

某商业楼项目技术经济指标分析（71）

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年第四季度）												
总建筑面积（㎡）		66905.10				地下室面积（㎡）				45689.89㎡，其中人防面积：10181.62㎡				
地上面积（㎡）		21215.21				地下室层数				2层				
室外面积（㎡）		15553.49				地下室层高				负一层5.25m，负二层4.2m				
地上层数		2层				基坑支护				Φ1200mm泥浆护壁成孔灌注桩、Φ850@1200三轴搅拌桩、喷射混凝土8mm、6m拉森钢板桩				
地上总层高		20.75m				土方工程				一、二类土；机械开挖，人工辅助；运距18公里				
基础类型		Φ500静压预制管桩（AB型），桩长17.5m				结构类型				框架结构				
外墙厚度（mm）		200				内墙厚度（mm）				400/200/150/120/100				
外墙面装饰做法		白色GRC外墙板带骨架幕墙、铝板幕墙、真石漆				内墙面装饰做法				300*300瓷片、墙面装饰板、陶瓷面砖				
地面材料名称及规格		陶粒混凝土楼地面、细石混凝土楼地面、水泥砂浆楼地面、环氧自流平地面、防滑地砖				砖砌体材料名称及规格				蒸压加气混凝土砌块				
屋面材料名称及规格		X150级挤塑型聚乙烯保温隔热板、防水沥青卷材				天棚面装饰做法				600×600mm白色铝扣板天花				
其他说明		本工程考虑赶工措施费、预算包干费。												
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/㎡）
	某商业楼项目	387665249.49	100.00%	295393794.66	76.20%	46354653.39	11.96%	13907744.16	3.59%	0.00	0.00%	32009057.28	8.26%	5794.26
1	桩基础工程	24934475.02	6.43%	20737117.45	83.17%	1194914.64	4.79%	943633.07	3.78%	0.00	0.00%	2058809.86	8.26%	372.68
2	地下室	241243985.51	62.23%	182493522.73	75.65%	29799500.94	12.35%	9031733.69	3.74%	0.00	0.00%	19919228.15	8.26%	5280.03
2.1	建筑和装饰工程	200264714.81	83.01%	150767027.82	75.28%	25466990.51	12.72%	7495077.83	3.74%	0.00	0.00%	16535618.65	8.26%	4383.13
2.1.1	基坑支护及土石方工程	79689507.65	39.79%	61553098.37	77.24%	7929166.12	9.95%	3627375.56	4.55%	0.00	0.00%	6579867.60	8.26%	1744.14
2.1.2	土建及装饰工程	117278032.47	58.56%	86337136.29	73.62%	17490367.49	14.91%	3767021.42	3.21%	0.00	0.00%	9683507.27	8.26%	2566.83
2.1.3	公区精装工程	636980.48	0.32%	522643.84	82.05%	33977.54	5.33%	27764.38	4.36%	0.00	0.00%	52594.72	8.26%	13.94

2.1.4	人防建筑工程	2660194.21	1.33%	2354149.32	88.50%	13479.36	0.51%	72916.47	2.74%	0.00	0.00%	219649.06	8.26%	261.27
2.2	安装工程	40979270.70	16.99%	31726494.91	77.42%	4332510.43	10.57%	1536655.86	3.75%	0.00	0.00%	3383609.50	8.26%	896.90
2.2.1	电气工程	11565642.98	28.22%	8899719.62	76.95%	1276809.61	11.04%	434152.40	3.75%	0.00	0.00%	954961.35	8.26%	253.13
2.2.2	建筑智能化工程	1904662.14	4.65%	1450259.11	76.14%	224244.64	11.77%	72892.71	3.83%	0.00	0.00%	157265.68	8.26%	41.69
2.2.3	通风空调工程	3721950.12	9.08%	3192442.22	85.77%	110916.22	2.98%	111274.70	2.99%	0.00	0.00%	307316.98	8.26%	81.46
2.2.4	消防工程	7355165.63	17.95%	5353509.54	72.79%	1090610.82	14.83%	303738.02	4.13%	0.00	0.00%	607307.25	8.26%	160.98
2.2.5	防排烟系统	5607605.54	13.68%	3904940.06	69.64%	992554.66	17.70%	247097.52	4.41%	0.00	0.00%	463013.30	8.26%	122.73
2.2.6	给排水工程	3119211.10	7.61%	2627944.81	84.25%	136636.39	4.38%	97080.36	3.11%	0.00	0.00%	257549.54	8.26%	68.27
2.2.7	抗震支架工程	1490509.08	3.64%	1142247.25	76.63%	155149.67	10.41%	70042.60	4.70%	0.00	0.00%	123069.56	8.26%	32.62
2.2.8	发电机工程	3511400.86	8.57%	3065746.96	87.31%	56496.64	1.61%	99225.08	2.83%	0.00	0.00%	289932.18	8.26%	76.85
2.2.9	人防安装工程	2703123.25	6.60%	2089685.34	77.31%	289091.78	10.69%	101152.47	3.74%	0.00	0.00%	223193.66	8.26%	265.49
3	地上部分	99936714.63	25.78%	73751103.84	73.80%	14698165.04	14.71%	3235790.41	3.24%	0.00	0.00%	8251655.34	8.26%	4710.62
3.1	建筑和装饰工程	63279769.87	63.32%	44696335.73	70.63%	11474750.57	18.13%	1883748.44	2.98%	0.00	0.00%	5224935.13	8.26%	2982.75
3.1.1	土建及装饰工程	62726978.20	99.13%	44223080.29	70.50%	11460071.40	18.27%	1864534.73	2.97%	0.00	0.00%	5179291.78	8.26%	2956.70
3.1.2	公区精装工程	552791.67	0.87%	473255.44	85.61%	14679.17	2.66%	19213.71	3.48%	0.00	0.00%	45643.35	8.26%	26.06
3.2	安装工程	36656944.76	36.68%	29054768.11	79.26%	3223414.47	8.79%	1352041.97	3.69%	0.00	0.00%	3026720.21	8.26%	1727.86
3.2.1	电气工程	7006057.15	19.11%	5459020.81	77.92%	715473.44	10.21%	253081.12	3.61%	0.00	0.00%	578481.78	8.26%	330.24
3.2.2	变配电工程	5802236.11	15.83%	4936658.76	85.08%	211763.39	3.65%	174730.24	3.01%	0.00	0.00%	479083.72	8.26%	273.49
3.2.3	建筑智能化工程	4078698.70	11.13%	3240635.13	79.45%	349318.35	8.56%	151971.93	3.73%	0.00	0.00%	336773.29	8.26%	192.25
3.2.4	通风空调工程	10795852.60	29.45%	8574323.34	79.42%	929213.26	8.61%	400915.33	3.71%	0.00	0.00%	891400.67	8.26%	508.87
3.2.5	消防工程	3876354.91	10.57%	2926542.13	75.50%	468767.64	12.09%	160979.14	4.15%	0.00	0.00%	320066.00	8.26%	182.72
3.2.6	防排烟系统	2422535.63	6.61%	1797649.53	74.21%	321110.54	13.26%	103749.68	4.28%	0.00	0.00%	200025.88	8.26%	114.19
3.2.7	给排水工程	381895.40	1.04%	296843.10	77.73%	38074.35	9.97%	15445.30	4.04%	0.00	0.00%	31532.65	8.26%	18.00
3.2.8	排油烟工程	749562.41	2.04%	535782.90	71.48%	115950.69	15.47%	35938.35	4.79%	0.00	0.00%	61890.47	8.26%	35.33
3.2.9	抗震支架工程	692088.85	1.89%	530380.25	76.63%	72040.73	10.41%	32522.92	4.70%	0.00	0.00%	57144.95	8.26%	32.62
3.2.10	垂直输送机工程	851663.00	2.32%	756932.16	88.88%	1702.08	0.20%	22707.96	2.67%	0.00	0.00%	70320.80	8.26%	40.14

4	其他工程	9623788.85	2.48%	8553330.71	88.88%	19233.45	0.20%	256599.92	2.67%	0.00	0.00%	794624.77	8.26%	143.84
4.1	电梯工程	7737255.34	80.40%	6876637.13	88.88%	15463.15	0.20%	206299.11	2.67%	0.00	0.00%	638855.95	8.26%	115.65
4.2	标识及划线工程	1886533.51	19.60%	1676693.58	88.88%	3770.30	0.20%	50300.81	2.67%	0.00	0.00%	155768.82	8.26%	28.20
5	室外工程	11926285.48	3.08%	9858719.93	82.66%	642839.32	5.39%	439987.07	3.69%	0.00	0.00%	984739.16	8.26%	766.80
5.1	安装部分	4423805.64	37.09%	3567006.11	80.63%	314117.07	7.10%	177414.11	4.01%	0.00	0.00%	365268.35	8.26%	284.43
5.1.1	智能化工程	154451.57	3.49%	114543.75	74.16%	19262.59	12.47%	7892.35	5.11%	0.00	0.00%	12752.88	8.26%	9.93
5.1.2	高压进线工程	851878.09	19.26%	698822.03	82.03%	50322.37	5.91%	32395.13	3.80%	0.00	0.00%	70338.56	8.26%	54.77
5.1.3	景观照明工程	613805.90	13.88%	489117.56	79.69%	49379.10	8.04%	24628.02	4.01%	0.00	0.00%	50681.22	8.26%	39.46
5.1.4	泛光照明工程	805835.19	18.22%	633025.67	78.56%	70974.50	8.81%	35298.17	4.38%	0.00	0.00%	66536.85	8.26%	51.81
5.1.5	给排水工程	1997834.89	45.16%	1631497.10	81.66%	124178.51	6.22%	77200.44	3.86%	0.00	0.00%	164958.84	8.26%	128.45
5.2	园建工程	5140983.31	43.11%	4360943.72	84.83%	181884.51	3.54%	173670.22	3.38%	0.00	0.00%	424484.86	8.26%	330.54
5.3	景观给排水工程	437058.16	3.66%	356762.21	81.63%	28536.67	6.53%	15671.91	3.59%	0.00	0.00%	36087.37	8.26%	28.10
5.4	绿化工程	1067597.51	8.95%	869020.15	81.40%	70040.35	6.56%	40386.76	3.78%	0.00	0.00%	88150.25	8.26%	68.64
5.5	海绵城市	856840.86	7.18%	704987.74	82.28%	48260.72	5.63%	32844.07	3.83%	0.00	0.00%	70748.33	8.26%	55.09
费用分析														
项目		总造价	人工费	材料费	机械费	主材设备费用 (询价)	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			
		%	%	%	%	%	%	%	%	%	%			
	某商业楼项目	387665249.49	52960388.16	149200592.45	29472741.91	56095294.36	16983098.68	16036036.08	20999189.95	13907744.16	32009057.28			
		100.00%	13.66%	38.49%	7.60%	14.47%	4.38%	4.14%	5.42%	3.59%	8.26%			
1	桩基础工程	24934475.02	1408756.57	14412241.17	3184379.89	0.00	812974.17	918668.00	1194914.64	943633.07	2058809.86			
		6.43%	5.65%	57.80%	12.77%	0.00%	3.26%	3.68%	4.79%	3.78%	8.26%			
2	地下室	241243985.51	32748398.89	93316908.80	24105687.79	24114312.79	11714502.97	11245641.08	15046791.54	9031733.69	19919228.15			
		62.23%	13.57%	38.68%	9.99%	10.00%	4.86%	4.66%	6.24%	3.74%	8.26%			
2.1	建筑和装饰工程	200264714.81	27035189.72	92213178.63	23741573.62	2142753.35	10081819.05	10076189.86	10942994.28	7495077.83	16535618.65			
		83.01%	13.50%	46.05%	11.86%	1.07%	5.03%	5.03%	5.46%	3.74%	8.26%			

2.1.1	基坑支护及土石方工程	79689507.65	6336768.96	24745832.10	19990016.44	1832327.64	4813712.68	5264525.58	6498364.40	3627375.56	6579867.60
		39.79%	7.95%	31.05%	25.08%	2.30%	6.04%	6.61%	8.15%	4.55%	8.26%
2.1.2	土建及装饰工程	117278032.47	20503512.30	64959954.93	3741079.14	226408.32	5229177.35	4770580.10	4397172.98	3767021.42	9683507.27
		58.56%	17.48%	55.39%	3.19%	0.19%	4.46%	4.07%	3.75%	3.21%	8.26%
2.1.3	公区精装工程	636980.48	171951.47	286026.77	692.26	0.00	29453.33	34535.69	33977.54	27764.38	52594.72
		0.32%	26.99%	44.90%	0.11%	0.00%	4.62%	5.42%	5.33%	4.36%	8.26%
2.1.4	人防建筑工程	2660194.21	22956.99	2221364.83	9785.78	84017.39	9475.69	6548.49	13479.36	72916.47	219649.06
		1.33%	0.86%	83.50%	0.37%	3.16%	0.36%	0.25%	0.51%	2.74%	8.26%
2.2	安装工程	40979270.70	5713209.17	1103730.17	364114.17	21971559.44	1632683.92	1169451.22	4103797.26	1536655.86	3383609.50
		16.99%	13.94%	2.69%	0.89%	53.62%	3.98%	2.85%	10.01%	3.75%	8.26%
2.2.1	电气工程	11565642.98	1657908.70	276817.25	80104.83	6141353.74	476042.06	334294.20	1210404.20	434152.40	954961.35
		28.22%	14.33%	2.39%	0.69%	53.10%	4.12%	2.89%	10.47%	3.75%	8.26%
2.2.2	建筑智能化工程	1904662.14	291946.20	33315.15	13435.90	978228.25	86036.04	58740.89	212711.95	72892.71	157265.68
		4.65%	15.33%	1.75%	0.71%	51.36%	4.52%	3.08%	11.17%	3.83%	8.26%
2.2.3	通风空调工程	3721950.12	115603.83	26881.21	43614.44	2932179.46	47371.58	30998.48	106712.25	111274.70	307316.98
		9.08%	3.11%	0.72%	1.17%	78.78%	1.27%	0.83%	2.87%	2.99%	8.26%
2.2.4	消防工程	7355165.63	1400523.86	177503.28	99309.71	3065726.57	392793.80	285880.70	1022104.52	303738.02	607307.25
		17.95%	19.04%	2.41%	1.35%	41.68%	5.34%	3.89%	13.90%	4.13%	8.26%
2.2.5	防排烟系统	5607605.54	1304843.51	298262.53	49059.58	1702390.57	344893.10	259867.68	938144.80	247097.52	463013.30
		13.68%	23.27%	5.32%	0.87%	30.36%	6.15%	4.63%	16.73%	4.41%	8.26%
2.2.6	给排水工程	3119211.10	160700.78	23575.53	28454.59	2332476.32	52981.19	36494.75	129901.25	97080.36	257549.54
		7.61%	5.15%	0.76%	0.91%	74.78%	1.70%	1.17%	4.16%	3.11%	8.26%
2.2.7	抗震支架工程	1490509.08	357751.84	35638.11	0.00	577520.21	99147.06	71733.13	155149.67	70042.60	123069.56
		3.64%	24.00%	2.39%	0.00%	38.75%	6.65%	4.81%	10.41%	4.70%	8.26%
2.2.8	发电机工程	3511400.86	57682.64	162294.71	16794.67	2794542.04	21878.56	14505.07	54546.04	99225.08	289932.18
		8.57%	1.64%	4.62%	0.48%	79.58%	0.62%	0.41%	1.55%	2.83%	8.26%
2.2.9	人防安装工程	2703123.25	366247.81	69442.40	33340.45	1447142.28	111540.53	76936.32	274122.58	101152.47	223193.66
		6.60%	13.55%	2.57%	1.23%	53.54%	4.13%	2.85%	10.14%	3.74%	8.26%

3	地上部分	99936714.63	16978930.97	36975231.52	1731801.99	20959031.47	4134755.44	3520310.78	4148774.89	3235790.41	8251655.34
		25.78%	16.99%	37.00%	1.73%	20.97%	4.14%	3.52%	4.15%	3.24%	8.26%
3.1	建筑和装饰工程	63279769.87	11399846.44	35960066.08	1397718.19	11504.42	2807767.45	2559697.45	2034539.45	1883748.44	5224935.13
		63.32%	18.01%	56.83%	2.21%	0.02%	4.44%	4.05%	3.22%	2.98%	8.26%
3.1.1	土建及装饰工程	62726978.20	11328761.33	35584137.33	1397145.51	11504.42	2796429.24	2545370.20	2019860.28	1864534.73	5179291.78
		99.13%	18.06%	56.73%	2.23%	0.02%	4.46%	4.06%	3.22%	2.97%	8.26%
3.1.2	公区精装工程	552791.67	71085.11	375928.75	572.68	0.00	11338.21	14327.25	14679.17	19213.71	45643.35
		0.87%	12.86%	68.01%	0.10%	0.00%	2.05%	2.59%	2.66%	3.48%	8.26%
3.2	安装工程	36656944.76	5579084.53	1015165.44	334083.80	20947527.05	1326987.99	960613.33	2114235.44	1352041.97	3026720.21
		36.68%	15.22%	2.77%	0.91%	57.14%	3.62%	2.62%	5.77%	3.69%	8.26%
3.2.1	电气工程	7006057.15	1162158.60	204493.46	53235.12	3926797.00	256039.08	178576.94	393184.70	253081.12	578481.78
		19.11%	16.59%	2.92%	0.76%	56.05%	3.65%	2.55%	5.61%	3.61%	8.26%
3.2.2	变配电工程	5802236.11	314326.96	68738.45	39061.41	4471827.64	76527.25	53261.27	124679.82	174730.24	479083.72
		15.83%	5.42%	1.18%	0.67%	77.07%	1.32%	0.92%	2.15%	3.01%	8.26%
3.2.3	建筑智能化工程	4078698.70	634648.34	127193.94	21390.72	2296118.89	160202.40	109452.05	240808.07	151971.93	336773.29
		11.13%	15.56%	3.12%	0.52%	56.30%	3.93%	2.68%	5.90%	3.73%	8.26%
3.2.4	通风空调工程	10795852.60	1649046.95	289640.19	84922.73	6176078.98	384373.78	287364.03	632099.85	400915.33	891400.67
		29.45%	15.27%	2.68%	0.79%	57.21%	3.56%	2.66%	5.86%	3.71%	8.26%
3.2.5	消防工程	3876354.91	812047.66	159736.13	69843.01	1688574.31	200098.70	146203.94	318705.74	160979.14	320066.00
		10.57%	20.95%	4.12%	1.80%	43.56%	5.16%	3.77%	8.22%	4.15%	8.26%
3.2.6	防排烟系统	2422535.63	585525.55	109711.91	17261.49	959013.20	131079.12	99629.10	216525.38	103749.68	200025.88
		6.61%	24.17%	4.53%	0.71%	39.59%	5.41%	4.11%	8.94%	4.28%	8.26%
3.2.7	给排水工程	381895.40	69498.72	6021.34	5415.10	194288.80	18041.90	13088.76	28560.65	15445.30	31532.65
		1.04%	18.20%	1.58%	1.42%	50.87%	4.72%	3.43%	7.48%	4.04%	8.26%
3.2.8	排油烟工程	749562.41	185716.66	33082.16	42954.22	209735.82	54588.75	39729.36	85928.42	35938.35	61890.47
		2.04%	24.78%	4.41%	5.73%	27.98%	7.28%	5.30%	11.46%	4.79%	8.26%
3.2.9	抗震支架工程	692088.85	166115.09	16547.86	0.00	268160.25	46037.01	33307.88	72040.73	32522.92	57144.95
		1.89%	24.00%	2.39%	0.00%	38.75%	6.65%	4.81%	10.41%	4.70%	8.26%

3.2.10	垂直输送机工程	851663.00	0.00	0.00	0.00	756932.16	0.00	0.00	1702.08	22707.96	70320.80
		2.32%	0.00%	0.00%	0.00%	88.88%	0.00%	0.00%	0.20%	2.67%	8.26%
4	其他工程	9623788.85	0.00	1676693.58	0.00	6876637.13	0.00	0.00	19233.45	256599.92	794624.77
		2.48%	0.00%	17.42%	0.00%	71.45%	0.00%	0.00%	0.20%	2.67%	8.26%
4.1	电梯工程	7737255.34	0.00	0.00	0.00	6876637.13	0.00	0.00	15463.15	206299.11	638855.95
		80.40%	0.00%	0.00%	0.00%	88.88%	0.00%	0.00%	0.20%	2.67%	8.26%
4.2	标识及划线工程	1886533.51	0.00	1676693.58	0.00	0.00	0.00	0.00	3770.30	50300.81	155768.82
		19.60%	0.00%	88.88%	0.00%	0.00%	0.00%	0.00%	0.20%	2.67%	8.26%
5	室外工程	11926285.48	1824301.73	2819517.38	450872.24	4145312.97	320866.10	351416.22	589475.43	439987.07	984739.16
		3.08%	15.30%	23.64%	3.78%	34.76%	2.69%	2.95%	4.94%	3.69%	8.26%
5.1	安装部分	4423805.64	529549.61	673419.44	176838.86	1900921.38	150870.35	141285.17	308293.38	177414.11	365268.35
		37.09%	11.97%	15.22%	4.00%	42.97%	3.41%	3.19%	6.97%	4.01%	8.26%
5.1.1	智能化工程	154451.57	40688.99	4226.92	3871.42	47966.60	8871.41	8913.99	19262.59	7892.35	12752.88
		3.49%	26.34%	2.74%	2.51%	31.06%	5.74%	5.77%	12.47%	5.11%	8.26%
5.1.2	高压进线工程	851878.09	54099.64	33349.51	60205.08	507164.27	21145.20	22856.43	50322.37	32395.13	70338.56
		19.26%	6.35%	3.91%	7.07%	59.53%	2.48%	2.68%	5.91%	3.80%	8.26%
5.1.3	景观照明工程	613805.90	90684.47	31666.05	11209.59	314454.65	26547.00	20382.43	43555.41	24628.02	50681.22
		13.88%	14.77%	5.16%	1.83%	51.23%	4.32%	3.32%	7.10%	4.01%	8.26%
5.1.4	泛光照明工程	805835.19	156757.54	31980.73	6316.43	358552.17	46832.49	32637.36	70974.50	35298.17	66536.85
		18.22%	19.45%	3.97%	0.78%	44.49%	5.81%	4.05%	8.81%	4.38%	8.26%
5.1.5	给排水工程	1997834.89	187318.97	572196.23	95236.34	672783.69	47474.25	56494.96	124178.51	77200.44	164958.84
		45.16%	9.38%	28.64%	4.77%	33.68%	2.38%	2.83%	6.22%	3.86%	8.26%
5.2	园建工程	5140983.31	987986.70	1730041.82	55976.84	1388339.87	93625.32	124127.30	162813.02	173670.22	424484.86
		43.11%	19.22%	33.65%	1.09%	27.01%	1.82%	2.41%	3.17%	3.38%	8.26%
5.3	景观给排水工程	437058.16	60451.48	108807.58	26723.41	140256.74	16547.68	13083.26	19437.25	15671.91	36087.37
		3.66%	13.83%	24.90%	6.11%	32.09%	3.79%	2.99%	4.45%	3.59%	8.26%
5.4	绿化工程	1067597.51	156070.05	170067.14	85279.15	399335.27	31353.17	43450.96	53492.28	40386.76	88150.25
		8.95%	14.62%	15.93%	7.99%	37.41%	2.94%	4.07%	5.01%	3.78%	8.26%

5.5	海绵城市	856840.86	90243.89	137181.40	106053.98	316459.71	28469.58	29469.53	45439.50	32844.07	70748.33		
		7.18%	10.53%	16.01%	12.38%	36.93%	3.32%	3.44%	5.30%	3.83%	8.26%		
工程主要工料指标													
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)	砖(千块)	釉面砖(m²)	砌块(千块)	砂(m³)	瓷片(m²)	地砖(m²)	氟碳铝单板(m²)
每100m²工料指标	79157.48	6.69	93.56	129.64	9.36	21.66	1.63	1.79	0.32	5.20	2.79	2.36	5.88