

PASSIVE HOUSE COST PROJECT (PHCP)										
COST ANALYSIS TEMPLATE										
<p>This template has been prepared by Chartered Quantity Surveyors e-Griffin Consulting Limited to provide a standard schedule of construction costs to enable cost analysis of projects to be prepared on an identical basis. It is based very closely on the RICS New Rules of Measurement: Order of Cost Estimating and Elemental Cost Planning for Capital Building Works (2nd Edition) because it makes sense to use a recognised standard so that all cost data can be analysed in a recognisable manner.</p>										
<p>At the top of the spreadsheet there are data fields for insertion of the project title and up to 6 different house types. Ideally a separate spreadsheet should be completed for each house type, but it is recognised that in some instances that level of detail is not available in which case all the house types can be shown on the same worksheet.</p>										
<p>As the New Rules of Measurement include classification for all projects, there are quite a lot of rows on the spreadsheet which will not apply to your projects. It is appreciated that this may make the spreadsheet more unwieldy than you might wish, however we would ask that these rows are retained so that the data will always be in the same cell of a worksheet. This will make analysis and collection of data from different projects for comparison much simpler and it will be possible to do this automatically and electronically.</p>										
<p>The buttons on row 57 enable the data to be viewed and/or entered at different levels of detail. Again ideally we would like to obtain the full detail as displayed when the blue 'ALL COMPONENTS' button is pressed.</p>										
<p>The worksheet is protected so that data can only be entered in the yellow shaded cells and the formulae cannot be deleted or removed by accident. However, where a formula is included in an accessible cell it can be overwritten if required.</p>										
<p>The only text to be inserted apart from the name of the development and house type references is the description of each component in column J starting from row 61. Please try and include the information details listed in column K. The cells are formatted to wrap so there should be sufficient room in the cell on each row.</p>										
<p>Should you have any queries, please contact Richard Whidborne at e-Griffin Consulting Ltd. rw@e-griffin.fsnet.co.uk tel. 07799 840768</p>										
<p>Completed forms are encouraged to be returned electronically to the Passive House Cost Project – please be assured that total confidentiality will be maintained at all times - or bring to a meeting of collaborators for discussion – email for meeting dates. info@phcp.org.uk</p>										

NAME OF DEVELOPMENT:										
House Type:						House Type:				
		Gross internal floor area each unit		m2				Gross internal floor area each unit		m2
		Nr. of bedrooms						Nr. of bedrooms		
		Nr. of people						Nr. of people		
		Nr. of units						Nr. of units		
House Type:						House Type:				
		Gross internal floor area each unit		m2				Gross internal floor area each unit		m2
		Nr. of bedrooms						Nr. of bedrooms		
		Nr. of people						Nr. of people		
		Nr. of units						Nr. of units		
House Type:						House Type:				
		Gross internal floor area each unit		m2				Gross internal floor area each unit		m2
		Nr. of bedrooms						Nr. of bedrooms		
		Nr. of people						Nr. of people		
		Nr. of units						Nr. of units		
		TOTAL NR. OF UNITS		0 nr						
		TOTAL GROSS FLOOR AREA		0 m2						
		TOTAL BEDSPACES		0 nr						

REF.	GROUP ELEMENT	ELEMENT	SUB-ELEMENT	COMPONENT	DESCRIPTION of COMPONENT	Notes	QUANTITY	UNIT	UNIT RATE	COST	COST
0	0 FACILITATING WORKS	0 FACILITATING WORKS				Gross Internal Floor Area	0	m2		£	-
0.1		0.1 Toxic/hazardous material removal					0	m2		£	-
0.1.1			1 Toxic or hazardous material removal								
0.1.1.1				1 Toxic or hazardous material removal				item		£	-
0.1.1.2				2 Toxic or hazardous chemical removal				item		£	-
0.1.2			2 Contaminated land								
0.1.2.1				1 Contaminated ground material removal				m2/m3		£	-
0.1.2.2				2 Contaminated ground material treatment				m2/m3		£	-
0.1.3			3 Eradication of plant growth								
0.1.3.1				1 Eradication by dig and dump strategy				m2/m3		£	-
0.1.3.2				2 Eradication by chemical treatment				nr/m2		£	-
0.2		0.2 Major demolition works					0	m2		£	-
0.2.1			1 Demolition works								
0.2.1.1				1 Demolition of entire buildings				m2		£	-
0.2.1.2				2 Demolition of major parts of existing buildings				m2		£	-
0.2.1.3				3 Temporary propping to existing basement retaining walls				nr		£	-
0.2.1.4				4 Extra over temporary propping for providing wallings				m		£	-
0.2.1.5				5 Periodic technical inspections of temporary propping				nr		£	-
0.2.1.6				6 Returning to site to reposition temporary props				nr		£	-
0.2.1.7				7 Removal of temporary props				nr		£	-

0.2.1.8				8 Removal of wallings				m			£	-
0.2.1.9				9 Grubbing up of anchor blocks/ foundations to temporary props and infilling voids				nr			£	-
0.2.2			2 Soft strip works									
0.2.2.1				1 Preparatory to demolition				m2			£	-
0.2.2.2				2 Preparatory to refurbishment								
0.3		0.3 Temporary support to adjacent structures						0	m2		£	-
0.3.1			1 Temporary support to adjacent structures									
0.3.1.1				1 Support structures					nr		£	-
0.3.1.2				2 Taking down and repositioning support structures					nr		£	-
0.3.1.3				3 Periodic technical inspections of temporary support structures					nr		£	-
0.3.1.4				4 Removing support structures					nr			
0.4		0.4 Specialist groundworks						0	m2		£	-
0.4.1			1 Site dewatering and pumping									
0.4.1.1				1 Site dewatering					item/m2		£	-
0.4.2			2 Soil stabilisation measures									
0.4.2.1				1 Soil stabilisation measures					m2		£	-
0.4.3			3 Ground gas venting measures									
0.4.3.1				1 Ground gas venting					m2		£	-
0.5		0.5 Temporary diversion works						0	m		£	-
0.5.1			1 Temporary diversion works									
0.5.1.1				1 Temporary diversion of drains					item		£	-
0.5.1.2				2 Temporary diversion of services					item		£	-
0.5.1.3				3 Temporary diversion of waterways					item		£	-
0.6		0.6 Extraordinary site investigation works						0	m2		£	-
0.6.1			1 Archaeological investigation									
0.6.1.1				1 Excavation works					item		£	-
0.6.1.2				2 Temporary screens and the like					item		£	-
0.6.1.3				3 Attendance on archaeologists					item		£	-
0.6.2			2 Reptile/wildlife mitigation measures									
0.6.2.1				1 Physical reptile/wildlife mitigation measures					item		£	-
0.6.2.2				2 Temporary fences, barriers and the like					item		£	-
0.6.2.3				3 Attendance					item		£	-
0.6.3			3 Other extraordinary site investigation works									
0.6.3.1				1 Physical site investigation works					item		£	-
0.6.3.2				2 Temporary screens, fences, barriers and the like					item		£	-
0.6.3.3				3 Attendance					item		£	-
1	1 SUBSTRUCTURE	1 SUBSTRUCTURE						0	m2		£	-
1.1		1.1 Substructure						0	m		£	-
1.1.1			1 Standard foundations									
1.1.1.1				1 Strip foundations					m		£	-
1.1.1.2				2 Isolated pad foundations					nr		£	-
1.1.1.3				3 Extra for disposal of contaminated excavated material					m3		£	-
1.1.2			2 Specialist foundations									
1.1.2.1				1 Piling mats/platforms					m2		£	-
1.1.2.2				2 Piling plant: details					item		£	-
1.1.2.3				3 Moving piling rig to pile position.					nr		£	-
1.1.2.4				4 Piles					nr		£	-
1.1.2.5				5 Extra for pile casings or linings					nr		£	-
1.1.2.6				6 Caissons					nr		£	-
1.1.2.7				7 Disposal of excavated material arising from piling.					m3		£	-
1.1.2.8				8 Extra for breaking through obstructions					nr/m3		£	-
1.1.2.9				9 Cutting off tops of concrete piles.					nr		£	-
1.1.2.10				10 Pile tests					m		£	-
1.1.2.11				11 Vibro-compacted columns					nr		£	-
1.1.2.12				12 Pile caps					nr		£	-
1.1.2.13				13 Ground beams					m		£	-
1.1.2.14				14 Underpinning					m		£	-
1.1.3			3 Lowest floor construction									
1.1.3.1				1 Lowest floor construction					m2		£	-
1.1.3.2				2 Extra over lowest floor construction for forming ramps and the like					m2		£	-
1.1.3.3				3 Extra over lowest floor construction for forming of lift pits and the like					nr		£	-

1.1.3.4				4 Extra over lowest floor construction for forming swimming pool tanks and the like		details, including the size		nr			£	-
1.1.3.5				5 Retaining walls at changes in level		details, including thickness (mm), height (m) and reinforcement rate (kg/m³)		m			£	-
1.1.3.6				6 Designed joints		details, including height (mm)		m			£	-
1.1.3.7				7 Drainage below ground		details, including average depth of trench (m), type and nominal size of pipe (mm), and materials for beds and haunchings/surrounds		m			£	-
1.1.3.8				8 Gullies, floor outlets and the like				nr			£	-
1.1.3.9				9 Internal manholes, catch-pits, petrol interceptors or the like				nr			£	-
1.1.3.10				10 Testing of drainage installations				%			£	-
1.1.3.11				11 Commissioning of drainage installations				%			£	-
1.1.4			4 Basement excavation									
1.1.4.1				1 Basement excavation		details, including average depth of excavation		m3			£	-
1.1.4.2				2 Disposal of excavated material				m3			£	-
1.1.4.3				3 Extra for disposal of contaminated excavated material				m3			£	-
1.1.4.4				4 Earthwork support				m2			£	-
1.1.4.5				5 Additional excavation				m2			£	-
1.1.5			5 Basement retaining walls									
1.1.5.1				1 Basement retaining wall		Reinforcement rate (kg/m³) and formwork finish for in-situ concrete walls		m2			£	-
1.1.5.2				Embedded basement retaining walls								
1.1.5.2				2 Piling mats/platforms		details, including thickness of mat/platform (mm)		m2			£	-
1.1.5.3				3 Piling plant				item			£	-
1.1.5.4				4 Moving piling rig to pile position				nr			£	-
1.1.5.5				5 Guide walls				m			£	-
1.1.5.6				6 Piles		details, including type, diameter (mm), total length (m), exposed length (m) and embedded length (m) of piles		nr			£	-
1.1.5.7				7 Contiguous bored pile walls		details, including type, diameter (mm), total length (m), exposed length (m) and embedded length (m) of piles		m			£	-
1.1.5.8				8 Disposal of excavated material arising from piling				m3			£	-
1.1.5.9				9 Cutting off tops of concrete piles.				nr/m			£	-
1.1.5.10				10 Steel sheet piling		details, including total area (m²) and total driven area (m²)		m2			£	-
1.1.5.11				11 Cutting off surplus lengths steel sheet piling				nr			£	-
1.1.5.12				12 Pile tests				item			£	-
1.1.5.13				13 Diaphragm walls		details, including depth of excavation, thickness (mm) of wall reinforcement rate (kg/m³)		m2			£	-
1.1.5.14				14 Ground anchors		details, including type		nr			£	-
1.1.5.15				15 Trimming and cleaning faces of piled and diaphragm walls				m2			£	-
1.1.5.16				16 Temporary works				item			£	-
1.1.5.17				17 Removal of temporary works				item			£	-
1.1.5.18				18 Capping beams		details, including beam		m2			£	-
1.1.5.19				19 Basement retaining wall components		Reinforcement rate (kg/m³) and formwork finish for in-situ concrete walls		m2			£	-
1.1.5.20				20 Concrete applied by spray or gun		details, including thickness (mm)		m2			£	-
2	2 SUPERSTRUCTURE	2 SUPERSTRUCTURE				Gross Internal Floor Area	0	m2			£	-
2.1		2.1 Frame				Gross Internal Floor Area	0	m2		£	-	£
2.1.1			1 Steel frames									
2.1.1.1				1 Structural steel frame, including fittings and fixings		details, including size of column grid (m)		t			£	-
2.1.1.2				2 Fire protection to steel frame				t			£	-
2.1.1.3				3 Factory applied paint systems				t			£	-
2.1.2			2 Space frames/decks									
2.1.2.1				1 Space frame/deck, including structural support framework, fittings and fixings				m2			£	-
2.1.2.2				2 Fire protection to steel frame				m2			£	-
2.1.2.3				3 Factory applied paint systems				m2			£	-
2.1.3			3 Concrete casings to steel frames									
2.1.3.1				1 Column casings		details, including number of columns (nr), column size and type of formwork finish		m			£	-

2.1.3.2			2 Beam casings		details, including number of beams (nr), beam size and type of formwork finish		m		£	-
2.1.4		4 Concrete frames								
2.1.4.1			1 Columns		details, including number (nr) of columns, column size (mm), concrete grade, reinforcement rate (kg/m ³) and type of formwork finish		m		£	-
2.1.4.2			2 Beams		details, including number (nr) of beams, beam size (mm), reinforcement rate (kg/m ³) and type of formwork finish		m		£	-
2.1.4.3			3 Walls		details, including thickness of wall (mm), concrete grade, reinforcement rate (kg/m ³) and type of formwork finish		m ²		£	-
2.1.4.4			4 Extra over walls for forming openings in walls for doors, windows, screens and the like		details, including thickness of wall (mm), overall size of opening (m) and type of formwork finish		nr		£	-
2.1.4.5			5 Designed joints				m		£	-
2.1.5		5 Timber frames								
2.1.5.1			1 Timber frames				m ²		£	-
2.1.6		6 Specialist frames								
2.1.6.1			1 Specialist frame				m ²		£	-
2.2	2.2 Upper Floors						0		£	-
2.2.1		1 Concrete floors								
2.2.1.1			1 Suspended floor slabs		details, including thickness (mm); concrete strength (N/mm ²), reinforcement rate (kg/m ³) and type of formwork finish		m ²		£	-
2.2.1.2			2 Edge formwork		details of formwork finish		m		£	-
2.2.1.3			3 Designed joints				m		£	-
2.2.1.4			4 Surface treatments				m ²		£	-
2.2.2		2 Precast/composite decking systems								
2.2.2.1			1 Suspended floor slab				m ²		£	-
2.2.3		3 Timber floors								
2.2.3.Ti			Timber floors				m ²		£	-
2.2.4		4 Structural screeds								
2.2.4.1			1 Structural screed		details, including thickness (mm), reinforcement rate (kg/m ³) and surface treatments		m ²		£	-
2.2.5		5 Balconies								
2.2.5.1			1 Balconies		details, including floor area (m ²) of balcony		nr		£	-
2.2.6		6 Drainage to balconies								
2.2.6.1			1 Rainwater pipes				m		£	-
2.2.6.2			2 Floor outlets				nr		£	-
2.3	2.3 Roofs						0		£	-
2.3.1		1 Roof structure								
2.3.1.1			1 Roof structure – pitched roofs		details, including design loads (kN/m ²), spans (m) and angle of pitch (°)		m ²		£	-
2.3.1.2			2 Extra over roof structure – pitched roofs for forming dormer				m ²		£	-
2.3.1.3			3 Roof structure – flat roofs		details, including design loads (kN/m ²) and spans (m)		m ²		£	-
2.3.2		2 Roof coverings								
2.3.2.1			1 Roof coverings, non-structural screeds, thermal insulation, and surface treatments				m ²		£	-
2.3.2.2			2 Extra over roof coverings for coverings to dormers, including cladding to dormer cheeks.				m ²		£	-
2.3.2.3			3 Eaves, verge treatment to pitched roofs				m		£	-
2.3.2.4			4 Edge treatment to flat roofs				m		£	-
2.3.2.5			5 Flashings				m		£	-
2.3.3		3 Glazed roofs								
2.3.3.1			1 Glazed roof				m ²		£	-
2.3.4		4 Roof drainage								
2.3.4.1			1 Gutters				m		£	-
2.3.4.2			2 Rainwater pipes				m		£	-
2.3.5		5 Rooflights, skylights and openings								
2.3.5.1			1 Rooflights, skylights and openings				nr/m ²		£	-
2.3.6		6 Roof features								
2.3.6.1			1 Roof features				nr		£	-
2.4	2.4 Stairs and Ramps						0		£	-
2.4.1		1 Stair/ramp structures								
2.4.1.1			1 Stair structures		details, including vertical rise of staircase		nr		£	-
2.4.1.2			2 Ramp structures		details, including vertical rise of ramp		nr		£	-
2.4.2		2 Stair/ramp finishes								
2.4.2.1			1 Stair finishes		details, including vertical rise of staircase		nr		£	-
2.4.2.2			2 Ramp finishes		details, including vertical rise of ramp		nr		£	-
2.4.3		3 Stair/ramp balustrades and handrails								
2.4.3.1			1 Wall handrails		details, including vertical rise of staircase or ramp		nr		£	-

2.4.3.2			2 Combined balustrades and handrails		details, including vertical rise of staircase or ramp		nr		£	-
2.4.4		4 Ladders/chutes/slides								
2.4.4.1			1 Ladders				nr		£	-
2.4.4.2			2 Chutes				nr		£	-
2.4.4.3			3 Slides				nr		£	-
2.5		2.5 External Walls					0	m2	£	-
2.5.1			1 External walls above ground floor level							
2.5.1.1			1 External walls		Reinforcement rate (kg/m³) and formwork finish for in-situ concrete walls			m2	£	-
2.5.1.2			2 Extra over external walls for plinths, cornices, ornamental bands and the like					m	£	-
2.5.1.3			3 Extra over external walls for quoins					m	£	-
2.5.1.4			4 Extra over external walls for forming openings for windows		details, including overall size of opening (mm)			nr	£	-
2.5.1.5			5 Extra over external walls for forming openings for external doors		details, including overall size of opening (mm)			nr	£	-
2.5.1.6			6 Finishes applied to external walls					m2	£	-
2.5.2			2 External walls below ground level							
2.5.2.1			1 External walls		Reinforcement rate (kg/m³) and formwork finish for in-situ concrete walls			m2	£	-
2.5.2.2			2 Extra over external walls for plinths, cornices, ornamental bands and the like					m2	£	-
2.5.2.3			3 Extra over external walls for quoins					m2	£	-
2.5.2.4			4 Extra over external walls for forming openings for windows		details, including overall size of opening (mm)			nr	£	-
2.5.2.5			5 Extra over external walls for forming openings for external doors		details, including overall size of opening (mm)			nr	£	-
2.5.2.6			6 Finishes to external walls					m2	£	-
2.5.3			3 Solar/rainscreen cladding							
2.5.3.1			1 Vertical solar/rainscreen cladding					m2	£	-
2.5.3.2			2 Horizontal solar/rainscreen cladding					m	£	-
2.5.4			4 External soffits							
2.5.4.1			1 External soffit					m2	£	-
2.5.4.2			2 Cornices, covings and the like					m	£	-
2.5.4.3			3 Shadow gaps and the like					m	£	-
2.5.4.4			4 Access hatches and the like					nr	£	-
2.5.4.5			5 Finishes applied to external soffits					m2	£	-
2.5.5			5 Subsidiary walls, balustrades, handrails, railings and proprietary balconies							
2.5.5.1			1 Walls					m	£	-
2.5.5.2			2 Walls forming planters					m	£	-
2.5.5.3			3 Combined balustrades and handrails					m	£	-
2.5.5.4			4 Wall mounted handrails					m	£	-
2.5.5.5			5 Parapet railings:					m	£	-
2.5.5.6			6 Proprietary bolt-on balconies					nr	£	-
2.5.5.7			7 Rainwater pipes					nr/m	£	-
2.5.5.8			8 Floor outlets					nr	£	-
2.5.6			6 Facade access/cleaning systems							
2.5.6.1			1 Facade cleaning systems					nr	£	-
2.6		2.6 Windows and External Doors					0	m2	£	-
2.6.1			1 External windows							
2.6.1.1			1 Windows		details, including overall size of opening (mm)			m2	£	-
2.6.1.2			2 Shop fronts		details, including overall size of opening (mm)			m2	£	-
2.6.1.3			3 Roller shutters, sliding shutters, grilles and the like to window openings		details, including overall size of opening (mm)			nr	£	-
2.6.2			2 External doors							
2.6.2.1			1 External doors		details, including type, number of door leaves (nr), size of each door leaf (mm) and overall size of opening (mm)			nr	£	-
2.6.2.2			2 Revolving doors		details, including overall size of opening (mm)			nr	£	-
2.6.2.3			3 Shop front doors		details, including type, number of door leaves (nr), size of each door leaf (mm) and overall size of opening (mm)			nr	£	-
2.6.2.4			4 Roller shutters, sliding shutters and the like to external door openings		details, including overall size of opening (mm)			nr	£	-
2.6.2.5			5 Garage doors		details, including overall size of opening (mm)			nr	£	-
2.6.2.6			6 Canopies					nr	£	-
2.6.2.7			7 Grilles		details, including overall size of opening (mm)			nr	£	-
2.6.2.8			8 Architraves					m	£	-
2.7		2.7 Internal Walls and Partitions					0	m2	£	-
2.7.1			1 Walls and partitions							
2.7.1.1			1 Internal walls		details, including thickness			m2	£	-
2.7.1.2			2 Extra over internal walls for forming openings in walls for internal doors and the like		details, including overall size of opening (mm)			nr	£	-
2.7.1.3			3 Fixed partitions		details, including thickness			m2	£	-

2.7.1.4				4 Extra over fixed partitions for forming openings in partitions for internal doors and the like		details, including overall size of opening (mm)		nr			£ -
2.7.2			2 Balustrades and handrails								
2.7.2.1				1 Combined balustrades and handrails				m			£ -
2.7.2.2				2 Wall mounted handrails				m			£ -
2.7.3			3 Moveable room dividers								
2.7.3.1				1 Moveable room dividers and partitions				m2			£ -
2.7.4			4 Cubicles								
2.7.4.1				1 Cubicles				nr			£ -
2.8		2.8 Internal Doors					0	m		£ -	£ -
2.8.1			1 Internal doors								
2.8.1.1				1 Internal doors		details, including type, number of door leaves (nr), size of each door leaf (mm), and overall size of opening (mm)		nr			£ -
2.8.1.2				2 Fire resisting doors		details, including type, number of door leaves (nr), fire rating (hours), size of each door leaf (mm), and overall size of opening (mm)		nr			£ -
2.8.1.3				3 Door sets		details, including type, number of door leaves (nr), size of each door leaf (mm), and overall size of opening (mm)		nr			£ -
2.8.1.4				4 Composite door and sidelights/over panel units		details, including type, number of door leaves (nr), size of each door leaf (mm), and overall size of opening (mm)		nr			£ -
2.8.1.5				5 Roller shutters, sliding shutters, grilles and the like		details, including overall size of opening (mm)		nr			£ -
2.8.1.6				6 Architraves							£ -
3	3 INTERNAL FINISHES	3 INTERNAL FINISHES				Gross Internal Floor Area	0	m2			£ -
3.1		3.1 Wall Finishes					0	m2		£ -	£ -
3.1.1			1 Finishes to walls								
3.1.1.1				1 Finishes to walls and columns				m2			£ -
3.1.1.2				2 Picture rails, dado rails and the like				m2			£ -
3.1.1.3				3 Proprietary impact and bumper guards, protection strips, corner protectors and the like				nr/m			£ -
3.2		3.2 Floor Finishes					0	m2		£ -	£ -
3.2.1			1 Finishes to floors								
3.2.1.1				1 Finishes to floors				m2			£ -
3.2.1.2				2 Specialist flooring systems				m2			£ -
3.2.1.3				3 Skirtings and the like				m			£ -
3.2.1.4				4 Mat wells and mats				nr			£ -
3.2.1.5				5 Finishes to swimming pool tanks, including tank linings				m2			£ -
3.2.1.6				6 Line markings				m			£ -
3.2.1.7				7 Numeral and symbols				nr			£ -
3.2.2			2 Raised access floors								
3.2.2.1				1 Raised access floor systems				m2			£ -
3.2.2.2				2 Skirtings and the like				m2			£ -
3.3		3.3 Ceiling Finishes					0	m2		£ -	£ -
3.3.1			1 Finishes to ceilings								
3.3.1.1				1 Finishes to ceilings				m2			£ -
3.3.1.2				2 Cornices, covings and the like				m			£ -
3.3.2			2 False ceilings								
3.3.2.1				1 False ceilings				m2			£ -
3.3.2.2				2 Cornices, covings and the like				m			£ -
3.3.2.3				3 Access hatches and the like				nr			£ -
3.3.3			3 Demountable suspended ceilings								
3.3.3.1				1 Demountable suspended ceilings				m2			£ -
3.3.3.2				2 Shadow gaps and the like				m			£ -
3.3.3.3				3 Access hatches and the like				nr			£ -
4	4 FITTINGS AND FURNISHINGS	4 FITTINGS AND FURNISHINGS				Gross Internal Floor Area	0	m2			£ -
4.1		4.1 General fittings, furnishings and equipment					0	m2		£ -	£ -
4.1.1			1 General fittings, furnishings and equipment								
4.1.1.1				1 Fittings				nr			£ -
4.1.1.2				2 Furnishings				nr			£ -
4.1.1.3				3 Equipment				nr			£ -
4.1.2			2 Domestic kitchen fittings and equipment								
4.1.2.1				1 Kitchen units				nr			£ -
4.1.2.2				2 Kitchen appliances				nr			£ -
4.1.2.3				3 Waste bins, towel rails, storage racks and other accessories				nr			£ -
4.1.3			3 Signs/notices								
4.1.3.1				1 Component				nr			£ -
4.1.4			4 Works of art								
4.1.4.1				1 Objects d'art and other ornamental features				nr			£ -
4.1.4.2				2 Decorative features and panels				nr			£ -
4.1.5			5 Equipment								
4.1.5.1				1 Equipment				nr			£ -
4.1.5.2				2 Removable ladders and the like				nr			£ -
4.2		4.2 Special fittings, furnishings and equipment					0	m2		£ -	£ -
4.2.1			1 Special purpose fittings, furnishings and equipment								
4.2.1.1				1 Fittings, furnishings and equipment				nr			£ -
4.3		4.3 Internal planting					0	m2		£ -	£ -
4.3.1			1 Internal planting								

4.3.1.1			1 Plant and shrub beds				m2		£	-
4.3.1.2			2 Trees				nr		£	-
4.4	4.4: Bird and vermin control					0	m2		£	-
4.4.1		1 Bird and vermin control								
4.4.1.1			1 Wires, nets, traps and the like				nr		£	-
4.4.1.2			2 Electronic and sonic system				nr		£	-
4.4.1.3			3 Bird repellent coatings				m2		£	-
5	5 M&E INSTALLATION	5 M&E INSTALLATION				0	m2		£	-
5.1	5.1 Sanitary installations					0	nr		£	-
5.1.1		1 Sanitary appliances								
5.1.1.1			1 Sanitary appliance				nr		£	-
5.1.2		2 Pods								
5.1.2.1			1 Bathroom pods				nr		£	-
5.1.2.2			2 Toilet pods				nr		£	-
5.1.2.3			3 Shower room pods				nr		£	-
5.1.3		3 Sanitary fittings								
5.1.3.1			1 Fittings				nr		£	-
5.2	5.2 Services equipment					0	m		£	-
5.2.1		1 Services equipment								
5.2.1.1			1 Services equipment				nr		£	-
5.3	5.3 Disposal installations					0	nr		£	-
5.3.1		1 Foul drainage above								
5.3.1.1			1 Drainage to sanitary appliance				nr		£	-
5.3.1.2			2 Drainage to services equipment				nr		£	-
5.3.2		2 Laboratory and industrial liquid waste drainage								
5.3.2.1			1 Drainage to appliance or equipment:				nr		£	-
5.3.3		3 Refuse disposal								
5.3.3.1			1 Refuse disposal installation				nr		£	-
5.4	5.4 Water installations					0	nr		£	-
5.4.1		1 Mains water supply								
5.4.1.1			1 Mains water supply		details, including the number of draw-off points (nr),		nr/m2		£	-
5.4.2		2 Cold water distribution								
5.4.2.1			1 Cold water distribution		details, including the number of draw-off points (nr)		nr/m2		£	-
5.4.3		3 Hot water distribution								
5.4.3.1			1 Hot water distribution		details, including the number of draw-off points (nr)		nr/m2		£	-
5.4.4		4 Local hot water distribution								
5.4.4.1			1 Water heaters				nr		£	-
5.4.5		5 Steam and condensate distribution								
5.4.5.1			1 Steam and condensate distribution		details, including number of draw-off points (nr)		nr/m2		£	-
5.5	5.5 Heat source					0	m2		£	-
5.5.1		1 Heat source								
5.5.1.1			1 Heat source (nr)		details, including output of heat source (kW)		nr		£	-
5.6	5.6 Space heating and air conditioning					0	m2		£	-
5.6.1		1 Central heating								
5.6.1.1			1 Central heating systems				m2		£	-
5.6.2		2 Local heating								
5.6.2.1			1 Heaters				nr		£	-
5.6.3		3 Central cooling								
5.6.3.1			1 Central cooling systems				m2		£	-
5.6.4		4 Local cooling								
5.6.4.1			1 Cooling units				nr		£	-
5.6.5		5 Central heating and cooling								
5.6.5.1			1 Combined central heating and cooling systems				m2		£	-
5.6.6		6 Local heating and cooling								
5.6.6.1			1 Local heating and cooling units				nr		£	-
5.6.7		7 Central air conditioning								
5.6.7.1			1 Central air conditioning system				m2		£	-
5.6.8		8 Local air conditioning								
5.6.8.1			1 Self-contained air conditioning units				nr		£	-
5.6.8.2			2 Other local air conditioning systems				nr		£	-
5.7	5.7 Ventilation					0	m2		£	-
5.7.1		1 Central ventilation								
5.7.1.1			1 Central ventilation systems				m2		£	-
5.7.2		2 Local and special ventilation								
5.7.2.1			1 Toilet/bathroom ventilation units				nr		£	-
5.7.2.2			2 Kitchen ventilation units				nr		£	-
5.7.2.3			3 Safety cabinet and fume cupboard extracts				nr		£	-
5.7.2.4			4 Fume extracts				nr		£	-
5.7.2.5			5 Dust collection units				nr		£	-
5.7.2.6			6 Anaesthetic gas extracts				nr		£	-
5.7.2.7			7 Cyclone systems				nr		£	-
5.7.2.8			8 Unit extract fans				nr		£	-
5.7.2.9			9 Rotating ventilators				nr		£	-
5.7.2.10			10 Roof mounted ventilation units				nr		£	-
5.7.2.11			11 Car parking ventilation				nr		£	-
5.7.2.12			12 Other local and special ventilation systems				nr		£	-
5.7.3		3 Smoke extract/control								
5.7.3.1			1 Smoke extract/control systems				m2		£	-
5.8	5.8 Electrical installations					0	m2		£	-

5.1		5.12 Communication, security and control systems				0	m2		£ -	£ -
5.1.1			1 Communication systems							
5.1.1.1				1 Telecommunication systems	details of each type of system		m2		£ -	
5.1.1.2				2 Data transmission systems	details of each type of system		m2		£ -	
5.1.1.3				3 Paging and emergency call systems	details of each type of system		m2		£ -	
5.1.1.4				4 Public address and conference audio systems	details of each type of system		m2		£ -	
5.1.1.5				5 Radio systems	details of each type of system		m2		£ -	
5.1.1.6				6 Projection systems	details of each type of system		nr		£ -	
5.1.1.7				7 Fire detection and alarm systems	details of each type of system		m2		£ -	
5.1.1.8				8 Liquid detection systems	details of each type of system		m2		£ -	
5.1.1.9				9 Burglar and security alarms	details of each type of system		m2		£ -	
5.1.1.10				10 Clocks, card clocks, flexitime installations	details of each type of system		nr		£ -	
5.1.1.11				11 Door entry, systems	details of each type of system		m2		£ -	
5.1.1.12				12 Radio(s)	details of each type of system		m2		£ -	
5.1.1.13				13 Television systems	details of each type of system		nr		£ -	
5.1.1.14				14 TV monitors	details of each type of system		nr		£ -	
5.1.1.15				15 Pneumatic or mechanical message systems	details of each type of system		m2		£ -	
5.1.1.16				16 Other communication systems	details of each type of system		nr/m2		£ -	
5.1.2			2 Security systems							
5.1.2.1				1 Surveillance equipment	details of each type of system		nr/m2		£ -	
5.1.2.2				2 Security detection equipment	details of each type of system		nr/m2		£ -	
5.1.2.3				3 Security alarm equipment	details of each type of system		nr/m2		£ -	
5.1.2.4				4 Access control systems	details of each type of system		nr/m2		£ -	
5.1.2.5				5 Burglar and security alarms	details of each type of system		nr/m2		£ -	
5.1.2.6				6 Door entry systems	details of each type of system		nr		£ -	
5.1.2.7				7 Security lights and lighting systems)	details of each type of system		nr/m2		£ -	
5.1.2.8				8 Other security systems	details of each type of system		nr/m2		£ -	
5.1.3			3 Central control/building management systems							
5.1.3.1				1 Central control/building management systems	details of each type of system		m2		£ -	
5.1		5.13 Specialist installations				0	m2		£ -	£ -
5.1.1			1 Specialist piped supply systems							
5.1.1.1				1 Medical and laboratory gas supply systems	details of each type of system		nr/m2		£ -	
5.1.1.2				2 Centralised vacuum cleaning systems	details of each type of system		nr/m2		£ -	
5.1.1.3				3 Treated water systems	details of each type of system		nr/m2		£ -	
5.1.1.4				4 Swimming pool water treatment systems	details of each type of system		nr/m2		£ -	
5.1.1.5				5 Compressed air systems	details of each type of system		nr/m2		£ -	
5.1.1.6				6 Vacuum systems	details of each type of system		nr/m2		£ -	
5.1.1.7				7 Other specialist piped supply systems	details of each type of system		nr/m2		£ -	
5.1.2			2 Radio and television studios							
5.1.2.1				1 Radio and television studios			nr		£ -	
5.1.3			3 Specialist refrigeration systems							
5.1.3.1				1 Cold rooms	details of each type of system		nr/m2		£ -	
5.1.3.2				2 Ice pads			nr/m2		£ -	
5.1.3.3				3 Other specialist refrigeration systems	details of each type of system		nr/m2		£ -	
5.1.4			4 Water features							
5.1.4.1				1 Water feature			nr		£ -	
5.1.5			5 Other specialist installations							
5.1.5.1				1 Other specialist installations	details of each type of system		nr/m2		£ -	
5.1		5.14 Builders' work in connection with services				0	m2		£ -	£ -
5.1.1			1 General builder's work							
5.1.1.1				1 Builder's work in general areas			m2		£ -	
5.1.1.2				2 Builder's work to landlord areas			m2		£ -	
5.1.1.3				3 Builder's work to plant rooms			m2		£ -	
5.1.1.4				4 Fuel bunds			nr		£ -	
6	6 COMPLETE BUILDINGS & BUILDING UNITS	6 COMPLETE BUILDINGS & BUILDING UNITS			Gross Internal Floor Area	0	m2		£ -	£ -
6						0	m2		£ -	£ -
6.1			1 Complete buildings							
6.1.1				1 Complete buildings			m2		£ -	
6.2			2 Building units							
6.2.1				1 Building units	details, including number (nr) of identical units,		m2		£ -	
7	7 WORK TO EXISTING BUILDINGS	7 WORK TO EXISTING BUILDINGS			Gross Internal Floor Area	0	m2		£ -	£ -
7.1		7.1 Minor demolition works and alteration works				0	m2		£ -	£ -
7.1.1			1 Minor demolition works and alteration works							
7.1.1.1				1 Spot items			item		£ -	
7.1.1.2				2 Minor demolition works			nr/m/m2		£ -	
7.1.1.3				3 Removal			item/nr/m/m2		£ -	
7.1.1.4				4 Alteration works			item/nr/m/m2		£ -	
7.2		7.2 Repairs to existing services				0	m2		£ -	£ -
7.2.1			1 Existing services							
7.2.1.1				1 Equipment/plant repairs			nr		£ -	
7.2.1.2				2 Overhauling services installations/systems			m2		£ -	
7.3		7.3 Damp-proof courses/fungus and beetle eradication				0	m2		£ -	£ -
7.3.1			1 Damp-proof courses							
7.3.1.1				1 Damp-proof courses			m2		£ -	
7.3.2			2 Fungus/beetle eradication							
7.3.2.1				1 Eradication treatment:			m2		£ -	
7.4		7.4 Facade retention				0	m2		£ -	£ -
7.4.1			1 Facade retention							
7.4.1.1				1 Support structures			nr		£ -	

7.5		7.5 Cleaning existing surfaces				0	m2		£	-	£	-
7.5.1			1 Cleaning existing surfaces									
7.5.1.1				1 Cleaning existing surfaces			m2				£	-
7.5.2			2 Protective coatings to existing surfaces									
7.5.2.1				1 Protective coatings to existing surfaces			m2				£	-
7.6		7.6 Renovation works				0	m2		£	-	£	-
7.6.1			1 Masonry repairs									
7.6.1.1				1 Masonry repairs			nr/m2				£	-
7.6.2			2 Concrete repairs									
7.6.2.1				1 Concrete repairs			nr/m2				£	-
7.6.3			3 Metal repairs									
7.6.3.1				1 Metal repairs			nr/m2				£	-
7.6.4			4 Timber repairs									
7.6.4.1				1 Timber repairs			nr/m2				£	-
7.6.5			5 Plastics repairs									
7.6.5.1				1 Plastics repairs			nr/m2				£	-
8	8 EXTERNAL WORKS	8 EXTERNAL WORKS						Site Area				
8.1		8.1 Site preparation works				0	m2		£	-	£	-
8.1.1			1 Site clearance									
8.1.1.1				1 Clearing vegetation			m2				£	-
8.1.1.2				2 Taking down trees			nr				£	-
8.1.1.3				3 Removing tree stumps and roots			nr				£	-
8.1.1.4				4 Tree protection			item				£	-
8.1.1.5				5 Minor demolition works			item/nr				£	-
8.1.1.6				6 Applying herbicides			m2				£	-
8.1.2			2 Preparatory groundworks									
8.1.2.1				1 Forming new site contours and adjusting existing site levels			m2				£	-
8.1.2.2				2 Breaking out existing substructures			m2				£	-
8.1.2.3				3 Breaking out existing hard pavings			m2				£	-
8.1.2.4				4 Grubbing up old drainage pipelines			m				£	-
8.1.2.5				5 Grubbing up old manholes and the like			nr				£	-
8.1.2.6				6 Filling disused manholes and the like			nr				£	-
8.1.2.7				7 Removing existing underground storage tanks, including disposal			nr				£	-
8.2		8.2 Roads, paths and pavings				0	m2		£	-	£	-
8.2.1			1 Roads, paths and pavings									
8.2.1.1				1 Roads			m	details, including width			£	-
8.2.1.2				2 Paths			m	details, including width			£	-
8.2.1.3				3 Paved areas, hardstandings and the like			m2				£	-
8.2.1.3				3 Roundabouts			nr				£	-
8.2.1.4				4 Road crossings			nr				£	-
8.2.1.5				5 Steps			nr				£	-
8.2.1.6				6 Ramps			nr				£	-
8.2.1.7				7 Traffic calming accessories			nr/m				£	-
8.2.1.8				8 Tree grilles			nr				£	-
8.2.1.9				9 Vehicle protection barriers			m				£	-
8.2.1.10				10 Bumpers			m				£	-
8.2.1.11				11 Pavement markings			nr/m				£	-
8.2.1.12				12 Repairs to existing roads, paths and pavings			nr/m2				£	-
8.2.2			2 Special surfacings and pavings									
8.2.2.1				1 Surfacings and pavings			m2				£	-
8.3		8.3 Soft landscapes, planting and irrigation systems				0	m2		£	-	£	-
8.3.1			1 Seeding and turfing									
8.3.1.1				1 Grassed areas			m2				£	-
8.3.1.2				2 Reinforced grass proprietary systems			m2				£	-
8.3.1.3				3 Marking out of grass sports pitches			nr				£	-
8.3.1.4				4 Work to existing grassed areas			m2				£	-
8.3.1.5				5 Maintenance of grassed areas			m2	details, including time period (weeks)			£	-
8.3.2			2 External planting									
8.3.2.1				1 Planting			m2				£	-
8.3.2.2				2 Planting reed beds			m2				£	-
8.3.2.3				3 Hedges			m				£	-
8.3.2.4				4 Trees			nr				£	-
8.3.2.5				5 Woodland planting			m2				£	-
8.3.2.6				6 Tree surgery, thinning and pruning			nr				£	-
8.3.2.7				7 Maintenance work to plants and shrubs and planting beds			m2	details, including time period (weeks)			£	-
8.3.2.8				8 Maintenance work to trees			nr	details, including number of occasions and time period (weeks)			£	-
8.3.2.9				9 Maintenance work to hedges			m	details, including time period (weeks)			£	-
8.4		8.4 Fencing, railings and walls				0	m		£	-	£	-
8.4.1			1 Fencing and railings									
8.4.1.1				1 Fencing			m	details, including height (m)			£	-
8.4.1.2				2 Railings			m	details, including height (m)			£	-
8.4.1.3				3 Gates			nr				£	-
8.4.2			2 Walls and screens									
8.4.2.1				1 Walls			m	details, including height (m)			£	-
8.4.2.2				2 Screens			m	details, including height (m)			£	-
8.4.2.3				3 Gates			nr				£	-
8.4.3			3 Retaining walls									
8.4.3.1				1 Retaining walls			m	details, including height (m) above ground			£	-
8.4.3.2				2 Temporary works			item				£	-
8.4.4			4 Barriers and guardrails									
8.4.4.1				1 Vehicle restraint systems			m				£	-
8.4.4.2				2 Pedestrian restraint systems			m				£	-

8.7.7.1			1 Fuel storage and piped distribution systems				nr		£	-
8.7.7.2			2 Service runs				m		£	-
8.7.8			8 External security systems							
8.7.8.1			1 Surveillance equipment		details of each type of system		item/nr		£	-
8.7.8.2			2 Security detection equipment		details of each type of system		item/nr		£	-
8.7.8.3			3 Security alarm equipment		details of each type of system		item/nr		£	-
8.7.8.4			4 Gate access control systems		details of each type of system		nr		£	-
8.7.8.5			5 Gate entry systems		details of each type of system		nr		£	-
8.7.8.6			6 Security lights and lighting systems		details of each type of system		item/nr		£	-
8.7.8.7			7 Other security systems		details of each type of system		item/nr		£	-
8.7.8.8			8 Service runs				m		£	-
8.7.9			9 Site/street lighting systems							
8.7.9.1			1 External lighting to pedestrian areas				nr		£	-
8.7.9.2			2 External lighting to paths				nr		£	-
8.7.9.3			3 External lighting to roads				nr		£	-
8.7.9.4			4 Illuminated traffic signs				nr		£	-
8.7.10			10 Irrigation systems							
8.7.10.1			1 Irrigation systems				m2		£	-
8.7.11			11 Local/district heating installations							
8.7.11.1			1 Heat source associated plant and equipment				item/nr		£	-
8.7.11.2			2 Service runs				m		£	-
8.7.11.3			3 External heating ducts and duct access covers				m		£	-
8.7.12			12 Builder's work in connection with external services							
8.7.12.1			1 Ducts and the like				nr/m		£	-
8.7.12.2			2 Supports to external storage tanks, vessels and the like				item/nr		£	-
8.7.12.3			3 Fuel bunds and the like to storage/retention tanks and vessels:				item/nr		£	-
8.7.12.4			4 Protective compounds, fencing, storage racks associated with LPG installations and the like				item/nr		£	-
8.7.12.5			5 Protective compounds, connected with transformer sub-stations and the like				item/nr		£	-
8.7.12.6			6 Bases for services equipment		details, including size		nr		£	-
8.7.12.7			7 Other builder's work in connection with external services				%		£	-
8.7.13			13 Testing and commissioning of external services							
8.7.13.1			1 Testing				%		£	-
8.7.13.2			2 Commissioning				%		£	-
8.8	8.8 Minor building works and ancillary buildings						0	m2	£	-
8.8.1			1 Minor building works							
8.8.1.1			1 Refurbishment of existing ancillary buildings		details, including GIFA (m²)		item/nr		£	-
8.8.1.2			2 Overhauling existing mechanical and electrical plant and equipment				item/nr		£	-
8.8.1.3			3 Repairs to existing fences, railings, walls and screen walls				nr/m		£	-
8.8.2			2 Ancillary buildings and structures							
8.8.2.1			1 Minor ancillary building – built		details, including GIFA (m²)		nr		£	-
8.8.2.2			2 Minor ancillary building – prefabricated/proprietary				nr		£	-
8.8.3			3 Underpinning to external site boundary walls							
8.8.3.1			1 Underpinning to external site boundary walls and the like				m2		£	-
9	9 MAIN CONTRACTOR'S PRELIMINARIES	9 MAIN CONTRACTOR'S PRELIMINARIES				Gross Internal Floor Area	0	m2	£	-
9.1		9.1 Employer's requirements							£	-
9.1.1			1 Site accommodation							
9.1.1.1			1 Site accommodation						£	-
9.1.1.2			2 Furniture and equipment						£	-
9.1.1.3			3 Telecommunication and IT systems						£	-
9.1.2			2 Site records							
9.1.2.1			1 Site records						£	-
9.1.3			3 Completion and post-completion requirements.							
9.1.3.1			1 Handover requirements						£	-
9.1.3.2			2 Operation and maintenance services						£	-
9.2		9.2 Main contractor's cost items							£	-
9.2.1			1 Management and staff							
9.2.1.1			1 Project specific management and staff						£	-
9.2.1.2			2 Visiting management and staff						£	-
9.2.1.3			3 Extraordinary support costs						£	-
9.2.1.4			4 Staff travel						£	-
9.2.2			2 Site establishment							
9.2.2.1			1 Site accommodation						£	-
9.2.2.2			2 Temporary works in connection with site establishment						£	-
9.2.2.3			3 Furniture and equipment						£	-
9.2.2.4			4 IT systems						£	-
9.2.2.5			5 Consumables and services						£	-
9.2.2.6			6 Brought in services						£	-
9.2.2.7			7 Sundries						£	-
9.2.3			3 Temporary services							

9.2 .3.1				1 Temporary water supply								£	-
9.2 .3.2				2 Temporary gas supply								£	-
9.2 .3.3				3 Temporary electricity supply								£	-
9.2 .3.4				4 Temporary telecommunication systems								£	-
9.2 .3.5				5 Temporary drainage								£	-
9.2 .4			4 Security										
9.2 .4.1				1 Security staff								£	-
9.2 .4.2				2 Security equipment								£	-
9.2 .4.3				3 Hoardings, fences and gates								£	-
9.2 .5			5 Safety and environmental protection										
9.2 .5.1				1 Safety programme								£	-
9.2 .5.2				2 Barriers and safety scaffolding								£	-
9.2 .5.3				3 Environmental protection measures								£	-
9.2 .6			6 Control and protection										
9.2 .6.1				1 Surveys, inspections and monitoring								£	-
9.2 .6.2				2 Setting out								£	-
9.2 .6.3				3 Protection of works								£	-
9.2 .6.4				4 Samples								£	-
9.2 .6.5				5 Environmental control of building								£	-
9.2 .7			7 Mechanical plant										
9.2 .7.1				1 Generally								£	-
9.2 .7.2				2 Tower cranes								£	-
9.2 .7.3				3 Mobile cranes								£	-
9.2 .7.4				4 Hoists								£	-
9.2 .7.5				5 Access plant								£	-
9.2 .7.6				6 Concrete plant								£	-
9.2 .7.7				7 Other plant								£	-
9.2 .8			8 Temporary works										
9.2 .8.1				1 Access scaffolding								£	-
9.2 .8.2				2 Temporary works								£	-
9.2 .9			9 Site records										
9.2 .9.1				1 Site records								£	-
9.2 .10			10 Completion and post-completion requirements										
9.2 .10.1				1 Testing and commissioning plan								£	-
9.2 .10.2				2 Handover								£	-
9.2 .10.3				3 Post-completion services								£	-
9.2 .11			11 Cleaning										
9.2 .11.1				1 Site tidy								£	-
9.2 .11.2				2 Maintenance of roads, paths and pavings								£	-
9.2 .11.3				3 Building clean								£	-
9.2 .12			12 Fees and charges										
9.2 .12.1				1 Fees								£	-
9.2 .12.2				2 Charges								£	-
9.2 .13			13 Site services										
9.2 .13.1				1 Temporary works								£	-
9.2 .13.2				2 Multi-service gang								£	-
9.2 .14			14 Insurance, bonds, guarantees and warranties.										
9.2 .14.1				1 Works insurances								£	-
9.2 .14.2				2 Public liability insurances								£	-
9.2 .14.3				3 Employer's (main contractor's) liability insurances								£	-
9.2 .14.4				4 Other insurances								£	-
9.2 .14.5				5 Bonds								£	-
9.2 .14.6				6 Guarantees								£	-
9.2 .14.7				7 Warranties								£	-
10	10 MAIN CONTRACTOR'S OVERHEADS AND PROFIT	10 MAIN CONTRACTOR'S OVERHEADS AND PROFIT						Gross Internal Floor Area	0	m2		£	-