

	Total cost	£/m²	%
	£	gifa	
Substructure	20,038,300	205.42	7.65
Allowance for residual demolitions/adaptations, removal of temporary supports, etc: item @ £350,000			
Preparatory works including plunge columns, piling mat, temporary propping to steel pile walls, dewatering all excavations etc: item @ £750,000			
Excavate basement, including lifts pits and the like; break out existing RC beds/raft; pile probing and removal of obstructions (including existing piles where necessary): 29,700m ³ @ £110			
Foundations: large diameter bored piles approximately 50m deep (with some shallower piles on non-megaframe columns); secant pile walls 900-1200mm diameter, male/female 10-15m long; smaller diameter piles to crane bases; test piles, integrity testing; RC basement raft slab 2-3m thick: 2,166m ² @ £2,600			
RC perimeter walls, including piers, infilling voids, blockwork and drained cavity where necessary: 2,538m ² @ £1,000			
Allowance for underpinning adjoining structures: item @ £250,000			
Drainage below basement slab, including pumping chambers, manholes and the like, cavity connection channels, sumps, etc: item @ £300,000			
Formation of basement structures: fire-protected steel frame including megaframe bases/columns and all secondary steelwork; suspended concrete slabs 200-400mm thick; internal walls combination of RC walls 300-500mm thick and 100mm blockwork: 6,500m ² @ £900			
Sundry items eg attendance on archaeologists; bwic service entries, earth rods, etc; waterproofing; enhanced concrete finishes; etc: item @ £400,000			
Allowance for trade contractors' preliminaries/pre-construction fees not included in above rates: item @ £700,000			
Frame and upper floors	50,741,800	520.16	19.36
Structural steelwork to perimeter tube: beams, columns, diagonal members and fittings (overall average 80 kg/m ² gifa): 7,284 t @ £2,300			
Office floor beams, primary and secondary members (average 50 kg/m ² gifa): 4,552 t @ £1,850			
Internal columns, box sections (average 10kg/m ² gifa): 910 t @ £2,000			
Steel framing to cores (average 35 kg/m ²): 3,190 t @ £1,900			
Support structure for mast: item @ £75,000			
Allowance for temporary steelwork for edge protection, tower cranes, permanent structure, etc: item @ £700,000			

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Secondary steelwork: cladding brackets, cleaning cradle supports, plant room enclosures, lifting beams, etc: 300 t @ £2,500			
Fire protection to steelwork, 90 minutes intumescent paint to all steelwork (as an average): 15,936t @ £450			
Extra for decorative finish in main lobby and other selected areas: item @ £350,000			
Composite floor slab: 130mm reinforced lightweight concrete on galvanised steel decking: 88,880m ² @ £75			
Extra for enhance loading capacity to plant and other areas (say 10%): 8,888m ² @ £25			
Allowance for knock-out panels in upper floor construction: item @ £225,000			
Infilling slab edges with thermal insulation: 9,180m @ £60			
Allowance for lift pits, escalator pits, etc in upper floors construction: item @ £175,000			
Allowance for trade contractors' preliminaries/pre-construction fees not included in above rates: item @ £800,000			
Roof	1,112,500	11.40	0.42
Flat roof slab with finishes: 1,400m ² @ £175			
Balustrading and handrails: 75m @ £500			
Allowance for plant bases and paved access routes: item @ £30,000			
Open louvred roof to plant areas (including support structure): 500m ² @ £600			
Allowance for architectural mast approximately 50m high: item @ £500,000			
Stairs	2,030,000	20.81	0.77
Painted mild steel escape stairs, comprising two straight flights & an intermediate landing, including perimeter handrail and central balustrade (3.9m rise per floor): 114nr @ £14,000			
Ditto, basement levels: 6nr @ £14,000			
Allowance for disabled refuge access provisions: item @ £150,000			
Allowance for ladders and catwalks in plant rooms: item @ £200,000			

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External walls, windows and doors	48,748,300	499.73	18.60
Unitised double wall facade 1.5m wide x 3.9m high, overall depth 250mm, comprising double glazed unit internally (with laminated inner leaf and e coating) and single-glazed laminated leaf externally, with 50mm venetian blinds within cavity; faceted to follow the building's form; externally ventilated via grilles, with cavity closed vertically every 3 storeys: 44,925m ² @ £800			
Extra for opening doors in DGUs for access to cavity: 864 nr @ 500			
Extra for articulation to facades on some elevations, eg brise soleil system via extended mullions to form fins: 10,530m ² @ 400			
Louvred rainscreen to stair cores: 3,790m ² @ £475			
Full height single glazed frameless facades to lower levels: 1,360m ² @ £1,100			
Single glazed canopy cantilevered from building structure (including framing and bracing): 250m ² @ £1,500			
Allowance for return visits for tower crane and hoist infills: item @ £125,000			
Built-in guide rails for façade access cradles; fixing free-issue restraint buttons for same: item @ £175,000			
Performance tests and mock-ups (visual and working, for each major cladding type): item @ £400,000			
Allowance for facade access equipment: item @ £1,500,000			
Allowance for trade contractors' preliminaries/pre-construction fees not included in above rates: item @ £2,000,000			
High quality revolving entrance doors: 2 nr @ £45,000			
Single leaf pass doors: 2 nr @ £4,500			
Double doors from escape stairs, to match curtain walling: 2 nr @ £6,000			
Other single leaf entrance doors: 8 nr @ £3,500			
Glazed double doors to retail units: 4 nr @ £7,500			
Allowance for motorised security shutters: 2 nr @ £50,000			
Doors to lift motor rooms: 8 nr @ £3,000			

	Total cost £	£/m ² gifa	%
Internal walls and partitions	7,881,600	80.80	3.01
120 minutes fire-rated shaftwall to cores: 45,245m ² @ £115			
Non fire-rated drywall partitions to core areas: 5,700m ² @ £85			
Blockwork partitions to form cellular areas in basements and lower levels: 15,500m ² @ £85			
120 mins fire-rated blockwork walls to enclose loading bay, fuel storage areas, generator rooms, etc: 1,410m ² @ £95			
4 hour blockwork walls for EDF enclosure and other areas: 250m ² @ £170			
Allowance for acoustic linings where office floors are adjacent to plant areas: item @ £250,000			
High quality glazed balustrades to void edges (some curved): 300m @ £1,500			

	Total cost £	£/m ² gifa	%
Internal doors	2,963,000	30.37	1.13
Full height glazed double doors to lift lobbies, with side screens: 108 nr @ £10,000			
Single-leaf timber veneer solid doors, including frame & ironmongery, to core areas: 610 nr @ £1,500			
Double-leaf timber veneer solid doors, including frame & ironmongery, to core areas: 85 nr @ £1,800			
120 mins fire-rated doors to plant rooms and basement areas: 120 nr @ £1,600			
60 mins fire-rated doors to plant rooms and basement areas: 220 nr @ £1,400			
Single-glazed doors to lobby/public areas: 20 nr @ £2,500			
Steel doors to sub-station and other areas: 15 nr @ £1,000			
Allowance for fire-rated access panels: item @ £250,000			

	Total cost £	£/m ² gifa	%
Wall finishes	4,366,200	44.76	1.67
Stone tiles to main entrance lobby walls: 575m ² @ £300			
Enhanced wall finish to lift lobbies: 5,600m ² @ £200			
Emulsion paint to stairs/stair lobbies, cores and circulation routes: 16,750m ² @ £10			
Ceramic wall tiling to toilets: 3,200m ² @ £140			
Podwall framing, panelling and finishes to toilets: 3,300m ² @ £650			
Allowance for dust sealer/paint to blockwork walls: 9,030m ² @ £7			
Allowance for other wall finishes: chequerplate linings in high-use areas, finish to plant and storage rooms, finishes to landlord management suites, ceramic tiling to showers, cleaners' cupboards, etc: item @ £250,000			
Floor finishes	3,014,900	30.91	1.15
Stone flooring in main entrance lobby and lift lobbies (and some public areas): 5,480m ² @ £280			
Good quality ceramic tiling in toilets: 2,750m ² @ £140			
Floor finish to landlord circulation in basement: 1,400m ² @ £35			
Carpet tiles to stair cores and core circulation areas: 4,050m ² @ £30			
Epoxy paint on screed to plant service areas: 3,200m ² @ £40			
Wearing course to loading bay, car parking areas: 2,850m ² @ £75			
Lightweight concrete to make up levels in core areas: 5,830m ² @ £40			
Entrance mats and matwells: item @ £50,000			
Allowance for other floor finishes: sealer/hardener to exposed concrete surfaces; making up levels in other areas, miscellaneous detailing; finishes in landlord management suites, etc: item @ £300,000			
Ceiling finishes	1,598,300	16.38	0.61
Feature ceilings in main entrance lobby, including perimeter detailing and interfaces: 1,200m ² @ £230			
Plasterboard ceiling in lift lobbies, including bulkheads and detailing: 3,780m ² @ £175			
Plasterboard and paint to soffits of stair cores: 3,000m ² @ £45			
Epoxy paint finish to ceilings in plant areas: 3,200m ² @ £20			
Paint finish to car park and loading bay: 2,850m ² @ £15			
Plasterboard ceilings in core circulation areas: 1,050m ² @ £60			
Ceiling finish to landlord circulation in basement: 1,400m ² @ £40			
Allowance for other ceiling finishes: insulation under ground floor slab where appropriate; finishes to landlord management suites; access panels and other detailing, etc: item @ £300,000			
Furniture and fittings	3,520,200	36.09	1.34
Toilet vanity tops including stone worktops, hardwood panelling, detailing/interfaces with fittings and mirrors: 460m @ £1,300			
Fittings to toilets: mirrors, towel dispensers, modesty screens, etc: 103 nr @ £2,400			
Full-height toilet cubicles and doors: 350 nr @ £3,100			
Fittings to basement showers: item @ £50,000			
Main reception desk plus security/back-of-house desks: item @ £225,000			
Main entrance signage and other fittings: item @ £100,000			
Statutory and general signage: item @ £125,000			
Main entrance lobby turnstiles: 20 @ £20,000			
Car park bollards, column guards, bay marking, cycle racks, traffic management system, etc: item @ £300,000			
Rubbish compactor / bailers: item @ £40,000			
Allowance for fitting out landlord's management suites, control rooms, etc: item @ £250,000			
Allowance for all other fittings, sundry metalwork, etc: item @ £100,000			

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Sanitary fittings	731,600	7.50	0.28
Sanitaryware and fittings; allowance: 97,550m ² @ £8			
Disposal installations	1,560,800	16.00	0.6
Waste, soil and vent pipework: 97,550m ² @ £13			
Rainwater installation: 97,550m ² @ £3			
Hot and cold water installations	1,853,500	19.00	0.71
Hot and cold water pipework to landlord's areas including mains water service: 97,550m ² @ £19			
Space heating air treatment and ventilation	16,583,500	170.00	6.33
Air handling units, chillers; ductwork, pipework, insulation: 97,550m ² @ £150			
Cooling and ventilation installations to common areas: 97,550m ² @ £20			
Electrical installation	12,779,100	131.00	4.88
Mains and sub-mains distribution: 97,550m ² @ £126			
Electrical supplies to mechanical plant: 97,550m ² @ £2			
External feature lighting: 97,550m ² @ £3			
Gas installations	97,600	1.00	0.04
Incoming gas supply: 97,550m ² @ £1			
Lift installations	18,924,700	194.00	7.22
10-person hydraulic lift serving two floors: 97,550m ² @ £194			
Protective installations	1,951,000	20.00	0.74
Lightning protection and earthing: 97,550m ² @ £20			
Communication installations	2,829,000	29.00	1.08
Fire alarm and smoke detection: 97,550m ² @ £29			
Sustainability enhancements	2,000,000	20.50	0.76
Allowance for sustainability measures and adoption of renewable technologies, say: item @ £2,000,000			
Specialist installations	2,829,000	29.00	1.08
BMS controls			
Builder's work in connection	1,755,900	18.00	0.67
Forming holes and chases etc, allowance @ 1%: 97,550m @ £18			
Preliminaries and on-costs	52,162,257	534.72	19.90%
Construction manager's organisation and staff costs, including cranes, hoists and other common items of plant @ 16%: item @ £33,594,957			
Construction manager's fee @ 2.5%: item @ £6,087,600			
Design and construction contingencies @ 5%: item @ £12,479,700			
	£	£/m²	%
		gifa	
Total construction cost (building only)	262,000,000	2,687	100
(square metre rate based on gross internal floor area)			