

	£	£/m ² GIFA	%
Demolitions/alterations/site clearance			
	37,800	10.25	1.24%
Remove all furniture and fixtures to existing car park area: 1 item @ 4,500			
Demolish existing service yard wall: item @ 3,000			
Remove existing service yard gates: item @ 1,500			
Remove armco barriers: item @ 3,000			
Break out existing car park surfacing: 3,689m ² @ 7			
Substructure	784,517	212.66	25.68%
Excavation ancillaries; earthwork support; de-watering etc: item @ 20,000			
Excavation to reduce levels average 1,000mm deep: 3,689m ² @ 4			
Disposal of excavated material off-site: 3,689m ² @ 34			
Filling compacted to make up levels: 2,767m ² @ 34			
Ground bearing concrete floor slab 250mm thick: 3,689m ² @ 63			
Reinforced concrete perimeter ground beams and upstands: 203m @ 302			
Reinforced concrete column bases: 32nr @ 6,367			
Travelator pits, lift pits, entrance mat, ducts, etc: item @ 25,000			
Other works/connections to existing: item @ 7,800			
Structural frame	680,000	184.33	22.26%
Structural steelwork to frame including columns, trusses, beams, bracing, fixings and connections: item @ 585,000			
Structural steelwork to entrance feature: item @ 25,000			
Other works to structural frame: item @ 50,000			
Allowance for secondary steelwork to canopies, new entrance lobby, etc: item @ 20,000			
Roof	343,775	93.19	11.25%
Single ply membrane roof sheet: 3,689m ² @ 57			
Domed rainwater outlets: 369nr @ 88			
Drainage; syphonic or similar: 3,689m ² @ 6			
Walkways; laid to roof including step-overs: 1,107m ² @ 53			
Mansafe/fall arrest system: 203m @ 75			
Bird wire/pigeon protection: item @ 5,000			
External walls, windows and doors			
	573,951	155.58	18.79%
Concrete fair-faced coloured blockwork to external cavity wall: 933m ² @ 97			
Metal panel insulated cladding system supported/fixed on steel frame: 852m ² @ 180			
Forming upstand/parapet to perimeter: 118m @ 53			
Aluminium powder coated curtain walling system supported/fixed on steel frame: 323m ² @ 225			
Toughened glass canopy, supported on stainless steel structure: item @ 155,000			
Polyester powder-coated aluminium brise soleil: 99m ² @ 239			
Bi parting sliding door sets incorporated into curtain walling system: 2nr @ 6,500			
Steel external fire exit double doors: 4nr @ 1,750			
Allowance for other openings; ATM hatch; security hatch; etc: item @ 5,000			
Allowance for sundry metalwork; lintels; MOE goalposts; shelving partitions: item @ 15,000			
External fire escape stairs: nr @ 25,000			
Other works: item @ 7,500			
Disposal installation	62,713	17.00	2.05%
Below slab drainage, manholes, etc: 3,689m ² @ 17			

	£	£/m ² GIFA	%
Water installation	5,000	1.36	0.16%
Allowance for diversions/temporary works to maintain store trading: item @ 5,000			
Heat source	5,000	1.36	0.16%
Allowance for diversions/temporary works to maintain store trading: item @ 5,000			
Space heating and air treatment			
	5,000	1.36	0.16%
Allowance for diversions/temporary works to maintain store trading: item @ 5,000			
Ventilation systems	2,500	0.68	0.08%
Allowance for diversions/temporary works to maintain store trading: item @ 2,500			
Electrical services	150,000	40.66	4.91%
Upgrade of substation building: item @ 88,000			
Relocate switchgear: item @ 52,000			
Allowance for containment external area circulation lighting: item @ 2,500			
Allowance for containment external facade-mounted lighting: item @ 2,500			
Allowance for containment external illuminated signage: item @ 2,500			
Allowance for containment and small power to external CCTV systems: item @ 2,500			
Gas installation	25,000	6.78	0.82%
Relocation of gas meter and upgrade: item @ 25,000			
Protective installations			
	10,000	2.71	0.33%
Lightning protection system: item @ 10,000			
Builder's work in connection with services			
	20,000	5.42	0.65%
General BWIC with services installations: item @ 5,000			
Airsealing measures/barriers: item @ 15,000			
Preliminaries			
	350,000	94.88	11.46%
Main contractor's preliminaries, overheads and profit @ 10%: item @ 270,000			
Phasing in relation to keeping existing store trading (hoardings, temporary entrances etc): item @ 80,000			
Total construction cost - building only	3,055,256	828.21	100%
(m ² rate based on GIFA of 3,689m ²)			

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