

Indicative cost summary analysis

Indicative Cost Summary Analysis

				GIFA	86.40	m ²	Offsite element	m ²
			£/m2					
1	Substructure		175	15,120				
					15,120	175	11,750	136
2	Superstructure							
2a	Build System		136	11,750				
2b	Erection		50	4,320				
2c	Roof		60	5,184				
2d	Stairs		25	2,160				
2e	Steel		5	432				
2f	External Walls		120	10,368				
2g	Internal Joinery		39	3,370				
					37,584	435	11,750	136
3	Internal Finishes							
3a	Wall finishes		25	2,160				
3b	Screed/insulation/DPC		40	3,456				
3c	Floor finishes		35	3,024				
3d	Ceilings finishes		35	3,024				
3e	Decoration		22	1,901				
					13,565	157	11,760	136

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				GIFA	86.40	m ²	Offsite element	m ²
			£/m2					
4	Fittings and finishings (Kitchenettes)		45	3,888				
					3888	45		
5	Services							
5a	Sanitary installations		35	3,024				
5b	Disposal installations		10	864				
5c	Mechanical installations		65	5,616				
5d	Sprinklers		-	-				
5e	Electrical installations		55	4,752				
5f	Lift		-	-				
5g	BWIC		5	432				
					14,688	170		
	Building Sub-total				84,845	982	11,750	136
6	External Works							
6a	External Works		80	6,912				
6b	Services		50	4,320				
					11,232	130	11,750	136
					96,077	1,112		

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				GIFA	86.40	m ²	Offsite element	m ²
			£/m2		96,077	1,112	11,750	136
7	Contractors Overheads	5%			4,804		588	
8	Contractors Margin	10%			9,608		1,175	
					110,489	1,279	13,313	156
9	Prelims				10,411		-	
10	Fees	12%			11,529		1,622	
11	Inflation	2%			2,210		270	
	Sub-total				134,639	1,558	15,405	178
					100%		12%	



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				GIFA	86.40	m²	Offsite element	m²
			£/m2					
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					3888	45		
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