South East Ayr
Feasibility Report on Corton Primary School

On behalf of (lxb)
Coordinated by:

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Document Control and Approval

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<th>Approved</th>
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filepath: General / Projects / 12006 / Reports / Education
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**Annex 1** Accommodation Schedule

**Annex 2** Cost Plan for School and Community Facilities
LxB has prepared this Feasibility Study in conjunction with the Council to help mitigate the financial risk associated with the construction of the Corton Primary School.

This school has a projected cost of £18.4M (2009 costs) and is planned in three phases with phase 1 costing £12.4M. Its overall accommodation is 7,067sqm in size and is built as a two storey building on a 4 ha site. This site will transferred to the Council as a serviced site. The school will be built and opened on the occupation of the 400th home in Corton. Prior to this the school children from the Corton Phase will be accommodated off-site in temporary accommodation in order to secure a viable school population of 124 pupils and 35 pre-5 children when the new school opens.

The Feasibility Study has considered the design and procurement implications arising from the council's specification and has sought to make financial savings for the whole project and phase 1 without compromising on building quality or the attainment of excellence in education. The findings are:

1. LxB intends to transfer a larger serviced site to the Council – 4.8ha instead of 4.0ha. This allows a 4 phase approach to procurement instead of the 3 phases originally envisaged and costs to be reprogrammed.
2. The school when completed has the capacity to accommodate up to 4 streams of primary and 240 pre-5 children. This has more than sufficient capacity to meet all of the children from the homes in South East Ayr.
3. The larger site allows a single storey building solution to be realised. This substantially reduces the cost of phase 1. It also enables the integration of all community facilities to be realised on a single site.
4. The 4 phase procurement allows the building programme to be re-defined. The solution now proposed offers greater flexibility to the Council in terms of accommodation proposed. All classrooms are built to the dimensions required by the upper age group so any classroom can be used by all age groups – early, middle or upper.
5. A saving of around 200sqm has been made through this design exercise reducing the accommodation requirement to 6,872sqm.
6. The proposed layout, phasing and procurement reduces the impact of construction even further to minimise disruption to teaching as the school expands over time.
7. The proposed school is now fully integrated with the community incorporating a full size sports pitch and all-weather floodlit pitch with community changing rooms. The design solution offers secure access to games hall and dining hall with stage in the evening to host community events.

All of this has achieved without compromise to quality. The civic presence created by the building form with its impressive frontage and community facilities makes a strong statement about the value of the school and education to the new community.

In terms of cost, the budget for the school (at 2012 prices) is now estimated to be £13.1M including the community suite. This is a reduction of £5.3M in total costs. The community suite costs £117k and this is to be financed separately by the development. The cost to the Council is therefore £13M.

The proposals highlighted above have reduced the cost of Phase 1 significantly. The budget cost is now estimated at £7.7M including the community suite. This is a reduction of £4.7M for the Council. All of the children from the Corton Phase of the development can be accommodated in this phase.

LxB invites the Council to consider this Feasibility Study and following discussion and agreement on the way forward, update its Education Report (prepared in July 2009) if these findings are acceptable.
Introduction

South Ayrshire Council granted planning permission in July 2009 (Ref: 07/01795/OUT) for the South East Ayr project subject to the sign off the Section 75 Agreement. This approved proposal and masterplan consists of 2,700 homes (up to 25% affordable), Corton Primary School, Business Park and Neighbourhood Centre.

The serviced site for the school is indicated on the approved SE Ayr Masterplan (rev G). This is positioned centrally for ease of access to the overall site. The cost to meet the education provision arising from the whole of the SE Ayr project is currently estimated by the Council at £32.7M for nursery, primary and secondary provision.

This Feasibility Study for the Corton Primary School has been prepared by LXB to inform the Council about the delivery of the proposed Corton Primary School. The project team appointed by LXB has reviewed the Education Report produced by the Council in July 2009 (Education Impact of the South East Ayr Development on the Local Education Provision). This Report confirms that the school requires to accommodate 705 primary pupils and 220 pre-5 children from the development of South East Ayr. The proposed school consists of 7,066sqm over two storeys.

One of the outcomes from the Council's Report is that the anticipated cost to the Council of delivering the Primary School is £18.7M at 2009 prices with its phasing costs as follows:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Cost (£M)</th>
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<tr>
<td>Phase 1</td>
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</tr>
<tr>
<td>Phase 2</td>
<td>£2.5</td>
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<tr>
<td>Phase 3</td>
<td>£3.6</td>
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This Report has sought to ensure that the specification and build quality of the concept remains at the standard set by the Council but has reviewed the phasing of this three stage procurement (as above) to help reduce the financial risks to the Council.

The Project Team appointed by LXB comprises:
- Axiom Project Services Ltd (Project Manager and Quantity Surveyor)
- Geddes Consulting (Master Planning)
- JM Architects (Education)
- T Lawrie and Partners (Engineers)
- Dougall Bailie Associates (Traffic Engineer)
- David Alexander and Kevin Gavin – Education Advisors

The project team has had an opportunity to consider the design implications arising from the building elements specified by the Council in an integrated manner, assess implications taking account experience in construction and procurement and has sought to identify and add benefits for the Council.
Background to delivery of Corton Primary School

Neighbourhood Centre
Serviced Site for School (4ha)
Business Park
Consented Distributor Road
Bus Stops
The Consortium is obliged to transfer a serviced site to the Council (extending to 4ha – refer to site plan) for the Primary School. The Council then commits to the construction of the school with repayment made through a schedule of payments from developer contributions.

As a reference point, the Consortium has full planning consent for the access arrangements to this site (refer to plan). This approved detailed design allows the proposed serviced site for the school to be accurately positioned and referenced in terms of the offer to the Council.

The school will be directly connected to the proposed distributor road which is the main bus route around the Corton Phase.

LxB now leads the development of the initial Corton Phase in South East Ayr which comprises the Neighbourhood Centre, Business Park and up to 800 homes including affordable housing. All of this will be a major boost for the local economy.

Corton Primary School as currently proposed has an entry cost of £12.4M (at 2009 prices) and this is to be completed by the occupation of the 400th home. Design and construction works will need to start in advance of this trigger. When built, the school accommodation in Phase 1 will be able to accommodate all children from the Corton Phase, Alton Phase and part of the Cockhill Phase but much will be underused and vacant for some considerable time.

Prior to this, all school children from the Corton Phase will be accommodated off-site in temporary accommodation and these arrangements are intended to secure a viable school population of 124 primary pupils and 35 pre-5 children when the new school opens.

Given the proposed mechanism for the funding of the school, the Council would need to exercise prudential borrowing to borrow the necessary funds to build Phase 1 with only limited contributions made from the development (estimated to be over £4.2M) by the time 400 homes are occupied.

LxB is now seeking to investigate whether it can reduce both the overall costs (and initial cost of the Phase 1) of constructing this school to a level which mitigates risk to the Council.
The masterplan for Corton will determine the actual provision of housing in the Corton Phase. The current estimate is that circa 760 homes can be accommodated within this Phase, given the more up to date assessments of the net developable area available for this use. Based on a pupil product ratio of 0.3 for non-denomination primary children, 228 pupils plus pre-5 children would need to be accommodated from the Corton Phase.

25% of this total of 760 homes will be affordable homes and, up to 190 affordable homes may be built subject to the availability of funding from Scottish Government. A Scheme for Affordable Housing is being prepared by LxB for consideration by the Council.

Under the terms of the Section 75 Agreement, the cost of the planning obligations is to be financed through a charge against the sale of private homes. It is envisaged that circa 72 sales will be achieved per annum and with at least 570 private homes to be built, the construction period for Corton in terms of delivering these private homes is approximately 9 years.

It is still not known how many of these 190 affordable homes will be able to be built and financed by the Council given the current restrictions on funding from Scottish Government during the Corton Phase. It will be necessary to know the proposed level of affordable homes to be built in the Corton Phase to enable the programme for the school’s construction to be finalised.

LxB wishes to be onsite building homes for sale in 2014 along with the Neighbourhood Centre if the Outline Consent can be finalised and issued in 2012.

The indicative development programme for the Corton Phase is shown in the following table.

<table>
<thead>
<tr>
<th>Year</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
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<td>72</td>
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<td>528</td>
<td>570</td>
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This current development programme of 72 sales per annum is a reduction in the future rate of house building on this Phase from the original estimate of 90 completions presented to the Council in 2009. This has been necessary because of the changes to market conditions.

The serviced site for the school will be made available to the Council within a sufficient period to allow the construction of the school to be completed in time for its projected opening at the occupation of the 400th home on the Corton Phase.
The proposal is to build the Corton Primary School as a 4 phase project on a larger site which can accommodate up to 4 streams of primary pupils and 240 nursery places. The accommodation schedule presented by the Council has been reviewed and a revised version is presented in Annex 1. By adopting a multi-purpose approach to the use of accommodation on a staged basis, it has been possible to reduce the overall size of the building by 200sqm.

The new school is accessed from the approved distributor road which provides the vehicular access around the Corton Phase. This distributor road is also the route of the bus service with bus stop at the school. The school building complex presents a frontage onto this distributor road and forms a civic building of architectural importance for this phase of development. This approach route, site entrances and facilities such as drop-off have been designed to provide fully accessible parking including disabled, assist parents in dropping off and uplifting children, minimise car journeys and provide clear safer delineation between pupils and vehicular traffic.

Community facilities have been integrated into the school. A full size grass pitch together with a synthetic all-weather pitch to provide flexible high quality sport and recreational spaces for both pupils and the wider community of South East Ayr. The all-weather pitch is to be floodlit and as detail designs come forward careful consideration will be given to design and specification to minimise light spillage to neighbours. The full size pitch can be used as two 7 aside pitches by the school. The community will have separate access into the designated community suite and sports facilities.

The school building is positioned centrally to allow for external learning/play areas to wrap around the teaching accommodation and to minimise any acoustic disruption from the nearby railway line. The boundary landscaping can be used to mitigate further any noise interference and provide an area for eco teaching and external learning.

Pupils and visitors will arrive at the main entrance to the school, in the newly formed plaza centrally located in the site's frontage to the approved road layout. This architecturally crafted entrance heralds the end of the approved road 'promenade’, providing a civic end to the roadway and a gateway into the facilities beyond. The plaza itself is the main entry point to the school and is a place for gathering, displaying artwork and possible events.

Careful thought has been given to the requirement to provide school facilities in line with the gradual build-up of the South East Ayr community as the housing development progresses. There is the need to avoid unnecessary investment in the provision of accommodation which might stand unused and require maintenance and cleaning whilst awaiting the required pupil numbers.

The answer to this difficulty lies with a careful phasing of school development growth with that of pupil number growth. The Council's current proposal is for growth to be in three phases. This Feasibility Study offers the possibility of a four phase programme which broadly sees the growth of a four stream school facility over time. The educational design factors have been carefully considered to ensure that educational needs are met to make the proposed Corton Primary School an outstanding, inviting and functionally efficient building with the genuine capacity to grow and develop with the emerging new community.

This school will be an exciting place in which children can learn and socialise within which the community can interact and develop. The potential is also there to create an innovative, stunning and appropriate building solution with the highest quality of internal and external spaces.

The larger site area of 4.8ha now proposed by LxB for the serviced site exceeds the 1967 School Premises Act and meets the more onerous BB99 for a four phase primary school. This school has more than sufficient capacity to accommodate pupils from the South East Ayr development and Phase 1 can accommodate all of the children from the 760 homes in Corton.

The phased expansion of the School is illustrated in the following diagrams.
Proposed Concept

Concept
Phase 1

- Grass Full-size pitch
- Community Hub
- Social heart
- Admin.
- Entrance plaza
- Secure Play
- Nursery
- Teaching Accommodation
- Synthetic all weather 7-a-side pitch

Exceeds BB99 compliance for School Site Area
Phase 4

- Phase 4: additional teaching accommodation
- Community Hub
- Social heart
- Admin
- Secure Play
- Nursery
- Entrance plaza
- Phase 4 nursery addition
- Parking
- Synthetic all weather 7-a-side pitch
- Exceeds B999 compliance for School Site Area

Grass
Full-size pitch
This primary school concept has been developed in line with South Ayrshire Council’s principal educational objectives of raising standards of achievement and attainment in the context of flexible, socially inclusive and integrated service provision.

**Educational Design Philosophy**
The educational design philosophy under-pinning the outline concept has sought to:

- Provide a building of genuine civic presence, with a character of child/community friendliness, excitement and invitation
- Ensure security and care with consideration of inner and outer boundary safety for all users and the security of young people in both work and play environments
- Establish a building and grounds which will offer a healthy, comfortable and stimulating school environment
- Offer the potential to design effective learning and teaching class and shared spaces which will meet current and future curricular needs, both indoors and outdoors - with facilities fit for the purpose to deliver the Curriculum for Excellence
- Support personal and social needs by providing good, easily supervised indoor and outdoor recreational play, sports provision and social spaces with modern and well-planned support facilities such as toilets and cloakrooms
- Attend to the needs of all users, including the wider school community and those with additional support needs for whom services such as childcare, continuing learning and community involvement are vital by providing a barrier-free and inclusive environment
- Provide a building which can evolve with the growth of the community yet continue to meet educational needs with minimal disruption during periods of physical development and construction
- Offer through the building and facilities, the potential to support not only the education of primary-age children but also community development and involvement

This revised proposal fully meets these aims and objectives.

The revised proposal now incorporates greater flexibility in the use of rooms and spaces over time to meet needs as the school expands but the proposed expansion can now be undertaken in a manner which will minimise disruption from the construction process.
The civic presence derived from the building form with its impressive frontage and obvious linkage to the community through hall and pitch provision makes a statement about the value of the school and education to the community.

The position of the school on the site offers security of outer boundaries combined with a natural development from public to more private “children only areas” at the rear of the main building with separation of vehicles from pedestrians.

The grouping of the various facilities from administration through to classroom and support accommodation, halls and community facilities have a large element of transparency and a sense of airiness, allowing users to see into and through the building with plenty of light penetration.

The school has a clear “heart” in its social area and hall accommodation which will assist in the development of a positive school ethos and community spirit. The building will provide good views out and the potential to create excellent adjacent play, sport and recreational spaces as well as outdoor education opportunities.

Attention has been given to ease of circulation with the usual security of access through administration to potentially lively social areas linked to classroom blocks designated in support of each other in terms of functional relationship – early to upper stages. Classroom groupings give good access to shared support areas and facilities such as dining and games halls whilst allowing for the grouping of key management and resource facilities to meet stage specific needs. For example, nursery and early stages links and shared resources are easy to manage and the school has a clear sense of progression by age groupings.

Classrooms and related multi-purpose space can be designed to the Council’s specification and rooms are aligned to ensure the extremes of solar gain and acoustic interference are avoided.

All classrooms have been designed to meet the education classroom space needs of the upper age group and therefore offer flexibility for use by all age groups.

Shared teaching and support accommodation can be planned in more detail to central locations which might support either individual stages or groups of classrooms. The arrangement of class bases allows for the creation of easily supervised playground areas specific to different age groups and the development of a wide range of outdoor facilities from garden areas, games facilities and a variety of recreational and fitness facilities from nature trails to quiet seating areas.

Nursery accommodation has been planned in close association with early stages and with the capacity to be expanded incrementally over time without loss of function such as secure play space.

Halls and community accommodation combine to provide an integrated yet secure community hub for both daytime and evening use with easy lock down points as required for security. The relationship of halls including changing facilities to pitches and outdoor areas is supportive of both community and day school activity and learning objectives.

The provision of a full-sized grass pitch and an all-weather floodlit 7-a-side pitch provides an excellent school and community resource.
Evolution of school and community
The proposal meets the requirement to provide facilities in line with the gradual build-up of the community with a careful phasing of school's development and growth with that of pupil number growth.

This Feasibility Study offers the possibility of a four phase programme which sees the growth of a four stream school over time.

The following aspects have been highlighted as significant added benefits from this review by LxB.

All double classroom blocks have been specified at the larger age group internal dimension to allow each block of accommodation to be used by either early or middle/upper primary stages. This allows for the natural development of a nursery/early stages “end” to the teaching accommodation at the outset and can ultimately see the development of an upper stages class grouping in the final phase. Middle and upper stages gradually move to new locations as the building evolves over several years.

The blocks of accommodation can be extended and might even be developed in terms of either a single block or a double block as pupil numbers demand. The design solution is truly flexible in accommodating teaching requirements.

Location of the new classroom areas has been designed to permit construction access as required over the years in such a way as to allow for separation of construction from pupil activity. This segregation also factors in minimal disruption to the on-going school operation and outdoor space activities. Construction is progressively and deliberately removed further and further away over time from the area occupied by the youngest children.

Other accommodation such as that for dining, shared teaching/management areas and expanded nursery facilities is similarly phased as indicated in the appropriate schedules and diagrams. The ultimate accommodation sizes allowed for in the design provide future proofing.

The inclusion of the full size community pitch within the primary school site provides:

- Better safety environment for users of the pitch from the indoor changing and other facilities within the school
- Enhanced facilities – a full size pitch that can be used as two 7-a-side pitches along with the all-weather 7-a-side pitch providing all year round access to external facilities
- Enhanced facilities for the wider community through the addition of an all-weather floodlit pitch.

Clearly, further discussion with the Council is necessary to identify the most appropriate phasing in line with available funding and in recognition of educational issues such as composite class requirements and reduced class sizes at early stages.

The final phase of the school can be tailored to meet the needs of the school population and can be sized as required by the Council.
The aim with the primary school design is to engender multiple spaces for the learning environment, be it internal or external spaces. Moreover, the school development plan has been carefully considered to ensure a safe environment for the children whilst constructing the subsequent phases. The phasing requirements have been carefully considered to ensure a complete and positive use of the full extent of the site when the final build is finished.

The re-organisation of the proposal and the increased size of the site by 0.8ha have allowed a different approach to the layout resulting in the adoption of a single storey building for the school instead of the two storey building envisaged by the Council.

Clearly defined public and private areas have been established in the site diagram to control and maintain the safety and privacy of the pupils whilst within the school grounds.

The single storey school accommodation is split hierarchically into 3 main zones:

- **Public:** entrance, reception, administration, community hub.
- **Privileged:** social spaces, dining & PE functions.
- **Private:** teaching accommodation, multipurpose spaces, external learning zones.

The teaching accommodation has been designed to be extremely flexible, designed in four phases with the modular teaching hubs serving junior, middle or upper pupils and can be built on an as needed basis.

Connecting from a single corridor point, these bespoke pods are pre-designed and engineered off-site. This modular approach to construction minimises installation time and mitigates disruption to the primary school community. Easily erected and structurally very stable, these panels can reduce foundation depths and increase floor to ceiling heights as trusses are not required and the ceilings can follow the roof form.

This approach can create visually stimulating and spatially exciting learning environments.

**Phase 1**

This is now a single storey building which can accommodate all the children from the 760 homes in the Corton Phase.

The total floorspace of the building is 3,478sqm which can accommodate 222 pupils plus 120 pre-5 children, together with the community suite of 110sqm.

The initial phase will provide the majority of all public and privileged spaces with the addition of two teaching hubs and first phase of the nursery with secure play. This phase also includes the community suite, parking and the full size pitch with an all-weather pitch.

This allows pupils, staff and the community to benefit from all the facilities on opening at the occupation of the 400th home.
The concept for Corton Primary School embraces the Council ambition for the school building to play a vital role in the development of a positive community ethos of partnership and involvement.

The importance of a school offering the potential for integrated school and community service is recognised in a number of ways in the concept diagram:

- The community suite is established in Phase 1 of the project and is located prominently to the front of the building with the potential for its own secure access to permit use during the school day with appropriate lock-off from pupil circulation;
- The whole school’s social and games facilities and grounds offer great potential for after-school clubs and summer play schemes;
- Meeting spaces for the community use can be located close to the community suite;
- Lock-down on clear circulation routes can be easily established which means there is the capacity to utilise further multipurpose space within the school;
- The community suite is close to hall accommodation for games use and also the dining hall and stage to allow for community events and activities. This combination of shared/multipurpose space allows for the creation of a community hub as appropriate;
- School grounds offer the potential for expansion of activities from social areas such as the dining hall into the grounds for linked indoor and outdoor community events;
- Provision of a full-sized grass pitch and a floodlit all-weather pitch and halls provision (with associated changing facilities) will make for easy involvement of community sports activities and clubs;
- School provides readily accessible car parking encouraging community involvement; and
- The proximity of the nursery to the community accommodation offers further potential support for community initiatives.

The success or otherwise of community participation depends on the quality and range of opportunities available and is of course also dependent on the participation of people and good quality organisation. People will respond better when buildings have been planned with their involvement as a focus.

In the case of Corton Primary School, the initial planning recognises the involvement of community members as part of the lifeblood of the school as a service facility and has placed initial accommodation considerations to promote this at the heart of the design process.

Barrier-free access arrangements and the provision of facilities for people with additional support needs will help to ensure an inclusive community approach.
Cost to Deliver

The Education Report produced by the Council in July 2009 (Education Impact of the South East Ayr Development on the Local Education Provision) set out the indicative cost of delivering the Primary School is £18.7M at 2009 prices with its phasing costs as follows:

- Phase 1: £12.4M
- Phase 2: £2.5M
- Phase 3: £3.6M

LxB has reviewed the design and procurement strategy for the Primary School taking account of expertise and best practice in the design and construction of new primary schools from across Scotland. LxB has concluded that cost savings are possible on the overall cost of this school and that its procurement can be delivered as a 4 phase development instead of 3 phase project if a larger site is provided.

Axiom Project Services Ltd has undertaken a Cost Report (Annex 2) for the schedule of accommodation proposed in Annex 1. Costs used now reflect 2012 prices.

The overall cost of the Primary School without the community suite is circa £13.0M, representing a substantial saving to the Council. This saving of £5.4M is a result of incorporating modest space savings from the design and layout planning exercise without affecting curricular requirements or the quality of the buildings. The building is now single storey with an overall gross floor area for the Primary School proposed at 6,872 sqm (compared to 7,067 sqm in the 2009 Council Study) with the community suite adding a further 110 sqm.

The provision of the community suite will cost a further £117K and will be financed directly by the Consortium. The overall cost would be circa £13.1M for the Primary School with its community suite now included in this integrated project.

The procurement approach is now based on four phases instead of the three phases proposed by the Council.

- Phase 1: £7.7M single stream school including community facilities (changing area and sports pitches) – accommodates all children from 760 homes in Corton Phase
- Phase 2: £1.6M two stream school – accommodates all children from the Alton Phase and part of Cockhill up to 1,480th home
- Phase 3: £1.9M three stream school – accommodates all children from 1,480th to 2,200th home in Cockhill Phase
- Phase 4: £1.8M four stream school – accommodates all remaining children from the balance of homes in Cockhill Phase to complete South East Ayr.

The proposed flexibility of the phased expansion proposed for the school means minimal disruption to the teaching process and the final size of the school can be determined by the final school population set by the final housing numbers in South East Ayr.

An important saving to the Council is the capital expenditure cost at the revised Phase 1 stage. At the 400th home in Corton, the budget cost is now reduced from £12.4M to £7.7M at 2012 prices (including Community Suite). The modular design proposed (not necessarily pre-fabricated construction) will ensure that any disruption from the construction process will be minimised.

The plan opposite highlights the new serviced site (4.8ha) to be transferred to the Council compared to the original site.
Proposed Serviced Site for School

- Original Serviced Site for School (4ha)
- Additional land in new Serviced Site for School (0.8ha)
- Total land for updated site for School (4.8ha)

- Neighbourhood Centre
- Business Park
- Consented Distributor Road
- Bus Stops

Corton Primary School
Feasibility Report
June 2012
The impetus for this review of the procurement approach to the Corton Primary School as proposed by the Council has been to reduce the financial risk to the Council without affecting the education standards required by the Council. The resultant changes and benefits are mainly achieved by LxB proposing a larger serviced site for the school campus.

The plan shows the reduced site for the school and now extends to an area of 4.79ha.

The approach advocated by the project team and the update of costs has allowed LxB to identify substantial cost savings for the Council to consider:

- Cost savings of nearly £5.3M for the overall cost of the Primary School, and
- Cost reduction of over £4.7M for the initial Phase 1 at the 400th home in Corton.

The Feasibility Study confirms that Phase 1 of the school will accommodate all of the school children from the 760 homes to be built in the Corton Phase of the South East Ayr development.

Phase 1 including its community building and sports pitches is budgeted at £7.7M with £117K paid by LxB for the community suite. The work undertaken by LxB forms a strong foundation to reduce the financial risk to the Council in meeting the educational requirements arising from this part of the development, as well as reducing the overall cost for the South East Ayr project.

LxB invites the Council to consider the indicative proposals set out in this Feasibility Study and to provide comments and feedback. This overall masterplan concept is still at the feasibility stage but provides sufficient information to clarify the preferred procurement and phasing approach and consequently indicative costs.

Thereafter, LxB wishes to work with the Council to finalise the procurement approach for the Corton Primary School and the resultant final outcome would then be presented to the Council for approval. The new Feasibility Study would then be the way forward to meet primary school education requirements for South East Ayr and the delivery of the requirements for the Corton Phase.

This approved Report would then need to update the Education Report produced by the Council in July 2009 (Education Impact of the South East Ayr Development on the Local Education Provision).

This process would not be dependent or delay finalising the current Section 75 Agreement as the 2009 Education Report is not part of this Draft Agreement.

The final Report would then be incorporated into the approval of a future planning application setting out LxB’s future aspirations with more detailed plans for the Corton Phase by means of a legal agreement to secure this updated planning obligation for the Corton Phase.
### Annex 1: Accommodation Schedule

#### Corton Primary School Area Schedule (2016-2017)

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<th>REF</th>
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#### Classroom Accommodation

- **Pupils in Grade 1 to Grade 7:**
  - Class Size: 20 (100% capacity)
  - Total Classrooms: 7
- **Pupils in Grade 8 to Grade 12:**
  - Class Size: 30 (100% capacity)
  - Total Classrooms: 6

#### Library

- **Resource Centre:**
  - Room Area: 8.00 m²
  - No. of Spaces: 1

#### Physical Education

- **Hall Changing (Girls & Boys):**
  - Room Area: 50.00 m²
  - No. of Spaces: 1
- **Hall Changing (Community & M/F):**
  - Room Area: 50.00 m²
  - No. of Spaces: 1
- **Combined Changing:**
  - Room Area: 50.00 m²
  - No. of Spaces: 1
- **Gym Hall:**
  - Room Area: 200.00 m²
  - No. of Spaces: 1
- **Gym Hall:**
  - Room Area: 150.00 m²
  - No. of Spaces: 1
- **P.E. Store:**
  - Room Area: 24.00 m²
  - No. of Spaces: 1

#### Administration

- **Reception/Office:**
  - Room Area: 75.00 m²
  - No. of Spaces: 1
- **Teachers’ Room:**
  - Room Area: 75.00 m²
  - No. of Spaces: 1
- **Medical Suite:**
  - Room Area: 20.00 m²
  - No. of Spaces: 1
- **Centra General Store:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **Administration Office:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **General Staff Office:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **General Staff Office:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **Staff Room:**
  - Room Area: 75.00 m²
  - No. of Spaces: 1
- **Staff Room / P.A. Store:**
  - Room Area: 20.00 m²
  - No. of Spaces: 1
- **CPD:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **General Storage:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **General Storage:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1
- **Equipment Room:**
  - Room Area: 40.00 m²
  - No. of Spaces: 1
- **Janitors Office:**
  - Room Area: 15.00 m²
  - No. of Spaces: 1
- **Multi-disciplinary Base:**
  - Room Area: 15.00 m²
  - No. of Spaces: 1
- **Meeting Room:**
  - Room Area: 30.00 m²
  - No. of Spaces: 1

**Total Room Area:** 964.00 m²

---

**Corton Primary School Feasibility Report**

**June 2012**

**Page 24**
### Annex 1

#### Accommodation Schedule

**Corton Primary School Area Schedule (04/06/2012)**

<table>
<thead>
<tr>
<th>REF</th>
<th>ROOM NAME</th>
<th>COMMUNITY</th>
<th>ROOM AREA</th>
<th>NO. OF SPACES</th>
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<tr>
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<td>Toilet</td>
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**Corton Primary School Community Suite Area Schedule**

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**TOTAL NET AREA**

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**TOTAL GROSS AREA**

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<td>12.00</td>
<td>24.00</td>
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<td>12.00</td>
<td>12.00</td>
<td>24.00</td>
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June 2012

Corton Primary School
Feasibility Report

25
LXB RP (AYR 1) LIMITED

EDUCATION PROVISION
AT
CORTON, AYR

COST REPORT NO. 1

22 JUNE 2012

Prepared By:

Axiom Project Services Ltd
24 Newton Terrace
Glasgow G3 7PY

Tel: 0141 332 8787
www.consultants@axiom-psl.co.uk
EDUCATION PROVISION
CORTON, AYR
COST REPORT NO. 1
22 JUNE 2012

CONTENTS

1. INTRODUCTION AND PROJECT INFORMATION 1
2. BASIS OF REPORT 2
3. PHASED LAYOUT 1, 2, 3, 4 4
4. SCHEDULE OF ACCOMMODATION 6
5. ORDER OF COST 7
6. SUMMARY OF COSTS 9

APPENDICES

APPENDIX A - Corton Primary School Area Schedule; dated 20.6.2012
1.0 Introduction and Project Information

1.1 Introduction: the purpose of this Cost Report is to forecast the estimated final construction cost for the phased construction of a Primary School and community facility under review. It sets out to establish an Order of Cost based on the anticipated size, specification and quality, and proposed programme.

The Order of Cost has been prepared on the basis of preliminary information received in good faith from members of the Design Team assembled for the masterplan. This has been supplemented by JM Architects specifically for the Primary School provision as is presented within the Schedule of Areas and Phasing layouts.

1.2 Client: LXB Partners LLP
1.3 Project Manager: Axiom Project Services Ltd
1.4 Architect: Geddes Consult (Master Planning)
1.5 Architect: JM Architects (Education)
1.6 Strategic Engineer: Quattro Consult
1.7 Civil/Structural Engineer: T Lawrie & Partners
1.8 Traffic Engineer: Dougall Baillie Associates
1.9 Utility Services Engineer: Lateral Technologies
1.10 Quantity Surveyor: Axiom Project Services Ltd
1.11 Project Description: Provision of new build Primary School in four phases, incorporating Nursery, Community changing, natural and synthetic pitch with associated on site hard and soft landscaping.

Construction elements included in cost estimates:

- Site clearance and landscaping
- Provision of school building
- Provision of community changing
- Provision of 1nr full size natural pitch
- Provision of 1nr synthetic MUGA pitch

Development costs included in cost estimates:

- Professional Fees (12.5%)
- Costs associated with Temporary provision of education (£150k)
- Loose Furniture (3%) of building costs (incl Fees)
- Educational Resources (2%) of building costs

2.0 BASIS OF REPORT

2.1 Procurement: The costs within the report are based on a contract sum being established with a Main Contractor in competition by means of a single stage tender process using a traditional SBCC form of contract.

2.2 Programme: The Project Phasing is in 4 distinct stages.

2.3 Information Used: The report is based on the Corton Primary School Area Schedule dated 20.6.2012. Attached as Appendix A.

2.4 Exclusions from Costs: V.A.T.
Contamination.
Loose furniture costs
School IT installations and equipment costs
Decanting and School establishment costs

2.5 V.A.T: Although V.A.T. has been excluded from the costs, it should be noted that V.A.T. may be applicable to all works executed on non-domestic buildings at the standard rate and should be monitored for changes to and compliance with HMRC guidelines.

2.6 Inflation: Costs are based on current construction market costs, and are exclusive of inflation in the interim to a start on site and during the construction period.
The report has been prepared without the benefit of preliminary Site Investigation information.

Costs have been based upon standard foundations following the regarding of the site to accommodate the single storey structure. No provision has been made for abnormal foundations.

The report has been prepared utilising minimal input from the utility service providers. Detailed current input should be obtained as appropriate.

Construction has been broken down into the following Phased delivery:

**Phase 1:**
- Works to provide Single stream school
- Nursery
- Community Changing
- Sports Pitches
- Landscaping and Incoming services

**Phase 2:**
- Works to provide Two stream school

**Phase 3:**
- Works to provide Three stream school
- Increased Nursery
Phase 4:

- Works to provide Four stream school
- Increased Nursery
3.0 Gross Floor Areas

3.1 Gross floor area has been taken from Corton Primary School Area Schedule; dated 20.6.2012

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3.2 For the purposes of this Cost Report gross internal floor areas are assumed to be measured to the inside face of external walls.
### 4.0 Order of Cost

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<th>PHASE 2</th>
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<td>Low</td>
<td>High</td>
<td>Low</td>
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<td>£ -</td>
<td>£ -</td>
<td>£ -</td>
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<tr>
<td>Utilities</td>
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<td>£ 50,000</td>
<td>£ -</td>
<td>£ -</td>
<td>£ -</td>
</tr>
<tr>
<td>Platform</td>
<td>£ 630,000</td>
<td>£ 730,000</td>
<td>£ -</td>
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<tr>
<td>Prelims</td>
<td>£ 646,012</td>
<td>£ 820,793</td>
<td>£ 136,687</td>
<td>£ 184,159</td>
<td>£ 162,157</td>
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<td>Contingency</td>
<td>£ 235,771</td>
<td>£ 299,559</td>
<td>£ 49,886</td>
<td>£ 67,211</td>
<td>£ 59,182</td>
</tr>
<tr>
<td>Inflation - Current Cost</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
</tr>
<tr>
<td>Design Team Fees</td>
<td>£ 699,650</td>
<td>£ 888,943</td>
<td>£ 148,036</td>
<td>£ 199,450</td>
<td>£ 175,621</td>
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<tr>
<td><strong>Low Range Cost</strong></td>
<td>£ 6,296,848</td>
<td>£ 1,332,123</td>
<td>£ 1,580,590</td>
<td>£ 1,498,701</td>
<td>£ 10,708,462</td>
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<tr>
<td><strong>High Range Cost</strong></td>
<td>£ 8,000,483</td>
<td>£ 1,795,046</td>
<td>£ 2,129,537</td>
<td>£ 2,019,208</td>
<td>£ 13,944,274</td>
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<tr>
<td><strong>Mean Cost</strong></td>
<td>£ 7,148,666</td>
<td>£ 1,563,684</td>
<td>£ 1,855,064</td>
<td>£ 1,758,954</td>
<td>£ 12,326,368</td>
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<tr>
<td><strong>Mean £/M²</strong></td>
<td>£ 2,058.40</td>
<td>£ 1,525.53</td>
<td>£ 1,525.53</td>
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</table>
### 4.0 Order of Cost

<table>
<thead>
<tr>
<th>Community Facility</th>
<th>PHASE 1</th>
<th>PHASE 2</th>
<th>PHASE 3</th>
<th>PHASE 4</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIFA/M²</td>
<td>Low</td>
<td>High</td>
<td>Low</td>
<td>High</td>
<td>Low</td>
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<tr>
<td></td>
<td>£ 99,000</td>
<td>£ 110,000</td>
<td>- £</td>
<td>- £</td>
<td>- £</td>
</tr>
<tr>
<td>Inflation - Current Cost</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
<td>excl</td>
</tr>
<tr>
<td>Design Team Fees</td>
<td>£ 11,880</td>
<td>£ 13,750</td>
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<tr>
<td>Low Range Cost</td>
<td>£ 110,880</td>
<td>- £</td>
<td>- £</td>
<td>- £</td>
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<tr>
<td>High Range Cost</td>
<td>£ 123,750</td>
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<td>- £</td>
<td>- £</td>
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<tr>
<td>Mean Cost</td>
<td>£ 117,315</td>
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<td>Mean £/M²</td>
<td>£ 1,066.50</td>
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</tbody>
</table>

Phase 1: Comprising Single stream school, nursery, communal changing facility and sports pitches.
Phase 2: Comprising additional class rooms to complete Two stream school.
Phase 3: Comprising additional class rooms to complete Three stream school with further Nursery provision.
Phase 4: Comprising additional class rooms to complete Four stream school with further Nursery provision.
### 5.0 Summary of Costs

<table>
<thead>
<tr>
<th>Category</th>
<th>PHASE 1</th>
<th>PHASE 2</th>
<th>PHASE 3</th>
<th>PHASE 4</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Facility and externals</td>
<td>£ 6,354,369</td>
<td>£ 1,389,942</td>
<td>£ 1,648,945</td>
<td>£ 1,563,515</td>
<td>£ 13,141,521</td>
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<tr>
<td>Design Team Fees</td>
<td>£ 794,296</td>
<td>£ 173,743</td>
<td>£ 206,118</td>
<td>£ 195,439</td>
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<tr>
<td>Costs associated with Temporary provision of education</td>
<td>£ 150,000</td>
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</tr>
<tr>
<td>Loose Furniture (3%) of building costs (incl Fees)</td>
<td>£ 190,631</td>
<td>£ 41,698</td>
<td>£ 49,468</td>
<td>£ 46,905</td>
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</tr>
<tr>
<td>Educational Resources (2%) of building costs</td>
<td>£ 127,087</td>
<td>£ 27,799</td>
<td>£ 32,979</td>
<td>£ 31,270</td>
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<tr>
<td>Community Changing</td>
<td>£ 117,315</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>£ 7,733,699</td>
<td>£ 1,633,181</td>
<td>£ 1,937,511</td>
<td>£ 1,837,130</td>
<td>£ 13,141,521</td>
</tr>
</tbody>
</table>
This report is for the use of the party to whom it is addressed and no responsibility will be accepted to any Third Party for the whole or any part of it.

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