



	Quant	Unit	Rate £	Total £
Do Nothing	-	m2	-	-
Redecoration	-	m2	-	-
Light Refurbishment	-	m2	-	-
Refurbishment (Existing Sports Hall)	660	m2	687.00	453,420.00
Remodelling	-	m2	-	-
New Build	9,906	m2	1,274.00	12,620,244.00
Sub-total				13,073,664.00
Adjustments to cost for inflation to 4Q '15				
Based on BCIS All-In TPI # 101				
Tender price index	4Q '15	266		
	4Q '14	255	$\frac{266 - 255}{255} \times$	13,073,664.00
Sub-total			£	13,637,626.00
Adjustments to cost for location to 0.96				
Based on Public Sector Construction Works Indices				
Location factor - Oldham	0.96	x	13,637,626.00	
TOTAL COST @ 4Q '15			£	13,092,121.00
External works			% of Total Cost @ 4Q '15 = 5.52%	723,040.00
Abnormal costs			% of Total Cost @ 4Q '15 = 22.15%	2,899,800.00
Fees	New Build	Framework Rate	12.50%	16,243,084
	Refurbishment	Framework Rate	15.00%	471,877
TOTAL COST @ 4Q '15			£	18,816,128.05
			Project £/m2	1,780.82
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			£	20,443,628.05