

A / SCHOOL REFURBISHMENT COST MODEL

	£	£/m ² site area	%
Demolitions and alternations	330,000	33.50	2.81
Demolition, structural alterations, removal of windows, soft strip out and temporary works, disposal item @ £330,000			
Minor and temporary building works	1,935,000	196.45	16.47
Allowance for temporary accommodation and decant costs, item @ £1,700,000			
Asbestos removal, item @ £110,000			
Temporary services supply, item @ £125,000			
Substructure	121,500	12.34	1.03
Groundworks including excavation, disposal and backfilling; 2m (maximum) depth, 2,700m ³ @ £45			
Frame and upper floors	61,000	6.19	0.52
Concrete cleaning and repairs, item @ £35,000			
Structural steelwork, universal sections, erection, surface finishes 20t @ £1,200			
Allowance for fire rating of existing steel beams, item @ £2,000			
Roof	34,000	3.45	0.29
Replacement roofing asphalt complete, additional insulation, removal and disposal of existing 165m ² @ £130			
Mansafe; including access ladder and fall arrest system 125m @ £100			
External walls, windows and doors	660,900	67.10	5.62
Replacement window wall panels; stick system curtain walling; insulated aluminium faced spandrel panels; concealed vents; powder-coated aluminium frame; double glazed units; opening lights with actuators; making good to existing openings; 600m ² @ £800			
Aluminium rainscreen cladding to stairs 160m ² @ £450			
Entrance screens, full height double glazing in aluminium frames 30m ² @ £1,000			
Aluminium solar louvres; integrated with curtain walling 25m ² @ £350			
External render; insulated proprietary self-coloured render system to replace existing 685m ² @ £100			
Glazing and window film; 2mm thick Item @ £1,600			
Internal walls and partitions	140,100	14.22	1.19
Independent wall lining and metal stud partition; boarded both sides; including access panel, cavity barriers and sound barriers. 1,700m ² @ £50			
Toilet cubicles and back panels; Formica laminated			
WC cubicle partitions, wall linings and doors; including			
all relevant ducting, fixing, fittings accessories, item @ £50,000			
Allowance for upgrading fire rating of walls, item @ £2,700			
Allowance for mounting plates and patressing in existing buildings, item @ £2,400			
Internal doors	202,500	20.56	1.72
Internal doorsets; solid core; including vision panels and overpanels; painted finish,, ironmongery; 150nr @ £750			
Allowance for refurbishing existing doorsets, vision panels, fire-rating, ironmongery, painting 225nr @ £400			
Wall, floor and ceiling finishes	444,200	45.10	3.78
Suspended ceiling; 2 layers plasterboard on MF; including access panels 132m ² @ £45			
Plasterwork, removal of existing new, 2 coat plasterwork 4,000m ² @ £18			
Sheet carpet 7,350m ² @ £20			
Vinyl safety flooring, latex screed 1,500m ² @ £35			
Ceramic tiling to walls 250m ² @ £45			
Painting, generally, including preparing and making good existing surfaces 18,500m ² @ £7			
Allowance for skirtings and other joinery Item @ £11,000			
Allowances for specialist acoustic ceiling finishes generally Item @ £15,000			
Fittings and furnishings	244,200	24.79	2.08
Internal roller blind system; average size 6000 x 1800mm 180nr @ £145			
Internal fabric black-out blinds; average size 1500 x 1800mm 22nr @ £370			
Fixed FF&E to art and design Item @ £40,000			
Fixed FF&E to food technology Item @ £50,000			
Fixed FF&E to science laboratories and prep rooms Item @ £110,000			
Allowance for additional fixed FF&E, item @ £10,000			
Sanitary fittings	41,000	4.16	0.35
Toilet replacement; removal of existing, replacement WCs, urinals, wash hand basins, Hand dryers, water points, average rate per item 100nr @ £410			
Disposal installations	98,500	10.00	0.84
Soil, waste and disposal: rainwater disposal; cast-iron downpipes and fittings 9,850m ² @ £10			
Water installations	256,100	26.00	2.18
Hot and cold water service; hot and cold water storage; distribution 9,850m ² @ £26			
Space heating and air treatment	1,105,300	112.21	9.41
Heat source, gas-fired boilers, flues, removing existing, complete 9,850m ² @ £6			
LTHW system, on floor distribution and radiators, insulation 9,850m ² @ £60			
Mechanical ventilation installation to high heat gain areas 4,500m ² @ £65			
Allowance for package cooling to server rooms Item @ £5,100			
Allowance for toilet and laboratory extract systems 9,850m ² @ £16			
Electrical installations	1,182,800	120.08	10.07
LV Switchgear and panels, distribution boards, power to main plant and lifts 9,850m ² @ £20			
Small power installation, perimeter trunking 9,850m ² @ £30			
Lighting and emergency lighting, lighting control, PIR sensors and daylight sensors. 9,850m ² @ £65			
External lighting Item @ £50,000			
Gas installation	59,100	6.00	0.50
Gas supply to boilers and science laboratories 9,850 @ £6			
Lift installations	135,000	13.71	1.15
8 person, electro-hydraulic lifts 3nr @ £45,000			
Protective installations	39,400	4.00	0.34
Earthing and bonding, lightning protection 9,850m ² @ £4			
Communications installations	394,000	40.00	3.35
Fire and smoke detection and alarm system, security installation 9,850m ² @ £20			
Disabled refuge alarm, disabled toilet alarm, induction loop 9,850m ² @ £5			
Data cabling included in main building contract 9,850m ² @ £15			
Special installations	246,300	25.01	2.10%
Building management system, sensors, valves and interfaces with window actuators 9,850m ² @ £25			
Builder's work in connection	180,000	18.27	1.53
Forming holes, chases in the existing building fabric. Allow 5% @ £180,000			
Preliminaries and contingencies	1,899,100	192.80	16.16%
Contractor's management, site establishment and site supervision. Allow 18% @ £1,420,000			
Design reserve. Allow 5% @ £479,100			
Direct contracts	1,940,000	196.95	16.51
Allowance for loose FF&E, chairs and tables, whiteboards, dining room furniture, mobile furniture etc Item @ £1,000,000			
ICT equipment, laptop and desktop computers, servers, printers, video projectors etc Item @ £940,000			
Total construction cost - building only	11,750,000	1192.89	100