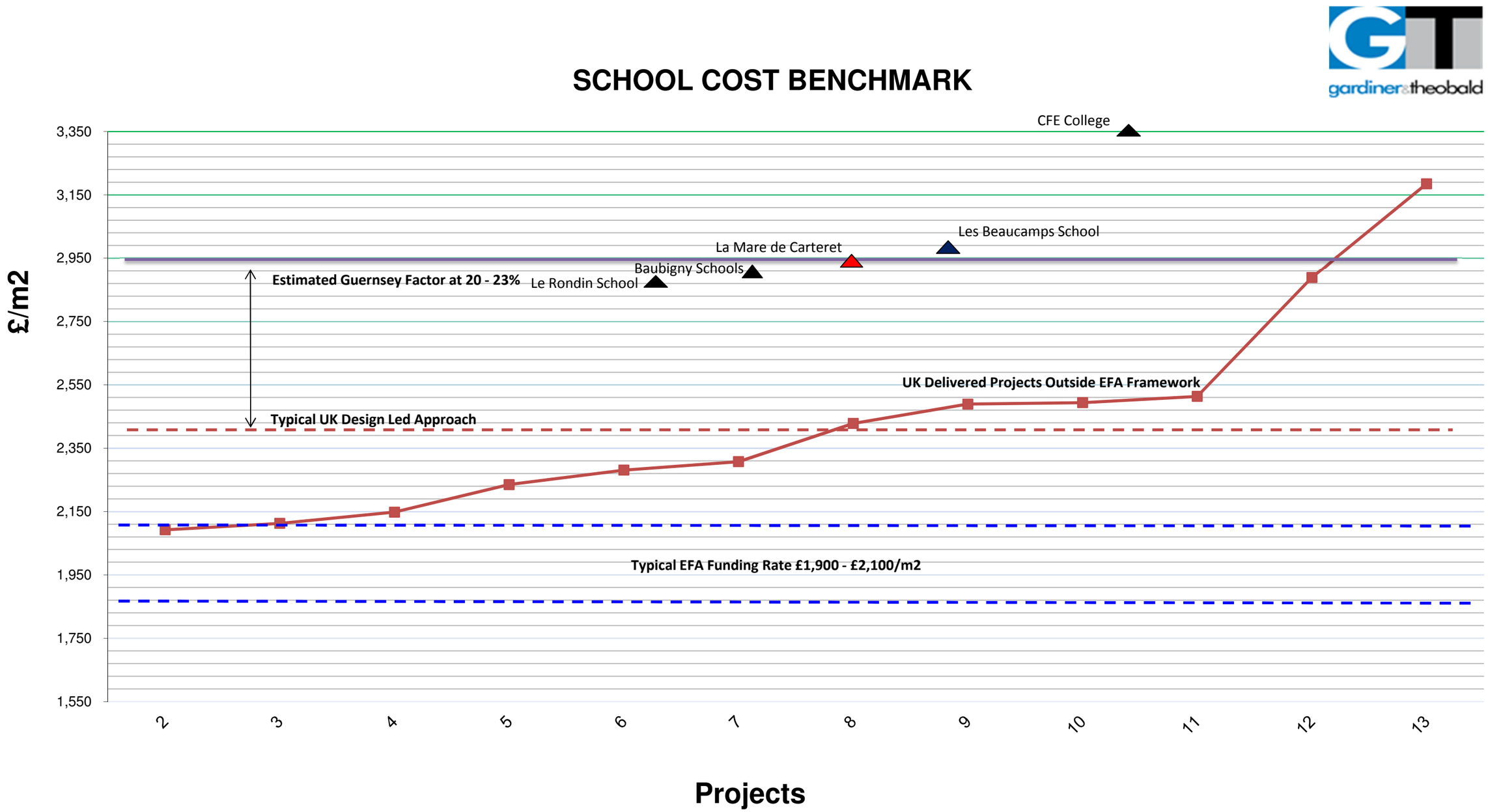

All rates current at 3rd QTR 2014

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

04-Dec-14

COMPARISON WITH CAPITAL PRIORITISATION REPORT - BASE OPTION BREAKING OUT CAS, PRE-SCHOOL AND ENHANCED SPORTS HALL	Capital Prioritisation Report	SITE STUDY 5 SCHEME COSTS AS SOC 3rd Qtr 2013	COST UPDATE 3rd Qtr 2014 (Inflation Review)	INFLATION DISTRIBUTION FOR COMPARISON	TOTAL WITH INFLATION TO JULY BASE DATE	STAGE 2 COST PLAN UPDATE INCLUDING VALUE ENGINEERING -	TOTAL WITH INFLATION TO BASE DATE DECEMBER 2014	STAGE 3 COST PLAN - DECEMBER 2014	DIFFERENCE
	£	£	£	£	£	£	£	£	£
High School	20,295,700	18,644,208	18,644,208	630,610	19,274,818	18,676,139	18,832,418	18,311,019	
Sports Hall	6,795,600	5,887,593	5,887,593	199,138	6,086,731	6,484,145	6,538,403	7,177,608	
CAS Accommodation	Included	Included	Included	Included	Included	735,886	742,044	777,439	
Primary School & Pre-school	8,085,000	7,871,468	7,871,468	266,239	8,137,707	7,906,648	7,972,809	8,539,545	
Energy Centre	Included	Included	Included	Included	Included	Included	Included	Included	
Total Construction Cost Rounded	**35,500,000**	**32,403,269**	**32,403,269**	**1,095,987**	**33,499,256**	**33,802,817**	**34,085,674**	**34,805,610**	**719,937**
External Works & Drainage	6,390,000	12,194,360	12,194,360	412,454	12,606,814	12,159,930	12,261,682	11,570,372	
Abnormals	1,775,000	Included	Included	Included	Included	Included	Included	Included	
Sub Total	**43,665,000**	**44,597,629**	**44,597,629**	**1,508,441**	**46,106,070**	**45,962,747**	**46,347,356**	**46,375,983**	**28,627**
Professional Fees	6,549,750	4,500,000	4,500,000	152,205	4,652,205	4,715,000	4,715,000	4,715,000	
FFE and ICT	3,056,550	2,917,250	2,917,250	98,671	3,015,921	3,007,750	3,032,918	2,946,780	
Design Risk @ 3%	2,183,250	3,568,022	3,568,022	120,682	3,688,705	1,378,882	1,390,421	1,391,752	
Pricing Risk @ 2%	Included	Included	Included	Included	Included	919,255	926,947	927,835	
Post Contract Change Management Allowance @ 3%	Included	Included	Included	Included	Included	1,378,882	1,390,421	1,391,752	
Sub Total	**55,454,550**	**55,582,902**	**55,582,901**	**1,880,000**	**57,462,901**	**57,362,517**	**57,803,063**	**57,749,101**	**-53,961**
Risks and Variants	8,318,182	0	0	0	0	0	0	0	
Total Project Cost Excluding Central Costs	**63,772,732**	**55,582,902**	**55,582,901**	**1,880,000**	**57,462,901**	**57,362,517**	**57,803,063**	**57,749,101**	**-53,961**
Central Costs	2,577,000	2,077,000	2,077,000	0	2,077,000	2,077,000	2,077,000	2,077,000	
TOTAL PROJECT COSTS	**66,350,000**	**57,660,000**	**57,660,000**		**59,540,000**	**59,440,000**	**59,890,000**	**59,830,000**	**-60,000**
Inflation from October 13 base date to present day		1,880,000	1,880,000	0	0	0			
Total Present Day Cost Comparison (Base date June 2014)		**59,540,000**	**59,540,000**		**59,540,000**	**59,440,000**	**59,890,000**	**59,830,000**	**-60,000**
INFLATION (Based on BCIS) to completion July 2018		4,710,000	5,070,000		5,070,000	5,140,000	4,690,000	4,690,000	
TOTAL PROJECT COST INCLUDING INFLATION		**64,250,000**	**64,610,000**		**64,610,000**	**64,580,000**	**64,580,000**	**64,520,000**	**-60,000**
5% GST		-	-			3,230,000		3,200,000	
Additional 1 year on programme (inflation effect)		2,750,000	2,750,000			2,750,000		2,750,000	

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

04/12/2014

Assumptions

Areas based upon Design Engine Architects Area Schedule Rev 2 02/12/14 - G&T to review and check
Assumes one contract on a Design & Build Basis with sectional completion
Figures include an allowance for asbestos removal up to £250,000 & £600,000 for demolitions
Inflation calculated on BCIS Pubsec Inflation Update
Central costs reduced on instruction from client to £2,077,000
Base Date December 2014

Basis

Design Engine Architects Stage 3 Report dated TBC
Buro Happold M&E Stage 3 Report dated TBC
Buro Happold Structural Design Stage 3 Report dated TBC
Coe Design Landscape Architects Stage 3 Report dated TBC
Brickwork allowance at £550 per 1,000
Value Engineering incorporated within costs as per attached list

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 drainage upgrade works to existing sports pitches
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
Archeology and associated works
No allowance for works to sea defences
No allowance for green roof
Reconsituted Brickwork
Blinds - FFE
Storage Cupboards - FFE
Lockers - FFE
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.
Hose reels and wet risers.
Gas extinguishing systems and pre-action sprinkler systems.
Greywater separate pipework or recycling system.

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

04/12/2014

BASE OPTION - ALL BUILDING AT GROUND LEVEL

SITE STUDY 5		**TOTAL £**	**£/m2**	**PRIMARY £**	**£/m2**	**SECONDARY £**	**£/m2**	**SPORTS £**	**£/m2**	**CAS UNIT**	**£/m2**	**DEMO & EXTERNALS £**	**TOTAL CHECK £**
Elemental Costs		41,107,044		7,564,959	2,806	15,316,907	2,377	6,704,300	3,005	739,231	4,018	10,781,648	41,107,044
ENERGY CENTRE INCLUDING VE		1,457,202		336,844		805,253		278,746		22,989			1,457,202
Value Engineering		-3,183,306		-652,768		-578,331		-890,130		-102,269		-959,808	-3,183,306
Preliminaries @ 13%		5,119,522		942,375		2,020,698		792,079		85,794		1,276,839	5,119,522
OH&P @ 4.25% - based on RGF return		1,891,270		348,135		746,492		292,612		31,694		471,694	1,891,270
Total Construction Cost		**46,391,732**	**3,978**	**8,539,545**	**3,167**	**18,311,019**	**2,841**	**7,177,608**	**3,217**	**777,439**	**4,225**	**11,570,372**	**46,391,732**
Design Risk @ 3%		1,391,752		256,186		549,331		215,328		23,323		347,111	1,391,752
Pricing Risk @ 2%		927,835		170,791		366,220		143,552		15,549		231,407	927,835
Post Contract Change Management Allowance @ 3%		1,391,752		256,186		549,331		215,328		23,323		347,111	1,391,752
Total Construction Including Contingency and Inflation		**50,103,070**	**4,296**	**9,222,708**	**3,421**	**19,775,900**	**3,068**	**7,751,816**	**3,475**	**839,634**	**4,563**	**12,496,002**	**50,103,070**
Professional Fees and Surveys Allowance @ 9%		4,715,000		0		0		0		0		0	4,715,000
Specific Ecological / archaeological works	0 Item	0		0		0		0		0		0	0
Client Direct Works (FFE, ICT, AV)	255 m2	2,946,780		687,480		1,643,475		568,905		46,920		0	2,946,780
TOTAL PROJECT COST EXCLUDING CENTRAL COSTS		**57,760,000**	**4,952**	**9,910,000**	**3,676**	**21,420,000**	**3,324**	**8,320,000**	**3,729**	**890,000**	**4,837**	**12,500,000**	**57,760,000**
Central Costs as per Capital Prioritisation Document		2,077,000											2,077,000
TOTAL PROJECT COST INCLUDING CENTRAL COSTS		**59,840,000**	**5,131**	**9,910,000**	**3,676**	**21,420,000**	**3,324**	**8,320,000**	**3,729**	**890,000**	**4,837**	**12,500,000**	**59,840,000**
COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT		**66,350,000**	**5,689**										
CURRENT COST AT JULY 2014													**59,840,000**
5% GST													**3,203,765**

AREAS BASED ON CURRENT AREAS	**Stage 3 Areas**	**Target Areas**	**Difference**
Primary School & Pre-school Area GIA m2	2,696 m2	2,482 m2	214
Secondary School Area GIA m2	6,445 m2	6,361 m2	84
Sports Building Area GIA m2	2,231 m2	2,277 m2	-46
CAS Accommodation GIA m2	184 m2	230 m2	-46
Energy Centre	107 m2	319 m2	-212
TOTAL	**11,663 m2**	**11,669 m2**	**-6 m2**

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

18/11/2014

Based on BCIS PubSec TPI
Based on JLL Programme Dated 23.6.14
Base date reset at 3rd Qtr 2014

	BCIS					G&T TPI 2nd Qtr 2014					AECOM					EC Harris London					Sweett London					Mean	Median
Inflation Calculation Primary, Secondary and Sports	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**		
Inflation to date which has been incorporated into the latest cost plan																											
Oct 2013 - Dec 2013	3	12	4.3	1	1.08	3	12	4.0	1.0	1.00	3	12	3.6	1.0	0.90	3	12	4.0	1.0	1.00	3	12	4.0	1.0	1.00		
Jan 2014 - June 2014	6	12	5.2	1	2.60	6	12	5.0	1.0	2.50	6	12	3.6	1.0	1.80	6	12	4.0	1.0	2.00	6	12	3.8	1.0	1.90		
July 2014 - Dec 2014	6	12	6.3	1	3.15	6	12	6.0	1.0	3.00	6	12	3.8	1.0	1.90	6	12	4.0	1.0	2.00	6	12	3.8	1.0	1.90		
					6.83					**6.50**					**4.60**					**5.00**					**4.80**	**5.55**	**6.50**
Inflation to Completion Main Works																											
Jan 2015 - May 2015	5	12	4.7	1	1.96	5	12	4.5	1.0	1.88	5	12	4.8	1.0	2.00	5	12	6.1	0.5	1.27	5	12	4.5	1.0	1.88		
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.7	0.5	1.37	7	12	4.5	0.5	1.31	7	12	4.8	0.5	1.40	4	12	6.1	0.5	1.02	7	12	4.5	0.5	1.31		
Jan 2016 - Dec 2016	12	12	4.9	0.5	2.45	12	12	4	0.5	2.00	12	12	5.2	0.5	2.60	12	12	5.0	0.5	2.50	12	12	4.7	0.5	2.35		
Jan 2017 - July 2017	7	12	5.4	0.5	1.58	7	12	3.5	0.5	1.02	7	12	6.1	0.5	1.78	7	12	4.0	0.5	1.17	7	12	5.1	0.5	1.49		
Total Inflation Calculation					**7.35**					**6.21**					**7.78**					**5.95**					**7.03**	**6.86**	**7.78**

Inflation Calculation External Works	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**	**Months**	**Total Mths**	**Rate**	**%**	**Total**		
Inflation to date incorporated into current cost plan																											
July 2013 - Dec 2013	3	12	4.3	1	1.08	3	12	4.0	1.0	1.00	3	12	3.6	1.0	0.90	3	12	4.0	1.0	1.00	6	12	4.0	1.0	2.00		
Jan 2014 - June 2014	6	12	6.3	1	3.15	6	12	6.0	1.0	3.00	6	12	3.8	1.0	1.90	6	12	4.0	1.0	2.00	6	12	3.8	1.0	1.90		
July 2014 - Dec 2014	6	12	6.3	1	3.15	6	12	6.0	1.0	3.00	6	12	3.8	1.0	1.90	6	12	4.0	1.0	2.00	6	12	3.8	1.0	1.90		
					7.38					**7.00**					**4.70**					**5.00**					**5.80**	**5.98**	**7.00**
Inflation to Completion External Works																											
Jan 2015 - May 2015	5	12	4.7	1	1.96	5	12	4.5	1.0	1.88	5	12	4.8	1.0	2.00	5	12	6.1	0.5	1.27	5	12	4.5	1.0	1.88		
June 2015 - Dec 2015 (Start on site June 2015)	7	12	4.7	0.5	1.37	7	12	4.5	0.5	1.31	7	12	4.8	0.5	1.40	4	12	6.1	0.5	1.02	7	12	4.5	0.5	1.31		
Jan 2016 - Dec 2016	12	12	4.9	0.5	2.45	12	12	4	0.5	2.00	12	12	5.2	0.5	2.60	12	12	5.0	0.5	2.50	12	12	4.7	0.5	2.35		
Jan 2017 - Dec 2017	12	12	5.4	0.5	2.70	12	12	3.5	0.5	1.75	12	12	6.1	0.5	3.05	7	12	4.0	0.5	1.17	12	12	5.1	0.5	2.55		
Jan 2018 - July 2018	7	12	5.4	0.5	1.58	7	12	3.5	0.5	1.02	7	12	5.0	0.5	1.46	7	12	3.6	0.5	1.05	7	12	3.7	0.5	1.08		
Total Inflation Calculation					**10.05**					**7.96**					**10.51**					**7.00**					**9.17**	**8.94**	**10.51**

La Mare de Carteret - Possible Savings / Value Engineering Items

	Potential Saving / Value Engineering Item	Potential Gross Cost savings / additions	Agreed	Possible	Rejected
1	G&T to adjust saving for latest 24 November area schedule				
1.1	Primary School - 2,809m2 now down to 2696m2 = 113m2	-£ 417,309.00			
1.2	Secondary School - 6,434m2 - 6,445m2 = add 11m2	Cost neutral			
1.3	Sports Building - 2414 - CAS Unit at 183m2 = 2,231m2. Saving in areas of 183m2	-£ 492,270.00			
1.4	Energy Centre 146m2 - 106.5m2 = 39m2 deduction	-£ 117,000.00			
2	G&T to update for cut and fill model from Buro Happold, eg approx. 3,000 m3 offsite and 3,000 m3 used in the bund.	**-£ 100,000.00**			
2a	G&T to update for clearing site	**-£ 100,000.00**			
3	Update cost plan for below ground drainage as this has been progressed by BH	£ -			
4	Structural Steelwork Review - Secondary fire protection & secondary steelwork BH and G&T to review primary school and sports building in particular to clarify reasons for significantly greater costs to Stage C cost plan.	**-£ 150,000.00** **-£ 75,000.00** **-£ 120,000.00** **-£ 15,000.00** **-£ 20,000.00**			
5	Kalzip roof 2.5 degree pitch instead of 5 degree pitch to Primary School Kalzip roof 2.5 degree pitch instead of 5 degree pitch to Secondary Kalzip roof 2.5 degree pitch instead of 5 degree pitch to Sports Kalzip roof 2.5 degree pitch instead of 5 degree pitch to CAS	**-£ 16,995.00** **-£ 23,017.50** **-£ 13,860.00** **-£ 2,268.75**			
6	DE to review façades to reduce / omit ceramic wall finish and limit Tecu from sports building.	-£ 105,000.00		Target	
7	Education to review whether moveable walls can be reduced - Total of £150,000 within cost plan including structural support	-£ 50,000.00		Target	
8	DE to liaise with G&T over extent of side vision panels to doors – cost plan has £1,000 per panel - need to ensure this is sufficient?	£ -			
9	Query – note that screed and insulation has been allowed for floors – presume insulation - checked and no saving not needed as not underfloor heating – does the rate reduce	£ -			
10	Agreed that FLO6A timber flooring to dining area would be rubber at previous design meeting - if applied to dining in Secondary Agreed that FL06A timber flooring to dining area would be rubber at previous design meeting - if applied to dining in Primary	**-£ 11,563.58** **-£ 5,339.40**			
10a	FL06A timber flooring to Main hall changed to Rubber - if applied to main hall in Secondary FL06A timber flooring to Main hall changed to Rubber - if applied to main hall in Primary			**-£ 19,668.45** **-£ 11,968.27**	
11	Allowance for signage under FF&E needs to be specific - is this statutory or way-finding? - Wayfinding and Statutory	£ -			
12	Does roller shutter to primary reception need to be fire rated?	TBC			
13	Toilet cubicles - £32 / m^2 – assume this is based on simplified blockwork cubicles and doors and not expensive Thrislington toilet partitioning systems	Correct			
14	Induction loops have been included – page 36 item 7 – don't believe these are - Noted this will be reviewed with M&E as a whole required as use mobile personnel versions now?	£ -			
15	Kalzip roof – does the rate allow for marine environment spec? - yes	£ -			
16	Coping and flashing detail to reveals required for budgeting – DE to discuss with G&T for price check.	£ -			

17	External soffit board - specification check? G&T/DE conversation.	£ -			
18	Page 63 unspecified floor finish – assumed as barrier matting – DE to clarify.	£ -			
19	Dining hall floor – shown as timber floor – changed to rubber in last design team meeting - page 63 item 19.	Included in 10			
20	Allowance for foldaway tables and benches in Group 1 – should this not be a loose FF&E budget item?	-£ 65,000.00			
21	Kitchen roller shutter – upgrade to fire shutter – page 66 item 14. Also assume hatch fire rated needed to PTA kitchen	Under review			
22	Sports building external stair to be omitted – access provided via Level 3 cat ladder.	-£ 19,000.00			
23	Primary school external stair to roof amended to hatch with drop down ladder.	-£ 10,000.00			
24	Acoustic barrier around classrooms referred to in Sports building – presume this is to gym? Correct Page 99 - also check items 20 and 21.	£ -			
25	Birch wall panelling to sports hall only – does this allowance cover all walls full height? Is the gym painted blockwork?				
26	Should timber sports flooring be changed to gym or sports hall for multi-use?			-£ 42,000.00	
27	Induction loops – omit – page 118 item 7.	Within M&E review			
28	MUGA synthetic surface – What is saving for 2G? (costed for 3G) Page 147 item 1 - £35 reduction/m2	£ -			
29	Cricket wicket to be relocated by club	-£ 35,000.00			
30	Tennis club facilities / storage – small external space for with drainage, power and water only - cage store provided in undercroft.	-£ 130,000.00			
32	Bund landscaping – omit more expensive terraces and profile sloping grass / landscape instead	**-£ 72,140.00**			
32a	Simplify the inpermeable treatment to bund	**-£ 60,000.00**			
33	Bund core construction to be reviewed by BH with Dorey Lyle & Ashman / Geomarine input.	£ -			
34	Main bridge to be reduced in size / complexity	included in item 59			
35	Can stripped topsoil be stored for re-use to avoid costs? - Assumed already	£ -			
36	MUGA acoustic screen – can this be achieved through vegetation buffer zone?	£ -			
37	Security fencing and gates to be rationalised – approx.£135,000 for fencing.	-£ 25,000.00			
38	600kVA electrical supply quote being obtained by BH. Check against £150,000 cost plan.	**-£ 100,000.00**			
39	Storm water / foul water to be reviewed with BH based on design.	TBC			
40	LPG tanks by Guernsey Gas – page 165 item 14. So cost can be omitted.	-£ 75,000.00			

41	Phasing allowances for amendments to roads and temporary parking, eg £30,000? - built into prelims & contigency For relocating some primary school play equipment?	£ -			
42	External lighting design to be progressed - £300,000 allowed – can this be reduced?	-£ 50,000.00		Target	
43	Energy centre – external doors can be unfinished galvanised as Beaucamps. Omit finishes and floor resin to energy centre, eg just dust sealed concrete. Omit ceiling finishes	-£ 12,000.00			
44	Omit fire hydrant tank – subject to Andy Passingham / Fire Officer approval.	-£ 30,000.00			
45	G&T to review assumptions and exclusions page.	£ -			
46	Inflation – programme has shifted to later construction start but August 2017 completion of main school – any large effect?	Included			
47	Asbestos removal – consultancy work from NAS required to further verify budget and programme.	TBC			
48	Sports field drainage – limited works option required for consideration.				
49	Coloured glass to curtain walling – has this been allowed for/required? - Yes Included	Included			
50	LEV – do we make this part of building contract as critical co-ordination work? Eg transfer from FF&E to building contract.				
51	Brickwork sample panels allowance - prelims yet to be priced	£ -			
52	Ball stop requirements etc - in fencing rates	£ -			
53	Air compressors (4 no locations at Beaucamps)	TBC			
54	External watering points – sufficient?				
55	Server room had 25KW cooling at Beaucamps and 9KW to hub rooms – do we have enough?	TBC			
56	Remove canopy to primary school	£ -			
56a	Simplify canopy to primary school	**-£ 40,000.00**		Target	
57	Reduce canopy to CAS (between HS and PS) – as latest 24 Nov area plans	-£ 100,000.00			
58	Greenhouse required in Primary school? - not included in current cost plan	£ 5,000.00			
59	Bridge review	-£ 165,000.00			
60	Zumptabel lighting saving on Secondary school if consider alternative Zumptabel lighting saving on Sports Hall if consider alternative Zumptabel lighting saving on Primary school if consider alternative	-£ 100,000.00 -£ 65,000.00 -£ 40,000.00			
61	M&E Review to Secondary School M&E Review to Sports Hall M&E Review to Primary School	**-£ 100,000.00** **-£ 75,000.00** **-£ 75,000.00**		Under review Under review Under review	

62	External Play equipment to Primary School	£	50,000.00			
63	Reduction in allowance for new large trees - 28nr reduction	**-£**	**23,800.00**			
63a	Increase allowance in new small trees from 172nr to 180nr	**£**	**4,400.00**			
64	Reduce tennis courts from 5nr to 4nr	**-£**	**78,268.00**			
64	Omission of acoustic wall treatment to teaching spsaces - acoustic panel façade strip to high level	**-£**	**28,125.00**			
		-£	**78,750.00**			

	-£	**3,427,306.23**	**-£**	**73,636.72**
Primary	-£	652,768.40		
Secondary	-£	578,331.08		
Sports	-£	890,130.00		
Energy	-£	159,000.00		
CAS	-£	102,268.75		
Externals	-£	959,808.00		
Check taken at present	**-£**	**3,342,306.23**		
Possible VE still to be taken	-£	73,636.72		
VE not taken	-£	332,000.00		

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

Like For Like Comparison at December 2014 (fees and inflation omitted)

OPTIONS REVIEW	**Option A0 - Stage 3 Cost Plan Dec 2014. 600 High School**	**Option A1 - Stage 3 Cost Plan Updated for current Programme & Fees**	**Option A2.1 & A2.2 - 600 Plus 360 Extension**	**Option B1 - Revised Design for 600 (excludes oversize areas)**	**Option B2 - Revised Design For 960**
	£	**£**	**£**	**£**	**£**
High School	18,309,547	18,309,547	23,627,628	17,863,441	23,101,197
Sports Hall	7,177,608	7,177,608	7,538,513	7,534,973	7,549,839
CAS Accommodation	777,439	777,439	791,734	792,176	791,734
Primary School & Pre-school	8,539,692	8,539,692	8,539,692	8,539,692	8,539,692
Energy Centre	Included	Included	Included	Included	Included
Total Construction Cost Rounded	**34,804,286**	**34,804,286**	**40,497,568**	**34,730,283**	**39,982,462**
External Works & Drainage	11,570,372	11,570,372	13,606,000	11,099,162	12,810,833
Abnormals	Included	Included	Included	Included	Included
Sub Total	**46,374,658**	**46,374,658**	**54,103,568**	**45,829,445**	**52,793,295**
Professional Fees	4,715,000	4,715,000	4,715,000	4,715,000	4,715,000
Additional Fees					
FFE and ICT	2,944,485	2,944,485	3,457,800	2,934,540	3,409,605
Design Risk @ 3%	1,391,752	1,391,752	1,623,619	1,376,014	1,583,865
Pricing Risk @ 2%	927,835	927,835	1,082,413	917,342	1,055,910
Post Contract Change Management Allowance @ 3%	1,391,752	1,391,752	1,623,619	1,376,014	1,583,865
Sub Total	**57,745,482**	**57,745,482**	**66,606,019**	**57,148,355**	**65,141,540**
Risks and Variants	0	0	0	0	0
Total Project Cost Excluding Central Costs	**57,745,482**	**57,745,482**	**66,606,019**	**57,148,355**	**65,141,540**
Central Costs	2,077,000	2,077,000	2,077,000	2,077,000	2,077,000
TOTAL PROJECT COSTS	**59,820,000**	**59,820,000**	**68,680,000**	**59,230,000**	**67,220,000**
Total Present Day Cost Comparison (Base date December 2014)	**59,820,000**	**59,820,000**	**68,680,000**	**59,230,000**	**67,220,000**
INFLATION (Based on BCIS) to completion July 2018					
INFLATION (Based on BCIS) to completion Dec 2019					
TOTAL PROJECT COST INCLUDING INFLATION	**59,820,000**	**59,820,000**	**68,680,000**	**59,230,000**	**67,220,000**
Additional 1 year on programme (inflation effect)	2,750,000	-	-	-	-

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

10-Aug-15

OPTIONS REVIEW	**Option A0 - Stage 3 Cost Plan Dec 2014. 600 High School**	**Option A1 - Stage 3 Cost Plan Updated for current Programme & Fees**	**Option A2.1 & A2.2 - 600 Plus 360 Extension**	**Option B1 - Revised Design for 600 (excludes oversize areas)**	**Option B2 - Revised Design For 960**
	£	**£**	**£**	**£**	**£**
High School	18,309,547	18,309,547	23,627,628	17,863,441	23,101,197
Sports Hall	7,177,608	7,177,608	7,538,513	7,534,973	7,549,839
CAS Accommodation	777,439	777,439	791,734	792,176	791,734
Primary School & Pre-school	8,539,692	8,539,692	8,539,692	8,539,692	8,539,692
Energy Centre	Included	Included	Included	Included	Included
Total Construction Cost Rounded	**34,804,286**	**34,804,286**	**40,497,568**	**34,730,283**	**39,982,462**
External Works & Drainage	11,570,372	11,570,372	13,606,000	11,099,162	12,810,833
Abnormals	Included	Included	Included	Included	Included
Sub Total	**46,374,658**	**46,374,658**	**54,103,568**	**45,829,445**	**52,793,295**
Professional Fees	4,715,000	4,715,000	4,715,000	4,715,000	4,715,000
Additional Fees	-	742,000	1,467,000	1,017,000	1,742,000
FFE and ICT	2,944,485	2,944,485	3,457,800	2,934,540	3,409,605
Design Risk @ 3%	1,391,752	1,391,752	1,623,619	1,376,014	1,583,865
Pricing Risk @ 2%	927,835	927,835	1,082,413	917,342	1,055,910
Post Contract Change Management Allowance @ 3%	1,391,752	1,391,752	1,623,619	1,376,014	1,583,865
Sub Total	**57,745,482**	**58,487,482**	**68,073,019**	**58,165,355**	**66,883,540**
Risks and Variants	0	0	0	0	0
Total Project Cost Excluding Central Costs	**57,745,482**	**58,487,482**	**68,073,019**	**58,165,355**	**66,883,540**
Central Costs	2,077,000	2,077,000	2,077,000	2,077,000	2,077,000
TOTAL PROJECT COSTS	**59,820,000**	**60,560,000**	**70,150,000**	**60,240,000**	**68,960,000**
Total Present Day Cost Comparison (Base date December 2014)	**59,820,000**	**60,560,000**	**70,150,000**	**60,240,000**	**68,960,000**
INFLATION (Based on BCIS) to completion July 2018	4,690,000	-	-	-	-
INFLATION (Based on BCIS) to completion Dec 2019	-	8,060,385	9,736,297	7,960,144	9,491,136
TOTAL PROJECT COST INCLUDING INFLATION	**64,510,000**	**68,630,000**	**79,890,000**	**68,210,000**	**78,460,000**
Additional 1 year on programme (inflation effect)	2,750,000	-	-	-	-

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

BASE OPTION - OPTION A1

		PRIMARY £	£/m2	SECONDARY £	£/m2	SPORTS £	£/m2	CAS UNIT	£/m2	DEMO & EXTERNALS £	TOTAL CHECK £
Elemental Costs		7,564,959	2,805	15,316,907	2,380	6,704,300	3,005	739,231	4,018	10,781,648	41,107,044
ENERGY CENTRE INCLUDING VE		336,969		804,004		278,746		22,989			1,456,078
Value Engineering		-652,768		-578,331		-890,130		-102,269		-959,808	-3,183,306
Preliminaries @ 13%		942,391		2,020,535		792,079		85,794		1,276,839	5,117,638
OH&P @ 4.25% - based on RGF return		348,141		746,432		292,612		31,694		471,694	1,890,574
Total Construction Cost		**8,539,692**	**3,166**	**18,309,547**	**2,845**	**7,177,608**	**3,217**	**777,439**	**4,225**	**11,570,372**	**46,388,027**
Design Risk @ 3%		256,191		549,286		215,328		23,323		347,111	1,391,752
Pricing Risk @ 2%		170,794		366,191		143,552		15,549		231,407	927,835
Post Contract Change Management Allowance @ 3%		256,191		549,286		215,328		23,323		347,111	1,391,752
Total Construction Including Contingency and Inflation		**9,222,867**	**3,420**	**19,774,311**	**3,073**	**7,751,816**	**3,475**	**839,634**	**4,563**	**12,496,002**	**50,099,366**
Professional Fees and Surveys Allowance @ 9%		0		0		0		0		0	4,715,000
Fee Inflation applies to all fees - programme delay											150,000
Feb 2015 - May 2015 support to education											37,000
Independent Review Costs											60,000
Start up and re engagement											45,000
Additional Fees 360 extension and 960 design											450,000
Novated fee Increase 960 construction											0
Specific Ecological / archaeological works	0 Item	0		0		0		0		0	0
Client Direct Works (FFE, ICT, AV)	255 m2	687,735		1,640,925		568,905		46,920		0	2,944,485
Adjustment											
TOTAL PROJECT COST EXCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**21,420,000**	**3,329**	**8,320,000**	**3,729**	**890,000**	**4,837**	**12,500,000**	**58,500,851**
Central Costs as per Capital Prioritisation Document											2,077,000
Adjust											-20,000
TOTAL PROJECT COST INCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**21,420,000**	**3,329**	**8,320,000**	**3,729**	**890,000**	**4,837**	**12,500,000**	**60,560,000**
COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT											
CURRENT COST AT DEC 2014											**60,560,000**
Inflation (BCIS UK average) on Construction, Design Risk, Contingency and Client Direct Works from June 2014 to Completion		**1,433,073**	**14.46%**	**3,096,643**	**14.46%**	**1,203,176**	**14.46%**	**128,196**	**14.46%**	**2,199,296**	**17.60%**	**8,060,385**

TOTAL AREA **11,654 m2**

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

BASE OPTION - OPTION A2

		PRIMARY £	£/m2	SECONDARY £	£/m2	SPORTS £	£/m2	CAS UNIT	£/m2	DEMO & EXTERNALS £	TOTAL CHECK £
Elemental Costs		7,564,959	2,805	19,831,311	2,377	7,010,665	3,005	751,366	4,018	10,781,648	45,939,949
Additional Court Area at 2320m2 outside bund										812,000	812,000
Additional drainage works to area outside bund										426,000	426,000
Additional works to bund										250,000	250,000
Additonal drainage connections / servicing to extended building										240,000	240,000
ENERGY CENTRE INCLUDING VE		336,969		804,004		278,746		22,989			1,457,202
Value Engineering		-652,768		-578,331		-890,130		-102,269		-959,808	-3,183,306
Preliminaries @ 13%		942,391		2,607,408		831,907		87,371		1,501,479	5,970,556
OH&P @ 4.25% - based on RGF return		348,141		963,237		307,325		32,277		554,681	2,205,661
Total Construction Cost		**8,539,692**	**3,166**	**23,627,628**	**2,832**	**7,538,513**	**3,231**	**791,734**	**4,234**	**13,606,000**	**54,118,062**
Design Risk @ 3%		256,191		708,829		226,155		23,752		408,180	1,623,619
Pricing Risk @ 2%		170,794		472,553		150,770		15,835		272,120	1,082,413
Post Contract Change Management Allowance @ 3%		256,191		708,829		226,155		23,752		408,180	1,623,619
Total Construction Including Contingency and Inflation		**9,222,867**	**3,420**	**25,517,839**	**3,059**	**8,141,594**	**3,490**	**855,073**	**4,573**	**14,694,480**	**58,447,713**
Professional Fees and Surveys Allowance @ 9%		0		0		0		0		0	4,715,000
Fee Inflation applies to all fees - programme delay											150,000
Feb 2015 - May 2015 support to education											37,000
Independent Review Costs											60,000
Start up and re engagement											45,000
Additional Fees 360 extension and 960 design											450,000
Novated fee Increase 960 construction											725,000
Specific Ecological / archaeological works	0 Item	0		0		0		0		0	0
Client Direct Works (FFE, ICT, AV)	255 m2	687,735		2,127,465		594,915		47,685		0	3,457,800
TOTAL PROJECT COST EXCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**27,650,000**	**3,314**	**8,740,000**	**3,746**	**900,000**	**4,813**	**14,690,000**	**68,087,513**
Central Costs as per Capital Prioritisation Document											2,077,000
Adjust											-10,000
TOTAL PROJECT COST INCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**27,650,000**	**3,314**	**8,740,000**	**3,746**	**900,000**	**4,813**	**14,690,000**	**70,150,000**
COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT											
CURRENT COST AT DEC 2014											**70,150,000**
Inflation (BCIS UK average) on Construction, Design Risk, Contingency and Client Direct Works from June 2014 to Completion		**1,501,456**	**15.15%**	**4,188,264**	**15.15%**	**1,323,581**	**15.15%**	**136,768**	**15.15%**	**2,586,228**	**17.60%**	**9,736,297**

TOTAL AREA **13,667 m2**

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

BASE OPTION - OPTION B1

		PRIMARY £	£/m2	SECONDARY £	£/m2	SPORTS £	£/m2	CAS UNIT	£/m2	DEMO & EXTERNALS £	TOTAL CHECK £
Elemental Costs		7,564,959	2,805	14,956,084	2,377	7,007,660	3,005	751,366	4,018	10,781,648	41,061,717
ENERGY CENTRE INCLUDING VE		336,969		786,137		291,365		23,364			1,451,205
Additional works to bund										250,000	250,000
Reduced allowance for bridge										-650,000	-650,000
Value Engineering		-652,768		-578,331		-890,130		-102,269		-959,808	-3,183,306
Preliminaries @ 13%		942,391		1,971,306		833,156		87,420		1,224,839	5,060,850
OH&P @ 4.25% - based on RGF return		348,141		728,246		307,787		32,295		452,484	1,869,595
Total Construction Cost		**8,539,692**	**3,166**	**17,863,441**	**2,839**	**7,549,839**	**3,237**	**792,176**	**4,236**	**11,099,162**	**45,860,060**
Design Risk @ 3%		256,191		535,903		226,495		23,765		332,975	1,376,014
Pricing Risk @ 2%		170,794		357,269		150,997		15,844		221,983	917,342
Post Contract Change Management Allowance @ 3%		256,191		535,903		226,495		23,765		332,975	1,376,014
Total Construction Including Contingency and Inflation		**9,222,867**	**3,420**	**19,292,517**	**3,066**	**8,153,826**	**3,496**	**855,551**	**4,575**	**11,987,095**	**49,529,430**
Professional Fees and Surveys Allowance @ 9%		0		0		0		0		0	4,715,000
Fee Inflation applies to all fees - programme delay											150,000
Feb 2015 - May 2015 support to education											37,000
Independent Review Costs											60,000
Start up and re engagement											45,000
Additional Fees 360 extension and 960 design											725,000
Novated fee Increase 960 construction											0
Specific Ecological / archaeological works	0 Item	0		0		0		0		0	0
Client Direct Works (FFE, ICT, AV)	255 m2	687,735		1,604,460		594,660		47,685		0	2,934,540
TOTAL PROJECT COST EXCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**20,900,000**	**3,322**	**8,750,000**	**3,752**	**900,000**	**4,813**	**11,990,000**	**58,195,970**
Central Costs as per Capital Prioritisation Document											2,077,000
Adjust											-30,000
TOTAL PROJECT COST INCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**20,900,000**	**3,322**	**8,750,000**	**3,752**	**900,000**	**4,813**	**11,990,000**	**60,240,000**
COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT											
CURRENT COST AT DEC 2014											**60,240,000**
Inflation (BCIS UK average) on Construction, Design Risk, Contingency and Client Direct Works from June 2014 to Completion		**1,433,073**	**14.46%**	**3,021,703**	**14.46%**	**1,265,031**	**14.46%**	**130,608**	**14.46%**	**2,109,729**	**17.60%**	**7,960,144**

TOTAL AREA **11,615 m2**

LA MARE DE CARTERET SCHOOLS, GUERNSEY - STAGE 3 COST UPDATE

BASE OPTION - OPTION B2

		PRIMARY £	£/m2	SECONDARY £	£/m2	SPORTS £	£/m2	CAS UNIT	£/m2	DEMO & EXTERNALS £	TOTAL CHECK £
Elemental Costs		7,564,959	2,805	19,384,435	2,377	7,007,660	3,005	751,366	4,018	10,781,648	45,490,068
Additional Court Area at 2,320m2 outside bund										812,000	812,000
Additional drainage works to area outside bund										426,000	426,000
Additional works to bund										250,000	250,000
Additonal drainage connections / servicing to extended building										215,000	215,000
Reduced allowance for bridge										-650,000	-650,000
ENERGY CENTRE INCLUDING VE		336,969		804,004		278,746		22,989			1,457,202
Value Engineering		-652,768		-578,331		-890,130		-102,269		-959,808	-3,183,306
Preliminaries @ 13%		942,391		2,549,314		831,516		87,371		1,413,729	5,826,205
OH&P @ 4.25% - based on RGF return		348,141		941,775		307,181		32,277		522,264	2,152,335
Total Construction Cost		**8,539,692**	**3,166**	**23,101,197**	**2,833**	**7,534,973**	**3,231**	**791,734**	**4,234**	**12,810,833**	**52,795,503**
Design Risk @ 3%		256,191		693,036		226,049		23,752		384,325	1,583,865
Pricing Risk @ 2%		170,794		462,024		150,699		15,835		256,217	1,055,910
Post Contract Change Management Allowance @ 3%		256,191		693,036		226,049		23,752		384,325	1,583,865
Total Construction Including Contingency and Inflation		**9,222,867**	**3,420**	**24,949,293**	**3,059**	**8,137,771**	**3,490**	**855,073**	**4,573**	**13,835,699**	**57,019,144**
Professional Fees and Surveys Allowance @ 9%		0		0		0		0		0	4,715,000
Fee Inflation applies to all fees - programme delay											150,000
Feb 2015 - May 2015 support to education											37,000
Independent Review Costs											60,000
Start up and re engagement											45,000
Additional Fees 360 extension and 960 design											725,000
Novated fee Increase 960 construction											725,000
Specific Ecological / archaeological works	0 Item	0		0		0		0		0	0
Client Direct Works (FFE, ICT, AV)	255 m2	687,735		2,079,525		594,660		47,685		0	3,409,605
TOTAL PROJECT COST EXCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**27,030,000**	**3,315**	**8,730,000**	**3,744**	**900,000**	**4,813**	**13,840,000**	**66,885,749**
Central Costs as per Capital Prioritisation Document											2,077,000
TOTAL PROJECT COST INCLUDING CENTRAL COSTS		**9,910,000**	**3,674**	**27,030,000**	**3,315**	**8,730,000**	**3,744**	**900,000**	**4,813**	**13,840,000**	**68,960,000**
COMPARABLE COST WITHIN CAPITAL PRIORITISATION DOCUMENT											
CURRENT COST AT DEC 2014											**68,960,000**
Inflation (BCIS UK average) on Construction, Design Risk, Contingency and Client Direct Works from June 2014 to Completion		**1,501,456**	**15.15%**	**4,094,866**	**15.15%**	**1,322,963**	**15.15%**	**136,768**	**15.15%**	**2,435,083**	**17.60%**	**9,491,136**

TOTAL AREA **13,478 m2**

La Mare De Carteret Schools - 28 October 2015

gardiner&theobald

Value For Money Review

This report has been prepared to review:

1. Option B1 – Revised Design for 600 Pupil Place Secondary School (excluding oversized area)
2. Option B2 – Revised Design for 960 Pupil Place Secondary School

Figures are based on the following areas:

1. Option B1 – 11,615m2
2. Option B2 – 13,478m2

This review is based upon figures issued in August as follows:

1. Option B1 - £60,240,000 excluding inflation and £68,210,000 including inflation.
2. Option B2 – £68,960,000 excluding inflation and £78,460,000 including inflation.

The basis of costing was to review the previous Stage 3 Cost Plan against the two proposals. The Base date for these costings is December 2014 for comparison purposes. The design for the two schemes is currently being developed and detailed cost plans will be developed based on Stage D+ design by January 2016 at which point the cost plan will be updated and will include BCIS inflation for 2017 which is currently being reported at 6.5%.

For comparison (excluding inflation) the previous proposal for the 600 Pupil Place Secondary School was estimated at £59,820,000. The current scheme is estimated at £59,230,000 showing a saving on a like for like basis of £590,000. The majority of this saving is due to changes in the proposed bridge design.

This report will review each cost element of the budget against Les Beaucamps School and Baubigny Schools (where appropriate). The report will also review costs against similar UK projects delivered by G&T LLP and also against current Education Funding Agency projects and funding allocations.

1. **Building Costs**

   G&T LLP has used Les Beaucamps High School as the main basis for reviewing and benchmarking costs. Taking the building elements for Les Beaucamps School excluding abnormals, swimming pool plant/tank and external works gives a figure of £24.8m for building works. The total area for Les Beaucamps School is 8,783m2, this gives a cost per m2 of £2,823/m2. If this figure is inflated from September 2013 to December 2014 (the date when the cost plan was set) we get an inflation allowance of 8.7% which when added to the construction cost comes to an allowance of £3,068/m2 for direct comparison with La Mare building works.

   Option B1 - Building works come to a total of £34.73m. Based on an area of 11,615m2, this equates to £2,990/m2. This figure is directly comparable to Les Beaucamps School at £3,068/m2.

Option B2 - Building works come to a total of £39.98m. Based on an area of 13,478m2, this equates to £2,966/m2. This figure is again directly comparable to Les Beaucamps School at £3,068/m2.

Baubigny Schools for comparison works out to £2,900/m2 based on information received by G&T LLP. Due to the effect of the recession and the negative inflation applied this figure is less reliable than the data reviewed for Les Beaucamps.

Reviewing UK projects let in December 2014 at a time when a number of schemes were being turned down by Framework Contractors, based on the EFA standard specification the majority of G&T LLP projects had a tender return price of £2,100/m2. This approach is very much delivery driven whereby a contractor is given a sum of money to deliver requirements within a strict area schedule and set specification. Many projects follow a modular approach to achieve these rates.

Where projects are being procured on a design led approach in the UK this figure is currently nearer £2,400/m2 or 20% less than in Guernsey. At 20% this is in line with G&T LLP previous reviews which show a 23% uplift between UK construction and Guernsey based on a design led approach.

2. External Works and Abnormals

La Mare de Carteret External Works and Abnormals are estimated at:

1. Option B1 – 600 Pupil Secondary £11,099,162
2. Option B2 – 960 Pupil Secondary £12,810,833

These figures are high due to the total usable area of the site and the need for including bridges over the pond, a bund for flood defence, tennis courts relocation for club use, and a carriageway on site. There are also a number of service diversions and upgrades required. We estimate that these items equate for approximate £2.6-£3m of external work costs or £220/m2 – 260/m2 of the above allowance. To get a direct comparison with Les Beaucamps and Baubigny Schools it is necessary to review costs against a usable site area.

Les Beaucamps external works and abnormals totalled £5.45m but there was also a significant element of contingency (approximately £250,000) spent on asbestos removal. Reviewing on a usable site area basis gives £132/m2. Baubigny Schools External works and abnomals equated to approximately £10.7m and included external works and drainage, link road and traffic junctions, sewer upgrade, lagoon infilling works, raising levels to the site and a pumping chamber. If we were to uplift this to today's prices we would need to add 20% giving a total figure of £12.88m, which equates to a cost per m2 on usable site area of £183/m2.

When costs are reviewed against total usable site area it can be seen that La Mare de Carteret Schools is better value than Baubigny Schools and directly comparable with Les Beaucamps School at £131/m2. G&T LLP can confirm that given the site issues to be overcome that the current scheme as costed offers excellent value for money.

	School Area m2	Useable Site Area m2	£/m2 based on usable site area	Ratio of site area for every 1m2 of school
Option B1 La Mare De	11,669	93,011	£119/m2	7.97

Carteret Schools				
Option B2 La Mare De Carteret Schools	11,669	93,011	£137/m2	7.97
Baubigny Schools	13,130	70,080	£183/m2	5.34
Les Beaucamps	8,783	41,466	£132/m2	4.72

3. **Preliminaries**
   Preliminaries are estimated at 13% based on their being one contract with phased / sectional completion. These have been set using the first stage tender returns received by contractors. For comparison Les Beaucamps was 11%. It is important that we learn from Les Beaucamps and ensure that main contractor preliminaries support the required level of staffing, programme management and design management required on a project of this nature. Baubigny Schools preliminary costs were between 11 and 12% from figures provided. UK schools currently being delivered vary between 11% and 15% preliminaries for similar projects. G&T LLP can confirm that at 13% preliminaries provide value for money to SED.

4. **Overheads & Profit**
   Overheads and Profit have been included at 4.25%. This is based on tendered returns and is reflective of the current market conditions in main contracting on Guernsey. In the UK we would estimate a figure of between 4 – 6% on a project of this size and nature in the current market. For comparison Baubigny Schools was 5% and Les Beaucamps School was 4.5%.

5. **Contingency / Risk Allowance**
   We have broken contingency / risk allowances down into design risk, pricing risk and post contract change control. These have been developed and should be read in conjunction with the current risk register. Design and pricing risk is estimated at 5%. A number of risks such as asbestos and demolition have been priced based on Les Beaucamps rates and included in abnormals along with a significant allowance for service diversions.

   Post contract change management allowance has been set at 3% in line with that set on Les Beaucamps and based upon G&T LLP report on change control expenditure on this project. Expenditure on change control averages out on UK projects based on a design and build form of Contract at between 2% and 3%.

6. **Professional Fees**
   Profession fees for La Mare de Carteret are currently estimated at £4,715,000. This equates to 10.3% of the overall construction budget. For comparison Les Beaucamps fees (client direct plus novated) equated to 11.1% of construction cost and Les Nicolles fees for comparison (client direct plus novated) were 13%.

   The EFA allow 12% for fees on all of their projects, at 10.3% La Mare de Carteret fees compare favourably. G&T LLP can also confirm that this compares favourably with UK schemes where allowances of 10 -13% are being delivered on similar sized schemes.

   It can be deduced from the above that La Mare De Carteret fees as currently estimated offer SED good value for money and have been driven down as the overall programme of new schools has been delivered.

   This excludes additional fees associated with the redesign and design of the 960 Pupil Secondary School Option.

7. FFE & ICT

FFE and ICT allowance equate to £258/m2 based on the current areas. This compares favourably with rates G&T LLP are currently delivering in UK schools at between £200/m2 and £250/m2.

EFA rates for FFE and ICT based on funding received is on average £220/m2 excluding ICT infrastructure (cabling and patch panels), which is funded at an additional £40/m2. We have excluded this allowance from our comparison as we have included infrastructure cabling within the main works contract.

For comparison Les Beaucamps School was delivered within an allowance of £250/m2. We do not have the figures to compare Baubigny Schools but from review of other UK and Guernsey projects we believe that this level of allowance offers SED good value as it will also cover decant costs.

8. Inflation

Inflation calculations have been prepared based upon BCIS Public Sector All In Tender Price Index and included based upon the current programme for delivery of the complete scheme by December 2019. Inflation from 3rd Qtr 2014 to completion of the schemes is estimated as follows:

1. Option B1 - £7,960,144
2. Option B2 - £9,491,136

We have reviewed other issued tender price indices for comparison as part of this review. It should be noted that the base date for the figures reviewed is December 2014. From 3rd Qtr 2014 to 3rd Qtr 2015 tender prices have increased by 6.5% on average. Therefore by the time of the Cost Plan in January 2016 approximately £3m of inflation from the figures above will have moved into the measured works costs.

Whilst some areas have seen lower inflation increases items such as mechanical and electrical services have seen increases on the year of 10%.

9. Comparison of 600 Pupil and 960 Pupil Option

In reviewing costs it can be seen that overall the 960 Option would appear to offer better value for money than the 600 Pupil Option, due to the economies created by the larger scheme. Section 2 of this report shows the 960 scheme equates to approximately £26/m2 less than the 600 Scheme.

As we move forward G&T LLP view is that the external works on the 960 scheme may also reduce in cost based on recent reviews.

It should be noted that the 600 scheme as currently priced does not include for the oversize spaces. This area is for upgrading parts of the 600 scheme to ensure minimal change if extended to 960 in the future. However as the design develops it is becoming apparent that elements of the oversized area may need to be incorporated into the base 600 scheme. The total area for the oversize spaces is currently estimated at 333m2. In terms of cost this would equate to £1.3m. An analysis needs to highlight any areas that need to be incorporated into the current 600 scheme.