

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Substructure</b>	<b>78,000</b>	<b>54.17</b>	<b>4.38</b>
Excavation and disposal off site: 300m <sup>3</sup> @ £20 Excavation, footings, column bases, filling to levels, ground slab: 720m <sup>2</sup> @ £100			
<b>Frame and upper floors</b>	<b>252,000</b>	<b>175.00</b>	<b>14.16</b>
Timber frame and panel system; loading bearing panels to external walls consisting panel system to external wall consisting of OSB boarding; insulation; breather membrane; timber frame only to cross wall construction; timber cassette flooring to upper floor; truss rafters, external cladding and internal lings to partition members measured separately (unit of measure based on gross internal floor area): 1,440m <sup>2</sup> @ £175			
<b>Roof</b>	<b>93,100</b>	<b>64.65</b>	<b>5.23</b>
Aluminium standing seam roof including purlins, trims and insulation: 770m <sup>2</sup> @ £110 Mansafe system: 120m @ £70			
<b>Stairs</b>	<b>10,000</b>	<b>6.94</b>	<b>0.56</b>
Precast concrete internal staircases; handrails and balustrades (rate per flight): 2 nr @ £5,000			
<b>External walls, windows and doors</b>	<b>115,300</b>	<b>80.07</b>	<b>6.48</b>
Facing brickwork to timber frame including ties: 740m <sup>2</sup> @ £80 Coated aluminium double glazed window system: 100m <sup>2</sup> @ £325 Steel external doors: 4 nr @ £900 Glazed main double entrance doors: 2 nr @ £5,000 Entrance canopy: 1 nr @ £10,000			
<b>Internal walls and partitions</b>	<b>23,600</b>	<b>16.39</b>	<b>1.33</b>
150 thick internal partition with two skin of plasterboard and insulation: 560m <sup>2</sup> @ £40 140 blockwork to lift shaft: 30m <sup>2</sup> @ £40 (Room to room partition structure included in frame and upper floors)			
<b>Internal doors</b>	<b>64,800</b>	<b>45.00</b>	<b>3.64</b>
Hardwood veneered single fire doors to bedrooms, including ironmongery: 50 nr @ £825 Hardwood veneered single fire doors with vision panels: 15 nr @ £900 Fire doors to service risers: 25 nr @ £400			
<b>Wall finishes</b>	<b>40,900</b>	<b>28.40</b>	<b>2.30</b>
Plasterboard lining to blockwork: 30m <sup>2</sup> @ £10 Plasterboard lining to external walls: 740m <sup>2</sup> @ £10 Acoustic plasterboard to cross wall partitions: 1,220m <sup>2</sup> @ £18 Paint to wall linings of bedrooms and corridors generally: 2,550m <sup>2</sup> @ £4 Paint to behind the house areas: 250m <sup>2</sup> @ £4			
<b>Floor finishes</b>	<b>56,000</b>	<b>38.89</b>	<b>3.15</b>
75 mm thick screeds to ground floor and stairwells: 720m <sup>2</sup> @ £15 Carpet to rooms and corridors: 1,180m <sup>2</sup> @ £25 Tiling to reception area: 30m <sup>2</sup> @ £80 Floor finishes to internal stairs: item @ £1,000 Vinyl flooring and coving: 140m <sup>2</sup> @ £35 Entrance matting: item nr @ £1,000 MDF skirting and decoration: 800m @ £8			

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<b>Ceiling finishes</b>	<b>51,600</b>	<b>35.83</b>	<b>2.90</b>
Plasterboard ceiling to bedrooms: 1,030m <sup>2</sup> @ £35 Plasterboard ceiling to back of house areas: 80m <sup>2</sup> @ £30 Mineral fibre suspended ceilings to common areas: 270m <sup>2</sup> @ £30 Allowance for cavity barriers between metal standing seam and ceiling finishes: item @ £5,000			
<b>Furniture and fittings</b>	<b>58,500</b>	<b>40.63</b>	<b>3.29</b>
Wardrobes, headboards, desks, mirror panels to bedrooms, etc: item @ £50,000 Reception desk and fittings: item @ £5,000 Linen room shelving: item @ £1,500 Statutory signage: item @ £2,000			
<b>Sanitary fittings</b>	<b>212,200</b>	<b>147.36</b>	<b>11.92</b>
Prefabricated bathroom pods including all bath, shower, WC, vanity unit, fittings, door, etc: 42 nr @ £4,000 Prefabricated disabled accessible bathroom pods including all shower, WC, vanity unit, fittings, door, etc: 8 nr @ £5,000 Disabled toilet including WC, wash hand basin, grab rails and other fittings: 1 nr @ £1,200 WCs: 4 nr @ £300 Urinals including side panels: 2 nr @ £220 Wash hand basins: 4 nr @ £180 Stainless sink to staff area: 1 nr @ £200 Cleaners sink: 2 nr @ £200			
<b>Disposal installations</b>	<b>16,000</b>	<b>11.11</b>	<b>0.90</b>
Waste, soil and vent pipework to guestrooms, stub connections to pods: 50 nr @ £225 Ditto to WCs, cleaners sink, etc: 14 nr @ £225 Rainwater installation: 200m @ £8			
<b>Hot and cold water installations</b>	<b>35,100</b>	<b>24.38</b>	<b>1.97</b>
Cold water points: 66 nr @ £250 Hot water points: 62 nr @ £300			
<b>Space heating air treatment and ventilation</b>	<b>81,400</b>	<b>56.53</b>	<b>4.57</b>
LPHW system heating to bedrooms and staff areas: 1,050m <sup>2</sup> @ £40 Extract ventilation to rooms and disabled toilet: item @ £25,000 Cassette type AHU spilt pump unit to foyer and offices: 30m @ £80 Condensing boiler: item @ £12,000			
<b>Electrical installation</b>	<b>93,600</b>	<b>65.00</b>	<b>5.26</b>
Mains and sub-mains distribution: 1,440m <sup>2</sup> @ £20 Electrical supplies to mechanical plant: 1,440m <sup>2</sup> @ £5 Lighting installation, luminaires and emergency lighting: 1,440m <sup>2</sup> @ £25 Small power: 1,440m <sup>2</sup> @ £15			
<b>Lift installations</b>	<b>30,000</b>	<b>20.83</b>	<b>1.69</b>
Eight-person hydraulic lift serving two floors: 1 nr @ £30,000			
<b>Protective installations</b>	<b>4,000</b>	<b>2.78</b>	<b>0.23</b>
Lightning protection: item @ £2,000 Earthing and bonding: item @ £2,000			

	<b>Total cost £</b>	<b>£/m<sup>2</sup> gifa</b>	<b>%</b>
<b>Communication installations</b>	<b>116,600</b>	<b>80.97</b>	<b>6.55</b>
Fire alarm and smoke detection: 1,440 m <sup>2</sup> @ £15			
Security installation, disabled WC alarm system and CCTV: 1,440 m <sup>2</sup> @ £25			
Telephone, TV and data cabling: 1,440 m <sup>2</sup> @ £25			
Electronic door lock system and slot holders: item @ £20,000			
Allowance for containment of services: item @ £3,000			
<b>Specialist installations</b>	<b>14,400</b>	<b>10.00</b>	<b>0.81</b>
BMS controls: 1,440 m <sup>2</sup> @ £10			
<b>Builder's work in connection</b>	<b>17,900</b>	<b>12.43</b>	<b>1.01</b>
Forming holes and chases, etc; allowance @ £3.5%: item @ £17,900			
<b>Preliminaries</b>	<b>315,000</b>	<b>218.75</b>	<b>17.70</b>
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 17%: item @ £255,000			
Testing and commissioning of building services installations, providing operating manual: item @ £15,000			
Allowance for design reserve @ 3%: item @ £45,000			
<b>Total cost: building only (square metre rate based on gifa)</b>	<b>1,780,000</b>	<b>1236.11</b>	<b>100.00</b>