

Issue 3A
IN05-8**Appendix A. Detailed Cost Plan**

Cost Centre	Group Element / Element	Total Elemental Cost
	Facilitating Works	
1	Substructure	
2	Superstructure	
3	Internal finishes	
4	Fittings; furnishings and equipment	
5	Services	
6	Complete building and building units	
7	Work to existing building	
8	External works	346,959
8.1	Site preparation works	27,307
8.2	Roads, paths and paving	197,921
8.3	Soft landscaping, planting & irrigation systems	63,727
8.4	Fencing, railings and walls	5,900
8.5	External fixtures	1,600
8.6	External drainage	4,000
8.7	External services	46,504
8.8	Minor building works and ancillary buildings	
	Sub-total: Building Works	346,959
9	Main Contractor's preliminaries @ 7.5%	26,022
	Sub-total: Building Works (incl Main Contractor's Preliminaries)	372,981
10	Main Contractor's overheads and profit @ 5%	18,649
	Total Building Works Estimate (a)	391,630
11	Fees (Project & design team) - Funded separately	
12	Other development/project costs	
	Total: Fees & Other Development Costs (b)	
	Base Cost Estimate (c) [c = a + b]	391,630
13	Risks	95,647
13.1	Design development risks @ 4%	20,164
13.2	Construction risks as listed @ 15%	75,483
13.3	Employer change risks @ 0%	
	Total: Risk Allowances (d)	95,647
	Cost Limit (excluding inflation) (e) [e = c + d]	487,276
14	Inflation	8,624
14.1	Inflation until tender period	4,312
14.2	Construction inflation	4,312
	Total Inflation Allowance (f)	8,624
	Cost Limit (excluding VAT assessment) (g) [g = e + f]	495,901
15	VAT Assessment	99,180

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Cost Centre	Group Element / Element	Total Elemental Cost
15.1	VAT @ 20%	99,180
	Total VAT Assessment (h)	99,180
	Cost Limit (including VAT assessment) (i) [i = g + h]	595,081

VALUE ENGINEERING

16	Value Engineering Options Totalling	-58,200
	Value Engineering Total (excluding VAT assessment)	-58,200