

CAPITAL

Construction Description	Costs
Phase 1 - Kitchen adaptations to allow for FSM for Sept 2014	
Phase 2 - 2 x classrooms with stores & lobby	
Phase 2 - Kitchen & store extension	£434,985.59
Phase 2 - Drainage and external works	
SUB TOTAL:	434,985.59

Additional Construction Cost Description	Costs
Sewell's OH&P @ 10%	43,548.56
SUB TOTAL:	£478,534.15

Additional Construction Cost Description	Costs
Sewell's design & development fees.	£63,591.00
SUB TOTAL:	£542,125.15

Additional Construction Cost Description	Costs
SPV costs (Project insurances, legals, senior lender due diligence, senior lender fee, life cycle modelling, financial model upgrade, CDMC, SPV project management fee) @ 5%	£59,400.00
SUB TOTAL:	£601,525.15

Additional Construction Cost Description	Costs
SPV - bank's profit margin (fee of £10,000 has been waived)	£0.00
SUB TOTAL:	£601,525.15

CYC - Additional Project Capital	Costs
Dining tables to facilitate better flow of pupils & alleviate storage pressures	£1,518.00
Project risk fund / client contingency	£40,000.00
Fees: TA / QS / CoW / CDMC /other	£16,000.00
Fees: Bond Dickinson	£400.00
Fees: School Services @ 1.5% of construction cost	£7,178.01
TOTAL:	£666,621.16

REVENUE

Item Description	Costs
FM costs (includes an increase in annual insurance costs) - additional per annum	£12,196.00
Lifecycle costs - additional per annum	£5,066.00
Utilities - usage volumes provided by Sewells and average unit price provided by CYC	£3,247.00
CYC - legal costs to bring PFI contract up to date and to take account of variances	£25,000.00
TOTAL:	£45,509.00

Notes on revenue costs

Phase 1 was instructed in May 2014 and so has proceeded at risk. CYC legal team strongly advise that phase 2 cannot proceed until the PFI contract has been updated. Utilities costs differ slightly when calculating using CYC's usage volumes with the average unit price - £2,975.

CAPITAL + REVENUE	£712,130.16
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