

| | Quant | Unit | Rate £ | Total £ |
|--|--------|-----------------------------------|--|----------------------|
| Do Nothing | - | m2 | | - |
| Redecoration | - | m2 | | - |
| Refurbishment | - | m2 | | - |
| Remodelling | - | m2 | | - |
| New Build | 10,500 | m2 | 1,274.00 | 13,377,000.00 |
| Sub-total | | | | 13,377,000.00 |
| Adjustments to cost for inflation to 4Q '15 | | | | |
| Based on BCIS All-In TPI #101 | | | | |
| Tender price index | 4Q '15 | 266 | | |
| | 4Q '14 | 255 | $\frac{266 - 255}{255} \times 13,377,000.00$ | |
| Sub-total | | | £ | 13,954,047.10 |
| Adjustments to cost for location to 0.96 | | | | |
| Based on Public Sector Construction Works Indices | | | | |
| Location factor - Oldham | 0.96 | | x 13,954,047.10 | |
| TOTAL COST @ 4Q '15 | | | £ | 13,395,885.00 |
| External works | | % of Total Cost @ 4Q '15 = 9.93% | | 1,330,580.00 |
| Abnormal costs | | % of Total Cost @ 4Q '15 = 6.97% | | 933,370.00 |
| Fees | | Framework Rate - New Build 12.50% | | 1,957,480.00 |
| TOTAL COST @ 4Q '15 | | | £ | 17,617,315.00 |
| | | | Project £/m2 | 1,677.84 |
| Fixed FF&E Allowance - Mainstream | | | | |
| Secondary | 1,500 | Nr | 730.00 | 1,095,000.00 |
| Primary | - | Nr | 320.00 | - |
| Nursery | - | Nr | 320.00 | - |
| Fixed FF&E Allowance - SEN | | | | |
| General Allowance | - | m2 | 100.00 | - |
| Loose FF&E Allowance | | | | |
| Basic need - Secondary | - | Nr | 270.00 | - |
| Basic need - Primary/Nursery | - | Nr | 680.00 | - |
| ICT Infrastructure | | | | |
| ICT Infrastructure | 1,500 | Nr | 310.00 | 465,000.00 |
| ICT Decant | 1,500 | Nr | 45.00 | 67,500.00 |
| SEN Uplift | | | | |
| General Allowance | - | Item | | - |
| TOTAL CAPITAL COST @ 4Q '15 EXCLUDING ICT EQUIPMENT | | | £ | 19,244,815.00 |