

Latest Design Additions

The following represents the key changes that have been incorporated into the latest design the impact on cost estimates and options for consideration and recommendations.

Ref.	Item	Cost £'000
a.	Construction inflation and the consequence of a 12 week delay for additional development of the design not an option	500
b.	A change in materials to reflecting the comments from Planners, English Heritage and other key stakeholders. The design has now introduced additional glass, natural stone and zinc cladding. To use more reconstituted stone and re introduce brick would risk a planning refusal.	1800
c.	Top Floor terrace introduced following feedback at the exhibition in March 2008 to reduce the impact of the scale between the new headquarters building and the Black Swan Inn. To omit this addition would risk a planning approval.	128
d.	Additional floor space due to a revised configuration of the building and partly responding to the need to increase the size of the customer centre	250
e.	The introduction of a combined Heat and Power Plant providing a significant reduction in CO2 emissions (1,290tonnes p.a.) equating to an 86% reduction in relation to the current portfolio. Provides a solution for business continuity eliminating the need for an alternative power source. There is also an opportunity to export excess energy to DEFRA and secure a revenue and capital contribution for both the installation and operation (subject to negotiations). The introduction of this technology contributes 3 BREEAM points.	450
f.	Green Roof which will be a major contributor to the local bio diversity to omit this item would lose 10 BREEAM points and reduce the buildings rating from 'Excellent' to 'Very Good'.	171
g.	Rainwater Harvesting, the removal of which would compromise the council's sustainability credentials although this would free up space in the bio tower building and make the drainage solution less complex.	50
h.	The need for a more complex substructure, quotation from piling sub contractors suggest the need to increase the diameter of the foundation piles. At this stage this is not an option.	89
i.	The relocation of the bio tower and support building to ease concerns which will now require a steel framed solution as the building will cantilever over the waste/bin store, no longer an option	158
TOTAL		3,596

j.	Lift and Staircase access to the roof at two points and a paved terrace create useable additional breakout space from the conference rooms and for staff generally considered to be desirable and not essential element of the project	74
k.	The use of Recycled steel for the construction of the bio tower is currently being negotiated (British Steel and Terry's site). New steel will need to be used if negotiation cannot be finalised. There is a possibility of a grant from Yorkshire Forward and it is recommended that this option should only be pursued if grant funding is available.	50

Items a to i represent an increase in construction cost of £3,596,000 although it is estimated that a value engineering exercise will reduce this down to £3.5m.

The quantity surveyors in conjunction with the constructor have prepared the latest estimate (Cost Plan). The Cost Plan is now supported by approximate quantities and not based as previously reported on a cost per square metre. The constructor and supply chain have verified some of these rates on key items such as: piling, structural floors and the facade to ensure they are in line with market conditions.

The design team and constructor are now preparing packages of information for the constructor to obtain competitive prices from the supply chain. These prices will be obtained through an 'open book' approach with the quantity surveyors and officers having access to this information. A joint inspection has already been undertaken to understand the constructor's cost allocation system.

This price with site and management costs a review and allocation of construction risks will be undertaken prior to the agreement of the Target Price, which will be presented to Members for approval in the Autumn prior to the commencement of the works. Fee for additional design work has been contained within existing contingency sums.