

ITEM	ST GILES Elliot Costs	St Giles LBC Revised Costs	LBC Commentary	REDGATES Elliots Costs	COULSDON Elliot Costs
	10no bay 12x3m			6no bay 12x3m	13no bay 12x3m
Lease rate for building based on a minimum period of 260 weeks total	413.16 per week			515.32 per week	1,123.13 per week
	£107,421.60	£107,421.60			
Upfront payments associated to the following:Preparation of building, flooring & bespoke internal configuration including structural strengthening to receive hoists	£179,315.03	£179,315.03		£41,846.32	£237,040.29
Electrical installation	£37,374.33	£0.00	included in line 5	included in above figure	included in above figure
Plumbing installation	£19,231.13	£0.00	included in line 5	included in above figure	included in above figure
Data installation	£3,667.26	£1,800.00			£2,905.89
Fire alarm	£3,752.39	£3,752.39			£5,187.06
Intruder alarm	£3,254.12	£0.00	To be provided by School		
Air conditioning	£26,177.06	£0.00	included in line 5		
Ventilation	£5,844.32	£0.00	included in line 5		
Hoists (6 No.)	£30,181.91	£30,181.91			
L2A / section 6 energy calculations	£713.01	£0.00	included in line 5		
Energy performance certificate	£178.25	£0.00	included in line 5		
Building regulation fees	£2,096.26	£2,096.26		£2,020.21	£2,352.95
Principal designer fee	£5,818.18	£0.00	Client to procure		£5,497.65
Structural calculations	£1,901.36	£0.00	included in line 5		

Delivery	£9,388.00	£9,388.00		£6,238.87	£12,158.83
Principal contractor preliminaries	£34,791.44	£26,000.00	based on previous projects	£25,543.92	£27,442.59
Installation	£11,481.88	£7,000.00	based on previous projects	£4,040.41	£10,341.19
Craneage	£8,737.98	£4,000.00	based on previous projects	£1,675.59	£9,447.07
Trackway	£9,031.49	£9,031.49	confirm m2	£9,229.95	£0.00
00m Heras fencing with vehicle & pedestrian gates	£1,188.35	£1,188.35	confirm 1m	£1,045.76	
Cat scan	£219.85				
Site set up	£784.31	£0.00	based on previous projects		
Soil investigation	£3,891.86	£3,891.86		£3,565.07	
Photographic dilapidation survey	£297.09	£297.09			
Site Surveys comprising: Levels survey, Drainage CCTV, Cat & Pipe mapping, WAC test, Mining report & Gas report	£8,274.51	£7,000.00	Client to confirm what surveys have been provided already?		
load Test				£909.09	
WAC Test				£594.18	
Site Surveys levels CCTV pipe mapping				£6,610.82	
Plate test	£2,229.35	£600.00	same as WAC Test?		
Site Management Drawings	£7,070.71	£0.00	included elsewhere		
Drawings	£534.76	£0.00	included elsewhere		

UXO assessment	£2,257.87	£600.00	based on previous projects		£588.24
Foundation design	£3,178.85	£3,178.85		£2,852.05	£2,270.59
Drainage design	£1,622.10	£1,622.10		£1,307.19	£0.00
Foundations: 55 No. 800mm x 800mm x 600mm excavated pads	£22,875.82	£18,000.00	based on previous projects	£16,934.05	£31,705.89
Reduce dig approx 144 sq.m. including 75mm stone & terram	£7,551.99	£7,000.00	based on previous projects	£6,363.64	£0.00
Foul Drainage					
Foul drainage comprising:	£22,453.95	£15,000.00	based on previous projects		£20,617.65
Surface Drainage:	£5,918.00	£5,918.00		£7,890.68	£15,470.59
Mains water comprising:	£3,980.99	£3,000.00	based on previous projects	£2,685.69	
Provisional sum for electrical cable & connection	£5,941.77	£5,941.77			£6,289.57
Skirt & Ventilation 32m slab on edge with ventilation	£2,471.78	£0.00	included in line 5		
Palight skirting with ventilation	£3,213.31	£0.00	included in line 5		
Enabling Works Remove existing storm manhole, divert & connect to combined system	£2,226.98	£2,226.98			

Remove 3.0m x 2.4m section of wall & re-instate	£3,429.59	£0.00	Confirm where?
Remove single gate & re-instate	£544.26	£0.00	Confirm where?
Remove 1 No. gate, 1 No. panel & 1 No post & re-instate	£1,366.61	£0.00	Confirm where?
Remove & set aside play equipment	£3,089.72	£0.00	By Others
Remove & dispose of site soft play	£1,265.60	£0.00	By Others
Remove & dispose of site shrubbery	£772.43	£772.43	
Install terram membrane & MOT type 1 to area approx. 10m x 4m, compact & remove on completion	£2,222.22	£0.00	trackway?
Remove & re-instate timber fence	£1,569.82	£0.00	Confirm where?
Ramps & Builders Work to Existing Provisional Sum to facilitate access to new & existing building comprising: 3 No Ramps Polycarbonate roof with open sides over main entrance ramp	£35,650.63	£35,650.63	breakdown?

Opening fabric of existing building at existing window point and installing new door

Dry Riser

Provisional sum for dry riser 11,883.55

£11,883.55

£0.00

not needed?

Footpath

Footpath comprising:

£1,336.90

£1,336.90

confirm sqm?

Excavate 6m x 1.5m x 200mm

Install terram membrane

Install PCC edgings

Lay & compact 100mm

MOT type 1

TOTALS

£671,672.53

£493,211.64

Allowance for additional ducts between school building and modular

TBC

Dismantle & collect bays

after 260 weeks

£93,345.02

£75,000.00

confirm breakdown?

£59,335.24

£79,892.40

(provisional sum

subject to final site

survey, storage location & inflation):

1 No. Water boiler to staff room sink 902.56

£902.56

£902.56

Additional cost for 2nd
hoist in Classroom 1 N/A
7,556.31

£7,556.31

£5,000.00

6no hoist at £30K? One =
£5K