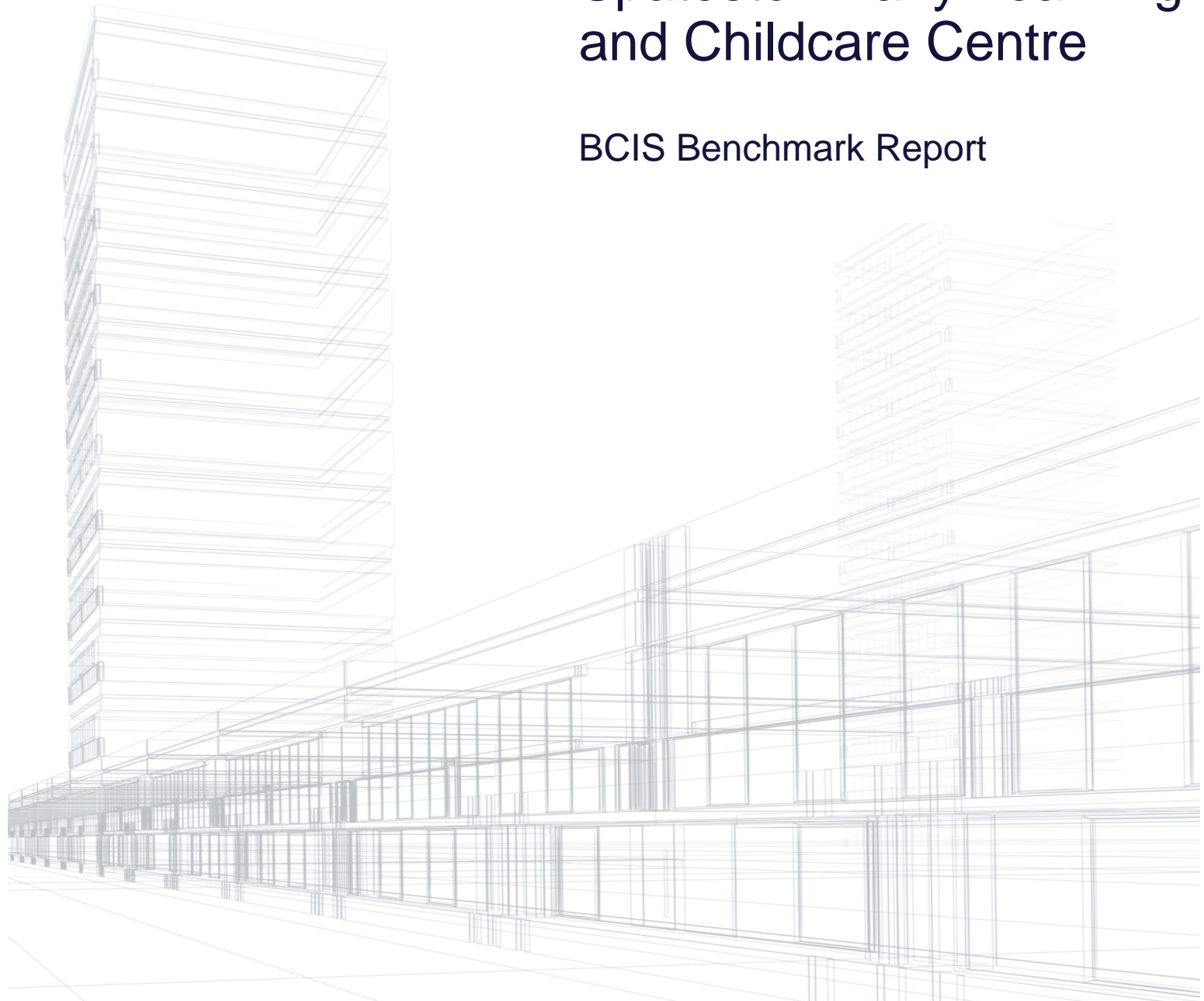




# Spateston Early Learning and Childcare Centre

## BCIS Benchmark Report



## BCIS Benchmark Report

Spateston Early Learning and Childcare Centre<sup>1</sup>

### Project details

#### Location

Johnstone, Renfrewshire,  
Strathclyde

#### Contract sum

£1,909,793

#### Building function

Nursery schools/creches

#### Contract period

43 weeks

#### Floor area

535m<sup>2</sup>

#### Base date

1Q2019

### Headlines

At £2,020/m<sup>2</sup>, your project costs 10% less than comparable buildings.

The element showing the largest cost difference is Superstructure, which is 24% lower than the mean of similar projects

In comparison, Fittings, Furnishings and Equipment is 46% higher than the mean of similar projects.

### Introduction

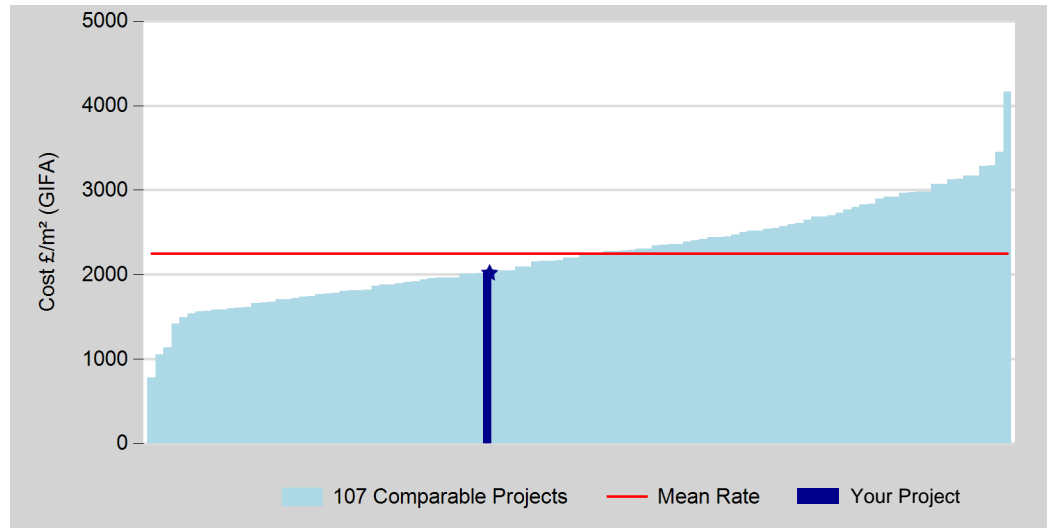
This benchmarking report has been prepared following submission of construction project data to the Building Cost Information Service (BCIS) and has been compiled by comparing your project to similar projects in the BCIS database.

### How does your project compare?

In order to make meaningful comparisons, projects are analysed using the BCIS standard form and a summary for your project is included with this report. Projects with the same function have been converted to a cost per square metre and updated to reflect costs at the same date and location as your project.

Your project has been compared against a sample of 107 similar projects. The building cost of your project is £2,020/m<sup>2</sup> compared to the average cost of £2,251/m<sup>2</sup> for similar projects. The results are summarised in the graphs and tables below.

Please note that your project is excluded from the comparison sample.



## Points of interest

### Contract period

The construction period of your project is two weeks longer than the expected duration based on similar projects

### Inflation

Our forecast tells us that your building would cost £12,000 more to construct in 4Q2021

### Lifecycle costs

Based on our estimate, over a 30 year period buildings like this will typically cost approximately £1,300,000 to maintain and operate

Element	Your project (£/m²)	Mean of comparable projects (£/m²)	% above comparable projects
Substructure	177	268	-34%
Superstructure	747	985	-24%
Finishes	137	212	-35%
Fittings, Furnishings and Equipment	115	79	46%
Services	814	726	12%
Prefabricated Buildings and Building Units	31	0	n/a
Work to Existing Building	0	0	n/a



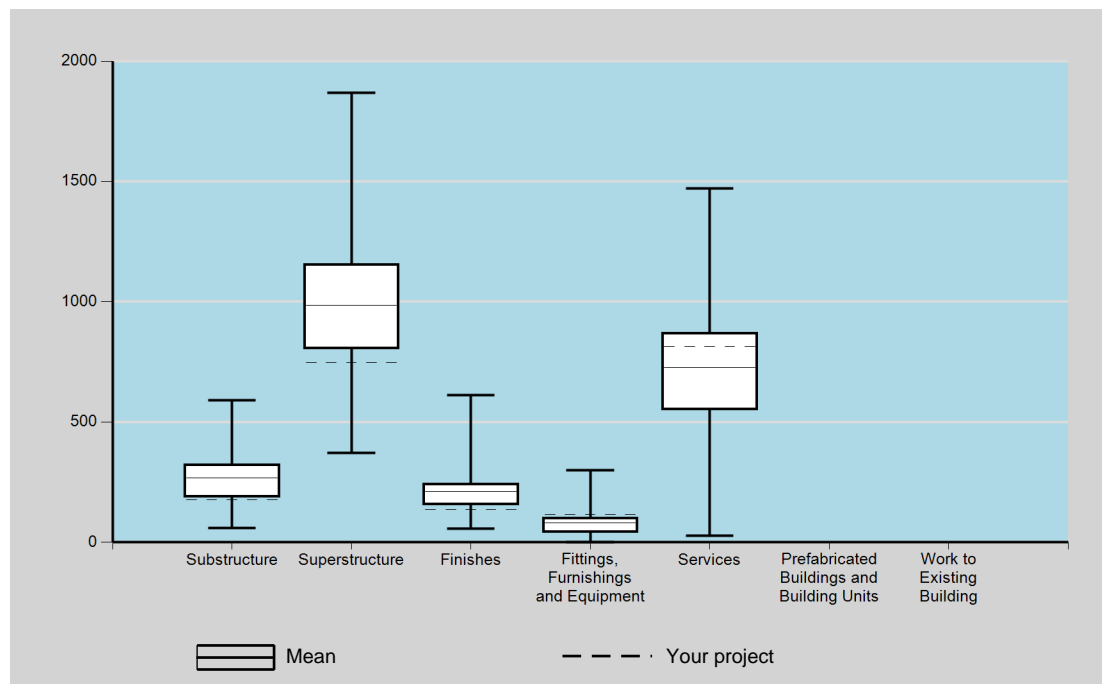
Lower than the mean



Higher than the mean

Equal to the mean

The distribution of the average group elemental costs is shown below. The box plot represent the spread of 50% of the project analysed and the two lines outside the box extend to the highest and lowest costs observed in the sample. However, due to the heterogeneous nature of building projects, it is possible to see figures outside the ranges given in this report.



## Submitting more data

By submitting your project to BCIS, not only do you receive a complimentary benchmarking report, you also contribute to raising the quality of benchmark data to the construction sector and ultimately supporting the industry drive for efficiency.

We guarantee the confidentiality of your data, none of which will be published without your own or the client's permission. We can anonymise and use any data you provide in statistical studies we derive.

Please contact us if you have any questions about the content of this report, or if you would like to know more about how you can submit your data.

## BCIS Benchmark Report

Benchmarking allows you to compare the performance of your project against other similar projects. The BCIS benchmark is designed to guide strategic decisions and to facilitate best practice and continual improvement.

All projects submitted to BCIS are analysed to produce a cost/m². In order to produce a benchmark, the costs of projects with the same function have been updated to reflect costs at the same date and location as your project.

Please note that your project is not included in the comparison sample.

## About us

BCIS is part of the Royal Institution of Chartered Surveyors (RICS). RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure.

BCIS has been collecting data for over 50 years and remains the only truly independent and unbiased source of construction in the UK.

## Contact us

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## Confidence through professional standards

**RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards - bringing confidence to the markets we serve.**

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environment assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-government level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality of the services they receive.

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