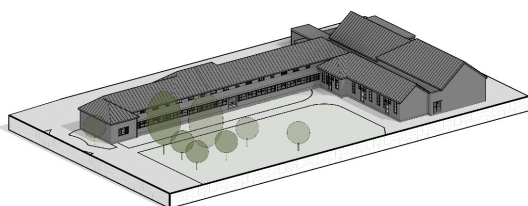


	Unit	Rate	Qty	Total
Aluminium roofing; standing seam Kalzip standard natural aluminium; 0.9 mm thick; 180 mm glass fibre insulation; vapour control layer; liner sheets; (U-value = 0.25 W/m2K)	m2	410.00	1050	430,500.00
Flat roofing systems Includes insulation and vapour control barrier; excludes decking (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
External Walls P61 Insulated System; natural grey finish; 12 mm self-finished plasterboard lining (U-value = 0.30 W/m2K)	m2	140.00	632	88,480.00
Windows 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 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; aluminium ironmongery (lockable, self-closure); painting or polishing; single leaf; Oak veneered; 30 min fire resistance; polished Ironmongery sets + OH closers + finger guards	nr nr	820.00 1,075.00	37 37	30,340.00 39,775.00
Internal Walls Plasterboard wall linings (fire rated/impact resistant where required)	m2	32.00	3422	109,504.00
Floor Finishes Carpet Vinyl sheet safety flooring Refinish timber floor	m2 m2 m2	190.00 220.00 50.00	607 316 163	115,330.00 69,520.00 8,150.00
Ceiling Finishes Suspended ceilings 600 x 600; suspension grid; insulation Plasterboard ceiling	m2 m2	47.00 25.00	768 250	36,096.00 6,250.00
Mechanical and Electrical Services Space heating and cooling Electrical installations Sanitary installations and drainage Fire safety system ICT Infrastructure Ventilation Builders works	it it it it it it it	320,000.00 295,000.00 22,000.00 70,000.00 45,000.00 80,000.00 75,000.00	1 1 1 1 1 1 1	320,000.00 295,000.00 22,000.00 70,000.00 45,000.00 80,000.00 75,000.00
FF & E Permanent installation	m2	60.00	1141	68,460.00
Decoration Emulsion all internal walls Emulsion to all plasterboard ceilings Splashbacks and wall linings	m2 m2 m2	12.00 10.00 120.00	3422 250 30	41,064.00 2,500.00 3,600.00
External Works Macadam repairs and drainage Fencing and gates Hard Landscaping	m2 it it	350.00 35,000.00 225,000.00	600 1 1	210,000.00 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