

07 / ABOUT THE COST MODEL

The cost model is based on a new airport building, with a gross internal area of around 53,525m².

The costs exclude demolition and site clearance, external works, external services, underground

drainage and baggage handling and passenger processing systems.

The project was procured using a single-stage competitive procurement strategy. Client

contingency, professional fees, taxes and site specific logistics have been excluded. The costs are relative to the South-east of England and based at Q418.

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	Element cost (£)	Cost/m ² GIFA	% total cost		Element cost (£)	Cost/m ² GIFA	% total cost
BUILDINGS	164,661,526	3,076	84	Internal walls and partitions	3,413,406		
Substructure				Including interior walls, plaster and associated carpentry works			
Piled foundations, in-situ poured concrete and precast concrete slabs	4,748,257			Internal doors	2,331,016		
				Including single- and double-leaf doors and sliding doors, fire-rated and non-fire-rated			
Superstructure				Internal finishes			
Frame	14,878,913			Wall finishes	619,044		
Steel framed structure including all secondary steel required for lift and conveyor installations				Including decoration			
Upper floors	7,644,943			Floor finishes	5,032,135		
Composite floor decks and concrete slab including insulation works and screed				Including carpet, wooden parapet and tiled areas			
Roof	2,865,105			Ceiling finishes	5,911,325		
Including all roof insulation works and mechanically fixed thermoplastic roof system				Lamella and panel ceilings; including decoration			
Stairs and ramps	2,834,480			Fittings, furnishings and equipment	2,118,729		
All stairs inclusive of balustrades and railings				Inclusive of fixed layout items, internal signage and specialist installations			
External walls	26,349,340			Services	80,558,221		
External blockwork walls, curtain walling in single-, double- and triple-glazed systems and facade management systems				Construction on-costs	32,320,984	604	16
Windows and external doors	5,356,612			Including contractor's preliminaries, overheads, profit, risk allowances, design, other ancillary costs			
Including windows and double and single, fire-rated and nonfire-rated doors				TOTAL CONSTRUCTION COST	196,982,510	3,680	100