

	Total cost £	£/m2 gifa	%		Total cost £	£/m2 gifa	%
Substructure	1,290,000	117.27	6.88	framing: 1,700m ² @ £265			
Ground-bearing slab; 250mm thick; pad foundations and thickening; excavation and disposal: 4,200m ² @ £300				Cladding; timber rainscreen, insulation, cladding rails:1,620m ² @ £400			
Lift pits: 2nr @ £15,000				Curtain walling; stick system with double-glazed windows and metal-faced spandrel panels: 670m ² @ £500			
Frame and upper floors	1,175,000	106.82	6.27	Extra over curtain wall for opening lights, maximum 1,500mm wide x 650mm high: 130m ² @ £500			
Concrete frame and upper floors; 250mm flat slab: 6,800m ² @ £160				Powder-coated aluminium double-glazed ribbon windows; window boards: 1,400m ² @ £400			
Structural steelwork; universal beam and universal column sections: 40t @ £1,750				Extra over ribbon windows for opening lights, maximum 1,500mm wide x 650mm high: 280m ² @ £300			
Fire protection to steelwork: 850m ² @ £20				Solar shading; fixed aluminium louvres: 360m @ £240			
Roof	1,701,600	154.69	9.08	Allowance for soffit cladding, insulated metal panels: 400m ² @ £400			
250mm insitu concrete roof slab and columns: 3,800m ² @ £160				Glazed main entrance doors; automatic doors with pass doors: 2nr @ £25,000			
Flat roof, single-ply membrane including screed, insulation, trims, upstands, flashings, linings to gutters, paving slabs to 30% of area: 3,800m ² @ £115				Glazed general access doors: 2nr @ £15,000			
Galvanised steel roofing; low pitch; vapour barrier, insulation, secret fixings, plastisol coating, including allowances for edges, eaves and gutters: 600m ² @ £135				Fire escape doors; steel-faced double doors in powder-coated frames; ironmongery: 5nr @ £2,700			
Extra for green roof construction; strengthening to roof slab; sedum blanket; filter fleece and drainage layer: 1,000m ² @ £135				Delivery doors: item @ £5,000			
Glazed rooflights; hollow-section framing, aluminium-framed double-glazed units: 300m ² @ £900				Aluminium louvres to plant rooms etc: 350m ² @ £400			
Extra for upstands and fascia cladding: 320m @ £80				Internal walls and partitions	724,300	65.85	3.86
Extra for soffits to roof overhangs: 200m ² @ £55				Blockwork; average rate for thickness 100-190mm: 3,910m ² @ £45			
Mansafe system: item @ £32,000				Extra for twin-leaf acoustic wall construction: 2,160m ² @ £10			
Roof-level drainage installation; symphonic: 3,800m ² @ £15				Drywall partition; one-hour fire-resistance; heavy-duty boarding: 5,400m ² @ £55			
Allowance for plant platforms, walkways etc: item @ £45,000				Glazed screen partitions: 430m ² @ £350			
Stairs	168,000	15.27	0.90	Allowance for folding partitions: item @ £40,000			
Main accommodation staircase; projecting steel stair flights; glass balustrades with stainless steel handrails: 1nr @ £30,000				Toilet cubicles: 56nr @ £700			
Precast concrete internal staircases with half-landings; painted steel handrails and balustrades; including allowance for wall, floor and ceiling finishes (rate per flight): 10nr @ £13,000				Internal doors	432,000	39.27	2.30
Miscellaneous access stairs and cat ladders: item @ £8,000				Solid-core fire-rated doors and hardwood frames; stainless steel ironmongery (average rate per leaf for single and double doors): 190nr @ £1,100			
External walls, windows and doors	2,627,400	238.85	14.01	Doors and hardwood frames; non-fire-rated; stainless steel ironmongery (average rate per leaf for single and double doors): 190nr @ £900			
Rendered blockwork and architectural blockwork; insulation, lightweight steel				Extra for magnetic catches to double fire doors: 40nr @ £1,300			
				Wall finishes	344,400	31.31	1.84
				Emulsion paint: 17,550m ² @ £4			
				Plasterboard lining and emulsion to wall surfaces generally: 4,540m ² @ £30			

Ceramic tiling: 2,200m ² @ £40			
Allowance for acoustic treatments: item @ £50,000			
Floor finishes	724,500	65.86	3.86
70mm -deep screed: 1,980m ² @ £15			
Raised floor: 9,020m ² @ £30			
Carpet tile; hardwood skirtings: 7,150m ² @ 25			
Stone tiling: 660m ² @ £130			
Ceramic tiling: 1,100m ² @ £60			
Vinyl flooring, coved skirtings: 1,650m ² @ £40			
Epoxy floor paint: 440m ² @ £15			
Entrance matting and matwells: item @ £21,000			
Ceiling finishes	419,000	38.09	2.24
Plasterboard ceilings on MF framing, emulsion paint finish: 2,610m ² @ £32			
Mineral-fibre concealed-grid ceiling; plasterboard margins and bulkheads; generally: 4,180m ² @ £40			
Sealer to exposed concrete soffits: 3,660m ² @ £5			
Extra for acoustic treatments: item @ £150,000			
Furniture and fittings	319,000	29.00	1.70
Fixtures, fittings and equipment (excludes loose FF&E and catering equipment): 11,000m ² @ £29			
Sanitary installations	110,000	10.00	0.59
WCs, hand basins, urinals, disabled sanitary fittings, cleaners' sinks, shower trays (excludes sinks to kitchens, laboratories, hand driers, drinks fountains): 11,000m ² @ £10			
Service equipment	230,000	20.91	1.23
Kitchen, servery; complete: item @ £230,000			
Disposal installations	187,000	17.00	1.00
Waste, soil and vent pipework to sanitary appliances, kitchens, classrooms, chemical-resistant waste to laboratories: 11,000m ² @ £12			
Rainwater installation; syphonic drainage: 11,000m ² @ £5			
Hot and cold water installations	495,000	45.00	2.64
Mains water service, treatment, cold-water storage and distribution, hot-water storage and distribution: 11,000m ² @ £30			
Rainwater harvesting and solar hot water collectors: 11,000m ² @ £15			
Space heating, air treatment and ventilation	1,837,000	167.00	9.80
Gas-fired boiler installation: 11,000m ² @ £14			
Low-temperature hot-water connections to air-handling units, low-temperature hot-water heating installations, overdoor heater to main entrance, cooling to ICT server rooms, mechanical ventilation to kitchen/dining areas, music, dance and drama: 11,000m ² @ £100			
Mechanical extract to toilets, changing rooms, ducts to fume cupboards, food technology, multi-materials workshops: 11,000m ² @ £18			
Allowance for sustainability enhancements, biomass boiler, earth ducts, heat pumps and energy piles: 11,000m ² @ £35			

Electrical installation	1,516,000	137.82	8.09
Mains and sub-mains distribution: 11,000m ² @ £25			
Small power generally: 11,000m ² @ £30			
Electrical supplies to mechanical plant and equipment generally: item @ £45,000			
Lighting generally; selected controls: 11,000m ² @ £70			
Emergency lighting: 11,000m ² @ £6			
External lighting generally: item @ £30,000			
Gas installations	99,000	9.00	0.53
Incoming gas supply and distribution: 11,000m ² @ £9			
Lift installations	110,000	10.00	0.59
10-person traction lift serving three floors: 2nr @ £55,000			
Protective installations	55,000	5.00	0.29
Lightning protection: 11,000m ² @ £2			
Emergency power-off to science, food and design technology classrooms: 11,000m ² @ £2			
Earthing and bonding: 11,000m ² @ £1			
Communication installations	740,000	67.27	3.95
Fire alarm and smoke detection; interface with door-hold system; disabled refuge communications system; induction-loop alarm interface: 11,000m ² @ £15			
Security system, intruder alarm, CCTV, public address system: 11,000m ² @ £15			
Induction loop: item @ £20,000			
Disabled WC alarm system: item @ £5,000			
Data network, including containment: 11,000m ² @ £35			
Specialist installations	330,000	30.00	1.76
Building management system controls: 11,000m ² @ £30			
Builder's work in connection	143,000	13.00	0.76
11,000m ² @ £13			
Preliminaries	2,972,800	270.25	15.86
Management costs, site establishment and site supervision; contractor's preliminaries, overheads and profit @ 15%: item @ £2,406,800			
Testing and commissioning of building services installations; operation and maintenance manuals: item @ £20,000			
Allowance for design reserve @ 3%: item @ £546,000			
Total construction cost - building only (m² rate based on gifa)	18,750,000	1,704.53	100

Previously ... Coming up ...

18 April	Tracker, Building Intelligence	2 May	Market forecast
11 April	Specialist cost update	9 May	Country focus
4 April	Lead times	16 May	Tracker