



▶ Appendix A:  
Key Parameters

Pre-Financial Close

**TO: Scottish Funding Council/April 2013**

## Key Parameters DP4 April 2013

	DP2a Full Business Case	DP3b Close of Dialogue	DP4 pre- Financial Close	Source / Reference / Comment on data
<b>Curriculum Volume</b>	210,000 Total Funded WSUMs	210,000 Total Funded WSUMs	210,000 Total Funded WSUMs	Curriculum for Glasgow: originally December 2009; reconfirmed SFC/SG meeting 28 <sup>th</sup> February 2011 and in writing April 2011, and in SFC 'Approval to Proceed' letter 25 Nov 2011
<b>Curriculum Mix</b>	Based on 12 proposed CGC schools	Based on 10 proposed CGC schools	Based on 10 proposed CGC schools	No change in overall space volume or mix since DP2a
<b>EWSUMS element</b>	20,661 EWSUMs	20,661 EWSUMs	20,661 EWSUMs	No change in College projections
<b>FTE Headcount</b>	1111	1026	1026	Inclusive of anticipated 80 increase to service additional WSUMs activity
<b>Utilisation Target</b>	Average 56%	Average 56%	Average 56%	Based on SFC published guidance : representing 75% occupancy of room x 75% frequency of room use
<b>WSUMS/m2</b>	3.22	3.19	3.04	Based on funded space and GLQ areas: within SFC range of 3.0 to 3.5
<b>Space</b>	65,139 m <sup>2</sup> Gross Internal Area +2,061 m <sup>2</sup> commercial  College Brief: 46,654 m <sup>2</sup> Net Usable Area +1,443 m <sup>2</sup> commercial	65,810 m <sup>2</sup> Gross Internal Area +1,700m <sup>2</sup> commercial  College Brief: 47,257 m <sup>2</sup> Net Usable Area +1,190 m <sup>2</sup> commercial  Both bidder's schemes delivering required NUA	68,989 m <sup>2</sup> Gross Internal Area +1,800 m <sup>2</sup> commercial  Contracted: 49,472 m <sup>2</sup> Net Usable Area +1,200 m <sup>2</sup> commercial  GLQ Accommodation Schedules	DP2a brief derived from 210,000 WSUMs  DP3b brief based on refined brief arising through Competitive Dialogue  DP4 actual based on GLQ Final bid scheme. 5% increase since DP3b attributable to – additional incremental area offered by GLQ as added value and to support the deliverability of their scheme (enhanced Sports Hall, additional

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				breakout), functions briefed but without defined areas due to potential overlap with building core functions (changing and showers) and 'fit factor' – the practicalities arising in fitting all the precise requirements within the construction and structural constraints of the building design.  NPD contract will focus on delivery of College Net Usable Areas  '+' indicates 'incremental' space solely for commercial activity
<b>City / Riverside Disposition</b>	77%/ 23% activity; 77%/ 23% estate	79%/21% activity, 79%/21% estate	79%/21% activity, 79%/21% estate	No change
<b>Newbuild %age</b>	100% @ City; 83% @ Riverside 96% of Overall	100% @ City; 100% @ Riverside 100% of Overall	100% @ City; 100% @ Riverside 100% of Overall	No change
<b>Riverside Scheme</b>	Exemplar design elements based on Stage C+ Design	Based on IPD 1 scheme as developed through Stage 2 dialogue	Final Bid Scheme with refinements developed during Preferred Bidder stage	College Requirements unchanged in all material respects
<b>City Scheme</b>	Exemplar design elements based on Stage C+ Design	Based on IPD 1 scheme as developed through Stage 2 dialogue	Final Bid Scheme with refinements developed during Preferred Bidder stage	College Requirements unchanged in all material respects
<b>Halls of Residence</b>	Out of Scope	Included within NPD delivery Based on IPD 1 scheme as developed through Stage 2 dialogue	Final Bid Scheme with refinements developed during Preferred Bidder stage	Funded by CoGC

	DP2a Full Business Case	DP3b Close of Dialogue	DP4 pre- Financial Close	Source / Reference / Comment on data
<b>Programme</b>	Phased occupation for CGC fitout and migration from mid 2015 at Riverside and completing mid 2016 at City	Phased occupation for CGC fitout and migration from late summer 2015 at Riverside and completing late summer 2016 at City	Riverside late summer 2015 City late summer 2016 Halls of Residence February 2016	Based on Financial Close 3 <sup>rd</sup> June 2013, with start on site immediately.
<b>Decant</b>	circa 4200 sqm and circa £3.5M	circa 3500 sqm and circa £2.6M Both bidders plan more decant to permit construction logistics at Riverside	2546 sqm at City and 2726 sqm at Riverside  Total Cost £3.2M	Costs and areas per GLQ Final Bid. Note that only City decant was mandated as a College Requirement. Riverside decant in accordance with bidder scheme and programme
<b>Capital Budget</b>	NPD scope £199 M Core construction circa £150M	Delivered through NPD £217M (of which £25.4M funded through capital funding from CGC and SFC)	Delivered through NPD £217M (of which £24.5M funded through capital funding from CGC and SFC)	Increase in NPD contract value (DP2a – DP3b) reflects Halls of Residence, ICT fit out and migration services added to NPD delivery scope. Reduction in Capital funding between DP3b and DP4 reflects pricing of commercial space)
<b>Funding</b>	Scottish Government/SFC funded £193.3M College capital contribution £6.5M (incl financing)	Scottish Government/SFC funded £193.1M College funding contribution £19.1M SFC Funding £16.5M	Scottish Government/SFC funded £193.1M College funding contribution £19.1M SFC Funding £16.5M	College funding comprises Halls of Residence, Commercial Space, ICT and Project and Transition Costs
<b>Operational Funding</b>	Scottish Government/SFC = UC £20.4M plus Lifecycle (50%) = £1.28M College Hard FM = £1.8M plus Lifecycle (50%) = £1.28M	Refer to Appendix B	Refer to Appendix B	Detail of final costs against budget and comparing movements against PB appointment are included in Appendix B.