

INDICATIVE OUTLINE COST PLAN (Feasibility Stage)

CORNIST CP SCHOOL EARLY YEARS CENTRE OPTION 1 - Feasibility Stage 1 Cost Plan - (RIBA Work Stage 1)			177 m ² GIFA	
Costs based on Market Data & Evidence from previous EYC phase with inflation allowance for construction period included.				
Element	Total GIFA m ²	Cost per m ²	New Build Cost	External Works
0.0 Facilitating Works				
0.1 Site Strip	177	58.90	10,425.00	
Facilitating Works (Sub-Total)	177	58.90	10,425.00	
Substructure				
1.1 Foundations & Ground Floor Slab Construction	177	298.02	52,750.00	
1.2 Drainage below ground	177	20.00	3,540.00	
Substructure (Sub-Total)	177	318.02	56,290.00	
2.0 Superstructure				
2.1 SIP Envelope	177	390.54	69,125.00	
2.2 Upper Floor	177	-	-	
2.3 Roof & Associated works	177	248.25	43,940.00	
2.4 Stairs & Ramps	177	-	-	
2.5 External Walls & Canopy	177	368.93	65,300.00	
2.6 Windows & External Doors	177	130.76	23,145.00	
2.7 Internal Walls & Partitions	177	158.19	28,000.00	
2.8 Internal Doors	177	43.22	7,650.00	
Superstructure (Sub-Total)	177	1,339.89	237,160.00	
3.0 Internal Finishes				
3.1 Wall Finishes	177	35.88	6,350.00	
3.2 Insulated Floor Screeds & Floor Finishes	177	112.97	19,995.00	
3.3 Ceiling Finishes	177	52.60	9,310.20	
3.4 Internal Joinery & Associated Works	177	50.28	8,900.00	
Internal Finishes (Sub-Total)	177	251.72	44,555.20	
4.0 Fittings, Furnishings and Equipments				
4.1 Fittings, Furnishings and Equipment - fixed & Loose	177	24.29	4,300.00	
4.2 General Fittings & fixtures	177	36.10	6,390.00	
Fittings, Furnishings and Equipment (Sub-Total)	177	60.40	10,690.00	
5.0 Services				
5.1 Mechanical Services	177	178.67	31,625.00	
5.2 Electrical Services	177	278.39	49,275.00	
5.3 Sanitary Installations	177	15.82	2,800.00	
5.4 Commissioning, testing, O&M, Service Log, 12 Month Maintenance	177	8.47	1,500.00	
5.5 Builders Work in Connection	177	8.47	1,500.00	
5.6 Incoming Services/possible diversion	177	112.99	20,000.00	
Services (Sub-Total)	177	602.82	106,700.00	
6.0 External Works				
6.1 Site Preparation/Reduced Level Excavation				22,400.00
6.2 Roads, Paths, Pavings and Surfacing				51,850.00
6.3 Soft Landscaping, planting (reconfiguration of football pitches)				7,750.00
6.4 Fencing, Railings, Gates				17,500.00
6.5 External Fixtures				900.00
6.6 External Drainage, Services & Infrastructure works				36,000.00
External Works (Sub-Total)				136,400.00
Building (Sub-Total)	177	2,631.75	465,820.20	
Indicative Total Construction Cost				602,220.20

Design Fees, Project Fees, Surveys & Investigations (RIBA Stage 2-7)	40,000.00
Construction Stage Management, Preliminaries & General Conditions	50,000.00
Other development/project costs: Planning, Building Control etc	5,000.00

Overall Net Estimate (as at Q2 2024)	697,220.20
Overall Net Estimate RIBA Stage 2/3	697,220.20
Main contractors % for O/heads & Profit @ 8%	55,777.62
Allowance for Risk/Design Development	34,861.01
Overall Gross Estimate	787,858.83