

## 某办公楼项目技术经济指标分析（41）

工程概况特征														
专业工程概况:		建筑专业（包括建筑，安装工程）								（人工，材料单价采用《佛山工程造价信息》2024年3月）				
建筑面积 (m²)		9397.81				地上面积 (m²)				7986.34				
地下室面积 (m²)		1411.47				室外面积 (m²)				4565.92				
地下室层高		3.15				地下室层数				1				
地上总高度		30.95				地上层数				7				
结构类型		框架结构				基坑支护				IV型拉森钢板桩支护				
基础类型		600预制管桩，暂定有效桩长38m/根				土方工程				一、二类土；机械开挖，人工辅助；运距6公里				
外墙厚度 (mm)		200/100				内墙厚度 (mm)				200/100				
外墙面装饰作法		外墙真石漆、幕墙玻璃（6mmlow-E+12A+6mm透明钢化中空玻璃）				砖砌体材料名称及规格				蒸压加气混凝土砌块				
内墙面装饰作法		涂料				地面材料名称及规格				750*1500抛光砖、800*800抛光砖等地面				
屋面材料名称及规格		屋面改性沥青防水卷材				天棚材料名称及规格				涂料				
其他说明														
造价组成														
项目		总造价		分部分项工程费		措施项目费用		其它项目费用		规费		税金		单方造价
序号	工程名称	元	%	元	%	元	%	元	%	元	%	元	%	(元/m²)
	<b>某办公楼项目</b>	45002368.61	100.00%	35678942.18	79.28%	4920275.12	10.93%	687359.40	1.53%	0.00	0.00%	3715791.91	8.26%	4788.60
1	<b>桩基础工程</b>	2321620.28	5.16%	2054493.73	88.49%	55124.21	2.37%	20308.92	0.87%	0.00	0.00%	191693.42	8.26%	247.04
2	<b>地下室建筑和装饰工程</b>	5137199.21	11.42%	3789592.92	73.77%	810196.76	15.77%	113237.12	2.20%	0.00	0.00%	424172.41	8.26%	3639.61
2.1	地下室土方工程	163291.46	3.18%	84291.62	51.62%	11821.42	7.24%	53695.64	32.88%	0.00	0.00%	13482.78	8.26%	115.69
2.2	基坑支护工程	762557.66	14.84%	619148.06	81.19%	59080.40	7.75%	21365.72	2.80%	0.00	0.00%	62963.48	8.26%	540.26
2.3	土建工程	4206054.58	81.87%	3081368.95	73.26%	739220.96	17.58%	38175.76	0.91%	0.00	0.00%	347288.91	8.26%	2979.91
2.4	地下车库标识装修工程	5295.51	0.10%	4784.29	90.35%	73.98	1.40%	0.00	0.00%	0.00	0.00%	437.24	8.26%	3.75
3	<b>地上部分建筑和装饰工程</b>	20178698.54	44.84%	15240382.38	75.53%	3048903.80	15.11%	223281.28	1.11%	0.00	0.00%	1666131.08	8.26%	2526.65
3.1	土建工程	12305601.61	60.98%	8493402.20	69.02%	2663826.54	21.65%	132314.02	1.08%	0.00	0.00%	1016058.85	8.26%	1540.83

3.2	幕墙工程、铝合金窗工程及廊桥工程	3665548.90	18.17%	3245287.19	88.53%	86461.46	2.36%	31140.25	0.85%	0.00	0.00%	302660.00	8.26%	458.98
3.3	装修工程	4207548.03	20.85%	3501692.99	83.22%	298615.80	7.10%	59827.01	1.42%	0.00	0.00%	347412.23	8.26%	526.84
3.3.1	装修建筑部分	4124725.52	98.03%	3434276.65	83.26%	290048.19	7.03%	59827.01	1.45%	0.00	0.00%	340573.67	8.26%	516.47
3.3.2	装修标识部分	82822.51	1.97%	67416.34	81.40%	8567.61	10.34%	0.00	0.00%	0.00	0.00%	6838.56	8.26%	10.37
<b>4</b>	<b>安装工程</b>	<b>13053991.14</b>	<b>29.01%</b>	<b>10899382.50</b>	<b>83.49%</b>	<b>803502.73</b>	<b>6.16%</b>	<b>273253.43</b>	<b>2.09%</b>	<b>0.00</b>	<b>0.00%</b>	<b>1077852.48</b>	<b>8.26%</b>	<b>1389.05</b>
4.1	电气工程	4117037.76	31.54%	3510976.19	85.28%	215861.25	5.24%	50261.43	1.22%	0.00	0.00%	339938.89	8.26%	438.09
4.1.1	配电工程	3712230.73	90.17%	3207576.59	86.41%	161094.77	4.34%	37044.91	1.00%	0.00	0.00%	306514.46	8.26%	395.01
4.1.2	泛光照明工程	140286.40	3.41%	115462.17	82.30%	10681.85	7.61%	2559.10	1.82%	0.00	0.00%	11583.28	8.26%	14.93
4.1.3	防雷工程	264520.63	6.43%	187937.43	71.05%	44084.63	16.67%	10657.42	4.03%	0.00	0.00%	21841.15	8.26%	28.15
4.2	智能化工程	1517547.88	11.63%	1173917.50	77.36%	95249.96	6.28%	123078.30	8.11%	0.00	0.00%	125302.12	8.26%	161.48
4.3	通风与空调工程	3008322.46	23.05%	2586040.15	85.96%	139876.84	4.65%	34011.87	1.13%	0.00	0.00%	248393.60	8.26%	320.11
4.4	消防工程	2446224.66	18.74%	1966966.66	80.41%	224774.56	9.19%	52501.58	2.15%	0.00	0.00%	201981.86	8.26%	260.30
4.4.1	水灭火系统	1275660.40	52.15%	1017567.09	79.77%	123009.06	9.64%	29754.49	2.33%	0.00	0.00%	105329.76	8.26%	135.74
4.4.1.1	消火栓工程	463702.35	36.35%	383549.84	82.71%	33538.57	7.23%	8326.59	1.80%	0.00	0.00%	38287.35	8.26%	49.34
4.4.1.2	喷淋工程	811958.05	63.65%	634017.25	78.08%	89470.49	11.02%	21427.90	2.64%	0.00	0.00%	67042.41	8.26%	86.40
4.4.2	气体灭火工程	138005.71	5.64%	119997.97	86.95%	5356.13	3.88%	1256.64	0.91%	0.00	0.00%	11394.97	8.26%	14.68
4.4.3	消防电工程	710714.53	29.05%	565944.25	79.63%	70807.50	9.96%	15279.93	2.15%	0.00	0.00%	58682.85	8.26%	75.63
4.4.4	防排烟工程	94045.30	3.84%	78180.60	83.13%	6469.40	6.88%	1630.09	1.73%	0.00	0.00%	7765.21	8.26%	10.01
4.4.5	应急照明工程	227798.72	9.31%	185276.75	81.33%	19132.47	8.40%	4580.43	2.01%	0.00	0.00%	18809.07	8.26%	24.24
4.5	给排水工程	738958.70	5.66%	608222.79	82.31%	56320.72	7.62%	13400.25	1.81%	0.00	0.00%	61014.94	8.26%	78.63
4.5.1	室内给水工程	360237.44	48.75%	304960.18	84.66%	20607.82	5.72%	4925.06	1.37%	0.00	0.00%	29744.38	8.26%	38.33
4.5.2	室内排水工程	378721.26	51.25%	303262.61	80.08%	35712.90	9.43%	8475.19	2.24%	0.00	0.00%	31270.56	8.26%	40.30
4.6	电梯工程	692856.09	5.31%	584108.44	84.30%	51539.35	7.44%	0.00	0.00%	0.00	0.00%	57208.30	8.26%	73.73
4.7	厨房设备工程	533043.59	4.08%	469150.77	88.01%	19880.05	3.73%	0.00	0.00%	0.00	0.00%	44012.77	8.26%	56.72
<b>5</b>	<b>室外配套工程</b>	<b>4310859.44</b>	<b>9.58%</b>	<b>3695090.65</b>	<b>85.72%</b>	<b>202547.62</b>	<b>4.70%</b>	<b>57278.65</b>	<b>1.33%</b>	<b>0.00</b>	<b>0.00%</b>	<b>355942.52</b>	<b>8.26%</b>	<b>944.14</b>
5.1	室外首层景观及道路工程	2210434.74	51.28%	1894433.99	85.70%	102324.45	4.63%	31163.34	1.41%	0.00	0.00%	182512.96	8.26%	484.12

5.2	室外挡墙、停车棚及屋面景观工程	893228.68	20.72%	779950.10	87.32%	33805.27	3.78%	5720.48	0.64%	0.00	0.00%	73752.83	8.26%	195.63
5.3	景观园林电气工程	224917.78	5.22%	179728.72	79.91%	21332.86	9.48%	5285.01	2.35%	0.00	0.00%	18571.19	8.26%	49.26
5.4	景观园林给排水工程	91527.54	2.12%	73466.10	80.27%	8209.14	8.97%	2294.98	2.51%	0.00	0.00%	7557.32	8.26%	20.05
5.5	绿化工程	158758.62	3.68%	139100.72	87.62%	5552.23	3.50%	997.16	0.63%	0.00	0.00%	13108.51	8.26%	34.77
5.6	室外给水工程	56172.21	1.30%	47266.76	84.15%	3335.03	5.94%	932.35	1.66%	0.00	0.00%	4638.07	8.26%	12.30
5.7	室外排水工程	675819.87	15.68%	581144.26	85.99%	27988.64	4.14%	10885.33	1.61%	0.00	0.00%	55801.64	8.26%	148.01
<b>费用分析</b>														
<b>项目</b>		<b>总造价</b>	<b>人工费</b>	<b>材料费</b>	<b>机械费</b>	<b>主材设备费用 (询价)</b>	<b>管理费</b>	<b>利润</b>	<b>按费率计算的措施项目费(含绿色 色施工安全防护措施费)</b>		<b>其他费用</b>	<b>税金</b>		
<b>序号</b>	<b>工程名称</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>	<b>元</b>
		<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
	某办公楼项目	45002368.61	7764985.13	17970475.61	1207746.15	8333275.34	1842739.35	1766482.98	1713134.13		687359.40	3715791.91		
		100.00%	17.25%	39.93%	2.68%	18.52%	4.09%	3.93%	3.81%		1.53%	8.26%		
1	桩基础工程	2321620.28	108737.58	1655895.98	181389.84	0.00	50436.30	58014.14	55124.21		20308.92	191693.42		
		5.16%	4.68%	71.33%	7.81%	0.00%	2.17%	2.50%	2.37%		0.87%	8.26%		
2	地下室建筑和装饰工程	5137199.21	919489.62	2656193.15	291557.89	9016.77	227536.40	240177.82	255816.11		113237.12	424172.41		
		11.42%	17.90%	51.71%	5.68%	0.18%	4.43%	4.68%	4.98%		2.20%	8.26%		
2.1	地下室土方工程	163291.46	14477.56	0.00	47740.45	0.00	9634.69	12449.36	11821.42		53695.64	13482.78		
		3.18%	8.87%	0.00%	29.24%	0.00%	5.90%	7.62%	7.24%		32.88%	8.26%		
2.2	基坑支护工程	762557.66	213070.38	190442.33	92599.07	8551.54	54431.32	61129.72	57992.73		21365.72	62963.48		
		14.84%	27.94%	24.97%	12.14%	1.12%	7.14%	8.02%	7.61%		2.80%	8.26%		
2.3	土建工程	4206054.58	691680.84	2461714.25	150883.04	465.23	163406.04	166484.45	185955.04		38175.76	347288.91		
		81.87%	16.44%	58.53%	3.59%	0.01%	3.89%	3.96%	4.42%		0.91%	8.26%		

2.4	地下车库标识装修工程	5295.51	260.84	4036.57	335.33	0.00	64.35	114.29	46.92	0.00	437.24
		0.10%	4.93%	76.23%	6.33%	0.00%	1.22%	2.16%	0.89%	0.00%	8.26%
3	地上部分建筑和装饰工程	20178698.54	4188932.08	11101188.33	482376.76	141776.38	891098.52	934174.51	557271.67	223281.28	1666131.08
		44.84%	20.76%	55.01%	2.39%	0.70%	4.42%	4.63%	2.76%	1.11%	8.26%
3.1	土建工程	12305601.61	2853990.48	6279249.87	367144.14	3992.38	657197.35	644237.44	359016.73	132314.02	1016058.85
		60.98%	23.19%	51.03%	2.98%	0.03%	5.34%	5.24%	2.92%	1.08%	8.26%
3.2	幕墙工程、铝合金窗工程及廊桥工程	3665548.90	404176.06	2501820.48	41674.89	137784.00	72603.43	89165.10	84523.53	31140.25	302660.00
		18.17%	11.03%	68.25%	1.14%	3.76%	1.98%	2.43%	2.31%	0.85%	8.26%
3.3	装修工程	4207548.03	930765.54	2320117.98	73557.73	0.00	161297.74	200771.97	113731.41	59827.01	347412.23
		20.85%	22.12%	55.14%	1.75%	0.00%	3.83%	4.77%	2.70%	1.42%	8.26%
3.3.1	装修建筑部分	4124725.52	910135.74	2281386.67	69977.12	0.00	155620.76	195964.63	111174.24	59827.01	340573.67
		98.03%	22.07%	55.31%	1.70%	0.00%	3.77%	4.75%	2.70%	1.45%	8.26%
3.3.2	装修标识部分	82822.51	20629.80	38731.31	3580.61	0.00	5676.98	4807.34	2557.17	0.00	6838.56
		1.97%	24.91%	46.76%	4.32%	0.00%	6.85%	5.80%	3.09%	0.00%	8.26%
4	安装工程	13053991.14	1893504.51	403471.82	143482.80	7626133.10	554358.90	387953.22	691144.86	273253.43	1077852.48
		29.01%	14.51%	3.09%	1.10%	58.42%	4.25%	2.97%	5.29%	2.09%	8.26%
4.1	电气工程	4117037.76	510478.40	118587.80	24267.97	2648911.60	143564.23	101241.92	179784.10	50261.43	339938.89
		31.54%	12.40%	2.88%	0.59%	64.34%	3.49%	2.46%	4.37%	1.22%	8.26%
4.1.1	配电工程	3712230.73	378106.61	106694.21	16983.57	2553977.99	105578.59	74809.38	132508.60	37044.91	306514.46
		90.17%	10.19%	2.87%	0.46%	68.80%	2.84%	2.02%	3.57%	1.00%	8.26%
4.1.2	泛光照明工程	140286.40	27024.85	4500.03	94.11	72904.07	7357.59	5124.18	9153.91	2559.10	11583.28
		3.41%	19.26%	3.21%	0.07%	51.97%	5.24%	3.65%	6.53%	1.82%	8.26%

4.1.3	防雷工程	264520.63	105346.94	7393.56	7190.29	22029.54	30628.05	21308.36	38121.59	10657.42	21841.15
		6.43%	39.83%	2.80%	2.72%	8.33%	11.58%	8.06%	14.41%	4.03%	8.26%
4.2	智能化工程	1517547.88	229384.38	57661.18	14097.48	769812.74	68481.95	46247.95	82551.06	123078.30	125302.12
		11.63%	15.12%	3.80%	0.93%	50.73%	4.51%	3.05%	5.44%	8.11%	8.26%
4.3	通风与空调工程	3008322.46	337836.20	61513.12	20498.86	2019900.18	94467.56	68014.98	121660.44	34011.87	248393.60
		23.05%	11.23%	2.04%	0.68%	67.14%	3.14%	2.26%	4.04%	1.13%	8.26%
4.4	消防工程	2446224.66	504075.82	110271.57	54294.85	1087522.60	142191.10	105704.05	187797.17	52501.58	201981.86
		18.74%	20.61%	4.51%	2.22%	44.46%	5.81%	4.32%	7.68%	2.15%	8.26%
4.4.1	水灭火系统	1275660.40	268093.67	32800.87	46028.50	548614.63	79147.87	59540.09	106431.82	29754.49	105329.76
		52.15%	21.02%	2.57%	3.61%	43.01%	6.20%	4.67%	8.34%	2.33%	8.26%
4.4.1.1	消火栓工程	463702.35	68973.09	9979.14	18047.18	252336.12	21323.56	16656.40	29784.22	8326.59	38287.35
		36.35%	14.87%	2.15%	3.89%	54.42%	4.60%	3.59%	6.42%	1.80%	8.26%
4.4.1.2	喷淋工程	811958.05	199120.58	22821.73	27981.32	296278.51	57824.31	42883.69	76647.60	21427.90	67042.41
		63.65%	24.52%	2.81%	3.45%	36.49%	7.12%	5.28%	9.44%	2.64%	8.26%
4.4.2	气体灭火工程	138005.71	13240.29	8580.55	187.22	92853.14	3484.61	2513.30	4494.99	1256.64	11394.97
		5.64%	9.59%	6.22%	0.14%	67.28%	2.52%	1.82%	3.26%	0.91%	8.26%
4.4.3	消防电工程	710714.53	158611.42	54528.80	6717.53	288443.94	42566.83	31228.09	54655.33	15279.93	58682.85
		29.05%	22.32%	7.67%	0.95%	40.59%	5.99%	4.39%	7.69%	2.15%	8.26%
4.4.4	防排烟工程	94045.30	15577.85	2309.19	1361.60	52483.53	3826.78	3261.17	5830.82	1630.09	7765.21
		3.84%	16.56%	2.46%	1.45%	55.81%	4.07%	3.47%	6.20%	1.73%	8.26%
4.4.5	应急照明工程	227798.72	48552.59	12052.16	0.00	105127.36	13165.01	9161.40	16384.21	4580.43	18809.07
		9.31%	21.31%	5.29%	0.00%	46.15%	5.78%	4.02%	7.19%	2.01%	8.26%

4.5	给排水工程	738958.70	131761.16	22303.73	10629.36	387829.16	37281.84	26811.60	47932.69	13400.25	61014.94
		5.66%	17.83%	3.02%	1.44%	52.48%	5.05%	3.63%	6.49%	1.81%	8.26%
4.5.1	室内给水工程	360237.44	47301.69	8667.87	4939.80	223488.61	13699.30	9855.34	17616.95	4925.06	29744.38
		48.75%	13.13%	2.41%	1.37%	62.04%	3.80%	2.74%	4.89%	1.37%	8.26%
4.5.2	室内排水工程	378721.26	84459.47	13635.86	5689.56	164340.55	23582.54	16956.26	30315.74	8475.19	31270.56
		51.25%	22.30%	3.60%	1.50%	43.39%	6.23%	4.48%	8.00%	2.24%	8.26%
4.6	电梯工程	692856.09	131798.81	20951.98	12286.59	337168.15	53085.70	28817.21	51539.35	0.00	57208.30
		5.31%	19.02%	3.02%	1.77%	48.66%	7.66%	4.16%	7.44%	0.00%	8.26%
4.7	厨房设备工程	533043.59	48169.74	12182.44	7407.69	374988.67	15286.52	11115.51	19880.05	0.00	44012.77
		4.08%	9.04%	2.29%	1.39%	70.35%	2.87%	2.09%	3.73%	0.00%	8.26%
5	室外配套工程	4310859.44	654321.34	2153726.33	108938.86	556349.09	119309.23	146163.29	153777.28	57278.65	355942.52
		9.58%	15.18%	49.96%	2.53%	12.91%	2.77%	3.39%	3.57%	1.33%	8.26%
5.1	室外首层景观及道路工程	2210434.74	396063.36	1210132.00	57300.26	98060.50	59979.00	90691.78	84586.42	31163.34	182512.96
		51.28%	17.92%	54.75%	2.59%	4.44%	2.71%	4.10%	3.83%	1.41%	8.26%
5.2	室外挡墙、停车棚及屋面景观工程	893228.68	85143.52	664815.35	5686.08	7424.94	16997.38	18164.81	15526.88	5720.48	73752.83
		20.72%	9.53%	74.43%	0.64%	0.83%	1.90%	2.03%	1.74%	0.64%	8.26%
5.3	景观园林电气工程	224917.78	49741.66	7036.28	5536.84	95464.97	13812.81	10570.40	18904.49	5285.01	18571.19
		5.22%	22.12%	3.13%	2.46%	42.44%	6.14%	4.70%	8.41%	2.35%	8.26%
5.4	景观园林给排水工程	91527.54	19620.17	2122.79	3329.61	38847.09	4959.98	4591.38	8209.14	2294.98	7557.32
		2.12%	21.44%	2.32%	3.64%	42.44%	5.42%	5.02%	8.97%	2.51%	8.26%
5.5	绿化工程	158758.62	17239.86	7426.15	1559.67	110902.64	2477.94	3384.09	1662.02	997.16	13108.51
		3.68%	10.86%	4.68%	0.98%	69.86%	1.56%	2.13%	1.05%	0.63%	8.26%

5.6	室外给水工程	56172.21	5906.13	3287.27	3417.40	30452.70	2338.71	1863.97	3335.03	932.35	4638.07
		1.30%	10.51%	5.85%	6.08%	54.21%	4.16%	3.32%	5.94%	1.66%	8.26%
5.7	室外排水工程	675819.87	80606.64	258906.49	32109.00	175196.25	18743.41	16896.86	21553.30	10885.33	55801.64
		15.68%	11.93%	38.31%	4.75%	25.92%	2.77%	2.50%	3.19%	1.61%	8.26%

主要工料指标

工料名称	人工(元)	预拌砂浆(m <sup>3</sup> )	预应力混凝土管桩(m)	商品混凝土(m <sup>3</sup> )	水泥(t)	钢筋(t)	砖(千块)	瓷砖(m <sup>2</sup> )	砌块(m <sup>3</sup> )	砂(m <sup>3</sup> )	玻璃(m <sup>2</sup> )	给水管(m)	排水管(m)
每100m <sup>2</sup> 工料指标	82625.47	12.24	57.81	67.10	3.09	5.83	3.49	107.15	16.02	19.36	22.26	21.30	37.42