

COMMUNITY CENTRE	£	£/M² GIFA	%
<b>Substructure</b>	<b>76,540</b>	<b>89.00</b>	<b>7.2%</b>
Excavation and disposal off site: 430m³ @ £18 Reinforced concrete ground slab, hardcore, dpm, ground beams and column bases for steel frame (0.25W/m².K): 860m² @ £80			
<b>Frame</b>	<b>95,380</b>	<b>110.91</b>	<b>9.0%</b>
Steel propped portal frame, cold rolled purlins, surface treatments (@ 60kg/m²): 52tn @ £1,500 Intumescent paint to give 30 minute fire protection to steelwork: 52tn @ £300 Allowance for miscellaneous works, protecting columns: item @ £2,500			
<b>Roof</b>	<b>118,540</b>	<b>137.84</b>	<b>11.1%</b>
Ply roofing with rigid board insulation and single ply polymeric roof covering (0.18 W/m².K): 887m² @ £120 Roof glazing, aluminium, double glazed (2.2W/m².K): 16m² @ £600 Rainwater drainage, aluminium gutters and downpipes: 50m @ £50			
<b>External walls, windows, doors</b>	<b>169,310</b>	<b>196.87</b>	<b>15.9%</b>
Light gauge steel framing; board; natural insulation; clay facing brick externally (0.20 W/m².K): 47m² @ £180 Light gauge steel framing; board; natural insulation; rendered finish on cement profile substrate (0.20W/m².K): 497m² @ £150 Curtain walling with powder coated aluminium frame: 125m² @ £600 Aluminium double-glazed windows: 25m² @ £300 Steel fire escape doors: 2nr @ £900 Canopy over entrance: 1nr @ £2,000			
<b>Internal walls and partitions</b>	<b>50,500</b>	<b>58.72</b>	<b>4.7%</b>
Sound reducing board and metal stud partitions; generally two layers of board each side; various levels of fire and sound insulations; part glazed as appropriate: 700m² @ £65 Fireproofing between partitions and roof: item @ £5,000			
<b>Internal doors</b>	<b>32,600</b>	<b>37.91</b>	<b>3.1%</b>
Timber internal doorset with softwood frames and ironmongery; vision panels; including fire resisting where necessary: 38nr @ £700 Timber acoustic sliding stacking panel partition; 6m x 2.6m high: 1nr @ £6,000			
<b>Wall finishes</b>	<b>20,800</b>	<b>24.19</b>	<b>2.0%</b>
Plaster and board; emulsion paint generally: 1,100m² @ £13 Ceramic wall tiles splashbacks to WC areas: 130m² @ £50			
<b>Floor finishes</b>	<b>45,625</b>	<b>53.05</b>	<b>4.3%</b>
Demountable stage: 20m² @ £150 Vinyl flooring: 300m² @ £75 Carpet tiling: 275m² @ £35 Laminate timber: 250m² @ £40 Entrance matwell: 2m² @ £250			
<b>Ceiling finishes</b>	<b>27,000</b>	<b>31.40</b>	<b>2.5%</b>
Concealed grid plasterboard suspended ceiling: 500m² @ £40 Plasterboard fixed directly to roof purlins: 350m2 @ £20			
<b>Fittings and furnishings</b>	<b>25,000</b>	<b>29.07</b>	<b>2.4%</b>
Kitchen fitting; worktops; shelving: item @ £25,000			
<b>Sanitary appliances</b>	<b>19,000</b>	<b>22.09</b>	<b>1.8%</b>
WC suites; urinals, including disabled facility including all sanitary and fittings: 15nr @ £1,000 Equipment for shower rooms; including disabled person equipment: 2nr @ £2,000			

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<b>Disposal installations</b>	<b>3,750</b>	<b>4.36</b>	<b>0.4%</b>
Waste, soil and vent installation; uPVC pipework and fittings: 15nr @ £250			
<b>Hot/cold water installations</b>	<b>30,100</b>	<b>35.00</b>	<b>2.8%</b>
Hot and cold water supply to WC; kitchen: 860m² @ £35			
<b>Space heating air treatment and ventilation</b>	<b>65,200</b>	<b>75.81</b>	<b>6.1%</b>
Boiler: item @ £25,000 Underfloor heating system: 860m² @ £45 Toilet and kitchen extract: item @ £1,500			
<b>Electrical installation</b>	<b>35,100</b>	<b>40.81</b>	<b>3.3%</b>
Small power, basic and emergency lighting: 860m² @ £15 General lighting 860m² @ £20 External building lighting generally: item @ £5,000			
<b>Incoming services</b>	<b>16,250</b>	<b>18.90</b>	<b>1.5%</b>
Allowance for incoming, electrical, gas and water services: item @ £15,000 Distribution to individual units: 5nr @ £250			
<b>Protective installations</b>	<b>3,440</b>	<b>4.00</b>	<b>0.3%</b>
Lightning protection, earthing and bonding: 860m² @ £4			
<b>Communication installations</b>	<b>38,920</b>	<b>45.26</b>	<b>3.7%</b>
Fire and intruder alarms, panic alarm buttons: 860m² @ £12 Data installations and containment: 860m² @ £10 Basic audio visual installation, projector, screen, satellite TV installation: item @ £20,000			
<b>Builder's work in connection with services</b>	<b>7,500</b>	<b>8.72</b>	<b>0.7%</b>
Forming holes and chases, etc: item @ £7,500			
<b>Preliminaries and contingencies</b>	<b>183,000</b>	<b>212.79</b>	<b>17.2%</b>
Management costs, site establishment and site supervision. Overheads and profit: 15% @ £132,000 Contingencies: 5% @ £51,000			
<b>Total construction cost (building only)</b>	<b>1,063,555</b>	<b>1,236.69</b>	<b>100.0%</b>
<b>External works</b>		<b>60,650</b>	<b>70.52</b>
General site clearance; excavate to reduce levels: 1,000m³ @ £5 Hardcore base and block paved surfacing: 143m³ @ £50 Line marking: item @ £250 Cycle stands: 4nr @ £500 Soft landscaping: 75m² @ £50 Protective bollards, gates, fencing: item @ £10,000 Storm and foul water: 2,000m³ @ £15 External services, including service trenches, metre boxes and cable draw pits: item @ £2,500			
<b>Total construction cost (including external works)</b>	<b>1,124,205</b>	<b>1,307.22</b>	