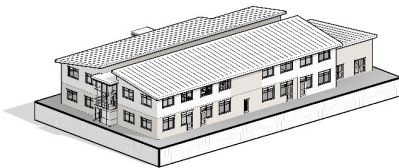


TILBURY PIONEER ACADEMY
NEW BUILD - OUTLINE COST PLAN

	Total
Pitched Roof	
Metal deck single ply roof - PPC aluminium RWGs	310,000.00
Flat Roof	
Single ply to corridor areas	38,000.00
Stairs and Ramps	
Internal staircases (2nr) with balustrading and enclosures	45,500.00
External Walls	
SFS external walls with brick and render façade	304,000.00
Windows	
Aluminium PPC windows	295,000.00
External Doors	
Aluminium PPC doors	55,000.00
Substructure	
Deep strip foundations	188,500.00
Superstructure	
Steel frame	180,000.00
PCC Ground Floor with composite metal deck First Floor inc. screeds	146,500.00
Internal Doors	
Internal timber flush doors	73,500.00
Internal Walls	
Drylined metal stud partitions	170,500.00
Floor Finishes	
Carpet	66,500.00
Ceiling Finishes	
Suspended ceilings 600 x 600; suspension grid	79,500.00
Mechanical Services	
Air Source Heat Pump - UF Heating and NVHR	650,000.00
Electrical Services	
Mains, power, LED lighting, alarm systems, PVs	550,000.00
FF & E	
Permanent installation	110,000.00
External Works	
Hard landscaping	275,000.00
Soft Landscaping	24,000.00
Fencing and gates	26,500.00
Services / trenching	41,500.00
Drainage / Attenuation	73,000.00
Site clearance / trees etc	



Sub-Total	3,702,500.00
Preliminaries	370,250.00
D&B Contractor design & OH&P	296,200.00
Provisional Sums and Contingencies	150,000.00
Total Works Cost	4,518,950.00
GIFA	1,369
£ / m2	3,300.91