

COMMUNITY INFRASTRUCTURE BENCHMARK DATABASE

HOW TO USE GUIDANCE NOTE February 2017

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1. OVERVIEW

The community infrastructure benchmark database facilitates the sharing of best practice and construction related project data amongst Public Sector organisations within Scotland. This guidance note outlines how a user can access project information and submit data to the website. This database contains project data for schools, healthcare and public sector offices across a range of frameworks. The database captures the following data for completed projects: -

- Detailed construction costs
- Detailed design summary
- Design benchmarks
- Plans and elevations of the project
- Community Benefits delivered
- Supply Chain Members
- Images

The benchmark database is supported by a robust data collection process to ensure data is credible, accessible and easily understood. The database offers an easy to use search function to locate projects and also provides pre-defined reporting templates. In addition, the database automatically adjusts project data for inflation to offer like for like analysis.



Figure 1: - Overview of Database Objectives

The database is open access to all public sector authorities and restricted access to private sector organisations. For framework delivery partners (HubCo, framework managers) these organisations will have access to their delivered projects.

When developing a new project, the public sector can share relevant benchmark project data with any member of the project team to support the development of a new project.

When utilising the benchmark data, the user must ensure they seek appropriate advice and expertise.

All enquiries relating to this methodology should be directed to the administration team at benchmarkdata@scottishfuturestrust.org.uk.

2. BENCHMARK DATABASE

2.1. INTRODUCTION

The development of the database has been carefully designed to ensure any data is robust and relevant across all sectors. When using benchmark data, the key objective is to understand fully the benchmark project you are comparing against. Therefore, the database provides not only cost data but design parameters, abnormal analysis and community benefits achieved.

2.2. HOME PAGE

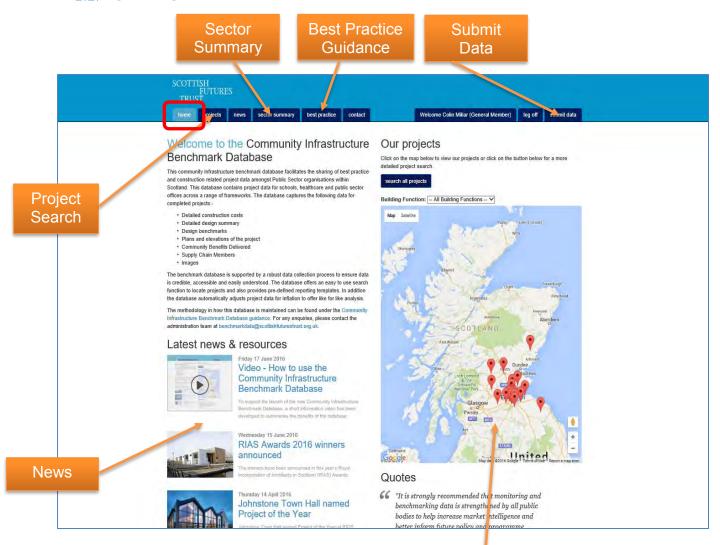


Figure 2: Database Front Page

Interactive Map



2.3. PROJECT SEARCH

The project search page provides the user with a three step process to locate and then print the information they require. Projects can be located through the interactive map on the home page or alternatively a detailed search can be undertaken by clicking on the project tab. This will provide the users with a detailed search function to locate the project information they require. There are three steps to locating and generating a project benchmark report. They include: -

- Step 1 Search for specific project based on a variety of search criteria
- **Step 2 –** Select the date upon which all project costs should be based.
- **Step 3 –** Select the report type you wish the projects to be included within.

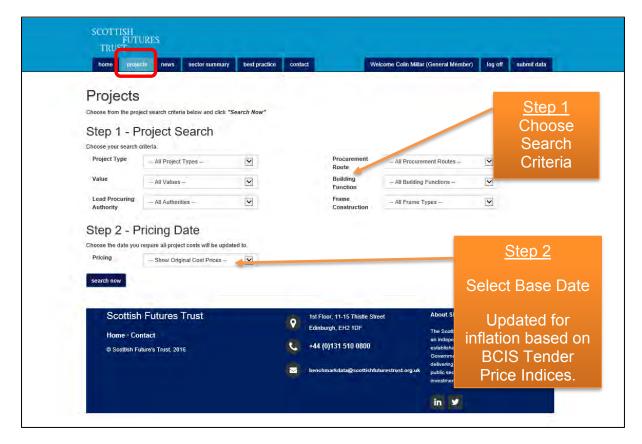


Figure 3: Project Search Steps 1 & 2

Upon completing steps 1 and 2 of the search criteria, the user will be presented with a list of relevant projects. The user then selects the projects they wish to have included within a benchmark report. When deciding on which projects to include the user can click on each project and more information, drawings and images will be provided. (Refer to Figure 4)

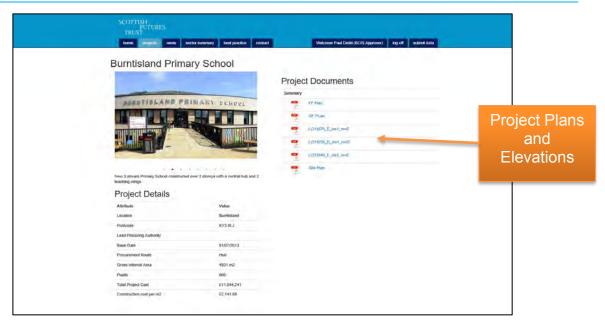


Figure 4: Project Information Page

The user selects all projects they wish to be included within a benchmark report by clicking on the "Compare" button. Once all required projects have been selected, the user then moves to Step 3. This allows the users to select a benchmark report which they wish to have generated.

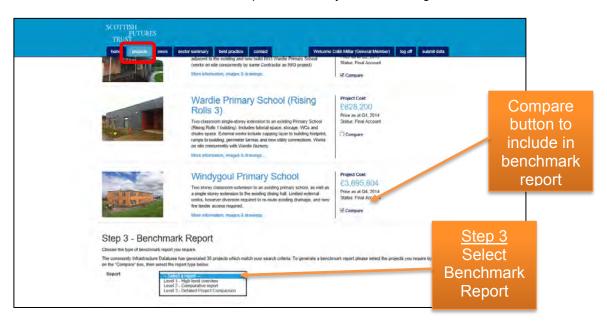


Figure 5: Project Search Steps 3

The database offers three ways in which the user can generate the information they require. The benchmark reports differ in terms of the detail provided and are summarised as follows: -

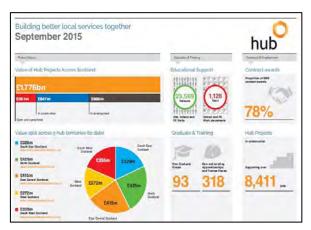
- Level 1 High level benchmark summary for the selected projects
- Level 2 Elemental cost summary for all the selected projects.
- Level 3 Fully detailed project data for all the selected projects.

Refer to appendix B for a summary of the report types.



2.4. PERFORMANCE DASHBOARDS

The benchmark database also generates summary dashboards for sectors and in relation to the performance of the Hub programme nationally. Example are provided below: -



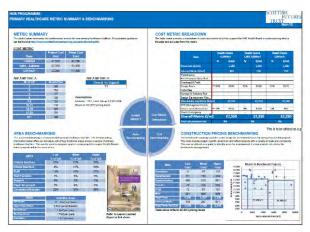


Figure 4: Hub Community Benefit Dashboard

Figure 5: Primary Healthcare Sector Dashboard

These dashboards will draw upon the various project data contained within the benchmark database. Within the initial phase, the following dashboards will be provided within the database.

| Content | Description |
|---|---|
| Sector Summaries Primary Healthcare Offices Primary Schools Secondary Schools | A benchmark summary dashboard for each sector to inform pricing levels and best practice. |

Table 1: Summary of Performance Dashboards

The dashboards will be updated quarterly by the administration team

2.5. BEST PRACTICE

The database also consolidates and include links to all current best practice that is available to support the delivery of Hub Projects. This includes existing guidance, metric information and reference design guidance.

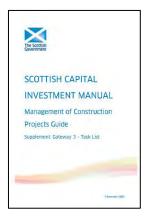






Figure 6: Examples of Best Practice Guidance

2.6. HOW TO ACCESS THE DATABASE

Access to the database will be offered to all Public Sector organisations. The user can request access by completing the registration within the website: -

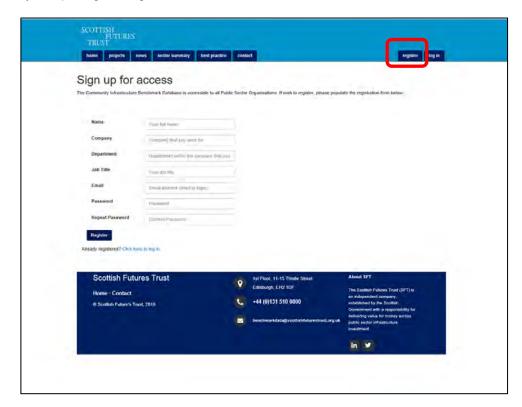


Figure 7: Registration Page

Upon completing the registration page, the administration team will provide the user access to the database. The user should allow a maximum of 24 hours before access will be provided. For any urgent enquiries please contact the administration team direct.

3. DATABASE MANAGEMENT

3.1. DATA COLLECTION

All data included within the database will follow a defined process for collection and verification. This is outlined in the diagram below: -

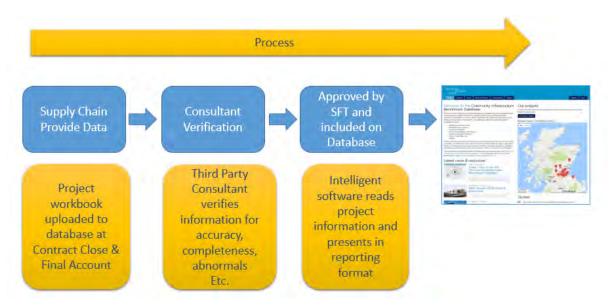


Figure 8: Process for data validation and upload

A responsibility matrix which sets out the parties who are responsible for the data collection is included within section 3.3.

3.2. WHEN IS PROJECT DATA COLLECTED

The capturing of project information will be done at two distinct stages which include: -

- Contract Close/Start on Site Contract sum, design data, general project data, drawings & images
- 2. **Agreement of the Final Account** To reflect the actual final account and community benefits achieved.

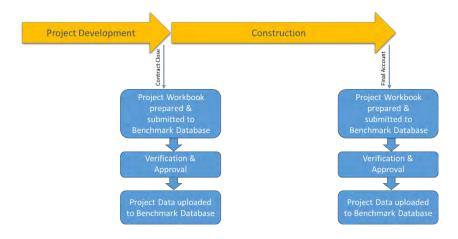


Figure 9: Stages when data submitted

3.3. RESPONSIBILITY MATRIX FOR DATA MANAGEMENT

The following matrix provides a proposed list of organisations responsible for the delivery of key activities in the maintenance of the database.

| Activity | Contractor/ Consultant | Client | SFT | Validator |
|--|---------------------------|--------|-----|-----------|
| Populate project data workbook and submit to Benchmark Database at Contract Close | R | С | | |
| Populate project data workbook and submit to Benchmark Database at Contract Completion | R | С | | |
| Complete review of project workbook | С | | С | R |
| Raise queries on project workbook as required | С | | | R |
| Approval of project workbook to be published onto database | | | R | С |
| Monitor and update performance dashboards for sectors. | | | R | |

Table 2: RACI Matrix

R – Responsible for Delivery C - Consulted

To support the quality of data being submitted it is key that the correct parties are responsible for preparing the project workbooks. Therefore, it is recommended that the supply chain (either consultant or contractor) have responsibility for populating the project workbook sheet as they will have detailed knowledge of the project and associated information. To facilitate this, it is recommended that the requirements to populate the project workbook are included within the scope of works for these supply chain members.

3.4. PROJECT DATA WORKBOOKS

To ensure consistency, a standard Project Data Workbook has been developed to simplify the inputting of data. The workbook will incorporate standard data requirements at contract close and at final account. There are three sections within the workbook which include: -

- 1. **Level 3 Summary** Base project information which capture all key data including design, cost and community benefits.
- 2. **Abnormal Tab** This tab allows the users to adjust the project costs at contract close for any project specific abnormals.
- 3. **Variation Tab** This tab allows the user to adjust the project costs for any variations which have affected the costs during the construction period.

A link to the Project Data Workbook can be accessed <u>here</u>. To further ensure consistency, a definition of each data field is provided within Appendix A. This will ensure the users who populate the workbook fully understand what is to be quantified and recorded.

3.5. UPLOADING DATA

The database offers a simple and easy online system for users to upload and modify new project data. The user can access this by clicking on the "**submit data**" tab. For any project there are two stages for submitting data and three key data requirements: -

| Data Required | Contract Close | Completion/ Final Account |
|--------------------------|----------------|--|
| Project Workbook | Yes | Yes (Update & Include Variation Section) |
| Images of project (JPEG) | Yes | Yes |
| Plans & Elevations (PDF) | Yes | If Altered |

Table 3: Key Data requirements

A summary of the data submission process is outlined below: -

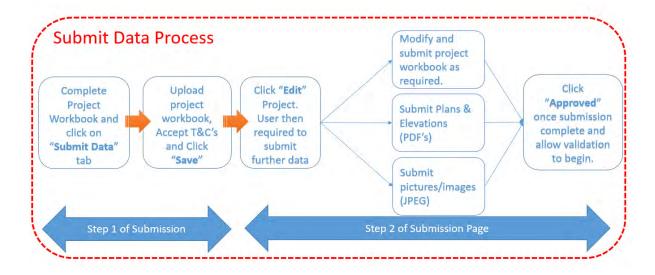


Figure 10: Data submission process



The user will then be asked to first upload the completed project workbook and then accept the Terms and Conditions for submission.

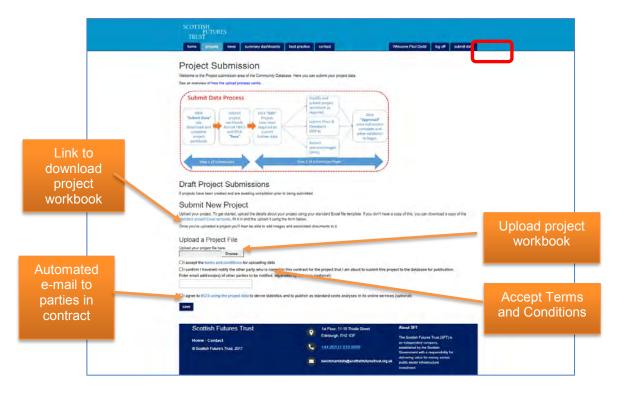
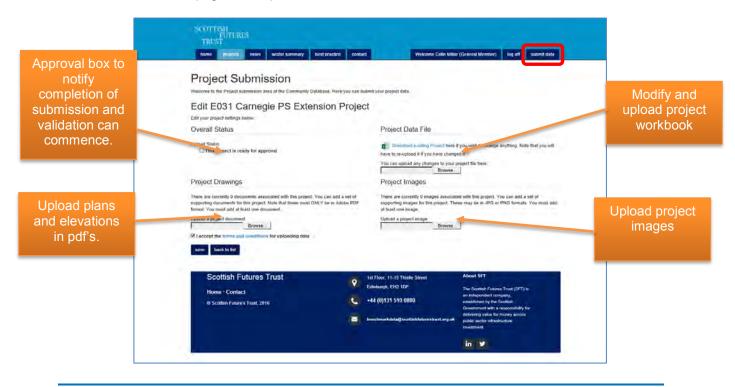


Figure 10: Submit Data Page 1

Upon uploading a project workbook, a project name will be created onto the system. The user is then required to click the "**Edit**" button to conclude the submit data process. When clicking edit, the second submission page will be presented: -





Upon Submission of data, the user may be contacted by the validation consultant if there are any queries in relation to the information submitted.

3.6. PROJECT ABNORMALS

The database also lists project specific abnormals which effect the project costs. To effectively benchmark projects, users should be made aware of these abnormals. These abnormals may include significant costs incurred by the project due to the location or significant ground conditions. These abnormals are identified separately and the costs broken down elementally for inclusion within the Project Data Workbook.

3.7. INFLATION

To support the analysis and consistency of cost reporting, the benchmark database will automatically update the pricing levels of a project for inflation. This is achieved in the project search screen where the users can select the price data that the project information is to be updated too. The system will automatically update the latest Tender Price Indices from the BCIS website to provide accurate and current inflation adjustments.

3.8. CLIENT DIRECT COSTS

The database does note report on the Client direct costs for each project. These costs are required to be considered and defined on a project by project basis. These costs may include FF&E not included within he main contracts, decant costs, client management costs, client contingency and other costs note accounted for elsewhere within the benchmark projects. The users are asked where possible to submit this data as part of the upload process but not data will be reported within the database.

3.9. USE OF BENCHMARK DATA

When utilising the benchmark data, the user must ensure they seek appropriate advice and expertise.



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| Data Field | Definition |
|---|---|
| Brief Project Description | Brief description of the building being analysed and of the total project of which it forms part (i.e. other buildings and external works). Give details of any special or unusual features affecting |
| , , | the overall cost (max 350 characters). |
| Building Function | The primary function for which the building is intended to be used. Select from dropdown list. |
| Location (City/Town) | The city/town/area where the building is located. |
| Postcode Lead Procuring Authority | The postcode of the building. If the postcode is not available at Financial/Contract Close the nearest available existing postcode to site should be provided. |
| Lead Procuring Authority | The Procuring Authority responsible for the overall delivery of the project. This is likely to be the authority initiating the procurement. Select from dropdown list. |
| Other Procuring Authority | Procuring Authorities involved/with a vested interest in the delivery of the project other than the Lead Procuring Authority. Select from dropdown list. |
| Procurement route | The method/route by which the project is procured. Select from dropdown list. |
| Base Date | The contractual date at which the pricing levels have been set. This is defined as 'Date of Tender' in editions of JCT contracts. Under formulae fluctuating contracts it is the base month. |
| Location Factor Total Project Cost (excluding client development costs) | Any uplift in costs due to the location of the project. Percentage uplift should be stated in this cell. The cost adjustment should be captured under abnormals. Not required. User to make project specific assessment. |
| Total Project Cost (including client development costs) | Total cost to the Procuring Authority of delivering the project. Equals Total Project Costs + Client Development Costs. |
| Total Project Cost/m2 (excluding client development costs) | Total Project Cost (excluding client development costs) divided by Gross Internal Floor Area |
| Total Project Cost/m2 (including client development costs) | Not required. User to make project specific assessment. |
| Design Parameters | |
| Project Type | New Build/Refurbishment/Mixed/Fit-Out/Other. Select from dropdown. |
| Total Storeys, incl basements (Nr) | Total number of useable floors or levels in building. Select from dropdown. Where refurbishment the number of floors being refurbished i.e. 2Nr if 2 storeys refurbished in 10Nr storey building (and refer to overall building height in 'Design Philosophy Design/Space Plan'). |
| Basement Area if applicable (m2) | Area of all floors below ground floor measured as for Gross Internal Floor Area. |
| Energy Performance BREEAM | The BREEAM Accreditation rating achieved on project. |
| Energy Performance EPC | The EPC performance rating achieved on project. |
| Floor:Ceiling (m) | Height measured from floor finish to underside of ceiling finish of floor above. Average height should be used for e.g. a single storey school with 2.9m Floor:Ceiling could have 20% area with double height hall making average: 3.48m |
| Area of External Envelope (m2) | The wall area of all the enclosed spaces fulfilling the functional requirements of the building, measured on the internal face of external walls and over all windows and doors, etc. |
| Site Area (Excl building) m2 | Total site area, excluding ground floors area of the building and any areas used temporarily for the works that do not form part of the delivered site. |
| Roof Area on plan (m2) Circulation (% of GIA) | Area on plan measured to the internal face of the external wall. Total enclosed area occupied by circulation space expressed as a percentage of gross internal area (both areas defined elsewhere in schedule) |
| Structure (% of GIA) | Total encused area occupied by structure expressed as a percentage of gross internal area (both areas defined elsewhere in schedule) Total area occupied by structure expressed as a percentage of gross internal area (both areas defined elsewhere in schedule) |
| Plant & IT (% of GIA) | Total enclosed area occupied by plant and IT space expressed as a percentage of gross internal area (both areas defined elsewhere in schedule) |
| Wall:Floor | The area of vertical enclosure divided by the Gross Internal Floor Area. |
| BIM Level Adopted (Level 1,2 or 3) | BIM level accreditation achieved on project. Select from dropdown list. |
| Frame Construction | Brick/Block/Steel/Concrete/Timber/Hybrid |
| Steel Tonnage - Frame (kg/m2) Steel Tonnage - Roof (kg/m2) | Average weight of steel frame structure. Divide total weight of steel in kg by GIA. Expressed in kg/m2. Average weight of steel roof structure. Divide total weight of steel in kg by Roof Area on plan. Expressed in kg/m2. |
| Concrete Frame - Average Rebar Tonnage to Frame (kg/m3) | Average weight of steer root structure. Divide total weight of seter in kg by root Area on prant. Expressed in kg/m2. Average weight of rebar to concrete frame. Divide total weight of rebar in kg by total volume of concrete. Expressed in kg/m3. |
| Revenue Funding Costs | |
| Facilities Management Rate (£/m2) | Hard Facilities Management rate £/m2 per annum for the operational stage of the project. |
| Lifecycle Rate (£/m2) | Lifecycle Rate based on 6 t/m2 per annum for the operational stage of the project. Lifecycle Rate based on 6 t/m2 per annum for the operational stage of the project. |
| Cost Assumptions for FM & LCC | User to confirm use of standard service specification and any deviations/exclusions to inform pricing levels of FM & LCC (ie Operational hours, ceilings finishes etc) |
| Community Benefits | |
| % of sub-contracts awarded to local & national SMES - By Value (%) | % calculated on total value of sub-contracts awarded to Scottish SME's against the value of all sub-contracts for the project. |
| % of SME's invited to tender based within Scotland- By Nr (%) | % calculated by total number of sub-contract tenderers across all sub-contracts versus total Nr of Scottish SME's invited to tender. |
| Work Placement 14-16Yrs (Days) | Refer to CITB definitions |
| Work Placement 16-19Yrs (Days) Work Placement College/Uni (Days) | Refer to CITB definitions Refer to CITB definitions |
| Visits by pupils & students to sites (Nr of pupils) | Refer to CHB definitions Refer to CHB definitions |
| Visits to pupils & students to sites (Nr of pupils) | Refer to CITB definitions |
| New Jobs (Nr) | Refer to CITB definitions |
| Graduate Recruitment (Nr) | Refer to CITB definitions |
| New Apprenticeships created through the project(Nr) | Refer to CITB definitions |
| Apprenticeships supported through the project (Nr) | Refer to CITB definitions |
| N/SVQ Starts (Nr) N/SVQ Completed (Nr) | Refer to CITB definitions Refer to CITB definitions |
| Community events organised/ supported (Nr) | Refer to CITB definitions |
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| | |
| Key Project/Cost Stages | |
| | The total budget available to deliver project (excluding client direct costs) as agreed at project initiation stage. |
| NPR/RIBA Stage 1 - Affordability Cap (£) | The total budget available to deliver project (excluding client direct costs) as agreed at project initiation stage. |

| Data Field | Definition |
|---|---|
| Stage 1/RIBA Stage 2 - Approved Submission Value (£) | The Total Project Cost (excluding client development costs) as set out in the approved Stage 1/RIBA Stage 2 submission. |
| Stage 1/RIBA Stage 2 - Approved Submission Value (£) Stage 1/RIBA Stage 2 - Date Issued | The date at which the Stage 1/RIBA Stage 2 Report was issued to the Lead Procuring Authority. The date at which the Stage 1/RIBA Stage 2 Report was issued to the Lead Procuring Authority. |
| Stage 2/RIBA Stage 4 - Approved Value (£) | The Total Project Cost (excluding client development costs) as set out in the approved Stage 2/RIBA Stage 4 submission. |
| Stage 2/RIBA Stage 4 Submission (Date) | The date at which the Stage 2/RIBA Stage 4 Report was issued to the Lead Procuring Authority. |
| Financial Close/Contract Award (Date) | The date the price was contractually agreed. |
| Contracted Completion Date | Contract Sum - The agreed construction completion date as set out in the contract. |
| · | Final Account - The completion date of the project to account for permitted extension of times applications. |
| Construction Programme Contracted (weeks) | The length of time (in weeks) between the date the site was available to the contractor and the contracted completion date. |
| Actual Completion Date | The achieved construction completion date or the date at which the building was available for occupation by the user. |
| Final Account (£) | The Total Project Cost (excluding client development costs) at Contract Completion. |
| Construction Programme Delivered (weeks) | The length of time (in weeks) between the date the site was available to the contractor and the achieved completion date. |
| | |
| | |
| Design Team | |
| hubCo | hubCo development partner involved in project (if applicable). Select from dropdown list. |
| Contractor | Name of Tier 1/Principal Contractor responsible for delivery of project. |
| Project Manager | Name of Consultant Organisation undertaking Project Management services on this project |
| Architect | Name of Consultant Organisation undertaking Architectural Design Services on this project |
| Structural Engineer | Name of Consultant Organisation undertaking Structural Engineering Design services on this project |
| Mechanical Engineer | Name of Consultant Organisation undertaking Mechanical Engineering Design services on this project |
| Electrical Engineer | Name of Consultant Organisation undertaking Electrical Engineering Design services on this project |
| Landscaping | Name of Consultant Organisation undertaking Landscape Design services on this project |
| Quantity Surveyor | Name of Consultant Organisation undertaking Quantity Surveying services on this project |
| M&E Sub-Contractor | Name of M&E Subcontractor |
| FM Contractor | Name of Contractor undertaking Facilities Management services on this project |
| | |
| | |
| Design Philosophy | |
| Layout/Space Plan | Description of building space plan: Finger Plan/Deep Plan |
| Substructure | Description of substructure make up: foundation type, make up and depth/ ground floor slab type, make up and depth. |
| Frame | Description of the structural building frame make up: type of material (e.g., steel, concrete, timber) and construction method used. |
| Upper Floors | Description of the upper floor structural make up: type of material (e.g., steel, concrete, timber) and construction method used. |
| Roof | Description of roof make up: roof structure make up /roof finish/ detail on any specialist roofing systems. |
| Stairs | Description of stair make up: type of material used (e.g., steel, concrete, timber), method used to construct, balustrade detail. |
| External Walls | Description of external wall make up: type of material and method used to construct external walls (e.g., block/render, brickwork, curtain walling, cladding system, brise soileil.) |
| Windows & Ext Doors | Description of make up of external windows and doors: material used for windows and doors including frames, glazing details. |
| Internal Walls & Doors | Description of internal wall and door make up: type of material and construction method used for walls (e.g Metal/timber studs walls, blockwork, glazed screens). Type (i.e. material used and |
| | make up) of internal doors, including frames. |
| Wall Finishes | Description of finishes to internal walls (e.g Painted plasterboard, tile finish, composite wall lining board), include detail if taped and filled or plastered. |
| Floor Finishes | Description of finishes to internal floors (e.g., carpet, lino, tile, timber), include detail of full build up, i.e. screed and underlay. |
| Ceiling Finishes | Description of internal ceiling finishes including construction method, material used and finishing detail (e.g., Suspended plasterboard ceiling with painted finish, suspended ceiling system |
| Fittings, Furnishing & Equipment | (include detail on type), exposed soffit. |
| M&E | |
| - Heat Source | Boiler type, fuel source, heating system details (i.e. radiators, radiant panels, underfloor heating) |
| - Ventilation | Description of ventilation strategy for building (e.g., Natural ventilation, mechanical ventilation, mixture of both), include detail on the specification/workings of any mechanical ventilation |
| - Electric | Description of electrical design/strategy for building (e.g., Main switchgear and distribution). |
| - Gas Installation | Detail on any gas installations/supplies to building, include detail on scale (e.g., Gas supply to 1nr kitchen, 10nr labs and 2nr boilers). |
| - Lifts | Description of any lifts in building: type of lift, number of lifts, size/capacity of each lift. |
| - Sprinklers | Description of any sprinkler installation: type/purpose of system (i.e. life/building safety), scale of system, storage tank size) |
| - Specialist Installations | Description of any other mechanical or electrical installations related to user function of the building which have not been included elsewhere. (e.g., XXXX) |
| - Communication Installations | Description of telephone, data, television and other communication installations. |
| - Protective Installations | Description of any fire and lightning protection systems installed in building. |
| External Works | |
| - General description | Description of external works: landscaped areas, access roads, pitches, tennis courts, other external sports facilities, car parking, including materials i.e. macadam, steel security fencing |
| Drainage | Description of surface and foul water drainage installation, particular reference to SUDS and type, pumping stations etc. |
| - Synthetic Pitches (Size + Nr) | Size and number of synthetic pitches if applicable. |
| - Running Track (Size + Nr) | Size and number of running tracks if applicable. |
| - Grass Pitches (Size + Nr) | Size and number of grass pitches if applicable. |
| - Car Parking Spaces (Size + Nr) | Size (i.e. standard/disabled) and number of parking spaces. |
| - Special | Description of any other external spaces related to user function of the building which have not been included elsewhere (e.g., tennis courts, pavilion, amphitheatre). |
| Renewable | Description of any renewable equipment and systems (e.g Wind turbines, photovoltaic panels, rainwater harvesting). |
| Swimming pool (Size + Nr) | Size and number of swimming pools if applicable. |
| Avec Breekderin Cohoole | Areas should be measured to internal face of perimeter walls at each floor level. Refer to Floor Area notes below. |
| Area Breakdown Schools | · |
| School Roll (Design) | Total number of pupils the design proposal can accommodate. |
| Pupil Areas (Teaching areas, WC's, Dining,) | Total area of all enclosed spaces forming pupil areas including teaching areas, pupil WC's, pupil dining facilities and the like. |
| Community & Vocational | Total area of all enclosed spaces forming Community and Vocational areas including libraries, community specific teaching spaces and the like. |

| Data Field | Definition |
|--|---|
| | |
| Swimming Pool & Changing Facilities | Total area of all enclosed spaces forming swimming pool and associated changing facilities. |
| Assisted Special Needs Area Admin / Clerical | Total area of all enclosed spaces forming Assisted Special Needs Area |
| Admin / Clerical Staff Facilities (Staffroom, WC's, offices) | Total area of all enclosed spaces forming Admin/Clerical Support office areas. Total area of all enclosed spaces forming staff areas including staffroom, staff break out spaces, staff WC's, staff offices and the like. |
| Storage and Ancillary Support | Total area of all enclosed spaces for WC's, cloakrooms, cleaners' rooms and the like, supplementary to the main function of the building |
| Circulation | |
| | Total area of all enclosed spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like. |
| Plant/IT | Total area of all enclosed spaces for lift, plant and tank rooms, IT cupboards/labs and the like, supplementary to the main function of the building |
| Structure | Columns, piers chinnney breasts, stairwells, lift-wells, other internal projections, vertical ducts, voids over stairwells and lift shafts on upper floors and the like |
| Total Gross Internal Floor Area | Area of a building measured to the internal face of the perimeter walls at each floor level. Equals sum of all areas listed above. |
| Nett Internal Area NIA (gross excluding circulation, Plant/IT & Structure) | Gross Internal Area excluding Circulation, Plant/IT and Structure. |
| Nett School Area (NIA excluding Community & Vocational, Swimming Pool & Nett Non-School Area (NIA excluding Pupil Areas, Admin/Clerical, Staff & | Nett School Area = Pupil Areas + Admin/Clerical + Staff Facilities + Storage and Ancillary Support. |
| | Nett Non-School Area = Community & Vocational + Swimming Pool & Changing Facilities + Assisted Special Needs |
| Circulation, Plant/IT & Structure to school area | Total area of Circulation, Plant/IT & Structure attributed to school area. Calculated on a pro-rata basis. |
| Circulation, Plant/IT & Structure to non-school area | Total area of Circulation, Plantil & Structure attributed to non-school area. Calculated on a pro-rata basis. |
| Gross School Area | Gross School Area = Nett School Area + Total Circulation, Plant/IT & Structure to school area. |
| School Area/ Pupil | Gross School Area divided by school roll. |
| | Associated the constant to the self-self-self-self-self-self-self-self- |
| Area Breakdown Primary Healthcare & Offices | Areas should be measured to internal face of perimeter walls at each floor level. Refer to Floor Area notes below. |
| General Practice | Total area of all enclosed spaces forming GP spaces. |
| Other Health Services | Total area of all enclosed spaces forming other health service areas which are not covered under GP area. |
| Local Authority Offices | Total area of all enclosed spaces forming Local Authority Offices. |
| Library/ Cafe/Collaboration Spaces | Total area of all enclosed spaces forming Library/Café/Collaboration Spaces. |
| Patient Interface/ Reception/ WC's | Total area of all enclosed spaces forming Patient Interface/Reception/ Patient WC's. |
| Admin / Clerical/ Staff | Total area of all enclosed spaces forming Admin/Clerical Support office areas. |
| Staff Facilities | Total area of all enclosed spaces forming staff areas including staffroom, staff break out spaces, staff WC's, staff offices and the like. |
| Storage and Ancillary Support | Total area of all enclosed spaces for WC's, cloakrooms, cleaners' rooms and the like, supplementary to the main function of the building |
| Plant/ IT | Total area of all enclosed spaces for lift, plant and tank rooms, IT cupboards/labs and the like, supplementary to the main function of the building |
| Circulation | Total area of all enclosed spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like. |
| Structure | Columns, piers chimney breasts, stainwells, lift-wells, other internal projections, vertical ducts, voids over stainwells and lift shafts on upper floors and the like |
| GP Spaces (Nr) | Number of functional GP spaces in building. |
| Workstations (Nr) | Number of functional workspaces in building. |
| Total Gross Internal Floor Area | Area of a building measured to the internal face of the perimeter walls at each floor level. Equals sum of all areas listed above. |
| Total Group Internal Floor Floor | |
| Adjustments Excl From Prime | The abnormals listed within the database are to inform the user of project specific issues. The abnormals listed in this database are not representative of views of the Scotland's Schools for the |
| | future Team and associated calculation of metrics. |
| Insert Abnormal Description | |
| Insert Abnormal Description | Abnormals are defined as a project specific element which is unavoidable to the project and causes disproportionate cost impact when delivering the core project function. |
| Insert Abnormal Description | Transmitted as a project specime element which is unavoidable to the project and datases disproportionate destinipate when delivering the core project undertains |
| Insert Abnormal Description | Any associated cost impact due to the location of the project should be included as a project abnormal and identified elementally. Projects within the Highlands and Islands will be deemed |
| Insert Abnormal Description | Any associated costs impact use one recognition of the project should be included as a project ashormal and relimined elementary. Projects within the frightening and islands will be deemed applicable to a project location adjustment. |
| | applicable to a project location adjustment. |
| CONSTRUCTION COSTS | |
| Element | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.0 Facilitating works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.1 Toxic/hazardous/contaminated material treatment | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.2 Major demolition works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.3 Specialist ground works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.4 Temporary diversion works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 0.5 Extraordinary site investigation works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 1.0 Substructure | Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. |
| 1.1 Substructure | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.0 Superstructure | Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. |
| 2.1 Frame | Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 411 (NRM) Edition for Elemental Definitions. |
| 2.2 Upper floors | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.2 Opper noors 2.3 Roof | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.4 Stairs and ramps | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.4 Starrs and ramps 2.5 External walls | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.6 Windows and external doors | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.7 Internal walls and partitions | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 2.7 Internal walls and partitions 2.8 Internal doors | Refer to from BCIs Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | |
| 3.0 Internal finishes | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 3.1 Wall finishes | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 3.2 Floor finishes | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 3.3 Ceiling finishes | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| Land lesson and a second secon | |
| 4.0 Fittings, furnishings and equipment | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 4.1 Fittings, furnishings and equipment | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| Fittings, furnishings and equipment Services | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 4.1 Fittings, furnishings and equipment | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |

| Data | Field | Definition |
|--------------|--|--|
| 5.3 | Disposal installations Water installations | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.4 5.5 | water installations Heat source | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.6 | Space heating and air conditioning | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.7 | Ventilation | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.8 | Electrical installations | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | Fuel installations/systems | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | Lift and conveyor installations/systems | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.11 | Fire and lightning protection | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 5.12 5.13 | Communication, security and control systems Special installations/systems | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | Builder's work in connection with services | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition Definitions. |
| | Complete buildings | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 6.1 | Pre-fabricated buildings | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | Work to existing building | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 7.1 | Minor demolition works and alteration works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 7.2 | Repairs to existing services | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 7.3 | Damp proof courses/fungus and beetle eradication | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 7.4 7.5 | Facade retention Cleaning existing surfaces | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 7.6 | Renovation works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.0 | External works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.1 | Site preparation works | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.2 | Roads, paths and paving's | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.3 | Soft landscaping, planting and irrigation systems | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.4 | Fencing, railings and walls | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.5 | Site/street furniture and equipment | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.6 | External drainage | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| 8.7 | External services Minor building works and ancillary buildings | Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. Refer to from BCIS Elemental Standard Form Cost Analysis 4th (NRM) Edition for Elemental Definitions. |
| | L PRIME COST | Refer to Horn BCIS Elemental standard Form Cost Arlanysis 4m (NAME) Elemental Definitions. The total of all direct material costs, labour costs and direct expenses. Equals total sum of items 0.0 to 8.8 above. |
| | ninaries & Overheads & Profits | Preliminaries - Costs incurred during construction, which are directly related to the running of the project and have not been included in the prime cost or overheads & profits. |
| | | costs or preliminaries. Profits - The money the main contractor organisation makes after accounting for all costs and expenses. |
| Conti | ngency | This cell equals total cost of all Preliminaries + Overheads + Profits. Total risk allowance included to cover the cost of all risks held by the main contractor. |
| | L CONSTRUCTION COST | Total Construction Cost = Total Prime Costs + Preliminaries & Overheads & Profits + Contingency. |
| | | |
| | RIBA Stage 4/ Post Financial Close Fees | Total costs of consultants fees incurred between Contract Agreement and Final Account. |
| | 1/RIBA Stage 2 Fees | Total costs of consultants fees incurred between RIBA Stage 0 and RIBA Stage 2. |
| | 2/RIBA Stage 4 Fees | Total costs of consultants fees incurred between RIBA Stage 3 and RIBA Stage 4. |
| Other | Project Development Costs | Total cost of management/consultants fees which are not accounted for under the above 3 headings. E.g., Hubco Portion, Framework Fee. |
| | ys Costs | Total cost any survey work undertaken in relation to the project in advance of Contract Agreement |
| | L PROJECT COSTS (Excluding Client Development Costs) Development Costs (Decant/Cont./Fee) | Total Project Cost = Total Construction Cost + Total Consultant Fees + Total Other Project Development Costs + Survey Costs. Total of any costs incurred by the client which are directly related to the delivery of the project which are not included in the Total Project Costs. Example, Internal Management Fees, Decant |
| | | Costs, Furniture & Equipment. |
| | L PROJECT COSTS (Including client development costs) | Total cost to the Procuring Authority of delivering the project. Equals Total Project Costs + Client Development Costs. |
| | or Area Notes | |
| | s Internal Floor Area (GIFA): Area of a building measured to the internal f | ' |
| Inclu | | Excludes |
| | s occupied by internal walls and partitions | Perimeter wall thickness and external projections |
| vertica | mns, piers chimney breasts, stairwells, lift-wells, other internal projections, I ducts, and the like | ♦ External open-sided balconies, covered ways and fire escapes |
| | and entrance halls with clear height above, measured at base level only | ◊ Canopies |
| | nal open sided balconies, walkways, and the like | ◊ Voids over or under structural, raked or stepped floors |
| ♦ Stru | ctural, raked or stepped floors are treated as a level floor measured horizontally | Greenhouses, garden stores, fuel stores and the like in residential property |
| ♦ Hori | contal floors with permanent access below structural, raked or stepped floors | |
| ◊ Corr | dors of a permanent essential nature (e.g. fire corridors, smoke lobbies, etc.) | |
| ◊ Mez | zanine areas intended for use with permanent access | |
| | ooms, plant rooms, fuel stores, tank rooms which are housed in a covered | |
| | ire of a permanent nature, whether or not above main roof level | |

| Data Field | Definition |
|---|------------|
| ◊ Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing | |
| rooms, cleaners' rooms and the like | |
| ◊ Projection rooms | |
| ◊ Voids over stairwells and lift shafts on upper floors | |
| ◊ Loading bays | |
| ◊ Areas with headroom of less than 1.5m | |
| ◊ Pavement vaults | |
| ◊ Garages | |
| ◊ Conservatories | |
| Notes: | |

- 1. The definition of Gross Internal Floor Area is based on RICS Property Measurement 1st Edition 2015,, Definition of Gross Internal Area.
- 2. The GIFA excludes the thickness of perimeter walls, but includes the thickness of all internal walls. Therefore, it is necessary to identify what constitutes a separate building, e.g. the sum of the GIFA of a terrace of buildings, treated as separate buildings, will be different from the terrace treated as a single building.
- Areas of open ground floors and the like should be excluded.
- 4. 'Internal face' means the structural wall or plaster coat applied to the structural wall, not the surface of internal linings installed by the occupier.
- 5. Lift rooms, etc. should be included if housed in a roofed structure having the appearance of permanence (e.g. made of brick or similar building material). Areas covered by enclosures designed solely to mask plant, rooflines, etc. should be excluded.
- 6. The presence of steps or changes in floor levels should be noted.
- 7. Attention is drawn to the exclusion of voids over atria at upper levels and the inclusion of voids over stairs, etc. Where an atrium-like space is formed to create an entrance feature, and this also accommodates a staircase, this does not become a stairwell but remains an atrium measurable at base level only.
- 8. Walkways across an atrium at upper levels should be included in the measurement of upper floors.
- 9. Areas in the roof space intended for use with permanent access should be included in the measurement of upper floors and measured to internal face of the enclosing wall or the roof at floor level.
- 10. Re-entrant balconies, i.e. open sided balconies within the predominant line of the external wall should be treated as open sided balconies and excluded.

5. APPENDIX B - EXAMPLE DATASETS

Level 1 Project Data Sheet



| Elemental Range | Low | Mean | Upper |
|--|-------------|----------|---------|
| Camena Kange | €/m2 | E/m2 | £/m2 |
| 0 Demolition & Alterations | €0 | £13 | £23 |
| 1 Substructure | £60 | €88 | £126 |
| Foundations | £40 | £42 | £44 |
| Ground Floor Slab | £10 | £11 | £11 |
| Piling | £10 | £11 | £11 |
| 2 Superstructure | £405 | £425 | £446 |
| 2A Frame | £50 | £53 | £55 |
| 2B Upper floors | £60 | £63 | £66 |
| 2C Roof | £50 | £53 | £55 |
| 2D Stairs | £20 | £21 | £22 |
| 2E External Walls | £80 | £84 | £88 |
| 2F Windows & External Doors | £60 | £63 | £66 |
| 2G Internal Walls & Partitions | £50 | £53 | £55 |
| 2H Internal Doors | £55 | £58 | £61 |
| 3 Finishes | £68 | £71 | £75 |
| 3AWall finishes | £15 | £16 | £17 |
| 3B Floor finishes | £15 | £16 | £17 |
| 3C Ceiling finishes | £10 | £11 | £11 |
| 3D Decoration | £18 | £19 | £20 |
| 4 Fittings & Furnishings | £128 | £134 | £141 |
| 5 ICT | £15 | £16 | £17 |
| Containment | £11 | £12 | £12 |
| Structural Wiring | £4 | £4 | £4 |
| 6 Services | £366 | £384 | €403 |
| 5A Sanitary appliances | £6 | £7 | £7 |
| 5B Services equipment | £8 | £8 | £9 |
| 5C Disposal installations | £4 | £4 | £4 |
| 5D Water installations | £32 | £34 | £35 |
| 5E Heat source | £46 | £48 | £51 |
| 5F Space heating and air treatment | £12 | £13 | £13 |
| 5G Ventilating systems | £39 £108 | £41 | £43 |
| 5H Electrical installations | £100 | £111 | £11/ |
| 5I Gas installations 5J Lift and conveyor installations | £8 | £8 | €9 |
| 5K Protective installations | £18 | £19 | £20 |
| 5L Communications installations | £15 | £16 | £17 |
| 5M Special installations | £53 | £56 | £58 |
| 5N Builder's work in connection | £93 | £80 | £10 |
| 50 Builders profit | 25 | £5 | £B |
| 7 External Works | £214 | £225 | £235 |
| 6A Site works | £50 | £53 | £55 |
| 6B Drainage | £54 | £57 | £59 |
| 6C External services | €60 | £63 | £66 |
| 6D Minor building works | €50 | £53 | £55 |
| Prime Cost (GIA) | £1.500 | £1,900 | £7,300 |
| Preliminaries & Overhead & Profit | £102 | £107 | £112 |
| Contingency | £70 | £74 | £77 |
| TOTAL CONSTRUCTION COST PROFESSIONAL FEES | £1.672 | 2080.627 | 2489.22 |
| Post Financial Close | £78 | £96 | £104 |
| Stage 1 | incl | Incl | Incl |
| Stage 2 | incl | Incl | incl |
| Hubco Fee & Portion | incl | Incl | incl |
| Surveys | Incl | Incl | Incl |
| CLIENT COSTS | | | |
| Client Development Costs | £113 | £140 | £198 |
| TOTAL PROJECT COSTS | \$1,863 | \$2,317 | £2.79 |

Level 2 Project Data Sheet

| | | | | | | | | | | | R | ale E/m2 | | | | _ | | | | | | | |
|-------|----------------------------|---------------------------------|----------------------------|----------------------|---------------------------|------|--------------|----------------|----------|------------|------|----------------|-------------|--------------|------|------|------------------------------|---------------------------------|---------------------------|-------------|------------------|-----------------------------|--|
| | Project | Total Project GIA (m2) | Educational GIA (m2) | Design Roll Nr | Area Per Pupil (m2) | Demo | Substructure | Superstructure | Finishes | FF&E & ICT | MRE | External Works | Total Prime | Prelims/08.P | Risk | Fees | Decant/ Pre- Tender/Other | Total Project Cost (£/m2) | Total Project Cost (£) | Procurement | Layout | Frame Concrete/ Steel | Description |
| CONT. | Lasswade High School | 17,863 | 15,724 | 1,480 | 10.62 | £17 | £126 | £432 | £92 | £212 | £372 | £294 | £1,545 | £167 | €0 | £98 | €113 | £1,922 | £34,333,876 | D&B | Deep Plan | Concrete | New build high school for Mid Lothian Council which encompasses community facilities. The building was designed to BREEAM excellent and EPC B. The building includes rainwater harvesting. The school encompasses 1 synthetic pitch and running track as well as 3 grass pitches. |
| | Eastwood High School | 13,887 | 13,887 | 1,220 | 11.38 | £20 | €93 | £435 | £114 | £162 | £369 | €293 | £1,487 | £178 | £13 | £105 | £141 | £1,923 | €26,704,840 | D&B | Deep Plan | Concrete | New build high school for East Reinfrewshire Council. The building was designed to BREEAM excellent and EPC A. The building includes for photovottaic cells and thermal solar water. The school encompasses 2 synthetic pitch and 1 running track. |
| | Dumbarton Academy | 10,331 | 10,331 | 680 | 15.19 | £23 | £66 | £405 | £68 | £128 | £344 | £237 | £1,270 | £148 | £24 | £78 | £21 | £1,541 | £15,921,599 | D&B | Finger Design | Concrete | New build high school for West Dumbartonshire Council The building was designed to BREEAM excellent and EPC A. The building includes solar water, biomass and photovotatas. The building includes 2 synthetic pttches and 1 grass pitch. |
| 300 | Auchmuty High School | 14,087 | 14,087 | 1,300 | 10.84 | £0 | £99 | £635 | £104 | £170 | £405 | £397 | £1,811 | £114 | £0 | £0 | £199 | £2,124 | £29,920,078 | Trad | Finger Design | Steel Frame | New build high school for Fife Council: The building was designed to BREEAM excellent and EPC A+. The building includes solar water and photovotaics. The school encompasses 1 synthetic pitch and a grass running track and 1 grass pitch. |
| | Barrhead High School | 11,494 | 11,494 | 850 | 12.28 | £0 | £86 | £518 | £89 | €202 | £341 | €218 | £1,454 | €219 | £16 | £133 | £12 | £1,834 | €21,080,948 | Hub | Deep Plan | Concrete | New build high school for East Renfrewshire Council. Th building was designed to BREEAM very good and EPC B+. The building adopted passive measures to reduce energy requirements. The school encompasses I synthetic pitch and 1 running track with existing grass pitches. |
| | Inverness Royal Academy | 15,964 | 14,874 | 1,474 | 10.09 | £17 | £61 | £573 | €70 | £155 | €442 | €231 | £1,550 | €203 | £18 | £141 | €30 | £1,942 | £30,995,695 | Hub | Deep Plan | Steel | New build high school for Highland Council. The building was designed to EPB B. The building adopted passive measures to reduce energy requirements. The school encompasses I synthetic pitch and 1 running track with existing grass pitches. |
| Low | | | 1 | | | £0 | £61 | £405 | £68 | £128 | £341 | £218 | £1,270 | £114 | £0 | EO | £12 | £1,541 | | 4 | | | t |
| Mean | | | | | | £13 | £89 | £500 | £90 | £171 | £379 | £278 | £1,519 | £171 | £12 | £92 | £86 | £1,881 | | | | | |
| Upper | | | | | | | E126 | E635 | £114 | £212 | E442 | £397 | £1,811 | £219 | £24 | £141 | £199 | £2,124 | | | | | |

Level 3 Project Data Sheet

| | Lasswade High | School | Eastwood Hig | h School | Auchmuty High | School | Dumbarton A | cademy | Barrhea | | Inverness F | |
|--|---|---|--|--|--|---------------------------------|--|--------------------------------|--|---------------------------------|--|--|
| PROJECT SUMMARY | Elevani | | | | Time. | | | | High School | | Academy | |
| Location Base Date | Frânburgh 902011 202013 | | Newton Meanns 302011 | | Glanrothas 202011 | | Dumbarton 202012 | | Clasgow 202014 | | Inverness 202014 | |
| Completion Location Factor Procurement route | 100 D&B 17.863 m2 | | 202013 100 D&B | | 3Q2013 100 Traditional | | 3Q 2013 100 D&B | | 402015 100 Hub | | 2/02/01/6 100 Hub | |
| Gmss Internal Area Pupils DPupil Total Construction Cost | 1,480 nr 23,199 /pupi £34,333,876 | | 13,887 m2 1,270 iii 21,889 (pupi £26,784,840 | | 14,087 mc 1,300 m 23,015 /pupil £29,920,078 | | 10,331 m2 680 m 23,414 (pupil £15,921,589 | | 11,494 m2 850 m 24801.11496 /pupil £21,080,948 | | 15,964 m2 1,474 or 21,020 /pupil £10,995,695 | |
| DESIGN PARAMETERS | 1,922 | | 1,923 Eastwood Hig | | 2,124 × | | 1.541 Dumbarton A | | 1,834 Barrhea | id | 1,942 Inverness F | Royal |
| Project Type Status | New Build | | New Build | | New Build Completed | | Construction Completed | outainij | High Sch New Build Stage 2 | ool | Academ New Build Construction | |
| Basis of costs Storeys (Ground and) Finergy Performance (BRFFAM/FPC) FloorCashing | Final Account Final Account 4 EPC B/Excellent 3.53 | nr ni | Completed Contract 4 FPC AFExcellent 3.53 | nr m | Final Account 3 n EPC An Excellent 2.90 n | r | FPC A+/Excellent 2.90 | mr | FPC Bt/V Good | nr m | Construction Financial Close 4 J FPC H 3 35m s 51,050 J | nr m |
| Site Area (incl building) Circulation % | 3.53 95.120 19% 72% 0.62 | | 67,680 21% 83% 1.04 | m2 | 74,184 n 32% 78% 0.82 | 12 | 37,000 24% for for | m2 | 89.000 19% 79% 0.88 | m2 | 61.050 18% 79% 0.61 | m2 |
| Neff Gross Walf Floor | NA. | /m2 /m2 | 10/a | /m2 /m2 | nia ii | m2 m2 | n/a n/a | im2 im2 | 12.84 16.96 | im2 im2 | n/a / | im2 im2 |
| Design Team Contractor Architect | BAM BDP/Cooper Cromar | | BOP/Cooper Cromar | | BAM File Council | | BAM Reppre | | BOP | | Miles JM Architects | |
| Structural WEE Jandiscaping Quantity Surveyor | BDP/Cooper Comer BDP/Arup BDP/DSSR BDP/Hist GST | | BDP/Coops Cornst BDP/Arub BDP/USSR BDP/Hisal G& [| | Jacobs Eng Jacobs Eng Fife Council Thomson Dethune | | Goodsons DSSR Keppe WDC council | | Rambot Wallace Whittle BDP BAM | | DSSR n/a | |
| W&L Sub-Contractor | CAT | | CAT | | Jacobs Eng DGES | | Northcraft BDESL | | Allan & Hanel FES | | Samely TDC | |
| Design Philosophy Layout/Space Plan Substructure | Deep Plan 175mm conc slap on di Post tersioned concert | rven piles | Deep Plan 175mm conc slab on d | friven piles | Finger Plan 200mm slab on pags ar Steel Frame K Precast | od squeed | Finger Plan 200mm slab on on pile | 6 | Deep Plan Ground slab on pads & | ples | Deep Plan Ground slab on strip ar Steel frame with holont | nd pads |
| Frame Roof | Inverted Roof System: Peramatec | | 175mm conc slab on driven piles. Post tensioned concente trame Inverted Roof System: Peramatec. Aum Cassette rainscreen. Curtain autling with Prize soile! | | Standing seam /Single Ply combinate Render/ Brick & glazing | | Concrete traine & precast wall units Kalzip standing seam roof/single ply Cond Panels/ Brick/ Alum Panels & c Alumin Wins & Doors | | Post tensioned frame Terrace/ Standing Seam/Roof deck g Alium Clad Panelsh acing Hindli Glazed PPC Doors/ Alium Win/ Outs Metal Stud & Gazang to classitooms Stage, White Hoards, retractable sed | | Steal frame with holonts slab Standing seam and bitumen, ETFE Concrete panels-render and timber Control realing | |
| External Walls Windows & Ext Doors Internal Walls & Doors FF&E Wall Fireshes | Curtain walling with Brise soile! Stud and block walling. Stage, White Boards, retractable se Painted plasterboard generally. Screed, Carpel, Lino, Imber floors. | | Curtain walling with Brise soile! Stud and block walling a Stage, White Boards, retractable sea Painted plasterboard generally Screed, Carpel, Line, timber floors | | Painted plasterboard & concrete | | | | Metal Stud & Gazing to classrooms Stage, White Hoards, refractable sec Painted plasterboard generally Screed, Carpel, Lino, fimber floors | | Metal stud generally Stage, White Boards, retractable sea Painted plasterboard generally Screed, Carpet, Lino, fimber floors | |
| Floor Finishes Ceiling Finishes MildF Heat Source | Gas fired boilers | | Screed, Carpel, Lino, fimber floors Exposed softifi & radiant panels Cas fired boilers | | Screed, Carpel, Lino, timber floors Suspend ceiling to classroom Biomass & gas fired boilers | | Suspend ceiling to classroom | | Exposed soffit & radiant panels | | Exposed doffit to teaching spaces | |
| - Ventilation - Electric - Gas Installation | Variable air volume system, Main switchgear & distribution. Gas to kitchen, labs and boilers | | Variable air volume system, Main switchgear & distribution Gas to kitchen, labs and boilers | | Natural vent Main switchgear & distribution Gas to kitchen, labs and boilers. | | Natural veni. Main switchgear & distribution. Gas to kitchen, labs and boilers. 1 Nr 13 person Lift. | | Nat vent to perimeter/ Supp mech 350KV/A main switch gear & distrib Cas to kitchen, labs and bolies | | LPG fired gas boiler and CPP/LTHM Nat vent to permeter/ Supp mech Main switchgear & distribution Gas to Mitchen, lacs and boilers 2 & 6 august | |
| - Lifts - Sorinklers External Works - Synthetic Pitches | 3 Nr fills Life safety system 1 Nr | | 4 Nr lifts Life safety system 2 Nr | | 3 Nr 13 person lifts | | THE TO PERSON DAY | | J le o person | | 3 Nr 8 person Incl E277m2 and E15/m2 to voids 2 Nr 90 x 55m all weather pitches | |
| - Running Track - Grass Pitches - Car Parking Spaces | 2 Football 1 Rugbyl 1 Bowling 420 Nr 8 4 Bus Bays | | 1 Nr Synthese Track 0 Nr 269 Nr | | 1 Nr 100m x 60m/ 4nr Tennis Courts 1 Nr 400m track (Grass) 2 Fool/ 1 Rugby 167 Nr & 12 Bus Bays | | s 2 nr No 1Nr 110 Nr | | 1 Nr 60 x 100m MUGA 1 Nr 400kmm track 0 Nr (Existing Pitches) 115Nr New 8: 95Nr Existing Parvision/Amphitheatre | | No 0 Na 18/m and 6 bus bays | |
| - Special Renewable Swimming pool | Rainwater Harvesting T No Stilly Post | | Ramester Harvesting/Solar Thermal Hot Water/Photovollaic | | Solar water heat! Wind turbine | | Rainwater Harvesti Solar water Photovoltaics | | Passive measures enough to achieve EPC B+ No | | Photovoltaics (existing PV's used). | |
| Areas | | | | | -// | | | | | | | |
| School Roll(Design) Area Breakdown School Area Community & Swimming Pool & Vocational ASN Area | 1,480 m 13,172 m2 1,710 m2 | | 1,220 nr 10,837 m2 0 m2 | | 1,300 nr 10,424 m2 0 m2 | | 680 nr 8,327 m2 0 m2 | | 850 m 10,436 m2 1,059 m2 | | 1.474 nr 14,874 m2 0 m2 | |
| Non School Area | 0 m2 0 m2 907 m2 3,059 m2 | | 0 m2 0 m2 0 m2 0 m2 | | 0 m2 0 m2 0 m2 | | 0 m2 0 m2 0 m2 2 0 m2 | | 0 m2 0 m2 0 m2 | | 0 m2 1,090 m2 0 m2 0 m2 | |
| Circusation Total Gross Internal Area Educational Area (Schools + Circulation) School Area Pupil | 16,648 m/2 15,724 m/2 10,62 m/2 per pupil | | 13,887 m2 13,887 m2 13,887 m2 11,38 m2 per pupit | | 3,003 m2 14,007 m2 14,007 m2 10,04 m2 per pupil | | 10,331 m2 10,331 m2 | | 0 m2 11,494 m2 10,436 m2 12,28 m2 per pupil | | 0 m2 15:964 m2 14:874 m2 10:09 m2 per pupil | |
| Adjustments Excl From Prime Abnormals (Em2) | Total Adjustments Total (Em2) Piling Swimming Pool +985m2 | £2,000,000 -£112 Not Omitted -£2,000,000 | Total Adjustments Total (Cm2) Entered Redfurb Entered We See | £7,486,627 £179 £277,790 £138,943 | Total Adjustments Total (Clm2) Det Bromass | £211,305 £15 £211,305 | Total Adjustments Total (Clm2) Incl Demolition | £300,000 £29 £300,000 | Total Adjustments Total (Cm2) Pling | £0 £0 Not Omitled | Total Adjustments Total (0/m2) Gas Membrane Plaising site levels | £813,146 -£51 £80,412 -£299,164 |
| | | | Entanced FESE IT Hardware Knotweed/Cut & Fill Utility Diversion Earth Tubes/CHP | -£416,629 -£416,691 -£680,720 | | | | | | | Flood prevention Temp Car Park | -£197 045 |
| | | ****** | Pring | Not Omitted | 2 | | | | Barrhea | di | | e de la constitución de la const |
| CONSTRUCTION COSTS | Lasswade High | E/m2 | Eastwood High | Elm2 | Auchmuty High | E/m2 | Dumbarton As | £/m2 | High Scho | £/m2 | Inverness Royal | Academy E/m2 |
| Demolition & Alterations 1 Substructure | £306,174 £2,247,846 | 17.14 125.84 | £276,223 £1,289,790 | 19.89 | £0 £1,395,641 | 0.00 | | 22.69 56.48 | £0 £985,022 | 0.00 85.70 | | 17.43 61.15 |
| Superincine - oundations - Ground Floor State - Plling | £1,179,620 £361,305 £706,921 | 96.04 20.23 39.57 | ind ind | ind ind | ind ind | Inci Inci | ind | incl incl | £833,862 | 72.54 2.63 10.53 | £714,365 £261,911 | 44.75 16.41 |
| 28 Superstructure 24 Frame 28 Upper floors | £7,715,679 £7,637,513 £97,099 | 431.94 147.37 5.47 | £5,043,530 £2,346,457 £10,611 | 435.19 168.97 0.78 | £8,951,024 £7,141,239 £513,766 | 635.41 152.00 36.47 | £4,185,623 £2,149,470 £0 | 405.15 208.05 0.00 | £5,956.627 £2,092,602 £27,944 | 518.24 182.86 2.43 | £9,150,210 £3,511,255 £54,459 | 573.18 219.95 3.41 |
| 2C Roof 2D Stairs 2E External Walls | £1,695,825 £250,614 £1,210,133 | 94.94 14.03 67.75 | £823,186 £196,774 £1,009,698 | 59.28 12.01 72.71 | £1,461,420 £278,723 £2,008,397 | 103.74 19.79 142.57 | | 55.75 8.19 36.89 | £586,543 £136,507 £1,308,839 | 51,03 11,88 113,87 | £982,054 £93,691 £2,013,030 | 61.52 5.97 126.10 |
| 2F Windows & External Doors 2G Internal Walls & Partitions 2H Internal Doors | £387,807 £1,077,532 £363,956 | 21.71 60.30 20.37 | £596,275 £772,680 £317,637 | 42.94 56.64 72.87 | £728,360 £1,488,962 £330,168 | 51.70 105.70 23.44 | £221,230 | 41.25 34.60 21.41 | £513,786 £1,023,286 £267,120 | 44.70 89.03 23.24 | £788,621 £1,223,227 £483,872 | 49.40 76.62 30.31 |
| 3 Finishes 4 Fittings & Fornishings 5 ICT | £1,644,623 £3,588,433 £202,960 | 92.07 200.89 11.36 | £1,585,957 £2,245,956 | 114.20 161.73 Incl | £1,466,900 £2,399,630 | 104,13 170,34 Incl | £697,582 £1,199,237 £121.196 | 67.52 116.08 11.73 | £1,025,543 £2,324,233 | 89.22 202.21 Inc | £1,125,314 £2,028,593 £439,359 | 70.49 127.07 27.52 |
| 6 Services 5A Sanitary appliances 5B Services equipment | £6,638,875 £140,486 £0 | 3/1.66 7.86 0.00 | £5,127,459 £101,490 £0 | 369.23 7.31 0.00 | £5,788,127 £145,607 £168,581 | 405.21 10.34 11.97 | £65.402 £78.026 | 343.56 6,33 7,55 | £3,920,155 £89,286 £.0 | 341.06 7.77 0.00 | £7,058,917 £171,245 £6,744 £177,868 | 442.18 10.73 0.42 |
| SC Disposal installations SD Water installations SE Heat source | £006,798 £006,798 £2,224,340 | 0.00 33.97 124.52 0.00 | £0 £439,072 £1,527,649 | 9 00 31.62 110.01 0.00 | £68,534 £287,170 | 4 87 20.39 12.33 63.91 | 511 | 0.00 31.54 46.27 0.00 | £93,351 £455,456 £840,165 £117,922 | 8 12 39.63 73.10 10.26 | £468,887 | 29.37 26.59 77.04 |
| St. Space heating and air treatment SG Ventilating systems SH Electrical installations | £0 £0 £1,705,868 | 0.00 95.50 | £0 £0 £1,264,198 | 91.03 | £900,363 £900,619 £1,190,812 | 63.93 83.82 | £400,099 £1,103,539 | 38.73 105.82 | £402,126 £1,024,786 | 10.26 34.99 89.16 5.67 | £976,312 £1,974,724 | 61.16 123.70 |
| 51 Gas installations 5.I Lift and conveyor installations 5K Protective installations | £64,135 £98,068 £554,369 | 3.59 5.49 31.03 | £64,048 £69,941 £597,958 | 4.61 5.04 43.06 | £60,071 £112,809 £351,984 | 8.01 25.91 | £56,941 £50,551 £189,120 | 5.51 4.89 18.31 | £65,177 £62,714 £340,052 | 5 46 29 59 | £0 E78 197 E860 477 | 0.00 4.90 53.90 |
| 5L Communications installations 5M Special installations 5N Builder's work in connection | £659,962 £6514,034 | 15.17 35.94 17.58 | £726,324 £241,812 | 6.84 52.30 17.41 | £461,763 £758,061 £123,891 | 32.79 53.81 8.79 | £96.825 | 15.09 53.15 9.37 | £229,520 £124,734 £67,440 | 19.97 10.85 5.87 | £123,295 £333,427 £249,341 | 7,72 20,89 15,62 |
| 50 Builders profit 7 External Works 6A Site works | £5,245,583 £4,049,041 | 293.66 226.67 34.96 | £4,074,941 £3,102,994 £679,631 | 293.44 223.45 | £5,587,239 £3,500,158 | 396.62 248.47 | £2,450.018 £1,636.641 | 237.15 158.42 47.31 | £/ 42/ £2,500,451 £1,643,877 | 217.54 143.02 | | 231.07 181.93 |
| 08 Drainage 9C External services 5D Minor building works | £624,473 £403,717 £80,362 | 27.08 4.95 | £266,975 £25,341 | 48.94 19.22 1.82 | £928,632 £477,633 £690,816 | 65.92 33.91 46.33 | £488,725 £9,696 £314,956 | 30.49 | £420,606 £230,636 £205,331 | 36.59 20.07 17.06 | £380,009 £255,193 £149,966 | 23.80 15.99 9.35 |
| Preliminaries & Overhead & Profit Contingency | 27,590,172 £2,981,214 £0 | 1,645 166.89 0.00 | £2,465,533 £182,455 | 1,487 177.54 13.14 | 25,508,562 £1,611,027 £0 | 1,811 114,36 0.00 | £1,524,635 £245,934 | 1,270 147.57 23.81 | £184,108 | 1,454 219,44 16,02 | £3,235,643 £280,935 | 1,550 202.68 17.60 |
| TOTAL CONSTRUCTION COST PROFESSIONAL FEES Past Financial Close | 30,571,386 £1,743,445 | 97.60 | 23,291,843 £1,496,128 | 1,677 | 27,119,589 Incl | 1,925 Inc | E009.610 | 1,442 78.27 | 19,418,367 E413506 | 1,689 35.98 | 28,262,207 £753,896 | 47.22 |
| Stage 1 Stage 2 Huboo Fee & Porton | Ind Above Incl N/A | Ind Ind N/A | Ind N/A | Ind Ind N/A | ind ind N/A | Inci Inci N/A | Ind WA | Incl Incl N/A | £257,015 £196,443 £500,353 | 22 36 17.09 43,53 | | 71.81 33.07 40.50 |
| Surveys CLIENT COSTS Client Development Costs | £2,019,044 | 113.03 | Ind £1,956,869 | fnd 140 51 | Ind. €2,800,489 | 198-80 | | 21.13 | £160,386 | 13.95 | £137,623 £478,998 | 8.61 0.00 30.00 |
| TOTAL PROJECT COSTS | 34.333.876 | 1,922 | | 1.923 | 29.520.078 | 2.124 | | 1,641 | 21.080.948 | 1,834 | | 1.942 |