

The Hive - Worcester Library & History Centre		BREEAM Apportioned costs			
Construction Cost Analysis prepared by Galliford Try Construction in accordance with Building Research Establishment Environmental Assessment Method (BREEAM)					
Element	%	Contract Sum £	Basic Building	Services	Ext Works
<b>1A Substructures</b>		1,867,665	1,867,665		
CFA Piles					
Pile Caps and ground beans					
Suspended ground floor slab					
Contiguous Pile Wall					
<b>2 Superstructures</b>			-		
2A Frame		1,690,210	1,690,210		
2B Upper Floors		1,473,335	1,473,335		
2C Roof		3,845,978	3,845,978		
2D Stairs		215,500	215,500		
2E External Walls		673,992	673,992		
2F Windows and External Doors		699,000	699,000		
2G Internal Walls and Partitions		724,123	724,123		
2H Internal Doors		241,250	241,250		
<b>3 Internal Finishes</b>			-		
3A Wall Finishes		436,685	436,685		
3B Floor Finishes		960,255	960,255		
3C Ceiling Finishes		344,085	344,085		
<b>4A Fixtures and Fittings</b>		3,127,580	3,127,580		
<b>5 Mechanical and Electrical Installations</b>					
5A Sanitary Appliances		540,958		540,958	
5B Services Equipment		649,491		649,491	
5C Disposal Installations		169,699		169,699	
5D Water Installations		147,057		147,057	
5E Heat Source		150,728		150,728	
5F Heating and Cooling		761,077		761,077	
5G Ventilating System		500,442		500,442	
5H Electrical Installations		1,492,358		1,492,358	
5I Gas Installations		29,035		29,035	
5J Lift & Conveyor Installations		538,662		538,662	
5K Protection Installations		45,237		45,237	
Comms		456,123		456,123	
IT & Voice		195,791		195,791	
Special inst		495,108		495,108	
Special _ Archive		165,520		165,520	
5N Builder's work in connection with Services		418,864		418,864	
5O Builder's Profit & Attendance on Services		-			
<b>6 External Works</b>					
6A External Works		3,032,702			3,032,702
6B Drainage		266,095			266,095
6C External Services		688,712		688,712	
6D Minor Building Works		155,000	155,000		
<b>Materials on Site</b>					
<b>Sub-total</b>		<b>27,198,317</b>	<b>16,454,658</b>	<b>7,444,862</b>	<b>3,298,797</b>
Preliminaries	0	4,240,163	2,565,248	1,160,639	514,276
Removals		100,000	100,000		
<b>Sub-total</b>		<b>31,538,480</b>	<b>19,119,906</b>	<b>8,605,501</b>	<b>3,813,073</b>
Fees	0	3,469,233	2,492,896	814,000	162,337
<b>Sub-total</b>		<b>35,007,713</b>	<b>21,612,802</b>	<b>9,419,501</b>	<b>3,975,410</b>
Statutory Fees and Charges					
Planning		45,000	35,000		10,000
Building Control		30,000	30,000		
Asbestos Survey		7,000	7,000		
Geotechnical		15,000	15,000		
Building Regulations Part L - Air Pressure Test		10,000	10,000		
Archaeological / Ecology / Environmental Surveys		15,000	10,000		5,000
<b>Sub-total</b>		<b>35,129,713</b>	<b>21,719,802</b>	<b>9,419,501</b>	<b>3,990,410</b>
Margins, Overheads & Profit	0	2,810,377	1,737,584	753,560	319,233
Contingencies	0	1,384,813	856,195	371,317	157,302
Bond		38,506	38,506		
Insurances	0	359,623	222,346	96,427	40,850
Construction Industry Training Board Levy pro rata all lines above	0	38,679	23,914	10,371	4,394
<b>Construction Costs</b>		<b>39,761,711</b>	<b>24,598,347</b>	<b>10,651,176</b>	<b>4,512,188</b>
<b>Final Adjustments</b>					
Enabling Works paid under Enabling Works Agreement		(256,061)	(64,015)		(192,046)
Decant and on costs undertaken by FM Contractor		(124,255)	(124,255)		
<b>Total Construction Cost</b>		<b>39,381,395</b>	<b>24,410,076</b>	<b>10,651,176</b>	<b>4,320,142</b>
<b>Net Contract Sum</b>		<b>39,381,395</b>	<b>24,410,076</b>	<b>10,651,176</b>	<b>4,320,142</b>
Gross Floor Area of building = 13253 m2	£/m2		1,842	804	
External area, hard and soft landscape 10179m2	£/m2				424