

ITEM	DESCRIPTION	TRADITIONAL 'SINGLE-POINT' CONTRACT		CONSTRUCTION MANAGED CONTRACT	
1	TRADE PACKAGE COST (ACTUAL)		25 000 000		25 000 000
a	Civil Works & Building Works	5 000 000		5 000 000	
b	Mechanical Systems	1 750 000		1 750 000	
c	Electrical, Lighting and Data/Voice Communications	2 000 000		2 000 000	
d	Security Systems	375 000		375 000	
e	Specialist Trades/Suppliers	15 875 000		15 875 000	
2	CONTRACTOR'S MARK-UP	2,0% (Items 1b-1e)	400 000		N/A
3	BUILDER'S ATTENDANCE ON SPECIALIST TRADES	3,00% (Items 1b-1e)	600 000		N/A
4	CONTRACT PRELIMINARIES	11,0% * Management, fixed and time related plant/service costs	2 750 000	5,00% * Fixed and time related plant/ service costs only (see item 11.3 below for Management Cost)	1 250 000
			SUB-TOTAL 28 750 000		SUB-TOTAL 26 250 000
5	DIRECT CONTRACTUAL ARRANGEMENT WITH CLIENT		0		-393 750
			SUB-TOTAL 28 750 000	* 1.5% pricing advantage	SUB-TOTAL 25 856 250
6	SETTLEMENT DISCOUNTS		0		-250 000
			SUB-TOTAL 28 750 000	* 2.5% discount on half the value of items 1(b) to 1(e)	SUB-TOTAL 25 606 250
7	CONTINGENT EXPENDITURE		2 443 750		2 176 531
	* Estimating and Design Contingency	3,5%	1 006 250	3,5%	896 219
	* Contract Contingency	5,0%	1 437 500	5,0%	1 280 313
	Note: Assume cost incurred				
8	TOTAL ESTIMATED PRESENT-DAY CONSTRUCTION COST		SUB-TOTAL 31 193 750		SUB-TOTAL 28 426 531
9	ESCALATION		1 723 455		1 010 156
9.1	Pre-contract Inflation	5 mths	779 844	3.5 mths	497 464
9.2	In-contract Inflation	10 mths	943 611	10 mths	512 692
	Note: Assume cost incurred				
10	TOTAL NETT ESTIMATED CONSTRUCTION COST		SUB-TOTAL 32 917 205		SUB-TOTAL 29 436 687
11	PROFESSIONAL/STATUTORY FEES		4 345 279		5 694 243
11.1	Design Fees (Tariff)		2 174 728		1 342 298
	- Architect				Excl Stage 5 and Principal Agency
	- Interior Designer		0		0
	- Landscape Architect		50 000		50 000
	- Structural & Civil Engineer		175 000		175 000
	- Mechanical & Electrical Engineer		354 000		354 000
	- Data/Voice Communications		75 000		75 000
	- Rational Fire Design		75 000		75 000
	- Land Surveyor		25 000		25 000
11.2	Quantity Surveying/Cost Management Fees		1 341 551		1 343 518
11.3	Health & Safety		75 000		75 000
11.4	Management		0		441 927
	* Project Management				145 000
	- Principal Agency				1 592 500
	- Construction Management		Included in Architect Fee		
11.4	Disbursements	5,0%	217 264	5,0%	284 712
	Note: Provisional Sum				
11.5	Plan Scrutiny Fees		0		0
12	TOTAL ESTIMATED BUILDING COST INCLUDING PROFESSIONAL/STATUTORY FEES		SUB-TOTAL 37 479 747		SUB-TOTAL 35 415 643
12	CLIENT SUNDRY				
12.1	Direct Client Expenditure		0		0
	* Soft Furnishings		0		0
	* Other		0		0
12.2	Less Recoverable Items		0		0
	* Unspecified		0		0
			SUB-TOTAL 37 479 747		SUB-TOTAL 35 415 643
10	VAT	14,0%	0	14,0%	0
	Note: Not applicable to VAT vendors				
11	TOTAL ESTIMATED COST ON COMPLETION		37 479 747		35 415 643

Estimated saving 2 064 105 or 5.51%

Note: To determine full saving, consideration should also be taken of:
 * Interest saved on reduced capital employed; and
 *The PV of the reduced savings on interest over the period required to redeem the capital loan
 * Reduced liability for VAT, where applicable)