

	Total cost £	£/m <sup>2</sup> gifa	%		Total cost £	£/m <sup>2</sup> gifa	%
<b>Substructure</b>	<b>1,832,500</b>	<b>130.89</b>	<b>6.52</b>	Cladding; metal-faced composite cladding panels; cladding rails: 2490m <sup>2</sup> @ £410			
Piled foundations; 600 diameter rotary bored piles; pile caps; ground beams: 4,250m <sup>2</sup> @ £310				Curtain-walling; stick system with double-glazed windows and metal-faced spandrel panels: 1,090m <sup>2</sup> @ £470			
Ground slab; 250 thick; excavation and disposal: 4,250m <sup>2</sup> @ £100				Powder-coated aluminium double-glazed ribbon windows; window boards: 2,270m <sup>2</sup> @ £350			
Lift pits: 6 nr @ £15,000				Extra over curtain wall and ribbon windows for opening lights; automatic actuators included in controls: 850m <sup>2</sup> @ £200			
<b>Frame and upper floors</b>	<b>2,995,500</b>	<b>213.96</b>	<b>10.65</b>	Solar shading; fixed aluminium louvres: 600 m @ £200			
Structural steelwork; UB and UC sections: 820t @ £1,700				Allowance for soffit cladding, insulated metal panels: 400m <sup>2</sup> @ £350			
Structural steelwork; hollow sections: 50t @ £2,500				Allowance for column cladding, curved metal panels: Item @ £40,000			
Fire protection to steelwork: 16,150m <sup>2</sup> @ £20				Glazed main entrance doors; revolving door with pass doors: 2 nr @ £35,000			
Allowance for column encasement: 2,100m @ £85				Fire escape doors; steel-faced double doors in powder-coated frames; ironmongery: 16 nr @ £2,000			
Upper floors, thermodeck hollowcore planks: 9,750m <sup>2</sup> @ £100				Loading bay doors: Item @ £7,000			
<b>Roof</b>	<b>2,031,500</b>	<b>145.11</b>	<b>7.22</b>	Aluminium louvres to plant rooms etc: 400m <sup>2</sup> @ £400			
Insitu concrete roof slab; metal deck and insitu concrete: 3,450m <sup>2</sup> @ £90				<b>Internal walls and partitions</b>	<b>1,245,300</b>	<b>88.95</b>	<b>4.43</b>
Flat roof, single-ply membrane including screed, insulation, trims, upstands, flashings, linings to gutters, paving slabs to 30% of area: 3,450m <sup>2</sup> @ £115				Single-glazed screens to atrium: 380m <sup>2</sup> @ £350			
Extra for green roof construction; strengthening to roof slab; sedum blanket; filter fleece and drainage layer: 1,500m <sup>2</sup> @ £135				Blockwork; average rate for thickness ranging from 100 to 190mm: 5,530m <sup>2</sup> @ £45			
Atrium roof; hollow section framing, aluminium-framed double-glazed units: 1,200m <sup>2</sup> @ £800				Extra for twin-leaf acoustic wall construction: 3,050m <sup>2</sup> @ £14			
Extra for upstands and fascia cladding: 400m @ £80				Drywall partition; 1 hour FR; heavy duty boarding: 7,630m <sup>2</sup> @ £70			
Extra for soffits to roof overhangs: 240m <sup>2</sup> @ £55				Glazed screen partitions: 610m <sup>2</sup> @ £340			
Mansafe system: Item @ £34,000				Allowance for folding partitions: Item @ £40,000			
Roof-level drainage installation; symphonic: 4,250m <sup>2</sup> @ £10				Toilet cubicles: 56 nr @ £700			
Allowance for plant platforms, walkways etc: Item @ £40,000				<b>Internal doors</b>	<b>651,800</b>	<b>46.56</b>	<b>2.32</b>
<b>Stairs</b>	<b>468,500</b>	<b>33.46</b>	<b>1.66</b>	Solid core fire-rated doors and hardwood frames; stainless steel ironmongery (average rate per leaf for single and double doors): 270 nr @ £1,200			
Feature stairs to atrium; projecting steel stairflights with semi-circular half landings; glass balustrades with stainless steel handrails (rate per flight): 8 nr @ £16,000				Doors and hardwood frames; non fire-rated; stainless steel ironmongery (average rate per leaf for single and double doors): 270 nr @ £900			
Precast concrete internal staircases with half landings; painted steel handrails and balustrades; including allowance for wall, floor and ceiling finishes (rate per flight): 20 nr @ £13,000				Glazed access doors to atrium walkways: 6 nr @ £3,400			
Glazed feature balustrade with stainless steel handrail to part atrium edge: 100m @ £700				Extra for magnetic catches to double fire doors: 46 nr @ £1,400			
Miscellaneous access stairs and cat ladders: Item @ £10,500				<b>Wall finishes</b>	<b>599,600</b>	<b>42.83</b>	<b>2.13</b>
<b>External walls, windows and doors</b>	<b>3,814,600</b>	<b>272.47</b>	<b>13.56</b>	Emulsion paint: 19,500m <sup>2</sup> @ £4			
Rendered blockwork and architectural blockwork; insulation, lightweight steel framing: 2770m <sup>2</sup> @ £270				Plasterboard lining and emulsion paint to wall surfaces generally: 5,040m <sup>2</sup> @ £40			
				Ceramic tiling: 2,700m <sup>2</sup> @ £50			
				Allowance for acoustic treatments: Item @ £85,000			
				Allowance for column casings: Item @ £100,000			

	Total cost £	£/m <sup>2</sup> gifa	%		Total cost £	£/m <sup>2</sup> gifa	%
<b>Floor finishes</b>	<b>1,104,500</b>	<b>78.89</b>	<b>3.93</b>	<b>Sanitary installations</b>	<b>140,000</b>	<b>10.00</b>	<b>0.50</b>
70 deep screed: 4,100m <sup>2</sup> @ £20				WCs and fittings: 50 nr @ £410			
Fully accessible raised floor: 8,700m <sup>2</sup> @ £40				Extra for disabled fittings: 8 nr @ £270			
Edge fixed carpet; hardwood skirtings: 7,500m <sup>2</sup> @ £35				Urinals and fittings: 20 nr @ £340			
Limestone tiling: 1,200m <sup>2</sup> @ £160				Wash handbasins and fittings: 70 nr @ £410			
Ceramic tiling: 500m <sup>2</sup> @ £70				Shower in cubicle, tray, fittings complete: 8 nr @ £1,400			
Vinyl flooring, coved skirtings: 3,000m <sup>2</sup> @ £50				Classroom sinks: 20 nr @ £470			
Epoxy floor paint: 600m <sup>2</sup> @ £15				Laboratory sinks: 15 nr @ £270			
Entrance matting and matwells: Item @ £26,000				Cleaners sinks: 4 nr @ £680			
				Drinking fountains: 8 nr @ £680			
<b>Ceiling finishes</b>	<b>516,300</b>	<b>36.88</b>	<b>1.84</b>	Allowance for IPS panels; pre-plumbed: 140 nr @ £350			
Plasterboard ceilings on MF framing, emulsion paint finish: 2,900m <sup>2</sup> @ £27				<b>Service equipment</b>	<b>310,000</b>	<b>22.14</b>	<b>1.10</b>
Mineral fibre concealed grid ceiling; plasterboard margins and bulkheads; generally: 8,700m <sup>2</sup> @ £40				Kitchen, servery and bar fit-out; complete: Item @ £310,000			
Extra for acoustic treatments: Item @ £90,000				<b>Disposal installations</b>	<b>168,000</b>	<b>12.00</b>	<b>0.60</b>
				Waste, soil and vent pipework: 14,000m <sup>2</sup> @ £7			
<b>Furniture and fittings</b>	<b>971,700</b>	<b>69.41</b>	<b>3.46</b>	Rainwater installation; syphonic drainage: 14,000m <sup>2</sup> @ £5			
External and internal identity, directional and statutory signage: Item @ £150,000				<b>Hot and cold water installations</b>	<b>300,000</b>	<b>21.43</b>	<b>1.07</b>
Reception furniture: Item @ £80,000				Mains water service, treatment: Item @ £30,000			
IT work benches to general teaching spaces: 750 m @ £540				Hot water storage and distribution: Item @ £120,000			
Laboratory work benches: 250 m @ £270				Cold water storage and distribution: Item @ £150,000			
Allowance for fume cupboards and other laboratory fittings: Item @ £26,000							
Allowances for lockers, shelving and storage racks: Item @ £78,000							
Allowance for whiteboards, pinboards and other teaching room fittings: Item @ £105,000							
Window blinds: 870m <sup>2</sup> @ £45							
Vanitory units (cost per basin): 60 nr @ £350							

## b Cost breakdown (continued)

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Space heating, air treatment and ventilation</b>	<b>1,890,000</b>	<b>135.00</b>	<b>6.72</b>
Space heating, boilers, flues, pumps, distribution in plantrooms and risers: Item @ £200,000			
Distribution pipework and radiators: 14,000m <sup>2</sup> @ £25			
Extra for underfloor heating to atrium: Item @ £31,000			
Air handling units; ductwork in plantrooms and risers: 11,200m <sup>2</sup> @ £25			
Chillers, pumps and pressurisation units, distribution in plantrooms and risers: 11,200m <sup>2</sup> @ £30			
Local supply and extract distribution; displacement ventilation with high level extract: 11,200m <sup>2</sup> @ £40			
Ventilation installation to laboratories; vacuum system and fume cupboard extract: Item @ £70,000			
Toilet extract ventilation: Item @ £75,000			
Kitchen supply and extract ventilation: Item @ £50,000			
Allowance for localised cooling to equipment rooms: Item @ £50,000			
<b>Electrical installation</b>	<b>1,857,000</b>	<b>132.64</b>	<b>6.60</b>
Mains and sub-mains distribution: 14,000m <sup>2</sup> @ £25			
Small power generally: 14,000m <sup>2</sup> @ £25			
Electrical supplies to mechanical plant and equipment generally: Item @ £55,000			
Lighting generally: 14,000m <sup>2</sup> @ £70			
Emergency lighting: 14,000m <sup>2</sup> @ £7			
External lighting generally: Item @ £24,000			
<b>Gas installations</b>	<b>30,000</b>	<b>2.14</b>	<b>0.11</b>
Incoming gas supply and distribution: Item @ £30,000			
<b>Lift installations</b>	<b>710,000</b>	<b>50.71</b>	<b>2.52</b>
10-person feature lifts with glass doors and back panels; complete: 2 nr @ £115,000			
21-person traction lift serving 4 floors: 4 nr @ £120,000			
<b>Protective installations</b>	<b>28,000</b>	<b>2.00</b>	<b>0.10</b>
Lightning protection: 14,000m <sup>2</sup> @ £1			
Earthing and bonding: 14,000m <sup>2</sup> @ £1			
<b>Communication installations</b>	<b>806,000</b>	<b>57.57</b>	<b>2.87</b>
Fire alarm and smoke detection; interface with doorhold system; disabled refuge comms system; induction loop alarm interface: 14,000m <sup>2</sup> @ £20			
Security system, intuder alarm, CCTV, public address: 14,000m <sup>2</sup> @ £25			
Induction loop: Item @ £28,000			
Disabled WC alarm system: Item @ £8,000			
Data network, including containment: 14,000m <sup>2</sup> @ £10			
<b>Specialist installations</b>	<b>350,000</b>	<b>25.00</b>	<b>1.24</b>
BMS controls: 14,000m <sup>2</sup> @ £25			
<b>Builder's work in connection</b>	<b>489,000</b>	<b>34.93</b>	<b>1.74</b>
Framing and access platforms in risers: Item @ £160,000			
Forming holes and chases etc - allowance @ 5%: Item @ £329,000			

	Total cost £	£/m <sup>2</sup> gifa	%
<b>Preliminaries</b>	<b>4,810,200</b>	<b>343.59</b>	<b>17.11</b>
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 17%: Item @ £3,961,200			
Testing and commissioning of building services installations; O&M manuals: Item @ £30,000			
Allowance for design reserve @ 3%: Item @ £819,000			
<b>Construction cost: building only</b>	<b>28,120,000</b>	<b>2008.56</b>	<b>100.00</b>
(square metre rate based on GIFA)			

## c Location factors

### Use these factors to adjust the costs for alternative regions

Inner London	1.08
Outer London	1.02
South West	0.94
East Midlands	0.93
West Midlands	0.95
East Anglia	0.95
Yorkshire and Humber	0.98
North West of England	0.95
North of England	1.00
Scotland	0.99
Wales	0.93

## d Acknowledgments

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## Previously ...

- 13 July** Specialist cost update
- 20 July** The tracker; Building intelligence
- 27 July** Market forecast

## Coming up ...

- 10 August** Mini cost model
- 24 August** The tracker
- 31 August** Procurement

## Data toolkit

*Building's* database of cost data is an essential resource for anyone in the business of procuring buildings. There is an extensive archive of cost models, market forecasts, whole-life costings, specialist costs, procurement and sustainability articles and many more besides. To gain access to all this information, see [www.building.co.uk/datatoolkit](http://www.building.co.uk/datatoolkit)