

TARGET COST RECORDS

TARGET COST RECORDS

Calculation of Capital Construction Cost

The target construction cost is the sum agreed between the Department and the school/sponsor and is the amount within which the Design Team is expected to cost plan the project and beyond which succeeding stages of the project may not be pursued without specific Department of Education authority. Generally the costs relate to entirely new build but can form the basis of costs for extensions. All costs are exclusive of VAT.

The target cost is to be prepared by the Project Quantity Surveyor and M&E Services Engineer. The cost comprises an underlying building cost, based on costs set by the Department, together with an assessment of specific requirements relating to the particular project (ie substructures, external works, drainage: abnormal costs such as poor ground conditions and necessary enabling works including temporary accommodation for decanting).

These targets cost calculations must be carried out at the following planning stages, and submitted to the Department for approval:-

- Feasibility Study/Economic Appraisal;
- Prior to the commencement of design and planning;
- As the basis for the calculation of the Public Sector Comparator (PSC);
- Benchmarking at subsequent design stages.

Subsequent estimates and area analysis data should be submitted on scheme design profile (BAB1) forms at RIBA design stage C, D, pre-tender and at tender stage or equivalent.

Whole Life Costs

For economic appraisals and PSCs, the following have to be added to the target cost to obtain the whole life estimate (see also MPA – BAB 2 form). The Department should be consulted for the following costs with the exception of life cycle costs.

Capital Expenditure

- Life cycle costs;
- Professional design fees;
- Loose fittings furniture and equipment.

Operating Expenditure

- Maintenance costs;
- Ancillary services (eg cleaning and catering);
- Energy costs.

Other Costs

- Land acquisition

Risk

As many of the risks associated with the construction costs should be assessed and included in the full cost items, eg poor ground conditions or stringent planning requirements.

Estimates should be made of the maximum and minimum risks likely to occur – the average risk between the extremes should be used as the basis for risk allowance.

Variation of Price (VOP) due to inflation is also a risk and should be treated in the same way as any other risk. Due regard should be made of the likely VOP during the construction phase.

**POST PRIMARY
CALCULATION OF TARGET COST
(MAIN SCHOOL)**

PROJECT: _____

DATE: _____

DESIGN STAGE: _____

LTE: _____

1.0 BASIC BUILDING COST

1.1m² secondary accommodation @ £...../m² = £
(LIA Handbook for complete new build)

2.0 EXTRA OVER ABOVE FOR:-

2.1m² of specialised teaching accommodation @ £...../m² = £
(Science, HE, IT BIS)

2.2m² of specialised teaching accommodation @ £...../m² = £
(Technology)

2.3m² of specialised teaching accommodation @ £...../m² = £
(Multi-Purpose, PE, Drama)

2.4m² of specialised teaching accommodation @ £...../m² = £ _____
(Art, Music)

3.0 SUB TOTAL

3.1 Update to present day costs @% £

3.2 Add for size factor @% £

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 Substructures (State proposed substructure method(s) to be adopted) £
.....

4.2 Building Cost Abnormals (eg statutory requirements, site constraints) £
(attach breakdown)

4.3 External Works (see separate sheet) £

4.4 Assessment of Additional M&E Items (Subject to Agreement/Appendix) £

5.0 WORK IN EXISTING BUILDINGS (attach breakdown) £ _____

6.0 UTILITY CHARGES:
(please specify with breakdown) £

TOTAL TARGET COST _____

_____ **QUANTITY SURVEYOR**

_____ **M&E ENGINEER**

_____ **PROJECT MANAGER** _____ **DATE**

**CALCULATION OF TARGET COST
(SCHOOL MEALS ACCOMMODATION)**

PROJECT: _____ **DATE:** _____

DESIGN STAGE: _____ **LTE:** _____

1.0 BASIC BUILDING COST

1.1m² of servery accommodation @ £...../m² = £

1.2m² of kitchen accommodation @ £...../m² = £

1.3m² of dining accommodation @ £...../m² = £

2.0 EXTRA OVER ABOVE FOR:-

2.1m² of dining hall accommodation @ £...../m² = £ _____

3.0 SUB TOTAL

3.1 Update to present day costs @% £

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 Substructures (State proposed method(s) to be adopted) £
.....

4.2 External Works £

4.3 Abnormals (eg statutory requirements, site constraints
(attach breakdown) £

4.4 Assessment of Additional M&E Items (Subject to Agreement/Appendix) £ _____

5.0 UTILITY CHARGES:

(please specify with breakdown) £

TOTAL TARGET COST _____

_____ **QUANTITY SURVEYOR**

_____ **M&E ENGINEER**

_____ **PROJECT MANAGER** _____ **DATE**

GUIDANCE ON AREAS FOR THE CALCULATION OF TARGET COSTS PRIMARY SCHOOLS

1.0 MAIN SCHOOL (BASIC BUILDING COST)

The Target Construction Cost calculation for the school should be based on the total Limit of Internal Area (LIA) as found in the Primary Schools Building Handbook and in the issued Schedule of Accommodation for the approved LTE for the school. The Total Basic Allowances per m² from the Basic Underlying Costs (4th Qtr 2003) should be used for this calculation.

2.0 EXTRA OVER ABOVE ALLOWANCES

Extra over allowances are given for the multi-purpose hall but exclude any stores associated with the hall. The extra over rate per m² to be used is that for "Multi-purpose/PE/drama, Dining Halls".

3.0 SIZE FACTOR

Size factor adjustment does not apply to the SMA calculations.

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 Substructures

Insert at full assessed value with statement relating to proposed foundation method(s) to be adopted.

4.2 External Works

Add for external works based on the standard of provision of facilities set out in the Building Handbook for Primary Schools (Section 3). Costs relating to site development, demolitions and other non-green field site elements should be included but listed separately for clarification.

4.3 Abnormals

Abnormals relate to the school building(s) and are those, as a direct result of statutory requirements, site constraints and approved additional security measures. Any such items should be listed in an attached document.

4.4 Mechanical and Electrical

See M&E section regarding additional items subject to approval.

5.0 WORK IN EXISTING BUILDINGS

Breakdown of costs for work in existing buildings to be provided as an attached document.

6.0 UTILITY CHARGES

Known charges for utilities to be identified and included.

GUIDANCE ON AREAS FOR THE CALCULATION OF TARGET COSTS POST PRIMARY SCHOOLS

1.0 MAIN SCHOOL (BASIC BUILDING COST)

The Target Construction Cost calculation for the school shall be based on the total Limit of Internal Area (LIA) shown on the Recommended Schedule of Accommodation (Form BAB 3). The Total Basic Allowances per m² from the Basic Underlying Costs (4th Qtr 2003) should be used for this calculation. NB Normally the area on Form BAB3 excludes SMA.

2.0 EXTRA OVER ABOVE SPECIALISED TEACHING ACCOMMODATION

Extra over allowances are given for four main groups of identified areas within Post Primary School Buildings.

2.1 Science, Home Economics, Information Technology and Business Information Systems are grouped together.

2.1a Science area includes the scheduled classroom teaching spaces plus the prep/store rooms. The glasshouse is not included in this figure as it is covered in the Basic Underlying Cost.

2.1b Home Economics (HE) area includes the scheduled classroom teaching spaces plus multi-purpose rooms at 45 m² each. Resource/technician's area covered in Basic Underlying Cost.

2.1c Information Technology (IT) area includes the scheduled classroom teaching spaces plus the resource base.

2.1d Business Information Systems (BIS) area includes the scheduled classroom teaching spaces.

2.2 Technology and Design

2.2a Technology area includes the scheduled teaching spaces plus planning rooms at 45 m² each.

2.3 Art and Music

2.3a Art and Design area includes the scheduled classroom teaching spaces plus ceramics annexe, stores and computer graphics areas.

2.3b Music area includes the scheduled classroom teaching spaces plus practice rooms, Computer/keyboard room and recording room areas.

2.4 Multi-Purpose/PE/Drama

2.4a This area includes all halls, multi-purpose hall and stage (excluding all storage) plus fitness activity area and dance/lecture/drama room where applicable.

3.0 SUB TOTAL

3.1 Update to Present Day Costs

Updating index set by the Department of Education. Base rates set at 4th Qtr 2003.

3.2 Size Factor

Refer to size factor table for uplift allowance percentage for schemes below 1,000 m². (Does not apply to SMA calculations).

SIZE FACTOR TABLE

Area (m ²)	Size Factor	1/Size Factor	% Allowance
1,000+	-	-	0
660-999	0.9681	1.03	3
530-659	0.9517	1.05	5
430-529	0.9363	1.07	7
350-429	0.9214	1.09	9
280-349	0.9055	1.10	10
100-279	0.8356	1.20	20

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 Substructures

Insert at full assessed value with statement relating to proposed substructure/foundation method(s) to be adopted.

4.2 External Works

Add for external works based on the standard of provision of facilities as set out in the Building Handbook for Secondary Schools (Section 4). Costs relating to site development, demolitions and other non-green field site elements should be included but listed separately for clarification.

4.3 Abnormals

Abnormals relate to the school building(s) and are those, which are as a direct result of statutory requirements, site constraints and location. Any such items should be listed in an attached document.

4.4 Mechanical and Electrical

See M&E section regarding additional items subject to approval.

5.0 WORK IN EXISTING BUILDINGS

Breakdown of costs for work in existing buildings to be provided as an attached document.

6.0 UTILITY CHARGES

Known charges for utilities to be identified and included.

7.0 SCHOOL MEALS ACCOMMODATION

To be calculated separately as above where applicable.

GUIDANCE ON AREAS FOR THE CALCULATION OF TARGET COSTS SCHOOL MEALS ACCOMMODATION

1.0 BASIC BUILDING COST

1.1 SERVERY/KITCHEN

The basic Target Construction Cost calculation shall be based on the areas prescribed in the Building Handbook (Section 5), School Meals Accommodation set by the ELB and approved by DE for the appropriate provision. Either kitchen or servery provision will be approved and related costs must be applied.

1.2 DINING HALL (where applicable)

The basic Target Construction Cost calculation for the dining hall shall be based on the area of the dining hall and any associated chair/table store as prescribed in the Building Handbook (Section 5), and based on the approved number of daily meals and sittings approved by the ELB and DE. The total basic allowance per m² shall be that for the Primary Total Basic Allowance plus the extra over allowance for Dining Halls.

2.0 EXTRA OVER ABOVE FOR DINING HALL AREA

Extra over allowances are given for the dining hall area only (excluding stores).

3.0 SIZE FACTOR

Size factor adjustment does not apply to the SMA calculations.

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 Substructures

Insert at full assessed value with statement relating to proposed substructure foundation method(s) to be adopted.

4.2 External Works

Add for external works as based on the standard of provision set out in the Building Handbook. Costs relating to site development, demolitions and other non-green field site elements should be included but listed separately for clarification.

4.3 Abnormals

Abnormals relate to the school building(s) and are those, which are as a direct result of statutory requirements, site constraints and location. Any such items should be listed in an attached document.

4.4 Mechanical and Electrical

See M&E section regarding additional items subject to approval.

5.0 WORK IN EXISTING BUILDINGS

Breakdown of costs for work in existing buildings to be provided as an attached document.

6.0 UTILITY CHARGES

Known charges for utilities to be identified and included.

GUIDANCE ON AREAS FOR THE CALCULATION OF TARGET M&E SERVICES COSTS

1.0 MAIN SCHOOL (BASIC SERVICES COST)

The target services cost calculation for the school should be based on the limit of internal area (LIA) as found in the Primary School Building Handbook and in the issued Schedule of Accommodation or on the approved Post Primary School Schedule of Accommodation for the approved LTE for the school. The basic services allowance per sq m from the Basic Underlying Costs (4th Qtr 2003) should be used for this calculation.

2.0 EXTRA OVER ALLOWANCES

There are no additional M&E services allowances for multi-purpose halls (Primary Schools) or specialist accommodation (Post Primary Schools).

3.0 SIZE FACTOR (PRIMARY SCHOOLS ONLY)

Refer to the services size factor table for uplift allowance percentage for primary school schemes below 2,000 sq m (14 classbases). Note this uplift allowance is not to be applied to post primary school schemes.

Class Bases	Size Factor	% Allowance
3	1.33	33
4	1.31	31
5	1.28	28
6	1.26	26
7	1.24	24
8	1.22	22
9	1.19	19
10	1.17	17
11	1.15	15
12	1.13	13
13	1.10	10
14	1.00	0

4.0 ASSESSMENT BASED ON CURRENT COSTS

4.1 External Works

All external M&E services works are deemed to be included in the basic services cost calculated above except those abnormal items noted below.

4.2 Abnormals

The BASIC services cost includes some items that had previously been identified as “abnormal” such as ICT, CCTV etc. The abnormal items are now redefined as falling into the following categories:-

- a. Sustainability, ie systems or equipment provided to improve the sustainable performance of the school such as rainwater harvesting or ground source heat recovery. In each case the proposal must be supported by a robust business case and be specifically approved by the Department.

- b. Accessibility, ie systems or equipment required to make the school accessible such as a passenger lift in a primary school, or that can loosely be described as, relating to the “Disability Discrimination Act”.
- c. Systems or equipment required by external authorities to overcome deficiencies associated with, for example, sewage handling or street lighting.

Any such items should be listed in an attached document for consideration by the Department.

5.0 **UTILITY CHARGES**

Known charges for utilities are to be identified and included. For the avoidance of doubt the utility charges are for infrastructure/connection only, exclude recurrent charges and fall into the following categories:-

- Electricity supply
- Piped water services
- Gas service (if appropriate)
- Telephone service

ASSESSMENT FOR TARGET COST

EXTERNAL WORKS, DRAINAGE, PLAYING FIELDS AND COURTS

(POTENTIAL) TOTAL SITE AREA _____ m²

Element: PROPOSED EXTERNAL WORKS

£

a. Roads and Parking: (Area _____ m²) _____

b. Paths: (Area _____ m²) _____

c. Prescribed hard paved play areas: (Area _____ m²) _____

d. Prescribed grass play areas: (Area _____ m²) _____

e. Grass Areas: (Area _____ m²) _____

f. Fencing: _____

g. Gates and Boundary Walls: _____

h. Retaining Walls: _____

i. Landscape Planting: _____

j. Mains Trenches: _____

k. Drainage Works: _____

l. Field Drains: _____

m. Sewage Disposal Works: _____

n. Site Clearance: _____

PLAYING FIELDS AND COURTS

o. All-weather: _____

p. Grass: _____

q. Courts: _____

TOTAL FOR EXTERNAL WORKS = £ _____

BASIC UNDERLYING COSTS (4TH QTR 2003)

	Nursery	Primary	Secondary				Special	School Meals Accommodation	
			Basic	Science	Technology	Art/Music		Servery	Kitchens
Superstructure	413	232	290	290	290	290	290	290	363
Finishes	90	87	87	87	73	87	102	87	102
Services (*)	255	179	205	260	271	244	254	230	290
Fittings	38	36	29	203	94	110	58	100	94
Total Basic Allowances	796	534	611	840	728	731	704	707	849
Substructure Costs Guide Figure of:	68	65	44	44	73	44	73	44	65

Extra over basic costs for:

1. Science, HE, IT, BIS £229/m²
2. Technology £117/m²
3. Art/Music £120/m²
4. Multi-purpose PE/Drama,
Dining Halls £119/m²

(*) Services rates include 5% BWIC

WHOLE LIFE COSTS – ECONOMIC APPRAISALS/FEASIBILITY STUDIES/PUBLIC SECTOR COMPARATORS

PROJECT _____

Capital Expenditure (Works)

	Estimated Cost £
As target building cost	
Total School Building Cost including abnormals, assessments based on current costs, work in existing buildings and utility charges.	
School Meals Accommodation Total SMA Building Cost including abnormals, assessments based on current costs, work in existing buildings and utility charges.	
External works, drainage, playing fields and courts.	
Total Capital expenditure	£ _____
Resources	
*Consultant's fees (including associated VAT).	
TOTAL INCLUDING FEES AND RISK	£ _____

Operating Expenditure	
*Maintenance	£ /m2
*Ancillary services (cleaning and catering)	£ /m2
*Energy Costs	£ /m2
*Ground Maintenance	£ /m2

_____ **QUANTITY SURVEYOR**

_____ **M & E ENGINEER**

_____ **PROJECT MANAGER** _____ **DATE**

* Consult the Department for information on these.

REPLACEMENT LIFE CYCLE COSTS

Project
Primary*/Post Primary*/Nursery/Special/Other

Stage: FS/OBC/COP LTE:

Date: Base date of estimate:

Tender Index:

APPENDIX B

Element	Specify essential works	Estimate to repair/replace £	State year of anticipated replacement year 5, 10, 15 or 20
External Walls			
Roofs			
Windows			
Doors/Internal partitions			
Floors			
Ceilings			
Electrical Services			
Mechanical Services			
External Works and Drainage			
Others			

_____ QUANTITY SURVEYOR

_____ M&E ENGINEER

_____ PROJECT MANAGER _____ DATE