

**Yew Tree Primary School - Proposed KS1 SEND Modular Building**  
**BUDGET COSTS - 27/10/2025**

Item	Description of works	Quantity	Sum	Cost
	<b>Modular Building</b> (to be read in conjunction with Portable Offices quote dated 19/5/25)			
1	Provide 23m x 10m refurbished modular building (see proposed plan)	Item		195000
2	Delivery, crane hire and installation	Item		35304
3	Prelims	Item		26813
4	Enabling works (gateway and trackway)	Item		17850
5	Ground investigations, surveys, commissioning, building control, SBEM	Item		33800
6	Groundworks	Item		94298
7	2no sliding/folding partition walls	Item		14513
8	Rental cost to secure refurbished building (£1350 per week, 50% back when purchased)	20 weeks		13500
EO1	Extra Over Cost - Risk of missing out on refurbished unit and having to provide new (cost excluded from sub total)	PC Sum		110000
	<b>Modular Building</b>			<b>£541,077.50</b>
	<b>Mechanical &amp; Electrical</b>			
	Provide 3 compartment trunking for power and data sockets	Item		2000
	Supply and install new fire alarm connected to main school	Item		5000
	Provide fob access to external double doors	Item		3000
	Heating, ventilation and CO2 monitors	Item		11000
	Provide CCTV cameras connected to server (4 camera system)	Item		5000
	Test new and existing electrics and provide certification	Item		1000
	Electrical main supply upgrade from 75kVA to 112kVA	Item		4000
	<b>Mechanical &amp; Electrical</b>			<b>£31,000.00</b>
	<b>General Works</b>			
	Planning submission	Item		5000
	IT equipment	Item		15000
	<b>General Works</b>			<b>£20,000.00</b>
	Modular Building			541077.50
	Mechanical & Electrical			31000.00
	General Works			20000.00
	10% Contingency			59207.75
	<b>Project Total</b>			<b>£592,077.50</b>