

SCHOOL CHARACTERISTICS		PROJECT CONTEXT	
BSF Project Title:	Hereford Academy	Proposed project location	61137 (m ²)
School Name	Hereford Academy	Total area of site(s)	(m ²)
School Number		Total net area of site(s)	10310 (m ²)
Specialism(s)	Sports/Science/Health	Proposed school GIFA	(m ²)
Type of school	academy	Proposed net building area	(m ²)
Age Range of school	11-18	Number of sites with buildings	1
		Gender	mixed
		Area of off-site playing fields, if available	0 (m ²)
		Nature of ground	Strip foundations
		Site levels	Level
		Water table	
		Other features	

SCHOOL CHARACTERISTICS		PROPOSED GIFA (m ²)			BUILDING TYPE TO BE REFURBISHED			
	Current	Proposed	Base (m ² GIFA)	Supplementary (m ² GIFA)	Total		GIFA	% GIFA
Pupil places								
KS1 and KS2 (5-11)			10095		10095	A. Victorian		
KS3 (11-14)	540	540			0	B. Interwar		
KS4 (14-16)	360	360			0	C. Post-war		
Post 16		220			0	D. 1960's - 70's		
PRU					0	E. >1980		
SEN PLASC A, B, C*					0	NEW BUILDINGS CONFIGURATION		
SEN PLASC D					0		GIFA	% GIFA
Total	900	1120			0	Below ground		Average ht, m
*type of SEN					0	Single storey		
BB98 GIFA comparator	0 middle	0			0	2 storey		
BB77 GIFA comparator	0 hydro	0			0	3 storey	10095	100%
					0	storey		
					10095			
					0			
					10095			

OTHER INFORMATION		to be demolished, m ²		type of site	
Total current NOR					as existing
Existing School GIFA					LA %
Date of Estimate (quarter)					PFS %
Construction duration (months)					
Number of phases, exc. demolitions					
					Main contractor Overheads & Profit
					Prelims
					(inflation covered in FAM) Contingency

EXTERNAL WORKS ITEMS (except demolitions)	UNIT	QUANTITY	UNIT RATE (£)	ESTIMATE BY LA (£)	DESCRIPTION
Site clearance, excavation and earthworks [related to building work]				20,000	
Access roads and separate vehicle/pedestrian entrance	m ²	906	80.00	72,480	
Car Parking and circulation routes	m ²	2113	70.00	147,910	
Pavements and pedestrain walkways	m ²	682	40.00	27,280	
Hard surfaced areas including Multi-use Games Area (MUGA) - including floodlit full size all weather pitch	m ²			675,444	
soft landscaping and habitat areas	m ²	6857	10.00	68,570	
sports pitches including equipment	m ²	14080	10.00	140,800	
Incoming services and statutory connections (incl. new sub-stations)				200,000	
land drainage				50,000	
site lighting				20,000	
Fencing (2.4m or similar)	m	1	10,000.00	10,000	
Other external works, including outdoor furniture and signage				20,000	
Site Drainage				100,000	
EXTERNAL WORKS TOTALS				1,552,484	
Total including overheads and profit, prelims and contingency (as above)					

ENABLING ITEMS (including fees)	UNIT	QUANTITY	UNIT RATE (£)	ESTIMATE BY LA (£)	DESCRIPTION/ JUSTIFICATION					
DEMOLITIONS AND SITE CLEARANCE										
including grubbing up and removal from site	m ²	10000	20.00	200,000						
protection and making good adjacent to demolition	m ²			-						
break up roads and paving	m ²	3000	5.00	15,000						
site clearance, contamination or gas in ground	m ²	40000	1.00	40,000						
Demolitions sub-totals				255,000						
Asbestos removal										
Asbestos survey level 3 (while buildings are unoccupied)				5,000						
Asbestos removal (estimate based on level 2 survey)	m ²	10000	2.00	20,000						
Asbestos removal sub-total				25,000						
Survey fees										
Archaeological investigations (beyond desktop)				-						
Other abnormal fees										
Abnormal fees sub-totals				-						
TEMPORARY WORKS										
Temporary Accommodation enabling works and decanting										
Temporary Accommod foundations and service connections	m ² footprint			-						
Temporary Classroom Accommodation hire costs	room			-						
Temporary Practical Accommodation hire costs	room			-						
Temporary Halls and kitchens Accommodation hire costs	space			-						
Protection of existing school during construction										
other temporary works										
Temporary Works sub-totals				-						
ABNORMALS WITHOUT LIFECYCLE TOTALS				280,000						
Total including overheads and profit, prelims and contingency (as above)										
<i>(PIS assume fees to be within price for enabling items)</i>										
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ABNORMAL ITEMS (except asbestos removal and fees)	UNIT	QUANTITY	UNIT RATE (£)	ESTIMATE BY LA (£)	DESCRIPTION/ JUSTIFICATION					
INFRASTRUCTURE COSTS: for additional infrastructure that is not included in External Works (but not generally funded by DCSF or PIS)										
Diversion of mains utilities not servicing the site				-						
new/ improved access roads, cycle routes, pick-up/ drop-off, crossings				-						
bridge or tunnel to facilitate safe movement of students				-						
Other infrastructure costs										
Infrastructure costs sub-totals				-						
SITE RESTRICTIONS: Where the site is constrained in that new buildings or refurbishment proposals will incur additional cost										
phasing and out of hours working				-						
All weather pitch on restricted site	m ²			-						
extra over for 4 storey or above due to constrained site	m ²			-						
Other site restrictions										
Site restrictions sub-totals				-						
SITE CONDITIONS: Where site conditions impose more expensive solutions										
Bearing capacity requires piling, so foundations beyond standard	m ² footprint			-						
very poor ground conditions, eg mineshafts, water table										
unusual site level variations need retaining walls and/or ramps				346,868						
extreme noise pollution				-						
Other site conditions										
Site conditions sub-totals				346,868						
OTHER ABNORMALS: including other costs which may accrue due to unusual circumstances relating to the project										
Planning Requirements & Planning Constraints / Conservation Areas				-						
Work to listed elements of listed building										
Boundary ballstop/ security fencing above 2.4m	m run			-						
extra security matters, e.g. extra security of contractors' area										
Environmental matters				20,000						
Party Wall matters										
Other abnormalities with lifecycle - multi purpose synthetic turf pitches										
Other abnormalities sub-totals				20,000						
ABNORMALS WITH LIFECYCLE TOTALS				366,868						
Total including overheads and profit, prelims and contingency (as above)										
TOTAL ABNORMALS				646,868						