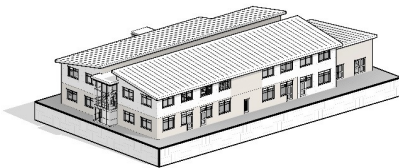


TILBURY PIONEER ACADEMY  
NEW BUILD - OUTLINE COST PLAN

|   | <b>Total</b> |
|---|--------------|
| <b>Pitched Roof</b>   |              |
| Metal deck single ply roof - PPC aluminium RWGs                     | 310,000.00   |
| <b>Flat Roof</b>  |              |
| Single ply to corridor areas  | 38,000.00    |
| <b>Stairs and Ramps</b>   |              |
| Internal staircases (2nr) with balustrading and enclosures          | 45,500.00    |
| <b>External Walls</b>   |              |
| SFS external walls with brick and render façade                     | 304,000.00   |
| <b>Windows</b>  |              |
| Aluminium PPC windows   | 295,000.00   |
| <b>External Doors</b>   |              |
| Aluminium PPC doors   | 55,000.00    |
| <b>Substructure</b>   |              |
| Deep strip foundations  | 188,500.00   |
| <b>Superstructure</b>   |              |
| Steel frame   | 180,000.00   |
| PCC Ground Floor with composite metal deck First Floor inc. screeds | 146,500.00   |
| <b>Internal Doors</b>   |              |
| Internal timber flush doors   | 73,500.00    |
| <b>Internal Walls</b>   |              |
| Drylined metal stud partitions                                      | 170,500.00   |
| <b>Floor Finishes</b>   |              |
| Carpet  | 66,500.00    |
| <b>Ceiling Finishes</b>   |              |
| Suspended ceilings 600 x 600; suspension grid                       | 79,500.00    |
| <b>Mechanical Services</b>  |              |
| Air Source Heat Pump - UF Heating and NVHR                          | 650,000.00   |
| <b>Electrical Services</b>  |              |
| Mains, power, LED lighting, alarm systems, PVs                      | 550,000.00   |
| <b>FF &amp; E</b>   |              |
| Permanent installation  | 110,000.00   |
| <b>External Works</b>   |              |
| Hard landscaping  | 275,000.00   |
| Soft Landscaping  | 24,000.00    |
| Fencing and gates   | 26,500.00    |
| Services / trenching  | 41,500.00    |
| Drainage / Attenuation  | 73,000.00    |
| Site clearance / trees etc  |              |



|                                    |                     |
|------------------------------------|---------------------|
| <b>Sub-Total</b>                   | <b>3,702,500.00</b> |
| Preliminaries                      | 370,250.00          |
| D&B Contractor design & OH&P       | 296,200.00          |
| Provisional Sums and Contingencies | 150,000.00          |
| <b>Total Works Cost</b>            | <b>4,518,950.00</b> |
| GIFA                               | 1,369               |
| £ / m2                             | 3,300.91            |