WIXAMS DEVELOPMENT - GALLAGHER ESTATES

Wakemans

ESTIMATED COSTS FOR LIBRARY

LIBRARY

A sample of Cost Analyses were obtained from the BCIS (Building Cost Information Service) as attached and an average tender cost of £2,203 was calculated.

This calculation included an uplift of 27% for inflation bringing the average cost up to 4th Quarter 2015; calculated thus

TPI Index $\frac{(274 - 216)}{216} \times 100 = 26.85$

		£/m2
Tender samples from BCIS		1,378
(ave Base Date 2Q09)		2,145
		1,768
		1,649
		6,940
	Div	4
		1,735
add inflation	27%	468
		2,203

Estimated build cost for Wixams library is;

365m2 x £2,203   =   **£804,259**

Notes

The above cost **excludes** all F&F and IT
Costs based at 4Q15
Building area of 365m2 taken from Town Square layout showing block plan only; no other details available