



OBC Project Cost Template

Authority Name: NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
Project Name: SWANSEA VALLEY PRIMARY

Gross floor area m2 (3830, new school+2000, new pool+200, refurb ex)
Number pupil places (inc SEN and full time equivalent nursery places)
Number SEN places
Number FTE nursery places

6030
714
14
70

	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Cost/m2	Cost/Pupil
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Development costs

Site investigation						£ -	£ -	£ -
Land acquisition						£ -	£ -	£ -

Construction cost

Above ground super structure			£ 2,294,000.00	£ 3,596,000.00	£ 310,000.00	£ 6,200,000.00	£ 1,028.19	£ 8,683.47
Substructure			£ 423,650.00	£ 664,100.00	£ 57,250.00	£ 1,145,000.00	£ 189.88	£ 1,603.64
Abnormals: -			£ 1,269,100.00	£ 1,989,400.00	£ 171,500.00	£ 3,430,000.00	£ 568.82	£ 4,803.92
Externals: -			£ 925,000.00	£ 1,450,000.00	£ 125,000.00	£ 2,500,000.00	£ 414.59	£ 3,501.40
Internal finishes			£ 740,000.00	£ 1,160,000.00	£ 100,000.00	£ 2,000,000.00	£ 331.67	£ 2,801.12
Services			£ 925,000.00	£ 1,450,000.00	£ 125,000.00	£ 2,500,000.00	£ 414.59	£ 3,501.40
Preliminaries			£ 444,000.00	£ 696,000.00	£ 60,000.00	£ 1,200,000.00	£ 199.00	£ 1,680.67
Overhead/Profit			£ 185,000.00	£ 290,000.00	£ 25,000.00	£ 500,000.00	£ 82.92	£ 700.28

Client costs

ICT				£ 300,000.00	£ 100,000.00	£ 400,000.00	£ 66.33	£ 560.22
FFE				£ 670,000.00	£ 200,000.00	£ 870,000.00	£ 144.28	£ 1,218.49
Design Fees		£ 455,000.00	£ 540,000.00	£ 5,000.00		£ 1,000,000.00	£ 165.84	£ 1,400.56
Professional fees	£ 35,000.00	£ 90,000.00	£ 200,000.00	£ 190,000.00	£ 45,000.00	£ 560,000.00	£ 92.87	£ 784.31
Contingencies		£ 20,000.00	£ 304,250.00	£ 39,500.00	£ 36,250.00	£ 400,000.00	£ 66.33	£ 560.22
Client costs						£ -	£ -	£ -
Inflation						£ -	£ -	£ -
Total Project Cost	£ 35,000.00	£ 565,000.00	£ 8,250,000.00	£ 12,500,000.00	£ 1,355,000.00	£ 22,705,000.00	£ 3,765.34	£ 31,799.72

Prepared by (signature):

Name:

Position in organisation:

Date:

Prepared Jun 20