

Cost Model for new Primary School

Example Budget Cost Headings

New buildings comprising of:

New ??? place School
CYPP
2+ and 3+ Early Years
General purpose room
ALN
BREEAM criteria
Low Zero Carbon aspiration
Sprinklers (base infrastructure)
Sprinklers per m2
Site abnormalities
Demolition works

New connections for new statutory services

IT & Telecoms infrastructure/cabling/equipment

Kitchen Equipment

External covered area to School reception, KS1 & 2 (10N^o class bases)

External Works for School including:

Sports pitches
Games Courts (hard surfaced)
Soft Informal & Social area
Hard Informal & Social area
Habitat Area
Float area

Access comprising of:

refuse deliveries/access
entrance paths and roads
car parking and drop off
bicycle storage

External Works for Early Years & ALN including:

Soft landscape play space
Hard surfaced play - open area
Covered canopy over hard surfaced area
Hard surfaced play area

Total Budget Building Works Cost

Statutory Fees

Building Regulations (Plan & Inspection fees)
Planning fees

Loose and Fixed Furniture, Equipment & Fittings

School base allowance
Class bases
2+ and 3+ Early Years
General Purpose room
ALN

Removals

CONTINGENCY

Client & design and construction

Highway Insurance claim

Design Fees (Core & Project Management)

Design Team RIBA Stages C-L
Project Manager (RIBA stages A-L)
Time charges for RIBA Stages A + B and advice outside PCC SLA for Property issues to develop the potential site/WAG grant returns/cost planning & reporting
Highway Access road/car park/footways design

Other Support Services

Finance Accountant
Traffic Order Notice - undertake changes to existing highway signage

Surveys

Asbestos Survey type 3
Arboriculture tree surveys and report
Drainage & Engineering Survey
Services Survey
Ecologist Phase 1 & 2 survey and report including mitigation plan

Flood Consequences Assessment Survey
Geotechnical initial desktop survey, GI works & report
Traffic and Acoustic Assessment
Topographical and Buried Services survey
Travel Plan
Sustainability statement
CBR Survey
Road Safety Audits Stages 1-4

Special Design consultant fees

Landscape Architect Design
BREEAM Assessor
Zero Carbon study - options appraisal & strategy
Street lighting design

Land purchase and associated legal/land agent fees

Solicitors fees
Agents Fees
Land purchase cost
Estates Valuer - identify suitable site and negotiations/CPO order

PCC Legal Fees

Total Overall Estimated Cost £

Prepared by Powys County Council Property Services