


	Total £	Cost £/m <sup>2</sup>	%	
<b>Substructure</b>	<b>2,544,000</b>	<b>201.90</b>	<b>5.4</b>	<p>In situ concrete shear walls, 250mm thick: 2,700m<sup>2</sup> @ 175</p> <p>Feature frame to atrium roof light, steel hollow sections, erection, fire protection: 10t @ 3,100</p> <p>Steel frame, universal sections to roof structures, erection, fire protection: 67t @ 2,500</p> <p>Allowance for local thickening and forming opening in floor slabs: item @ 80,000</p> <p>Allowance for fire stopping: item @ 50,000</p>
Basement construction, 4m deep, excavation and temporary propping; in situ concrete basement slab 600 thick; secant piled retaining walls, 400 thick, columns and structural walls: 2,650m <sup>2</sup> @ 650				
Piled foundations comprising pile caps on 600 and 900mm CFA piles: 2,650 m <sup>2</sup> @ 250				
Below slab drainage: 2,650m <sup>2</sup> @ 60				
<b>Frame and upper floors</b>	<b>2,579,000</b>	<b>204.68</b>	<b>5.5</b>	<p><b>Roof</b></p> <p>In situ concrete frame and roof slab; slab average 250 thick; including allowance for upstands etc: 1,080m<sup>2</sup> @ 220</p> <p>Single ply membrane roof including insulation, upstands, openings for building services: 1,080m<sup>2</sup> @ 160</p>
Suspended ground slab, 300 average thick: 2,650m <sup>2</sup> @ 120				
In situ concrete frame and upper floors; floor slab average 300 thick: 7,300m <sup>2</sup> @ 200				
				<p>Standing seam aluminium roof covering, including insulation, gutters and penetrations: 1,100m<sup>2</sup> @ 110</p> <p>Glazed roof lights: 310m<sup>2</sup> @ 760</p> <p>Fall arrest system and edge protection balustrade: item @ 54,000</p> <p>Waterproofing and insulation to ground slab forming basement roof: 260m<sup>2</sup> @ 90</p> <p>Allowance for weatherproofing to duct and service penetrations: item @ 100,000</p>
				<p><b>Stairs</b></p> <p>General circulation stairs, including finishes (rate per flight): 24nr @ 9,000</p> <p>Feature staircase to atria, including glass balustrades (rate per flight): 4nr @ 15,000</p> <p>Laminated glazed balustrade with stainless steel </p>
				<p><b>Stairs</b></p> <p><b>537,500</b></p> <p><b>42.66</b></p> <p><b>1.1</b></p>

C	Total £	Cost £/m <sup>2</sup>	%
handrail: 1.6m high overall 170m @ 950			
Allowance for steps, access ladders and plant room walkways: item @ 100,000			
<b>External walls</b>	<b>3,115,000</b>	<b>247.22</b>	<b>6.6</b>
Flat sheet metal composite panel cladding system, inward opening aluminium framed double glazed windows; weather sealed apertures for service penetrations: 2,040m <sup>2</sup> @ 450			
Double glazed semi-unitised curtain wall; solar control coating and fritting: 1,400m <sup>2</sup> @ 600			
Structural glass plank cladding; integral steel support system: 250m <sup>2</sup> @ 550			
Rainscreen; aluminium sheet or fibre cement board on support framework; insulation; average rate: 1,530m <sup>2</sup> @ 250			
Louvre screen, insulated, aluminium blades with backing panel: 650m <sup>2</sup> @ 500			
Louvre screen non insulated; to external plant areas: 430m <sup>2</sup> @ 400			
Cladding; perforated metal screen with architectural support frame in mild steel: 1,000m <sup>2</sup> @ 110			
Allowance for glazed solar shading with integrated trickle ventilation: item @ 130,000			
Allowance for ductwork and flue cladding: item @ 100,000			
<b>External doors and windows</b>	<b>128,900</b>	<b>10.23</b>	<b>0.3</b>
Main entrance doors; powered glass sliding doors: 3nr @ 20,000			
Steel doors and frames; ironmongery; powder coated finish (average rate per leaf): 15nr @ 1,850			
Steel doors and frames with louvre panels; ironmongery; powder coated finish (average rate per leaf): 4nr @ 2,400			
Roller shutters and frames: 45m <sup>2</sup> @ 700			
<b>Internal walls</b>	<b>1,311,300</b>	<b>104.07</b>	<b>2.8</b>
100mm blockwork: 2,350m <sup>2</sup> @ 38			
Metal stud acoustic wall partitions; average 1hr fire rated: 10,400m <sup>2</sup> @ 60			
Single glazed partitions: 665m <sup>2</sup> @ 330			
Extra for annealed laminated glazed partitions with stainless steel fittings: 160m <sup>2</sup> @ 450			
Acoustic rated sliding folding partitioning system: 260m <sup>2</sup> @ 550			
Fire curtains to atrium walkways: 100m <sup>2</sup> @ 1,350			
Toilet cubicles: 57nr @ 500			
<b>Internal doors</b>	<b>901,500</b>	<b>71.55</b>	<b>1.9</b>
Solid core doors; single door sets; doorframes, iron-			

mongery and vision panels; laminated seamless flush finish (average rate per set): 190nr @ 1,200

Solid core doors; double door sets; doorframes, ironmongery and vision panels; laminated seamless flush finish (average rate per set): 205nr @ 2,450

Glazed doors and framesets; acoustic and fire rated (average rate per set): 56nr @ 2,700

Allowance for digital locks: item @ 20,000

#### Wall finishes 542,600 43.06 1.1%

Feature timber wall cladding, sub frame: 600m<sup>2</sup> 150

Drylining on MF framing; to concrete walls: 1,750m<sup>2</sup> @ 40

Plaster to blockwork: 880m<sup>2</sup> @ 15

Emulsion paint to walls: 16,700m<sup>2</sup> @ 5

Extra over paint to finish to fair faced concrete; including dust seal: 6,800m<sup>2</sup> @ 28

Ceramic tiling: 1,250m<sup>2</sup> @ 70

Glass splashbacks: 50m<sup>2</sup> @ 160

#### Floor finishes 834,800 66.25 1.8%

Self levelling screed: 10,950m<sup>2</sup> @ 10

Medium duty raised access floor: 250m<sup>2</sup> @ 50

Heavy duty slip resistant resin flooring; coved skirting: 3,120m<sup>2</sup> @ 80

Carpet tiling; MDF skirting: 2,700m<sup>2</sup> @ 40

Ceramic tiling: 280m<sup>2</sup> @ 65

Sheet rubber flooring; coved skirting: 4,850m<sup>2</sup> @ 60

Feature floor finish, polished concrete: 500m<sup>2</sup> @ 70

Entrance matting: item 11,000

#### Ceiling finishes 606,300 48.12 1.3

Concrete dust seal to fair faced concrete soffit: 2460m<sup>2</sup> @ 10

Suspended ceiling; plasterboard ceilings on MF framework (average rate): 4900m<sup>2</sup> @ 60

Suspended ceiling; metal planks on concealed grid: 3590m<sup>2</sup> @ 70

Allowance for forming bulkheads: 55m @ 165

Allowance for access panels: item @ 11,000

Allowance for forming lightwells: item @ 16,000

#### Fittings and fixings 6,863,600 544.73 14.5

Allowance for fixed laboratory benching and furniture: 5,750m<sup>2</sup> @ 300

Allowance for fit out and equipment to specialist rooms: item @ 4,000,000

Autoclave (pass through and normal): 3nr @ 130,000

Anti vibration benches: 14nr @ 1,200

Cold room fit-out: item @ 43,000

Safety stations: 48nr @ 3,000

Shelving to laboratories, generally: 370m @ 275

Miscellaneous fixtures and fixtures; workstations, whiteboards etc: item @ 85,000

WC fittings, mirrors, hand dryers, dispensers etc: item @ 33,000

Reception fit-out - counter and pigeon holes: item @ 30,000

Tea point fit out - worktops and cupboards: item @ 22,000

Security turnstiles: 10nr @ 5,000

Statutory signage: item @ 27,000

Directional Signage and external building signage: item @ 81,000

Cleaning equipment: item @ 115,000

#### Sanitary appliance 131,900 10.47 0.3

IPS integrated wall panel system: 40nr @ 500

EX: 57nr @ 500

Extra for disabled access fittings: 17nr @ 1,100

Showers; pan, cabinet and fittings: 6nr @ 1,800

Urinal: 6nr @ 500

Wash hand basins: 77nr @ 500

Drinking fountain: 1nr @ 400

Sinks to tea points and cleaners' cupboards: 30nr @ 400

#### Services equipment 390,000 30.95 0.8

Fume cupboards and safety cabinets: 30nr @ 8,000

Cleaning cradle: item @ 150,000

#### Disposal installation 283,800 22.52 0.6

Laboratory waste, soil and vent pipework, vulcathene: 260nr @ 570

Waste, soil and vent pipework, standard UPVC: 100nr @ 490

Rainwater installations, stainless steel: 12,600m<sup>2</sup> @ 6

Plant room drainage item @ 11,000

#### Water installations 521,000 41.35 1.1

Mains hot and cold water item @ 50,000

Hot and cold water installation, generally: 12,600m<sup>2</sup> @ 10

Laboratory hot and cold water installation 5,750m<sup>2</sup> @ 60

## Heat source, space heating and ventilation

**installations 4,875,500 386.94 10.3**

Gas fired and electric boilers, flues, plant room installation: 12,600m<sup>2</sup> @ 35

LTHW heating installation; including laboratory areas: 12,600m<sup>2</sup> @ 52

Chillers, plant room installation: 12,600m<sup>2</sup> @ 40

Chilled water distribution; cooling installation in technical areas: item @ 100,000

Chilled water distribution to non-technical areas; including multi-service chilled beams: 3,200m<sup>2</sup> @ 140

Cross ventilation system to offices ; exhaust to atrium: 3,200m<sup>2</sup> @ 14

Supply and extract installation to general laboratories; air-handling plant, heat recovery, ductwork and diffusers: 5,750m<sup>2</sup> @ 270

Extra for dedicated supply and extract to specialist laboratories: item @ 760,000

Extra for supply and ventilation systems serving technical areas including containment suites, equipment and preparation rooms, comms rooms etc: item @ 250,000

Toilet extract: item @ 70,000

Allowance for ventilation to seminar and teaching spaces: item @ 50,000

## Electrical

**installations 2,288,400 181.62 4.8**

HV & LV installation, transformer, LV panels and mains riser: 12,600m<sup>2</sup> @ 20

800kVA standby generation: item @ 220,000

Sub mains installation, supplies to main plant, energy metering: 12,600m<sup>2</sup> @ 14

Small power generally, including enhanced power provision to lab workbenches, emergency cut-off etc: 12,600m<sup>2</sup> @ 20

Lighting generally, including feature lighting, external lighting etc: 12,600m<sup>2</sup> @ 105

Allowance for feature lighting, external lighting etc: item @ 65,000

**Gas installation 152,500 12.10 0.3**

Gas installation, generally, including external supply: item @ 26,000

Extra for laboratory gases system: 5,750m<sup>2</sup> @ 22

**Lift installation 420,000 33.33 0.9**

Fire fighting / passenger traction lift 800kg: 2nr @ 90,000

Passenger traction lift, 16,00kg: 2nr @ 85,000

Allowance for basement access lift installations, scissor type 1275kg: 2nr @ 35,000

## Protective

**installations 103,800 8.24 0.2**

Earthing and bonding: 12,600m<sup>2</sup> @ 2

Lightning protection: 12,600m<sup>2</sup> @ 1

Dry riser and fire hydrant installation: item 40,000

Smoke extract to core stairs: 2nr @ 13,000

## Communication

**installations 1,059,000 84.05 2.2**

Fire alarms, fully addressable: 12,600m<sup>2</sup> @ 20

Security system, intruder alarm: 12,600m<sup>2</sup> @ 5

Security system, CCTV, 13 cameras: item @ 40,000

Security system; access control: item @ 120,000

Data installation, CAT 6 wiring: 12,600m<sup>2</sup> @ 40

Allowance for induction loops and disabled alarms: item @ 80,000

## Special

**installations 1,818,400 144.32 3.8**

BMS installation: 12,600m<sup>2</sup> @ 105

Allowance for specialist laboratory gases to special areas: item @ 30,000

Compressed air installation: 5,530m<sup>2</sup> @ 25

Process water system installation; complete, including distribution pipework: 5,530m<sup>2</sup> @ 23

Allowance for additional specialist installations: item @ 200,000

## Builders work in

**connection 390,000 30.95 0.8**

Forming holes, chases @ 3%

## Preliminaries and contingencies

**13,956,800 1,107.68 29.5**

Testing and commissioning of building services installations @ 3%, item @ 602,000

Building services specialists' preliminaries, overhead and profit @ 15%: item @ 1,877,000

Main contractor's overhead, profit and preliminaries @ 23%: item @ 8,101,000

Main contractor's pre-construction fee: 30 weeks @ 7500

Contingency and design reserve @ 7.5%: item 3,152,005

**Total construction cost (building only) 47,300,000 3,753.97 100**

## 09 Regional weightings

The cost breakdown is based on price levels in outer London and should be adjusted by the following amounts for schemes in other regions

Inner London 1.06

Outer London 1.00

South-east 0.97

South-west 0.92

East Midlands 0.90

West Midlands 0.89

East Anglia 0.92

Yorkshire & Humberside 0.92

North-west 0.89

Northern 0.96

Scotland 0.96

Wales 0.86

Northern Ireland 0.73

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## Coming up ...

- 29 Feb** International costs
- 7 March** Mini cost model update
- 14 March** The tracker  
Country focus: Italy

## 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)*