

Sudbury Primary School - Increase from 3FE to 4 FE		Totals		New Build 4 Classroom Block		New Build Group learning etc.		Remodelling to Year 1 area etc.		Refurbish Classroom areas Gnd & 1st floors		New Build Children's Centre		New Build Hall & Changing areas		Remodel Reception, Admin & Nursery areas		Remodel Classrooms & Library 1st floor		Refurbish Drama & Circulation area		Other New build areas		Refurbish Existing Block B		
		£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	
Constants																										
Substructure		329,740	54	51,610	149	43,700	291	0	0	0	0	40,550	262	186,600	223	0	0	0	0	0	0	7,280	59	0	0	
Superstructure																										
	Frame	226,150	37	60,550	175	7,500	50	0	0	0	0	7,500	48	125,100	150	0	0	0	0	0	0	25,500	206	0	0	
	Roof	373,515	61	47,000	136	41,250	275	6,500	50	12,555	8	42,500	274	179,250	214	5,000	6	5,000	11	1,960	5	32,500	262	0	0	
	External Walls	276,225	45	42,000	121	17,850	119	0	0	0	0	24,675	159	140,700	168	20,000	24	10,000	21	0	0	21,000	169	0	0	
	Windows and External Doors	257,338	42	35,000	101	14,875	99	5,000	38	24,000	14	25,563	165	51,900	62	41,950	50	23,300	50	3,750	10	20,000	161	12,000	12	
	Internal Walls, Partitions and Screens	113,980	19	14,600	42	4,260	28	0	0	0	0	6,320	41	34,500	41	22,500	27	14,400	31	2,400	6	0	0	15,000	15	
	Internal Doors	189,600	31	7,200	21	7,200	48	6,000	46	48,000	29	8,000	52	45,600	55	24,400	29	20,400	44	3,600	9	7,200	58	12,000	12	
Internal Finishes																										
	Wall finishes	233,326	38	22,160	64	6,544	44	9,000	69	34,000	20	12,108	78	37,614	45	38,760	46	25,840	55	10,000	26	8,300	67	29,000	28	
	Floor finishes	206,734	34	19,830	57	8,550	57	8,050	62	0	0	8,913	58	67,468	81	48,662	58	26,562	57	0	0	6,820	55	11,880	12	
	Ceiling finishes	168,810	27	15,570	45	6,750	45	5,850	45	25,110	15	6,975	45	19,620	23	37,755	45	20,970	45	5,880	15	5,580	45	18,750	18	
M & E Services																										
	Mechanical	824,665	134	86,500	250	37,500	250	32,500	250	66,960	40	38,750	250	167,200	200	209,750	250	116,500	250	3,920	10	18,600	150	46,485	45	
	Electrical	766,425	125	69,200	200	30,000	200	26,000	200	133,920	80	31,000	200	146,300	175	167,800	200	93,200	200	3,920	10	18,600	150	46,485	45	
	BWICW	79,555	13	7,785	23	3,375	23	2,925	23	10,044	6	3,488	23	15,675	19	18,878	23	10,485	23	392	1	1,860	15	4,649	5	
	Drainage	153,848	25	17,300	50	7,500	50	6,500	50	0	0	7,750	50	41,800	50	41,950	50	23,300	50	0	0	0	0	7,748	8	
Sundry Fixtures and fittings		228,500	37	18,000	52	17,500	117	22,500	173	15,000	9	17,500	113	35,500	42	29,500	35	34,500	74	0	0	0	0	38,500	37	
Demolition and Alteration Works		211,645	34	5,000	14	10,000	67	23,000	177	51,850	31	0	0	10,000	12	62,925	75	34,950	75	8,920	23	0	0	5,000	5	
Net Build Cost		4,640,054	755	519,305	1,501	264,354	1,696	153,825	1,183	421,439	252	281,591	1,817	1,304,827	1,549	769,830	843	459,407	986	44,742	114	173,240	1,397	247,496	240	
External Works		150,000																								
Re-Location of Temporary Accommodation		75,000																								
Additional Temporary Accommodation		250,000																								
EDF works		100,000																								
Minimal refurb works to existing Nursery		25,000																								
5,240,054 755 519,305 1,501 264,354 1,696 153,825 1,183 421,439 252 281,591 1,817 1,304,827 1,549 769,830 843 459,407 986 44,742 114 173,240 1,397 247,496 240																										
Oncosts																										
	Preliminaries	18%	943,210	153	93,475	270	47,584	317	27,689	213	75,859	45	50,686	327	234,869	281	138,569	165	82,693	177	8,054	21	31,183	251	44,549	43
	Contingency	10%	618,326	101	61,278	177	31,194	208	18,151	140	49,730	30	33,228	214	153,970	184	90,840	108	54,210	116	5,280	13	20,442	165	29,204	28
	Contractors OH&P @7%	7%	476,111	77	47,184	136	24,019	160	13,977	108	38,292	23	25,585	165	118,557	142	69,947	83	41,742	90	4,065	10	15,741	127	22,487	22
Total Construction costs		7,277,702	1,087	721,242	2,085	367,151	2,381	213,641	1,643	585,320	350	391,090	2,523	1,812,221	2,156	1,069,185	1,199	638,052	1,369	62,140	159	240,606	1,940	343,737	333	
	Design Fees	15%	1,091,655									58,663		271,833												
	New Furniture & Equipment - Provisional		100,000																							
Total Project costs		8,469,357										449,753		2,084,055												
	Gross internal Floor area (m2)	6,145		346		150		130		1,674		155		836		839		466		392		124		1,033		
	Estimate Base Date 1Q09																									

Summary of Areas		Option 1		Option 2		Summary of Cost - Option 1		Summary of Cost - Option 2	
New Build	1,611	26%	1,611	26%	Total Scheme	8,469,357	Total Scheme	8,469,357	
Remodel	1,435	23%	1,435	23%			Less - Omit 75% of works to classroom refurb	438,990	
Refurbish	3,099	50%	1,844	30%				8,030,367	
Untouched	0	0%	1,256	20%	Less -		Less -		
					Children's Centre	449,753	Children's Centre	449,753	
					New Hall & Changing	2,084,055	New Hall & Changing	2,084,055	
					Funded by PCP	5,935,549	Funded by PCP	5,496,559	