

- Option A: Proposed Steel Frame Solution
Option B: Concrete Frame Alternative
Option C: Glulam Timber Alternative



Element	Option A - Description	Quantity	Unit	Option A - Rate (£)	Option A - Total (£)	Option A has been selected for the proposed design as it provides the best balance between cost, buildability, programme and specification.
Frame	Steel frame	54.5099	tonnes	£3,431.01	£187,024.11	
Upper Floors	Tata Steel ComFlor composite ribdeck flooring with concrete top	509	m2	£110.00	£55,990.00	
Roof	Green roof system	553	m2	£212.50	£117,512.50	
External Walls	Brickwork plinth	57	m2	£63.25	£3,605.25	
	QuadCore KS1000RW insulated panels	742	m2	£260.00	£192,920.00	
Windows & Glazing	Triple glazed aluminium windows	64	m2	£815.29	£52,178.37	Adjustments for location & inflation @ 10%
					£609,230.23	
						£670,153.26

Element	Option B - Description	Quantity	Unit	Option B - Rate (£)	Option B - Total (£)	
Frame	Concrete Frame	1410	m2	£210.00	£296,100.00	
Upper Floors	Hollowcore precast planks	509	m2	£100.00	£50,900.00	
Roof	Metal roof	553	m2	£109.50	£60,553.50	
External Walls	Brick Cavity wall	799	m2	£170.00	£135,830.00	
Windows & Glazing	Double glazed aluminium windows	64	m2	£741.17	£47,434.88	
					£590,818.38	Adjustments for location & inflation @ 10%
						£649,900.22

Element	Option C - Description	Quantity	Unit	Option C - Rate (£)	Option C - Total (£)	
Frame	Glulam timber frame	1410	m2	£220.00	£310,200.00	
Upper Floors	In-situ reinforced concrete slab	509	m2	£110.00	£55,990.00	
Roof	Built-up felt flat roof	553	m2	£132.50	£73,272.50	
External Walls	Precast concrete cladding	799	m2	£335.00	£267,665.00	
Windows & Glazing	uPVC double glazed windows	64	m2	£267.50	£17,120.00	
					£724,247.50	Adjustments for location & inflation @ 10%
						£796,672.25

Assumptions
Rates based on Spon’s 2023.
Quantities taken from project drawings and take-offs.
Costs are material/superstructure comparison only.

Substructure, services, finishes, preliminaries, OH&P and external works excluded.
10% uplift applied for 2026 pricing and Swansea location.
Suitable for feasibility-stage comparison only.