

## a Cost breakdown

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Substructure</b>	<b>225,800</b>	<b>105.02</b>	<b>5.56</b>
Excavation to reduce levels; average depth 600mm, offsite disposal: 1,075m <sup>2</sup> @ 40			
Reinforced concrete ground slab, including ground beams and column bases: 1,075m <sup>2</sup> @ 170			

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<b>Frame and upper floors</b>	<b>459,200</b>	<b>213.58</b>	<b>11.30</b>
Structural steelwork; UB and UC sections: 70t @ 1,800			
Structural steelwork; hollow sections: 40t @ 2,600			
Built up trusses; hollow sections: 20t @ 2,800			
Upper floor concrete on permanent steel framework: 1,040m <sup>2</sup> @ 80			
Fire protection to steelwork; applied on site: 2,000m <sup>2</sup> @ 20			
Allowance for miscellaneous works: item @ 50,000			

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<b>Roof</b>	<b>288,600</b>	<b>134.23</b>	<b>7.10</b>
Copper roofing with standing seam joints on insulation and vapour barrier: 1,120m <sup>2</sup> @ 160			
Steel trapezoidal roof decking: 1,120m <sup>2</sup> @ 35			
Proprietary glazed roof lights: 4nr @ 5,000			
Metal rainwater installation including outlets, gratings, downpipes and connections to surface water drains: 160m @ 60			
Mansafe system: 125m @ 80			
Glazed entrance canopy, planar glazing, architectural steelwork: item @ 25,000			

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<b>Stairs</b>	<b>61,000</b>	<b>28.37</b>	<b>1.50</b>
Internal staircase, mild steel frame, oak open treads and handrails: 1nr @ 25,000			
Internal escape stair; mild steel with handrails and balustrades: 1nr @ 5,000			
Satin stainless steel balustrade with toughened clear glass infill panels: 20m @ 1,050			
Allowance for access panels, steps and ladders: item @ 10,000			

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<b>External walls, windows and doors</b>	<b>719,300</b>	<b>334.56</b>	<b>17.70</b>
175mm Portland stone-faced panel, supplied and fixed: 675m <sup>2</sup> @ 450			
140mm blockwork as backing wall: 875m <sup>2</sup> @ 60			
Timber rainscreen cladding system with tongued and grooved joints; on treated softwood battens, breather membrane, insulation board, joints and sealant: 230m <sup>2</sup> @ 150			
Hardwood double glazed windows: 110m <sup>2</sup> @ 550			
100mm glass brick wall: 40m <sup>2</sup> @ 450			
Timber-framed glazed wall: 215m <sup>2</sup> @ 600 Extra for opening lights, actuators and motors: 60nr @ 750			
Timber louvres to glazed wall: 215m <sup>2</sup> @ 200			
Extra for glazed sliding doors: 4nr @ 4,000			
Allowance for fire escape doors: 2nr @ 2,000			
Oak entrance doors and frames; double leaf: 1nr @ 10,000			

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<b>Internal walls and partitions</b>	<b>89,600</b>	<b>41.67</b>	<b>2.21</b>
Glazed partitions: 110m <sup>2</sup> @ 350			
Extra for glazed doors, double: 1nr @ 2,500			
Metal stud partition, gyproc boarding both sides: 340m <sup>2</sup> @ 50			
140mm blockwork: 340m <sup>2</sup> @ 40			
Laminate-faced WC cubicles: 20nr @ 900			

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<b>Internal doors</b>	<b>13,500</b>	<b>6.28</b>	<b>0.33</b>
Softwood doors and frames, painted both sides, one hour fire rating, single: 15nr @ 850			

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<b>Wall Finishes</b>	<b>55,800</b>	<b>25.95</b>	<b>1.37</b>
Plaster and emulsion for walls 1900m <sup>2</sup> @ 22			
Ceramic tiling (kitchen and WCs): 180m <sup>2</sup> @ 50			
Laminate panelling (WCs): 100m <sup>2</sup> @ 50			

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<b>Floor finishes</b>	<b>298,800</b>	<b>138.98</b>	<b>7.35</b>
Terrazo tiles to floors: 700m <sup>2</sup> @ 150			
Hardwood flooring and skirtings: 1,040m <sup>2</sup> @ 120			
Cement sand screed to floor: 2,150m <sup>2</sup> @ 20			
Heavy duty vinyl flooring: 410m <sup>2</sup> @ 50			
Entrance matting: item @ 5,500			

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Ceiling finishes</b>	<b>148,100</b>	<b>68.88</b>	<b>3.64</b>
Timber suspended ceiling including suspension system: 2,115m <sup>2</sup> @ 70			

## Cost breakdown (continued)

	Total cost £	£/m <sup>2</sup> gifa	%		Total cost £	£/m <sup>2</sup> gifa	%		Total cost £	£/m <sup>2</sup> gifa	%	
<b>Furniture and fittings</b>	<b>113,000</b>	<b>52.56</b>	<b>2.78</b>									
Directional signage: item @ 8,000				Hot and cold water services; incoming main, sectional water storage tank, distribution pipework, fitting, accessories, insulation including final connections: 2,150m <sup>2</sup> @ 10					<b>Lift installations</b>	<b>30,000</b>	<b>13.95</b>	<b>0.74</b>
Allowance for reception desk and storage cupboards: item @ 25,000									Disabled platform lift, single wheelchair, 2 stops: 2nr @ 15,000			
Allowance for furniture to cafeteria: item @ 30,000				<b>Space heating air treatment and ventilation</b>	<b>207,800</b>	<b>96.65</b>	<b>5.11</b>		<b>Protective installations</b>	<b>10,000</b>	<b>4.65</b>	<b>0.25</b>
Allowance for fit-out to shop unit: item @ 50,000				Heat source; condensing boilers including flue, pumps: 2,150m <sup>2</sup> @ 20					Lightning protection, earthing and bonding: item @ 10,000			
<b>Sanitary fittings</b>	<b>43,600</b>	<b>20.28</b>	<b>1.07</b>	Low temperature hot water heating system; distribution generally, underfloor heating system complete to public areas, radiators to ancillary spaces; valves, steel pipework, fittings and accessories: 2,150m <sup>2</sup> @ 90				<b>Communication</b>	<b>77,800</b>	<b>36.19</b>	<b>1.92</b>	
Low level WC suite: 20nr @ 450				Insulation generally: 2150m <sup>2</sup> @ 5				Fire alarm and smoke detection: 2,150m <sup>2</sup> @ 15				
Disabled WC, wash basin, waste and trap, grab rails: 2nr @ 1,200				Toilet and kitchen extract ventilation: item @ 25,000				Security installation allowance for CCTV: 2,150m <sup>2</sup> @ 15				
Wash hand basin, taps, waste and trap, wall mounted: 20nr @ 300				<b>Electrical installation</b>	<b>294,400</b>	<b>136.93</b>	<b>7.24</b>	Voice and data wireways only: 2,150m <sup>2</sup> @ 5				
Bowl type urinal and cistern: 5nr @ 300				Mains and sub-mains installation; Main LV switchboard: 2,150m <sup>2</sup> @ 15				Disabled WC alarm system: item @ 2,500				
IPS system, terminated back panels and on framework: 29 nr @ 450				Lighting installation: 2,150m <sup>2</sup> @ 30				<b>Specialist installations</b>	<b>32,300</b>	<b>15.02</b>	<b>0.80</b>	
Cleaner's sink and taps: 1nr @ 600				Luminaires generally: 2,150m <sup>2</sup> @ 45				BMS controls: 2,150m <sup>2</sup> @ 15				
Kitchen sink and taps: item @ 1,000				Extra for lighting infrastructure to exhibition spaces: 660m <sup>2</sup> @ 15				Builder's work in connection				
Soap dispensers, towel dispensers, hand dryers etc: item @ 10,000				External lighting installation: item @ 5,000					<b>25,000</b>	<b>11.63</b>	<b>0.62</b>	
<b>Services installations</b>	<b>90,000</b>	<b>41.86</b>	<b>2.22</b>	Lighting control system: 2,150m <sup>2</sup> @ 5				Forming holes and chases etc allowance: item @ 25,000				
Allowance for kitchen and servery installation: item @ 90,000				Emergency lighting installation: 2,150m <sup>2</sup> @ 5				<b>Preliminaries</b>	<b>710,700</b>	<b>330.56</b>	<b>17.49</b>	
<b>Disposal installations</b>	<b>43,000</b>	<b>20.00</b>	<b>1.06</b>	Small power installation: 2,150m <sup>2</sup> @ 30				Management costs, site establishment and site supervision, contractor's preliminaries, overheads and profit @ 17% @ 570,000				
Waste, soil and vent pipework: 2,150m <sup>2</sup> @ 10				<b>Gas installations</b>	<b>5,000</b>	<b>2.33</b>	<b>0.12</b>	Testing and commissioning of building services installations @ 15,000				
Rainwater installation: 2,150m <sup>2</sup> @ 10				Incoming gas supply: item @ 5,000				Allowance for design reserve @ 3% @ 117,700				
<b>Hot and cold water installations</b>	<b>21,500</b>	<b>10.00</b>	<b>0.53</b>					Total construction cost				
								Building only	4,063,800	1890	100%	
								(Square metre rate based on gifa)				