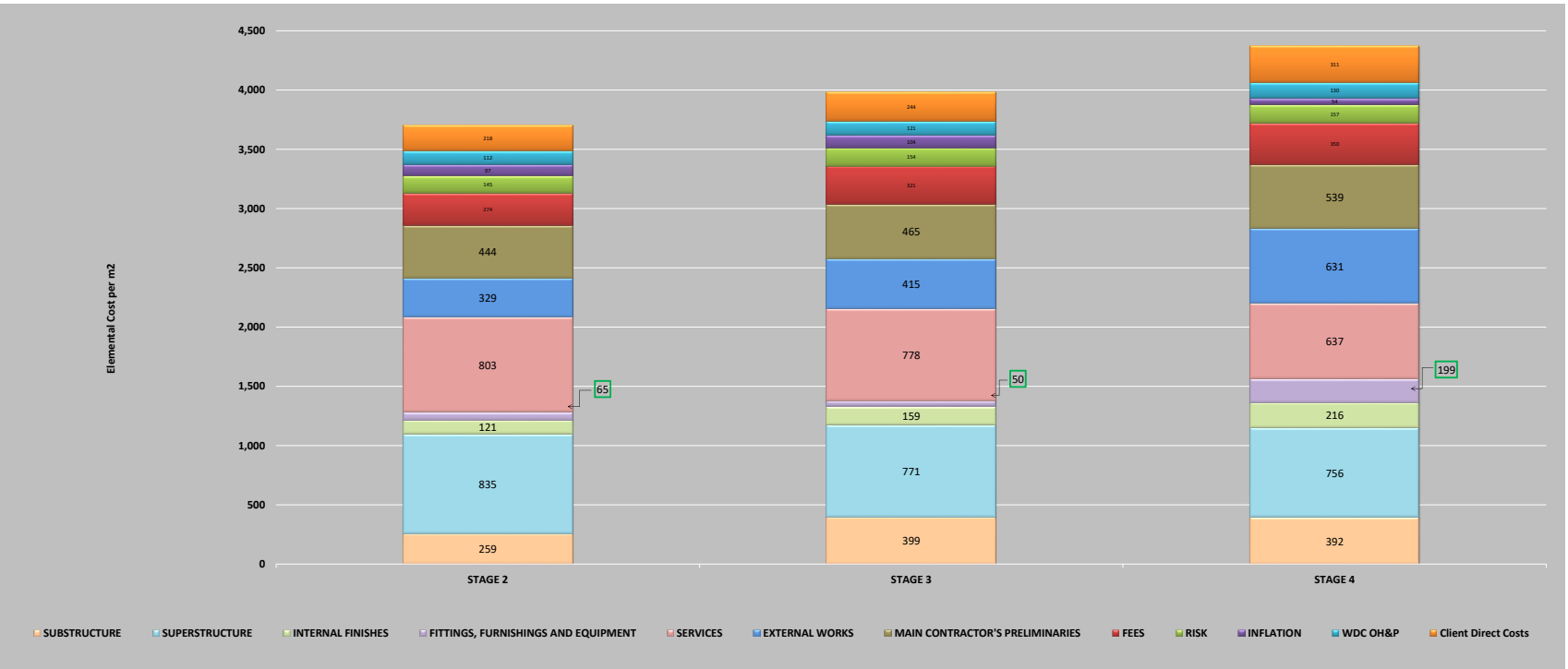


BAYTREE @ CLEVEDON SEN SCHOOL - COST PLAN RECONCILIATION

DESCRIPTION	STAGE 2	STAGE 3	STAGE 4
Estimated Stage 5 (Construction) Duration	70 weeks	70 weeks	84 weeks
GIA (m2)	3,365	3,390	3,345
Date	May-19	Jan-20	Dec-20



DESCRIPTION	STAGE 2	Cost/M2	STAGE 3	Cost/M2	STAGE 4	Cost/M2
SUBSTRUCTURE	872,545	259	1,352,844	399	1,312,574	392
SUPERSTRUCTURE	2,810,396	835	2,614,919	771	2,528,185	756
FRAME	788,400	234	563,500	166	363,981	109
UPPER FLOORS	117,775	35				
ROOF	700,890	208	733,076	216	491,546	147
STAIRS AND RAMPS	5,014	1				
EXTERNAL WALLS	405,933	121	464,800	137	629,002	188
WINDOWS AND EXTERNAL DOORS	295,138	88	297,550	88	388,018	116
INTERNAL WALLS AND PARTITIONS	410,530	122	429,006	127	500,815	150
INTERNAL DOORS	86,716	26	126,987	37	154,823	46
INTERNAL FINISHES	406,825	121	539,094	159	723,264	216
WALL FINISHES	100,950	30	114,514	34	175,973	53
FLOOR FINISHES	134,600	40	257,132	76	358,757	107
CEILING FINISHES	171,275	51	167,448	49	188,534	56
FITTINGS, FURNISHINGS AND EQUIPMENT	217,617	65	170,018	50	664,545	199
SERVICES	2,702,252	803	2,637,752	778	2,131,556	637
EXTERNAL WORKS	1,105,440	329	1,407,269	415	2,109,308	631
MAIN CONTRACTOR'S PRELIMINARIES	1,495,206	444	1,575,206	465	1,804,513	539
TOTAL	9,610,280	2,856	10,297,102	3,037	11,273,945	3,370
FEES	923,504	274	1,087,001	321	1,172,352	350
RISK	486,904	145	523,314	154	526,047	157
INFLATION	327,849	97	352,365	104	180,999	54
WDC OH&P	376,643	112	408,875	121	436,239	130
TOTAL	11,725,180	3,484	12,668,657	3,737	13,589,582	4,063
Client Direct Costs	733,000	218	828,000	244	1,040,418	311
TOTAL	12,458,180	3,702	13,496,657	3,981	14,630,000	4,374

DESCRIPTION	STAGE 2	STAGE 3	STAGE 4
SUBSTRUCTURE	General allowance for preparation, strip foundations and ground slab	More specific allowances for proposed foundation design based on ground conditions	No significant changes from Stage 3
SUPERSTRUCTURE	Allowance for Steel frame based on benchmark data General Allowance for a Specialist Roof system including Drainage, Rooflights and Access Hatches Brickwork	Frame allowances reduced based on Stage 3 design Other allowances and cost plan elements based on developing design	No significant changes from Stage 3 overall Final Frame and Roof costs below Stage 3 cost plan allowances but offset by increases in External Walls, Windows and Internal Partitions costs.
INTERNAL FINISHES	Standard internal finishes allowances	Standard internal finishes to walls and ceiling Specialist flooring systems to halls	Market tested package costs for finishes above Stage 3 allowances
FITTINGS, FURNISHINGS AND EQUIPMENT	Allowances for standard fixed furniture and kitchen equipment	Allowances for standard fixed furniture and kitchen equipment	Allowances for standard fixed furniture and kitchen equipment. Hoists and Hydrotherapy Pool moved from Services, now includes specialist equipment.
SERVICES	General services plus the inclusion of the Hoists and Hydrotherapy Pool	General services plus the inclusion of the Hoists and Hydrotherapy Pool	General services throughout. Hoist and Hydrotherapy Pool moved to FF&E
EXTERNAL WORKS	General allowances for earthworks, soft and hard landscaping including play areas, footpaths, carparks and street furniture	Increased cost plan allowances reflect developed design and increase in earthworks due to drainage requirements	Significant increases in scope of works since Stage 3, in particular roads, pavings and drainage elements. Increased scope of package subcontractor and resulting time on site recognised in increases subcontractor preliminaries costs for this element
MAIN CONTRACTOR'S PRELIMINARIES	Proposed 70 week Programme	Proposed 70 week Programme	Proposed 84 week Programme. 14 additional weeks of WDC People, Equipment, Attendance and Temporary Facilities/Services
FEES	Allowances as per PCSA	Additional fees as per PCSA and additional surveys, etc	Additional pre-construction and construction period fees due to additional scope of works, design changes and increased programme duration
RISK	General allowances for risk as appropriate for Stage 2	Pro-rata increases in % allowances due to increase above	Design development risk has reduced due to some of that risk being incorporated into final Stage 4 design and associated costs. Pro-rata increases in % allowance for construction risk due to increase above
INFLATION	General allowances for inflation as appropriate for Stage 2	Pro-rata increases in % allowances due to increase above	Pre-tender inflation now included in package costs. Construction inflation increased due to programme changes.
WDC OH&P	% mark up as prescribed by Scape agreement	Pro-rata increases in % mark ups due to increase above	Pro-rata increases in % mark ups due to increase above
Client Direct Costs	Based on allowances at the time for proposed programme durations	Enhanced allowances at the time as advised by the Client	Additional allowances for internal and external QS fees, as well as other client direct costs, due to programme changes