

Material Cost Comparison

Item	Spec	Cost		Spec	Cost	Difference
Frame	Steel frame; composite beam and slab floors	£200 /m2		Concrete frame; flat slab reinforced concrete floors up to 250 mm thick	£190 /m2	£10.00
External Façade	Glazed curtain walling stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated capped.	£660 / m2		Glazed curtain walling unitized curtain walling bespoke project specific system with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated.	£1,375 / m2	-£715.00
External Façade	Glazed curtain walling stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated capped	£660 / m2		Cavity wall; facing brick outer skin; insulation; with plaster on standard weight block inner skin; emulsion	£175 / m2	£485.00
Windows	Steel windows (U-value = 1.6 W/m2 K) Standard windows double glazed; powder coated	£780 / m2		uPVC windows Windows; standard ironmongery; sills and factory glazed with low-e 24 mm double glazing standard with low-e 24 mm double glazing	£280 /m2	£500.00
Floor coverings	vinyl safety flooring; 3.5 mm thick heavy duty	£71 / m2		Cement and sand (1:3) screeds; steel trowelled 50mm	£22 /m2	£49.00
Wall finishes	Flame-retardant paint Unitherm or similar; two coats	£23.50 /m2		Wax polish and stain	£22 /m2	£1.50
						£0.00