

| 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) | | Contract Sum £ | Basic Building | Services | Ext Works |
| Element | % | | | | |
| 1A Substructures | | 1,867,665 | 1,867,665 | | |
| CFA Piles | | | | | |
| Pile Caps and ground beans | | | | | |
| Suspended ground floor slab | | | | | |
| Contiguous Pile Wall | | | | | |
| 2 Superstructures | | | - | | |
| 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 | | |
| 3 Internal Finishes | | | - | | |
| 3A Wall Finishes | | 436,685 | 436,685 | | |
| 3B Floor Finishes | | 960,255 | 960,255 | | |
| 3C Ceiling Finishes | | 344,085 | 344,085 | | |
| 4A Fixtures and Fittings | | 3,127,580 | 3,127,580 | | |
| 5 Mechanical and Electrical Installations | | | | | |
| 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 | | - | | | |
| 6 External Works | | | | | |
| 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 | | |
| Materials on Site | | | | | |
| Sub-total | | 27,198,317 | 16,454,658 | 7,444,862 | 3,298,797 |
| Preliminaries | 0 | 4,240,163 | 2,565,248 | 1,160,639 | 514,276 |
| Removals | | 100,000 | 100,000 | | |
| Sub-total | | 31,538,480 | 19,119,906 | 8,605,501 | 3,813,073 |
| Fees | 0 | 3,469,233 | 2,492,896 | 814,000 | 162,337 |
| Sub-total | | 35,007,713 | 21,612,802 | 9,419,501 | 3,975,410 |
| 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 |
| Sub-total | | 35,129,713 | 21,719,802 | 9,419,501 | 3,990,410 |
| 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 |
| Construction Costs | | 39,761,711 | 24,598,347 | 10,651,176 | 4,512,188 |
| Final Adjustments | | | | | |
| 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) | | |
| Total Construction Cost | | 39,381,395 | 24,410,076 | 10,651,176 | 4,320,142 |
| Net Contract Sum | | 39,381,395 | 24,410,076 | 10,651,176 | 4,320,142 |
| Gross Floor Area of building = 13253 m2 | £/m2 | | 1,842 | 804 | |
| External area, hard and soft landscape 10179m2 | £/m2 | | | | 424 |

This Construction Cost Analysis has been prepared by Galliford Try Construction in the format required by the Building Research Establishment Environmental Assessment Method (BREEAM)