



06 / ABOUT THE COST MODEL

This cost model is based on a single-storey, rectangular-shaped hub facility (1.2m height to haunch) with a gross internal floor area of 28,000m². In addition, it includes ancillary buildings that adjoin the hub, housing operational activities, and a standalone, single-storey office for administrative operations, with gross internal floor areas of 3,800m² and 4,000m² respectively. The area of external works (including car parking, lorry yard and landscaping) is 80,000m².

The development is on a brownfield site that has previously been cleared. Any land remediation has been undertaken as part of a separate contract.

The building has a reinforced in-situ concrete ground-bearing slab, a steel portal frame with reinforced concrete pads, and an aluminium built-up cladding system to roof and walls. External works consist of access and circulation road, car parking, service yard, pedestrian areas, landscaping areas and gatehouse.

Prices are based on a competitive traditional procurement route and are current at the second quarter of 2018, and assuming a location in the north-west of England.

The costs exclude the warehouse fit-out, the Category B office fit-out, non-fixed fittings, tenants' specified work, enabling works and demolitions. The costs of professional fees and VAT are omitted. Prices should also be adjusted for location, site conditions, programme and procurement route.

07 / COST BREAKDOWN FOR AN AIR CARGO HANDLING FACILITY

	Total (£)	£/m ²	%		Total (£)	£/m ²	%
BUILDINGS				Ancillary buildings	4,215,044	1,109	16.6
				GIFA = 3,800m ²			
Main hub	13,545,751	484	53.4	Substructure	410,225		
GIFA = 28,000m ²							
Substructure	3,504,730			Superstructure			
				Frame	280,260		
Superstructure				Upper floors	183,974		
Frame	3,396,368			Roof	429,325		
Upper floors	280,219			Stairs and ramps	47,875		
Roof	1,516,877			External walls	20,106		
External walls	1,011,252			Windows and external doors	115,045		
Windows and external doors	169,361			Internal walls, partitions and doors	312,274		
Internal walls and partitions	223,921						
Internal doors	189,800			Internal finishes			
				Wall finishes	209,169		
Internal finishes				Floor finishes	189,301		
Wall finishes	3,205			Ceiling finishes	231,377		
Floor finishes	1,725						
Ceiling finishes	1,215			Fittings, furnishings and equipment	30,570		
				Services	1,755,544		
Fittings, furnishings and equipment	24,547						
Services	3,222,533			Preliminaries, OHP and contingency	3,885,223	109	15.3
				Contractor's preliminaries, overheads and profit @ 15%	3,221,019		
Office building	3,712,667	928	14.6	Contingency @ 3%	664,204		
GIFA = 4,000m ²							
Substructure	367,467			Total construction cost (buildings)	25,358,686	708	100
Superstructure				EXTERNAL WORKS			
Frame	246,660			Site works, incl hard and soft landscaping	5,106,472	64	84.7
Upper floors	162,714			Roads, paths, pavings and surfacings	2,365,407		
Roof	263,331			Soft landscaping	139,946		
Stairs and ramps	36,920			Fencing, railings and walls	294,920		
External walls	290,135			External fixtures	154,776		
Windows and external doors	413,763			External drainage	633,570		
Internal walls, partitions and doors	205,548			External services	1,517,854		
Internal finishes				Preliminaries and contingency	919,165	11	15.3
Wall finishes	64,829			Contractor's preliminaries, overheads and profit @ 15%	765,971		
Floor finishes	204,673			Contingency @ 3%	153,194		
Ceiling finishes	88,714						
				Total construction cost (external works)	6,025,637	75	100
Fittings, furnishings and equipment	61,140						
Services	1,306,772			TOTAL CONSTRUCTION COST	31,384,322	877	100