inflation) (E) [E = C + D]</b>		<b>1,418.91</b>	<b>3,440,858.64</b>	<b>1,964,877.30</b>	<b>1,475,981.34</b>
<b>14 INFLATION</b>					
14.1	Tender Inflation	42.57	103,225.76	58,946.32	44,279.44
14.2	Construction Inflation	14.61	35,440.84	20,238.24	15,202.61
<b>TOTAL INFLATION ALLOWANCE (F)</b>		<b>57.18</b>	<b>138,666.60</b>	<b>79,184.56</b>	<b>59,482.05</b>
<b>COST LIMIT (excluding VAT assessment) (G) [G = E + F]</b>		<b>1,476.09</b>	<b>3,579,525.24</b>	<b>2,044,061.85</b>	<b>1,535,463.38</b>
<b>15 VAT ASSESSMENT</b>					
		-	-		
<b>16 OVERALL COST PLAN TOTAL</b>					
		<b>1,476.09</b>	<b>3,579,525.24</b>	<b>2,044,061.85</b>	<b>1,535,463.38</b>

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Based upon the following Norr drawings:

- 1234-NOR-01-ZZ-SH-A-00-4001 - Schedule of Accommodation - R1
- 1234-NOR-01-00-DR-A-00-0001 - GA Floor Plans - As existing - R1
- 1234-NOR-01-ZZ-DR-A-00-1001 - GA Elevations - As existing - R1
- 1234-NOR-01-ZZ-DR-A-00-1002 - GA Visuals - As existing - R1
- 1234-NOR-01-00-DR-A-00-0002 - GA Floor Plans - As proposed - R1
- 1234-NOR-01-ZZ-DR-A-00-1003 - GA Elevations - As proposed - R2
- 1234-NOR-01-ZZ-DR-A-00-1004 - GA Visuals - As proposed - R2

Refurbishment      Maintenance

**GROSS INTERNAL FLOOR AREA CALCULATION**

Annot	Mult	Dim 1	Dim 2	Dim 3	Total
Ground Floor - Three storey block		454.00			454.00
First Floor - Three storey block		499.00			499.00
Second Floor - Three storey block		499.00			499.00
Rest of School		499.00			973.00
					<b>2,425.00</b>

TOTAL GIFA      2,425 m<sup>2</sup>

**0.0 FACILITATING WORKS**

**0.1 TOXIC/ HAZARDOUS MATERIAL REMOVAL**

N/A

**TOXIC/ HAZARDOUS MATERIAL REMOVAL TO SUMMARY**      -      -      -

**0.2 MAJOR DEMOLITION WORKS**

Strip out existing walls; dispose off site	581	m <sup>2</sup>	15.00	8,716.50	8,716.50	-
Strip out existing doors; dispose off site	60	Nr	25.00	1,500.00	1,500.00	-
Take up existing floor finishes; dispose off site	1,452	m <sup>2</sup>	5.00	7,260.00	7,260.00	-
Take up existing ceiling finishes; dispose off site	1,452	m <sup>2</sup>	5.00	7,260.00	7,260.00	-
Forming openings; internal walls	27	Nr	75.00	2,025.00	2,025.00	-
Forming openings; external walls	11	Nr	500.00	5,500.00	5,500.00	-
Infill openings	18	Nr	75.00	1,350.00	1,350.00	-

**MAJOR DEMOLITION WORKS TO SUMMARY**      33,611.50      33,611.50      -

**0.3 SPECIALIST GROUNDWORKS**

N/A

**SPECIALIST GROUNDWORKS TO SUMMARY**      -      -      -

**0.4 TEMPORARY DIVERSION WORKS**

N/A

**TEMPORARY DIVERSION WORKS TO SUMMARY**      -      -      -

**0.5 EXTRAORDINARY SITE INVESTIGATION WORKS**

N/A

**EXTRAORDINARY SITE INVESTIGATION WORKS TO SUMMARY**      -      -      -

**1.0 SUBSTRUCTURE**

**1.1 FOUNDATIONS**

N/A

**FOUNDATIONS TO SUMMARY**      -      -      -

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<b>1.2 BASEMENT EXCAVATION</b>						
N/A						
<b>BASEMENT EXCAVATION TO SUMMARY</b>				-	-	-
<b>1.3 BASEMENT RETAINING WALLS</b>						
N/A						
<b>BASEMENT RETAINING WALLS TO SUMMARY</b>				-	-	-
<b>1.4 GROUND FLOOR CONSTRUCTION</b>						
N/A						
<b>GROUND FLOOR CONSTRUCTION TO SUMMARY</b>				-	-	-
<b>2.0 SUPERSTRUCTURE</b>						
<b>2.1 FRAME</b>						
Steelwork support; following wall removal; incl temporary works	5 Tonne	5,000.00	25,000.00	25,000.00	-	
<b>FRAME TO SUMMARY</b>			25,000.00	25,000.00	-	
<b>2.2 UPPER FLOORS</b>						
Floor repairs; 1st and 2nd floors	998 m <sup>2</sup>	30.00	29,940.00	29,940.00	-	
<b>UPPER FLOORS TO SUMMARY</b>			29,940.00	29,940.00	-	
<b>2.3 ROOF</b>						
Insulation; to roof space	1,437 m <sup>2</sup>	20.00	28,734.60	-	28,734.60	
<b>ROOF TO SUMMARY</b>			28,734.60	-	28,734.60	
<b>2.4 STAIRS AND RAMPS</b>						
N/A						
<b>STAIRS AND RAMPS TO SUMMARY</b>				-	-	-
<b>2.5 EXTERNAL WALLS</b>						
Curtain walling	949 m <sup>2</sup>	550.00	521,950.00	138,105.00	383,845.00	
Rainscreen cladding; to 3 storey gable	153 m <sup>2</sup>	400.00	61,320.00	-	61,320.00	
<b>EXTERNAL WALLS TO SUMMARY</b>			583,270.00	138,105.00	445,165.00	
<b>2.6 WINDOWS AND EXTERNAL DOORS</b>						
Internal screens	66 m <sup>2</sup>	500.00	33,000.00	33,000.00	-	
Sliding external door; bi-folding door; to Nursery	1 Item	10,000.00	10,000.00	10,000.00	-	
<b>WINDOWS AND EXTERNAL DOORS TO SUMMARY</b>			43,000.00	43,000.00	-	

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<b>2.7 INTERNAL WALLS AND PARTITIONS</b>						
Metal stud partitions; including plasterboard and skim both sides	527	m <sup>2</sup>	70.00	36,890.00	36,890.00	-
Netting; to divide up sports hall	1	Item	2,000.00	2,000.00	-	2,000.00
Sliding partition (room divider); 105mm thick wall; to classrooms	48	m <sup>2</sup>	400.00	19,200.00	19,200.00	-
Plaster repairs; to existing walls (say 100m2)	100	m <sup>2</sup>	25.00	2,500.00	2,500.00	-
<b>INTERNAL WALLS AND PARTITIONS TO SUMMARY</b>				<b>60,590.00</b>	<b>58,590.00</b>	<b>2,000.00</b>
<b>2.8 INTERNAL DOORS</b>						
Single Doors complete; incl ironmongery, decoration, frame, side panel etc; to classrooms	50	Nr	1,000.00	50,000.00	50,000.00	-
Single Doors complete; incl ironmongery, decoration, frame; to ancillary spaces	14	Nr	750.00	10,500.00	10,500.00	-
Door and a half doors complete; incl ironmongery, decoration, frame, etc	4	Nr	1,500.00	6,000.00	6,000.00	-
Double Doors complete; incl ironmongery, decoration, frame, etc	4	Nr	2,000.00	8,000.00	8,000.00	-
<b>INTERNAL DOORS TO SUMMARY</b>				<b>74,500.00</b>	<b>74,500.00</b>	<b>-</b>
<b>3.0 INTERNAL FINISHES</b>						
<b>3.1 WALL FINISHES</b>						
Emulsion to walls	4,688	m <sup>2</sup>	6.00	28,128.00	28,128.00	-
Splashbacks; to sinks	1	Item	500.00	500.00	500.00	-
<b>WALL FINISHES TO SUMMARY</b>				<b>28,628.00</b>	<b>28,628.00</b>	<b>-</b>
<b>3.2 FLOOR FINISHES</b>						
Vinyl; to circulation and wet areas	385	m <sup>2</sup>	40.00	15,400.00	15,400.00	-
Carpet tiling; to teaching spaces	863	m <sup>2</sup>	25.00	21,575.00	21,575.00	-
Matwell; to entrances	15	m <sup>2</sup>	300.00	4,500.00	4,500.00	-
Skirting	376	m	10.00	3,763.00	3,763.00	-
<b>FLOOR FINISHES TO SUMMARY</b>				<b>45,238.00</b>	<b>45,238.00</b>	<b>-</b>
<b>3.3 CEILING FINISHES</b>						
Suspended ceilings; incl perimeter trim	1,452	m <sup>2</sup>	35.00	50,820.00	50,820.00	-
<b>CEILING FINISHES TO SUMMARY</b>				<b>50,820.00</b>	<b>50,820.00</b>	<b>-</b>
<b>4.0 FITTINGS, FURNISHINGS AND EQUIPMENT</b>						
<b>4.1 GENERAL FITTINGS, FURNISHINGS AND EQUIPMENT</b>						
Fixed furniture (benches, worktops, shelving, coat hooks etc)	1	Item	20,000.00	20,000.00	20,000.00	-
Pin boards / whiteboards	1	Item	2,500.00	2,500.00	2,500.00	-
Signage (internal / external)	1	Item	5,000.00	5,000.00	5,000.00	-
Fixed classroom storage	11	No	3,000.00	33,000.00	33,000.00	-
Toilet paper holders	1	Item	1,000.00	1,000.00	1,000.00	-
Soap dispensers	1	Item	1,000.00	1,000.00	1,000.00	-
Paper towel dispensers	1	item	1,000.00	1,000.00	1,000.00	-
<b>GENERAL FITTINGS, FURNISHINGS AND EQUIPMENT TO SUMMARY</b>				<b>63,500.00</b>	<b>63,500.00</b>	<b>-</b>

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<b>4.2 SPECIAL FITTINGS, FURNISHINGS AND EQUIPMENT</b>						
N/A						
<b>SPECIAL FITTINGS, FURNISHINGS AND EQUIPMENT TO SUMMARY</b>					-	-
<b>4.3 INTERNAL PLANTING</b>						
N/A						
<b>INTERNAL PLANTING TO SUMMARY</b>					-	-
<b>4.4 BIRD AND VERMIN CONTROL</b>						
N/A						
<b>BIRD AND VERMIN CONTROL TO SUMMARY</b>					-	-
<b>5.0 SERVICES</b>						
<b>5.1 SANITARY APPLIANCES</b>						
WC's	22	Nr	350.00	7,700.00	7,700.00	-
WHB's	22	Nr	300.00	6,600.00	6,600.00	-
Doc M Suites; including grab rails, pull cords and the like	6	Nr	1,500.00	9,000.00	9,000.00	-
Cleaners Sinks	1	Sum	1,500.00	1,500.00	1,500.00	-
Classroom sinks	11	Nr	350.00	3,850.00	3,850.00	-
Mirrors	1	Sum	1,000.00	1,000.00	1,000.00	-
Blinds	1	Sum	10,000.00	10,000.00	10,000.00	-
<b>SANITARY APPLIANCES TO SUMMARY</b>					39,650.00	39,650.00
<b>5.2 SERVICES EQUIPMENT</b>						
Allowance		m <sup>2</sup>		791,928.00	154,483.94	637,444.06
<b>SERVICES EQUIPMENT TO SUMMARY</b>					791,928.00	154,483.94
<b>5.3 DISPOSAL INSTALLATIONS</b>						
Allowance		m <sup>2</sup>	-	Incl	Incl	Incl
<b>DISPOSAL INSTALLATIONS TO SUMMARY</b>					-	-
<b>5.4 WATER INSTALLATIONS</b>						
Allowance		m <sup>2</sup>	-	Incl	Incl	Incl
<b>WATER INSTALLATIONS TO SUMMARY</b>					-	-
<b>5.5 HEAT SOURCE</b>						
Allowance		m <sup>2</sup>	-	Incl	Incl	Incl
<b>HEAT SOURCE TO SUMMARY</b>					-	-
<b>5.6 SPACE HEATING AND AIR CONDITIONING</b>						
Allowance		m <sup>2</sup>	-	Incl	Incl	Incl
<b>SPACE HEATING AND AIR CONDITIONING TO SUMMARY</b>					-	-



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<u>5.7 VENTILATION SYSTEMS</u>						
Allowance	m <sup>2</sup>	-	Incl	Incl	Incl	
<b>VENTILATION SYSTEMS TO SUMMARY</b>				-	-	-
<u>5.8 ELECTRICAL INSTALLATIONS</u>						
Allowance	m <sup>2</sup>	-	Incl	Incl	Incl	
<b>ELECTRICAL INSTALLATIONS TO SUMMARY</b>				-	-	-
<u>5.9 GAS AND OTHER FUEL INSTALLATIONS</u>						
Allowance	m <sup>2</sup>	-	Incl	Incl	Incl	
<b>GAS AND OTHER FUEL INSTALLATIONS TO SUMMARY</b>				-	-	-
<u>5.10 LIFT AND CONVEYOR INSTALLATIONS</u>						
Allowance	nr	-	Incl	Incl	Incl	
<b>LIFT AND CONVEYOR INSTALLATIONS TO SUMMARY</b>				-	-	-
<u>5.11 FIRE AND LIGHTNING PROTECTION</u>						
Allowance	m <sup>2</sup>	-	Incl	Incl	Incl	
<b>FIRE AND LIGHTNING PROTECTION TO SUMMARY</b>				-	-	-
<u>5.12 COMMUNICATION, SECURITY AND CONTROL SYSTEMS</u>						
Allowance	m <sup>2</sup>	-	Incl	Incl	Incl	
<b>COMMUNICATION, SECURITY AND CONTROL SYSTEMS TO SUMMARY</b>				-	-	-
<u>5.13 SPECIALIST INSTALLATIONS</u>						
N/A						
<b>SPECIALIST INSTALLATIONS TO SUMMARY</b>				-	-	-
<u>5.14 BUILDERS' WORK IN CONNECTION WITH SERVICES</u>						
5.1 Sanitary Appliances		39,650				
5.2 Services equipment		791,928				
5.3 Disposal installations		-				
5.4 Water installations		-				
5.5 Heat source		-				
5.6 Space heating and air conditioning		-				
5.7 Ventilation systems		-				
5.8 Electrical installations		-				
5.9 Gas and other fuel installations		-				
5.10 Lift and conveyor installations		-				
5.11 Fire and lightning protection		-				
5.12 Communication, security and control systems		-				
5.13 Special installations		-				
		<u>831,578</u>				
Builders work in connection (say 3.5%)	3.50 %		831,578.00	29,106.00	5,675.67	23,430.33
<b>BUILDERS' WORK IN CONNECTION WITH SERVICES TO SUMMARY</b>				29,106.00	5,675.67	23,430.33

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<b>5.15 TESTING AND COMMISSIONING OF SERVICES</b>						
5.1 Sanitary Appliances	39,650					
5.2 Services equipment	791,928					
5.3 Disposal installations	-					
5.4 Water installations	-					
5.5 Heat source	-					
5.6 Space heating and air conditioning	-					
5.7 Ventilation systems	-					
5.8 Electrical installations	-					
5.9 Gas and other fuel installations	-					
5.10 Lift and conveyor installations	-					
5.11 Fire and lightning protection	-					
5.12 Communication, security and control systems	-					
5.13 Special installations	-					
	831,578					
Testing		1.00 %	831,578.00	8,316.00	1,621.62	6,694.38
Commissioning		1.00 %	831,578.00	8,316.00	1,621.62	6,694.38
<b>TESTING AND COMMISSIONING OF SERVICES TO SUMMARY</b>				<b>16,632.00</b>	<b>3,243.24</b>	<b>13,388.76</b>
<b>6.0 COMPLETE BUILDINGS AND BUILDING UNITS</b>						
<b>6.1 PREFABRICATED BUILDINGS</b>						
N/A						
<b>PREFABRICATED BUILDINGS TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.0 WORK TO EXISTING BUILDINGS</b>						
<b>7.1 MINOR DEMOLITION WORKS AND ALTERATION WORKS</b>						
N/A						
<b>MINOR DEMOLITION WORKS AND ALTERATION WORKS TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.2 REPAIRS TO EXISTING SERVICES</b>						
N/A						
<b>REPAIRS TO EXISTING SERVICES TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.3 DAMP-PROOF COURSES/ FUNGUS AND BEETLE ERADICATION</b>						
N/A						
<b>DAMP-PROOF COURSES/ FUNGUS AND BEETLE ERADICATION TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.4 FAÇADE RETENTION</b>						
N/A						
<b>FAÇADE RETENTION TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.5 CLEANING EXISTING SERVICES</b>						
N/A						
<b>CLEANING EXISTING SERVICES TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>7.6 RENOVATION WORKS</b>						
N/A						
<b>RENOVATION WORKS TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>

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8.0 EXTERNAL WORKS							
8.1 SITE PREPARATION WORKS							
N/A							
SITE PREPARATION WORKS TO SUMMARY					-	-	-
8.2 ROADS, PATHS AND PAVINGS							
Terrace; to front of building	164	m <sup>2</sup>	150.00	24,651.19	24,651.19	-	
Ramp; 18m long x 2m wide; leading up to terrace area	1	Item	20,000.00	20,000.00	20,000.00	-	
Surfacing; to existing external nursery play area	260	m <sup>2</sup>	65.00	16,885.70	16,885.70	-	
Additional Car parking spaces	6	No	3,000.00	18,000.00	18,000.00	-	
Whitelineing; to existing taxi drop off to form car parking spaces	1	Item	1,500.00	1,500.00	1,500.00	-	
ROADS, PATHS AND PAVINGS TO SUMMARY					81,036.89	81,036.89	-
8.3 PLANTING							
Landscape works (Quote obtained by Wise Academies)	1	Item	120,000.00	120,000.00	120,000.00	-	
PLANTING TO SUMMARY					120,000.00	120,000.00	-
8.4 FENCING, RAILINGS AND WALLS							
1.8m high Weldmesh Fence; to perimeter of site; incl gates	731	m	80.00	58,480.00	58,480.00	-	
1.8m high Weldmesh Fence; to existing external nursery play area; incl gates	47	m	80.00	3,728.00	3,728.00	-	
Pedestrian guardrail; terraced area and ramp	63	m	250.00	15,625.00	15,625.00	-	
FENCING, RAILINGS AND WALLS TO SUMMARY					77,833.00	77,833.00	-
8.5 SITE/ STREET FURNITURE AND EQUIPMENT							
Canopies; Broxap Monopitch; free standing; 2.7m wide	30	m	1,000.00	30,200.00	30,200.00	-	
Cycle shelters	1	Item	10,000.00	10,000.00	10,000.00	-	
SITE/ STREET FURNITURE AND EQUIPMENT TO SUMMARY					40,200.00	40,200.00	-
8.6 EXTERNAL DRAINAGE							
N/A							
EXTERNAL DRAINAGE TO SUMMARY					-	-	-
8.7 EXTERNAL SERVICES							
N/A							
EXTERNAL SERVICES TO SUMMARY					-	-	-
8.8 MINOR BUILDING WORKS AND ANCILLARY BUILDINGS							
N/A							
MINOR BUILDING WORKS AND ANCILLARY BUILDINGS TO SUMMARY					-	-	-

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9.0 MAIN CONTRACTOR'S PRELIMINARIES							
<b>9.1 EMPLOYER'S REQUIREMENTS</b>							
O&M manuals			sum	Incl	Incl	Incl	
Health and safety file			sum	Incl	Incl	Incl	
Training of staff			sum	Incl	Incl	Incl	
Spare parts, tools and operating equipment			sum	Incl	Incl	Incl	
12 months maintenance of M+E services			1.00 %	831,578.00	8,300.00	1,618.50	6,681.50
5.1 Sanitary Appliances	39,650						
5.2 Services equipment	791,928						
5.3 Disposal installations	-						
5.4 Water installations	-						
5.5 Heat source	-						
5.6 Space heating and air conditioning	-						
5.7 Ventilation systems	-						
5.8 Electrical installations	-						
5.9 Gas and other fuel installations	-						
5.10 Lift and conveyor installations	-						
5.11 Fire and lightning protection	-						
5.12 Communication, security and control systems	-						
5.13 Special installations	-						
		831,578					
<b>EMPLOYER'S REQUIREMENTS TO SUMMARY</b>				<b>8,300.00</b>	<b>1,618.50</b>	<b>6,681.50</b>	
<b>9.2 MAIN CONTRACTOR'S COST ITEMS</b>							
Allowance per calendar week			26 wk	7,500.00	195,000.00	95,689.92	99,310.08
<b>MAIN CONTRACTOR'S COST ITEMS TO SUMMARY</b>				<b>195,000.00</b>	<b>95,689.92</b>	<b>99,310.08</b>	
<b>10.0 MAIN CONTRACTOR'S OVERHEADS AND PROFIT</b>							
<b>10.1 MAIN CONTRACTOR'S OVERHEADS</b>							
Facilitating works	33,611.50						
Substructure	0.00						
Superstructure	845,034.60						
Internal finishes	124,686.00						
Fittings, furnishings and equipment	63,500.00						
Services	877,316.00						
Complete buildings and building units	0.00						
Works to existing buildings	0.00						
External works	319,069.89						
Main contractor's preliminaries	203,300.00						
		2,466,517.99					
Main Contractor's overheads			2.50 %	2,466,517.99	61,662.95	30,259.09	31,403.86
<b>MAIN CONTRACTOR'S OVERHEADS TO SUMMARY</b>				<b>61,662.95</b>	<b>30,259.09</b>	<b>31,403.86</b>	
<b>10.2 MAIN CONTRACTOR'S PROFIT</b>							
Facilitating works	33,611.50						
Substructure	0.00						
Superstructure	845,034.60						
Internal finishes	124,686.00						
Fittings, furnishings and equipment	63,500.00						
Services	877,316.00						
Complete buildings and building units	0.00						
Works to existing buildings	0.00						
External works	319,069.89						
Main contractor's preliminaries	203,300.00						
		2,466,517.99					
Main Contractor's profit			2.50 %	2,466,517.99	61,662.95	30,259.09	31,403.86
<b>MAIN CONTRACTOR'S PROFIT TO SUMMARY</b>				<b>61,662.95</b>	<b>30,259.09</b>	<b>31,403.86</b>	
<b>11.0 PROJECT/ DESIGN TEAM FEES</b>							

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<b>11.1 PROFESSIONAL FEES</b>						
Full design team incl surveys/investigations	1	Item	295,000.00	295,000.00	295,000.00	-
<b>CONSULTANTS' FEES TO SUMMARY</b>				<b>295,000.00</b>	<b>295,000.00</b>	<b>-</b>
<b>11.2 MAIN CONTRACTOR'S PRE-CONSTRUCTION FEES</b>						
N/A						
<b>MAIN CONTRACTOR'S PRE-CONSTRUCTION FEES TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>11.3 MAIN CONTRACTOR'S DESIGN FEES</b>						
N/A						
<b>MAIN CONTRACTOR'S DESIGN FEES TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>
<b>12.0 OTHER DEVELOPMENT/ PROJECT COSTS</b>						
<b>12.1 OTHER DEVELOPMENT/ PROJECT COSTS</b>						
Ecology	1	Item	10,000.00	10,000.00	10,000.00	-
Asbestos Removal	1	Item	20,000.00	20,000.00	20,000.00	-
Transition	1	Item	20,000.00	20,000.00	20,000.00	-
Children's Centre works						
Gym refurbishment	190	m <sup>2</sup>	1,000.00	189,700.00	189,700.00	-
Perimeter fencing (incl gates)	100	m	80.00	8,000.00	8,000.00	-
<b>OTHER DEVELOPMENT/ PROJECT COSTS TO SUMMARY</b>				<b>247,700.00</b>	<b>247,700.00</b>	<b>-</b>
<b>13.0 RISK</b>						
<b>13.1 DESIGN DEVELOPMENT RISKS</b>						
Facilitating works			33,611.50			
Substructure			0.00			
Superstructure			845,034.60			
Internal finishes			124,686.00			
Fittings, furnishings and equipment			63,500.00			
Services			877,316.00			
Complete buildings and building units			0.00			
Works to existing buildings			0.00			
External works			319,069.89			
Main contractor's preliminaries			203,300.00			
			<u>2,466,517.99</u>			
Design contingency	2.50	%	2,466,517.99	61,662.95	30,259.09	31,403.86
<b>DESIGN DEVELOPMENT RISKS TO SUMMARY</b>				<b>61,662.95</b>	<b>30,259.09</b>	<b>31,403.86</b>

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13.2 CONSTRUCTION RISKS							
Facilitating works	33,611.50						
Substructure	0.00						
Superstructure	845,034.60						
Internal finishes	124,686.00						
Fittings, furnishings and equipment	63,500.00						
Services	877,316.00						
Complete buildings and building units	0.00						
Works to existing buildings	0.00						
External works	319,069.89						
Main contractor's preliminaries	203,300.00						
	<u>2,466,517.99</u>						
Construction contingency		10.00 %	2,466,517.99	246,651.80	121,036.37	125,615.43	
<b>CONSTRUCTION RISKS TO SUMMARY</b>				<b>246,651.80</b>	<b>121,036.37</b>	<b>125,615.43</b>	
13.3 EMPLOYER CHANGE RISKS							
Assumed included in construction risks							
<b>EMPLOYER CHANGE RISKS TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>	
13.4 EMPLOYER OTHER RISKS							
Assumed included in construction risks							
<b>EMPLOYER OTHER RISKS TO SUMMARY</b>				<b>-</b>	<b>-</b>	<b>-</b>	
14.0 INFLATION							
14.1 TENDER INFLATION							
Facilitating works	33,611.50						
Substructure	0.00						
Superstructure	845,034.60						
Internal finishes	124,686.00						
Fittings, furnishings and equipment	63,500.00						
Services	877,316.00						
Complete buildings and building units	0.00						
Works to existing buildings	0.00						
External works	319,069.89						
Main contractor's preliminaries	203,300.00						
Main contractor's overheads and profit	123,325.90						
Project/ design team fees	295,000.00						
Other development/ project costs	247,700.00						
Risk	308,314.75						
	<u>3,440,858.64</u>						
Tender inflation (including regional adjustment)		3.00 %	3,440,858.64	103,225.76	58,946.32	44,279.44	
<b>TENDER INFLATION TO SUMMARY</b>				<b>103,225.76</b>	<b>58,946.32</b>	<b>44,279.44</b>	

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14.2 CONSTRUCTION INFLATION

Facilitating works	33,611.50
Substructure	0.00
Superstructure	845,034.60
Internal finishes	124,686.00
Fittings, furnishings and equipment	63,500.00
Services	877,316.00
Complete buildings and building units	0.00
Works to existing buildings	0.00
External works	319,069.89
Main contractor's preliminaries	203,300.00
Main contractor's overheads and profit	123,325.90
Project/ design team fees	295,000.00
Other development/ project costs	247,700.00
Risk	308,314.75
Tender inflation	103,225.76
	<u>3,544,084.39</u>

Tender inflation (including regional adjustment)	1.00	%	3,544,084.39	35,440.84	20,238.24	15,202.61
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<b>CONSTRUCTION INFLATION TO SUMMARY</b>				<b>35,440.84</b>	<b>20,238.24</b>	<b>15,202.61</b>
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