

A / PRIMARY SCHOOL COST BREAKDOWN

	Total cost (£)	£/m² GIFA	%	
Substructure	36,950	119.19	9.0%	Storage trays containers 3nr @ £2,490
Excavation and disposal 140m³ @ £30				Storage units - allowance of 1 double cupboard per classroom 3nr @ £520
Concrete strip foundations, masonry work below DPC; blockwork and facing brickwork 90m @ £140				Worktops, including cut-out for sink, 3,000x600 3nr @ £130
Reinforced in-situ concrete ground slab, including service trench; vapour barrier; hardcore, excavation and disposal 310m² @ £65				Coat hooks, fixed to masonry 100nr @ £28
Roof	50,910	164.23	12.4%	Pinboards, 1,000 x 2,000 6nr @ £75
Softwood roof trusses 380m² @ £42				Pinboards, 1,000 x 1,200 2nr @ £52
Board insulation to roof 310m² @ £18				Whiteboards: interactive 3nr @ £1,500
Cement slate roofing including all eaves, ridge tiles and labours; measured on plan 380m² @ £52				Whiteboards: magnetic 3nr @ £100
Aluminium rainwater down pipes 40m @ £75				Signage 1 Item @ £2,070
Aluminium gutters 90m @ £65				Mirrors 640 x 460 7nr @ £42
Fire barriers 40m @ £19				Sanitary fittings
External walls	29,700	95.81	7.2%	WCs 6nr @ £320
Brick cavity wall, facing brick outer skin with cavity, 140mm inner blockwork leaf 220m² @ £135				Urinals, including side panel 2nr @ £210
Windows and external doors	30,580	98.65	7.4%	Hand basins 8nr @ £200
Proprietary aluminium framed, double-glazed windows, doors and solid aluminium faced panels; powder coated finish 55m² @ £380				Disabled toilet, including WC, wash hand basin, grab rails and other fittings 1nr @ £1,210
Double door steel security doors, including all ironmongery 1nr @ £1,580				Single stainless-steel sinks to classrooms, 1200 x 600 3nr @ £230
Double door aluminium framed glazed doors and screens to paved areas, including all ironmongery 15m² @ £540				Cleaners' sink, 510 x 380 1nr @ £750
Internal walls and partitions	12,910	41.65	3.1%	Disposal installations
Partitions; 100/140 blockwork (average rate) 285m² @ £38				Waste, soil and vent installation; uPVC pipework and fittings 310m² @ £18
WC cubicle partitions; laminated plastics, including all ironmongery 4nr @ £520				Water installations
Internal doors	10,130	32.68	2.5%	Cold water points 21nr @ £250
Internal fire doors, Georgian wired glass vision panel, stainless steel ironmongery to classrooms 5nr @ £930				Hot water points 13nr @ £300
Double fire door, Georgian wired glass, stainless steel ironmongery to corridor 1nr @ £1,300				Space heating and air treatment
Wrot softwood storage cupboard door, stainless steel ironmongery 5nr @ £470				Space heating, all costs associated with the supply and installation of the heating system, temperature control and distribution pipework 310m² @ £110
Non fire-rated doors, stainless steel ironmongery to WC 3nr @ £610				Ventilation installations
Wall finishes	15,120	48.77	3.7%	Ventilation extraction to WC areas 1nr @ £5,200
Plaster and one mist coat, three coats of emulsion paint 760m² @ £17				Electrical installations
Ceramic wall tiles, full height in toilets and selected classroom areas 40m² @ £55				Mains and sub-mains installation 310m² @ £21
Floor finishes	16,270	52.48	4.0%	Small power installation 310m² @ £32
Cement screed 310m² @ £19				Lighting and general luminaires; emergency lighting 310m² @ £55
Carpet tiles 150m² @ £23				Gas installation
Safety vinyl to WC areas and practical areas, including skirtings 90m² @ £38				Gas installations, all costs associated with the supply and installation of gas 310m² @ £6
Heavy duty vinyl to circulation areas, including skirtings 68m² @ £42				Protective installations
Entrance matting with aluminium matwell 2m² @ £325				Lightning protection, earthing and bonding 1Item @ £1,100
Ceiling finishes	10,100	32.58	2.5%	Communications installation
Plasterboard ceiling, plaster skim and emulsion paint finish 280m² @ £32				Fire alarm installation; smoke detectors; call points 1Item @ £4,200
Moisture-resistant plasterboard ceiling, plaster skim and emulsion paint finish 30m² @ £38				Telephone and data wireways; internal telephone system, item @ £2,300
Furniture and fittings	19,940	64.32	4.9%	Security installation; intruder detection, CCTV to existing control unit, etc. 1Item @ £6,300
				Builders' work in connection
				Forming holes, chases, etc., allow 5% 1Item @ £5,600
				Preliminaries and contingencies
				Preliminaries @ 13% 1Item @ £45,230
				Contingency sum @ 5% 1Item @ £17,400
				Total construction cost
				Building only
				410,700
				1,324.84
				100%