

## A / PRIMARY SCHOOL CLASSROOM EXTENSION COST MODEL

	£	£/m <sup>2</sup> GIFA	%		£	£/m <sup>2</sup> GIFA	%
<b>Substructure</b>	<b>33,520</b>	<b>108.13</b>	<b>8.8</b>	<b>Floor finishes</b>	<b>12,490</b>	<b>40.29</b>	<b>3.3</b>
Excavation and disposal: 140m <sup>3</sup> @ £23				Screed cement screed: 310m <sup>2</sup> @ £14			
Concrete strip foundations, masonry work below dpc; blockwork and facing brickwork: 90m @ £130				Carpet tiles: 150m <sup>2</sup> @ £20			
Reinforced insitu concrete ground slab, including service trench; vapour barrier; hardcore, insulation (0.25W/m <sup>2</sup> K): 310m <sup>2</sup> @ £60				Safety vinyl to WC areas and practical areas, including skirtings: 90m <sup>2</sup> @ £27			
				Heavy duty vinyl to circulation areas, including skirtings: 68m <sup>2</sup> @ £32			
				Entrance matting with aluminium matwell: 2m <sup>2</sup> @ £270			
<b>Roof</b>	<b>45,320</b>	<b>146.19</b>	<b>11.9</b>	<b>Ceiling finishes</b>	<b>9,760</b>	<b>31.48</b>	<b>2.6</b>
Softwood roof trusses, bracing etc, measured on plan: 310m <sup>2</sup> @ £38				Plasterboard ceiling, plaster skim and emulsion paint finish: 280m <sup>2</sup> @ £29			
Cement slate roofing including all eaves, ridge tiles and labours; measured on slope: 380m <sup>2</sup> @ £47				Moisture resistant plasterboard ceiling, plaster skim and emulsion paint finish: 30m <sup>2</sup> @ £32			
Board insulation to roof (0.25W/m <sup>2</sup> K): 310m <sup>2</sup> @ £23				Fire barriers within ceiling void 40m @ £17			
Aluminium gutters: 90m @ £63							
Aluminium rainwater downpipes: 40m @ £72							
				<b>Furniture and fittings</b>	<b>28,490</b>	<b>91.90</b>	<b>7.5</b>
<b>External walls</b>	<b>29,700</b>	<b>95.81</b>	<b>7.8</b>	Storage trays containers: 3nr @ £2,420			
Brick cavity wall, facing brick outer skin with insulated cavity, 140mm inner blockwork leaf (0.35W/m <sup>2</sup> K): 220m <sup>2</sup> @ £135				Storage units - allowance of 1 double cupboard per classroom: 3nr @ £510			
				Worktops, including cut-out for sink, 3000 x 600: 3nr @ £125			
<b>Windows and external doors</b>	<b>27,100</b>	<b>87.42</b>	<b>7.1</b>	Coat hooks, fixed to masonry 100nr @ £27			
Proprietary aluminium framed, double-glazed windows, doors and solid aluminium faced panels; powder-coated finish; window energy rating band C: 55m <sup>2</sup> @ £340				Pinboards: 1000 x 2000: 8nr @ £72			
Double door steel security doors, including all ironmongery: 1nr @ £1,350				Whiteboards, interactive: 3nr @ £4,500			
Double door aluminium framed glazed doors and screens to paved areas, including all ironmongery (3.5W/m <sup>2</sup> K): 15m <sup>2</sup> K @ £470				Whiteboards, magnetic: 3nr @ £100			
				Signage: item @ £2,000			
				Mirrors, 640 x 460: 7nr @ £36			
				<b>Sanitary fittings</b>	<b>5,875</b>	<b>18.95</b>	<b>1.5</b>
<b>Internal walls and partitions</b>	<b>12,280</b>	<b>39.61</b>	<b>3.2</b>	WCs: 6nr @ £295			
Partitions; 100/140 blockwork (average rate): 285m @ £36				Urinals, including side panel: 2nr @ £190			
WC cubicle partitions; laminated plastics, including all ironmongery: 4nr @ £505				Washhand basins: 8nr @ £200			
				Disabled toilet, including WC, washhand basin, grab rails and other fittings: 1nr @ £1,075			
				Single stainless steel sinks to classrooms: 1200 x 600: 3nr @ £200			
				Cleaners' sink, 510 x 380: 1nr @ £450			
<b>Internal doors</b>	<b>9,150</b>	<b>29.52</b>	<b>2.4</b>	<b>Disposal installations</b>	<b>5,270</b>	<b>17.00</b>	<b>1.4</b>
Internal fire doors, Georgian wired glass vision panel, stainless steel ironmongery to classrooms: 5nr @ £840				Waste, soil and vent installation;			
Double fire door, Georgian wired glass, stainless steel ironmongery to corridor: 1nr @ £1,175				PVCu pipework and fittings: 310m <sup>2</sup> @ £17			
Softwood storage cupboard door, stainless steel ironmongery: 5nr @ £425							
Timber doors, stainless steel ironmongery to WC areas: 3nr @ £550				<b>Water installations</b>	<b>8,640</b>	<b>27.87</b>	<b>2.3</b>
				Cold water points: 21nr @ £235			
				Hot water points: 13nr @ £285			
<b>Wall finishes</b>	<b>12,640</b>	<b>40.77</b>	<b>3.3</b>	<b>Space heating and air treatment</b>	<b>32,550</b>	<b>105.00</b>	<b>8.6</b>
Plaster with emulsion paint finish: 760m <sup>2</sup> @ £14				Space heating, all costs associated with the supply and installation of the heating system, temperature control and distribution pipework: 310m <sup>2</sup> @ £105			
Ceramic wall tiles, full height in toilets and selected classroom areas: 40m <sup>2</sup> @ £50							
				<b>Ventilation installations</b>	<b>4,700</b>	<b>15.16</b>	<b>1.2</b>
				Ventilation extraction to WC areas: item @ £4,700			
				<b>Electrical installations</b>	<b>31,930</b>	<b>103.00</b>	<b>8.4</b>
				Mains and sub-mains installation: 310m <sup>2</sup> @ £21			
				Small power installation: 310m <sup>2</sup> @ £31			
				Lighting and emergency lighting: 310m <sup>2</sup> @ £51			

	£	£/m <sup>2</sup> GIFA	%
<b>Gas installation</b>	<b>1,550</b>	<b>5.00</b>	<b>0.4</b>
All costs associated with the supply and installation of gas: 310m <sup>2</sup> @ £5			
<b>Protective installations</b>	<b>1,025</b>	<b>3.31</b>	<b>0.3</b>
Lightning protection, earthing and bonding: item @ £1,025			
<b>Communications installation</b>	<b>11,700</b>	<b>37.74</b>	<b>3.1</b>
Fire alarm installation; smoke detectors; call points: item @ £3,850			
Telephone and data wireways; internal telephone system: item @ £2,150			
Security installation; intruder detection, CCTV to existing control unit, etc: item @ £5,700			
<b>Builder's work in connection with services</b>	<b>4,900</b>	<b>15.81</b>	<b>1.3</b>
Forming holes, chases, etc: 5% @ £4,900			
<b>Preliminaries and contingencies</b>	<b>51,330</b>	<b>165.58</b>	<b>13.5</b>
Preliminaries: 10% @ £32,850			
Contingencies: 5% @ £18,480			
<b>Total construction cost (building only)</b>	<b>379,920</b>	<b>1,225.55</b>	<b>100</b>