

News release on Costs of Standard Commercial Building Construction.

Steel Building Frame Costs to be Exposed

Rider Hunt a preeminent Quantity Surveyor has been working recently with a range of Melbourne Steel Contractors to understand the disparity in costs for standard commercial medium to low rise construction and those published in the Quantity Surveyor publications.

The end result is that steel construction measured in an overall average \$/tonne is not the best indicator of the cost of steel work found in stick and beam construction methods normally found in commercial Industrial park type buildings.

Rates of \$3000/t are normal for this type of construction compared with the published figures of \$4000 to \$6000/t seen in more monumental type buildings where there is a substantial architectural context.

In fact Rider Hunt found that the true comparison costs can only be determined by comparing the full construction costs of two identical buildings. To this effect a post tensioned concrete design representing the traditional building method for 5 storey 12m span 40x40 and 40x60 square metre floor plan was compared with a steel framed composite concrete floor design.

'The results were illuminating for a Quantity Surveyor and surprising given our file costings', said Mike Curr from the Rider Hunt Office.

'We will be extremely pleased to be able to explain our work in a report to be published this month'

The ASI will present the findings to the Building and Construction Industry once the report is released.