

STRONTIAN PRIMARY SCHOOL - CAPITAL COSTS**Existing Building Partial****Construction Works**

Extension to Existing Primary	£149,894
Minor Refurb of Existing Primary	£29,918
Full Refurb of Existing Primary	
Extension of Rear Access Road	
Extension of Playground	
MUGA	
Modular Building 243m ²	
Permanent Building	
Drainage, Service and Site Works	
SUB TOTAL	£179,812
Preliminaries (15% allowance)	£26,972
SUB TOTAL	£206,784
Contingencies (10% Col B 7.5% Cols C-E)	£20,678
SUB TOTAL	£227,462
Time Inflation Adjustment (Forecast 10.57%)	£24,042.75
Less Grants	

CONSTRUCTION COSTS £251,504.93

Other Costs

HC D & I Fees	£42,756
IT installation, Furniture and Fittings	£5,000
Planning and Building Warrant Fees	£2,482
Fees Combined	£0
Development Financing	

Total Fees, Finance and Fitting	£50,238
--	---------

TOTAL COST	£301,742.93
-------------------	-------------

Footnote - community Build Option - The community would have responsibility for t
It is assumed the Council would lease the building from the community at an estima

Existing Building Full	Modular Building 243m ²	Community Build Option
------------------------	------------------------------------	------------------------

£149,894

£638,960

£44,092

£19,058

£55,230

£563,450

£104,264

£907,234

£667,714

£136,085

£100,157

£1,043,319

£767,871

£78,248.93

£57,590.3

£1,121,568

£825,461

£118,549.74

£87,251.27

£1,240,117.77

£912,712.71

£0.00

£210,826

£167,994

£5,000

£0

£190,000

£6,182

£6,234

£0

£0

£222,008	£174,228	£190,000
£1,462,125.77	£1,086,940.71	£190,000.00 See footnote

the core construction costs. The Council would meet capital fit out costs as shown, above.
ted £55k p.a. This cost is included within the revenue implications annex appended to this report.