

EXPLANATORY NOTES

1.0 Introduction

The Pricing Data Proformas 1-8 in this Appendix will be used for the Quantitative Price Evaluation and will subsequently be annexed in Appendix 1 (*Comparator and Initial Pricing Information*) to Schedule Part 4 of the Territory Partnering Agreement. This briefing note gives guidance as to their completion.

The Proformas are based upon the principle that the construction cost component of a New Project will be the total of the following:-

- The Prime Cost - defined as 'The direct cost associated with carrying out individual items of work. The prime cost includes direct site labour, materials and small plant such as hand tools.'
- Preliminaries Cost - defined as 'Items of site expenditure which cannot be attributed to individual items of work but rather to the project as a whole, or to substantial sections of it.'
- Risk – defined as 'The monetary allowance to cover the cost of unforeseen items of work.'
- Provisional Sums - defined as 'Estimates to cover the cost of work for which a design brief is not available.'
- Overhead – defined as 'The costs incurred in running the company as a whole, and which cannot be attributed to any one particular contract, expressed as a percentage of turnover.'
- Profit – defined as 'The excess of revenue against outlay expressed as a percentage of the original outlay.'
- Project Development Fee – defined within the Standard Form Territory Partnering Agreement.

Tenderers are required to complete a number of Proformas to identify their capped costs for specific items of work applicable to the following projects

- Gullane Surgery;
- Drumbrae Library;
- Firrhill Partnership Centre;
- Blackburn Partnership Centre;
- Muirhouse Centre (D&B);
- Muirhouse Centre (DBFO); and
- A generic Primary School.

The benchmarking report, prepared by hubco, for each New Project in accordance with Schedule Part 6 (*Procedure for Demonstrating Value for Money*) of the Territory Partnering Agreement must demonstrate that these capped costs have not been exceeded.

2.0 Information to be Submitted

Tenderers must submit the information detailed in items 16 and 17 of the Draft Final Tender Submission Compliance Checklist in part 2 of Appendix F to this Volume 1. The requirements are set out in further detail below.

3.0 Completion of Proformas 1-8

Data to assist with the pricing of Proformas 1 and 2 is available in the Information Room.

Base Date

Tenderers should complete Proformas 1-5 in full assuming a start on site date of 1 April 2010

Proforma 1 (Preliminaries)

Proforma 1 requires Tenderers to identify the preliminaries cost for each of the Named Projects. The costs should exclude any preliminaries costs attributable to site abnormalities. The cost of abnormalities, together with their resultant impact on preliminaries, will be calculated on an Open Book basis.

Proforma 2 (Construction Cost)

Section 4 - Risk

Tenderers shall insert against items 4a-c capped % additions for:-

- Design Development Risks;
- Construction Risk;
- Opportunities.

Risk is defined as all risks associated with works in accordance with the project agreements, with the exception of:

- Inherent site-specific risks such as ground conditions, existing services and suchlike the cost implications of which will form part of the prime cost for each project; and
- Development control risks the cost implications of which will form part of the prime cost for each project.

For the avoidance of doubt the % additions will be calculated on the sub-total identified against heading 3

Sections 6-7,10-11 Fees

Tenderers shall insert, against items 6,7,10 and 11 capped % additions for:-

- Design Fees;
- Statutory Fees;
- Survey Fees.

For the avoidance of doubt the % additions will be calculated on the construction costs sub-total.

Section 8 - Overheads and Profit

Tenderers shall insert, against items 8a and 8b, capped % additions for:-

- Main Contractor's Overheads;
- Main Contractor's Profit.

For the avoidance of doubt the % additions will be calculated on the sub-total identified in item 10.

Section 12 hubco Cost

Tenderers shall insert, against item 12 the fixed % addition to account for the Project Development Fee (Stages 1&2).

For the avoidance of doubt the figures exclude any Non Scheduled Partnering Services which shall be calculated in accordance with Schedule 3.

Proforma 3 (DBFM Costs)

Tenderers should enter the financial parameters which will be used under privately financed projects to determine the associated annual Unitary Charge. These parameters will be applied to prime costs for the Muirhouse scheme to provide an estimate of the total cost of a privately financed scheme and this cost will be included within the overall total cost of the programme for the purposes of individual bidder evaluation.

Proforma 4 (hubco Operating Budget)

Tenderers are required to complete Proforma 4 to provide detail in respect of the operational costs associated with the management and operation of hub Co over the first five years of the Project in accordance with the requirements of the hub Co Business Plan

Proforma 5 (Sample Project Prime Cost Data)

Tenderers should enter here the total prime cost carried from the summary of the bills of quantities from the sample project using the Sample Project Design Data. For clarity this total should be the Nett measured works only and should exclude preliminaries or any of the other add-ons noted at 2-13 in Pro Forma 2

Pro Forma 6 (Partnering Services Cost Rates)

The rates entered shall be the rates which shall be bound in to Section 4 of Part 3 of the Territory Partnering Agreement and used for the purpose of calculating the Project Development Partnering Services costs in accordance with Part 4 of the Territory Partnering Agreement and the Ad-Hoc Partnering Services costs in accordance with clause 10.2 of the Territory Partnering Agreement.

For the purposes of the Quantitative Price Evaluation, these rates will be applied to determine a fixed cost for Ad-Hoc Partnering Services using a pre-determined scenario which will be shared with bidders prior to Final Tender Submission - the output from this will be item 4 on the "Project Totals" sheet.

4.0 Construction Programme

Tenderers must submit, for each project identified in identified in Explanatory Note 1 above, a master programme for the relevant works based on the durations noted in the Proformas. The programme should be in sufficient detail to demonstrate the basis on which the preliminaries costs in Proforma 1 have been compiled. The programme shall also include commissioning periods.

The programmes submitted by the Tenderers will be used solely to verify the pricing of the preliminaries for each of the projects identified in the Proformas and will not in themselves form part of the scoring process.

Tenderers are to assume that the projects exclude any abnormals.

5.0 Method Statement

The Tenderer is required to provide a method statement for the general management of the works for each project identified in identified in Explanatory Note 1 above. This method statement should seek to detail project-specific issues and not be confined to a generic statement. The method statement should be in sufficient detail to demonstrate the basis on which the preliminaries costs in Proforma 1 have been compiled.

The detailed proposals should cover the following issues as a minimum

- a project organogram;
- key roles and responsibilities;
- development approach and site logistics;
- interface with ICT;
- a description of project management arrangements for the key phases including commissioning and ready for use; and;
- transitional planning and decant strategy;
- a list of any assumptions made;
- a list of abnormals.

The Method Statements submitted by the Tenderers will be used solely to verify the pricing of the preliminaries for each of the projects identified in Explanatory Note 1 above and will not in themselves form part of the scoring process nor will they be incorporated in the Territory Partnering Agreement.

6.0 Ground Desktop Study Clarification

In completing the pricing Proforma, Tenderers shall take account of the following scope for Desktop Surveys.

As part of the Stage 1 Development, Hubco are required to carry out a desktop study of each relevant Site as detailed within Part 5 of the Territory Partnering Agreement Schedule, which will comply with the requirements of BS 5930:1999 and Eurocode 7: Geotechnical Design.

This study should review any available information from:

- British Geological Survey;
- Scottish Environment Protection Agency (SEPA);
- Coal Authority Report;

- Historical Ordnance Survey (BGS) Plans; and
- Landmark Envirocheck Report.

Notwithstanding the requirements of BS 5930:1999 and Eurocode 7: Geotechnical Design, the study should address the following minimum requirements:

- Description of the site;
- History of the site, including previous use, mining works, quarrying and reclamation work;
- Review of historic site investigations;
- Review of any pollution incidents, ground contamination and landfill sites within 500m of the site;
- Details of permitted land use and restrictions;
- Details of approaches and access to the site (including temporary access for construction purposes);
- Review of any public utilities within the site;
- Review of any sensitive land use within 500m of the site;
- Review of the geology of the site;
- Review of the hydrology and surface watercourses;
- Review of the site's environmental sensitivity requirements; and
- Gas protection.

Following the completion of the above, the Hubco shall provide as part of the desktop study, details of any recommended further ground investigations including the number of boreholes and trial pits required to provide sufficient data for the foundation design process and to confirm any ground contamination conclusions.

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Gullane Surgery
Overall Contract Duration: 8 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		13,200						13,200		13,200
A17 -Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO-FORMA 2		13,200						13,200		13,200

Pro Forma 1 - Preliminaries

Bidder:
 Project: Gullane Surgery
 Overall Contract Duration: 8 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Pakage Manager										
Supervisor - Pakage Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries								£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site
Contractor's Accommodation : Phase 1 modular unit								
Contractor's Accommodation : Phase 2 Jack legs								
Toilets								
Gatehouse								
Drying room								
Staircases								
Storage containers - included in sub-contract packages								
Equipment & Furniture								
Canteens								
Drying room								
Lockers								
20" Video presenter								
filing cabinet								
Hire of photocopier.								
Hire of fax machine.								
new copier charges								
Stationary/Paper etc								
Maintenace cost for Copier/Fax								
Drawing copies								
Sanitary Accommodation - Drainage								
Rates & Taxes on Temporary Buildings								
Sub-Total								
A04 - TOTAL FOR SITE ACCOMMODATION								
	To Pro-Forma 1 Summary							
	start week	end week	total weeks	duration %	£/wk			TOTAL
A05 - Water								
Install to site								
Plumb into site accommodation								
Running costs (Qtrs)								
A05 - TOTAL FOR WATER								
	To Pro-Forma 1 Summary							
A06 - Communications	Calculation							
Installation of telephone and broadband		sum						
Rental		sum						
Call charges		nr of wks		£/wk				
Mobile phones		nr		wks		£/wk		
Site radio licence		sum						
Site radios		nr		wks		£/wk		
A06 - TOTAL FOR COMMUNICATIONS								
	To Pro-Forma 1 Summary							
A07 - Electricity	m2 wks	Plant			Labour		S/C	
		Running	Material	Install	Labour	Maintain		
Office Running Cost								
Accommodation								
Plant and Equipment								
LV System								
Labour								
Electricity Supply								
Sub-Total								
A07 - TOTAL FOR ELECTRICITY								
	To Pro-Forma 1 Summary							
A08 - IT	Calculation							
Installation - IT		sum						
Capital cost - 4P		sum						
A08 - TOTAL FOR IT								
	To Pro-Forma 1 Summary							

Pro Forma 1 - Preliminaries									
0									
Bidder: 0									
Project: Gullane Surgery									
Overall Contract Duration: 8 months									
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other			
Power					0				0
Lighting									0
Fuels									0
Water									0
Telephone and Administration									0
Safety, Health and Welfare									0
Storage of Materials									0
Rubbish Disposal - Office waste only									0
Cleaning (including Final Clean for Handover)									0
Drying Out									0
Protection of Work in All Sections (non packaged)									0
Security									0
Maintaining Public and Private Roads, inc wheel wash									0
Small Plant and Tools									0
General & Specific Attendances on all Sub Contractors									0
- Attendance Gang									0
- Setting Out & Surveying									0
Additional Services and Facilities Items									0
- Photocopying / Dwg's Printing									0
- Postage / Stationary / First Aid									0
- Miscellaneous Site									0
- Survey Equipment									0
- Computer Systems									0
- Testing									0
- Signage									0
- Testing for Part L2 of Building Regulations					0				0
- Setting Out Equipment					0				0
A09 - TOTAL FOR SERVICES AND FACILITIES									0
To Pro-Forma 1 Summary									
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour	
Cranes					0				0
Hoists					0				0
Personnel Transport					0				0
Transport					0				0
Wheel wash					0				0
Road sweeper					0				0
Earthmoving Plant					0				0
Concrete Plant					0				0
Paving and Surfacing Plant					0				0
Teleporter					0				0
Forklift					0				0
Additional Mechanical Plant					0				0
- Fork Lift Truck and Driver					0				0
- Loading Platforms					0				0
Sub-Total					0	0	0	0	0
A10 - TOTAL FOR MECHANICAL PLANT									0
To Pro-Forma 1 Summary									
A11 - Temporary Works	Calculation								
Temporary Roads	150	m2		£/m2					0
Temporary Walkways	0	no		£/each					0
Temporary Fencing	20	pannels		£/each					0
Hoardings	300	m2		£/m2					0
Erect & dismantle/relocate fencing	24	m		£/m					0
Hardstandings		m2		£/m2					0
Traffic Regulations		sum							0
Additional Temporary Works									0
- Safety Railing / Edge Protection		m		£/m					0
Other - Gates		No							0
A11 - TOTAL FOR TEMPORARY WORKS									0
To Pro-Forma 1 Summary									
A12 - Traffic Management	Nr	L	W	D	Qty	Rate	TOTAL		
Traffic Barriers	20								
Maintenance									
Pedestrian Barriers	20				20				0
Maintenance									
Car parking for site staff									
A12 - TOTAL FOR TRAFFIC MANAGEMENT									0
To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries

Bidder:
 Project: Gullane Surgery
 Overall Contract Duration: 8 months

A13 - Protection and Cleaning									
	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING									
									To Pro-Forma 1 Summary
A14 - Scaffolding									
	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchase	Residual	£/wk	Hrs	Rate	£	
Scaffolding (300m2)									
Edge Protection (120m)									
Roof Edge Protection (120m)									
Stairwells (4 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS									
									To Pro-Forma 1 Summary
A15 - Skips									
Skips		Nr			Rate				
A15 - TOTAL FOR SKIPS									
									To Pro-Forma 1 Summary
A16 - Survey									
Calculation									
Topographic Survey fee		sum							1,200
Site investigation fee		sum							3,000
Geotechnical report		sum							1,500
Environmental		sum							3,500
Asbestos		sum							2,000
Traffic		sum							nil
Condition Report		sum							2,000
A16 - TOTAL FOR SURVEY									
									To Pro-Forma 1 Summary
									13,200
A17 - Small Plant and Tools									
Calculation									
Small tools		wks			£/wk				
A17 - TOTAL FOR SMALL PLANT AND TOOLS									
									To Pro-Forma 1 Summary
A18 - Health and Safety									
Fire fighting equipment		sum							
Protective clothing		sets			£/nr				
First aid boxes		nr			£/nr				
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY									
									To Pro-Forma 1 Summary
A19 - Photographs									
Calculation									
Photographic paper - Camera purchase		months			£/month				
Professional photographs		nr of visits			£/visit				
A19 - TOTAL FOR PHOTOGRAPHS									
									To Pro-Forma 1 Summary
A20 - Insurances and Bonds									
Calculation									
Contractors Indemnity Insurance (£5,000,000)		%			value				
Emp. Liability (£10,000,000, 15% prof fees)		%			value				
Professional Indemnity Insurance (£5,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%			value				
A20 - TOTAL FOR INSURANCES AND BONDS									
									To Pro-Forma 1 Summary
A21 - Expenses									
Calculation									
General expenses		sum							
A21 - TOTAL FOR EXPENSES									
									To Pro-Forma 1 Summary
A22 - Testing									
Calculation									
Concrete cube tests		nr			£/nr				
Air test		nr			£/nr				
Roof Leakage Test and Thermal Imaging		nr			£/nr				
Other									
A22 - TOTAL FOR TESTING									
									To Pro-Forma 1 Summary

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Drumbrae Library
Overall Contract Duration: 8 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		13,200						13,200		13,200
A17 - Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO FORMA 2		13,200						13,200		13,200

Pro Forma 1 - Preliminaries

Bidder:
 Project: Drumbrae Library
 Overall Contract Duration: 8 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Package Manager										
Supervisor - Package Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries										£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site		
Contractor's Accommodation : Phase 1 modular unit										
Contractor's Accommodation : Phase 2 Jack legs										
Toilets										
Gatehouse										
Drying room										
Staircases										
Storage containers - included in sub-contract packages										
Equipment & Furniture										
Canteens										
Drying room										
Lockers										
20" Video presenter										
filing cabinet										
Hire of photocopier.										
Hire of fax machine.										
new copier charges										
Stationary/Paper etc										
Maintenace cost for Copier/Fax										
Drawing copies										
Sanitary Accommodation - Drainage										
Rates & Taxes on Temporary Buildings										
Sub-Total										
A04 - TOTAL FOR SITE ACCOMMODATION										
	To Pro-Forma 1 Summary									
	start week	end week	total weeks	duration %	£/wk				TOTAL	
A05 - Water										
Install to site										
Plumb into site accommodation										
Running costs (Qtrs)										
A05 - TOTAL FOR WATER										
	To Pro-Forma 1 Summary									
A06 - Communications	Calculation									
Installation of telephone and broadband		sum								
Rental		sum								
Call charges		nr of wks		£/wk						
Mobile phones		nr		wks		£/wk				
Site radio licence		sum								
Site radios		nr		wks		£/wk				
A06 - TOTAL FOR COMMUNICATIONS										
	To Pro-Forma 1 Summary									
A07 - Electricity	m2 wks	Plant			Labour		S/C			
		Running	Material	Install	Labour	Maintain				
Office Running Cost										
Accommodation										
Plant and Equipment										
LV System										
Labour										
Electricity Supply										
Sub-Total										
A07 - TOTAL FOR ELECTRICITY										
	To Pro-Forma 1 Summary									
A08 - IT	Calculation									
Installation - IT		sum								
Capital cost - 4P		sum								
A08 - TOTAL FOR IT										
	To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries										
0										
Bidder: 0										
Project: Drumbrae Library										
Overall Contract Duration: 8 months										
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Power					0					0
Lighting										0
Fuels										0
Water										0
Telephone and Administration										0
Safety, Health and Welfare										0
Storage of Materials										0
Rubbish Disposal - Office waste only										0
Cleaning (including Final Clean for Handover)										0
Drying Out										0
Protection of Work in All Sections (non packaged)										0
Security										0
Maintaining Public and Private Roads, inc wheel wash										0
Small Plant and Tools										0
General & Specific Attendances on all Sub Contractors										0
- Attendance Gang										0
- Setting Out & Surveying										0
Additional Services and Facilities Items										0
- Photocopying / Dwg's Printing										0
- Postage / Stationary / First Aid										0
- Miscellaneous Site										0
- Survey Equipment										0
- Computer Systems										0
- Testing										0
- Signage										0
- Testing for Part L2 of Building Regulations						0				0
- Setting Out Equipment						0				0
A09 - TOTAL FOR SERVICES AND FACILITIES	To Pro-Forma 1 Summary									0
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour		
Cranes					0					0
Hoists					0					0
Personnel Transport					0					0
Transport					0					0
Wheel wash					0					0
Road sweeper					0					0
Earthmoving Plant					0					0
Concrete Plant					0					0
Paving and Surfacing Plant					0					0
Teleporter					0					0
Forklift					0					0
Additional Mechanical Plant					0					0
- Fork Lift Truck and Driver					0					0
- Loading Platforms					0					0
Sub-Total					0	0	0	0		0
A10 - TOTAL FOR MECHANICAL PLANT	To Pro-Forma 1 Summary									0
A11 - Temporary Works	Calculation									
Temporary Roads	150	m2			£/m2					0
Temporary Walkways	0	no			£/each					0
Temporary Fencing	20	pannels			£/each					0
Hoardings	300	m2			£/m2					0
Erect & dismantle/relocate fencing	24	m			£/m					0
Hardstandings		m2			£/m2					0
Traffic Regulations		sum								0
Additional Temporary Works										0
- Safety Railing / Edge Protection		m			£/m					0
Other - Gates		No								0
A11 - TOTAL FOR TEMOPORARY WORKS	To Pro-Forma 1 Summary									0
A12 - Traffic Management	Nr	L	W	D	Qty	Rate				TOTAL
Traffic Barriers	20									
Maintenance										
Pedestrian Barriers	20					20				0
Maintenance										
Car parking for site staff										
A12 - TOTAL FOR TRAFFIC MANAGEMENT	To Pro-Forma 1 Summary									0

Pro Forma 1 - Preliminaries

Bidder:
 Project: Drumbrae Library
 Overall Contract Duration: 8 months

A13 - Protection and Cleaning									
	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING									To Pro-Forma 1 Summary
A14 - Scaffolding									
	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchahse	Residual	£/wk	Hrs	Rate	£	
Scaffolding (300m2)									
Edge Protection (120m)									
Roof Edge Protection (120m)									
Stairwells (4 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS									To Pro-Forma 1 Summary
A15 - Skips									
Skips		Nr			Rate				
A15 - TOTAL FOR SKIPS									To Pro-Forma 1 Summary
A16 - Survey									
Calculation									
Topographic Survey fee		sum							1,200
Site investigation fee		sum							3,000
Geotechnical report		sum							1,500
Environmental		sum							3,500
Asbestos		sum							2,000
Traffic		sum							nil
Condition Report		sum							2,000
A16 - TOTAL FOR SURVEY									To Pro-Forma 1 Summary
13,200									
A17 -Small Plant and Tools									
Calculation									
Small tools		wks			£/wk				
A17 - TOTAL FOR SMALL PLANT AND TOOLS									To Pro-Forma 1 Summary
A18 - Health and Safety									
Calculation									
Fire fighting equipment		sum							
Protective clothing		sets			£/nr				
First aid boxes		nr			£/nr				
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY									To Pro-Forma 1 Summary
A19 - Photographs									
Calculation									
Photographic papar - Camera purchahse		months			£/month				
Professional photographs		nr of visits			£/visit				
A19 - TOTAL FOR PHOTGRAPHS									To Pro-Forma 1 Summary
A20 - Insurances and Bonds									
Calculation									
Contractors Indemnity Insurance (£5,000,000)		%			value				
Emp. Liability (£10,000,000, 15% prof fees)		%			value				
Professional Indemnity Insurance (£5 ,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%			value				
A20 - TOTAL FOR INSURANCES AND BONDS									To Pro-Forma 1 Summary
A21 - Expenses									
Calculation									
General expenses		sum							
A21 - TOTAL FOR EXPENSES									To Pro-Forma 1 Summary
A22 - Testing									
Calculation									
Concrete cube tests		nr			£/nr				
Air test		nr			£/nr				
Roof Leakage Test and Thermal Imaging		nr			£/nr				
Other									
A22 - TOTAL FOR TESTING									To Pro-Forma 1 Summary

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Firrhill Partnership Centre
Overall Contract Duration: 12 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		14,200						14,200		14,200
A17 -Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO FORMA 2		14,200						14,200		14,200

Pro Forma 1 - Preliminaries

Bidder:
 Project: Firrhill Partnership Centre
 Overall Contract Duration: 12 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Pakage Manager										
Supervisor - Pakage Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries										£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site		
Contractor's Accommodation : Phase 1 modular unit										
Contractor's Accommodation : Phase 2 Jack legs										
Toilets										
Gatehouse										
Drying room										
Staircases										
Storage containers - included in sub-contract packages										
Equipment & Furniture										
Canteens										
Drying room										
Lockers										
20" Video presenter										
filing cabinet										
Hire of photocopier.										
Hire of fax machine.										
new copier charges										
Stationary/Paper etc										
Maintenace cost for Copier/Fax										
Drawing copies										
Sanitary Accommodation - Drainage										
Rates & Taxes on Temporary Buildings										
Sub-Total										
A04 - TOTAL FOR SITE ACCOMMODATION										
	To Pro-Forma 1 Summary									
	start week	end week	total weeks	duration %	£/wk					TOTAL
A05 - Water										
Install to site										
Plumb into site accommodation										
Running costs (Qtrs)										
A05 - TOTAL FOR WATER										
	To Pro-Forma 1 Summary									
A06 - Communications	Calculation									
Installation of telephone and broadband		sum								
Rental		sum								
Call charges		nr of wks		£/wk						
Mobile phones		nr		wks		£/wk				
Site radio licence		sum								
Site radios		nr		wks		£/wk				
A06 - TOTAL FOR COMMUNICATIONS										
	To Pro-Forma 1 Summary									
A07 - Electricity	m2 wks	Plant			Labour		S/C			
		Running	Material	Install	Labour	Maintain				
Office Running Cost										
Accommodation										
Plant and Equipment										
LV System										
Labour										
Electricity Supply										
Sub-Total										
A07 - TOTAL FOR ELECTRICITY										
	To Pro-Forma 1 Summary									
A08 - IT	Calculation									
Installation - IT		sum								
Capital cost - 4P		sum								
A08 - TOTAL FOR IT										
	To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries										
0										
Bidder: 0										
Project: Firrhill Partnership Centre										
Overall Contract Duration: 12 months										
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Power					0					0
Lighting										0
Fuels										0
Water										0
Telephone and Administration										0
Safety, Health and Welfare										0
Storage of Materials										0
Rubbish Disposal - Office waste only										0
Cleaning (including Final Clean for Handover)										0
Drying Out										0
Protection of Work in All Sections (non packaged)										0
Security										0
Maintaining Public and Private Roads, inc wheel wash										0
Small Plant and Tools										0
General & Specific Attendances on all Sub Contractors										0
- Attendance Gang										0
- Setting Out & Surveying										0
Additional Services and Facilities Items										0
- Photocopying / Dwg's Printing										0
- Postage / Stationary / First Aid										0
- Miscellaneous Site										0
- Survey Equipment										0
- Computer Systems										0
- Testing										0
- Signage										0
- Testing for Part L2 of Building Regulations						0				0
- Setting Out Equipment						0				0
A09 - TOTAL FOR SERVICES AND FACILITIES										To Pro-Forma 1 Summary
										0
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour		
Cranes					0					0
Hoists					0					0
Personnel Transport					0					0
Transport					0					0
Wheel wash					0					0
Road sweeper					0					0
Earthmoving Plant					0					0
Concrete Plant					0					0
Paving and Surfacing Plant					0					0
Teleporter					0					0
Forklift					0					0
Additional Mechanical Plant					0					0
- Fork Lift Truck and Driver					0					0
- Loading Platforms					0					0
Sub-Total					0	0	0	0		0
A10 - TOTAL FOR MECHANICAL PLANT										To Pro-Forma 1 Summary
										0
A11 - Temporary Works	Calculation									
Temporary Roads	250	m2		£/m2						0
Temporary Walkways	0	no		£/each						0
Temporary Fencing	30	pannels		£/each						0
Hoardings	400	m2		£/m2						0
Erect & dismantle/relocate fencing	36	m		£/m						0
Hardstandings		m2		£/m2						0
Traffic Regulations		sum								0
Additional Temporary Works										0
- Safety Railing / Edge Protection		m		£/m						0
Other - Gates		No								0
A11 - TOTAL FOR TEMOPORARY WORKS										To Pro-Forma 1 Summary
										0
A12 - Traffic Management	Nr	L	W	D	Qty	Rate				TOTAL
Traffic Barriers	30									
Maintenance										
Pedestrian Barriers	30					30				0
Maintenance										
Car parking for site staff										
A12 - TOTAL FOR TRAFFIC MANAGEMENT										To Pro-Forma 1 Summary
										0

Pro Forma 1 - Preliminaries

Bidder:
 Project: Firrhill Partnership Centre
 Overall Contract Duration: 12 months

A13 - Protection and Cleaning									
	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING									To Pro-Forma 1 Summary
A14 - Scaffolding									
	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchahse	Residual	£/wk	Hrs	Rate	£	
Scaffolding (400m2)									
Edge Protection (320m)									
Roof Edge Protection (160m)									
Crash Decks (NIL)									
Stairwells (9 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS									To Pro-Forma 1 Summary
A15 - Skips									
Skips		Nr				Rate			
A15 - TOTAL FOR SKIPS									To Pro-Forma 1 Summary
A16 - Survey									
Calculation									
Topographic Survey fee		sum							1,200
Site investigation fee		sum							3,000
Geotechnical report		sum							1,500
Environmental		sum							4,500
Asbestos		sum							2,000
Traffic		sum							nil
Condition Report		sum							2,000
A16 - TOTAL FOR SURVEY									To Pro-Forma 1 Summary
14,200									
A17 -Small Plant and Tools									
Calculation									
Small tools		wks				£/wk			
A17 - TOTAL FOR SMALL PLANT AND TOOLS									To Pro-Forma 1 Summary
A18 - Health and Safety									
Fire fighting equipment		sum							
Protective clothing		sets				£/nr			
First aid boxes		nr				£/nr			
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY									To Pro-Forma 1 Summary
A19 - Photographs									
Calculation									
Photographic papar - Camera purchahse		months				£/month			
Professional photographs		nr of visits				£/visit			
A19 - TOTAL FOR PHOTGRAPHS									To Pro-Forma 1 Summary
A20 - Insurances and Bonds									
Calculation									
Contractors Indemnity Insurance (£5,000,000)		%				value			
Emp. Liability (£10,000,000, 15% prof fees)		%				value			
Professional Indemnity Insurance (£5 ,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%				value			
A20 - TOTAL FOR INSURANCES AND BONDS									To Pro-Forma 1 Summary
A21 - Expenses									
Calculation									
General expenses		sum							
A21 - TOTAL FOR EXPENSES									To Pro-Forma 1 Summary
A22 - Testing									
Calculation									
Concrete cube tests		nr				£/nr			
Air test		nr				£/nr			
Roof Leakage Test and Thermal Imaging		nr				£/nr			
Other									
A22 - TOTAL FOR TESTING									To Pro-Forma 1 Summary

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Blackburn Partnership Centre
Overall Contract Duration: 14 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		14,200						14,200		14,200
A17 -Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO FORMA 2		14,200						14,200		14,200

Pro Forma 1 - Preliminaries

Bidder:
 Project: Blackburn Partnership Centre
 Overall Contract Duration: 14 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Pakage Manager										
Supervisor - Pakage Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries										£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site		
Contractor's Accommodation : Phase 1 modular unit										
Contractor's Accommodation : Phase 2 Jack legs										
Toilets										
Gatehouse										
Drying room										
Staircases										
Storage containers - included in sub-contract packages										
Equipment & Furniture										
Canteens										
Drying room										
Lockers										
20" Video presenter										
filing cabinet										
Hire of photocopier.										
Hire of fax machine.										
new copier charges										
Stationary/Paper etc										
Maintenace cost for Copier/Fax										
Drawing copies										
Sanitary Accommodation - Drainage										
Rates & Taxes on Temporary Buildings										
Sub-Total										
A04 - TOTAL FOR SITE ACCOMMODATION										
	To Pro-Forma 1 Summary									
	start week	end week	total weeks	duration %	£/wk				TOTAL	
A05 - Water										
Install to site										
Plumb into site accommodation										
Running costs (Qtrs)										
A05 - TOTAL FOR WATER										
	To Pro-Forma 1 Summary									
A06 - Communications	Calculation									
Installation of telephone and broadband		sum								
Rental		sum								
Call charges		nr of wks		£/wk						
Mobile phones		nr		wks		£/wk				
Site radio licence		sum								
Site radios		nr		wks		£/wk				
A06 - TOTAL FOR COMMUNICATIONS										
	To Pro-Forma 1 Summary									
A07 - Electricity	m2 wks	Plant			Labour		S/C			
		Running	Material	Install	Labour	Maintain				
Office Running Cost										
Accommodation										
Plant and Equipment										
LV System										
Labour										
Electricity Supply										
Sub-Total										
A07 - TOTAL FOR ELECTRICITY										
	To Pro-Forma 1 Summary									
A08 - IT	Calculation									
Installation - IT		sum								
Capital cost - 4P		sum								
A08 - TOTAL FOR IT										
	To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries										
0										
Bidder: 0										
Project: Blackburn Partnership Centre										
Overall Contract Duration: 14 months										
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Power					0					0
Lighting										0
Fuels										0
Water										0
Telephone and Administration										0
Safety, Health and Welfare										0
Storage of Materials										0
Rubbish Disposal - Office waste only										0
Cleaning (including Final Clean for Handover)										0
Drying Out										0
Protection of Work in All Sections (non packaged)										0
Security										0
Maintaining Public and Private Roads, inc wheel wash										0
Small Plant and Tools										0
General & Specific Attendances on all Sub Contractors										0
- Attendance Gang										0
- Setting Out & Surveying										0
Additional Services and Facilities Items										0
- Photocopying / Dwg's Printing										0
- Postage / Stationary / First Aid										0
- Miscellaneous Site										0
- Survey Equipment										0
- Computer Systems										0
- Testing										0
- Signage										0
- Testing for Part L2 of Building Regulations						0				0
- Setting Out Equipment						0				0
A09 - TOTAL FOR SERVICES AND FACILITIES										To Pro-Forma 1 Summary
										0
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour		
Cranes					0					0
Hoists					0					0
Personnel Transport					0					0
Transport					0					0
Wheel wash					0					0
Road sweeper					0					0
Earthmoving Plant					0					0
Concrete Plant					0					0
Paving and Surfacing Plant					0					0
Teleporter					0					0
Forklift					0					0
Additional Mechanical Plant					0					0
- Fork Lift Truck and Driver					0					0
- Loading Platforms					0					0
Sub-Total					0	0	0	0		0
A10 - TOTAL FOR MECHANICAL PLANT										To Pro-Forma 1 Summary
										0
A11 - Temporary Works	Calculation									
Temporary Roads	300	m2		£/m2						0
Temporary Walkways	0	no		£/each						0
Temporary Fencing	50	pannels		£/each						0
Hoardings	450	m2		£/m2						0
Erect & dismantle/relocate fencing	48	m		£/m						0
Hardstandings		m2		£/m2						0
Traffic Regulations		sum								0
Additional Temporary Works										0
- Safety Railing / Edge Protection		m		£/m						0
Other - Gates		No								0
A11 - TOTAL FOR TEMOPORARY WORKS										To Pro-Forma 1 Summary
										0
A12 - Traffic Management	Nr	L	W	D	Qty	Rate				TOTAL
Traffic Barriers	50									
Maintenance										
Pedestrian Barriers	50					50				0
Maintenance										
Car parking for site staff										
A12 - TOTAL FOR TRAFFIC MANAGEMENT										To Pro-Forma 1 Summary
										0

Pro Forma 1 - Preliminaries									
Bidder:									
Project: Blackburn Partnership Centre									
Overall Contract Duration: 14 months									
A13 - Protection and Cleaning	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING								To Pro-Forma 1 Summary	
A14 - Scaffolding	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchahse	Residual	£/wk	Hrs	Rate	£	
Scaffolding (600m2)									
Edge Protection (340m)									
Roof Edge Protection (170m)									
Stairwells (12 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS								To Pro-Forma 1 Summary	
A15 - Skips		Nr		Rate					
Skips									
A15 - TOTAL FOR SKIPS								To Pro-Forma 1 Summary	
A16 - Survey	Calculation								
Topographic Survey fee		sum							1,200
Site investigation fee		sum							3,000
Geotechnical report		sum							1,500
Environmental		sum							4,500
Asbestos		sum							2,000
Traffic		sum							nil
Condition Report		sum							2,000
A16 - TOTAL FOR SURVEY								To Pro-Forma 1 Summary	14,200
A17 -Small Plant and Tools	Calculation								
Small tools		wks		£/wk					
A17 - TOTAL FOR SMALL PLANT AND TOOLS								To Pro-Forma 1 Summary	
A18 - Health and Safety	Calculation								
Fire fighting equipment		sum							
Protective clothing		sets		£/nr					
First aid boxes		nr		£/nr					
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY								To Pro-Forma 1 Summary	
A19 - Photographs	Calculation								
Photographic paper - Camera purchahse		months		£/month					
Professional photographs		nr of visits		£/visit					
A19 - TOTAL FOR PHOTGRAPHS								To Pro-Forma 1 Summary	
A20 - Insurances and Bonds	Calculation								
Contractors Indemnity Insurance (£5,000,000)		%		value					
Emp. Liability (£10,000,000, 15% prof fees)		%		value					
Professional Indemnity Insurance (£5 ,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%		value					
A20 - TOTAL FOR INSURANCES AND BONDS		%						To Pro-Forma 1 Summary	
A21 - Expenses	Calculation								
General expenses		sum							
A21 - TOTAL FOR EXPENSES								To Pro-Forma 1 Summary	
A22 - Testing	Calculation								
Concrete cube tests		nr		£/nr					
Air test		nr		£/nr					
Roof Leakage Test and Thermal Imaging		nr		£/nr					
Other									
A22 - TOTAL FOR TESTING								To Pro-Forma 1 Summary	

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Muirhouse Centre
Overall Contract Duration: 20 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		23,250						23,250		23,250
A17 -Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO FORMA 2		23,250						23,250		23,250

Pro Forma 1 - Preliminaries

Bidder:
 Project: Muirhouse Centre
 Overall Contract Duration: 20 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Package Manager										
Supervisor - Package Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries										£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site		
Contractor's Accommodation : Phase 1 modular unit										
Contractor's Accommodation : Phase 2 Jack legs										
Toilets										
Gatehouse										
Drying room										
Staircases										
Storage containers - included in sub-contract packages										
Equipment & Furniture										
Canteens										
Drying room										
Lockers										
20" Video presenter										
filing cabinet										
Hire of photocopier.										
Hire of fax machine.										
new copier charges										
Stationary/Paper etc										
Maintenace cost for Copier/Fax										
Drawing copies										
Sanitary Accommodation - Drainage										
Rates & Taxes on Temporary Buildings										
Sub-Total										
A04 - TOTAL FOR SITE ACCOMMODATION										
	To Pro-Forma 1 Summary									
	start week	end week	total weeks	duration %	£/wk				TOTAL	
A05 - Water										
Install to site										
Plumb into site accommodation										
Running costs (Qtrs)										
A05 - TOTAL FOR WATER										
	To Pro-Forma 1 Summary									
A06 - Communications	Calculation									
Installation of telephone and broadband		sum								
Rental		sum								
Call charges		nr of wks		£/wk						
Mobile phones		nr		wks		£/wk				
Site radio licence		sum								
Site radios		nr		wks		£/wk				
A06 - TOTAL FOR COMMUNICATIONS										
	To Pro-Forma 1 Summary									
A07 - Electricity	m2 wks	Plant			Labour		S/C			
		Running	Material	Install	Labour	Maintain				
Office Running Cost										
Accommodation										
Plant and Equipment										
LV System										
Labour										
Electricity Supply										
Sub-Total										
A07 - TOTAL FOR ELECTRICITY										
	To Pro-Forma 1 Summary									
A08 - IT	Calculation									
Installation - IT		sum								
Capital cost - 4P		sum								
A08 - TOTAL FOR IT										
	To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries											
0											
Bidder: 0											
Project: Muirhouse Centre											
Overall Contract Duration: 20 months											
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other					
Power					0					0	
Lighting										0	
Fuels										0	
Water										0	
Telephone and Administration										0	
Safety, Health and Welfare										0	
Storage of Materials										0	
Rubbish Disposal - Office waste only										0	
Cleaning (including Final Clean for Handover)										0	
Drying Out										0	
Protection of Work in All Sections (non packaged)										0	
Security										0	
Maintaining Public and Private Roads, inc wheel wash										0	
Small Plant and Tools										0	
General & Specific Attendances on all Sub Contractors										0	
- Attendance Gang										0	
- Setting Out & Surveying										0	
Additional Services and Facilities Items										0	
- Photocopying / Dwg's Printing										0	
- Postage / Stationary / First Aid										0	
- Miscellaneous Site										0	
- Survey Equipment										0	
- Computer Systems										0	
- Testing										0	
- Signage										0	
- Testing for Part L2 of Building Regulations						0				0	
- Setting Out Equipment						0				0	
A09 - TOTAL FOR SERVICES AND FACILITIES										To Pro-Forma 1 Summary	
										0	
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour			
Cranes					0					0	
Hoists					0					0	
Personnel Transport					0					0	
Transport					0					0	
Wheel wash					0					0	
Road sweeper					0					0	
Earthmoving Plant					0					0	
Concrete Plant					0					0	
Paving and Surfacing Plant					0					0	
Teleporter					0					0	
Forklift					0					0	
Additional Mechanical Plant					0					0	
- Fork Lift Truck and Driver					0					0	
- Loading Platforms					0					0	
Sub-Total					0	0	0	0	0	0	
A10 - TOTAL FOR MECHANICAL PLANT										To Pro-Forma 1 Summary	
										0	
A11 - Temporary Works	Calculation										
Temporary Roads	750	m2		£/m2						0	
Temporary Walkways	0	no		£/each						0	
Temporary Fencing	100	pannels		£/each						0	
Hoardings	1,000	m2		£/m2						0	
Erect & dismantle/relocate fencing	96	m		£/m						0	
Hardstandings		m2		£/m2						0	
Traffic Regulations		sum								0	
Additional Temporary Works										0	
- Safety Railing / Edge Protection		m		£/m						0	
Other - Gates		No								0	
A11 - TOTAL FOR TEMOPORARY WORKS											To Pro-Forma 1 Summary
											0
A12 - Traffic Management	Nr	L	W	D	Qty	Rate				TOTAL	
Traffic Barriers	100										
Maintenance											
Pedestrian Barriers	100					100				0	
Maintenance											
Car parking for site staff											
A12 - TOTAL FOR TRAFFIC MANAGEMENT											To Pro-Forma 1 Summary
											0

Pro Forma 1 - Preliminaries

Bidder:
 Project: Muirhouse Centre
 Overall Contract Duration: 20 months

A13 - Protection and Cleaning									
	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING									To Pro-Forma 1 Summary
A14 - Scaffolding									
	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchahse	Residual	£/wk	Hrs	Rate	£	
Scaffolding (3000m2)									
Edge Protection (1680m)									
Roof Edge Protection (840m)									
Stairwells (18 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS									To Pro-Forma 1 Summary
A15 - Skips									
Skips		Nr				Rate			
A15 - TOTAL FOR SKIPS									To Pro-Forma 1 Summary
A16 - Survey									
Calculation									
Topographic Survey fee		sum							2,250
Site investigation fee		sum							5,000
Geotechnical report		sum							3,000
Environmental		sum							6,000
Asbestos		sum							4,000
Traffic		sum							nil
Condition Report		sum							3,000
A16 - TOTAL FOR SURVEY									To Pro-Forma 1 Summary
23,250									
A17 -Small Plant and Tools									
Calculation									
Small tools		wks				£/wk			
A17 - TOTAL FOR SMALL PLANT AND TOOLS									To Pro-Forma 1 Summary
A18 - Health and Safety									
Calculation									
Fire fighting equipment		sum							
Protective clothing		sets				£/nr			
First aid boxes		nr				£/nr			
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY									To Pro-Forma 1 Summary
A19 - Photographs									
Calculation									
Photographic papar - Camera purchahse		months				£/month			
Professional photographs		nr of visits				£/visit			
A19 - TOTAL FOR PHOTGRAPHS									To Pro-Forma 1 Summary
A20 - Insurances and Bonds									
Calculation									
Contractors Indemnity Insurance (£5,000,000)		%				value			
Emp. Liability (£10,000,000, 15% prof fees)		%				value			
Professional Indemnity Insurance (£5 ,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%				value			
A20 - TOTAL FOR INSURANCES AND BONDS									To Pro-Forma 1 Summary
A21 - Expenses									
Calculation									
General expenses		sum							
A21 - TOTAL FOR EXPENSES									To Pro-Forma 1 Summary
A22 - Testing									
Calculation									
Concrete cube tests		nr				£/nr			
Air test		nr				£/nr			
Roof Leakage Test and Thermal Imaging		nr				£/nr			
Other									
A22 - TOTAL FOR TESTING									To Pro-Forma 1 Summary

**Pro Forma 1 - Preliminaries
SUMMARY**

Bidder:
Project: Primary School
Overall Contract Duration: 12 months

Description	Labour	Plant	s/c	General	TOTAL	% of PC	Set up	Time Related	Remove	TOTAL
A01 - Management and Staff										
A02 - Unproductive Labour										
A03 - Security										
A04 - Site Accommodation										
A05 - Water										
A06 - Communications										
A07 - Electricity										
A08 - IT										
A09 - Services and Facilities										
A10 - Mechanical Plant										
A11 - Temporary Works										
A12 - Traffic Management										
A13 - Protection and Cleaning										
A14 - Scaffolding										
A15 - Skips										
A16 - Survey		14,200						14,200		14,200
A17 -Small Plant and Tools										
A18 - Health and Safety										
A19 - Photographs										
A20 - Insurances and Bonds										
A21 - Expenses										
A22 - Testing										
TOTAL TO PRO FORMA 2		14,200						14,200		14,200

Pro Forma 1 - Preliminaries

Bidder:
 Project: Primary School
 Overall Contract Duration: 12 months

A01 - Management and Staff							Allowances			TOTAL
	start week	end week	total weeks	duration %	£/wk	charge	Fixed	Job	Car	
Salaried										
Project Manager										
Construction Manager										
Supervisor - Package Manager										
Supervisor - Package Manager										
Senior Engineer										
Planner										
Commercial Manager										
Quantity Surveyor										
Assistant Quantity Surveyor										
Design Co-ordinator (assistant)										
Building Services Engineer										
Clerical / Administrative										
Other - general expenses										
Core Team										
Adjustment										
Non-Salaried										
Trade Foreman - Section Manager										
Foreman - Section Manager										
Foreman - Section Manager										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
Other										
Training										
Overtime / Out of Hours Working/subsistence										
Salary Increases										
General Labour										
A01 - TOTAL FOR MANAGEMENT AND STAFF							To Pro-Forma 1 Summary			
A02 - Unproductive Labour	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Chainman										
Banksman										
Traffic Manager/Storeman										
Ganger										
Gatekeeper										
Cleaning / Canteen Duty / Catering Facilities										
A02 - TOTAL FOR UNPRODUCTIVE LABOUR							To Pro-Forma 1 Summary			
A03 - Security							Calculation			
Security guard				£/wk						
Facial recognition				£/nr						
CCTV - Alarms				£/nr						
CCTV - surveys				£/nr						
A03 - TOTAL FOR SECURITY							To Pro-Forma 1 Summary			

Pro Forma 1 - Preliminaries										£
A04 - Site Accommodation	m2	Weeks	Transport to site	Temp Works	Erect	Hire	Dismantle	Remove from site		
Contractor's Accommodation : Phase 1 modular unit										
Contractor's Accommodation : Phase 2 Jack legs										
Toilets										
Gatehouse										
Drying room										
Staircases										
Storage containers - included in sub-contract packages										
Equipment & Furniture										
Canteens										
Drying room										
Lockers										
20" Video presenter										
filing cabinet										
Hire of photocopier.										
Hire of fax machine.										
new copier charges										
Stationary/Paper etc										
Maintenace cost for Copier/Fax										
Drawing copies										
Sanitary Accommodation - Drainage										
Rates & Taxes on Temporary Buildings										
Sub-Total										
A04 - TOTAL FOR SITE ACCOMMODATION										
	To Pro-Forma 1 Summary									
	start week	end week	total weeks	duration %	£/wk					TOTAL
A05 - Water										
Install to site										
Plumb into site accommodation										
Running costs (Qtrs)										
A05 - TOTAL FOR WATER										
	To Pro-Forma 1 Summary									
A06 - Communications	Calculation									
Installation of telephone and broadband		sum								
Rental		sum								
Call charges		nr of wks		£/wk						
Mobile phones		nr		wks		£/wk				
Site radio licence		sum								
Site radios		nr		wks		£/wk				
A06 - TOTAL FOR COMMUNICATIONS										
	To Pro-Forma 1 Summary									
A07 - Electricity	m2 wks	Plant			Labour		S/C			
		Running	Material	Install	Labour	Maintain				
Office Running Cost										
Accommodation										
Plant and Equipment										
LV System										
Labour										
Electricity Supply										
Sub-Total										
A07 - TOTAL FOR ELECTRICITY										
	To Pro-Forma 1 Summary									
A08 - IT	Calculation									
Installation - IT		sum								
Capital cost - 4P		sum								
A08 - TOTAL FOR IT										
	To Pro-Forma 1 Summary									

Pro Forma 1 - Preliminaries										
0										
Bidder: 0										
Project: Primary School										
Overall Contract Duration: 12 months										
A09 - Services and Facilities	rate per week (£)	nr	total weeks	duration %	fixed charge	other				
Power					0					0
Lighting										0
Fuels										0
Water										0
Telephone and Administration										0
Safety, Health and Welfare										0
Storage of Materials										0
Rubbish Disposal - Office waste only										0
Cleaning (including Final Clean for Handover)										0
Drying Out										0
Protection of Work in All Sections (non packaged)										0
Security										0
Maintaining Public and Private Roads, inc wheel wash										0
Small Plant and Tools										0
General & Specific Attendances on all Sub Contractors										0
- Attendance Gang										0
- Setting Out & Surveying										0
Additional Services and Facilities Items										0
- Photocopying / Dwg's Printing										0
- Postage / Stationary / First Aid										0
- Miscellaneous Site										0
- Survey Equipment										0
- Computer Systems										0
- Testing										0
- Signage										0
- Testing for Part L2 of Building Regulations						0				0
- Setting Out Equipment						0				0
A09 - TOTAL FOR SERVICES AND FACILITIES	To Pro-Forma 1 Summary									0
A10 - Mechanical Plant	nr	total weeks	duration %	Rate	Cost	Transport and Erect	Transport and Dismantle	Labour		
Cranes					0					0
Hoists					0					0
Personnel Transport					0					0
Transport					0					0
Wheel wash					0					0
Road sweeper					0					0
Earthmoving Plant					0					0
Concrete Plant					0					0
Paving and Surfacing Plant					0					0
Teleporter					0					0
Forklift					0					0
Additional Mechanical Plant					0					0
- Fork Lift Truck and Driver					0					0
- Loading Platforms					0					0
Sub-Total					0	0	0	0		0
A10 - TOTAL FOR MECHANICAL PLANT	To Pro-Forma 1 Summary									0
A11 - Temporary Works	Calculation									
Temporary Roads	200	m2			£/m2					0
Temporary Walkways	0	no			£/each					0
Temporary Fencing	25	pannels			£/each					0
Hoardings	350	m2			£/m2					0
Erect & dismantle/relocate fencing	36	m			£/m					0
Hardstandings		m2			£/m2					0
Traffic Regulations		sum								0
Additional Temporary Works										0
- Safety Railing / Edge Protection		m			£/m					0
Other - Gates		No								0
A11 - TOTAL FOR TEMOPORARY WORKS	To Pro-Forma 1 Summary									0
A12 - Traffic Management	Nr	L	W	D	Qty	Rate				TOTAL
Traffic Barriers	25									
Maintenance										
Pedestrian Barriers	25					25				0
Maintenance										
Car parking for site staff										
A12 - TOTAL FOR TRAFFIC MANAGEMENT	To Pro-Forma 1 Summary									0

Pro Forma 1 - Preliminaries

Bidder:
 Project: Primary School
 Overall Contract Duration: 12 months

A13 - Protection and Cleaning									
	Nr	L	W	D	Qty	Rate			TOTAL
Protecting the works									
Stair treads									
General cleaning of the works									
Final clean on completion									
A13 - TOTAL FOR PROTECTION AND CLEANING									
						To Pro-Forma 1 Summary			
A14 - Scaffolding									
	Nr	Wks	Plant			Erect/Dismantle			TOTAL
			Purchase	Residual	£/wk	Hrs	Rate	£	
Scaffolding (300m2)									
Edge Protection (120m)									
Roof Edge Protection (120m)									
Stairwells (4 storeys)									
Platforms									
Inspections									
Miscellaneous Internal Items									
Sub-Total									
A14 - TOTAL FOR SCAFFOLDING AND ACCESS									
						To Pro-Forma 1 Summary			
A15 - Skips									
Skips		Nr			Rate				
A15 - TOTAL FOR SKIPS									
						To Pro-Forma 1 Summary			
A16 - Survey									
Calculation									
Topographic Survey fee		sum							1,200
Site investigation fee		sum							3,000
Geotechnical report		sum							1,500
Environmental		sum							4,500
Asbestos		sum							2,000
Traffic		sum							nil
Condition Report		sum							2,000
A16 - TOTAL FOR SURVEY									14,200
						To Pro-Forma 1 Summary			
A17 - Small Plant and Tools									
Calculation									
Small tools		wks			£/wk				
A17 - TOTAL FOR SMALL PLANT AND TOOLS									
						To Pro-Forma 1 Summary			
A18 - Health and Safety									
Fire fighting equipment		sum							
Protective clothing		sets			£/nr				
First aid boxes		nr			£/nr				
Induction		sum							
A18 - TOTAL FOR HEALTH AND SAFETY									
						To Pro-Forma 1 Summary			
A19 - Photographs									
Calculation									
Photographic paper - Camera purchase		months			£/month				
Professional photographs		nr of visits			£/visit				
A19 - TOTAL FOR PHOTOGRAPHS									
						To Pro-Forma 1 Summary			
A20 - Insurances and Bonds									
Calculation									
Contractors Indemnity Insurance (£5,000,000)		%			value				
Emp. Liability (£10,000,000, 15% prof fees)		%			value				
Professional Indemnity Insurance (£5,000,000 per event)									
Pollution and contamination (£2,000,000)									
10 % performance bond									
Collateral Warranties (2 assignments) to hubCo and Authority (and Funders on DBFM)									
Key Subcontractor Warranties to hubCo and Authority (and Funders on DBFM)									
C&F/Excess TP/Misc (Salaries, Wages)		%			value				
A20 - TOTAL FOR INSURANCES AND BONDS									
						To Pro-Forma 1 Summary			
A21 - Expenses									
Calculation									
General expenses		sum							
A21 - TOTAL FOR EXPENSES									
						To Pro-Forma 1 Summary			
A22 - Testing									
Calculation									
Concrete cube tests		nr			£/nr				
Air test		nr			£/nr				
Roof Leakage Test and Thermal Imaging		nr			£/nr				
Other									
A22 - TOTAL FOR TESTING									
						To Pro-Forma 1 Summary			



Version Control

Version	Date Issued	Revisions/Comments	Issued To
1		Initial issue	
2		Sheet added for each sample project, issued to MM for review	
3	07/09/09	Draft - Partly updated in line with MM comments 03/09/09	MM
4	10/09/09	Draft issue	MM/SFT
5	24/09/09	Pro-formas 2 - 5 combined; PWC Pro-formas 3-5 added; pro-formas 6-10 re-instated	MM
6	07/10/09	Generally updated	MM
7	08/10/09	Generally updated, prime cost project total added	MM/SFT/PM
8	09/10/09	Updated in line with PM & PWC comments	MM/SFT/PM/PWC
9	08/12/09	General Updates	MM
10	10/12/09	Update to describe New Project Development in more detail.	
11	10/12/09	Changes in red to be reviewed	Gleeds by MM
12	11/12/09	Changes incorporated	MM
		Minor changes to references in red	MM

Notes:

This spreadsheet is designed to be used for the South-East territory. It features the pipeline projects from this territory and does not include, for example, projects which incorporate a refurbishment element. If the spreadsheet is to be applied to a different territory then it will require adaptation to reflect the pipeline of projects for that territory, including refurbishments if necessary.

SUMMARY	
Pro Formas 2-5	£
1. Sum of New Project Totals from Pro-Forma 2	
2. PFI Costs from Pro Forma 3	
3. Ongoing Partnering Services Costs from Pro Forma 4	
4. Sample Project Prime Cost Data from Pro Forma 5	
5. Ad-hoc Partnering Services Costs Rates from Pro Forma 6	
Total 1-5	

Pro Forma 3 - DBFM cost inputs		
	%	Comments
<p>DBFM Project Information</p> <ul style="list-style-type: none"> a. Anticipated debt / equity ratio (gearing) b. Subordinated debt coupon (post-tax nominal) c. Equity IRR (post-tax nominal) d. Blended equity IRR (post-tax nominal) 		

Note: The information contained within this Proforma 3 will be used by PwC in developing the level of cost (in Net Present Value terms) associated with a Private Finance project for the Muirhouse Scheme using the HM Treasury model. The output from this exercise will be input into the Project Totals Sheet.

Pro Forma 4 - hubco Operating Budget							
	Pre-startup costs	Year 1	Year 2	Year 3	Year 4	Year 5	Comments
	£'000	£'000	£'000	£'000	£'000	£'000	
1. Revenues To include details of each type of revenue, for example: a. Management Fees received from developed projects (note 2) b. Any other revenues relevant to the operations of the hub Co	Revenues should be broken into components in sufficient detail to allow an understanding of the business plan. Supporting schedules should be provided to show detailed breakdown of revenue items where they are aggregates of multiple payments (i.e. project fees).						
2. Operating costs To include details of each type of operating cost, for example: a. Management, directors and staff costs b. Office . Premises costs or cost allocations c. Insurance d. Advisor fees - management and cost advisors e. Other overhead and ad-hoc costs of running the hub Co, including communications, IT, telephony and other office costs (specify each item)	Operating costs should be broken into components in sufficient detail to allow an understanding of the business plan. Supporting schedules should be provided to show detailed breakdown of operating cost items where such detail is required to allow understanding of the anticipated operations.						
3. Working capital / funding costs a. Planning b. Building Control	Working capital costs should include the cost of funding ongoing operations other than by way of equity capital.						
4. Net operating profit (loss)							
5. Corporation tax							
6. Net profit (loss) after corporation tax							

7. Total Costs - Start-up plus Years 1-5

Note 1 Headings included above are indicative only. Tenderers should include all additional relevant categories and cost / revenue items as they feel appropriate.

Note 2 Management Fee revenue should be supported by a detailed schedule showing the expected fee earned on each New Project planned during the first 5-year period. This cost will be taken into account as part of the assessment of overall New Project costs within the first 5-year period for the purposes of the priced evaluation.

Pro Forma 5 - Sample Project Prime Cost Data

Total Sample Project Prime Cost carried from priced Bill of Quantities (£)

Note 1 This sum is the nett total price of measured work for the sample project carried forward from the bill of quantities summary and excludes preliminaries or any of the other add-ons noted at 2-13 in Pro Forma 2.

Note 2 In addition to producing item 16 of Proforma 2 for purposes of the Quantitative Price Evaluation, the rates set out in the priced Bill of Quantities shall form part of the pricing data for benchmarking purposes as set out in paragraph 3.3.2 (i) of Schedule Part 6 (*Procedure for Demonstrating Value for Money*) of the Territory Partnering Agreement

Pro Forma 6 - Partnering Services Cost Rates

Discipline	Grade & Qualifications	Hourly Rate (£)	Day Rate (£)
Hubco Staff			
Director/Chief Executive			
Manager			
[Other]			
Feasibility & Design			
Architect	Director		
	Associate		
	Project Architect		
	Technician		
Engineer - C&S	Director		
	Associate		
	Project Engineer		
	Technician		
Engineer - M&E	Director		
	Associate		
	Project Engineer		
	Technician		
Quantity Surveyor	Director		
	Associate		
	Senior QS		
	Assistant QS		
Project Manager	Director		
	Associate		
	Senior PM		
	Assistant PM		
CDM Co-ordinator			
Energy Specialist			
Planning Advisor			
Rates Advisor			
[Other]			

Discipline		Grade & Qualifications	Hourly Rate (£)	Day Rate (£)
Construction				
Architect	Director			
	Associate			
	Project Architect			
	Technician			
Engineer - C&S	Director			
	Associate			
	Project Engineer			
	Technician			
Engineer - M&E	Director			
	Associate			
	Project Engineer			
	Technician			
Quantity Surveyor	Director			
	Associate			
	Senior QS			
	Assistant QS			
Project Manager	Director			
	Associate			
	Senior PM			
	Assistant PM			
CDM Co-ordinator				
Programmer				
Neighbourhood Involvement				
Valuer				
Independent Design Certifier				
[Other]				

Discipline	Grade & Qualifications	Hourly Rate (£)	Day Rate (£)
Finance Support			
Financial Modellers			
Risk Specialist			
Tax Advisor			
Third Party Income Advisor			
External Financial Auditor			
[Other]			
Legals			
Company Secretary			
External Advice	Partner		
	Senior Associate		
	Junior Associate		
	Trainee/paralegal		
Equipment Procurement Support			
Records Management			
ICT Services			
[Other]			

Note: For the purposes of the Quantitative Price Evaluation, these rates will be applied to determine a fixed cost for Ad-Hoc Partnering Services using a pre-determined scenario [as set out below][which will be shared with bidders prior to Final Tender Submission] - the output from this will be item 5 on the "Project Totals" sheet of these proformas.

Pro Forma 7 - Additional Stage 1 Items

Item No.	Description	%	Total (£,k)
1			
2			
3			
4			
5			
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29			

Pro Forma 8 - Additional Stage 2 Items

Item No.	Description	%	Total (£,k)
1			
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