

Members' Library Service Request Form

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Document Title	New Wallyford Primary School

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Service Development
Date	08/12/16

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REPORT TO: Members' Library Service

DATE:

BY: Depute Chief Executive Partnership and Community Services

SUBJECT: New Wallyford Primary School

1. PURPOSE

- 1.1 To note the approval of the Hub South East Scotland Ltd Stage 1 Submission for the construction of the new Wallyford Primary School and to provide an update on progress with the development the new school.

2. RECOMMENDATIONS

- 2.1 To note the decision of the Head of Development to approve the approval of the Hub South East Scotland Ltd Stage 1 Submission for the construction of the new Wallyford Primary School and for the project to be progressed to Stage 2 submission to ensure that work can commence on site for completion by 31 October 2018.

3 BACKGROUND

- 3.1 The project comprises construction of a new four stream primary school to accommodate 120 pre-school (10 more than original estimate), 812 primary pupils and a Special Education and Behavioural Needs (SEBN) base. The new school will replace the existing Wallyford Primary School which is in poor condition and will provide increased capacity for the pupils arising from new housing developments in the catchment area. The new school has also been master planned with further expansion in mind to ensure that the anticipated capacity requirements arising from the proposed LDP developments in the proposed Wallyford PS catchment can be met in the future.
- 3.2 The new school will be located on a new site in Wallyford, which will be transferred to the Council under the terms of a S75 agreement between the Council and developers as part of planning permission 14/00903/PPM.
- 3.3 The school is being designed to facilitate access by the community. The school library will also operate as a community library replacing the existing Wallyford library which is located in two small retail units in Fa'side buildings and is no longer fit for purpose. These units will then be released for lease or disposal.

- 3.4 The facility will be delivered through the partnering agreement with Hub South East Scotland whereby Hub can be appointed directly allowing the appointment of a main contractor at an early stage. Hub provide valuable project management expertise and experience of project delivery of this scale. This procurement route also allows an affordability cap to be set ensuring cost certainty. The legal process is relatively quick with the contract documentation in standard form.
- 3.5 The Hub process sets out 2 stages initiated by the Council issuing the New Project Request (NPR) in August 2016 with an Affordability Cap set at £18,600,000 as a maximum capital payment. This sum is based on the following:
- Targeted Efficiencies – includes a target reduction to the base cost of 10% in recognition of the scale of the project.
 - Treatment of Inflation – includes an allowance for inflation to Stage 2 Submission 2Q 2017, with a site start date 3 Q 2017.
 - Loose furniture and fittings will be provided by the Council.
 - The school site is remediated with services sufficiently sized brought to the boundary of the site and with suitable access to allow construction.
 - All warranties, guarantees, validation reports, test certificates and survey reports are provided to the Hub SE contractor for the remediation ground works.
- 3.6 The proposals include provision for 10 additional pre-school places, bringing the total to 120 and this has been accommodated within the Affordability Cap.
- 3.7 Extensive consultation has been undertaken on the project brief and throughout design development, with a wide range of stakeholders, including education, the school, community and internal Council services.
- 3.8 The project is now being developed to a greater level of detail in terms of design, cost and programming. The Stage 2 Submission will provide a detailed assessment of the project costs, based on at least 80% of work packages being exposed to market tendering to ensure that costs are robust, competitive and able to withstand scrutiny.
- 3.9 Programme

The relevant critical milestones for the project are as follows:

<i>Stage 1 Submission Date</i>	<i>11 November 2016</i>
<i>Stage 1 Approval Date</i>	<i>25 November 2016</i>
Draft DBDA	5 April 2017
Stage 2 Submission Date	2 June 2017
Financial Close	16 June 2017
Execution of DBDA	30 June 2017
Construction Start	31 July 2017
Practical Completion	31st October 2018

4 POLICY IMPLICATIONS

4.1 None

5 INTEGRATED IMPACT ASSESSMENT

5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

6 RESOURCE IMPLICATIONS

6.1 Financial

The Stage 1 submission sets out the Business and Economic case for the project and the Value for Money Assessment including a pricing report which is used to agree the pricing cap.

Project Costs are detailed in Appendix A attached and summarised below:

Hubco Stage 1 Predicted Maximum Project cost
£18,590,355

Loose furniture and fit-out (by ELC)
£350,000

IT interactive whiteboards £35,000

Decant / relocation costs £15,000

Total anticipated maximum ELC project cost £18,990,355

The Predicted Maximum cost of £18,590,355 includes an amount of £500,000 contingency for risk which will be updated throughout Stage 2 in order to reduce and mitigate the risk profile of the project. Risks identified in the register include an allowance of £200,000 for possible increase in the price of building materials before Financial Close and £100,000 for additional requirements arising from the revised Section 6 (Energy) of the Building Standards. The Predicted Maximum cost also includes an amount of £1,084,261 for Professional Fees and £150,574 Hubco fee.

Developer contributions amounting to approximately £11,714,339 have been received or are committed towards this project. Indexation will be applied to the date of payment of committed contributions of approximately £11,380,000 still to be gathered.

Funding of £4,562,420 has been awarded by the Scottish Futures Trust towards the project.

The table below provides a summary of the revised costs and associated income compared to the costs previously estimated and currently included within the approved capital budget.

	£M		£M
Current budgeted Exp	16.28	Revised Exp	18.99
Current Budgeted Income	(14.68)	Revised Income	(16.42)
Net Budget Provision	1.6	Net Costs phase 1	2.57
		Additional budget requirement	0.97

Although we have received additional funding, costs have also increased from the original estimate. The main factors affecting the increase in costs are the additional provision of SEBN facilities, the provision of 10 additional nursery places and higher construction costs since the original estimate was prepared. Whilst approval of Stage 1 sets an overall project estimate of £18.99m, costs will be further updated through Stage 2 concluding with an agreed financial close (envisaged 16th June 2017). At financial close the Council will then be committed contractually to the delivery of the new school and budget provision will need to be fully identified to meet the cost as confirmed at that point. If anticipated expenditure levels at financial close are in excess of current budget level then an additional budget provision will require to be built into the Council's revised capital plan.

6.2 Additional costs for staffing together with supply/maintenance of IT equipment, school resources, utilities and other operational costs will also be required.

6.3 Other – None

7.0 Community Benefit

7.1 A number of key indicators are included in the Hub SE Stage 1 submission and these will be developed further for the Stage 2 submission in June 2017.

These include:

15% value of work awarded to Local SMEs within Council Boundary

3 apprentice starts by Morisson Construction, the Principal Contractor and their sub-contractors

140 Work Experience placements (schools, colleges, pre-employment)

Hub SE and Morisson Construction will develop this programme further in association with East Lothian Works.

8.0 Background Papers

- 8.1 Wallyford Primary School, Stage 1 Submission, Pricing Report – Hub SE Scotland

AUTHOR'S NAME	Liz McLean
DESIGNATION	Service Manager: Strategic Asset and Capital Plan Management
CONTACT INFO	Liz McLean – Ext 7353 20 December 2016

Wallyford Primary School

STAGE 1 PRICING REPORT

November 2016

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1.0 Value For Money Statement

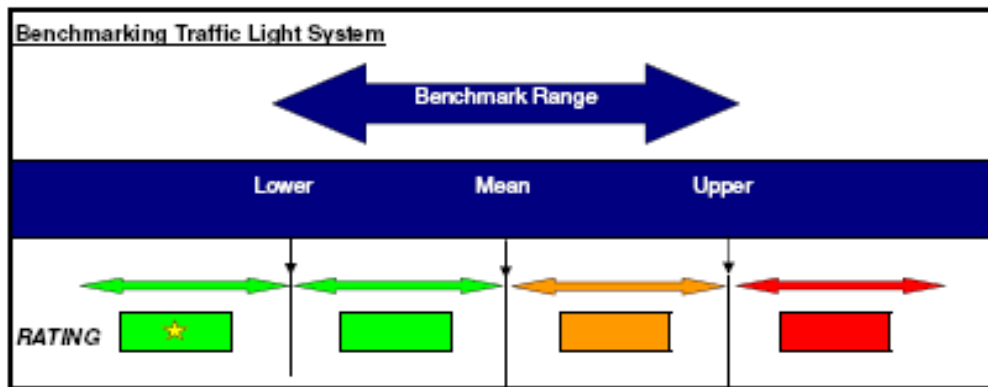
1.1 The following Stage 2 Pricing Report for WALLYFORD PRIMARY SCHOOL concludes that the Stage 1 proposals **DELIVER VALUE FOR MONEY** to East Lothian Council.

DETAILS	SUMMARY
PROJECT NAME	Wallyford Primary School
LEAD PARTICIPANTS	East Lothian Council
OTHER PARTICIPANT	N/A
PROCUREMENT (D&B)	D&B
AFFORDABILITY CAP	£18,600,000
STAGE 1 PREDICTED MAXIMUM COST	£18,590,355
DIFFERENCE TO AFFORDABILITY CAP	-£9,645
RISK PROVISION	£500,000

1.2 The Stage 1 proposals are below the Affordability Cap of £18,600,000.00 by £9,645.00. This report demonstrates an overall green rating, therefore delivers value for money.

1.3 Not all components of the Predicted Maximum Cost have achieved a green rating. There are reasons for this relating to design and Building Regulation changes that have increased some elements above comparator benchmark costs. Section 4.0 of the report describes these reasons in detail.

VALUE FOR MONEY ASSESSMENT	WALLYFORD RATING
INDICATIVE CONSTRUCTION COST	Green
TOTAL DEVELOPMENT FEE	Green
PREDICTED MAXIMUM COST	Green



1.4 The Comparators to set the Pricing Caps is Denholm Primary School for the Prime Cost and Muirhouse Centre for the Non Prime Pricing Caps.

1.5 The selection of benchmark Comparators has been taken from a selection of projects across the project team. A summary of these projects can be seen in section 5.

1.6 Please note that the predicted maximum cost includes an allowance for Risk/Design Development.

WALLYFORD PRIMARY SCHOOL

PRICING REPORT

2.0 Project Data Sheet

2.0 PROJECT DATA SHEET

PROJECT: WALLYFORD PRIMARY SCHOOL

1. PROJECT SUMMARY

Project	:	Wallyford Primary School
Location	:	Wallyford
Project Participants	:	East Lothian Council
Predicted Maximum Cost	:	£18,590,355
Gross Internal Areas	:	7,054 m ²
Base Date	:	4Q2016
Report Status	:	Stage 1 Pricing Report

2. COMPARISON TO AFFORDABILITY CAP (Refer to Section 3.0)

ITEM	Affordability Cap	Stage 1	Diff
Stage 1 development Fee	£249,279	£226,475	90.85%
Stage 2 development Fee	£812,929	£748,221	92.04%
Total Development Fee	£1,062,207	£974,695	91.76%
Indicative Construction Costs	£17,537,793	£17,615,660	100.44%
Participant Costs	£0	£0	0.00%
Project Abnormal	£0	£0	0.00%
PREDICTED MAXIMUM COST	£18,600,000	£18,590,355	99.95%

3 ADJUSTMENT TO PRICING CAPS (Refer to Section 4.0)

Item	Pricing Caps	Adjustments	Revised Caps	Stage 1 Caps
PRIME COST (£/m ²) (Comparator Denholm)	1,382	716	2,098	2,091
PRELIMINARIES (Comparator Muirhouse)	8.01%	0.00%	8.01%	8.01%
PROFESSIONAL FEES (Comparator Muirhouse)	7.27%	-0.47%	6.81%	6.80%
PFC RISK (Comparator Muirhouse)	2.50%	0.00%	2.50%	2.50%
OVERHEAD & PROFIT (Comparator Muirhouse)	5.00%	0.00%	5.00%	5.00%

Prime Cost Comparator	Denholm Primary School
Non-Prime Cost Comparator	Muirhouse Centre (DBFM)

4 VALUE FOR MONEY ASSESSMENT (Refer to Section 5.0)

ITEM	Rating	£/m ²
Indicative Construction Costs		£2,497
Total Development Fee		£138
PREDICTED MAXIMUM COST		£2,635

COMPARATORS	Type	£/m ²
Project A - Haddington Primary School	New Build Primary School	3,073
Project B - Lairdsland Primary School	New Build Primary School	3,487
Project C - Greenhill Primary School	New Build Primary School	2,912
Project D - Tarbolton Primary	New Build Primary School	2,652
Project E - Dunbar Primary School	New Build Primary School	2,561

5 RISK REGISTER (Refer to Section 7.0)

TOP RISKS	Rating
Design Development from Stage 1 to Stage 2	
Stage 2 works commencing in advance of Stage 1 Approval - potentially abortive	
New Section 6 Building Regulations	
Market Conditions	
Key Component Lead Times	
Acoustic Performance of Rooftop Plant	
TOTAL VALUE OF RISK REGISTER	

6 PROGRAMME

Stage 1 Submission	:	11-Nov-16
Stage 1 Sign off	:	24-Nov-16
Stage 2 Submission	:	02-Jun-17
Stage 2 Approval	:	15-Jun-17
Contract Execution	:	30-Jun-17
Start On Site	:	31-Jul-17
Completion Date	:	31-Oct-18
Construction Period	:	63wks

7. IMAGES



8 BRIEF DESCRIPTION AND DIFFERENTIATORS (Differentiators in bold)

New Build 2 Storey Primary School on remediated site. Including nursery provision and **publicly accessible library**.
Incorporates key additional areas to support future expansion of school (eg Plant area and kitchen, etc)

PROJECT ABNORMALS DESCRIPTION (Refer To Section 12 on Project Data Sheet)

Site location	:	N/A
Design Abnormals	:	N/A
Below ground	:	N/A
Site conditions	:	N/A
Existing buildings	:	N/A

SUSTAINABILITY

Air Source Heat Pumps	:	N/A
Photovoltaic's	:	Yes
Rainwater harvesting	:	N/A
Wind energy	:	N/A

9 AREAS

GIA of New Build	:	7,021 m ²
Total area of ground floor	:	4,679 m ²
Total area of first floor	:	2,342 m ²
Total area of existing	:	0 m ²

FUNCTIONAL AREAS

Cluster 1	:	893
Cluster 2	:	797
Cluster 3	:	963
SEBN	:	94
Core Accommodation	:	1374
Admin & Staff	:	365
Pre-School	:	545
Infrastructure	:	265
Plant	:	258
Circulation	:	1467

TOTAL GIA 7,021

10 KEY CHARACTERISTICS

Number of Storeys	:	2
Roof Area	:	4883m ²
BREEAM RATING	:	N/A

11. ELEMENTAL COST BREAKDOWN (Refer to Section 3.0)

INDICATIVE CON COSTS	£	£/m ²	VFM	MT
Demolition & Alterations	£0	£0		N/A
Substructure	£919,629	£130		N/A
Superstructure	£5,154,337	£731		N/A
Finishes	£931,903	£132		N/A
Fixture & Fittings	£741,791	£105		N/A
Mechanical & Electrical Services	£3,636,686	£516		N/A
External Works	£2,867,775	£407		N/A
Design Development Allowance	£500,000	£71	N/A	N/A
(1) Total Prime Cost	£14,752,120	£2,091		N/A
(2) Preliminaries	£1,181,645	£168		N/A
(4e) Risk (5% PFC)	£398,344	£56		N/A
(6a) Professional Team Fees	£463,678	£66		N/A
(d) Main Contractors OPT	£819,872	£116		N/A
(9) Indicative Con Costs	£17,615,660	£2,497		N/A

STAGE 1 COSTS	£	£/m ²	VFM	MT
(10s) Professional Fees	£173,694	£25	n/a	N/A
(10.2) Desktop	£0	£0	n/a	N/A
(10.3) Additional Items	£1,593	£0	n/a	N/A
(10.4f) Surveys	£48,750	£7	n/a	N/A
(10.4h) Survey Mark-Up	£2,438	£0	n/a	N/A
(10.5) TOTAL STAGE 1 FEE	£226,475	£32	N/A	N/A

STAGE 2 COSTS	£	£/m ²	VFM	MT
(11.1r) Professional Fees	£446,889	£63	n/a	N/A
(11.2) Additional Items	£301,332	£43	n/a	N/A
(11.3) Hubco FM Market Test	n/a	n/a	n/a	N/A
(11.4) TOTAL STAGE 2 FEE	£748,221	£106	N/A	N/A
(12) Total Development Fee	£974,695	£138	N/A	N/A
(13) Additional Fees Total	£0	£0	N/A	N/A
(14) Indicative New Project Total	£18,590,355	£2,635	N/A	N/A

PARTICIPANT COSTS	£	£/m ²	VFM	MT
Land Purchase	Excl	£0	n/a	N/A
Equipment & Furniture	Excl	£0	n/a	N/A
IT Infrastructure	Excl	£0	n/a	N/A
Telecoms Infrastructure	Excl	£0	n/a	N/A
Facilities Project Support Costs	Excl	£0	n/a	N/A
VAT	Excl	£0	n/a	N/A
(15) TOTAL PARTICIPANT COSTS	Excl	Excl	N/A	N/A
Project Abnormals	£0	Excl	Excl	Excl
PREDICTED MAXIMUM COST	£18,590,355	£2,635	N/A	N/A

12. PROJECT ABNORMALS

Item	£	£/m ²	MT
TOTAL OF ABNORMALS	£0	£0	-

13 PROJECT TEAM

Development Manager	:	hub South East Scotland
Project Manager	:	Currie + Brown
Architect	:	JMA
Structural Engineer:	:	Wardell Armstrong
Services Engineer:	:	RSP
CDM Co-ordinator	:	Aecom
Cost Consultant:	:	Doig+Smith
Landscape Architect	:	Wardell Armstrong
Construction Planner	:	Morrison Construction

WALLYFORD PRIMARY SCHOOL

PRICING REPORT

3.0 Predicted Maximum Cost

PROJECT: WALLYFORD PRIMARY SCHOOL

3.0 The Stage 2 Predicted Maximum Cost - PROFORMA 2

Pro Forma 2 - New Build Construction Costs	AFFORDABILITY CAP COST	STAGE 1 COST	
Tenderer Name: Morrison Construction			
Indicative Programme (weeks)			
0 DEMOLITION & ALTERATIONS		0	
1 SUBSTRUCTURE		919,629	
2 SUPERSTRUCTURE			
2A Frame		980,773	
2B Upper floors		213,636	
2C Roof		1,001,431	
2D Stairs		98,978	
2E External walls		1,168,361	
2F Windows and external doors		950,760	
2G Internal walls and partitions		567,481	
2H Internal doors		172,917	
3 FINISHINGS			
3A Wall finishes		99,040	
3B Floor finishes		335,309	
3C Ceiling finishes		333,991	
3D Decoration		163,564	
4 FITTINGS & FURNISHINGS		741,791	
5 SERVICES			
5A Sanitary appliances			
5B Services equipment			
5C Disposal installations			
5D Water installations			
5E Heat source			
5F Space heating and air			
5G Ventilating systems		3,610,748	
5H Electrical installations			
5I Gas installations			
5J Lift and conveyor installations		25,938	
5K Protective installations			
5L Communications installations			
5M Special installations			
5N Builder's work in connection			
5O Builder's profit and			
6 EXTERNAL WORKS			
6A Site works		2,176,094	
6B Drainage		561,474	
6C External services		105,306	
6D Minor building works		2,594	
6E Other' Works		22,306	
- Construction	14,168,236	14,252,120	
Stage 1 to Stage 2 DD	500,000	500,000	
1. Indicative Prime Cost (£,k)	14,668,236	14,752,120	
2. Preliminaries (%)^{note 2}	8.01%	8.01%	
Carried forward from Pro-Forma 1 (Separate sheet)	1,174,927	1,181,645	
3.Sub-Total (1 + (1 x 2))	15,843,163	15,933,765	
4. Risk %^{note 3}			
a. Risk	1.0%	1.0%	
b. Construction risks	1.5%	1.5%	
c. Opportunities	0.0%	0.0%	
d. Risk Total (%) (Sum 4a-c)	2.50%	2.50%	
e. Risk Total (£,k) (3 x 4d)	396,079	398,344	
5. Sub-Total (£,k) (3+4e)	16,239,242	16,332,109	
6. Professional Team Fees (%) (Post Financial Close)^{note 4}			
a. Project Manager	0.260%	0.260%	
b. Architect	1.375%	1.375%	
c. Structural Engineer	0.552%	0.552%	
d. Services Engineer	0.407%	0.407%	

3.0 The Stage 2 Predicted Maximum Cost - PROFORMA 2

Pro Forma 2 - New Build Construction Costs	AFFORDABILITY CAP COST	STAGE 1 COST	
Tenderer Name: Morrison Construction			
Indicative Programme (weeks)			
e. Civil Engineer	0.000%	0.000%	
f. Quantity Surveyor	0.152%	0.152%	
g. Landscape Architect	0.185%	0.053%	
h. BREEAM Consultant	0.034%	0.034%	
i. Environmental Consultant	0.000%	0.000%	
j. Acoustic Consultant	0.020%	0.019%	
k. Fire Engineering Consultant	0.000%	0.000%	
l. CDM Co-ordinator	0.051%	0.051%	
m. DDA Consultant	0.007%	0.007%	
n. Traffic Consultant	0.000%	0.000%	
o. Outline Planning (see note 6)	0.000%	0.000%	
p. Health Advisor	0.000%	0.000%	
q. Other fees (including legal)	0.000%	0.000%	
p. Professional Team Fees Total (%) (Sum 6a-o)	3.04%	2.91%	
q. Professional Team Fees Total (£,k) (3 x 6p)	482,279	463,678	
7. Total Excluding Overheads, Profit and Risk (£,k) (3+6q)	16,325,442	16,397,443	
8. Overheads and Profit (%)			
a. Main Contractors overheads	3.00%	3.00%	
b. Main Contractors profit	2.00%	2.00%	
c. Overheads and Profit Total (%) (Sum 8a-b)	5.0%	5.0%	
d. Overheads and Profit Total (£,k) (7 x 8c)	816,272	819,872	
9. Indicative Construction Costs Total (£,k) 4(e)+7+8(d)	17,537,793	17,615,660	

3.0 The Stage 2 Predicted Maximum Cost - PROFORMA 2

Pro Forma 2 - New Build Construction Costs	AFFORDABILITY CAP COST	STAGE 1 COST	
Tenderer Name: Morrison Construction			
Indicative Programme (weeks)			
10. New Project Development Fee (Stage 1)			
10.1. Fees for Professional Services (%) ^{note 5}			
a. Project Manager	0.179%	0.179%	
b. Architect	0.250%	0.250%	
c. Structural Engineer	0.128%	0.128%	
d. Services Engineer	0.157%	0.157%	
e. Civil Engineer			
f. Quantity Surveyor	0.083%	0.083%	
g. Landscape Architect	0.046%	0.026%	
h. BREEAM Consultant	0.009%	0.009%	
i. Environmental Consultant	0.065%	0.065%	
j. Acoustic Consultant	0.022%	0.022%	
k. Fire Engineering Consultant	0.009%	0.012%	
l. CDM Co-ordinator	0.011%	0.011%	
m. DDA Consultant	0.021%	0.021%	
n. Traffic Consultant	0.013%	0.013%	
o. Outline Planning (see note 6)	0.022%	0.022%	
p. Hard FM advice	0.000%	0.000%	
q. Health Advisor	0.093%	0.093%	
r. Educational Advisor	0.000%	0.000%	
s. Construction Planning	0.000%	0.000%	
t. Other fees (including legal)	0.000%	0.000%	
r. Stage 1 Fees for Professional Services Total (%) (Sum 10.1a-q)	1.108%	1.090%	
s. Stage 1 Fees for Professional Services Total (£,k)	175,507	173,694	
10.2 Desktop Survey Fee ^{note 6}			
a. Desktop Survey fee (£,k)	9,000		Desktop Survey Not Required
b. Desktop Survey Fee Total (£,k)	9,000	0	
10.3. Additional Stage 1 items			
a. Additional items (%) Pro-Forma 7	0.01%	0.01%	
b. Additional items Total (£,k) (3 x 10.3a)	1,584	1,593	
c. Statutory fees (£,k)	12,000		Outline Planning Not Required
Total	13,584	1,593	
10.4 Survey Fees Mark-up ^{note 7}			
a. Topographic Survey fee	5,250	5,250	
b. Site investigation fee	13,000	13,000	
c. Geotechnical report	5,000	5,000	
d. Asbestos	18,000	18,000	
e. Condition Report	7,500	7,500	
f. CCTV survey			
h. Total Survey cost (sum 10.4a-e)	48,750	48,750	
i. Survey Fees Total % mark up on 10.4f	5%	5%	
j. Survey Fees Total (£,k) (10.4f x 10.4g)	51,188	51,188	
10.5. Sum of Stage 1 costs (Sum 10.1s,10.2b, 10.3b, 10.4h)			
	249,279	226,475	
11. New Project Development Fee (Stage 2)			
11.1. Fees for Professional Services (%) ^{note 8}			
a. Project Manager	0.210%	0.210%	
b. Architect	0.875%	0.875%	
c. Structural Engineer	0.170%	0.170%	
d. Services Engineer	0.486%	0.486%	
e. Civil Engineer			
f. Quantity Surveyor	0.186%	0.186%	

3.0 The Stage 2 Predicted Maximum Cost - PROFORMA 2

Pro Forma 2 - New Build Construction Costs	AFFORDABILITY CAP COST	STAGE 1 COST	
Tenderer Name: Morrison Construction			
Indicative Programme (weeks)			
g. Landscape Architect	0.139%	0.026%	
h. BREEAM Consultant	0.008%	0.008%	
i. Environmental Consultant	0.028%	0.028%	
j. Acoustic Consultant	0.030%	0.035%	
k. Fire Engineering Consultant	0.037%	0.019%	
l. CDM Co-ordinator	0.010%	0.010%	
m. DDA Consultant	0.033%	0.033%	
n. Traffic Consultant	0.013%	0.013%	
o. Detailed Planning ^{note 7}	0.091%	0.091%	
p. Hard FM advice	0.000%	0.000%	
q. Health Advisor	0.130%	0.130%	
r. Education advisor	0.000%	0.000%	
s. Construction Planning	0.000%	0.000%	
t. Other fees (including legal)	0.486%	0.486%	
r. Professional Team Fees Total (%) (Sum 11.1a-q)	2.93%	2.80%	
s. Professional Team Fees Total (£,k) (3 x 11.1r)	464,191	446,889	
11.2 Additional Stage 2 items			
a. Detailed Planning Consent	100,000	20,055	
b. Building Warrant		39,880	
c. Total Statutory Fees	100,000	59,935	
d. Statutory Fees % Mark-Up			
e. Statutory Fees Total (Planning and Building Warrant)	100,000	59,935	
11.3 Additional Stage 2 items			
a. hubco Portion (% of item 3)	158,432	150,574	0.945%
b. Additional Items (%) Proforma 12			
c. Additional Items (%) Proforma 8	90,306	90,822	
d. Additional items Total (£,k) ((11.3ax3)+(11.3b x 3)+(11.3cx3))	248,738	241,397	
11.4 hubco FM Market test costs (DBFM only)			
a. % of Hard FM services cost to Market Test ^{note 9}	N/A	N/A	N/A
b. Market Test costs (£,k) (11.3(a) x £ 325,000)			
11.5. Sum of Stage 2 costs (Sum 11.1s, 11.2c, 11.3b)	812,929	748,221	

3.0 The Stage 2 Predicted Maximum Cost - PROFORMA 2

Pro Forma 2 - New Build Construction Costs	AFFORDABILITY CAP COST	STAGE 1 COST	
Tenderer Name: Morrison Construction			
Indicative Programme (weeks)			
12. New Project Development Fee Total (£,k) (10.5+11.4)	1,062,207	974,695	
13. Additional fees Tenderer proposes (if required)			
a. % of sub total (3) ^{note9}	0.0%	0.0%	
b. Additional fees total (£,k)			
14. Indicative New Project Total (£,k) (9+12+13)	18,600,000	18,590,355	
15 PARTICIPANT COSTS			
a. Land Purchase	Excl	Excl	
b. Equipment & Furniture	Excl	Excl	
c. IT Infrastructure	Excl	Excl	
d. Telecoms Infrastructure	Excl	Excl	
e. Facilities Project Support Costs	Excl	Excl	
f. VAT	Excl	Excl	
INDICATIVE PARTICIPANT COSTS	0	0	
16 PROJECT ABNORMALS			
INDICATIVE PROJECT ABNORMALS	0	0	
Design Development Risk Allowance 10%	Excluded	Excluded	Refer to Prime Cost Above
TOTAL NEW PROJECT PREDICTED MAXIMUM COST	18,600,000	18,590,355	

WALLYFORD PRIMARY SCHOOL

PRICING REPORT

4.0 Comparator Reconciliation

4 Pricing Cap Adjustment Summary



SCHEDULE PART 4 APPENDIX 1

NEW PROJECTS:

WALLYFORD PRIMARY SCHOOL

PRIME COST: £14,752,120

NON PRIME COST ADJUSTMENT SUMMARY

Ref	PRICING CAPS	COMPARATOR		Adjustment %								Wallyford Pricing Caps %	Diff	%	Rating
		Project	%	Prime Cost	Function	Complexity	Programme	Phasing	Location	Volume	Planning Process				
				2.3.1	2.3.2	2.3.3	2.3.4	2.3.5	2.3.6	2.3.7	2.3.8				
A	Preliminaries	Muirhouse (DBFM)	8.01%	0.00%		-	-	-					8.01%	0.00%	
B	Risk	Muirhouse (DBFM)	2.50%										2.50%	0.00%	
C	Overhead & Profit	Muirhouse (DBFM)	5.00%										5.00%	0.00%	
D1	Professional Fees Stage 1	Muirhouse (DBFM)	1.15%	-	-0.06%	-		-					1.09%	-0.06%	
D2	Professional Fees Stage 2	Muirhouse (DBFM)	2.71%	-	-	0.10%		-					2.81%	0.09%	
D3	Professional Fees PFC	Muirhouse (DBFM)	3.41%	-	-0.50%	-		-					2.91%	-0.50%	
E	Hubco Costs	Muirhouse (DBFM)	1.68%										1.68%	0.00%	
F	Prime Cost	Denholm	£1,382		637	0		0			79		2,098	£716	

DETAILS SUMMARY PRIME COST ADJUSTMENT

Ref F	PRICING CAPS	Comparator			Adjustment £/m2								Total Value Of Variables £/m2	Revised Pricing Caps £/m2	Wallyford Cap £/m2	Diff	£	Rating
		Project	£/m2	%	Prime Cost	Function	Complexity	Programme	Phasing	Location	Volume	Planning Process						
			GIA	2.3.1 F	2.3.2 F	2.3.3 F	2.3.4 F	2.3.5 F	2.3.6 F	2.3.7 F	2.3.8 F							
0	DEMOLITION & ALTERATIONS	Denholm	1	0.07%		0	0		0		-1		-1	0	0	0.00		
1	SUBSTRUCTURE	Denholm	92	6.66%		39	0		0		0		39	131	131	-0.02		
2	SUPERSTRUCTURE																	
2A	Frame	Denholm	59	4.27%		81	0		0		0		81	140	140	-0.31		
2B	Upper floors	Denholm	1	0.07%		29	0		0		0		29	30	30	0.43		
2C	Roof	Denholm	159	11.51%		-16	0		0		0		-16	143	143	-0.37		
2D	Stairs	Denholm	5	0.36%		0	0		0		9		9	14	14	0.10		
2E	External walls	Denholm	127	9.19%		39	0		0		0		39	166	166	0.41		
2F	Windows and external doors	Denholm	84	6.08%		51	0		0		0		51	135	135	0.42		
2G	Internal walls and partitions	Denholm	10	0.72%		71	0		0		0		71	81	81	-0.17		
2H	Internal doors	Denholm	26	1.88%		-1	0		0		0		-1	25	25	-0.37		
3	FINISHINGS																	
3A	Wall finishes	Denholm	67	4.85%		-53	0		0		0		-53	14	14	0.11		
3B	Floor finishes	Denholm	29	2.10%		19	0		0		0		19	48	48	-0.24		
3C	Ceiling finishes	Denholm	15	1.09%		33	0		0		0		33	48	48	-0.43		
3D	Decoration	Denholm	0	0.00%		23	0		0		0		23	23	23	0.30		
4	FITTINGS & FURNISHINGS	Denholm	0	0.00%		106	0		0		0		106	106	106	0.00		
5	SERVICES																	
5A	Sanitary appliances	Denholm	13	0.94%		-13	0		0		0		-13	0	0	0.00		
5B	Services equipment	Denholm	2	0.14%		-2	0		0		0		-2	0	0	0.00		
5C	Disposal installations	Denholm	48	3.47%		-48	0		0		0		-48	0	0	0.00		
5D	Water installations	Denholm	77	5.57%		-77	0		0		0		-77	0	0	0.00		
5E	Heat source	Denholm	137	9.91%		-137	0		0		0		-137	0	0	0.00		
5F	Space heating and air treatment	Denholm	1	0.07%		-1	0		0		0		-1	0	0	0.00		
5G	Ventilating systems	Denholm	13	0.94%		501	0		0		0		501	514	514	0.28		
5H	Electrical installations	Denholm	155	11.22%		-155	0		0		0		-155	0	0	0.00		
5I	Gas installations	Denholm	1	0.07%		-1	0		0		0		-1	0	0	0.00		
5J	Lift and conveyor installations	Denholm	15	1.09%		-11	0		0		0		-11	4	4	-0.31		
5K	Protective installations	Denholm	31	2.24%		-31	0		0		0		-31	0	0	0.00		
5L	Communications installations	Denholm	72	5.21%		-72	0		0		0		-72	0	0	0.00		
5M	Special installations	Denholm	1	0.07%		-1	0		0		0		-1	0	0	0.00		
5N	Builder's work in connection	Denholm	0	0.00%		0	0		0		0		0	0	0	0.00		
5O	Builder's profit and attendance	Denholm	0	0.00%		0	0		0		0		0	0	0	0.00		
6	EXTERNAL WORKS																	
	Site works	Denholm	141	10.20%		169	0		0		0		169	310	310	-0.06		
	Drainage	Denholm	0	0.00%		80	0		0		0		80	80	80	-0.03		
	External services	Denholm	0	0.00%		15	0		0		0		15	15	15	-0.00		
	Minor building works	Denholm	0	0.00%		0	0		0		0		0	0	0	0.37		
7	RISK	Denholm		0.00%		0	0		0		0		0	0	0	0.00		
	Design Development	Denholm	0	0.00%		0	0		0		71		71	71	71	0.21		
TOTAL CONSTRUCTION COSTS			£1,382			£636.65	£0.00		£0.00		£79.00		£715.65	£2,097.65	£2,097.97	-0.31		

- No adjustment to pricing caps

Notes

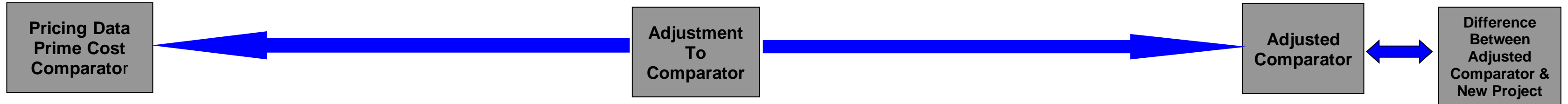
4 ADJUSTMENTS TO COMPARATORS PRIME COST BY ELEMENTS



SCHEDULE PART 4 APPENDIX 1

NEW PROJECTS: WALLYFORD PRIMARY SCHOOL

Ref	PRICING CAPS	Comparators		ADJUSTMENT SUMMARY								Adjustment To Cap £/m2	Revised Cap £/m2	Wallyford Caps £/m2	Diff £	Rating	
		£/m2	Reason	Function 2.3.2F		Complexity 2.3.3 F		Phasing 2.3.5F		Volume 2.3.7F							
				Reason	Adjustment	Reason	Adjustment	Reason	Adjustment	Reason	Adjustment						
0	DEMOLITION & ALTERATIONS	Denholm	1														
1	SUBSTRUCTURE	Denholm	92	Increased foundation requirements relating to upper floors and roof top plant	39												
2	SUPERSTRUCTURE																
2A	Frame	Denholm	59	More onerous requirements in frame due to upper floors and games hall	81												
2B	Upper floors	Denholm	1	No upper floors on comparator	29												
2C	Roof	Denholm	159	Reduced roof area due to 2 storey elements	-16												
2D	Stairs	Denholm	5														
2E	External walls	Denholm	127	Metsec framing in lieu of blockwork; connection to and extension of curtain walling	39												
2F	Windows and external doors	Denholm	84	Large number of opening lights on Wallyford to facilitate ventilation strategy; blocks and internal courtyards mean more external doors	51												
2G	Internal walls and partitions	Denholm	10	Element includes items not incl in comparator project, such as stud partitions, wall finishes, glazed screens and toilet cubicles	71												
2H	Internal doors	Denholm	26	Relatively open plan	-1												
3	FINISHINGS																
3A	Wall finishes	Denholm	67	Relatively basic wall finishes	-53												
3B	Floor finishes	Denholm	29	Timber sports flooring	19												
3C	Ceiling finishes	Denholm	15	Hygienic and Acoustic Ceilings; Timber feature ceiling to communal	33												
3D	Decoration	Denholm	0	Included in Finishes	23												
4	FITTINGS & FURNISHINGS	Denholm	0	FF&E provided as part of project	106												
5	SERVICES	Denholm															
5A	Sanitary appliances	Denholm	13	Included below	-13												
5B	Services equipment	Denholm	2	Included below	-2												
5C	Disposal installations	Denholm	48	Included below	-48												
5D	Water installations	Denholm	77	Included below	-77												
5E	Heat source	Denholm	137	Included below	-137												
5F	Space heating and air treatment	Denholm	1	Included below	-1												
5G	Ventilating systems	Denholm	13	Includes Above	501												
5H	Electrical installations	Denholm	155	Included above	-155												
5I	Gas installations	Denholm	1		-1												
5J	Lift and conveyor installations	Denholm	15	More efficient as only one lift and greater GIFA	-11												
5K	Protective installations	Denholm	31		-31												
5L	Communications installations	Denholm	72		-72												
5M	Special installations	Denholm	1		-1												
5N	Builder's work in connection	Denholm	0														
5O	Builder's profit and attendance	Denholm	0														
6	EXTERNAL WORKS	Denholm															
6A	Site works	Denholm	141		169												
6B	Drainage	Denholm	0	Extensive Site Area, including multiple fenced areas; hard pavings, site access routes and 'public realm'.	80												
6C	External services	Denholm	0		15												
6D	Minor building works	Denholm	0														
7	RISK																
	Design Development	Denholm	0														
	TOTAL CONSTRUCTION COSTS		1,382		637		0		0								



WALLYFORD PRIMARY SCHOOL

PRICING REPORT

5.0 Benchmarking - Value For Money Assessment

SECTION 5.1 - BENCHMARK SUMMARY

The following benchmark report is for Wallyford Primary School. The report concludes that the current design proposals do deliver value for money to the Project Participants. A summary of the report is as follows:-

Project Name: Wallyford Primary School
Status: Stage 1 Report
Description: New build primary school
New Project Total £18,590,355
Project Participants: East Lothian Council
Gross Internal Area 7,021 m2

Project	Benchmarking £/m2			Affordability Cap	Wallyford Stage 1 Costs		Competitive Tendering	Rating ● ● ●
	Low	Mean	Upper	(£)	£	£/m2	%	
Prime Cost	1,815	2,169	2,438	14,668,236	14,752,120	2,101	0%	●
Indicative Construction Costs	2,422	2,747	3,312	17,537,793	17,615,660	2,509	0%	●
Stage 1 Development Fee	31	34	41	249,279	226,475	32	0%	●
Stage 2 Development Fee	107	156	315	812,929	748,221	107	0%	●
New Project Development Fee	138	190	356	1,062,207	974,695	139	0%	●
PROJECT ABNORMALS	-	-	-	0	0	0	0%	●
PREDICTED MAXIMUM COST	2,561	2,937	3,487	18,600,000	18,590,355	2,648	0%	●

<u>Comparators Used</u>	Clause 4.1.1	Description	Con Costs	Procurement
Project A - Haddington Primary School	vi		13,574,479	
Project B - Lairdsland Primary School	vi		7,147,409	hub
Project C - Greenhill Primary School	vi		15,190,498	PFI
Project D - Tarbolton Primary	vi		8,016,438	hub
Project E - Dunbar Primary School	vi		11,233,981	D&B



5.2 BENCHMARKING COMPARISON

Summary table comparing project details (Location, Date, Area, Cost) across five schools (A-E) and Wallyford, including VFM indicators and notes.

Main construction cost breakdown table with columns for Element, Project A-E, Range, Wallyford, and VFM. Includes sub-sections for Demolition, Substructure, Superstructure, Finishes, and External Works.

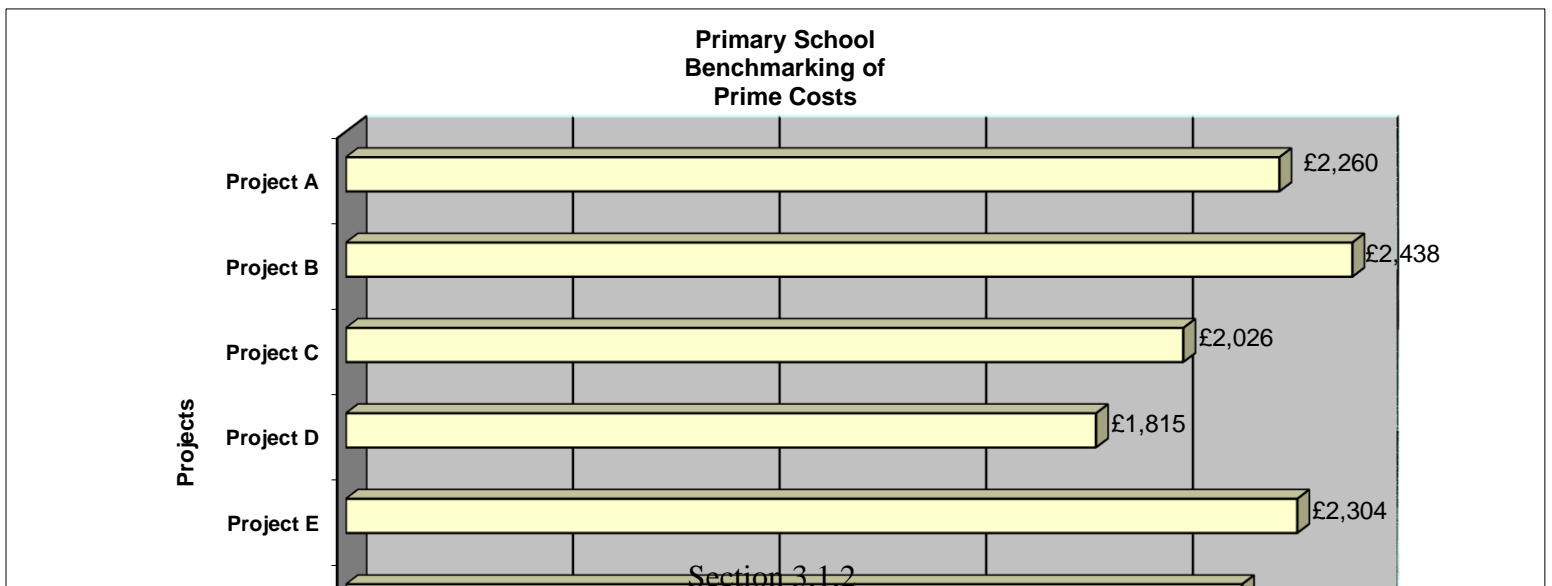
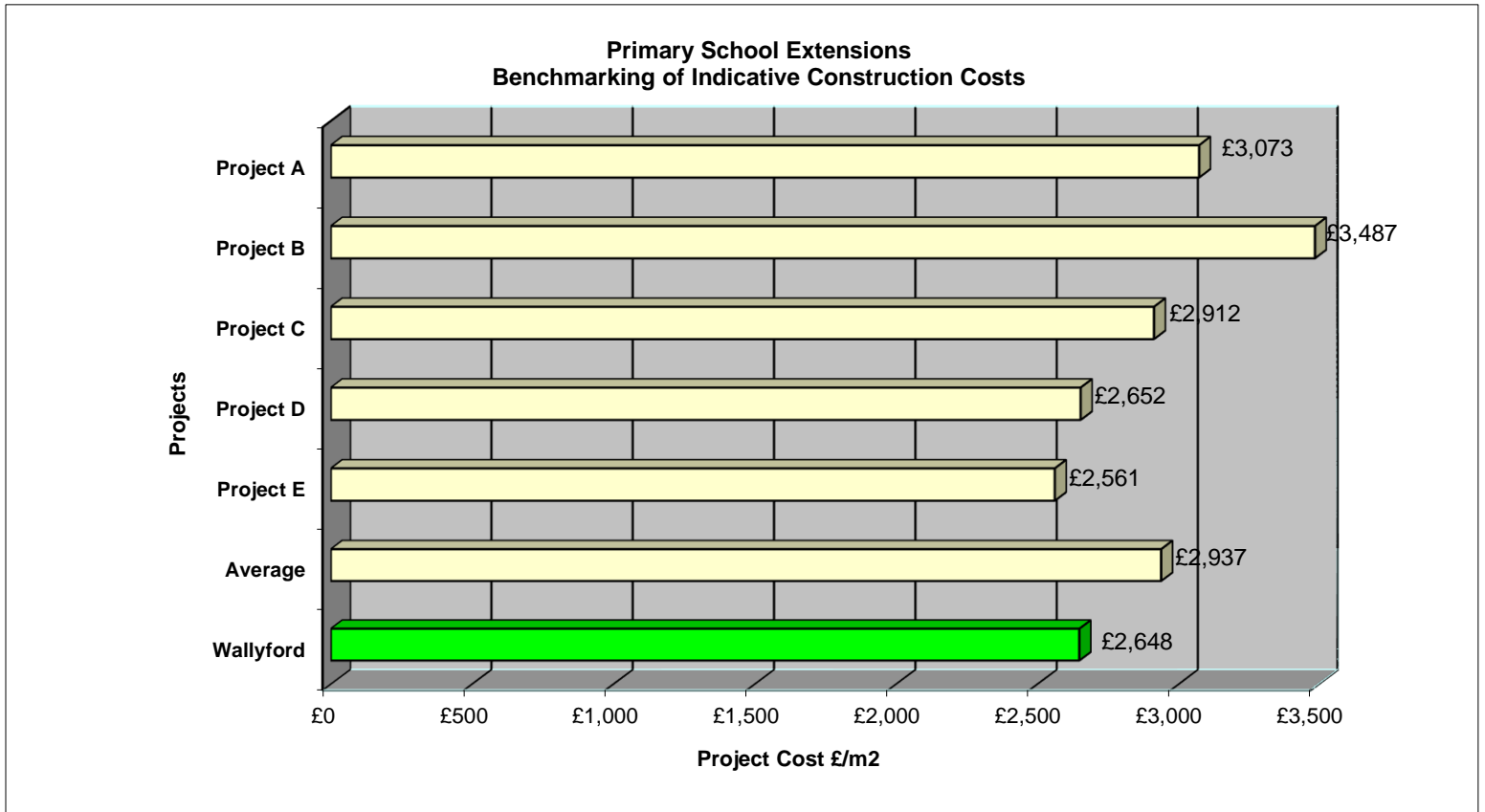
Stage 1 Development Fee table comparing costs for Project A-E, Wallyford, and VFM.

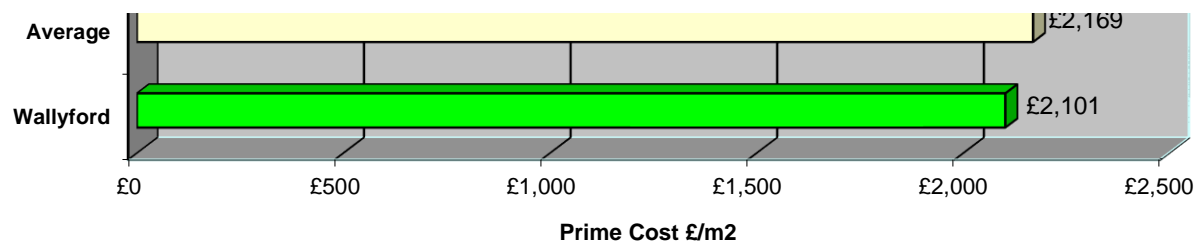
Stage 2 Development Fee table comparing costs for Project A-E, Wallyford, and VFM.

Notes: Items highlighted in red are equivalent to Wallyford Project to offer a like for like comparison

5.3 GRAPHICAL ANALYSIS

Key Cost Drivers	Project A	Project B	Project C	Project D	Project E	Average	Wallyford
Project Costs/m2	£3,073	£2,128	£2,912	£2,652	£1,800	£2,937	£2,648
Prime Cost/m2	£2,260	£2,438	£2,026	£1,815	£2,304	£2,169	£2,101





WALLYFORD PRIMARY SCHOOL

PRICING REPORT

6.0 Anticipated Cashflow

N/A at Stage 1