



# Appendix 9

## La Mare de Carteret Cost Plan as at 30<sup>th</sup> July 2014

Appendix 9

	30-Jul-14		Capital		SITE STUDY 5		COST UPDATE		INFLATION		TOTAL WITH		STAGE 2 COST		DIFFERENCE
	COMPARISON WITH CAPITAL PRIORITISATION REPORT - BASE OPTION		Report		AS SOC 3rd Qtr 2013		3rd Qtr 2014 (Inflation Review)		DISTRIBUTION FOR COMPARISON		INFLATION TO JULY BASE DATE		PLAN UPDATE INCLUDING ENGINEERING VALUE		
BREAKING OUT CAS, PRE-SCHOOL AND ENHANCED SPORTS HALL	£	£	£	£	£	£	£	£	£	£	£	£	£	£	
High School	20,295,700	18,644,208	18,644,208	18,644,208	18,644,208	18,644,208	18,644,208	630,610	19,274,818	18,676,139	18,676,139	18,676,139	18,676,139	18,676,139	
Sports Hall	6,795,600	5,887,593	5,887,593	5,887,593	5,887,593	5,887,593	5,887,593	199,138	6,086,731	6,484,145	6,484,145	6,484,145	6,484,145		
CAS & Pre-school	Included	Included	Included	Included	Included	Included	Included	Included	Included	735,886	735,886	735,886	735,886		
Primary School	8,085,000	7,871,468	7,871,468	7,871,468	7,871,468	7,871,468	7,871,468	266,239	8,137,707	7,906,647	7,906,647	7,906,647	7,906,647		
Energy Centre	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
<b>Total Construction Cost Rounded</b>	<b>35,500,000</b>	<b>32,403,269</b>	<b>32,403,269</b>	<b>32,403,269</b>	<b>32,403,269</b>	<b>32,403,269</b>	<b>32,403,269</b>	<b>1,095,987</b>	<b>33,499,256</b>	<b>33,802,817</b>	<b>33,802,817</b>	<b>33,802,817</b>	<b>303,561</b>		
External Works & Drainage	6,390,000	12,194,360	12,194,360	12,194,360	12,194,360	12,194,360	12,194,360	412,454	12,606,814	12,159,930	12,159,930	12,159,930	446,884		
Abnormals	1,775,000	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
<b>Sub Total</b>	<b>43,665,000</b>	<b>44,597,629</b>	<b>44,597,629</b>	<b>44,597,629</b>	<b>44,597,629</b>	<b>44,597,629</b>	<b>44,597,629</b>	<b>1,508,441</b>	<b>46,106,070</b>	<b>45,962,747</b>	<b>45,962,747</b>	<b>45,962,747</b>	<b>-143,323</b>		
Professional Fees	6,549,750	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	152,205	4,652,205	4,715,000	4,715,000	4,715,000	664,750		
FFE and ICT	3,056,550	2,917,250	2,917,250	2,917,250	2,917,250	2,917,250	2,917,250	98,671	3,015,921	3,007,750	3,007,750	3,007,750	88,171		
Design Risk @ 3%	2,183,250	3,568,022	3,568,022	3,568,022	3,568,022	3,568,022	3,568,022	120,682	3,688,705	3,378,882	3,378,882	3,378,882	309,823		
Pricing Risk @ 2%	Included	Included	Included	Included	Included	Included	Included	Included	Included	919,255	919,255	919,255	0		
Post Contract Change Management Allowance @ 3%	Included	Included	Included	Included	Included	Included	Included	Included	Included	1,378,882	1,378,882	1,378,882	0		
<b>Sub Total</b>	<b>55,454,550</b>	<b>55,582,902</b>	<b>55,582,902</b>	<b>55,582,902</b>	<b>55,582,902</b>	<b>55,582,902</b>	<b>55,582,901</b>	<b>1,880,000</b>	<b>57,462,901</b>	<b>57,362,517</b>	<b>57,362,517</b>	<b>57,362,517</b>	<b>-100,384</b>		
Risks and Variants	8,318,182	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Total Project Cost Excluding Central Costs</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>63,772,732</b>	<b>1,880,000</b>	<b>65,652,732</b>	<b>65,652,732</b>	<b>65,652,732</b>	<b>65,652,732</b>	<b>1,880,000</b>		
Central Costs	2,577,000	2,077,000	2,077,000	2,077,000	2,077,000	2,077,000	2,077,000	0	2,077,000	2,077,000	2,077,000	2,077,000	0		
<b>TOTAL PROJECT COSTS</b>	<b>66,350,000</b>	<b>65,849,732</b>	<b>65,849,732</b>	<b>65,849,732</b>	<b>65,849,732</b>	<b>65,849,732</b>	<b>65,849,732</b>	<b>1,880,000</b>	<b>67,729,732</b>	<b>67,729,732</b>	<b>67,729,732</b>	<b>67,729,732</b>	<b>1,429,732</b>		
Inflation from October 13 base date to 3rd Qtr (Present Day)		1,880,000	1,880,000	1,880,000	1,880,000	1,880,000	1,880,000	0	0	0	0	0	0		
<b>Total Present Day Cost Comparison (Base date June 2014)</b>		<b>59,540,000</b>	<b>59,540,000</b>	<b>59,540,000</b>	<b>59,540,000</b>	<b>59,540,000</b>	<b>59,540,000</b>		<b>59,540,000</b>	<b>59,440,000</b>	<b>59,440,000</b>	<b>59,440,000</b>	<b>-100,000</b>		
INFLATION (Based on BCS) to completion July 2018		4,710,000	4,710,000	4,710,000	4,710,000	4,710,000	4,710,000	5,070,000	5,070,000	5,140,000	5,140,000	5,140,000	70,000		
<b>TOTAL PROJECT COST INCLUDING INFLATION</b>		<b>64,250,000</b>	<b>64,250,000</b>	<b>64,250,000</b>	<b>64,250,000</b>	<b>64,250,000</b>	<b>64,250,000</b>		<b>64,610,000</b>	<b>64,580,000</b>	<b>64,580,000</b>	<b>64,580,000</b>	<b>-30,000</b>		
5% GST										3,230,000	3,230,000	3,230,000	3,230,000		
Additional 1 year on programme (inflation effect)		2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000		2,750,000	2,750,000	2,750,000	2,750,000	0		

## STAGE 2 COST PLAN - LA MARE DE CARTREBET SCHOOLS, GUERNSEY



### Assumptions

Areas based upon Capital Prioritisation Document target areas which differ from actual areas drawn  
Target area for Primary School, Pre School at 2,695m<sup>2</sup> plus CAS 150m<sup>2</sup>.  
Target area for Sports Building at 2,277m<sup>2</sup>  
Target area for Secondary School 6,547m<sup>2</sup>  
Assumes one contract on a Design & Build Basis with sectional completion  
Figures include an allowance for asbestos removal up to £250,000  
Assumes Primary, Secondary School and Sports Hall Started 2nd Qtr 2015 and completed 3rd Qtr 2017  
External works and MUGA completed July 2018  
Assumes all works completed by July 2018  
Inflation calculated on BCIS Pubsec Inflation Update 17 June 2014  
Base Date 3rd Qtr 2014  
Central costs reduced on instruction from client to £2,077,000  
Allowance of 50% windows to brickwork elevations  
Gabion Solution to build

### Basis

Design Engine Architects Stage 2 Report dated 11 July 2014  
Buro Happold M&E Stage 2 Report dated 11 July 2014  
Buro Happold Structural Design dated 11 July 2014  
Coe Design Landscape Architects Report dated 11 July 2014  
Brickwork allowance at £450 per 1,000  
Value Engineering incorporated within costs

### Exclusions

No allowance for works to running track or football pitch. It is assumed that these are white lines on existing grass field  
No allowance for removal of ground contamination  
Land Purchase  
Temporary Accommodation  
Project Hut  
Works outside the boundary of the site  
Section 106 / 278 Agreements  
GST or other taxes  
Previously Written off Costs  
Archaeology and associated works  
No allowance for works to sea defences  
No allowance for green roof  
Reconstituted Brickwork  
Blinds  
Storage Cupboards  
Lockers  
Existing substation relocation and cable diversion to existing housing estate  
Access gantry to sports hall  
New fibre link (assumes existing link extended to energy centre)  
New pumping station  
Mechanical smoke extract and/or fire rated ductwork systems.  
Stair/lift lobby pressurisation.  
Hoze reels and wet rases.  
Gas extinguishing systems and pre-action sprinkler systems.  
Greywater separate pipework or recycling system.



**LA MARBLE CARRIERT SCHOOLS, GILDERNEY - BUDGET COSTINGS**  
**BASE OPTION - ALL BUILDING AT FIRMING LEVEL**

**SITE STUDIES**

	TOTAL £	€/m2	PRIMARY £	€/m2	SECONDARY £	€/m2	SPORTS £	€/m2	CAS & PRE-SCHOOL	€/m2	ENRMO & EXTERNALS £	TOTAL CHECK £
Elemental Costs	58,790,000		7,090,000	2,844	14,800,000	2,577	3,360,000	2,354	645,000	2,854	10,515,000	58,790,000
Value Engineering	-2,085,000		-830,000		-185,000		-295,000		-65,000		-715,000	-2,085,000
ENERGY CENTRE	1,842,000		424,671		1,088,376		389,598		39,353			1,942,000
Value Engineering to energy Centre	-102,500		-22,415		-57,445		-20,563		-2,077			-102,500
Professionalism @ 1.5%	5,012,085		862,194		2,036,571		707,074		80,246		3,376,000	5,012,085
OH&P @ 5.5%	2,396,162		412,125		973,638		318,036		38,364		613,510	2,396,162
<b>Total Construction Cost</b>	<b>65,962,747</b>	<b>3,839</b>	<b>7,906,647</b>	<b>3,186</b>	<b>18,676,139</b>	<b>2,936</b>	<b>6,404,145</b>	<b>2,448</b>	<b>735,666</b>	<b>3,200</b>	<b>12,159,910</b>	<b>65,962,747</b>

Design Risk @ 3%	1,378,882		237,199		560,284		394,524		22,077		364,798	1,378,882
Pricing Risk @ 2%	939,255		158,133		373,523		229,683		14,718		243,199	939,255
Post Contract Change Management Allowance @ 3%	1,378,882		237,199		560,284		394,524		22,077		364,798	1,378,882

<b>Total Construction including Contingency and Inflation</b>	<b>69,638,767</b>	<b>4,254</b>	<b>8,588,179</b>	<b>3,440</b>	<b>20,170,280</b>	<b>3,171</b>	<b>7,002,877</b>	<b>3,075</b>	<b>794,757</b>	<b>3,455</b>	<b>13,132,724</b>	<b>69,638,767</b>
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Professional Fees and Surveys Allowance @ 9%	6,715,000		0		0		0		0		0	6,715,000
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Specific Ecological / archaeological works	0		0		0		0		0		0	0
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Client Direct Works (PPE, ICT, AV)	3,097,750		657,730		1,685,665		603,405		60,950		0	3,097,750
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<b>TOTAL PROJECT COST EXCLUDING CENTRAL COSTS</b>	<b>87,360,000</b>	<b>4,916</b>	<b>9,200,000</b>	<b>3,707</b>	<b>21,860,000</b>	<b>3,437</b>	<b>7,610,000</b>	<b>3,342</b>	<b>860,000</b>	<b>3,719</b>	<b>13,130,000</b>	<b>87,360,000</b>
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Central Costs as per Capital Prioritisation Document	2,077,000											2,077,000
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<b>TOTAL PROJECT COST INCLUDING CENTRAL COSTS</b>	<b>89,437,000</b>	<b>5,094</b>	<b>9,200,000</b>	<b>3,707</b>	<b>21,860,000</b>	<b>3,437</b>	<b>7,610,000</b>	<b>3,342</b>	<b>860,000</b>	<b>3,719</b>	<b>13,130,000</b>	<b>89,437,000</b>
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COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT	68,350,000	5,688										68,350,000
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CURRENT COST AT JULY 2014	5,138,021		859,911	9.95%	2,043,526	9.95%	711,187	9.35%	80,009	9.95%	3,523,896	11.40%
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Inflation (RCS UK average) on Construction, Design Risk, Contingency and Client Direct Works from June 2014 to Completion												5,138,021
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5% GST												2,619,011
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<b>TOTAL</b>	<b>11,689 m2</b>											<b>11,689 m2</b>
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AREAS BASED ON TARGET AREAS												
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Primary School Area (GIA m2)	2,482 m2	Original area 2,855m2 less energy centre allowance at 15.5m2, less nursery at 130m2 (but add back as
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Secondary School Area (GIA m2)	6,361 m2	Original was 6,547m2 but contribution to energy centre at 186m2
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Sports Building Area (GIA m2)	2,277 m2	As target
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SEN & Nursery Area (GIA m2)	230 m2	As current drawing
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Energy Centre	319 m2	
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<b>TOTAL</b>	<b>11,689 m2</b>	
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**LA MAIRIE DE CANTERBURY SCHOOLS, GUERNSEY - BUDGET COSTINGS**



**Notes on inflation calculation**

Overall completion Sept 2018

Based on BCS Public TP1

Based on 3.1.1 Programme Dated 23.6.14

Base data reset at 3rd Qtr 2014

Inflation Calculation	SCS			GBRT TP1 2nd Qtr 2014			AECOM			EC Harris London			Sweett London			Mean Median					
	Months	Total	%	Months	Total	%	Months	Total	%	Months	Total	%	Months	Total	%	Months	Total				
Oct 2013 - Dec 2013	3	12	4.3	3	12	4.0	3	12	3.6	3	12	4.0	3	12	4.0	3	12	4.0	1.00	1.00	
Jan 2014 - June 2014	6	12	5.2	6	12	5.0	6	12	3.6	6	12	4.0	6	12	3.8	6	12	3.8	1.0	1.50	
									<u>3.50</u>										<u>2.90</u>	<u>3.16</u>	<u>3.50</u>
July 2014 - Dec 2014	6	12	5.2	6	12	4.0	6	12	3.6	6	12	4.0	6	12	4.5	6	12	4.5	1.0	2.25	
Jan 2015 - May 2015	5	12	4.5	5	12	4.5	5	12	4.3	5	12	6.1	5	12	4.5	5	12	4.5	1.0	1.88	
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.5	7	12	4.5	7	12	4.3	7	12	4.0	7	12	4.0	7	12	4.0	0.5	1.17	
Jan 2016 - Dec 2016	12	12	4.5	12	12	4.5	12	12	4.8	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2017 - July 2017	7	12	4.5	7	12	4	7	12	5.0	7	12	4.0	7	12	4.5	7	12	4.5	0.5	1.31	
									<u>8.60</u>										<u>8.85</u>	<u>8.52</u>	<u>8.70</u>
<b>Total Inflation Calculation</b>																					
July 2014 - Dec 2014	6	12	5.2	6	12	4.0	6	12	3.6	6	12	4.0	6	12	4.5	6	12	4.5	1.0	2.25	
Jan 2015 - May 2015	5	12	4.5	5	12	4.5	5	12	4.3	5	12	6.1	5	12	4.5	5	12	4.5	1.0	1.88	
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.5	7	12	4.5	7	12	4.3	7	12	4.0	7	12	4.0	7	12	4.0	0.5	1.17	
Jan 2016 - Dec 2016	12	12	4.5	12	12	4.5	12	12	4.8	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2017 - Dec 2017	12	12	4.5	12	12	4	12	12	5.0	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2018 - July 2018	7	12	4.5	7	12	3.5	7	12	5.0	7	12	4.0	7	12	4.5	7	12	4.5	0.5	1.31	
									<u>10.46</u>										<u>11.10</u>	<u>10.53</u>	<u>11.20</u>
<b>Total Inflation Calculation</b>																					
July 2013 - Dec 2013	3	12	4.3	3	12	4.0	3	12	3.6	3	12	4.0	3	12	4.0	6	12	4.0	1.0	2.00	
Jan 2014 - June 2014	6	12	5.2	6	12	5.0	6	12	3.6	6	12	4.0	6	12	3.8	6	12	3.8	1.0	1.90	
									<u>3.50</u>										<u>3.90</u>	<u>3.16</u>	<u>3.50</u>
July 2014 - Dec 2014	6	12	5.2	6	12	4.0	6	12	3.6	6	12	4.0	6	12	4.5	6	12	4.5	1.0	2.25	
Jan 2015 - May 2015	5	12	4.5	5	12	4.5	5	12	4.3	5	12	6.1	5	12	4.5	5	12	4.5	1.0	1.88	
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.5	7	12	4.5	7	12	4.3	7	12	4.0	7	12	4.0	7	12	4.0	0.5	1.17	
Jan 2016 - Dec 2016	12	12	4.5	12	12	4.5	12	12	4.8	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2017 - Dec 2017	12	12	4.5	12	12	4	12	12	5.0	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2018 - July 2018	7	12	4.5	7	12	3.5	7	12	5.0	7	12	4.0	7	12	4.5	7	12	4.5	0.5	1.31	
									<u>3.68</u>										<u>3.90</u>	<u>3.16</u>	<u>3.50</u>
<b>Total Inflation Calculation</b>																					
July 2013 - Dec 2013	3	12	4.3	3	12	4.0	3	12	3.6	3	12	4.0	3	12	4.0	6	12	4.0	1.0	2.00	
Jan 2014 - June 2014	6	12	5.2	6	12	5.0	6	12	3.6	6	12	4.0	6	12	3.8	6	12	3.8	1.0	1.90	
									<u>2.70</u>										<u>3.00</u>	<u>3.16</u>	<u>3.50</u>
July 2014 - Dec 2014	6	12	5.2	6	12	4.0	6	12	3.6	6	12	4.0	6	12	4.5	6	12	4.5	1.0	2.25	
Jan 2015 - May 2015	5	12	4.5	5	12	4.5	5	12	4.3	5	12	6.1	5	12	4.5	5	12	4.5	1.0	1.88	
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.5	7	12	4.5	7	12	4.3	7	12	4.0	7	12	4.0	7	12	4.0	0.5	1.17	
Jan 2016 - Dec 2016	12	12	4.5	12	12	4.5	12	12	4.8	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2017 - Dec 2017	12	12	4.5	12	12	4	12	12	5.0	12	12	4.0	12	12	4.5	12	12	4.5	0.5	2.25	
Jan 2018 - July 2018	7	12	4.5	7	12	3.5	7	12	5.0	7	12	4.0	7	12	4.5	7	12	4.5	0.5	1.31	
									<u>11.20</u>										<u>8.27</u>	<u>8.52</u>	<u>8.70</u>
<b>Total Inflation Calculation</b>																					

Inflation to date which has been incorporated into the latest cost plan

Inflation to date incorporated into current cost plan

Inflation to Completion External Works

Total Inflation Calculation