

11 / COST BREAKDOWN

	£	£/m ² (technical area)	%		£	£/m ² (technical area)	%
Substructure	483,800	241.90	1.64	Floor finishes	52,500	26.25	0.18
Excavate to reduce levels, average depth 600mm, offsite disposal 2,500m ² @ £40				Dust sealant to floors: 5,000m ² @ £7			
Assume 250mm concrete ground slab; perimeter ground beam; lift pits with 1 layer A393 reinforcement 625m ³ @ £170				Screed and vinyl floor finish to "front of house" areas: 150m ² @ £70			
Reinforcement to above at 80 kg/m ³ 50t @ £1,150				Screed, tiled floor and wall finishes to wet areas, say: 100m ² @ £70			
In-situ concrete pad foundations: 75nr @ £1,600				Ceiling finishes	400,000	200.00	1.36
Allowance for other items and sundries: item @ £50,000				Allowance for plenum ceiling in all areas; (ceiling to offices priced in Office fit-out allowance): 5,000m ² @ £80			
Underground drainage 2,500m ² @ £20				Furniture and fittings	51,000	25.50	0.17
Frame	560,000	280.00	1.90	Tea kitchens: item @ £10,000			
Steel frame, say 50kg/m ² incl. 10% fittings 275t @ £1,500				Reception: item @ £10,000			
Add fireproofing to above 275t @ £400				Miscellaneous fittings to offices: item @ £15,000			
Add for secondary steelwork @ 5kg/m ² : 25t @ £1,500				Matwells and frames: item @ £5,000			
Upper floors	300,000	150.00	1.02	Signage: item @ £5,000			
200mm thick in-situ RC slab, decking and reinforcement, including allowances for high floor loadings: 2,500m ² @ £120				WC fittings: 4nr @ £1,500			
Roof	700,000	350.00	2.37	Office fit-out	121,300	60.65	0.41
200mm thick in-situ RC slab on profiled steel decking 2,500m ² @ £100				CAT A allowance for fit out to office space. Cost allowance calculated on the basis that 10 of floor area will be fitted out for office use. Rate used is equivalent to £45/ft ² of net internal area: 250m ² @ £485			
Hydrotech roof covering and installation 2,500m ² @ £150				Sanitary fittings	13,200	6.60	0.04
Allowance for plant screening: item @ £50,000				WCs, urinals, washhand basins; generally: 16nr @ £400			
Mansafe system: item @ £25,000				Allowance for fittings for disabled WCs: 2nr @ £1,200			
Stairs	50,000	25.00	0.17	Allowance for hand dryers: item @ £2,000			
Spiral staircase; mild steel balustrades and handrails; PPC: 2nr @ £15,000				Allowance for shower: 2nr @ £1,200			
Escape stairs; 3m rise, dogleg; mild steel balustrades and handrails; pap; sealed concrete finish: 2nr @ £10,000				Disposal installations	57,300	28.65	0.19
External walls, windows and doors	997,500	498.75	3.38	Rainwater goods; downpipes and gutters: 5,000m ² @ £5			
Precast concrete facade panels: 1,215m ² @ £450				Soil, waste and vent to plant areas: 1,100m ² @ £3			
Enhanced facade to front elevation; marble or granite faced panels: 495m ² @ £850				Soil, waste and vent to support building area: 1,900m ² @ £10			
Extra over last item for glazed facade to front elevation: 113m ² @ £200				Condensate drainage from ACUs and FCUs: 5,000m ² @ £2			
Extra over for main entrance doors: item @ £7,500				Water installations	59,000	29.50	0.20
Internal walls and partitions	374,900	187.45	1.27	Hot and cold water services to support areas: 1,900m ² @ £27			
Allowance for 140mm thick blockwork walls: 4,950m ² @ £75				Hot and cold water services to plant areas: 1,100m ² @ £7			
WC cubicles: 4nr @ £900				Space heating and air treatment	3,511,000	1755.50	11.90
Internal doors	122,500	61.25	0.42	Chillers; 6 x 800KW units to provide N+2 redundancy: 6nr @ £95,000			
Doors, single, say: 50nr @ £850				Chilled water pipework in plant rooms including primary and secondary pumps: item @ £1,115,000			
Doors, double, say: 80nr @ £1,000				Air-handling plant feeding plant rooms and technical spaces: item @ £53,000			
Wall finishes	69,300	34.65	0.23	Chilled water pipework ring to technical spaces including connections to room cooling units: item @ £288,000			
Dust sealant to blockwork walls: 9,900m ² @ £7				Distribution ductwork in plant areas, risers and technical spaces: 3,100m ² @ £50			
				Room cooling units to technical space @ 90 kW each: 48nr @ £15,000			
				Room cooling units to switch rooms @ 90 kW each: 16nr @ £15,000			

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Air-conditioning to support areas; two-pipe fan coil with electric reheat; chilled water distribution; condensate drainage; fan-coil units; ductwork; terminal units; heater batteries; insulation; grilles and diffusers: 1,900m ² @ £100				Protective installations	631,000	315.50	2.14
Toilet extract installation: item @ £30,000				Earthing and bonding: 5,000m ² @ £10			
Kitchen extract installation: item @ £20,000				Lightning protection: 5,000m ² @ £4			
Gaseous and smoke extract systems to technical spaces complete: 2,000m ² @ £20				Pre-action sprinkler installation to plant areas: 1,100m ² @ £40			
Allowance for ceiling grilles to technical space @ 1m ² per 10m ² 2,000m ² @ £45				Sprinkler installation to support areas: 1,900m ² @ £30			
Electrical installations	13,825,500	6912.75	46.87	Gaseous fire suppression system to technical area: 2,000m ² @ £210			
Allowance for high-voltage switchgear, transformers and distribution based on a requirement of a 8MVA dual supply: item @ £860,000				Leak detection: 2,000m ² @ £20			
Main and sub-main installation comprising of switchgear, power factor correction, cabling, busbar and distribution equipment: item @ £2,500,000				Communications installations	802,000	401.00	2.72
Low-voltage distribution to support areas directly fed from main LV panel: 1,900m ² @ £30				Fully addressable fire and smoke detection and alarm system to plant and support areas: 3,000m ² @ £25			
Clean earth system; to plant rooms: 1,100m ² @ £25				Fully addressable fire and smoke detection and alarm system to technical areas: 2,000m ² @ £100			
PDU's complete with isolating TX and static switch based on a requirement of 32 fed from UPS output panel: item @ £1,760,000				Allowance for integration of fire and smoke detection system with gaseous extinguishing installation: 2,000m ² @ £12			
Emergency Power Off installation: item @ £20,000				VESDA installation to technical areas: 2,000m ² @ £50			
Power distribution to cabinet locations, based on a requirement of 830 cabinets dual fed terminating in standard BS4343 socket: item @ £581,000				Intruder detection, based on monitored door, windows and PIR detection: 5,000m ² @ £8			
Small power distribution to technical spaces for general use: 2,000m ² @ £5				Alarm installation to disabled toilets: item @ £2,000			
Small power distribution to plant areas: 1,100m ² @ £15				CCTV installation to technical spaces, based on CCTV to entrance/exits only: item @ £112,000			
Small power distribution to support areas: 1,900m ² @ £15				Allowance for CCTV installation to plant and support areas including head-end equipment: item @ £114,000			
Lighting installation: 5,000m ² @ £8				Access control system to technical spaces, based on a monitored entry and exit system, integrated with the intruder detection system: item @ £40,000			
Luminaires and lamps: 5,000m ² @ £25				Allowance for access control systems to plant and support areas: item @ £48,000			
Extra over for luminaires and lamps to support areas: 1,900m ² @ £20				Allowance for door entry system to support areas: item @ £7,000			
Emergency lighting installation: 5,000m ² @ £10				Containment for security system: 5,000m ² @ £8			
Power and containment to cooling units in technical spaces, based on a requirement of 48 units with dual feeds: item @ £96,000				Special installations	1,199,000	599.50	4.06
Power and containment to mechanical services in plant rooms: item @ £32,000				Building management system: 5,000m ² @ £95			
Containment in plant rooms; trunking, tray and ladder rack: 1,100m ² @ £50				Extra for enhanced BMS in technical and plant spaces: 3,100m ² @ £40			
Power and containment to serve BMS, CCTV and fire alarm system in technical areas: 2,000m ² @ £15				Energy management systems: 5,000m ² @ £120			
IT containment to technical spaces: 2,000m ² @ £40				Builder's work in connection	980,000	490.00	3.30
IT containment to support areas, generally: 1,900m ² @ £10				Forming holes, chases etc. Allow: 3% @ £610,000			
Standby generator installation based on 4 x 2500 kVA units, providing n+1; complete with flues and 72-hour fuel storage: item @ £2,500,000				Additional structural steelwork to plant room, etc.: item @ £370,000			
UPS installation based on 20nr 800 kVA static units, providing full (2N) redundancy; 10 min autonomy (rate based on £210/kVA): item @ £3,360,000				Preliminaries and contingencies	3,959,200	1979.60	13.42
UPS input/output panels and distribution: item @ £1,540,000				Contractor's overheads, site establishment and site supervision. Allow: 10% @ £2,554,000			
Lift installations	180,000	90.00	0.61	Design reserve. Allow: 5% @ £1,405,200			
Passenger/goods lift; hydraulic; 2.5 tonne; serving 2 stops: 1nr @ £110,000				Total construction cost -building only	29,500,000	14750.00	100.00
Passenger lift; hydraulic; 630 kg; serving 2 stops: 1nr @ £70,000				(m ² rate based on technical area)			