

Project Cost Summary

2,282 m² 24,563 ft²

Construction Costs		Total Cost	£/m ² (GIFA)	£/ft ² (GIFA)	%
1	Substructure	£175,020	£76.70	£7.13	2.21%
2	Superstructure	£1,105,208	£484.32	£44.99	13.98%
3	Internal Finishes	£111,081	£48.68	£4.52	1.40%
4	Fittings & Furnishings	£256,900	£112.58	£10.46	3.25%
5	Services	£1,037,943	£454.84	£42.26	13.13%
6	Complete Buildings & Building Units	£0	£0.00	£0.00	0.00%
7	Work To Existing Buildings	£0	£0.00	£0.00	0.00%
8	External Works	£2,733,340	£1,197.78	£111.28	34.57%
9	Facilitating Works	£0	£0.00	£0.00	0.00%
10	Main Contractors Preliminaries	£805,510	£352.98	£32.79	10.19%
11	Main Contractors OHP	£435,750	£190.95	£17.74	5.51%
14	Risk (Construction)				0.00%
14.1	Design Development Risks	£166,519	£72.97	£6.78	2.11%
14.2	Construction Risks	£166,519	£72.97	£6.78	2.11%
Total Construction Cost		£6,993,790	£3,064.76	£284.73	88.46%
12	Professional Fees				
12.1	Consultants' Fees	£234,002	£102.54	£9.53	2.96%
12.2	Main Contractors Pre-Construction Fees	£0	£0.00	£0.00	0.00%
12.3	Main Contractors Design Fees	5% £349,690	£153.24	£14.24	4.42%
		£583,692	£255.78	£23.76	7.38%
13	Other development/project costs				
13.1	Other Development / Project Costs	0.5% £34,969	£15.32	£1.42	0.44%
		£34,969	£15.32	£1.42	0.44%
14	Risk (Employer)				
14.3	Employer Change Risks	£0	£0.00	£0.00	0.00%
14.4	Employer Other Risks	£0	£0.00	£0.00	0.00%
		£0	£0.00	£0.00	0.00%
15	Inflation				
15.1	Tender Inflation	4.2% £293,739	£128.72	£11.96	3.72%
15.2	Construction Inflation	incl. £0	£0.00	£0.00	0.00%
		£293,739	£128.72	£11.96	3.72%
Total Project Cost (Excl. VAT)		£7,906,190	£3,464.59	£321.87	100.00%