

# Office development – cost breakdown of the construction of a building's shell and core

	element cost £	cost/m <sup>2</sup> gifa £	% of total cost
<b>Substructure</b>	<b>2,100,000</b>	<b>111.41</b>	<b>10.31%</b>
Excavation, piling, ground beams, ground slab 3500 m <sup>2</sup> @ 600			
<b>Frame and upper floors</b>	<b>3,156,000</b>	<b>167.43</b>	<b>15.50%</b>
Precast concrete columns; 500 average diameter 980 m @ 365			
Precast concrete core and riser walls 920 m <sup>2</sup> @ 550			
Insitu concrete corewalls 1700 m <sup>2</sup> @ 175			
Precast edge beams 1680 m @ 65			
Post tensioned insitu concrete floor slab; average 300 thick 15,050 m <sup>2</sup> @ 112			
Allowance for miscellaneous works Item @ 200,000			
<b>Roof</b>	<b>839,000</b>	<b>44.51</b>	<b>4.12%</b>
Post-tensioned roof slab; inverted roof membrane; insulation; paving slabs; flashings, mansafe etc 3200 m <sup>2</sup> @ 220			
Mansafe system Item @ 15,000			
Roof level steelwork; access platforms, walkways and handrails Item @ 120,000			
<b>Stairs</b>	<b>956,000</b>	<b>50.72</b>	<b>4.69%</b>
Pre-engineered steel internal staircases including handrails and balustrades; complete (rate per flight) 6 @ 16,000			
Pre-engineered steel external staircases including frame; balustrades etc, complete (rate per flight) 18 @ 45,000			
Miscellaneous metalwork in shafts and risers Item @ 50,000			
<b>External walls, windows and doors</b>	<b>4,116,000</b>	<b>218.36</b>	<b>20.22%</b>
Double-glazed unitised curtain walling 5500 m <sup>2</sup> @ 550			
Motorised solar control louvres 2400 m <sup>2</sup> @ 315			
Entrance screen; planar glazing and entrance doors Item @ 145,000			
Plantroom cladding 325 m <sup>2</sup> @ 200			
Miscellaneous works to external walling Item @ 125,000			
<b>Internal walls and partitions</b>	<b>555,000</b>	<b>29.44</b>	<b>2.73%</b>
Atrium curtain walling 180 m <sup>2</sup> @ 600			
Drywall partition 5400 m <sup>2</sup> @ 60			
Allowance for lift fronts Item @ 50,000			
Internal glazed screens; blinds Item @ 73,000			
<b>Internal doors</b>	<b>287,800</b>	<b>15.27</b>	<b>1.41%</b>
Timber doors; average rate 95 @ 1,550			
Glazed doors 20 @ 6,000			
Allowance for glazed doors to reception areas Item @ 10,000			
Treatments to lift entrances 15 @ 700			
<b>Wall finishes</b>	<b>101,200</b>	<b>5.37</b>	<b>0.50%</b>
Emulsion paint to wall surfaces generally Item @ 55,000			
Wall finishes to reception areas 210 m <sup>2</sup> @ 220			
Wall finishes to toilets included in toilet fit-out			
<b>Floor finishes</b>	<b>199,400</b>	<b>10.58</b>	<b>0.98%</b>
Raised floors, stone tiling and skirtings to reception 330 m <sup>2</sup> @ 320			
Raised floors, floor finish and skirtings to landlord's areas 450 m <sup>2</sup> @ 75			
Finishes to internal stairs Item @ 20,000			
Allowance for floor sealant and floor paint Item @ 40,000			
Floor finishes to toilets included in toilet fit-out			
<b>Ceiling finishes</b>	<b>106,700</b>	<b>5.66</b>	<b>0.52%</b>
Feature suspended ceiling to reception areas 330 m <sup>2</sup> @ 180			
Metal plank suspended ceiling to landlord's areas 630 m <sup>2</sup> @ 75			
Ceiling finishes to toilets included in toilet fit-out			
<b>Furniture and fittings</b>	<b>136,500</b>	<b>7.24</b>	<b>0.67%</b>
Reception furniture and fittings Item @ 60,000			
Audiovisual installation to reception Item @ 50,000			
Miscellaneous architectural metalwork Item @ 16,500			
Signage Item @ 10,000			
<b>Toilet fit-out</b>	<b>853,500</b>	<b>45.28</b>	<b>4.19%</b>
Toilet pods; modules, door and ironmongery; finishes, sanitary fittings, vanity units, mirrors and fittings, access panels, local water heaters, grilles and diffusers, lighting, smoke detectors, connections to building services 84 @ 10,000			
Extra for shower modules 9 @ 1,500			
	element cost £	cost/m <sup>2</sup> gifa £	% of total cost
<b>Disposal installations</b>	<b>145,700</b>	<b>7.73</b>	<b>0.72%</b>
Waste, soil and vent pipework 18,850 m <sup>2</sup> @ 2			
Rainwater installation 18,850 m <sup>2</sup> @ 4			
Condensate drainage installation Item @ 20,000			
Connections to toilet modules 84 @ 150			
<b>Hot and cold water installations</b>	<b>129,300</b>	<b>6.86</b>	<b>0.64%</b>
Cold water supply and distribution 18,850 m <sup>2</sup> @ 3			
Extra for local water heating 85 @ 500			
Additional drinking water supplies Item @ 5,000			
Connections to toilet modules 168 @ 150			
<b>Space heating, air treatment and ventilation</b>	<b>1,284,400</b>	<b>68.14</b>	<b>6.31%</b>
Chilled water plant room installation and pipework distribution in risers; insulation 18,850 m <sup>2</sup> @ 18			
Air-handling units; AHU mounted gas-fired heating batteries; cooling batteries; ductwork; insulation 18,850 m <sup>2</sup> @ 42			
Mechanical services to reception; dedicated ventilation system and underfloor heating Item @ 55,000			
General ventilation installations Item @ 25,000			
Toilet extract system Item @ 65,000			
Connections to modules for supply and extract ventilation 84 @ 100			
<b>Electrical installation</b>	<b>769,200</b>	<b>40.81</b>	<b>3.78%</b>
Mains and submains distribution, busbars in risers 18,550 m <sup>2</sup> @ 11			
Electrical supplies to mechanical plant; trace heating Item @ 80,000			
Electrical supplies to solar shading 200 @ 50			
Lighting and emergency lighting to landlord's areas; modular wiring 3560 m <sup>2</sup> @ 50			
Extra for power supply and controls to toilet modules 84 @ 100			
Allowance for external lighting Item @ 100,000			
Small power to landlord's areas 18,850 m <sup>2</sup> @ 2			
Electric heating to landlord's areas Item @ 36,000			
Allowance for containment generally Item @ 50,000			
Allowance for standby power generation; 110 Kva Item @ 65,000			
<b>Gas installations</b>	<b>30,000</b>	<b>1.59</b>	<b>0.15%</b>
Incoming gas supply serving roof level AHUs only Item @ 30,000			
<b>Lift installations</b>	<b>500,000</b>	<b>26.53</b>	<b>2.46%</b>
17-person machine-room-less lifts; serving 6 floors; including allowances for enhanced finishes 3 @ 130,000			
2000kg goods machine-room-less lift; serving 6 floors 1 @ 110,000			
<b>Protective installations</b>	<b>74,000</b>	<b>3.93</b>	<b>0.36%</b>
Dry riser installation Item @ 15,000			
Lightning protection system Item @ 40,000			
Earthing and bonding Item @ 19,000			
<b>Communication installations</b>	<b>197,600</b>	<b>10.48</b>	<b>0.97%</b>
Fire detection and alarm system 18,850 m <sup>2</sup> @ 6			
Security system; access control and intruder detection; CCTV Item @ 60,000			
Disabled call alarm system Item @ 22,000			
Extra for connections to toilet modules 84 @ 30			
<b>Specialist installations</b>	<b>482,800</b>	<b>25.61</b>	<b>2.37%</b>
Building management and automatic control systems; including controls to motorised louvres 18,850 m <sup>2</sup> @ 15			
Window cleaning system Item @ 200,000			
<b>Builder's work in connection</b>	<b>36,000</b>	<b>1.91</b>	<b>0.18%</b>
Forming holes, chases and so on			
Allowance @ 1.0% Item @ 36,000			
<b>Preliminaries and contingencies</b>	<b>3,303,900</b>	<b>175.27</b>	<b>16.23%</b>
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 15% Item @ 2,558,000			
Testing and commissioning of building services installations Item @ 150,000			
Design reserve @ 3% Item @ 596,000			
<b>Total construction cost: building only</b>	<b>20,360,000</b>	<b>1080.13</b>	<b>100.00%</b>
(square metre rate based on gross internal floor area of 18,850 m <sup>2</sup> )			