

APPENDIX A

COST OF THE WORK

On the basis of parametric evaluations, the overall cost of the works has been estimated at **€2,827,481.13**

VAT excluded. This amount is broken down as follows:

Interventions	Measurement	Unit	Single net cost	Total net cost
Worksite preparation/Demolition/rough construction work				
Worksite preparation	1895	sq m	60.90 €	115,405.50 €
Demolition, walls, windows and various	1895	sq m	58.65 €	111,141.25 €
Recovery of rough basement construction	260	sq m	85.00 €	22,100.00 €
Sundry works	1	lump sum	12,000.00 €	12,000.00 €
Subtotal				260,646.75 €
Façade, Roof				
Roof insulation and waterproofing	330	sq m	200.17 €	66,056.10 €
Underground insulation and machine passage	330	sq m	113.61 €	37,491.30 €
Insulation of non-insulated elements (roof, rear building)	180	sq m	140.66 €	25,318.80 €
Sundry façade improvement works	1	lump sum	27,050.00 €	27,050.00 €
Subtotal				155,916.20 €
Energy-saving façade renovation				
Façade upper storeys with metal windows	121,33	sq m	919.73 €	111,590.26 €
Outside protection against the sun	121,33	sq m	200.18 €	24,287.30 €
Scaffolding	380	sq m	47.61 €	18,091.04 €
Additional costs for complete façade renovation	151,67	sq m	919.68 €	139,487.84 €
Complete demolition of façade Eschersheimer Landstr,	333	sq m	129.84 €	43,236.72 €
Replacement of windows in inner courtyard	20	unit	2,596.80 €	51,936.00 €
Ground floor façade pillars	60	sq m	952.16 €	57,129.60 €
Façade modifications	1	lump sum	9,738.00 €	9,738.00 €
Security glass ground floor, first floor and cellars	1	lump sum	11,503.82 €	11,503.82 €
Subtotal				467,000.58 €
Extension work				
Replacing connections in the wall	1080	sq m	29.37 €	31,721.76 €
New ceilings	1338	sq m	91.26 €	122,109.89 €
New flooring	1339	sq m	82.87 €	110,964.27 €
Work on existing partitions	1080	sq m	18.88 €	20,392.56 €
Work on existing wooden partitions	1	lump sum	35,666.00 €	35,666.00 €
Structural fire protection	1	lump sum	52,450.00 €	52,450.00 €

Work on doors	50	unit	293.72 €	14,686.00 €
Replacement of kitchens	6	unit	5,454.80 €	32,728.80 €
Extraordinary works on public places on the ground floor	1	lump sum	47,205.00 €	47,205.00 €
General painting work	1895	sq m	47.21 €	89,453.48 €
Staircase improvements	1	lump sum	10,490.00 €	10,490.00 €
Interior sun protection	250	sq m	199.31 €	49,827.50 €
Extraordinary works 2nd floor meeting room (audio/visual equipment excluded)	1	lump sum	27,274.00 €	27,274.00 €
Sundry improvement works on upper floors	1	lump sum	18,882.00 €	18,882.00 €
Sundry basement improvement works	1	lump sum	12,588.00 €	12,588.00 €
Additional tasks	1	lump sum	41,960.00 €	41,960.00 €
Subtotal				718,399.26 €
Technical and plant engineering work				
Plumbing work on sanitary installations	1895	sq m	19.08 €	36,156.60 €
Replacement of toilets, tiles and hot water	10	unit	7,028.30 €	70,283.00 €
Ventilation of offices with heat recycling	1178	sq m	80.56 €	94,899.68 €
Air conditioning	1178	sq m	68.90 €	81,164.20 €
New wiring (excluding server)	1895	sq m	24.38 €	46,200.10 €
Complete electrical system	1895	sq m	92.22 €	174,756.90 €
Recessed ceiling lighting	1895	sq m	48.79 €	92,448.96 €
Heating system work (pipes and radiators)	1895	sq m	32.86 €	62,269.70 €
New ventilation and cooling systems	250	sq m	212.00 €	53,000.00 €
Pipe insulation work	1895	sq m	12.72 €	24,104.40 €
Fire-fighting system	1895	sq m	25.44 €	48,208.80 €
Gaseous fire-fighting system with acoustic and visual alarm for server room and archive (approx, 200 sq m)	1	lump sum	66,144.00 €	66,144.00 €
Partition walls, stairwells and offices in fire resistance class F30	1	lump sum	39,862.00 €	39,862.00 €
Sundry interventions on technical installations in the building	1	lump sum	21,200.00 €	21,200.00 €
Subtotal				910,698.34 €
Lift/architectural barrier modifications				
Extension of lift shaft structure	1	lump sum	58,300.00 €	58,300.00 €
Lift replacement	6	stops	18,020.00 €	108,120.00 €
Lift demolition	6	stops	3,604.00 €	21,624.00 €
Moving the lift shaft	1	lump sum	29,680.00 €	29,680.00 €
Subtotal				217,724.00 €
Safety devices				

External (burglar) alarm system with burglar and motion sensors	1	lump sum	12,720.00 €	12,720.00 €
External video surveillance	1	lump sum	10,176.00 €	10,176.00 €
Alarm system with internal video surveillance on each floor	1	lump sum	11,872.00 €	11,872.00 €
Metal detector gate	1	lump sum	23,108.00 €	23,108.00 €
Access control (with safe in one location) and 1 on each floor	1	lump sum	12,720.00 €	12,720.00 €
Reception desk with security glass	1	lump sum	26,500.00 €	26,500.00 €
Subtotal				97,096.00 €
GRAND TOTAL				2,827,481.13 €

ESTIMATE OF PROFESSIONAL SERVICES

The estimate of professional services has been determined on the basis of the value of works indicated above and on the basis of the parameters provided by the HOAI (Honorarordnung für Architekten und Ingenieure) and is given below.

Architect	410,000.00 €
Broken down as follows:	
• Surveys, requirements analysis (Grundlagenermittlung)	8,200.00 €
• Preliminary design (Voentwurf)	28,700.00 €
• Final design (Entwurfsplanung)	61,500.00 €
• Obtaining authorisations (Genehmigungsplanung)	12,300.00 €
• Executive design (Ausführungsplanung)	102,500.00 €
• Support in drafting the call for tenders (Ausschreibung)	41,000.00 €
• Tender assignment support (Vergabe)	16,400.00 €
• Construction management and record keeping (Objektüberwachung)	131,200.00 €
• Post-works warranty (Objektbetreuung)	8,200.00 €
Statics expert	44,836.80 €
Broken down as follows:	
• Surveys, requirements analysis (Grundlagenermittlung)	1,345.10 €
• Preliminary design (Vorentwurf)	4,483.68 €
• Final design (Entwurfsplanung)	6,725.52 €
• Obtaining authorisations (Genehmigungsplanung)	13,451.04 €
• Executive design (Ausführungsplanung)	17,934.72 €
• Support in drafting the call for tenders (Ausschreibung)	896.74 €
Thermal and acoustic insulation expert	16,000.00 €
Fire prevention manager	25,000.00 €

Specialist in Electrical Installations	91,200.00 €
Broken down as follows:	
• Surveys, requirements analysis (Grundlagenermittlung)	1,824.00 €
• Preliminary design (Vorentwurf)	8,208.00 €
• Final design (Entwurfsplanung)	15,504.00 €
• Obtaining authorisations (Gehnemigungsplanung)	1,824.00 €
• Executive design (Ausführungsplanung)	20,064.00 €
• Support in drafting the call for tenders (Ausschreibung)	6,384.00 €
• Assignment support (Vergabe)	4,560.00 €
• Construction management and record keeping (Objektüberwachung)	31,920.00 €
• Warranty after work (Objektbetreuung)	912.00 €
Lift specialist	31,200.00 €
Broken down as follows:	
• Surveys, requirements analysis (Grundlagenermittlung)	624.00 €
• Preliminary design (Vorentwurf)	2,808.00 €
• Final design (Entwurfsplanung)	5,304.00 €
• Obtaining authorisations (Gehnemigungsplanung)	624.00 €
• Executive design (Ausführungsplanung)	6,864.00 €
• Support in drafting the call for tenders (Ausschreibung)	2,184.00 €
• Assignment support (Vergabe)	1,560.00 €
• Construction management and record keeping (Objektüberwachung)	10,920.00 €
• Post-works warranty (Objektbetreuung)	312.00 €
Sanitation, ventilation and heating specialist	117,600.00 €
Broken down as follows:	
• Surveys, requirements analysis (Grundlagenermittlung)	2,352.00 €
• Preliminary design (Vorentwurf)	10,584.00 €
• Final design (Entwurfsplanung)	19,992.00 €
• Obtaining authorisations (Gehnemigungsplanung)	2,352.00 €
• Executive design (Ausführungsplanung)	25,872.00 €
• Support in drafting the call for tenders (Ausschreibung)	8,232.00 €
• Assignment support (Vergabe)	5,880.00 €
• Construction management and record keeping (Objektüberwachung)	41,160.00 €
• Post-works warranty (Objektbetreuung)	1,176.00 €
Construction site health and safety coordinator	21,000.00 €
Ancillary charges (T,U,V,, authorisations, taxes, etc,)	50,000.00 €
TOTAL EXCLUDING VAT	€ 806,836.80