

Haltwhistle Primary School – Outline Business Case

Early Stage Cost Plan – Option B

Wise Academies

08 August 2019



Notice

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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
Rev 0.4	Review for issue	CL	LS	MC	LI	08 Aug 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, to be included within the Outline Business Case as a potential option.

Option B includes the following:

1. Internal refurbishment to all floors of the 3 storey block only.
2. New curtain walling/windows throughout the 3 storey block and main entrance only to replace existing.
3. New external doors to the existing hall
4. No work to Art/DT room other than paint/decoration and new door leading into the room.
5. Allowance for quilt insulation in the roof space throughout the 3 storey block only.
6. Mechanical and electrical replacement to the 3 storey block with minor remedial type works to the rest of the school except new boiler plant installation as the existing is approx. 12 years old and therefore doesn't warrant replacement. Please note that a reduced scope of work has been priced under the assumption that some of the existing M&E can remain.
7. Painting/decoration throughout the 3 storey block only.
8. External works comprising new ramp, terraced area, canopies, 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 24 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 m²

COST CODE	GROUP ELEMENT/ ELEMENT	COST/M ² OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	Refurbishment	Maintenance
		£	£		
BUILDING WORKS					
0	Facilitating works	13.27	32,184.00	32,184.00	-
1	Substructure	-	-		
2	Superstructure	253.70	615,227.50	348,755.00	266,472.50
3	Internal finishes	46.44	112,620.00	112,620.00	-
4	Fittings, furnishings and equipment	19.38	47,000.00	47,000.00	-
5	Services	202.90	492,026.98	127,894.75	364,132.23
6	Complete buildings and building units	-	-	-	-
7	Works to existing buildings	-	-	-	-
8	External works	81.93	198,674.89	198,674.89	-
9	Main contractor's preliminaries	76.16	184,700.00	104,913.21	79,786.79
10	Main contractor's overheads and profit	34.69	84,121.67	48,602.09	35,519.58
TOTAL: BUILDING WORKS ESTIMATE (A)		728.48	1,766,555.04	1,020,643.94	745,911.10
PROJECT/ DESIGN TEAM FEES AND OTHER DEVELOPMENT/ PROJECT					
11	Project/ design team fees	144.83	351,210.00	351,210.00	-
12	Other development/ project costs	102.14	247,700.00	247,700.00	-
TOTAL: PROJECT/ DESIGN TEAM FEES AND OTHER DEVELOPMENT/ PROJECT COST ESTIMATE (B)		246.97	598,910.00	598,910.00	-
BASE COST ESTIMATE (C) [C = A + B]		975.45	2,365,465.04	1,619,553.94	745,911.10
13	TOTAL: RISK ALLOWANCE ESTIMATE (D)	86.72	210,304.17	121,505.23	88,798.94
COST LIMIT (excluding inflation) (E) [E = C + D]		1,062.17	2,575,769.21	1,741,059.17	834,710.04
14 INFLATION					
14.1	Tender Inflation	21.24	51,515.38	34,821.18	16,694.20
14.2	Construction Inflation	10.83	26,272.85	17,758.80	8,514.04
TOTAL INFLATION ALLOWANCE (F)		32.08	77,788.23	52,579.99	25,208.24
COST LIMIT (excluding VAT assessment) (G) [G = E + F]		1,094.25	2,653,557.44	1,793,639.15	859,918.28
15 VAT ASSESSMENT					
16	OVERALL COST PLAN TOTAL	1,094.25	2,653,557.44	1,793,639.15	859,918.28

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Based upon the following drawings:

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

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		973.00			973.00
					2,425.00

TOTAL GIFA 2,425 m²

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 ²	15.00	8,716.50	8,716.50	-
<i>Omit strip out existing walls; dispose off site (Classroom walls)</i>	<i>-89 m²</i>	<i>15.00</i>	<i>(1,327.50)</i>	<i>(1,327.50)</i>	
Strip out existing doors; dispose off site	60 Nr	25.00	1,500.00	1,500.00	-
<i>Omit strip out of existing doors; dispose off site (Classroom wall doors)</i>	<i>-4 Nr</i>	<i>25.00</i>	<i>(100.00)</i>	<i>(100.00)</i>	
Take up existing floor finishes; dispose off site	1,452 m ²	5.00	7,260.00	7,260.00	-
Take up existing ceiling finishes; dispose off site	1,452 m ²	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

32,184.00 32,184.00 -

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

- - -

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1.0 SUBSTRUCTURE						
1.1 FOUNDATIONS						
N/A						
FOUNDATIONS TO SUMMARY						
					-	-
1.2 BASEMENT EXCAVATION						
N/A						
BASEMENT EXCAVATION TO SUMMARY						
					-	-
1.3 BASEMENT RETAINING WALLS						
N/A						
BASEMENT RETAINING WALLS TO SUMMARY						
					-	-
1.4 GROUND FLOOR CONSTRUCTION						
N/A						
GROUND FLOOR CONSTRUCTION TO SUMMARY						
					-	-
2.0 SUPERSTRUCTURE						
2.1 FRAME						
Steelwork support; following wall removal; incl temporary works	5 Tonne	5,000.00	25,000.00	25,000.00	-	-
FRAME TO SUMMARY						
			25,000.00	25,000.00	-	-
2.2 UPPER FLOORS						
Floor repairs; 1st and 2nd floors	998 m ²	30.00	29,940.00	29,940.00	-	-
UPPER FLOORS TO SUMMARY						
			29,940.00	29,940.00	-	-
2.3 ROOF						
Insulation; to roof space	499 m ²	20.00	9,980.00	-	9,980.00	-
ROOF TO SUMMARY						
			9,980.00	-	9,980.00	-
2.4 STAIRS AND RAMPS						
N/A						
STAIRS AND RAMPS TO SUMMARY						
					-	-
2.5 EXTERNAL WALLS						
Curtain walling	717 m ²	550.00	394,597.50	138,105.00	256,492.50	-
Rainscreen cladding; to 3 storey gable	153 m ²	400.00	61,320.00	-	61,320.00	-
<i>Omit rainscreen cladding; to 3 storey gable</i>	<i>-153 m²</i>	<i>400.00</i>	<i>(61,320.00)</i>	<i>-</i>	<i>(61,320.00)</i>	<i>-</i>
EXTERNAL WALLS TO SUMMARY						
			394,597.50	138,105.00	256,492.50	-

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2.6 WINDOWS AND EXTERNAL DOORS						
Internal screens	66	m ²	500.00	33,000.00	33,000.00	-
<i>Omit internal screens</i>	-66	m ²	500.00	(33,000.00)	(33,000.00)	-
<i>Add vision panels</i>	2	Nr	1,500.00	3,000.00	3,000.00	-
Sliding external door; bi-folding door; to Nursery	1	Item	10,000.00	10,000.00	10,000.00	-
External doors; to main hall	2	Nr	3,000.00	6,000.00	6,000.00	-
WINDOWS AND EXTERNAL DOORS TO SUMMARY				19,000.00	19,000.00	-
2.7 INTERNAL WALLS AND PARTITIONS						
Metal stud partitions; including plasterboard and skim both sides	527	m ²	70.00	36,890.00	36,890.00	-
<i>Add metal stud partitions; including plasterboard and skim both sides (where internal screens removed)</i>	66	m ²	70.00	4,620.00	4,620.00	-
Netting; to divide up sports hall	1	Item	2,000.00	2,000.00	-	2,000.00
<i>Omit netting; to divide up sports hall</i>	-1	Item	2,000.00	(2,000.00)	-	(2,000.00)
Sliding partition (room divider); 105mm thick wall; to classrooms	48	m ²	400.00	19,200.00	19,200.00	-
Plaster repairs; to existing walls (say 100m2)	100	m ²	25.00	2,500.00	2,500.00	-
INTERNAL WALLS AND PARTITIONS TO SUMMARY				63,210.00	63,210.00	-
2.8 INTERNAL DOORS						
Single Doors complete; incl ironmongery, decoration, frame, side panel etc; to classrooms	50	Nr	1,000.00	50,000.00	50,000.00	-
<i>Omit Single Doors complete; incl ironmongery, decoration, frame, side panel etc; to classrooms</i>	-1	Nr	1,000.00	(1,000.00)	(1,000.00)	-
<i>Add Single Doors complete; incl ironmongery, decoration, frame, side panel etc; to classrooms</i>	2	Nr	1,000.00	2,000.00	2,000.00	-
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	-
<i>Omit Double Doors complete; incl ironmongery, decoration, frame, etc</i>	-1	Nr	2,000.00	(2,000.00)	(2,000.00)	-
INTERNAL DOORS TO SUMMARY				73,500.00	73,500.00	-
3.0 INTERNAL FINISHES						
3.1 WALL FINISHES						
Emulsion to walls	2,677	m ²	6.00	16,062.00	16,062.00	-
Splashbacks; to sinks	1	Item	500.00	500.00	500.00	-
WALL FINISHES TO SUMMARY				16,562.00	16,562.00	-
3.2 FLOOR FINISHES						
Vinyl; to circulation and wet areas	385	m ²	40.00	15,400.00	15,400.00	-
Carpet tiling; to teaching spaces	863	m ²	25.00	21,575.00	21,575.00	-
Matwell; to entrances	15	m ²	300.00	4,500.00	4,500.00	-
Skirting	376	m	10.00	3,763.00	3,763.00	-
FLOOR FINISHES TO SUMMARY				45,238.00	45,238.00	-

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3.3 CEILING FINISHES						
Suspended ceilings; incl perimeter trim	1,452	m ²	35.00	50,820.00	50,820.00	-
CEILING FINISHES TO SUMMARY				50,820.00	50,820.00	-
4.0 FITTINGS, FURNISHINGS AND EQUIPMENT						
4.1 GENERAL FITTINGS, FURNISHINGS AND EQUIPMENT						
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	-
<i>Omit fixed classroom storage</i>	<i>-11</i>	<i>No</i>	<i>3,000.00</i>	<i>(33,000.00)</i>	<i>(33,000.00)</i>	<i>-</i>
<i>Add fixed classroom storage (revised)</i>	<i>11</i>	<i>No</i>	<i>1,500.00</i>	<i>16,500.00</i>	<i>16,500.00</i>	<i>-</i>
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	-
GENERAL FITTINGS, FURNISHINGS AND EQUIPMENT TO SUMMARY				47,000.00	47,000.00	-
4.2 SPECIAL FITTINGS, FURNISHINGS AND EQUIPMENT						
N/A						
SPECIAL FITTINGS, FURNISHINGS AND EQUIPMENT TO SUMMARY				-	-	-
4.3 INTERNAL PLANTING						
N/A						
INTERNAL PLANTING TO SUMMARY				-	-	-
4.4 BIRD AND VERMIN CONTROL						
N/A						
BIRD AND VERMIN CONTROL TO SUMMARY				-	-	-
5.0 SERVICES						
5.1 SANITARY APPLIANCES						
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	-
SANITARY APPLIANCES TO SUMMARY				39,650.00	39,650.00	-

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5.2 SERVICES EQUIPMENT						
Allowance (Reduced allowance - 66% of JH Partners estimate)	m ²		426,724.98	83,242.61	343,482.37	
SERVICES EQUIPMENT TO SUMMARY				426,724.98	83,242.61	343,482.37
5.3 DISPOSAL INSTALLATIONS						
Allowance	m ²	-	Incl	Incl	Incl	
DISPOSAL INSTALLATIONS TO SUMMARY				-	-	-
5.4 WATER INSTALLATIONS						
Allowance	m ²	-	Incl	Incl	Incl	
WATER INSTALLATIONS TO SUMMARY				-	-	-
5.5 HEAT SOURCE						
Allowance	m ²	-	Incl	Incl	Incl	
HEAT SOURCE TO SUMMARY				-	-	-
5.6 SPACE HEATING AND AIR CONDITIONING						
Allowance	m ²	-	Incl	Incl	Incl	
SPACE HEATING AND AIR CONDITIONING TO SUMMARY				-	-	-
5.7 VENTILATION SYSTEMS						
Allowance	m ²	-	Incl	Incl	Incl	
VENTILATION SYSTEMS TO SUMMARY				-	-	-
5.8 ELECTRICAL INSTALLATIONS						
Allowance	m ²	-	Incl	Incl	Incl	
ELECTRICAL INSTALLATIONS TO SUMMARY				-	-	-
5.9 GAS AND OTHER FUEL INSTALLATIONS						
Allowance	m ²	-	Incl	Incl	Incl	
GAS AND OTHER FUEL INSTALLATIONS TO SUMMARY				-	-	-
5.10 LIFT AND CONVEYOR INSTALLATIONS						
Allowance	nr	-	Incl	Incl	Incl	
LIFT AND CONVEYOR INSTALLATIONS TO SUMMARY				-	-	-
5.11 FIRE AND LIGHTNING PROTECTION						
Allowance	m ²	-	Incl	Incl	Incl	
FIRE AND LIGHTNING PROTECTION TO SUMMARY				-	-	-
5.12 COMMUNICATION, SECURITY AND CONTROL SYSTEMS						
Allowance	m ²	-	Incl	Incl	Incl	
COMMUNICATION, SECURITY AND CONTROL SYSTEMS TO SUMMARY				-	-	-

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5.13 SPECIALIST INSTALLATIONS						
N/A						
SPECIALIST INSTALLATIONS TO SUMMARY						
-						
5.14 BUILDERS' WORK IN CONNECTION WITH SERVICES						
5.1 Sanitary Appliances	39,650					
5.2 Services equipment	426,725					
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>466,375</u>					
Builders work in connection (say 3.5%)		3.50 %	466,374.98	16,324.00	3,183.18	13,140.82
BUILDERS' WORK IN CONNECTION WITH SERVICES TO SUMMARY						
16,324.00						
3,183.18						
13,140.82						
5.15 TESTING AND COMMISSIONING OF SERVICES						
5.1 Sanitary Appliances	39,650					
5.2 Services equipment	426,725					
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>466,375</u>					
Testing		1.00 %	466,374.98	4,664.00	909.48	3,754.52
Commissioning		1.00 %	466,374.98	4,664.00	909.48	3,754.52
TESTING AND COMMISSIONING OF SERVICES TO SUMMARY						
9,328.00						
1,818.96						
7,509.04						
6.0 COMPLETE BUILDINGS AND BUILDING UNITS						
6.1 PREFABRICATED BUILDINGS						
N/A						
PREFABRICATED BUILDINGS TO SUMMARY						
-						
7.0 WORK TO EXISTING BUILDINGS						
7.1 MINOR DEMOLITION WORKS AND ALTERATION WORKS						
N/A						
MINOR DEMOLITION WORKS AND ALTERATION WORKS TO SUMMARY						
-						
7.2 REPAIRS TO EXISTING SERVICES						
N/A						
REPAIRS TO EXISTING SERVICES TO SUMMARY						
-						

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7.3 DAMP-PROOF COURSES/ FUNGUS AND BEETLE ERADICATION								
N/A								
DAMP-PROOF COURSES/ FUNGUS AND BEETLE ERADICATION TO SUMMARY							-	-
7.4 FAÇADE RETENTION								
N/A								
FAÇADE RETENTION TO SUMMARY							-	-
7.5 CLEANING EXISTING SERVICES								
N/A								
CLEANING EXISTING SERVICES TO SUMMARY							-	-
7.6 RENOVATION WORKS								
N/A								
RENOVATION WORKS TO SUMMARY							-	-
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 ²	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 ²	65.00	16,885.70	16,885.70	-		
Additional car parking spaces	6	No	3,000.00	18,000.00	18,000.00	-		
<i>Omit additional car parking spaces</i>	<i>-6</i>	<i>No</i>	<i>3,000.00</i>	<i>(18,000.00)</i>	<i>(18,000.00)</i>	<i>-</i>		
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							63,036.89	63,036.89
8.3 PLANTING								
Landscape works (Quote obtained by Wise Academies)	1	Item	120,000.00	120,000.00	120,000.00	-		
<i>Omit Landscape works (Quote obtained by Wise Academies)</i>	<i>-1</i>	<i>Item</i>	<i>120,000.00</i>	<i>(120,000.00)</i>	<i>(120,000.00)</i>	<i>-</i>		
<i>Add revised landscape allowance</i>	<i>1</i>	<i>Item</i>	<i>40,000.00</i>	<i>40,000.00</i>	<i>40,000.00</i>	<i>-</i>		
PLANTING TO SUMMARY							40,000.00	40,000.00
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	-		
<i>Omit 1.8m high Weldmesh Fence; to perimeter of site; incl gates</i>	<i>-731</i>	<i>m</i>	<i>80.00</i>	<i>(58,480.00)</i>	<i>(58,480.00)</i>	<i>-</i>		
<i>Add 1.8m high Weldmesh Fence; to perimeter of site; incl gates (40% of the perimeter - to be reviewed)</i>	<i>585</i>	<i>m</i>	<i>80.00</i>	<i>46,784.00</i>	<i>46,784.00</i>	<i>-</i>		
1.1m high Weldmesh Fence; to existing external nursery play area; incl gates	47	m	65.00	3,029.00	3,029.00	-		
Pedestrian guardrail; terraced area and ramp	63	m	250.00	15,625.00	15,625.00	-		
FENCING, RAILINGS AND WALLS TO SUMMARY							65,438.00	65,438.00

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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	-		
<i>Omit cycle shelters (re-use existing)</i>	<i>-1</i>	<i>Item</i>	<i>10,000.00</i>	<i>(10,000.00)</i>	<i>(10,000.00)</i>	<i>-</i>		
SITE/ STREET FURNITURE AND EQUIPMENT TO SUMMARY				30,200.00	30,200.00	-		
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				-	-	-		
9.0 MAIN CONTRACTOR'S PRELIMINARIES								
9.1 EMPLOYER'S REQUIREMENTS								
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 %	466,374.98	4,700.00	916.50	3,783.50		
5.1 Sanitary Appliances	39,650							
5.2 Services equipment	426,725							
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	-							
	466,375							
EMPLOYER'S REQUIREMENTS TO SUMMARY				4,700.00	916.50	3,783.50		
9.2 MAIN CONTRACTOR'S COST ITEMS								
Allowance per calendar week	24	wk	7,500.00	180,000.00	103,996.71	76,003.29		
MAIN CONTRACTOR'S COST ITEMS TO SUMMARY				180,000.00	103,996.71	76,003.29		

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10.0 MAIN CONTRACTOR'S OVERHEADS AND PROFIT						
10.1 MAIN CONTRACTOR'S OVERHEADS						
Facilitating works	32,184.00					
Substructure	0.00					
Superstructure	615,227.50					
Internal finishes	112,620.00					
Fittings, furnishings and equipment	47,000.00					
Services	492,026.98					
Complete buildings and building units	0.00					
Works to existing buildings	0.00					
External works	198,674.89					
Main contractor's preliminaries	184,700.00					
	<u>1,682,433.37</u>					
Main Contractor's overheads		2.50 %	1,682,433.37	42,060.83	24,301.05	17,759.79
MAIN CONTRACTOR'S OVERHEADS TO SUMMARY				42,060.83	24,301.05	17,759.79
10.2 MAIN CONTRACTOR'S PROFIT						
Facilitating works	32,184.00					
Substructure	0.00					
Superstructure	615,227.50					
Internal finishes	112,620.00					
Fittings, furnishings and equipment	47,000.00					
Services	492,026.98					
Complete buildings and building units	0.00					
Works to existing buildings	0.00					
External works	198,674.89					
Main contractor's preliminaries	184,700.00					
	<u>1,682,433.37</u>					
Main Contractor's profit		2.50 %	1,682,433.37	42,060.83	24,301.05	17,759.79
MAIN CONTRACTOR'S PROFIT TO SUMMARY				42,060.83	24,301.05	17,759.79
11.0 PROJECT/ DESIGN TEAM FEES						
11.1 PROFESSIONAL FEES						
Full design team incl surveys and investigations		1 Item	351,210.00	351,210.00	351,210.00	-
CONSULTANTS' FEES TO SUMMARY				351,210.00	351,210.00	-
11.2 MAIN CONTRACTOR'S PRE-CONSTRUCTION FEES						
N/A						
MAIN CONTRACTOR'S PRE-CONSTRUCTION FEES TO SUMMARY				-	-	-
11.3 MAIN CONTRACTOR'S DESIGN FEES						
N/A						
MAIN CONTRACTOR'S DESIGN FEES TO SUMMARY				-	-	-

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12.0 OTHER DEVELOPMENT/ PROJECT COSTS						
12.1 OTHER DEVELOPMENT/ PROJECT COSTS						
Ecology (allowance)	1	Item	10,000.00	10,000.00	10,000.00	-
Asbestos Removal (allowance)	1	Item	20,000.00	20,000.00	20,000.00	-
Transition (allowance)	1	Item	20,000.00	20,000.00	20,000.00	-
Children's Centre works				-	-	-
Gym refurbishment	190	m ²	1,000.00	189,700.00	189,700.00	-
Perimeter fencing (incl gates)	100	m	80.00	8,000.00	8,000.00	-
OTHER DEVELOPMENT/ PROJECT COSTS TO SUMMARY				247,700.00	247,700.00	-
13.0 RISK						
13.1 DESIGN DEVELOPMENT RISKS						
Facilitating works			32,184.00			
Substructure			0.00			
Superstructure			615,227.50			
Internal finishes			112,620.00			
Fittings, furnishings and equipment			47,000.00			
Services			492,026.98			
Complete buildings and building units			0.00			
Works to existing buildings			0.00			
External works			198,674.89			
Main contractor's preliminaries			184,700.00			
			<u>1,682,433.37</u>			
Design contingency	2.50	%	1,682,433.37	42,060.83	24,301.05	17,759.79
DESIGN DEVELOPMENT RISKS TO SUMMARY				42,060.83	24,301.05	17,759.79
13.2 CONSTRUCTION RISKS						
Facilitating works			32,184.00			
Substructure			0.00			
Superstructure			615,227.50			
Internal finishes			112,620.00			
Fittings, furnishings and equipment			47,000.00			
Services			492,026.98			
Complete buildings and building units			0.00			
Works to existing buildings			0.00			
External works			198,674.89			
Main contractor's preliminaries			184,700.00			
			<u>1,682,433.37</u>			
Construction contingency	10.00	%	1,682,433.37	168,243.34	97,204.18	71,039.15
CONSTRUCTION RISKS TO SUMMARY				168,243.34	97,204.18	71,039.15
13.3 EMPLOYER CHANGE RISKS						
Assumed included in construction risks						
EMPLOYER CHANGE RISKS TO SUMMARY				-	-	-
13.4 EMPLOYER OTHER RISKS						
Assumed included in construction risks						
EMPLOYER OTHER RISKS TO SUMMARY				-	-	-

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14.0 INFLATION									
14.1 TENDER INFLATION									
Facilitating works	32,184.00								
Substructure	0.00								
Superstructure	615,227.50								
Internal finishes	112,620.00								
Fittings, furnishings and equipment	47,000.00								
Services	492,026.98								
Complete buildings and building units	0.00								
Works to existing buildings	0.00								
External works	198,674.89								
Main contractor's preliminaries	184,700.00								
Main contractor's overheads and profit	84,121.67								
Project/ design team fees	351,210.00								
Other development/ project costs	247,700.00								
Risk	210,304.17								
	<u>2,575,769.21</u>								
<i>Tender inflation (including regional adjustment) - Percentage adjusted in line with BCIS update</i>				<i>2.00</i>	<i>%</i>	<i>2,575,769.21</i>	<i>51,515.38</i>	<i>34,821.18</i>	<i>16,694.20</i>
TENDER INFLATION TO SUMMARY				51,515.38			34,821.18	16,694.20	
14.2 CONSTRUCTION INFLATION									
Facilitating works	32,184.00								
Substructure	0.00								
Superstructure	615,227.50								
Internal finishes	112,620.00								
Fittings, furnishings and equipment	47,000.00								
Services	492,026.98								
Complete buildings and building units	0.00								
Works to existing buildings	0.00								
External works	198,674.89								
Main contractor's preliminaries	184,700.00								
Main contractor's overheads and profit	84,121.67								
Project/ design team fees	351,210.00								
Other development/ project costs	247,700.00								
Risk	210,304.17								
Tender inflation	<u>51,515.38</u>								
	<u>2,627,284.59</u>								
Tender inflation (including regional adjustment)				1.00	%	2,627,284.59	26,272.85	17,758.80	8,514.04
CONSTRUCTION INFLATION TO SUMMARY				26,272.85			17,758.80	8,514.04	