

某学校宿舍楼项目技术经济指标分析（43）

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7月）						
建筑面积 (m²)		29083.55			地上面积 (m²)			25377.93						
人防地下室面积 (m²)		3705.62			室外面积 (m²)			8003.56						
地下室层高		4.6			地下室层数			1						
地上层高		首层6米，标准层3.6米			地上层数			12						
土方工程		一、二类土；机械开挖，人工辅助；运距18公里			基坑支护			采用Φ600mm@450深层搅拌水泥桩为止水帷幕+Φ800mm旋挖桩为支护桩+预应力锚索+喷射混凝土挂钢筋网+冠梁、支撑梁、连梁、角撑、挡墙及格构柱						
基础类型		500预制管桩，桩长18米			结构类型			框架-剪力墙结构						
外墙厚度 (mm)		200/100			内墙厚度 (mm)			200/150/100						
外墙材料名称及规格		145*45外墙面砖			砖砌体材料名称及规格			蒸压加气混凝土砌块、80mm ALC轻质墙						
内墙材料名称及规格		300×450釉面砖、300×600仿古哑光砖			地面材料名称及规格			地下室地坪漆楼地面、300*300防滑砖、600*600防滑砖、600*600哑光仿古砖、防静电活动地板						
屋面材料名称及规格		40mm厚C20细石混凝土，内配Φ4@150双向钢筋网；3厚自粘聚合物改性沥青防水卷材（无胎体）；4厚SBS高聚物改性沥青耐根穿刺防水卷材			天棚材料名称及规格			吸音岩棉吊顶天棚、腻子粉、无机涂料						
其他说明		人防地下室，设置设备用房及停车库；首层为学生活动空间，建筑面积约为2864.83平方米；二层至十一层为学生宿舍；十二层为设备层。												
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)
	某学校综合宿舍楼	116891155.73	100.00%	84649001.58	72.42%	16509556.61	14.12%	6081034.22	5.20%	0.00	0.00%	9651563.32	8.26%	4019.15
1	桩基础工程	3154615.70	2.70%	2623336.78	83.16%	102732.46	3.26%	168073.60	5.33%	0.00	0.00%	260472.86	8.26%	108.47
2	地下室	29833268.71	25.52%	21586146.43	72.36%	4257496.83	14.27%	1526328.03	5.12%	0.00	0.00%	2463297.42	8.26%	8050.81
2.1	建筑和装饰工程	25092097.34	84.11%	17968237.80	71.61%	3779454.64	15.06%	1272580.35	5.07%	0.00	0.00%	2071824.55	8.26%	6771.36
2.1.1	土石方及基坑支护工程	11619937.09	46.31%	8265849.74	71.14%	1738401.72	14.96%	656241.28	5.65%	0.00	0.00%	959444.35	8.26%	3135.76
2.1.2	土建工程	13472160.25	53.69%	9702388.06	72.02%	2041052.92	15.15%	616339.07	4.57%	0.00	0.00%	1112380.20	8.26%	3635.60
2.2	安装工程	4741171.37	15.89%	3617908.63	76.31%	478042.19	10.08%	253747.68	5.35%	0.00	0.00%	391472.87	8.26%	1279.45
2.2.1	电气工程	876330.05	18.48%	666176.31	76.02%	91104.66	10.40%	46691.55	5.33%	0.00	0.00%	72357.53	8.26%	236.49

2.2.1.1	强电工程	794932.23	90.71%	616050.10	77.50%	72021.33	9.06%	41224.19	5.19%	0.00	0.00%	65636.61	8.26%	214.52
2.2.1.2	防雷工程	81397.82	9.29%	50126.21	61.58%	19083.33	23.44%	5467.36	6.72%	0.00	0.00%	6720.92	8.26%	21.97
2.2.2	通风工程	19150.73	0.40%	13428.47	70.12%	3022.71	15.78%	1118.30	5.84%	0.00	0.00%	1581.25	8.26%	5.17
2.2.3	消防工程	1733652.39	36.57%	1287062.83	74.24%	207725.24	11.98%	95718.71	5.52%	0.00	0.00%	143145.61	8.26%	467.84
2.2.4	给排水工程	706675.98	14.91%	550466.65	77.90%	60856.33	8.61%	37003.61	5.24%	0.00	0.00%	58349.39	8.26%	190.70
2.2.5	抗震支架工程	93802.85	1.98%	68713.62	73.25%	12134.94	12.94%	5209.10	5.55%	0.00	0.00%	7745.19	8.26%	25.31
2.2.6	人防设备工程	911404.24	19.22%	685390.07	75.20%	100827.11	11.06%	49933.50	5.48%	0.00	0.00%	75253.56	8.26%	245.95
2.2.7	人防门工程	362639.32	7.65%	316560.07	87.29%	308.55	0.09%	15828.00	4.36%	0.00	0.00%	29942.70	8.26%	97.86
2.2.8	标志标识工程	37515.81	0.79%	30110.61	80.26%	2062.65	5.50%	2244.91	5.98%	0.00	0.00%	3097.64	8.26%	10.12
3	地上部分	79961929.09	68.41%	57247311.67	71.59%	11943389.64	14.94%	4168866.66	5.21%	0.00	0.00%	6602361.12	8.26%	3150.85
3.1	建筑和装饰工程	62170809.92	77.75%	43387569.44	69.79%	10500731.85	16.89%	3149139.00	5.07%	0.00	0.00%	5133369.63	8.26%	2449.80
3.2	安装工程	17791119.17	22.25%	13859742.23	77.90%	1442657.79	8.11%	1019727.66	5.73%	0.00	0.00%	1468991.49	8.26%	701.05
3.2.1	电气工程	8191869.81	46.04%	6428840.22	78.48%	623445.27	7.61%	463191.40	5.65%	0.00	0.00%	676392.92	8.26%	322.79
3.2.1.1	强电工程	7974044.20	97.34%	6280069.87	78.76%	588078.43	7.37%	447488.58	5.61%	0.00	0.00%	658407.32	8.26%	314.21
3.2.1.2	防雷工程	217825.61	2.66%	148770.35	68.30%	35366.84	16.24%	15702.82	7.21%	0.00	0.00%	17985.60	8.26%	8.58
3.2.2	通风工程	20267.74	0.11%	14400.26	71.05%	2809.49	13.86%	1384.51	6.83%	0.00	0.00%	1673.48	8.26%	0.80
3.2.3	消防工程	3025354.41	17.00%	2300324.62	76.03%	293826.10	9.71%	181403.78	6.00%	0.00	0.00%	249799.91	8.26%	119.21
3.2.4	给排水工程	3626882.62	20.39%	2778259.76	76.60%	335364.12	9.25%	213791.37	5.89%	0.00	0.00%	299467.37	8.26%	142.91
3.2.5	抗震支架工程	235994.49	1.33%	181737.12	77.01%	20769.30	8.80%	14002.29	5.93%	0.00	0.00%	19485.78	8.26%	9.30
3.2.6	热水工程	2531770.94	14.23%	2021976.88	79.86%	162786.77	6.43%	137961.98	5.45%	0.00	0.00%	209045.31	8.26%	99.76
3.2.7	标志标识工程	158979.16	0.89%	134203.37	84.42%	3656.74	2.30%	7992.33	5.03%	0.00	0.00%	13126.72	8.26%	6.26
4	其他安装工程	1696300.64	1.45%	1348277.36	79.48%	110246.46	6.50%	97715.30	5.76%	0.00	0.00%	140061.52	8.26%	58.33
4.1	电梯工程	1364936.93	80.47%	1068127.81	78.25%	102416.31	7.50%	81691.60	5.99%	0.00	0.00%	112701.21	8.26%	46.93
4.2	发电机工程	331363.71	19.53%	280149.55	84.54%	7830.15	2.36%	16023.70	4.84%	0.00	0.00%	27360.31	8.26%	11.39
5	室外工程	2245041.59	1.92%	1843929.34	82.13%	95691.22	4.26%	120050.63	5.35%	0.00	0.00%	185370.40	8.26%	280.51
5.1	园建绿化工程	1182607.12	52.68%	995139.38	84.15%	30174.46	2.55%	59646.82	5.04%	0.00	0.00%	97646.46	8.26%	147.76

5.2	强电工程	196159.58	8.74%	157421.59	80.25%	11592.76	5.91%	10948.57	5.58%	0.00	0.00%	16196.66	8.26%	24.51
5.3	给排水工程	830088.05	36.97%	663264.95	79.90%	51033.95	6.15%	47249.77	5.69%	0.00	0.00%	68539.38	8.26%	103.71
5.4	海绵城市（排水部分）	36186.84	1.61%	28103.42	77.66%	2890.05	7.99%	2205.47	6.09%	0.00	0.00%	2987.90	8.26%	4.52
费用分析														
项目		总造价	人工费	材料费	机械费	主材设备费用	管理费	利润	按费率计算的措施项目费 (含绿色施工安全防护措施费)	其他费用	税金			
序号	工程名称	元	元	元	元	元	元	元	元	元	元			
		%	%	%	%	%	%	%	%	%	%			
	某学校综合宿舍楼	116891155.73	23983113.91	42929326.84	5033544.25	11860365.11	5839243.46	5731060.61	5781936.41	6081034.22	9651563.32			
		100.00%	20.52%	36.73%	4.31%	10.15%	5.00%	4.90%	4.95%	5.20%	8.26%			
1	桩基础工程	3154615.70	167149.80	1914517.29	360089.62	0.00	76123.01	105440.37	102732.46	168073.60	260472.86			
		2.70%	5.30%	60.69%	11.41%	0.00%	2.41%	3.34%	3.26%	5.33%	8.26%			
2	地下室	29833268.71	4321282.44	11488182.03	3037816.21	2160592.45	1464813.67	1461251.03	1909520.94	1526328.03	2463297.42			
		25.52%	14.48%	38.51%	10.18%	7.24%	4.91%	4.90%	6.40%	5.12%	8.26%			
2.1	建筑和装饰工程	25092097.34	3657088.65	11038500.74	2944262.19	75345.98	1261370.92	1315178.39	1455774.68	1272580.35	2071824.55			
		84.11%	14.57%	43.99%	11.73%	0.30%	5.03%	5.24%	5.80%	5.07%	8.26%			
2.1.1	土石方及基坑支护工程	11619937.09	1333860.76	3739362.28	2441546.83	18568.18	663552.18	755132.95	1052052.52	656241.28	959444.35			
		46.31%	11.48%	32.18%	21.01%	0.16%	5.71%	6.50%	9.05%	5.65%	8.26%			
2.1.2	土建工程	13472160.25	2323227.89	7299138.46	502715.36	56777.80	597818.74	560045.44	403722.16	616339.07	1112380.20			
		53.69%	17.24%	54.18%	3.73%	0.42%	4.44%	4.16%	3.00%	4.57%	8.26%			
2.2	安装工程	4741171.37	664193.79	449681.29	93554.02	2085246.47	203442.75	146072.64	453746.26	253747.68	391472.87			
		15.89%	14.01%	9.48%	1.97%	43.98%	4.29%	3.08%	9.57%	5.35%	8.26%			
2.2.1	电气工程	876330.05	130153.02	29134.23	8730.56	438059.30	38372.46	26759.22	86048.38	46691.55	72357.53			
		18.48%	14.85%	3.32%	1.00%	49.99%	4.38%	3.05%	9.82%	5.33%	8.26%			
2.2.1.1	强电工程	794932.23	104328.03	24432.24	3951.78	436685.22	29862.14	20839.81	67958.32	41224.19	65636.61			
		90.71%	13.12%	3.07%	0.50%	54.93%	3.76%	2.62%	8.55%	5.19%	8.26%			

2.2.1.2	防雷工程	81397.82	25824.99	4701.99	4778.78	1374.08	8510.32	5919.41	18090.06	5467.36	6720.92
		9.29%	31.73%	5.78%	5.87%	1.69%	10.46%	7.27%	22.22%	6.72%	8.26%
2.2.2	通风工程	19150.73	4399.66	967.60	199.46	5862.58	1235.70	893.62	2892.37	1118.30	1581.25
		0.40%	22.97%	5.05%	1.04%	30.61%	6.45%	4.67%	15.10%	5.84%	8.26%
2.2.3	消防工程	1733652.39	284076.94	50511.01	42511.66	773544.41	86631.25	62731.42	194792.38	95718.71	143145.61
		36.57%	16.39%	2.91%	2.45%	44.62%	5.00%	3.62%	11.24%	5.52%	8.26%
2.2.4	给排水工程	706675.98	79541.45	12510.91	18899.07	397488.60	26701.38	18963.63	57218.64	37003.61	58349.39
		14.91%	11.26%	1.77%	2.67%	56.25%	3.78%	2.68%	8.10%	5.24%	8.26%
2.2.5	抗震支架工程	93802.85	16554.46	1377.47	2262.74	40850.69	5205.01	3546.25	11051.94	5209.10	7745.19
		1.98%	17.65%	1.47%	2.41%	43.55%	5.55%	3.78%	11.78%	5.55%	8.26%
2.2.6	人防设备工程	911404.24	143699.68	33016.68	14396.07	420503.13	43897.59	31330.28	99371.35	49933.50	75253.56
		19.22%	15.77%	3.62%	1.58%	46.14%	4.82%	3.44%	10.90%	5.48%	8.26%
2.2.7	人防门工程	362639.32	0.00	316560.07	0.00	0.00	0.00	0.00	308.55	15828.00	29942.70
		7.65%	0.00%	87.29%	0.00%	0.00%	0.00%	0.00%	0.09%	4.36%	8.26%
2.2.8	标志标识工程	37515.81	5768.58	5603.32	6554.46	8937.76	1399.36	1848.22	2062.65	2244.91	3097.64
		0.79%	15.38%	14.94%	17.47%	23.82%	3.73%	4.93%	5.50%	5.98%	8.26%
3	地上部分	79961929.09	18997455.06	28611123.82	1483599.53	8361738.48	4127315.69	4043003.53	3566728.26	4168866.66	6602361.12
		68.41%	23.76%	35.78%	1.86%	10.46%	5.16%	5.06%	4.46%	5.21%	8.26%
3.1	建筑和装饰工程	62170809.92	15619145.60	27946410.26	1324497.77	17352.00	3206463.90	3389137.37	2385528.59	3149139.00	5133369.63
		77.75%	25.12%	44.95%	2.13%	0.03%	5.16%	5.45%	3.84%	5.07%	8.26%
3.2	安装工程	17791119.17	3378309.46	664713.56	159101.76	8344386.48	920851.79	653866.16	1181199.67	1019727.66	1468991.49
		22.25%	18.99%	3.74%	0.89%	46.90%	5.18%	3.68%	6.64%	5.73%	8.26%
3.2.1	电气工程	8191869.81	1491912.93	321469.41	35722.48	4000397.55	406149.87	283302.80	513303.75	463191.40	676392.92
		46.04%	18.21%	3.92%	0.44%	48.83%	4.96%	3.46%	6.27%	5.65%	8.26%
3.2.1.1	强电工程	7974044.20	1415497.06	314585.93	23834.94	3981450.13	382402.81	266769.71	483597.35	447488.58	658407.32
		97.34%	17.75%	3.95%	0.30%	49.93%	4.80%	3.35%	6.06%	5.61%	8.26%

3.2.1.2	防雷工程	217825.61	76415.87	6883.48	11887.54	18947.42	23747.06	16533.09	29706.40	15702.82	17985.60
		2.66%	35.08%	3.16%	5.46%	8.70%	10.90%	7.59%	13.64%	7.21%	8.26%
3.2.2	通风工程	20267.74	6296.01	641.79	767.52	3926.14	1858.31	1329.07	2390.96	1384.51	1673.48
		0.11%	31.06%	3.17%	3.79%	19.37%	9.17%	6.56%	11.80%	6.83%	8.26%
3.2.3	消防工程	3025354.41	664710.31	108612.22	53280.89	1211329.16	183839.14	132686.72	239710.39	181403.78	249799.91
		17.00%	21.97%	3.59%	1.76%	40.04%	6.08%	4.39%	7.92%	6.00%	8.26%
3.2.4	给排水工程	3626882.62	793987.38	124356.21	19612.60	1547490.40	207868.89	149779.07	270547.93	213791.37	299467.37
		20.39%	21.89%	3.43%	0.54%	42.67%	5.73%	4.13%	7.46%	5.89%	8.26%
3.2.5	抗震支架工程	235994.49	46004.93	3749.99	6159.02	104576.67	14426.93	9829.25	17759.63	14002.29	19485.78
		1.33%	19.49%	1.59%	2.61%	44.31%	6.11%	4.17%	7.53%	5.93%	8.26%
3.2.6	热水工程	2531770.94	359031.81	103654.09	38556.09	1371698.70	104281.46	73729.57	133830.27	137961.98	209045.31
		14.23%	14.18%	4.09%	1.52%	54.18%	4.12%	2.91%	5.29%	5.45%	8.26%
3.2.7	标志标识工程	158979.16	16366.09	2229.85	5003.16	104967.86	2427.19	3209.68	3656.74	7992.33	13126.72
		0.89%	10.29%	1.40%	3.15%	66.03%	1.53%	2.02%	2.30%	5.03%	8.26%
4	其他安装工程	1696300.64	255078.47	22692.67	48479.90	843247.59	118718.71	60605.57	109702.36	97715.30	140061.52
		1.45%	15.04%	1.34%	2.86%	49.71%	7.00%	3.57%	6.47%	5.76%	8.26%
4.1	电梯工程	1364936.93	241856.84	21514.28	41194.29	594851.15	112338.56	56573.16	102217.30	81691.60	112701.21
		80.47%	17.72%	1.58%	3.02%	43.58%	8.23%	4.14%	7.49%	5.99%	8.26%
4.2	发电机工程	331363.71	13221.63	1178.39	7285.61	248396.44	6380.15	4032.41	7485.06	16023.70	27360.31
		19.53%	3.99%	0.36%	2.20%	74.96%	1.93%	1.22%	2.26%	4.84%	8.26%
5	室外工程	2245041.59	242148.14	892811.03	103558.99	494786.59	52272.38	60760.11	93252.39	120050.63	185370.40
		1.92%	10.79%	39.77%	4.61%	22.04%	2.33%	2.71%	4.15%	5.35%	8.26%
5.1	园建绿化工程	1182607.12	131201.32	659580.36	34431.65	126892.25	20186.57	24846.61	28166.76	59646.82	97646.46
		52.68%	11.09%	55.77%	2.91%	10.73%	1.71%	2.10%	2.38%	5.04%	8.26%
5.2	强电工程	196159.58	19630.81	65854.42	11575.23	48569.25	6070.65	6151.34	11161.63	10948.57	16196.66
		8.74%	10.01%	33.57%	5.90%	24.76%	3.09%	3.14%	5.69%	5.58%	8.26%

5.3	给排水工程	830088.05	85380.59	160004.10	55484.58	309464.07	24749.21	28162.39	51033.95	47249.77	68539.38			
		36.97%	10.29%	19.28%	6.68%	37.28%	2.98%	3.39%	6.15%	5.69%	8.26%			
5.4	海绵城市（排水部分）	36186.84	5935.42	7372.15	2067.53	9861.02	1265.95	1599.77	2890.05	2205.47	2987.90			
		1.61%	16.40%	20.37%	5.71%	27.25%	3.50%	4.42%	7.99%	6.09%	8.26%			
主要工料指标														
工料名称		人工(元)	预拌砂浆(m³)	预应力混凝土管桩(m)	商品混凝土(m³)	水泥(t)	钢筋(t)	外墙砖(m²)	瓷砖(m²)	砌块(千块)	砂(m³)	碎石(m³)	ALC轻质隔墙板(m²)	聚合物水泥防水涂料(kg)
每100m ² 工料指标		82462.81	9.88	28.34	71.77	3.14	10.92	85.77	131.42	0.76	6.05	4.19	8.22	373.46