

Midlothian Council

Beeslack High School

OUTLINE BUDGET COST SUMMARY FOR 1,600 PUPIL SCHOOL AND ASSOCIATED EXTERNALS



17 November 2022

WORKS ELEMENTAL COST SUMMARY (Beeslack School Only)		GFA (m²):	16,000	
Group Element		Total		
0. Facilitating Works		£0.00		
1. Substructure		£10,277,401.54		
2. Superstructure		£34,414,243.23		
3. Internal Finishes		£8,988,079.46		
4. Fittings, Furnishings and Equipment		£7,461,017.05		
5. Services		£28,401,423.35		
6. Prefabricated Buildings and Building Units		£0.00		
7. Works to Existing Buildings		£0.00		
8. External Works		£18,452,560.38		
Sub Total : Building Works (Beeslack School Only)		£107,994,725.00		
Main Contractor's Preliminaries		N/A		
Main Contractor's Overheads & Profit		N/A		
Construction and Design Development Risk (8% of Prime Cost figure)		N/A		
Inflation (mid-point construction 2Q 2026: BCIS index 415)		N/A		
Total Construction Cost (Beeslack School Only)		£107,994,725.00		
Professional Fees (Beeslack School Only)		8,739,444.17		
Total Construction Cost (Vet Clinic Only)		4,990,000.00		
Professional Fees (Vet Clinic Only)		275,965.00		
Midlothian Council Internal Cost		169,100.00		
Development Costs		423,713.78		
Client Contingency @ 10%		£0.00		
ASN Provision (included in above)		£0.00		
Total Cost		£122,592,947.95		

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SNC • LAVALIN

FAITHFUL+GOLD
Member of the SNC-Lavalin Group

16 June 2023

WORKS ELEMENTAL COST SUMMARY (Beeslack School Only)		GFA (m²):	16,000		
Group Element				Total	
0. Facilitating Works				£0.00	
1. Substructure				£5,385,224.94	
2. Superstructure				£18,032,616.53	
3. Internal Finishes				£4,709,636.91	
4. Fittings, Furnishings and Equipment				£3,909,476.04	
5. Services				£14,881,977.00	
6. Prefabricated Buildings and Building Units				£0.00	
7. Works to Existing Buildings				£0.00	
8. External Works				£9,668,902.00	
Sub Total : Building Works (Beeslack School Only)				£56,587,833.42	
Main Contractor's Preliminaries				£6,790,540.01	12.00%
Main Contractor's Overheads & Profit				£3,168,918.67	5.00%
Construction and Design Development Risk (8% of Prime Cost figure)				£4,527,026.67	8.00%
Inflation (mid-point construction 3Q 2025: BCIS index 415)				£7,581,260.67	10.67%
Total Construction Cost (Beeslack School Only)				£78,655,579.44	
Professional Fees (Beeslack School Only)				£6,562,160.10	
Total Construction Cost (Vet Clinic Only)				£4,990,000.00	
ASN Provision (allowance only - not included in the above)				£9,977,096.00	
Professional Fees (Vet Clinic Only)				£517,699.00	
Midlothian Council Internal Cost				£385,000.00	
Development Costs				£752,967.12	
Client Contingency				£3,696,498.34	
Total Cost				£105,537,000.00	