

KSIMC Birmingham

Go Option

Building Estimate (Adjusted to West Midlands Location Index)	£16,384,300	
External Works (Incl OH&P and Prelims)	£500,000	
Allowance for adjustments and additions (Incl OH&P and Prelims)	£0	
Works Cost Estimate	£16,884,300	
Project Design Fees	£2,026,116	12
Land Purchase Cost	£3,000,000	
Base Cost Estimate	£21,910,416	
Risk Allowances		
Design development risks estimate	£337,686	2
Construction risks estimate	£1,013,058	6
Employers change risk estimate	£506,529	3
Employers other risks estimate	£1,013,058	6
Cost limit (excluding inflation)	£24,780,747	
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Exclusions and Assumptions

- 1 VAT is excluded
- 2 Land Purchase costs are valuations only and require confirmation
- 3 Costs based on BCIS average costs adjusted to West Midlands Location and for 3Q 2013
- 4 Excludes and specialist equipment for the kitchen or Ghush Kafan room
- 5 No allowances for the relocation of services
- 6 No allowances for the temporary accommodation
- 7 Contractors prelims are deemed to be included
- 8 Risk allowances based on assessment, Risk Register and % of Works Cost Estimate
- 9 Project design fees based on % and may be liable to change based on whether the team remains the same for all phases
- 10 Inflation is at 0% 218 Factor for 3Q 2012 and 3Q 2013
- 11 Assumed Offices to be Air Conditions
- 12 New Building Construction to conform to all new Building Regs and statutory regulations
- 13 External works allowance only
- 14 Assumed that lift provision included within vertical circulation cost
- 15 Mortuary rate used for GK room
- 16 No allowance for relocation of services or remediation of contamination
- 17 Assumed that site can be procured and ready for construction by 3Q 2013
- 18 Assumed that education facilities provided do not need to conform to LA School construction guidelines/criteria
- 19 Sports Hall sufficient to have three badminton games at once
- 20 No Section 106 works