

09 / UNIVERSITY COST BREAKDOWN

	£	£/m² GIFA	%
Substructure	744,500	163.63	7.60
Excavate to reduce levels, not exceeding 1.00m deep, 2,100m³ @ £6			
Off-site disposal of inert waste 1,050m³ @ £27			
900mm diameter CFA piles, including plant set-up, disposal of arisings, piling mat, integrity testing 120nr @ £1,550			
Pile caps and ground beams, including reinforcement 2,450m² @ £60			
275mm concrete ground-bearing slab; reinforcement @ 90kg/m³; perimeter insulation; 150mm thick hardcore; 50mm blinding 2,100m² @ £130			
Extra for forming lift pit, 1nr @ £5,500			
Allowance for sundries, item @ £50,000			
Underground drainage 2,100m² @ £20			
Frame and upper floors	434,300	95.45	4.43
Insitu reinforced concrete (RC) frame with 400mm square columns, 300 thick flat upper floor slab, reinforcement in slabs @ 125kg/m³ 2,450m² @ £150			
Concrete shear walls, 200mm thick, formwork, reinforcement 90kg/m³ 375m² @ £150			
Lightweight mezzanine floor; timber 50m² @ £210			
Roof	888,900	195.36	9.07
Insitu reinforced concrete (RC) frame with 400mm square columns, 225mm thick insitu RC slab; including plant bases and upstands to rooflights; reinforcement in slabs @ 150kg/m³ 2,250m² @ £170			
Hydrotech roof membrane, insulation, 2,250m² @ £130			
Structural steel primary and secondary frame to north lights; CHS; including erection and finishes, 13t @ £1,800			
Allowance for additional steel framing, item @ £25,000			
Glazed roof lights, including motorised opening system, 125m² @ £700			
Rainwater goods, item @ £23,000			
Allowance for plant screening, item @ £30,000			
Mansafe system, item @ £25,000			
Stairs	175,000	38.46	1.79
Feature staircase; precast concrete, single flight including bronze balustrades and high-quality finishes, 2nr @ £42,000			
Staircases; precast concrete, single flight including mild steel balustrade and plain finishes, 4nr @ £22,000			
Allowance for miscellaneous metalwork; cat ladders and plant platforms, item @ £3,000			
External walls, windows and doors	1,572,800	345.67	16.05
Rainscreen cladding; larch boarding; insulation; Metsec lining wall; internal face skim coat plaster and emulsion 1,800m² @ £480			
Rainscreen cladding; high-pressure veneer-faced laminate panel; insulation; Metsec lining wall 270m² @ £370			
External wall; blockwork cavity wall with Sto insulated render 600m² @ £180			
Aluminium-clad softwood double-glazed windows; including reveal and trims to reveals 330m² @ £430			
Double-glazed curtain walling with motorised opening lights 150m² @ £530			
Extra over for natural ventilation louvres to windows, item @ £48,000			
Solar shading to south elevation, item @ £105,000			
Allowance for soffit cladding, high-pressure laminated cladding panels, cladding rails 350m² @ £210			
Extra over for external glazed doors, 10nr @ £3,200			
Extra over for main entrance doors, item @ £21,000			

09 / UNIVERSITIES COST BREAKDOWN (CONT)

	£	£/m² GIFA	%
Disposal installations	41,000	9.01	0.42
Above-ground disposal serving sanitary, kitchen and laboratory appliances, 95nr @ £320			
Disposal from mechanical plant, item @ £2,000			
Condensate drainage to laboratory areas 780m² @ £11			
Water installations	125,100	27.49	1.28
Electromagnetic water conditioner, item @ £4,300			
Plantroom hot and cold water installation including accessories, item @ £48,000			
Hot and cold water distribution pipework; insulation 4,550m² @ £16			
Space heating, air treatment, ventilation	979,300	215.23	9.99
Ground-source heat pump; 220kw; vertical closed loop, item @ £260,000			
Internal gas distribution to plant room, item @ £2,700			
Gas-fired condensing boiler; 220kW, 1nr @ £10,100			
Freestanding flue installation, item @ £6,400			
Heating installation in plant rooms, including pressurisation unit, pumps, pipework, valves and insulation, item @ £34,000			
LTHW heating pipework distribution and emitters; manual controls 4,550m² @ £35			
Air-cooled liquid chiller; 140kW including free cooling circuit, 1nr @ £37,000			
Chilled water installation in plant rooms, including pressurisation unit, pumps, pipework, valves and insulation, item @ £19,000			
Chilled water pipework distribution including valves and accessories; insulated 4,550m² @ £20			
Fan-coil units 740m² @ £65			
Air-handling plant including heat recovery, item @ £80,000			
Ductwork distribution including grilles, diffusers and accessories; insulated 4,550m² @ £45			
Toilet extract installation, item @ £27,000			
Electrical installations	813,100	178.70	8.30
LV switchpanel; 2000A including surge suppression and power factor correction, item @ £110,000			
Sub-mains installation including cabling, terminations and distributions boards/ isolators 4,550m² @ £10			
Small power installation 4,550m² @ £30			
Cable containment including dado trunking to office areas 1,550m² @ £60			
Lighting, standard luminaires, wiring, containment 4,550m² @ £80			
Extra over for lighting to technical and teaching areas 1,420m² @ £30			

	£	£/m² GIFA	%
Internal walls and partitions	478,000	105.05	4.88
Metal stud acoustic partitions, RW52db rating, fire rating 30mins. 5,700m² @ £65			
Extra over for glazed partitions 100m² @ £460			
Sliding/folding acoustic partition to seminar room 50m² @ £1,000			
WC cubicles, 20nr @ £575			
Internal doors	154,000	33.85	1.57
Doors, single solid-core with oak veneer, stainless steel ironmongery and vision panel, 90nr @ £1,000			
Doors, double solid-core with oak veneer, stainless steel ironmongery and vision panel, 40nr @ £1,600			
Wall finishes	237,900	52.29	2.43
Skim coat plaster and paint 11,900m² @ £17			
Timber veneer panelling to reception 120m² @ £275			
Ceramic tiling in toilets and shower rooms 55m² @ £48			
Floor finishes	324,900	71.41	3.32
Raised-access floor 3,370m² @ £43			
Timber flooring to entrance area 110m² @ £115			
Medium-duty carpet to office, lecture and circulation space generally with white oak skirting in front-of-house areas and mdf to back-of-house areas 3,230m² @ £37			
Vinyl sheet flooring to laboratory and toilet areas; vinyl skirting; 50mm screed 880m² @ £53			
Slip-resistant paint to plant rooms 110m² @ £11			
Ceiling finishes	120,800	26.55	1.23
MF suspended ceiling, generally; paint decoration 3,370m² @ £30			
Finishes to exposed concrete soffit to laboratory and plant areas 1,130m² @ £13			
Allowance for access panels in plasterboard ceiling, item @ £5,000			
Furniture and fittings	242,300	53.25	2.47
Servery to breakout space item @ £3,700			
Individual manual blinds to external and internal windows 360m² @ £110			
Individual blackout blinds to seminar rooms 60m² @ £210			
Laboratory furniture; laminate-topped benches with underbench pedestals and stainless steel sinks 740m² @ £175			
Fume cupboards, 2nr @ £10,500			
Reception desk, item @ £11,000			
Drinking fountains, 5nr @ £550			
Matwells and frames item @ £5,300			
Signage, item @ £10,000			
Vanity units to WCs, 25nr @ £275			
Sanitary fittings	46,200	10.15	0.47
WCs, urinals, washhand basins; generally 60nr @ £500			
Disabled WC suites, 3nr @ £2,000			
Allowance for hand dryers, item @ £2,150			
Allowance for shower, 4nr @ £2,000			
Automatic lighting control; to seminar rooms, item @ £21,500			
Lift installations	50,000	10.99	0.51
Passenger/goods lift; two-stop; 13 person; 1000kg MRL lift, through opening car 1nr @ £50,000			
Protective installations	18,200	4.00	0.19
Earthing and bonding 4,550m² @ £2			
Lightning protection 4,550m² @ £2			
Communications installations	351,800	77.32	3.59
Fully addressable fire detection and alarm system 4,550m² @ £17			
Structured cabling installation; Category six data cabling to office and lab areas 2,290m² @ £55			
Extra over; wireless access points 4,550m² @ £2			
Audiovisual installation to seminar rooms, item @ £53,000			
Networked electronic access control system; per door, 12nr @ £2,100			
Intruder detection alarm; door contacts and movement sensors to ground floor 2,100m² @ £5			
CCTV installation; per camera; including portion of head end monitoring/recording, 9nr @ £2,600			
Hearing induction loop; to reception and seminar rooms, 8nr @ £1,300			
Disabled WC alarm, 4nr @ £1,600			
Disabled refuge intercom, 5nr @ £2,100			
Specialist installations	366,000	80.44	3.73
Building management system 4,550m² @ £45			
Process chilled water installation to laboratory 740m² @ £55			
Process extract ventilation to laboratory 740m² @ £40			
Fume extract from fixed fume cupboards, 2nr @ £6,000			
Compressed air installation including central plant to laboratory, 740m² @ £35			
Laboratory gas installations 740m² @ £50			
Oxygen depletion monitoring item @ £16,000			
Builder's work in connection	80,000	17.58	0.82
Forming holes, chases, etc. Allow 3% @ £85,000			
Preliminaries and contingencies	1,555,900	341.96	15.88
Contractor's overheads, site establishment and site supervision			
Allow 13% @ £1,091,900			
Design reserve. Allow 5% @ £464,000			
Total construction cost (building only)	9,800,000	2,153.84	100.00