

## a Industrial shed: cost breakdown

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Substructure</b>	<b>114,150</b>	<b>126.83</b>	<b>16.31%</b>
Excavation and disposal off site: 190m <sup>3</sup> @ £25			
Reinforced concrete ground slab, including ground beams and column bases: 900m <sup>2</sup> @ £100			
Power floated and hardener: 900m <sup>2</sup> @ £10			
Strip foundations for party walls: 80m @ £130			
<b>Frame and upper floors</b>	<b>57,500</b>	<b>63.89</b>	<b>8.22%</b>
Steel propped portal frame, cold rolled purlins, surface treatments @ 40kg/m <sup>2</sup> : 36 tonnes @ £1,400			
Intumescent paint fire protection to steelwork: Item @ £5,000			
Allowance for miscellaneous works, protecting columns: Item @ £2,100			
<b>Roof</b>	<b>60,850</b>	<b>67.61</b>	<b>8.69%</b>
Built up aluminium roof cladding with 180 thick insulation, including all labours: 950m <sup>2</sup> @ £45			
Extra over for rooflights (10% of total): 95m <sup>2</sup> @ £60			
Mansafe system: 80m @ £80			
Rainwater drainage, aluminium gutters and downpipes: 120m @ £50			
<b>External walls, windows and doors</b>	<b>111,100</b>	<b>123.44</b>	<b>15.87%</b>
Built up aluminium wall cladding with 130 thick insulation: 520m <sup>2</sup> @ £40			
2.5m high inner leaf of 140 thick fairface blockwork: 380m <sup>2</sup> @ £35			
3000 x 4600 high steel sectional overhead doors: 5 nr @ £4,000			
Aluminium single entrance doors: 5 nr @ £1,300			
Coated aluminium double glazed window system: 150m <sup>2</sup> @ £300			
Polycarbonate canopy entrance, approximately 1500 x 1000: 5 nr @ £1,100			
<b>Internal walls and partitions</b>	<b>34,100</b>	<b>37.89</b>	<b>4.87%</b>
2 hour fire resistant blockwork party walls: 450m <sup>2</sup> @ £65			
Fireproofing between blockwork and roof: Item @ £2,100			
Metal stud partitions: 50m <sup>2</sup> @ £55			
<b>Internal doors</b>	<b>3,000</b>	<b>3.33</b>	<b>0.43%</b>
Laminated faced internal doorset with softwood frames and ironmongery: 5 nr @ £600			
<b>Wall finishes</b>	<b>4,710</b>	<b>5.23</b>	<b>0.67%</b>
Emulsion paint to blockwork wall surfaces generally: 1,370m <sup>2</sup> @ £3			
Ceramic wall tiles splashbacks to WC area: Item @ £600			
<b>Floor finishes</b>	<b>675</b>	<b>0.75</b>	<b>0.1%</b>
Screed and non slip vinyl sheeting to WC areas: 15m <sup>2</sup> @ £45			
<b>Ceiling finishes</b>	<b>525</b>	<b>0.58</b>	<b>0.08%</b>
Moisture-resistant plasterboard to WC with ceiling grid and paint finish: 15m <sup>2</sup> @ £35			
<b>Sanitary appliances</b>	<b>5,500</b>	<b>6.11</b>	<b>0.79%</b>
Disabled WC suite including all sanitary and fittings: 5 nr @ £1,100			
<b>Disposal installations</b>	<b>1,800</b>	<b>2</b>	<b>0.26%</b>
Waste, soil and vent installation; uPVC pipework and fittings: 900 @ £2			
<b>Hot and cold water installations</b>	<b>3,000</b>	<b>3.33</b>	<b>0.43%</b>
Hot and cold water supply to WC: 5 nr @ £600			

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<b>Electrical installation</b>	<b>31,500</b>	<b>35</b>	<b>4.5%</b>
Small power, basic and emergency lighting: 900m <sup>2</sup> @ £20			
Supply to WC for ventilation, heater etc: 5 nr @ £1,500			
External lighting generally: Item @ £6,000			
<b>Incoming services</b>	<b>15,000</b>	<b>16.67</b>	<b>2.14%</b>
Allowance for incoming, electrical, gas and water services: Item @ £15,000			
<b>Protective installations</b>	<b>900</b>	<b>1</b>	<b>0.13%</b>
Lightning protection, earthing and bonding: 900m <sup>2</sup> @ £1			
<b>Communication installations</b>	<b>9,000</b>	<b>10</b>	<b>1.29%</b>
Fire and intruder alarms: 900m <sup>2</sup> @ £10			
<b>Builder's work in connection</b>	<b>700</b>	<b>0.78</b>	<b>0.1%</b>
Forming holes and chases etc.Allowance @ 1%: Item @ £700			
<b>Preliminaries</b>	<b>95,990</b>	<b>106.66</b>	<b>13.71%</b>
Management costs, site establishment and site supervision.			
Contractor's preliminaries, overheads and profit @ 17%: Item @ £81,000			
Contingencies @ 3%: Item @ £14,990			
<b>Total building cost (based on gifa)</b>	<b>550,000</b>	<b>611.10</b>	<b>78.6%</b>
<b>Site works</b>	<b>94,000</b>	<b>104.44</b>	<b>13.43%</b>
Clearing site vegetation, excavate top soil for external works: 1,250m <sup>2</sup> @ £5			
Excavate to reduce levels & disposal off site: 250m <sup>3</sup> @ £20			
Hardcore base: 1,250m <sup>2</sup> @ £5			
Dense macadam paving: 500m <sup>2</sup> @ £35			
Gravel path and edgings: 30m <sup>2</sup> @ £15			
Line markings for disabled parking bays: 5 nr @ £30			
Soft landscaping: Item @ £3,000			
Concrete block paviours to foopath: 50m <sup>2</sup> @ £25			
Concrete block paviours to road/yard: 650m <sup>2</sup> @ £40			
Kerbs: 75m @ £20			
Protection bollards: 12 nr @ £200			
Collapsible bollards: 12 nr @ £350			
Metal palisade security fencing: 100 m @ £175			
Gates: Item @ £2,500			
<b>Drainage</b>	<b>33,000</b>	<b>36.67</b>	<b>4.72%</b>
Manholes precast concrete ne 1m deep: 4 nr @ £700			
Manholes precast concrete ne 2m deep: 2 nr @ £1,100			
Petrol interceptor: 1 nr @ £5,500			
Flow limiter (Hydrobrake): 1 nr @ £2,500			
Drainage, including storm and foul water drainage: Item @ £20,000			
<b>External services</b>	<b>2,500</b>	<b>2.78</b>	<b>0.36%</b>
Item @ £2,500			
<b>Preliminaries</b>	<b>20,500</b>	<b>22.78</b>	<b>2.93%</b>
Management costs, site establishment and site supervision.			
Contractor's preliminaries, overheads and profit @ 17%: Item @ £17,000			
Contingencies @ 3%: Item @ 3,500			
<b>Total external works cost (m<sup>2</sup> rate based on GIFA)</b>	<b>150,000</b>	<b>166.67</b>	<b>21.4%</b>
<b>Total construction cost - building and external works</b>	<b>700,000</b>	<b>777.79</b>	<b>100%</b>