

Project Cost Summary

2,282 m²24,563 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	£349,690	£153.24	£14.24	4.42%
	5%	£583,692	£255.78	£23.76
13 Other development/project costs				
13.1 Other Development / Project Costs	£34,969	£15.32	£1.42	0.44%
	0.5%	£34,969	£15.32	£1.42
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
15.2 Construction Inflation	incl.	£0	£0.00	0.00%
		£293,739	£128.72	£11.96
Total Project Cost (Excl. VAT)		£7,906,190	£3,464.59	£321.87
				100.00%