

BCIS ELEMENTAL COST PLAN SUMMARY

				GIA(m ²)	Notes included in cost plan
		TOTAL	COST/M2	3,310	
ELEMENT				%	£
0	DEMOLITIONS AND ALTERATION	10,000	3	0.1%	
1	SUBSTRUCTURES	659,578	199	4.8%	
2	SUPERSTRUCTURE				
2.1	Frame	637,063	192	4.6%	
2.2	Upper Floors	152,320	46	1.1%	
2.3	Roof	395,380	119	2.9%	
2.4	Stairs	57,500	17	0.4%	
2.5	External Walls	1,572,500	475	11.4%	
2.6	External Windows & Doors	230,750	70	1.7%	
2.7	Internal Walls & Partitions	441,470	133	3.2%	
2.8	Internal Doors	232,550	70	1.7%	
Group Element Total		3,719,533	1,124	27.1%	
3	INTERNAL FINISHES				
3.1	Wall Finishes	176,587	53	1.3%	
3.2	Floor Finishes	174,833	53	1.3%	
3.3	Ceiling Finishes	181,850	55	1.3%	
Group Element Total		533,270	161	3.9%	
4	FURNITURE, FITTINGS & EQUIPMENT	359,350	109	2.6%	
Group Element Total		359,350	109	2.6%	
5	SERVICES				
5.1	Sanitary Fittings	40,000	12	0.3%	
5.2	Services Equipment	0	0	0.0%	
5.3	Disposal installations	0	0	0.0%	
5.4	Water Installations	0	0	0.0%	
5.5	Heat Source	0	0	0.0%	
5.6	Space Heating and Air Treatment	0	0	0.0%	
5.7	Ventilation systems	4,006,309	1,210	29.2%	
5.8	Electrical Installations	0	0	0.0%	
5.9	Gas Installations	0	0	0.0%	
5.10	Lift Installations	120,000	36	0.9%	
5.11	Protective Installations, inc. internal CCTV	0	0	0.0%	
5.12	Communication Installations	0	0	0.0%	
5.13	Specialist Installations	0	0	0.0%	
5.14	Builders work in connection with Services	124,989	38	0.9%	
Group Element Total		4,291,298	1,296	31.2%	
SUB-TOTAL BUILDING WORKS		9,573,029	2,892	69.7%	
6	PRE FABRICATED BUILDINGS				
6.1	Pre-fabricated buildings	0	0	0.0%	
Group Element Total		0	0	0.0%	
8	EXTERNAL WORKS				
8.1	Site clearance, excavation and earthworks	67,500	20	0.5%	
8.2	Hard play, car parks and roads	94,000	28	0.7%	
8.3	Soft landscaping	200,000	60	1.5%	
8.4	Incoming services and statutory connections	0	0	0.0%	
8.5	Drainage	100,600	30	0.7%	
8.6	Site lighting	0	0	0.0%	
8.7	Fencing	12,000	4	0.1%	
8.8	External CCTV	0	0	0.0%	
8.9	Other works	20,000	6	0.1%	
Group Element Total		494,100	149	3.6%	
CONSTRUCTION COST NET		10,067,129	3,041	73.3%	
ON COSTS					
	Fixed Price Allowance	1.0%	100,671	30.41	0.7%
	Preliminaries allowance	15.0%	1,525,170	460.78	11.1%
	Design Development / Risk	2.0%	233,859	70.65	1.7%
	Design Team Fees		1,093,531	330.37	8.0%
	M+E fee included above		0	0.00	0.0%
	OH&P	6.00%	715,610	216.20	5.2%
Group Element Total		3,668,842	1,108	26.7%	
FORECAST CONSTRUCTION COST		13,735,970	4,150	100.0%	