

a Cost breakdown: primary school classroom extension

	Total cost (£)	£/m ² (gifa)	%
Substructure	41,900	135.16	9.05
Excavation and disposal: 140m ² @ £30			
Concrete strip foundations, masonry work below DPC; blockwork and facing brickwork: 90m @ £160			
Reinforced insitu concrete ground slab, including service trench; vapour barrier; hardcore, excavation and disposal: 310m ² @ £75			
Roof	56,400	181.94	12.18
Softwood roof trusses: 380m ² @ £45			
Board insulation to roof: 310m ² @ £20			
Cement slate, including eaves, ridge tiles and labours; on plan: 380m ² @ £60			
Aluminium rainwater downpipes: 40m @ £80			
Aluminium gutters; 90m @ £70			
Fire barriers: 40m @ £20			
External walls	35,200	113.55	7.60
Brick cavity wall, facing brick outer skin with cavity, 140mm inner blockwork leaf: 220m ² @ £160			
Windows and external doors	33,700	108.71	7.28
Proprietary aluminium-framed, double-glazed windows, doors and solid aluminium-faced panels; powder-coated finish: 55m ² @ £425			
Double-door steel security doors, including all ironmongery: 1nr @ £1,700			
Double-door aluminium-framed glazed doors and screens to paved areas, including all ironmongery: 15m ² @ £575			
Internal walls and partitions	13,600	43.87	2.94
Partitions; 100/140 blockwork (average rate): 285m ² @ £40			
WC cubicle partitions; laminated plastics, including all ironmongery: 4nr @ £550			
Internal doors	10,900	35.16	2.35
Internal fire doors, Georgian wired-glass vision panel, stainless steel ironmongery to classrooms: 5nr @ £1,000			
Double fire door, wired-glass, stainless steel ironmongery: 1nr @ £1,400			
Softwood storage cupboard door, stainless steel ironmongery: 5nr @ £500			
Non-fire-rated doors, stainless steel ironmongery to WC: 3nr @ £650			
Wall finishes	16,100	51.94	3.48
Plaster and one mist coat, three coats of emulsion paint: 760m ² @ £18			
Ceramic wall tiles, full height in toilets and some classroom areas: 40m ² @ £60			
Floor finishes	17,300	55.81	3.74
Screed cement screed: 310m ² @ £20			
Carpet tiles: 150m ² @ £25			
Safety vinyl to WC areas and practical areas, including skirtings: 90m ² @ £40			
Heavy duty vinyl to circulation areas, including skirtings: 68m ² @ £45			
Entrance matting with aluminium matwell: 2m ² @ £350			
Ceiling finishes	11,000	35.48	2.38
Plasterboard ceiling, plaster skim and emulsion paint finish: 280m ² @ £35			
Moisture resistant plasterboard, plaster skim and emulsion finish: 30m ² @ £40			
Fixtures and fittings	21,400	69.03	4.62
Storage trays containers: 3nr @ £2,700			

Storage units – allowance of one double cupboard per classroom: 3nr @ £550			
Worktops, including cutout for sink, 3,000 x 600mm: 3nr @ £140			
Coat hooks, fixed to masonry: 100nr @ £30			
Pinboards 1,000 x 2,000mm: 6nr @ £80			
Pinboards 1,000 x 1,200mm: 2nr @ £55			
Whiteboards: interactive: 3nr @ £1,600			
Whiteboards: magnetic: 3nr @ £110			
Signage: item @ £2,200			
Mirrors 640 x 460mm: 7nr @ £45			
Sanitary fittings	7,000	22.58	1.51
WCs: 6nr @ £340			
Urinals, including side panel: 2nr @ £230			
Hand basins: 8nr @ £210			
Disabled toilet, inc: WC, basin, grab rails and other fittings: 1nr @ £1,300			
Single stainless steel sinks to classrooms, 1,200 x 600mm: 3nr @ £250			
Cleaners sink, 510 x 380mm: 3nr @ £800			
Disposal installations	6,200	20.00	1.34
Waste, soil and vent installation; uPVC pipework and fittings: 310m ² @ £20			
Water installations	10,900	35.16	2.35
Cold water points: 21nr @ £300			
Hot water points: 13nr @ £350			
Space heating and air treatment	40,300	130.00	8.70
Space heating, all costs associated with the supply & installation of the heating system, temperature control and distribution pipework: 310m ² @ £130			
Ventilation installations	5,600	18.06	1.21
Ventilation extraction to WC areas: 1nr @ £5,600			
Electrical installations	37,200	120.00	8.03
Mains and sub-mains installation: 310m ² @ £25			
Small power installation: 310m ² @ £35			
Lighting and general luminaires; emergency lighting: 310m ² @ £60			
Gas installation	1,900	6.13	0.41
All costs associated with supply and installation of gas: 310m ² @ £6			
Protective installations	1,200	3.87	0.26
Lightning protection, earthing and bonding: item @ £1,200			
Communications installation	13,800	44.52	2.98
Fire alarm installation; smoke detectors; call points: item @ £4,500			
Telephone and data wireways; internal telephone system: item @ £2,500			
Security: intruder detection; CCTV to existing control unit etc: item @ £6,800			
Builder's work in connection	6,000	19.35	1.30
Forming holes, chases etc, allow 5%: item @ £6,000			
Preliminaries and contingencies	75,500	243.55	16.30
Preliminaries @ 16%: item @ £62,016			
Contingency sum @ 3%: item @ £13,488			
Total construction cost - building only 463,100 1,493.87 100.0			

b Cost breakdown: primary healthcare centre

	Total cost (£)	£/m ² (gifa)	%
Substructure	66,450	130.29	8.8
Excavation and disposal: 140m ² @ £30			
Strip foundation with cavity masonry wall: 150m @ £160			
150mm-thick ground floor slab with thickenings: 510m ² @ £75			
Roof	99,790	195.67	13.3
Precast concrete planks: 510m ² @ £60			
Single ply membrane, including insulation and labours: 510m ² @ £115			
Allowance for roof inlets: £2,850			
Aluminium rainwater downpipes: 30m @ £75			
Sunpipes: 8nr @ £680			
External walls	38,400	75.29	5.1
Brick cavity wall, facing brick outer skin with cavity, insulation, 140mm inner blockwork leaf: 240m ² @ £160			
Windows and external doors	55,600	109.02	7.4
Aluminium double-glazed windows: 60m ² @ £390			
Single aluminium doors: 3nr @ £1,600			
Double aluminium-framed glazed doors and screens to entrance: 22m ² @ £575			
Single steel door to plant room: 1nr @ £1,000			
Fixed metal grilles to windows: item @ £5,500			
Electrically operated roller shutter to glazed entrance screens, including controls: 22m ² @ £375			
Internal walls	18,650	36.57	2.5
100 blockwork: 470m ² @ £35			
Stud partition: item @£500			
Security counter grille to reception desk: item @ £1,700			
Internal doors	30,950	60.69	4.1
Internal doors, wood veneer, stainless steel ironmongery: 20nr @ £950			
Internal doors and screen, inner door to lobby: 5m ² @ £570			
Wrot softwood storage cupboard door, stainless steel ironmongery: 3nr @ £500			
Fire-rated doors, stainless steel ironmongery: 5nr @ £1,200			
Double internal fire-rated doors, stainless steel ironmongery: 1nr @ £1,600			
Wall finishes	19,800	38.82	2.6
Plaster and one mist coat, three coats of emulsion paint: 900m @ £18			
Ceramic wall tiles: 60m ² @ £60			
Floor finishes	28,580	56.04	3.8
Screed: 510m ² @ £20			
Carpet tiles to reception area, staff areas: 145m ² @ £25			
Vinyl to WC areas & practical areas, including skirtings: 320m ² @ £35			
Heavy duty vinyl to entrance area, dirty areas: 40m ² @ £45			
Entrance matting with aluminium matwell: 5m ² @ £350			
Ceiling finishes	17,580	34.47	2.3
Mineral fibre suspended ceilings: 80m ² @ £30			
Plasterboard ceiling, plaster skim and emulsion paint finish: 405m ² @ £35			
Moisture-resistant plasterboard ceiling, plaster skim and emulsion paint finish: 25m ² @ £40			
Fittings and fixings	35,650	69.90	4.7
Supply and install group one medical equipment (fixed furniture)			
Fit only group two and three medical equipment (loose equipment)			
Reception area, desks and fixed furniture: item @ £8,700			

Waiting room: item @ £5,400			
Consulting rooms: 6nr @ £1,750			
Treatment rooms: 2nr @ £1,200			
Nurse rooms, including health visitor: 4nr @ £1,200			
Records store: 1nr @ £550			
Admin rooms: 2nr @ £650			
Multipurpose/interview rooms: 2nr @ £1,000			
Sanitary fittings	16,200	31.76	2.2
WCs: 6nr @ £340			
Hand basins: 6nr @ £210			
Medical hand basins: 12nr @ £575			
Disabled toilet, including WC, hand basin, grab rails and other fittings: 2nr @ £1,300			
Cleaners sink, 510 x 380mm: 2nr @ £800			
Baby changing unit: 1nr @ £450			
Sink and slop hopper: 1nr @ £1,350			
Disposal installations	7,650	15.00	1.0
Waste, soil and vent installation; uPVC pipework and fittings: 510m ² @ £15			
Water installations	15,750	30.88	2.1
Cold water system: 28nr @ £300			
Hot water system: 21nr @ £350			
Space heating and air treatment	61,200	120.00	8.1
Space heating, all costs associated with supply and installation of heating system, temperature control and distribution pipework: 510m ² @ £120			
Ventilation installations	23,000	45.10	3.1
Extract ventilation to clean areas: item @ £14,000			
Extract ventilation to dirty areas: item @ £6,000			
Extract ventilation to toilet areas: item @ £3,000			
Electrical installations	52,530	103.00	7.0
Mains and sub-mains installation: 510m ² @ £23			
Small power installation: 510m ² @ £35			
Lighting and general luminaires; emergency lighting: 510 m ² @ £45			
Gas installation	1,700	3.33	0.2
Gas installations; all costs associated with supply and installation of gas: item @ £1,700			
Protective installations	2,300	4.51	0.3
Lightning protection, earthing and bonding: item @ £2,300			
Communications installation	27,430	53.78	3.6
Fire alarm installation; smoke detectors; call points: 510m ² @ £17			
Telephone and data wireways; internal telephone system: 510 m ² @ £6			
Patient call and induction loop systems: item @ £5,500			
Security installation: intruder detection, panic buttons, disabled toilet alarm, CCTV: 510m ² @ £20			
Specialist installation	5,500	10.78	0.7
BMS system: item @ £5,500			
Builder's work in connection	5,000	9.80	0.7
Forming holes, chases etc, allow 2.5%: item @ £5,000			
Preliminaries and contingencies	122,690	240.57	16.3
Preliminaries @ 16%: item @ £100,754			
Contingency sum @ 3%: item @ £21,934			
Total construction cost - building only	752,400	1,475.29	100.0

	Total cost (£)	£/m ² (gifa)	%
Substructure	127,400	141.56	20.63
Excavation and disposal off-site: 190m ² @ £30			
Reinforced concrete ground slab, including ground beams and column bases: 900m ² @ £110			
Power floated and hardener: 900m ² @ £11			
Strip foundations for party walls: 80m @ £160			
Frame and upper floors	65,350	72.61	10.58
Steel propped portal frame, cold-rolled purlins, surface treatments (@ 40kg/m ²): 36t @ £1,600			
Intumescent paint fire protection to steelwork: item @ £5,500			
Allowance for miscellaneous works, protecting columns: item @ £2,250			
Roof	67,680	75.20	10.96
Built-up aluminium roof cladding with 180mm-thick insulation, including all labours: 950m ² @ £50			
Extra over for rooflights (10% of total): 95m ² @ £65			
Mansafe system: 80m @ £85			
Rainwater drainage, aluminium gutters and downpipes: 120m @ £60			
External walls, windows and doors	132,140	146.82	21.40
Built-up aluminium wall cladding with 130mm-thick insulation: 520m ² @ £60			
2.5m-high inner leaf of 140mm-thick fair-faced blockwork: 380m ² @ £38			
3,000 x 4,600mm steel sectional overhead doors: 5nr @ £4,300			
Aluminium single entrance doors: 5nr @ £1,300			
Coated aluminium double-glazed window system: 150m ² @ £350			
Polycarbonate canopy entrance - approx 1,500 x 1,000mm: 5nr @ £1,200			
Internal walls and partitions	36,500	40.56	5.91
2-hour fire-resistant blockwork party walls: 450m ² @ £70			
Fireproofing between blockwork and roof: item @ £2,250			
Metal stud partitions: 50m ² @ £55			
Internal doors	3,300	3.67	0.53
Laminated faced internal doorset with softwood frames and ironmongery: 5nr @ £660			
Wall finishes	5,100	5.67	0.83
Emulsion paint to blockwork wall surfaces generally: 1,370m ² @ £3.25			

Ceramic wall-tile splashbacks to WC area: item @ £650

Floor finishes	900	1.00	0.15
Screed and non-slip vinyl sheeting to WC areas: 15m ² @ £60			
Ceiling finishes	600	0.67	0.10
Moisture-resistant plasterboard to WC with ceiling grid and paint finish: 15m ² @ £600			
Sanitary appliances	6,000	6.67	0.97
Disabled WC suite including all sanitary and fittings: 5nr @ £1,200			
Disposal installations	1,980	2.20	0.32
Waste, soil and vent installation; uPVC pipework and fittings: 900 @ £2.20			
Hot and cold water installations	3,500	3.89	0.57
Hot and cold water supply to WC: 5nr @ £700			
Electrical installation	34,300	38.11	5.55
Small power, basic and emergency lighting: 900m ² @ £22			
Supply to WC for ventilation, heater etc: 5nr @ £1,600			
External lighting generally: item @ £6,500			
Incoming services	16,000	17.78	2.59
Allowance for incoming, electrical, gas and water services: item @ £16,000			
Protective installations	990	1.10	0.16
Lightning protection, earthing and bonding: 900m ² @ £1.10			
Communication installations	9,900	11.00	1.60
Fire and intruder alarms: 900m ² @ £11			
Builder's work in connection	800	0.89	0.13
Forming holes and chases etc, allowance @ 1%: item @ £800			
Preliminaries	105,060	116.73	17.01
Management costs, site establishment and site supervision; contractor's preliminaries, overheads and profit @ 17%: item @ £87,115			
Contingencies @ 3%: item @ £17,947			
Total building cost (based on gifa)	617,500	686.11	100.0

Acknowledgements

Davis Langdon would like to thank Tim Beresford and David Rees of its tax advice team for their assistance on capital allowances and Maren Baldauf for construction economics advice.

Coming up ...

- 14 March** Tracker
Country focus
- 21 March** Cost update
- 28 March** Sustainability