



	Quant	Unit	Rate £	Total £
<b>Do Nothing</b>	-	m2		-
<b>Redecoration</b>	-	m2		-
<b>Refurbishment</b>	-	m2		-
<b>Remodelling</b>	-	m2		-
<b>New Build</b>	10,500	m2	1,274.00	13,377,000.00
<b>Sub-total</b>				<b>13,377,000.00</b>
<b>Adjustments to cost for inflation to 4Q '15</b>				
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
<b>Sub-total</b>			£	<b>13,954,047.10</b>
<b>Adjustments to cost for location to 0.96</b>				
Based on Public Sector Construction Works Indices				
Location factor - Oldham	0.96	x	13,954,047.10	
<b>TOTAL COST @ 4Q '15</b>			£	<b>13,395,885.00</b>
<b>External works</b>		% of Total Cost @ 4Q '15 = 9.7%		1,299,460.00
<b>Abnormal costs</b>		% of Total Cost @ 4Q '15 = 5.11%		684,300.00
<b>Fees</b>		12.50%		1,922,460.00
<b>TOTAL COST @ 4Q '15</b>			£	<b>17,302,105.00</b>
			<b>Project £/m2</b>	<b>1,647.82</b>
<b>Fixed FF&amp;E Allowance - Mainstream</b>				
Secondary	1,500	Nr	730.00	1,095,000.00
Primary	-	Nr	320.00	-
Nursery	-	Nr	320.00	-
<b>Fixed FF&amp;E Allowance - SEN</b>				
General Allowance	-	m2	100.00	-
<b>Loose FF&amp;E Allowance</b>				
Basic need - Secondary	-	Nr	270.00	-
Basic need - Primary/Nursery	-	Nr	680.00	-
<b>ICT Infrastructure</b>				
ICT Infrastructure	1,500	Nr	310.00	465,000.00
ICT Decant	1,500	Nr	45.00	67,500.00
<b>SEN Uplift</b>				
General Allowance	-	Item		-
<b>TOTAL CAPITAL COST @ 4Q '15 EXCLUDING ICT EQUIPMENT</b>			£	<b>18,929,605.00</b>