

BCIS Tutorial Using BCIS online





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Using BCIS Online



A Quick Tutorial



BCIS Online is a huge resource of Cost Analyses, Indices, Studies and Forecasts.

A typical subscription to BCIS Online, BCIS Rebuild Online, Building Running Costs Online and Schedules of Rates will open with the page below. The following tutorial will walk you through how to make the best use of the service.

NB All examples were correct at time of writing – but data is always being added to the service so the results you will see will differ.

Example 1	Analyses.
Example 2	Indices.
Example 3	Average Prices.
Example 4	Reinstatement Calculator (for house insurance).
Example 5	Life Cycle Costs and Component Life.
Example 6	Duration Calculator.
Example 7	Tender Price Studies.
Example 8	Schedule of Rates.



Analyses – BCIS Online worked example

BCIS®	春 Lindsay Pullen, BCIS (\$	LPULLEN)	Corch Include analyses in s	CQ, Log	out	Office > Rebar	O Summan/						Print	Drambast	
Back to home	Analyses	#21020		C Downlos	d	Su	Office Block, Argent C Building function: 320	Centre Phase	2, Legge L	ane			Flix	Downsoad	
Rebased to Southampton Edit	ille Flidse 2, Legge Lali	e - #24009				C	Floor area: 1.210m ²	10							
Summary						C C	Date: 15 Jan 2007								
Office Block, Argent Centre Location: Birmingham, Wes Date: 15-Jan-2007	Phase 2, Legge Lane t Midlands			Benchmark		F N S	Comparison with	selected	analyse	es					
Building cost: £1,840,392	rebased					L	Element	£/m²	Mean	Median	Range	Sample	Percent above mean	Centile position	
Floor area: 1.210m ²							1 Substructure	£113	£130	£115	£51 - £223	7	-13%	48%	
Main construction: Steel fra	med					De	2 Superstructure	£706	£672	£601	£397 - £1,237	7	5%	78%	
Storeys: 4							3 Internal finishes	£129	£130	£105	£60 - £327	7	-1%	72%	
Level of analysis: Elementa	3					c	4 Fittings	£10	£17	£15	£0 - £43	7	-39%	33%	
						E	5 Services	£323	£509	£395	£240 - £1,459	7	-37%	40%	
						т	Building sub-total	£1,282	£1,459	£1,192	£817 - £3,259	7	-12%	65%	
Detail				Hide deta		C									
Office Block, Argent Centre	Phase 2, Legge Lane					Б	Comparison with	average	prices						
Type of work: New build						E									
District: Birmingham						C	Element	£/m²	Mean	Median	Range	Sample	Percent above mean	Centile	
Grid reference: SP0686						C	1 Substructure	£113	£101	F84	F30 - F418	171	17%	70,80%	
							2 Superstructure	£706	£565	£517	£237 - £2.457	170	25%	80.90%	
Description of the law 2007						P		0100					2076		

Objective	To find a detailed analysis from the BCIS database that has a close fit with the requirements of the future owner of the building and to adjust it for time and location.
	Let's suppose the future owner intends to have a 4 storey 1250 m² office block built in Southampton, Hampshire.
Method	Log into the BCIS home page and click on 'Analyses' from the menu.
	Click on '300 Administrative, commercial, protective facilities'.
	From the Select Function menu, tick box 320.
	Click on 'Close and Apply'.
	Under 'Age of Analyses' leave at the 2007 default
	Go to Define and select 'Building Specification' or select 'Next' at the bottom of the page.
	Under Type of Work deselect all then select New Build.
	Under Floor Area set default to 1250m².
	Set floor area to 3 to 5.
	Under number of storeys set default to range based on 4.
	It can then be seen from the bottom of the screen that there are less than 20 Elemental analyses selected. Click on the link for Elemental to show the selected analyses.
	You can adjust the selected analyses to the current date and selected location of Southampton by clicking on 'Rebase' at the top of the screen. Adjust the date for the current quarter and 'close' then adjust location to Southampton by expanding the menu. Click 'Close'. Click on 'Results' from the top bar or click 'Next' at the bottom of the page.
	An example from the brief description of chosen projects might be Analysis # 24069 – Office Block, Argent Phase 2, Legge Lane, which shows a cost of £1608 (at time of writing). Click on job title to get the full analysis.
	There is the possibility of downloading this in CSV and XML formats.
	You also have the option to click on 'Benchmark' to get comparative data to see how a chosen cost analysis compares with averages for similar schemes.



Indices

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ts			and the second		View		/ 1 P			
w 10 results per page			Sort by: Alphabetical A-Z •		* ☆			Usi	e common base 3Q 2013	
Regularity 0	Date range	Display options			BCIS All-in TPI			Base da	te: 1985 mean = 100 Up	dated: May 2015 #
Custom	Detault (from Jun-2013)	Show only indices with a			Recent changes				Percentage change	
Monthly	To mmmmmm	forecast			Date	Index	Sample	On year	On quarter	On month
Cuarterly					3Q 2013	234	32	4.9%	-0.8%	
Annual	C All				4Q 2013	239	35	6.7%	2.1%	
					1Q 2014	246	34	5.1%	2.9%	
					2Q 2014	256	27	8.5%	4.1%	
					3Q 2014	250	Forecast 17	6.8%	-2.3%	
			(2 indices found)		4Q 2014	256	Forecast 18	7.1%	2.4%	
7 Select all					1Q 2015	258	Forecast 7	4.9%	0.8%	
			#101 141		2Q 2015	262	Forecast	2.3%	1.6%	
					3Q 2015	265	Forecast	6.0%	1.1%	
Base:	Updated:				40 2015	267	Forecast	4.3%	0.8%	
1965 mean = 100	15-May-2015				1Q 2016	269	Forecast	4.3%	0.7%	
BCIS General Building	Cost Index 🚱		#1011 14.1		2Q 2016	273	Forecast	4.2%	1.5%	
					3Q 2016	276	Forecast	4.2%	1.1%	
Base:	Updated:				4Q 2016	280	Forecast	4.9%	1.4%	
1905 mean 4 100	11-may-2015				1Q 2017	284	Forecast	5.6%	1.4%	
					20 2017	289	Forecast	5.9%	1.8%	

The two key BCIS indices are the All-in Tender Price Index (TPI) and the General Building Cost Index (GBCI). Both indices are forecast five years ahead.

TPI measures the change in the cost to the client of 'procuring' his built asset inclusive of contractor's margins. It is calculated by comparing prices in accepted tenders against a base schedule.

GBCI measures the change in the cost to the building contractor of obtaining his input costs of labour and materials before adding his profit.

Objective	To download the two key indices TPI and GBCI with forecasts.
Method	From the BCIS opening page click on 'Indices'.
	Select 'BCIS Tender Price Indices'.
	Select 'BCIS All-In TPI'.
	Select 'Close and Apply'.
	Select 'BCIS Cost Indices'.
	Select 'BCIS General Building Cost Index'.
	Select 'Close and Apply'.
	Click 'Next - Results'.
	Under 'Regularity' select quarterly.
	Set date say, Jan 2012, from date range menu.
	Click 'Next View'.
	Click 'Table View', from the icons top right of page.
	The two key BCIS indices will be displayed side-by-side for direct comparison.
	Note: Index methodologies are available using the '?' icon. Note: Graphs can be seen by clicking on the graph view icon. Note: You can also see date of last change to the indices – click 'Recent changes'.
	Other key indices include the Price Adjustment Formulae Indices (PAFI), Maintenance Cost Indices, House Rebuilding Cost Index, Measured Term Contract updating percentages, etc.





Average Prices – fm^2

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ces												ECA) IRCA	> DRCV			
conditioned (3-5 sto	orey)											Order of cost estimate				Do
C/m2 atuda												Project details				Reset s
omz study												Title New build offices. Southam	ton			
Type of work: New bui	id															
Last updated: 18-Oct-2	2014 12:19															
laximum age of results: 1	15 years (defa	ult) 💌										Encilitation works estimate	Variable	Rate	2	Cost
Sample: 38												Building estimate	\$75 (Tim 2	N 6 1693 Am		~ €1.08
Mean: 1,710												canang estimate	1250/12	1904 /10		21.00
Standard deviation: 63	29											Select alternative locat	on Southampton (108, s	ample 51)		£2,13
	Min	1	2	3	4	5	6	7	8	9	Max	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Range	1,042										4,914	External works				£ 10
Deciles		1,278	1,355	1,469	1,667	1,598	1,642	1,750	1,918	2,026		Adjustments and additi	115			£
Cuames			1.391			1.598			1.057			Oifforence between so	ree data and current scheme			£
Median												Worke cost estimate (sub to	al A)			(2.22
Median												troune oper estimate feat to				
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Median 5000 - Maximum (4)	.914)											Desta Milarian frances				

Objective	To calculate the projected cost for a 1250m² 4 storey air conditioned office block to be built in Southampton and tendered in six months' time.
Method	Open BCIS Online and select 'Average Prices'.
	Expand 'Building Function Category 300 Administrative, Commercial, Protective Facilities'.
	Select CI/Sfb 320, 'Close and apply'.
	From the menu bar select 'Rebase'.
	Adjust for Date and Location.
	Click on Date Factor.
	Adjust to 2Q15 and Close.
	Click on Location Factor.
	Expand South East – Hampshire – select Southampton then Close. (Note: the postcode can be used instead).
	Click 'Next – Results' and average prices for Air Conditioned Offices and Non Air Conditioned Offices will be shown. [Note: It is worth setting the maximum age of results so that only newer analyses are included, say 10 years if the sample size is adequate.]
	From the table click on 3-5 storey Air conditioned offices to reveal the mean, deciles and other statistics with accompanying graphs (see screenshot).
	Click on the mean £/m² for 'Offices, 3-5 storey' for three options: • 'Early Cost Advice' • 'Insurance Reinstatement Cost Advice'
	 'Depreciated Replacement Cost Valuation'.
	Click on 'Early Cost Advice' to reveal a template for estimating the desired cost.
	Enter 1250m in the m ² box as the floor area of the proposed office.
	Add say 13 % for fees and £100,000 for external works or other parameters. For further help, click on the large ? icon at the top right of the page.
	This estimate can be downloaded as a PDF using the download button at the bottom of the page.





Reinstatement Calculator

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Back to home	1 n	Reinstatement	calculator			0	A
Define		Results		Download			
Results							
This is your completed rein figure.	statement cost. U	se the progress bar above	in order to go back	to make any requir	ed revisions, or go fo	orward to downloa	d your cost
Property locati	on						
Address: 22 The	e Close, Southam	pton, Hampshire					
Post code: SO3	7AB						
Notes: Detaches	d house						
Property detail	s						
Type: Detached	2-storey with 3 be	drooms					
Age: 1920-1945							
Quality: Good							
Floor area: 95m	² (Gross external	floor area)					
Price level							
Model: January	2015 (277.7)						
Assessment da	te: 10-Jun-2015						
Adjusted to: Ap	ril 2015 (279 2)						
Location: South	ampton (105; sar	mple 61)					

The Reinstatement Calculator is a specialist service developed in conjunction with the Association of British Insurers, enabling a swift insurance calculation for a range of domestic houses and flats.

Objective	To calculate the reinstatement cost for a good condition detached 95m² 3 bedroom 2 storey house built in the 1930s in Southampton.							
Method	Open BCIS Online and select Reinstatement Calculator.							
	From 'Define' select the type of property – 'House'.							
	Click 'Next – Property Details'.							
	Click on Location Factor – South East – Hampshire – select Southampton. 'Close'.							
	Complete address details as necessary and any relevant notes.							
	In 'Property details' select from drop down menus – Detached + 2 Storey + No of Bedrooms + Age of Property + Quality.							
	Fill in Floor area of 95m², externally.							
	Go to 'Define – 3 Features and adjustments' at bottom of page.							
	Here you can put in additional relevant information							
	Click on 'Design/shape' S a darp down many for reaf turns or							
	 E.g. drop down menu for root type or Click on 'Specification' 							
	• E.g. 'Facing brick'							
	E.g. 'Security alarm installed'.							
	Click 'Next – Results'.							
	Click 'Next – Download' for a printed PDF report.							



Life Cycle Costs



SCIS" * Lindsay Pulle	en, BCIS (\$LP	ULLEN)		0			C Log out
KX 10 Nome 🚺 Life cycle	e costs						0	a
io back to life cycle costs results . Offices: Air-conditioned								Download
	Maintenance	o (£/100m	1 ¹ /annum)		Oper	ation (£/1	00m²/annum)	
Source	Decorations	Fabric	Services	Total	Cleaning	Utilities	Administrative costs	Total
Jones Lang LaSalle OSCAR Reports - AirConditioned Offices	0	667	2,110	0	893	1,808	2,368 1	0
International Electronics Company - Office Building	0	0	0	2,728	2,220	3,548	2,216	10,712
Various Offices - Property Occupancy Cost Analysis - Office POCAs	0	754	1,524	0	0	0	0	0
London Office Block - Office Occupancy Costs	81	1,480	2,341	3,902	3,001	7,031	7,587	21,521
The Anderlyn Consultancy - A Study in the Cost of Office Premises - Repairs and Maintenace - Air- conditioned Offices	0	0	0	4.822	0	0	0	0
The Facilities Business/Facilities Management - Facility Performance Profiles - General Purpose Office Facility	U	0	0	2,001	928	4,611	0 2	0
The Facilities Business/Facilities Management - Facility Performance Profiles - Headquarters Office Facility	0	0	0	2,337	1,151	5,752	0 2	0
Building Whole-Life Cost Models - Model Office Building - 40,000tt2	0	830	3,621	0	1,790	5,598	6,999 3	0
Building Whole-Life Cost Models - Model Office Building - 100,000/L2	0	830	2,165	0	1,791	5,599	4,823 3	0
Building Whole-Life Cost Models - Model Office Building - 200,000ft2	0	830	1,972	0	1,791	5,598	3,593 °	0
Building Whole-Life Cost Models - London Office Block - 180,34582	0	350	6,464	0	3,130	6,653	9,870 3	0
Building Whole Life Cost Models - London Office Block 93.42382	0	534	2,641	0	2,628	4,675	0.3	0

Objective	To ascertain the annual expenditure on air conditioned offices somewhere in the South East of England.
Method	Click on 'Life Cycle Costs' from the BCIS main menu.
	Expand 300: Administrative, Commercial' Protective Facilities by clicking on the arrow.
	Select CI/Sfb 320 Air conditioned offices'.
	Click on 'Rebase' at bottom right of page.
	Adjust for 4th Quarter 2014 and South East Location.
	Click 'Next - Results'.
	Click on 'Offices Air conditioned for sources, a BCIS estimate and a pie chart of average costs per 100m².
	Go back to 'Life Cycle Cost results' and click on 'Calculate', for example, to get a time projection for a 30 year life cycle cost expenditure.



Component Life



Objective	To calculate the life span of a building component. In this case a lead covered, pitched roof.
Method	Click on 'Component Life' from main menu.
	From 'Define' click on '2C Roof'.
	Tick 'Pitched Roof Covering Milled Lead Sheet Generally'.
	Click 'Close and Apply' from bottom right of screen.
	Click 'Next - Results'.
	Click on 'Pitched Roof Covering Milled Lead Generally' to reveal bar charts.



Duration Calculator

C Date		BCIS	Wekome back	Search Q Lo
Model			Duration adjaulator	
New Build, Construction Refurbishment, Construction	Reset settings	Define	Calculation	Download
Project		New Build, Construction	1	Downloc
		New Build Offices, S	Southampton	
Title New Build Offices. Southampton		The estimated construction	duration from Start on Site to Construction Cor	mpletion is 44 weeks
Contract value 2500000		The 90% confidence interval fr	or this estimate is 42 to 46 weeks.	
		Individual projects will take mo	re or less time than the average. the 90% prediction	on interval for individual projects is 27 to 71 weeks.
Building function Offices		The estimate is based of	on the following project details:	
Procurement Design and build		Contract value: £2.500.	000 at 2Q 2015 (262: forecast) prices and UK mea	in location level
Selection of contractor Single stage tendoring		Building function: Office	PS	
Client organisation Private		Procurement: Design an	bliud bri	
		Selection of contractor	Single stage tendering	
Dale 2Q 2015 (262: forecast)		Chent organisation: Pu	onc	
Location factor				
UK mean location		Defne		NEXT Download
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	Carcolatori	BCIS Dadiament Source	Telephone, +44 (0)20 7095 1500	Fild RICS

Purpose	To give an indication of the likely construction time for a proposed project. In this case, how long will it take to construct a design and build office block in Southampton, estimated to cost £2,990,000 for a private client?					
Method	Open the Duration Calculator from the BCIS Online menu.					
	Set to 'Current Date' and 'New Build' for this example.					
	Fill in job title and contract value, then from the drop down menus select offices, design and build, single stage tender, private.					
	Adjust for location. Click on Location Factor – South East – Hampshire, select Southampton.					
	Click 'Next - Calculation'.					
End result	For our example, a design and build office block of £2,990,000 in Southampton, the expected construction period is 41 weeks but depending on circumstances, could be between 25 and 67 weeks.					



Tender Price Studies

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n back to study select					Downle
ation (using 2000 boun	daries data)				
Base: UK mean = 100 Hindebot: 07, Jan. 2015					
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					200
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Location	Index 98	90% coefidence interval 97 - 99	Standard deviation	Range 74 - 175	Sample
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Location North East North West Yorkshire and the Number	Index 90 90 94	99% coefficience internal 97 - 99 90 - 91 94 - 95	Standard deviation 12 10 11	Range 74 - 175 60 - 148 72 - 178	Sample 455 975 626
Location North East North West Yorkshire and the Humber East Midlands	Index 90 94 97	97% coeffidence interval 97 - 99 90 - 91 94 - 96 97 - 98	Standard deviation 12 10 11	Range 74 - 175 60 - 148 72 - 178 64 - 138	Sample 455 975 626 631
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Location North East North West Yorkshire and the Number East Midlands West Midlands East C England	Index 90 94 97 91 105	50% coeffdence internal 97 - 99 90 - 91 94 - 95 97 - 98 90 - 91 104 - 106	Standard deviation 12 10 11 11 10 12	Range 74 - 1375 60 - 148 72 - 138 64 - 138 63 - 154 69 - 156	Sample 455 975 626 631 991 954
Location North East North West Yorkshire and the Number East Millands West Millands East of England London	Index 90 94 97 91 105 114	50% coeffidence interval 07 - 99 90 - 91 94 - 95 97 - 98 90 - 91 104 - 106 113 - 115	Standard deviation 12 13 11 11 19 12 15	Range 74 - 135 60 - 148 72 - 138 64 - 138 63 - 154 69 - 156 76 - 105	Sample 455 975 626 631 091 954 996
Location North East North West Yorkshire and the Humber East Ufficients East Ufficients East of England London South East	Index 90 94 97 91 105 114 112	99% coeffdence interval 97 - 99 90 - 91 94 - 95 97 - 98 90 - 91 94 - 106 113 - 115 111 - 112	Standard deviation 12 13 11 10 12 15 13	Range 74-175 60-148 72-178 64-138 63-154 69-156 76-105 80-170	Sample 455 975 626 631 991 954 996 1455
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Location New York State	Index 90 94 97 91 96 91 91 91 91 91 91 91 91 91 90 916 90 916 90 916 916 916 916 916 917 917 917 917 917 917 917 917 917 917	90% coefficients internal 10 - 39 10 - 31 14 - 55 14 - 56 14 - 56 14 - 165 14 - 165 14 - 165 14 - 172 14 - 174 10 - 172 14 - 174 10 - 174 10 - 174 11 -	Standard deviation 12 19 11 11 10 12 15 12 15 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 13 13 13 14 14 14 15 14 15 14 15 15 15 15 15 15 15 15 15 15 15 15 15	Range 74 - 175 60 - 148 72 - 178 64 - 138 63 - 154 69 - 166 80 - 170 86 - 160 84 - 161 80 - 170 86 - 160 80 - 170 80 - 180 80 - 1	Sample 455 975 626 631 991 954 994 143 193 120 312 24 16 24

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sing function						
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Updated: 07-Jan-2015						
	Building function	Index	50% confidence interval	Stenderd deviation	Range	Sampl
1 Buildings in connection with	civil engineering facilities	97	96 - 99	13	62 - 150	244
11 Railway transport building		105	101 - 116	10	77 - 135	10
12 Road transport buildings		96	94 - 97	11	62-135	160
13 Water transport buildings		115	105 - 132	17	99-145	
14 Air transport buildings		90	91 - 906	13	76-116	10
15 Communications buildings		97	94 - 901	14	75-150	41
16 Power supply buildings		106	95 - 117	14	95 - 130	0
	Idnos	5.4	89, 100	11	77-113	12
17 Water supply, disposal bu		-				
17 Water supply, disposal bu 2 Industrial buildings		53	92-93	12	51 - 175	228
17 Water supply, disposal bu 2 Industrial buildings 26 Agricultural buildings		93 104	92 - 93 93 - 116	12 26	51 - 175 82 - 175	928
17 Water supply, disposal buildings 28 Agricultural buildings 26 Agricultural buildings 27 Factories (specific)		93 104 93	92 - 93 93 - 116 92 - 95	12 26 12	51 - 175 82 - 179 51 - 134	928 11 163
17 Water supply, disposal bu 2 Industrial buildings 26 Agricultural buildings 27 Factories (specific) 28 Factories (non specific) at	d vanhouses	93 104 93 92	92 - 93 93 - 116 92 - 95 92 - 93	12 26 12 11	51 - 175 82 - 175 51 - 134 63 - 147	928 11 163 766
17 Water supply, disposal bu 2 Industrial buildings 26 Agricultural buildings 27 Eactories (specific) 28 Eactories (non specific) at 3 Administrative, commercial,	d varehouses protective service buildings	93 104 93 92 98	92 - 93 93 - 116 92 - 95 92 - 93 98 - 99	12 26 12 11	51 - 175 82 - 175 51 - 134 63 - 147 53 - 174	928 11 163 766 1424
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Background	Over the years, BCIS has indexed thousands of projects from Abattoirs to Warehouses. Statistical analysis of these projects has allowed BCIS to calculate various variables including Location, Building Function, Height, Site Working Space and Access, and the difference made by New Build or Conversion.					
Objective	To utilise the BCIS data to make adjustments to building cost data.					
Method	From the BCIS Online menu select 'Tender Price Studies'.					
	Select Location then click on Results in the top navigation bar.					
	Click on 'expand all'.					
	Each region has a drop down menu that expands through Counties to Local Authority boundaries e.g. Click on South East and expand through to county and borough level. The result for, say, Southampton is 111 which compares to a UK Mean of 100. If we do the same exercise for Newcastle upon Tyne in the North East, we get an answer of 93. This suggests it is 111/93 or 19.4% more expensive to construct a building in Southampton than it is in Newcastle.					
	[Note: these studies are updated regularly].					
	Return to the Tender Price Studies page for further studies.					
	Choose, for example, 'General' and tick box.					
	Click on 'Next and Define – 2 Study Select' at the bottom right of the page.					
	Choose, for example, 'Building Function' and tick box.					
	Click 'Next – Results' at the bottom right.					
	It can be seen that certain types of project are more expensive to procure than others. Churches, with an index of 110, compare with Factories with an index of 94. This shows that Churches attract a premium due to complexity among other factors.					
	Return to the Tender Price Studies page by clicking on define in the top navigation bar then 'Type of study' for further studies including 'Type of work', 'Building height', 'Site working space', 'Site access', 'Selection of contractor' (procurement route) and 'Contract sum'.					





Schedule of Rates



Objective	To derive a price for building work at, say, 4Q2015 levels, in the Southampton area.						
	In this particular case for a shallow pitched roof with code 5 lead covering with welted joints.						
Method	Select 'BCIS Major Works Estimating' for example.						
	Tick 'BCIS Major Works Estimating Prices 2015'.						
	Click 'Nex	t – Define 2 Adjustments' and select 'Adjustment Selection'.					
	Set paran South Eas This retur	Set parameters to All-In TPI, 2015 using the pull down list, click on location factors and expand South East Region Hampshire and select Southampton from drop down menus. Click 'Close'. This returns you to the Adjustment page.					
	Assume, say, 13% for Preliminaries (latest % is available from the Contract Percentages section of BCIS if required) and say 5% for Overheads and Profit.						
	Click 'Next – Results' from the bottom of the page.						
	Select in order						
	M 'Roofing'						
	MJ 'Sheet Metal Roofing Gutters and Flashings – LEAD'						
	MJ101 'Milled lead sheet CODE 5' BS EN 12588, fixing with tinned copper clips, brass screwed and copper nails						
	MJ103 'Sloping roof coverings over 10 degrees but not exceeding 50 degrees from horizonta longitudinal joints'						
	MJ103C Welts. Clicking on '+' to add to abstract.						
	Resultant	t price at time of writing is £163.53/m².					
	Clicking on the rate will tell you this is a Specialist price. Other rates in the schedule will give you a breakdown of the labour and materials making up the rate.						

CONTINUED



Schedule of Rates (continued)

ode	Description	Total Unit	10.00 11				
	PREI IMINARIES				Drink Developed DDE	Developed CEN	Developed VI
c >	DEMOLITIONS ALTERATIONS AND REPAIRS				Print Downitsing - POP	Gownicad - Casy	DOWING - AL
0 >	EXCAVATIONS AND EARTHWORKS						
E >	PILING AND DI Denand WALLING		Code	e	Description	Quantity Unit	Rate Total
>	CONCRETE WORK			APPROXIMATE ESTIMATIN	IG RATES		
G >	BRICKWORK AND BLOCKWORK			LEVEL ONE COMPOSITE	S		
,	UNDERPINNING			ROOFS			
	BUBBLE WALLING			Timber pitched roof of	traditional framed construction with hipped end	s in	
к	MASONRY			purlins, ridgeboards; a	ates; ratters; joists; binders; hangers; ties; stru Il timber treated with preservative	s,	
L >	ASPHALT WORK			Roof pitch: 22.5 degre centres); spanning:	oos; rafters at 600 mm centres (trusses at 2400 m	m	
4 V	ROOFING		Z1DKE	BA 10.00 m		1.00 m2	
	SHEET METAL ROOFING, GUTTERS AND FLASHINGS - LEAD		N	WOODWORK			
MJ101	Milled lead sheet - CODE 5 - BS 1178; fixing with tinned copper clips, brass screwed and copper nails		NA	CARCASSING ITEMS		200.0	
MJ102	> Flat roof coverings: longitudinal joints:		NA001	Sawn softwood, Building of for untreated timber; the for	quality, untreated NOTE: The prices in this section a ollowing allowances should be made to material price	low	
MJ103	Sloping roof coverings over 10 degrees but not exceeding 50 degrees from horizontal; longitudinal joints:			for preservative treatment treatment + 15% stress gr 6% special sawing + 15% and over + 20%	, special qualities and special sawings etc; preserve ading - GS + 7% stress grading - SS + 25% gaugin long lengths = 5.1 - 6.0 m + 8% 6.3 - 7.2 m + 15%	tive 3 + 7.5	
MJ103A	+ wood cored rolls	216.88 m2	NA005	Pitched roofs including c	eiling joints:		
MJ103B	+ hollow rolls	222.90 m2	NA005	5A 25 x 100 mm		0.38 m	3.80 = 1.44
4J103C	× welts	<u>193.05</u> m2	NA009	G 25 x 175 mm		0.07 m	674 = 0.47
MJ103D	+ standing seams	211.88 m2	NA005	5F 38 x 100 mm		5.08 m	5.08 = 25.80
MJ104	> Sloping roof coverings over 50 degrees from horizontal and vertical coverings; longitudinal		NA005	50 x 100 mm		0.20 m	5.70 = 1.14
	jointo:		NA005/	50 x 100 mm		0.11 m	5.70 - 0.63
MJ105	Work to dormer and the like:		NA006	6 Kerbs, bearers and the li	ice:		
MJ106A	+ Raking cutting	<u>15.25</u> m	NA0067	5M 75 x 100 mm		0.34 m	8.55 = 2.91
MJ107A	+ Curved Cutting	<u>20.88</u> m		Overheads and Profit			
U108A	+ Welted edges	<u>8.19</u> m					32.41
A601	+ Beaded edges	<u>6.20</u> m					
AU110A	 Welted seams 	5.37 m					

Method (continued)	Now go back to 'Results' to look at Approximate Estimating Rates to get a composite rate for timber pitched roof construction and expand as follows:					
	Z Approximate Estimate Rates					
	Z1	Level One Composite				
	Z1D	Roofs				
	Z1DK	Timber pitched roofs with hipped ends				
	Z1DKB	Roof Pitch 22.5 degrees, rafters at 600mm centres				
	Z1DKBA	+ 10.00m 71.96/m²				
	Note: Clicking on the rate of £71.96 gives a complete breakdown of the build up for the rate calculation.					
	Click 'Next – Abstract to use'. This will give you the facility to input quantities to give a bill total. This could be done to build up a complete approximate estimated cost for a whole building.					

These examples are designed to give you a flavour of what BCIS Online offers, and how to navigate around it. You should now have the knowledge to discover other data and tools available on BCIS Online.



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