

Appendix 2

Sunesis 1050 pupil 11-16 school (assuming 900 pupils plus SEN)	12.4m
Differences:	
• BREEAM Excellent	0.1m
• Site conditions	variable
• Service connections	0.12m
• Enhancement to standard foundations	variable
• Enhancement to non standard site external works	variable
• Enhancement to non standard landscaping works	variable
• M&E Systems	Insufficient detail
• I.T. cabling	0.05m
• Kitchen specification	0.06m
• Sprinklers (WG requirement)	0.2m
• Professional Fees	variable
• Land (clawback)	Circa 1.0 – 1.25m
• 2 All Weather Pitches	1-2.0m