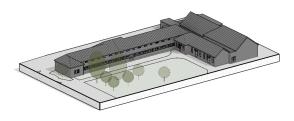


	Unit	Rate	Qty	Total
Aluminium roofing; standing seam Kalzip standard natural aluminium; 0.9 mm thick; 180 mm glass fibre insulation; vapour	m2	410.00	1050	430,500.00
control layer; liner sheets; (U-value = 0.25 W/m2K)				
Flat roofing systems Includes insulation and vapour control barrier; excludes decking (U-value = 0.25 W/m)	m2	225.00	259	58,275.00
Rooflights/Patent Glazing and Glazed Roofs individual polycarbonate rooflights; rectangular; fixed light m	m2	760.00	3	2,280.00
Stairs and Ramps				
Mass concrete ramp construction n/e 300mm high Stainless steel balustrade and handrail	m2 m	400.00 700.00	70 32	28,000.00 22,400.00
	m2	140.00	632	88,480.00
<b>Windows</b> New uPVC windows double-glazed: 30 db acoustic rating; PPC cill; EPDM membrane; DPM; insulation; teleflex openers to opening lights	m2	450.00	90	40,500.00
External Doors				
Glazed single personnel door; stainless steel ironmongery; Glazed double personnel door; stainless steel ironmongery;	nr. nr.	2,925.00 4,525.00	13 4	38,025.00 18,100.00
Demolition / Strip Out	2	75.00	1111	05 575 00
Strip out existing windows, internal finishes and services Asbestos removal	m2 it	75.00 35,000.00	1141 1	85,575.00 35,000.00
Superstructure				
Internal alterations Timber Repairs	it it	35,000.00 125,000.00	1 1	35,000.00 125,000.00
Internal Doors Standard fire doors; cellular core; softwood lining; softwood architrave; aluminuim ironmongery (lockable, self-closure); painting or polishing; single leaf; Oak veneered; 30	nr	820.00	37	30,340.00
min fire resistance; polished Ironmongery sets + OH closers + finger guards	nr	1,075.00	37	39,775.00
Internal Walls Plasterboard wall linings (fire rated/impact resistant where required)	m2	32.00	3422	109,504.00
	1112	32.00	5422	107,304.00
Floor Finishes Carpet	m2	190.00	607	115,330.00
Vinyl sheet safety flooring	m2	220.00	316	69,520.00
Refinish timber floor	m2	50.00	163	8,150.00
<b>Ceiling Finishes</b> Suspended ceilings 600 x 600; suspension grid; insulation	m2	47.00	768	36,096.00
Plasterboard ceiling	m2	25.00	250	6,250.00
Mechanical and Electrical Services				
Space heating and cooling	it	320,000.00	1	320,000.00
Electrical installations Sanitary installations and drainage	it it	295,000.00 22,000.00	1 1	295,000.00 22,000.00
Fire safety system	it	70,000.00	1	70,000.00
ICT Infrastructure	it	45,000.00	1	45,000.00
Ventilation	it	80,000.00	1	80,000.00
Buliders works	it	75,000.00	1	75,000.00
FF & E Permanent installation	m2	60.00	1141	68,460.00
Decoration				
Emulsion all internal walls	m2	12.00	3422	41,064.00
Emulsion to all plasterboard ceilings Splashbacks and wall linings	m2 m2	10.00 120.00	250 30	2,500.00 3,600.00
External Works	_	055		
Macadam repairs and drainage	m2	350.00	600	210,000.00
Fencing and gates Hard Landscaping	it it	35,000.00 225,000.00	1	35,000.00 225,000.00



Sub-Total	2,914,724.00
Preliminaries	349,766.88
Provisional Sums and Contingencies	175,000.00
Contractor OH & P	145,736.20
Total Works Cost	3,585,227.08
GIFA	1,141
£/m2	3,142.18