



APPENDIX 7A

ORDER OF COST ESTIMATES
OPTIONS 1a, 1b, 2, 3a, 3b, 3c, 3d, 3e

Order of Cost Estimate

Quarry Pool

Initial Cost Option Appraisal

for

Shropshire Council

Report Nr: 1 Date: 02 February 2015

Project Nr: Quarry Pool
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Signed:

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Sections

1. Commentary
2. Summary of Costs
3. Breakdown - Site 1: Quarry Pool
 - Option 1A - Refurbishment
 - Option 1B - Renovation
 - Option 2 - New Build

 - Breakdown - Option 3A: New Build at the Riverside Shopping Centre

 - Breakdown - Option 3B: New Build on Land adjacent to Shrewsbury Town Football Club

 - Breakdown - Option 3C: New Build at Clayton Way

 - Breakdown - Option 3D: New Build on Lnad at Ellesmere Road

 - Breakdown - Option 3E: New Build on Land at shrewsbury Sports Village

1. Introduction

1.1 This Order of cost Estimate is for a range of options, over six sites for a new Leisure facility located within the Shrewsbury area.

Site 1: Quarry Pool

Option 1A - Refurbishment Option

Option 1B - Renovation Option

Site 2: Quarry New Build

Site 3A: New Build at the Riverside Shopping Centre

Site 3B: New Build on Land adjacent to Shrewsbury Town Football Club

Site 3C: New Build at Clayton Way

Site 3D: New Build on Land at Ellesmere Road

Site 3E: New Build on Land at shrewsbury Sports Village

2. Exclusions

The following items are not included in this estimate of construction cost and allowance should be made elsewhere:

- 2.1 Planning and building control fees
- 2.2 Any costs directly incurred by the client
- 2.3 Works to neighbouring properties / boundary wall agreements
- 2.4 Abnormal ground conditions
- 2.5 VAT
- 2.6 Compliance with onerous planning conditions
- 2.7 S106/278 works

- 2.8 Legal fees
- 2.9 Design reserve
- 2.10 Requirement for attenuation
- 2.11 FFE allowance
- 2.12 Contaminated material
- 2.13 Temporary accommodation
- 2.14 Asbestos works to existing structures
- 2.15 Extensive site levelling
- 2.16 Retaining structures
- 2.17 External signage
- 2.18 Surveys
- 2.19 Upgrade to incoming services
- 2.20 Diversion of existing services and site obstructions
- 2.21 Land Acquisition costs
- 2.22 Temporary Car Parking
- 2.23 Works / Diversion to existing HV cables
- 2.24 Works / Diversion to land pipes
- 2.25 Inflation has been applied to the mid-point of construction in line with the programme. Therefore the level of inflation applied to each option is dependant on duration. Please refer to the cost breakdowns for specific option inflation rates.
- 2.26 Relocation costs of Stakeholders / existing occupiers - to Riverside site
- 2.27 **Option 1B Refurbishment of Quarry Leisure Centre, allows for work as listed by AFLS+P Architects in their email dated 28.01.2015, as 'Option A' works to be undertaken as soon as possible. Costs are allowed for these items only. Costs provided DO NOT allow for any consequential works that may be required / requested to be carried out in order for the building to fully comply with Part L of Building Regs or the Equality Act / DDA compliancy.**

3. Assumptions

The following assumptions have been made within this estimate of construction cost:

- 3.1 Inflation has been applied based on the BCIS indices assessed 4Q 2014 and as per indicative Mace programme information
- 3.2 Cost options have been based on benchmark data
- 3.3 Contingency assumed at 10% to all sites with the exception of Quarry Refurbishment (Option 1B) where 15% is allowed
- 3.4 Refer to assumption notes throughout elemental option sheets
- 3.5 Professional fees assumed at 10%
- 3.6 Inflation has been taken up to the mid-point of the construction period on an option by option basis.
- 3.7 Costs for the developemtn at Riverside Shopping Centre, Shrewsbury Town FC, Clayton Way, Willesmere Road and Shrewsbury Sports Village are all based on an 8 lane x 25m pool, plus a 20m x 10m learner pool with a moveable floor.

4. Information used

The following information was used in the preparation of this estimate:

AFLS+P Site Information as Appended in Main Report
AFLS+P Area Schedules revision M
Curtins Quarry Leisure Centre Visual Inspection Report
Faithful + Gould Building Survey Report
AFLS+P Quarry Refurbishment list of works required, as per email from Peter Simpson dated 28.01.2015

Order of Cost Estimate

Quarry Pool

Section 2. Summary

02 February 2015

Summary of Costs

	Option 1A Refurbishment of Quarry Pool	Option 1B Renovation of Quarry Pool	Option 2 New Build at the Quarry Pool Site	Option 3A New Build Riverside shopping centre	Option 3B New Build on land adjacent to Shrewsbury Town FC	Option 3C New Build at Clayton Road	Option 3D New Build on land at Ellesmere Road	Option 3E New Build on land at Shrewsbury Sports Village
Construction only cost	1,709,500	8,507,500	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Additional Preliminaries and OH&P (phasing)	85,475	425,375	n/a	n/a	n/a	n/a	n/a	n/a
Sub Total Construction Cost	1,794,975	8,932,875	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Professional fees @ 10%	179,498	893,288	843,000	814,280	774,280	804,280	804,280	645,700
Contingency	197,447	1,473,924	927,300	895,708	851,708	884,708	884,708	710,270
SUB TOTAL PROJECT COST	2,171,920	11,300,087	10,200,300	9,852,788	9,368,788	9,731,788	9,731,788	7,812,970
Site Specific Abnormal Costs	0	750,000	150,000	750,000	600,000	350,000	600,000	705,000
Total Project Cost	2,171,920	12,050,087	10,350,300	10,602,788	9,968,788	10,081,788	10,331,788	8,517,970
Inflation (see specific option for base date)	145,736	758,236	639,559	617,770	522,778	543,034	610,183	489,873
Estimated Project Cost	2,317,656	12,808,323	10,989,859	11,220,558	10,491,566	10,624,822	10,941,971	9,007,843
Estimate Extra Over for 10 lane 25m Pool (£1,200,000)			12,189,859	12,420,558	11,691,566	11,824,822	12,141,971	10,207,843
Estimate Extra Over for 50m Pool (£6,500,000)				17,720,558	16,991,566	17,124,822	17,441,971	15,507,843
Estimate Extra Over for 100 station gym (£800,000)			11,789,859	12,020,558	11,291,566	11,424,822	11,741,971	9,807,843

Section 3.

Option 1 & 2 - Quarry Pool

- Option 1A - Refurbishment
- Option 1B - Renovation

- Option 2 - New Build

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1A - Refurbishment)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 1A - Refurbishment)				
Gross Internal Floor Area:				
Building Floor Area	5,665	m ²		
	<u>5,665</u>			
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for Refurbishment of wet and dry leisure facility	5,665	m ²	300	1,699,500
Allowance for making good existing car park to leisure centre	1	Item	10,000	10,000
Sub Total Construction Cost				<u>1,709,500</u>
Preliminaries and OH&P - Extra Over for Phasing		5.0%		85,475
Professional fees		10%		179,498
Project contingency		10%		197,447
Sub Total - Project Cost (current time)				<u>2,171,920</u>
Total - Project Cost (to 2Q 2017)		6.71%		145,736
Total - Project Cost (to 2Q 2017)				<u>2,317,656</u>

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1A - Refurbishment)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Extra Over for full strip back to Shell	1	Item		Excluded
Extra over allowance for 2 nr lift pits, including breakthrough and lifts	1	Item		Excluded
Extensive structural repairs to frame	1	Item		Excluded
Allowance for conforming to Equality Act (DDA) compliance where feasible	1	Item		Excluded
Allowance for conforming to Part L of Building Regulations where feasible	1	Item		Excluded
Allowance for extra over for complete strip out and replacement of M&E services	1	Item		Excluded
Allowance for removal of asbestos - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1B - Renovation)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 1B - Renovation)				
Gross Internal Floor Area:				
Building Floor Area	5,665	m ²		
	<u>5,665</u>			
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for Refurbishment of wet and dry leisure facility	5,665	m ²	1,500	8,497,500
Allowance for making good existing car park to leisure centre	1	Item	10,000	10,000
Sub Total Construction Cost				8,507,500
Preliminaries and OH&P - Extra Over for Phasing		5.0%		425,375
Professional fees		10%		893,288
Project contingency		15%		1,473,924
Sub Total - Project Cost (current time)				11,300,087
Total - Project Cost (to 2Q 2017)		6.71%		758,236
Total - Project Cost (to 2Q 2017)				12,058,323

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1B - Renovation)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Extra Over for full strip back to Shell	1	Item		Excluded
Extra over allowance for 2 nr lift pits, including breakthrough and lifts	1	Item		Included
Extensive structural repairs to frame	1	Item	750,000	750,000
Allowance for conforming to Equality Act (DDA) compliance where feasible	1	Item		Excluded
Allowance for conforming to Part L of Building Regulations where feasible	1	Item		Excluded
Allowance for extra over for complete strip out and replacement of M&E services	1	Item		Excluded
Allowance for removal of asbestos - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				750,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 2 - New Build)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 2 - New Build)				
Gross Internal Floor Area:				
Building Floor Area	3,550			
	<u>3,550</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility	1	Item	500,000	500,000
Allowance for construction of wet and dry leisure facility	3,550	m ²	2,200	7,810,000
Allowance for car park to leisure centre	60	nr	2,000	120,000
Sub Total Construction Cost				<u>8,430,000</u>
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		843,000
Project contingency		10%		927,300
Total - Project Cost (current time)				<u>10,200,300</u>
Inflation to 1Q 2017		6.27%		639,559
Total - Project Cost (to 1Q 2017)				<u>10,839,859</u>

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 2 - New Build)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for removal of Asbestos to existing building prior to demolition - no details available				Excluded
Allowance for working on constrained site	1	Item	150,000	150,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				150,000

Section 3.

Option 3

Site 3A: New Build at the Riverside Shopping Centre

Site 3B: New Build on Land adjacent to Shrewsbury Town Football Club

Site 3C: New Build at Clayton Way

Site 3D: New Build on Land at Ellesmere Road

Site 3E: New Build on Land at shrewsbury Sports Village

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Riverside Shopping Centre (Option 3A)

02 February 2015

	Quantity	Unit	Rate	Total
Riverside Shopping Centre				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing buildings (extent unknown)	1	Item	500,000	500,000
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre		nr	2,000	
Sub Total Construction Cost				8,142,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		814,280
Project contingency		10%		895,708
Sub Total - Project Cost (current time)				9,852,788
Inflation to 1Q 2017		6.27%		617,770
Total - Project Cost (to 1Q 2017)				10,470,558

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Riverside Shopping Centre (Option 3A)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for levelling sloping site	1	Item	50,000	50,000
Allowance for working within confined site in Town Centre location	1	Item	500,000	500,000
Allowance for flood risk mitigation - raising building 1 metre	1	Item	200,000	200,000
Allowance for removal of asbestos in buildings to be demolished - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance for diverting existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				750,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Town Football Club (Option 3B)

02 February 2015

	Quantity	Unit	Rate	Total
Shrewsbury Town Football Club				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	50	nr	2,000	100,000
Sub Total Construction Cost				7,742,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		774,280
Project contingency		10%		851,708
Sub Total - Project Cost (current time)				9,368,788
Inflation to 4Q 2016		5.58%		522,778
Total - Project Cost (to 4Q 2016)				9,891,566

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Town Football Club (Option 3B)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for constructing on made ground - no details available				Excluded
Allowance for close proximity of old mine workings - no details available				Excluded
Allowance for constructing on protected mineral reserve - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance for cut / fill requirements	1	Item	500,000	500,000
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Sub Total Construction Cost - Abnormal Cost Considerations only				600,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Clayton Way (Option 3C)

02 February 2015

	Quantity	Unit	Rate	Total
Clayton Way				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	200	nr	2,000	400,000
Sub Total Construction Cost				8,042,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		804,280
Project contingency		10%		884,708
Sub Total - Project Cost (current time)				9,731,788
Inflation to 4Q 2016		5.58%		543,034
Total - Project Cost (to 4Q 2016)				10,274,822

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Clayton Way (Option 3C)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Allowance for cut and fill requirements	1	Item	250,000	250,000
Allowance for Section 278 works				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Additional Cost Considerations only				350,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Ellesmere Road (Option 3D)

02 February 2015

	Quantity	Unit	Rate	Total
Ellesmere Road				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	200	nr	2,000	400,000
Sub Total Construction Cost				8,042,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		804,280
Project contingency		10%		884,708
Sub Total - Project Cost (current time)				9,731,788
Inflation to 1Q 2017		6.27%		610,183
Total - Project Cost (to 1Q 2017)				10,341,971

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Ellesmere Road (Option 3D)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for uneven ground conditions - cut and fill requirements	1	Item	500,000	500,000
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Allowance for section 278 works				Excluded
Allowance for diversion of existing services / overhead cables				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				600,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option 3E)

02 February 2015

	Quantity	Unit	Rate	Total
Shrewsbury Sports Village				
Gross Internal Floor Area:				
Building Floor Area	2,885			
	<u>2,885</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet and dry leisure facility	2,885	m ²	2,200	6,347,000
Allowance for car park to leisure centre(former 'Lodge' building)	55	nr	2,000	110,000
Sub Total Construction Cost				6,457,000
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		645,700
Project contingency		10%		710,270
Sub Total - Project Cost (current time)				7,812,970
Inflation to 1Q 2017		6.27%		489,873
Total - Project Cost (to 4Q 2016)				8,302,843

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option 3E)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area	1	Item	25,000	25,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for re-routing access road	1	Item	50,000	50,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance to for demolition of existing 'lodge' building	1	Item	60,000	60,000
Sub Total Construction Cost - Abnormal Cost Considerations only				705,000



APPENDIX 7B

ORDER OF COST ESTIMATES OPTIONS A & B

Order of Cost Estimate (Shrewsbury Sports Village Options A / B)

Summary

Summary of Costs

	Shrewsbury Sports Village Option A	Shrewsbury Sports Village Option B
Construction only cost	6,457,000	6,457,000
Additional Preliminaries and OH&P (phasing)	n/a	n/a
Sub Total Construction Cost	6,457,000	6,457,000
Professional fees @ 10%	645,700	645,700
Contingency	710,270	710,270
SUB TOTAL PROJECT COST	7,812,970	7,812,970
Site Specific Abnormal Costs	705,000	955,000
Total Project Cost	8,517,970	8,767,970
Inflation (see specific option for base date)	489,873	489,873
Estimated Project Cost	9,007,843	9,257,843

Please note:

These costs are to be read alongside the order of cost estimate document issued on 30th January 2015 for the multiple site options in the Shrewsbury area. Particular attention should be noted of the Commentary section of the document, containing the exclusions and assumptions allowed when carrying out the costs.

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option A)

30 January 2015

	Quantity	Unit	Rate	Total
Shrewsbury Sports Village				
Gross Internal Floor Area:				
Building Floor Area	2,885			
	<u>2,885</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet leisure facility	2,885	m ²	2,200	6,347,000
Allowance for car park to leisure centre	55	nr	2,000	110,000
Sub Total Construction Cost				6,457,000
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		645,700
Project contingency		10%		710,270
Sub Total - Project Cost (current time)				7,812,970
Inflation to 1Q 2017		6.27%		489,873
Total - Project Cost (to 4Q 2016)				8,302,843

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option A)

30 January 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area / access route through parking	1	Item	25,000	25,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for re-routing access road	1	Item	50,000	50,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance to for demolition of existing 'lodge' building	1	Item	60,000	60,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				705,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shresbury Sports Village (Option B)

30 January 2015

	Quantity	Unit	Rate	Total
Shresbury Sports Village				
Gross Internal Floor Area:				
Building Floor Area (25m pool including 10x20m Learner pool)	2,885			
	<u>2,885</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet leisure facility	2,885	m ²	2,200	6,347,000
Allowance for car park to leisure centre	55	nr	2,000	110,000
Sub Total Construction Cost				<u>6,457,000</u>
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		645,700
Project contingency		10%		710,270
Sub Total - Project Cost (current time)				<u>7,812,970</u>
Inflation to 1Q 2017		6.27%		489,873
Total - Project Cost (to 4Q 2016)				<u>8,302,843</u>

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option B)

30 January 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area	1	Item	25,000	25,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for additional parking to existing sports / tennis courts	1	Item	250,000	250,000
Allowance for re-routing access road	1	Item	50,000	50,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance to for demolition of existing 'lodge' building	1	Item	60,000	60,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				955,000