

**INDICATIVE OUTLINE COST PLAN (Feasibility Stage)**

<b>CORNIST CP SCHOOL EARLY YEARS CENTRE OPTION 2 - Feasibility Stage 1 Cost Plan - (RIBA Work Stage 1)</b>			177 m <sup>2</sup> GIFA	
Costs based on Market Data & Evidence from previous EYC phase with inflation allowance for construction period included.				
Element	Total GIFA m <sup>2</sup>	Cost per m <sup>2</sup>	New Build Cost	External Works
<b>0.0 Facilitating Works</b>				
0.1 Site Strip	177	91.81	16,250.00	
<b>Facilitating Works (Sub-Total)</b>	<b>177</b>	<b>91.81</b>	<b>16,250.00</b>	
<b>Substructure</b>				
1.1 Foundations & Ground Floor Slab Construction	177	294.07	52,050.00	
1.2 Drainage below ground	177	20.00	3,540.00	
<b>Substructure (Sub-Total)</b>	<b>177</b>	<b>314.07</b>	<b>55,590.00</b>	
<b>2.0 Superstructure</b>				
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	
<b>Superstructure (Sub-Total)</b>	<b>177</b>	<b>1,339.89</b>	<b>237,160.00</b>	
<b>3.0 Internal Finishes</b>				
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	
<b>Internal Finishes (Sub-Total)</b>	<b>177</b>	<b>251.72</b>	<b>44,555.20</b>	
<b>4.0 Fittings, Furnishings and Equipments</b>				
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	
<b>Fittings, Furnishings and Equipment (Sub-Total)</b>	<b>177</b>	<b>60.40</b>	<b>10,690.00</b>	
<b>5.0 Services</b>				
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	124.29	22,000.00	
<b>Services (Sub-Total)</b>	<b>177</b>	<b>614.12</b>	<b>108,700.00</b>	
<b>6.0 External Works</b>				
6.1 Site Preparation/Reduced Level Excavation				23,000.00
6.2 Roads, Paths, Pavings and Surfacing				50,500.00
6.3 Soft Landscaping, planting (reconfiguration of football pitches)				10,800.00
6.4 Fencing, Railings, Gates				20,800.00
6.5 External Fixtures				900.00
6.6 External Drainage, Services & Infrastructure works				44,400.00
<b>External Works (Sub-Total)</b>				<b>150,400.00</b>
<b>Building (Sub-Total)</b>	<b>177</b>	<b>2,672.01</b>	<b>472,945.20</b>	
<b>Indicative Total Construction Cost</b>				<b>623,345.20</b>

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

<b>Overall Net Estimate (as at Q2 2024)</b>	<b>718,345.20</b>
Overall Net Estimate RIBA Stage 2/3	718,345.20
Main contractors % for O/heads & Profit @ 8%	57,467.62
Allowance for Risk/Design Development	35,917.26
<b>Overall Gross Estimate</b>	<b>811,730.08</b>