

**Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Revision - 1**

Issue Date:	05 October 2026
Reference:	512795
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Issue:	V2



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1.0 EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

Project Description:

The construction of a new two storey Pupil Referral Unit with a GIFA of 3,028m², together with a new car park to provide 41 spaces, external hard play areas, MUGAs, and community area.

Total Anticipated Out-turn Cost:	GIFA: £	3,028 £/m ²	m ²
Construction cost	11,994,400	3,961	
Preliminaries	1,389,019	459	
OH&P	394,900	130	
Professional Fees	873,200	288	
Other Development Costs	203,700	67	
Risk Allowance	1,516,600	501	
Inflation	627,700	207	
Total Anticipated Client Cost	£ 16,999,519	5,614	

NOTES:-

- Costs exclude VAT
- Costs used in the calculation are current day costs and this has been updated to allow for inflation up to the tender date and during the construction period.

1.1 Key Cost Commentary

The scope of works is as detailed within the cost build-up within Section 3.0.

Refer to the Key Cost Commentary above and notes and exclusions provided within Section 2.0 for the basis of the above costs.

Inflation costs are included based on a commencement on site on the 2Q27 with a 14 month programme

The construction market is very volatile at present and costs are unpredictable due to energy prices and the wars in Ukraine and Iran. We would anticipate that this scheme could cost between £16.5m and £17.5m

1.2 Area Costs

		£	£/m ²
The above anticipated cost can be split into the following areas, which include associated on costs as a %			
New Build	3,028 m ²	14,172,284	4,680.41
External Works	7,090 m ²	2,827,234	398.76
		16,999,519	

2.0 NOTES & EXCLUSIONS

2.0 Notes and Exclusions

2.1 General

This "Order of Cost Estimate" is in accordance with NRM1 and is based upon the latest information available:

2.2 Information Used for Order of Cost Estimate

- a) Cassidy & Ashton Architects Drawings PRU-CAA-V1-00-D-A-2001_S3-P8_PROPOSED GROUND FLOOR PLAN, PRU-CAA-V1-01-D-A-2002_S3-P8_PROPOSED FIRST FLOOR PLAN & PRU-CAA-ZZ-ZZ-D-A-1004_S3-P10_PROPOSED SITE PLAN

2.3 Assumptions / allowances

- a) Costs are based upon a start on site date of June 2027.
- b) Costs are based upon the design team being employed by Bury Council up to Stage 4.
- c) Foundations will be traditional with beam and block floor construction
- d) All finishes are assumed
- e) Current national forecasts from the BCIS indicates that tender costs will rise. A copy of the indices is attached to the end of this document. However national trends indicate that there will be higher increases due to material shortages. **Supply prices are rising monthly, above the forecasts, and these increases are not reflected in the indices and this estimate.**
- f) We have allowed for new LED lighting
- g) It is assumed that water attenuation is required
- h) We have allowed for new kitchen appliances
- i) We have included for any Statutory diversion works
- j) We have assumed that electrical service upgrades are required (substation), and all other supplies are adequate
- k) We have assumed that the elevation treatment will be predominately SFS framing with facing brick external skin
- l) We have made no allowance for the removal of any contaminants that may be found in the ground
- m) We have made a provisional allowance for classroom furniture
- n) We have made no allowance for external play equipment
- o) We have assumed that some of the existing equipment and furniture will be reused from the existing school.
- p) We have included a provisional allowance for grouting the coal seam under the building only.

2.4 Allowances to be made elsewhere in the Development Budget

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate.

Development Cost Items

1. Site acquisition costs
2. Legal fees
3. Works beyond the site boundaries
4. Project Insurances and Bonds
5. Flood Protection
6. Disposal of hazardous contaminated materials
7. Drainage discharge enhancement
8. VAT
9. Capital Tax Allowances, Grants etc.

Project Cost Items

1. Loose furniture, fixings and equipment
2. Play equipment
3. Furniture / equipment (other than stated in the estimate)

3.0 COST BUILD-UPS

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA = 3,028 m2
Refurb GIFA =
GIFA = 3,028 m2

Item	Group element		Total	£/m2	%
0	Facilitating works		0	0.00	0.00%
1	Substructure		1,156,800	382.03	7.47%
2	Superstructure		3,950,800	1,304.76	25.52%
3	Internal finishes		612,400	202.25	3.96%
4	Fittings, furnishings and equipment		779,600	257.46	5.04%
5	Services		3,337,300	1,102.15	21.56%
6	Prefabricated buildings and building units		0	0.00	0.00%
7	Works to existing buildings		0	0.00	0.00%
8	External works		2,157,500	712.52	13.94%
Facilitating Works and Building works estimate			11,994,400	3,961.16	77.48%
10	Main Contractor's Preliminaries	11.58%	1,389,019	458.72	8.97%
11	Contractors Design Fees	3.18%	419,600	138.57	2.71%
Facilitating Works and Building works estimate (inc Prelims)			13,803,019	4,558.46	89.17%
12	Main Contractor's overheads and profit	2.90%	394,900	130.42	2.55%
15	Contractor Risk allowances	5.00%	709,800	234.41	4.59%
16	Inflation on Construction Works	3.80%	572,000	188.90	3.70%
Construction Works Cost Estimate (including inflation)			15,479,719	5,112.19	100.00%
13	Client project/design team fees	2.93%	453,600	149.80	
14	Other Client development/project costs		203,700	67.27	
Base cost estimate			16,137,019	5,329.27	
15	Client Risk allowances	5.00%	806,800	266.45	
Cost limit (excluding inflation)			16,943,819	5,595.71	
16	Inflation on Client Costs	3.80%	55,700	18.39	
Anticipated Client Cost (including inflation)			£16,999,519	5,614.11	

Exclusions:-

VAT
See Notes Section

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
	<u>-</u>	<u>3,028</u> m2



Item	Description	Total	£/m2
0	Facilitating works		
	0.1 Toxic/hazardous/contaminated material treatment	-	
	0.2 Major demolition works	-	
	0.3 Temporary support to adjacent structures	-	
	0.4 Specialist groundworks	-	
	0.5 Temporary diversion works	-	
	0.6 Extraordinary site investigation works	-	
1	Substructure		
	1.1 Substructure	1,156,800.00	382.03
2	Superstructure		
	2.1 Frame	787,300.00	260.01
	2.2 Upper Floors	118,800.00	39.23
	2.3 Roof	740,000.00	244.39
	2.4 Stairs and ramps	93,700.00	30.94
	2.5 External walls	978,500.00	323.15
	2.6 Windows and external doors	288,600.00	95.31
	2.7 Internal walls and partitions	624,200.00	206.14
	2.8 Internal doors	319,700.00	105.58
3	Internal finishes		
	3.1 Wall finishes	143,400.00	47.36
	3.2 Floor finishes	235,900.00	77.91
	3.3 Ceiling finishes	233,100.00	76.98
4	Fittings, furnishings and equipment		
	4.1 Fittings, furnishings and equipment	779,600.00	257.46
5	Services		
	5.1 Sanitary installations	41,700.00	13.77
	5.2 Services equipment	-	
	5.3 Disposal installations	65,800.00	21.73
	5.4 Water installations	148,800.00	49.14
	5.5 Heat source	552,400.00	182.43
	5.6 Space heating and air conditioning	176,400.00	58.26
	5.7 Ventilation	440,500.00	145.48
	5.8 Electrical installations	657,300.00	217.07
	5.9 Fuel installations	-	
	5.10 Lift and conveyor installations	57,200.00	18.89
	5.11 Fire and lightning protection	72,700.00	24.01
	5.12 Communication, security and control systems	138,400.00	45.71
	5.13 Specialist installations	550,600.00	181.84
	5.14 Additional Costs in connection with services	435,500.00	143.82

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
	-	3,028 m2

Item	Description		Total	£/m2
6	Prefabricated buildings and building units			
	6.1 Prefabricated buildings and building units		-	-
7	Works to existing buildings			
	7.1 Minor demolition works and alteration works		-	-
	7.2 Repairs to existing services		-	-
	7.3 Damp-proof courses/fungus and beetle eradication		-	-
	7.4 Facade retention		-	-
	7.5 Cleaning existing surfaces		-	-
	7.6 Renovation works		-	-
8	External works			
	8.1 Site preparation works		136,400.00	45.05
	8.2 Roads, paths, pavings and surfacing's		596,500.00	196.99
	8.3 Soft landscaping, planting and irrigation systems		307,000.00	101.39
	8.4 Fencing, railings and walls		355,400.00	117.37
	8.5 External fixtures		112,000.00	36.99
	8.6 External drainage		428,100.00	141.38
	8.7 External services		212,900.00	70.31
	8.8 Minor building works and ancillary buildings		9,200.00	3.04
Building works estimate			11,994,400.00	3,961.16
10	Main Contractor's Preliminaries			
	10.1 General main contractor preliminaries	10.04%	1,204,237.76	397.70
	10.2 Contractors Insurance	1.40%	184,780.93	61.02
11	Contractors Design Fees	3.18%	419,600.00	138.57
12	Main Contractor's Overheads & Profit			
	12.1 Main contractor's overheads	1.90%	258,700.00	85.44
	12.2 Main contractor's profit	1.00%	136,200.00	44.98
Works cost estimate			14,197,918.69	4,688.88
15	Contractor Risk allowances			
	15.1 Design development risks	2.50%	354,900.00	117.21
	15.2 Construction risks	2.50%	354,900.00	117.21
16	Inflation on Construction Works			
	16.1 Tender inflation	1.92%	285,999.40	94.45
	16.2 Construction inflation	1.88%	285,999.40	94.45
Construction Works Cost Estimate (including inflation)			15,479,717.49	5,112.19

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
	-	3,028 m2

Item	Description		Total	£/m2
13	Client project/design team fees	2.93%	453,600.00	149.80
14	Other Client development/project costs		203,700.00	67.27
Client base cost estimate			16,137,017.49	5,329.27
15	Client Risk allowances			
	15.3 Employer change risks	2.50%	403,400.00	133.22
	15.4 Employer other risks	2.50%	403,400.00	133.22
Cost limit (excluding inflation)			16,943,817.49	5,595.71
16	Inflation on Client Costs			
	16.1 Tender inflation	1.92%	28,100.00	9.28
	16.2 Construction inflation	1.88%	27,600.00	9.11
Anticipated Client Cost (including inflation)			£16,999,517.49	5,614.11

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026



Element: Facilitating works				Quant	Unit	Rate	Total
				Toxic/hazardous/contaminated material treatment			0.00
				Major demolition works			0.00
				Temporary support to adjacent structures			0.00
				Specialist groundworks			0.00
				Temporary diversion works			0.00
				Extraordinary site investigation works			0.00

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026



Element: Substructure

				Quant	Unit	Rate	Total
			Substructure				1,156,800.00
			Ground beam and pad reinforced concrete foundations	1,805	m2	240.00	433,200.00
			Ground floor slab (Concrete suspended slab - In Situ)	1,805	m2	300.00	541,500.00
			Substructure brickwork	117	m2	275.00	32,037.50
			Grouting coal seam under building footprint	1	Item	150,000.00	150,000.00

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: Superstructure

				Quant	Unit	Rate	Total
			Frame				787,300.00
			Structural steel frame	3,028	m2	210.00	635,880.00
			Fire protection	3,028	m2	50.00	151,400.00
			Upper Floors				118,800.00
			Precast concrete planks, 200 thick; inc 75 thick structural topping	1,223	m2	97.11	118,765.03
			Roof				740,000.00
			Roof construction - Metal purlins with liner tray; laid to falls	1,805	m2	120.00	216,600.00
			Roof coverings and insulation (not tapering)	1,805	m2	228.49	412,430.14
			Roof drainage	1,805	m2	17.14	30,932.26
			Roof lights	4	Nr	5,712.33	22,849.32
			External canopies	3	Nr	17,136.99	51,410.96
			Access hatch	1	Nr	5,712.33	5,712.33
			Stairs and ramps				93,700.00
			Precast concrete staircases; including handrails and balustrading	14	flights	6,283.56	87,969.86
			Metal access ladder	1	Nr	5,712.33	5,712.33
			External walls				978,500.00
			Brickwork outer skin, 50 cavity, 12.5 sheathing board, 150 SFS with insulation fill, 2 x 12.5 plasterboard (incl Parapet)	1,735	m2	514.11	891,928.73
			Air Leakage testing	1	Item	17,136.99	17,136.99
			Scaffolding	1,735	m2	40.00	69,396.00
			Windows and external doors				288,600.00

			Double glazed thermally broken aluminium windows, polyester powder coated, louvred top light	236 m2	856.85	202,430.65
			Double glazed thermally broken aluminium Hall windows, polyester powder coated; glazing to meet regulations	30 m2	856.85	25,705.48
			Brise-soleil to hall windows	Nr	2,284.93	0.00
			Double glazed thermally broken aluminium single doors, polyester powder coated; including ironmongery	7 Nr	1,713.70	11,995.89
			Double glazed thermally broken aluminium double doors, polyester powder coated; including ironmongery	5 Nr	3,084.66	15,423.29
			Heavy duty single security / fire escape door, including frame, ironmongery, decorations	2 Nr	2,056.44	4,112.88
			Heavy duty double security / fire escape door, including frame, ironmongery, decorations	2 Nr	3,198.90	6,397.81
			Automatic opening glazed front door	3 Nr	7,500.00	22,500.00
			Internal walls and partitions			624,200.00
			Drywall system, 12.5 plasterboard and 12.5mm plywood to each side	3,449 m2	159.95	551,702.52
			140 thick blockwork partitions, laid on side, to lift shaft and stair enclosure	138 m2	74.26	10,223.86
			Fire protection/Head detail	3,028 m2	20.56	62,268.95
			Internal doors			319,700.00
			Single door set; including frames, ironmongery	30 Nr	1,200.00	36,000.00
			Single door set with vision panel; including frames, ironmongery	45 Nr	1,700.00	76,500.00
			Double door set; including frames, ironmongery	40 Nr	2,400.00	96,000.00
			60FR Single door set; including frames, ironmongery	18 Nr	1,450.00	26,100.00
			60FR Double door set; including frames, ironmongery	25 Nr	2,900.00	72,500.00
			Fire shutter to kitchen servery	2 Nr	6,283.56	12,567.12

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: Internal finishes

	Quant	Unit	Rate	Total
Wall finishes				143,400.00
Drywall topcoat and emulsion	8,451	m2	10.28	86,896.28
Hard wall plaster and emulsion	138	m2	30.85	4,246.83
Ceramic tiling	60	m2	57.12	3,427.40
Trovex wall lining	96	m2	81.12	7,787.05
Stainless steel splashbacks to kitchen	26	m2	228.49	6,032.22
Acoustic boarding	1	Item	35,000.00	35,000.00
Floor finishes				235,900.00
Floor screed	3,028	m2	4.57	13,837.55
Floor coverings to classrooms, circulation and staff areas	1,600	m2	54.84	87,741.37
Vinyl flooring to hygienic/WC/kitchen areas	858	m2	57.12	49,011.78
Hall coverings	164	m2	114.25	18,736.44
Gym coverings	126	m2	108.53	13,675.32
Floor paint	240	m2	26.28	6,306.41
Entrance barrier matting	40	m2	114.25	4,569.86
MDF skirtings	1,610	m	13.71	22,072.80
Coved skirtings	873	m	22.85	19,947.45
Ceiling finishes				233,100.00
Suspended ceiling, lay-in grid with perforated tiles; acoustic fleece lining	1,962	m2	85.68	168,113.84
Suspended ceiling, lay-in grid with hygienic tiles; acoustic fleece lining	208	m2	100.00	20,800.00
MF plasterboard ceiling and emulsion to WCs	858	m2	51.41	44,110.60

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: Fittings, furnishings and equipment

	Quant	Unit	Rate	Total
Fittings, furnishings and equipment				779,600.00
Shelving to classroom stores	34	m	159.95	5,438.14
Notice boards	10	Nr	285.62	2,856.16
Statutory signage	1	Item	9,000.00	9,000.00
General signage	1	Item	9,000.00	9,000.00
Blackout blinds	105	Nr	1,713.70	179,938.36
Coat hooks	24	Rooms	1,713.70	41,128.77
Kitchen installation	1	Item	91,500.00	91,500.00
Vanity units/IPS system	12	Nr	1,142.47	13,709.59
Hall equipment	1	Item	28,500.00	28,500.00
Construction units	2	Item	40,000.00	80,000.00
Kitchen/ICT Room units and worktops	1	Item	38,000.00	38,000.00
Catering/Food Tech Room units and worktops	2	Item	34,000.00	68,000.00
Catering/Food Tech Room white goods	2	Item	11,500.00	23,000.00
Sports & Leisure furniture	1	Item	34,000.00	34,000.00
Gymnasium equipment	1	Item	34,000.00	34,000.00
Hair & Beauty units and worktops	1	Item	29,000.00	29,000.00
Sensory Room equipment	2	Item	35,000.00	70,000.00
Office desks and shelving	1	Item	69,000.00	69,000.00
Lockers	1	Item	28,500.00	28,500.00
Reuse existing kitchen equipment, white goods and furniture	1	Item	(75,000.00)	(75,000.00)

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: Services

				Quant	Unit	Rate	Total
			Sanitary installations				41,700.00
			WC	13	Nr	685.48	8,911.23
			WHB with proximity sensors	13	Nr	628.36	8,168.63
			Accessible WC	6	Nr	3,427.40	20,564.38
			Sink	2	Nr	571.23	1,142.47
			Shower	1	Nr	2,856.16	2,856.16
			Services equipment				0.00
			Disposal installations				65,800.00
			Rainwater installations	3,028	m2	5.71	17,296.93
			Soil and waste	3,028	m2	15.99	48,431.41
			Water installations				148,800.00
			Water supplies	3,028	m2	49.13	148,753.61
			Heat source				552,400.00
			Pipework, pumps etc.	3,028	m2	101.68	307,885.38
			Air source heat pumps	1	Item	228,493.15	228,493.15
			Insulated pipework from heat pumps to plantroom	20	m	110.82	2,216.38
			Power supplies to external heat pumps including BWIC	1	Item	13,709.59	13,709.59
			Space heating and air conditioning				176,400.00
			LST radiators	3,028	m2	57.12	172,969.32
			DX cooling system to ICT server rooms	10	m2	342.74	3,427.40

			Ventilation			440,500.00
			Mechanical supply and extract ventilation using MVHR units; to classroom spaces	2,170 m2	169.08	366,914.30
			Changing room / toilet / Kitchen extract ventilation systems; supply from neighbouring corridors / classroom spaces	858 m2	85.68	73,517.67
			Electrical installations			657,300.00
			Mains and sub-mains distribution	3,028 m2	39.99	121,078.52
			Lighting and luminaires including emergency fittings	3,028 m2	102.82	311,344.77
			Extend emergency lighting	3,028 m2	22.85	69,187.73
			Earthing and bonding	3,028 m2	11.42	34,593.86
			Small power installation	3,028 m2	39.99	121,078.52
			Fuel installations			0.00
			Lift and conveyor installations			57,200.00
			Electrically operated AC drive 8 person passenger lift; serving 2 levels; 1.6 m/s speed	1 Item	57,123.29	57,123.29
			Fire and lightning protection			72,700.00
			Sprinklers (not required)	0 m2	102.82	0.00
			Sprinkler tanks	Item	57,123.29	0.00
			Fire & Smoke detection alarm	3,028 m2	18.28	55,350.18
			Lightning protection	3,028 m2	5.71	17,296.93
			Communication, security and control systems			138,400.00
			Containment for telephone, IT data, AV and security systems	3,028 m2	5.71	17,296.93
			Data cabling	3,028 m2	13.71	41,512.64
			Security installations including CCTV, access control and intruder alarm	3,028 m2	22.85	69,187.73
			Disabled toilet, refuge and induction loop systems	3,028 m2	3.43	10,378.16

				Specialist installations			550,600.00
				PV panel installation	3,028 m2	91.40	276,750.90
				BMS Installation	3,028 m2	34.27	103,781.59
				Door access controls	85 Nr	2,000.00	170,000.00
				Additional Costs in connection with services			435,500.00
				BWIC	3,028 m2	47.98	145,294.22
				M&E contractors Prelim costs	5%	2,901,800.00	145,090.00
				Testing and commissioning	5%	2,901,800.00	145,090.00

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Works to existing buildings				Quant	Unit	Rate	Total
			Minor demolition works and alteration works				0.00
			Repairs to existing services				0.00
			Damp-proof courses/fungus and beetle eradication				0.00
			Facade retention				0.00
			Cleaning existing surfaces				0.00
			Renovation works				0.00

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: External works

	Quant	Unit	Rate	Total
Site preparation works				136,400.00
Site strip and preparation to receive pavings	7,090	m2	11.42	81,000.82
Cut & fill site levelling	1,773	m3	17.14	30,375.31
Disposal of surplus material/Cut	500	m3	50.00	25,000.00
Roads, paths, pavings and surfacing's				596,500.00
Tarmac play area	945	m2	97.11	91,768.56
Car park	1,288	m2	119.96	154,507.07
Coloured Car Park	621	m2	165.66	102,873.33
Flush paving, tarmac	1,273	m2	97.11	123,620.51
All weather surfacing	1,042	m2	108.53	113,092.68
Community footpath	142	m2	74.26	10,544.96
Soft landscaping, planting and irrigation systems				307,000.00
Shrub planting	100	m2	47.98	4,798.36
Grassed areas	2,934	m2	17.14	50,279.92
Trees medium	10	Nr	275.00	2,750.00
Trees Small	96	Nr	210.00	20,160.00
Horticultural	160	m2	62.84	10,053.70
Community Area	1,893	m2	62.84	118,947.82
BioDiversity Net Gain	1	Item	100,000.00	100,000.00
Fencing, railings and walls				355,400.00
1.8m high fencing	552	m	125.67	69,370.52
2.4m high fencing	175	m	165.66	28,990.07
Pedestrian Gates	27	Nr	1,827.95	49,354.52
Vehicle Gates	8	Nr	4,569.86	36,558.90
Retaining walls	168	m	750.00	126,000.00
Dwarf wall with decorative fence	75	m	600.00	45,090.00
External fixtures				112,000.00
Car park/external lighting	1	Item	28,561.64	28,561.64
Electric car charging points	3	Nr	5,712.33	17,136.99
Infrastructure for future Electric car charging points	3	Nr	1,028.22	3,084.66
Cycle shelter	1	Item	4,569.86	4,569.86
Cycle hoops	6	Nr	150.00	900.00
Bin store	1	Item	2,856.16	2,856.16
Covered Activity Area	3	Nr	11,424.66	34,273.97
Construction Store	1	Nr	20,564.38	20,564.38

[illegible]

Stage 3 Initial Order of Cost Estimate Nr 4

Title: New Pupil Referral Unit

Date: 05 October 2026

Element: Contractors design fees

	Quant	Unit	Rate	Total
Contractors project team fees				419,600.00
Percentage value for design team fees	0.00%			0.00
OR lump sum values:-				
Professional Designers				
Architect (stages 4 - 7)				178,750.00
Town Planners (stages 4 - 7)				7,500.00
M&E Designers (stages 4 - 7)				150,000.00
Principal Designer Building Regs (stages 4 - 7)				10,000.00
Principal Designer CDM (stages 4 - 7)				8,755.00
Structural Engineer (stages 4 - 7)				42,500.00
Landscape Architect (stages 4 - 7)				9,950.00
Ecology (stages 4 - 7)				210.00
Fire Engineer (stages 4 - 7)				11,840.00
Contractors PCSA Staff				
Senior Design Manager	25 wk		2,249.00	56,225.00
Senior Planner (25 wks - 1 day/wk)	5 wk		1,925.00	9,625.00
Quantity Surveyor (25 wks - 1 day/wk)	5 wk		1,385.00	6,925.00
Senior MEP Manager (25 wks - 1 day/wk)	5 wk		2,402.00	12,010.00
Procure Partnership Fee	2.90%			2,458.77
Discount				(87,243.77)
Surveys				incl in Architects fees

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026



Element:	Project/design team fees	Quant	Unit	Rate	Total
	Client Project/design team fees				453,600.00
	Percentage value for design team fees			0.00%	0.00
	OR lump sum values:-				
	Project Management (stages 0 - 7)				105,620.63
	Cost Consultant (stages 0 - 7)				84,969.00
	Architect (stages 0 - 3)				96,250.00
	Town Planners (stages 0 - 3)				15,000.00
	M&E Consultant (stages 0 - 3)				51,600.00
	Principal Designer Building Regs (stages 0 - 3)				5,000.00
	Principal Designer CDM (stages 0 - 3)				2,550.00
	Structural Engineer (stages 0 - 3)				30,000.00
	Landscape Architect (stages 0 - 3)				14,275.00
	Ecology (stages 0 - 3)				3,095.00
	Fire Engineer (stages 0 - 3)				8,140.00
	Highways (stages 0 - 3)				2,655.00
	M&E Consultant (stages 4 - 7)				34,400.00

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Other development/project costs

				Quant	Unit	Rate	Total
			Other Client development/project costs				203,700.00
			Statutory Authority planning fees	1	Item	25,000.00	25,000.00
			Statutory Authority building regulation fees	1	Item	20,000.00	20,000.00
			Classroom furniture	19	Nr	9,139.73	173,654.79
			Dining furniture	1	Item	30,000.00	30,000.00
			Reuse existing furniture	1	Item	-45,000.00	(45,000.00)

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026



Element:	Risk allowances	Quant	Unit	Rate	Total
	Design development risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =			2.50%	
	Construction risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =			2.50%	
	Employer change risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =			2.50%	
	Employer other risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =			2.50%	

4.0 INFLATION CALCULATION AND COST ANALYSIS

Stage 3 Order of Cost Estimate (Elemental)



Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Inflation Quant Unit Rate Total

				Tender inflation
				To be included as a percentage of the Cost limit
				Percentage allowance = 1.92%
				Rates used - 2Q 2026 417
				Anticipated start date - 2Q 2027 425
				0.01918
				Construction inflation
				To be included as a percentage of the Cost limit
				Percentage allowance = 1.88%
				Anticipated start date - 2Q 2027 425
				Anticipated mid construction point - 1Q 2028 433
				0.01882



Series:	BCIS All-in TPI				
Series number:	101	quarterly			
Base:	1985 mean = 100				
Last updated:	12-Jun-26				
Downloaded:	16/07/2026 15:29				
Date	Index	Status	Sample	Percentage change	
				On year	On quarter
May-2022	365	Provisional		10.3	4.6
Aug-2022	371	Provisional		9.4	1.6
Nov-2022	375	Provisional		9.0	1.1
Feb-2023	379	Provisional		8.6	1.1
May-2023	383	Provisional		4.9	1.1
Aug-2023	386	Provisional		4.0	0.8
Nov-2023	388	Provisional		3.5	0.5
Feb-2024	390	Provisional		2.9	0.5
May-2024	392	Provisional		2.3	0.5
Aug-2024	394	Provisional		2.1	0.5
Nov-2024	397	Provisional		2.3	0.8
Feb-2025	399	Provisional		2.3	0.5
May-2025	401	Provisional		2.3	0.5
Aug-2025	404	Provisional		2.5	0.7
Nov-2025	407	Provisional		2.5	0.7
Feb-2026	410	Provisional		2.8	0.7
May-2026	414	Provisional		3.2	1.0
Aug-2026	417	Forecast		3.2	0.7
Nov-2026	419	Forecast		2.9	0.5
Feb-2027	422	Forecast		2.9	0.7
May-2027	425	Forecast		2.7	0.7
Aug-2027	426	Forecast		2.2	0.2
Nov-2027	429	Forecast		2.4	0.7
Feb-2028	433	Forecast		2.6	0.9
May-2028	434	Forecast		2.1	0.2
Aug-2028	437	Forecast		2.6	0.7
Nov-2028	441	Forecast		2.8	0.9
Feb-2029	445	Forecast		2.8	0.9
May-2029	447	Forecast		3.0	0.4
Aug-2029	449	Forecast		2.7	0.4

5.0 AREA SCHEDULE

Room Area Schedule

Room	Area
<u>Ground Floor</u>	
Rear Staircase	26
SLT Office	13
Plant Room	22
Cleaners Store	3
Construction 2	53
Construction 2 store	12
Machine Room	17
Riser	2
Construction classroom	47
classroom store	3
Hospitality & Catering Kitchen	75
Hospitality & Catering classroom	43
Food Tech Store	7
Food Tech	74
Gym	48
Gym Store	8
Cleaners Store	4
WC	3
WC	2
Ass WC/Shower	6
Staircase	24
Lift	2
Sensory Room	14
Server	10
Classroom 1	43
Classroom 1 Store	12
KS3 Library	34
Medical Room	10
Classroom 2	42
Classroom 2 Store	2
Group Room	12
Classroom 3	42
Classroom 3 Store	3
WC	3
Switch Room	9
Staff WC	2
Cloaks/Lockers	8
Plant Room	25
Secure Lobby	11
Senco Office	8
Pastoral Office	33
Acc WC	3
Acc WC	4
Staff WC	3
Deputy Office	17
Reprographics	9
Heads Office	17
General Office	28
Exam Store	4
Interview Room	10
WC	3
Ent Lobby	19
Reception	24
Main Hall	164

Chair Store	12	
Kitchen	51	
Store	1	
Store	1	
Dining Room	69	
KS4 Entrance	10	
Ent Lobby	10	
Staff WC	4	
WC	3	
WC	3	
Staircase	27	
Construction Classroom	65	
Classroom Store	3	
Construction 1 classroom	43	
Construction 1 Store	12	
Kitchen Store	2	
Dry Store	3	
Kitchen Store	2	
GF Circulation/Stores/Risers	362	1,805

First Floor

Staircase 3	26	
Staircase 2	27	
Staircase 1	14	
Sensory Room	13	
Sport & Leisure	78	
S&L Classroom	47	
S&L Store	8	
H&B Classroom	47	
Hair & Beauty	75	
H&B Store	8	
Group Room	14	
Classroom 3	47	
Classroom 2	46	
Classroom 1	47	
Staff WC	3	
Meeting Room	7	
Staff Work Room	22	
Staffroom	38	
Classroom 4	46	
Classroom 5	46	
Classroom 6	46	
SLT Office	20	
WC	3	
WC	3	
WC	4	
Classroom 7	43	
Classroom 8	43	
Classroom 9	43	
Life Skill Room,	25	
Ass WC	4	
WC	3	
Cleaner	3	
1F Circulation/Stores/Risers	324	1,223

3,028

6.0 CASHFLOW

CASH FLOW FORECAST

Original Forecast

Original Project Value Less PCSA

15,922,618.69

=S

-0.028

=C

See formula tab for constants

3.090

=K

See formula tab for constants

PCSA/Fees

1,076,900

	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month													1	2	3
	x=												0.07	0.13	0.20
PCSA									18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees									36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees	93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction				-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow	93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow	93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month	4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00	
PCSA	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees	181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees	356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction	2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow	3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow	1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

Updated Forecast

Final Project Value Less PCSA

15,922,618.69

=S

-0.028

=C

See formula tab for constants

3.090

=K

See formula tab for constants

PCSA/Fees

1,076,900

	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month													1	2	3
	x=												0.07	0.13	0.20
PCSA									18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees									36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees	93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction				-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow	93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow	93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month	4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00	
PCSA	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees	181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees	356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction	2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow	3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow	1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

46300

Number		Date	Initial Forecast		Updated Forecast		Actual Payments		Variance	
			monthly £	cumulative £	monthly £	cumulative £	monthly £	cumulative £		
	1	Jun-26	93,170	93,170	93,170	93,170		-		
	2	Jul-26	93,170	186,340	93,170	186,340	-			
	3	Aug-26	18,956	205,296	18,956	205,296	-			
	4	Sep-26	18,956	224,251	18,956	224,251	-			
	5	Oct-26	18,956	243,207	18,956	243,207	-			
	6	Nov-26	18,956	262,162	18,956	262,162	-			
	7	Dec-26	18,956	281,118	18,956	281,118	-			
	8	Jan-27	18,956	300,073	18,956	300,073	-			
	9	Feb-27	62,971	363,045	62,971	363,045	-			
	10	Mar-27	62,971	426,016	62,971	426,016	-			
	11	Apr-27	62,971	488,987	62,971	488,987	-			
	12	May-27	62,971	551,958	62,971	551,958				
	13	Jun-27	262,542	814,500	262,542	814,500				
	14	Jul-27	605,242	1,419,742	605,242	1,419,742				
	15	Aug-27	894,642	2,314,384	894,642	2,314,384				
	16	Sep-27	1,130,722	3,445,106	1,130,722	3,445,106				
	17	Oct-27	1,313,482	4,758,588	1,313,482	4,758,588				
	18	Nov-27	1,442,922	6,201,510	1,442,922	6,201,510				
	19	Dec-27	1,519,062	7,720,573	1,519,062	7,720,573				
	20	Jan-28	1,541,862	9,262,435	1,541,862	9,262,435				
	21	Feb-28	1,511,372	10,773,807	1,511,372	10,773,807				
	22	Mar-28	1,427,552	12,201,359	1,427,552	12,201,359				
	23	Apr-28	1,290,412	13,491,771	1,290,412	13,491,771				
	24	May-28	1,099,962	14,591,733	1,099,962	14,591,733				
	25	Jun-28	856,202	15,447,935	856,202	15,447,935				
	26	Jul-28	762,822	16,210,757	762,822	16,210,757				
	26	Aug-28	444,848	16,655,605	444,848	16,655,605				
	26	Sep-28	48,070	16,703,675	48,070	16,703,675				
	26	Aug-29	218,619	16,922,294	218,619	16,922,294				
	26	Sep-29	-16,922,294	0	-16,922,294	0				
	26	Oct-29	0	0	0	0				

CASH FLOW FORECAST GRAPH

