

Summary of cost projection vs bid.						Variance details		
Phase	Original grant estimate	Tender quote - enablement	Actual spend to date	Forecast spend	Total spend (actual & forecast)	Variance to bid	Variance to enablement tender	Notes
Enablement works	230,000	107,608	0	-130,871	-130,871	99,129	-23,263	Variations - astroturf access, unexploded ordinance supervision, path to pool.
Sports Hall & teaching block	4,315,889		0	-4,315,889	-4,315,889	0		
Repurposing works	495,150		0	-495,150	-495,150	0		
Preliminaries	231,200	13,610	0	-231,200	-231,200	0		
Main Contractors profit & overheads	210,890		0	-210,890	-210,890	0		Profit & O/H not detailed in Baker's tender
Contingency	274,156	30,000	0	-373,285	-373,285	-99,129		Variance to enablement bid vs tender c/f to contingency
Design Development	137,078		-42,641	-94,437	-137,078	0		
Tender Price Inflation	137,078		0	-137,078	-137,078	0		
Main Contractor design fees	241,258		0	-241,258	-241,258	0		
Professional fees - architecture / consultancy to bid stage	80,000		-70,000	-10,000	-80,000	0		
Project Manager / QS	195,135		0	-195,135	-195,135	-0		
ICT infrastructure	40,000		0	-40,000	-40,000	0		
Loose furniture & equipment	8,000		0	-8,000	-8,000	0		
Principal designer fees (RIBA stage 3)	5,600		0	-5,600	-5,600	0		
					0			
<b>Total</b>	<b>6,601,434</b>	<b>151,218</b>	<b>-112,641</b>	<b>-6,488,793</b>	<b>-6,601,434</b>	<b>-0</b>	<b>-23,263</b>	
Information only		Revised QS budget forecast in April 2019 was £356,376						



Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
785,514.98	785,514.98	785,514.98	785,514.98	785,514.98	785,514.98	785,514.98	785,514.98	785,514.98	785,514.98
-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00	-112,641.00
672,873.98	672,873.98	672,873.98	672,873.98	672,873.98	672,873.98	672,873.98	672,873.98	672,873.98	672,873.98
5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02	5,815,919.02
-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15	-130,871.15
-719,314.83			-719,314.83			-719,314.83			
-2,877,259.32	-2,877,259.32	-2,877,259.32	-3,596,574.15	-3,596,574.15	-3,596,574.15	-4,315,888.98	-4,315,888.98	-4,315,888.98	-4,315,888.98
	-495,150.00								
0.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00	-495,150.00
-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00	-231,200.00
	-210,890.00								
0.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00	-210,890.00
-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92	-373,284.92
	-1,500.00								
-92,937.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00	-94,437.00
-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00	-137,078.00
-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00	-241,258.00
-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00	-10,000.00
	-59,418.00								
-135,717.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00	-195,135.00
0.00	0.00	0.00	0.00	-40,000.00	-40,000.00	-40,000.00	-40,000.00	-40,000.00	-40,000.00
				-8,000.00					
0.00	0.00	0.00	0.00	-8,000.00	-8,000.00	-8,000.00	-8,000.00	-8,000.00	-8,000.00
-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00	-5,600.00
6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00	6,601,434.00
4,347,846.39	5,114,804.39	5,114,804.39	5,834,119.22	5,882,119.22	5,882,119.22	6,601,434.05	6,601,434.05	6,601,434.05	6,601,434.05
2,253,587.61	1,486,629.61	1,486,629.61	767,314.78	719,314.78	719,314.78	-0.05	-0.05	-0.05	-0.05

## Bid Quote Assumptions

Detail from Tillyard's Cost Plan dated July 2018

- 1 No allowance for VAT
- 2 No allowance for archaeological works
- 3 No allowance for professional fees
- 4 No allowance for statutory fees
- 5 No allowance for loose furniture / ICT
- 6 No allowance for science fittings
- 7 Cost plan allows for first floor to sports hall to be left as shell for future fit out
- 8 Cost plan includes main contractors design fees
- 9 No allowance for abnormal ground conditions - cost plan based on deep trench fill foundations subject too site investigation report
- 10 cost plan based on steel frame construction
- 11 cost plan excludes blinds
- 12 cost plan excludes lockers
- 13 cost plan excludes fitness equipment
- 14 Cost plan assumes ventilation to sports hall
- 15 cost plan assumes mechanical ventilation to changing toom and showers
- 16 cost plan includes BMS system
- 17 cost plan assumes disposal of the excavated material is inert
- 18 preliminaries cost based on coulsons' tender submission (68 weeks contract period based on on Coulson't draft programme)
- 19 main contractos profits & overheads percentage based on coulson's tender dubmission
- 20 main contractors design fees based on coulson's tender submission

**Summary of line details from Tillyard QS estimates**

Summary item	Estimated cost	Assumed new phase	Source	Notes
Sports Hall - foundations & ground slab	358,280	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - frame	192,250	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - Upper floors	29,280	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - stairs	50,000	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - roof	162,720	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - external walls	193,907	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - Windows & external doors	51,060	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - internal walls and partitions	41,503	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - superstructure - internal doors	30,300	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - internal finishes - wall	36,113	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - internal finishes -Floor	141,218	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - internal finishes - Ceiling	33,643	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - fittings and equipment	22,320	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - Services - Sanitary	22,340	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - Services - Mechanical	288,085	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - Services - Electrical	198,990	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - Services - Builders work	25,471	Sports Hall & teaching block	Tillyard report July 2018	
Sports Hall - Services - Lift Installation	35,000	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - foundations & ground slab	280,280	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - frame	154,750	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - Upper floors	40,400	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - stairs	50,000	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - roof	104,070	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - external walls	174,421	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - Windows & external doors	132,420	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - internal walls and partitions	64,072	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - superstructure - internal doors	30,500	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - internal finishes - wall	48,458	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - internal finishes -Floor	73,026	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - internal finishes - Ceiling	60,275	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - fittings and equipment	37,740	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - Services - Sanitary	4,740	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - Services - Mechanical	273,273	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - Services - Electrical	220,451	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - Services - Builders work	24,923	Sports Hall & teaching block	Tillyard report July 2018	
Teaching Block - Services - Lift Installation	35,000	Sports Hall & teaching block	Tillyard report July 2018	
External services - utility survey	5,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - swimming pool new power supply	25,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - swimming pool new mains water	5,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - swimming pool data and fire alarms	10,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - swimming pool gas	20,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - Room 25 new power supply	5,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - Room 25 data and fire alarms	10,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - 6th form common room new mains water	5,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - 6th form common room data and fire alarms	10,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - 6th form common room gas	5,000	Enablement works	Tillyard report July 2018	
Utility connections to existing buildings - 6th form house & drama gas	5,000	Enablement works	Tillyard report July 2018	
External trenches, etc.	25,000	Enablement works	Tillyard report July 2018	This item is for sports & teaching block - may need to be split
Sports hall gas	20,000	Sports Hall & teaching block	Tillyard report July 2018	
Sports hall water	10,000	Sports Hall & teaching block	Tillyard report July 2018	
Sports hall electricity	20,000	Sports Hall & teaching block	Tillyard report July 2018	
Sports hall data / fire alarm	10,000	Sports Hall & teaching block	Tillyard report July 2018	
Teaching block electricity	20,000	Enablement works	Tillyard report July 2018	
Teaching block water	10,000	Enablement works	Tillyard report July 2018	
Teaching block data / fire alarm	10,000	Enablement works	Tillyard report July 2018	
Allowance for surface water drainage	54,500	Sports Hall & teaching block	Tillyard report July 2018	
Allowance for foul water drainage	38,150	Sports Hall & teaching block	Tillyard report July 2018	
Allowance for pumping to foul drainage to sports hall	15,000	Sports Hall & teaching block	Tillyard report July 2018	
Allowance for attenuation to sports hall	10,000	Sports Hall & teaching block	Tillyard report July 2018	
Allowance for drainage to hard pavings	50,010	Sports Hall & teaching block	Tillyard report July 2018	
Refurbishment - gym - Library	338,400	Repurposing	Tillyard report July 2018	
Refurbishment - Library - Art Room	156,750	Repurposing	Tillyard report July 2018	
Demolition of existing buildings	50,000	Enablement works	Tillyard report July 2018	
Disconnection of services	10,000	Enablement works	Tillyard report July 2018	
Removal of existing tennis courts	10,000	Sports Hall & teaching block	Tillyard report July 2018	
Hard paving / Courtyard to new science / teaching block	61,750	Sports Hall & teaching block	Tillyard report July 2018	
Hard paving to sports hall	29,700	Sports Hall & teaching block	Tillyard report July 2018	
Hard play area	265,500	Sports Hall & teaching block	Tillyard report July 2018	
Preliminaries	231,200		Tillyard report July 2018	
Main Contractors profit & overheads	210,890		Tillyard report July 2018	
Contingency	274,156		Tillyard report July 2018	
Design Development	137,078		Tillyard report July 2018	
Tender Price Inflation	137,078		Tillyard report July 2018	
Main Contractor design fees	241,258		Tillyard report July 2018	
Professional fees - architecture / consultancy to bid stage	80,000		Bid document	
Project Manager / QS	195,135		Bid document	PCH / Tillyard fees @3.5%
ICT infrastructure	40,000		Bid document	
Loose furniture & equipment	8,000		Bid document	New rooms only
Principal designer fees (RIBA stage 3)	5,600		Bid document	