

	£	£/m <sup>2</sup>	%GIFA
<b>Substructure</b>	<b>865,000</b>	<b>72.08</b>	<b>7.26%</b>
Reinforced concrete ground slab, ground beams and column bases for steel frame; 11,000m <sup>2</sup> @ £65 Extra for machine bases and pits; 10,000m <sup>2</sup> @ £15			
<b>Frame and upper floors</b>	<b>975,000</b>	<b>81.25</b>	<b>8.18%</b>
Structural Steelwork, including crane support, erection, surface finishes, fire protection etc.; 12,000m <sup>2</sup> @ £75 Composite slab, metal deck and insitu concrete; 1,000m <sup>2</sup> @ £75			
<b>Roof</b>	<b>815,000</b>	<b>67.92</b>	<b>6.84%</b>
Composite roof panels, powder coated galvanised steel; including all trims and 10% rooflights, roof drainage: 12,000m <sup>2</sup> @ £65 Mansafe; including access and fall arrest system; item @ £35,000			
<b>Stairs</b>	<b>60,000</b>	<b>5.00</b>	<b>0.50%</b>
Main steel internal staircases, access ladders etc.; item @ £60,000			
<b>External walls, windows and external doors</b>			
	<b>528,500</b>	<b>44.04</b>	<b>4.43%</b>
Composite wall panels, powder coated galvanised steel, including all trims: 12,000m <sup>2</sup> @ £25 E/O for vertical transparent panels; item £50,000			

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<b>Fittings and furnishings</b>	<b>40,000</b>	<b>3.33</b>	<b>0.34%</b>
Allowance for kitchen, W/C and reception fittings, signage etc; item @ £40,000			
<b>Sanitary fittings</b>	<b>35,000</b>	<b>2.92</b>	<b>0.29%</b>
WCs, urinals, wash hand basins, hand dryers, water points; item @ £35,000			
<b>Disposal installations</b>	<b>48,000</b>	<b>4.00</b>	<b>0.40%</b>
Above ground soil and waste; 12,000m <sup>2</sup> @ £4			
<b>Water installations</b>	<b>84,000</b>	<b>7.00</b>	<b>0.70%</b>
Domestic hot and cold water services to toilet and kitchen accommodation; 12,000m <sup>2</sup> @ £7			
<b>Space heating and air treatment</b>			
	<b>720,000</b>	<b>60.00</b>	<b>6.04%</b>
Production area heating and ventilation via AHU's with gas-fired heater batteries serving high level ductwork with nozzle diffusers; 10,000m <sup>2</sup> @ £35 Heating, cooling and mechanical ventilation to office via VRF system; 2,000m <sup>2</sup> @ £180 Resilient packaged DX cooling to server room; item @ £10,000			
<b>Ventilating systems</b>	<b>160,000</b>	<b>13.33</b>	<b>1.34%</b>
Toilet and kitchen extract systems; 12,000m <sup>2</sup> @ £5 Local extract ventilation from production processes; 10,000m <sup>2</sup> @ £10			
<b>Electrical installations</b>	<b>1,340,000</b>	<b>111.67</b>	<b>11.24%</b>
Internal HV/MV installation including multiple transformers, cabling and containment; 10,000m <sup>2</sup> @ £25 Internal LV distribution including switchboards, cabling, containment and busbar distribution; 12,000m <sup>2</sup> @ £40 Small power distribution; 12,000m <sup>2</sup> @ £20 Lighting to production area inc emergency lighting and lighting control; 10,000m <sup>2</sup> @ £25 Lighting to office inc emergency lighting and lighting control; 2,000m <sup>2</sup> @ £60			
<b>Gas installation</b>	<b>40,000</b>	<b>3.33</b>	<b>0.34%</b>
Internal gas distribution to direct-fired AHU batteries; 10,000m <sup>2</sup> @ £4			
<b>Lift installations</b>	<b>60,000</b>	<b>5.00</b>	<b>0.50%</b>
11-person 2-stop motor room-less lifts; 2nr @ £30,000			
<b>Protective installations</b>	<b>267,000</b>	<b>22.25</b>	<b>2.24%</b>
Sprinkler fire protection; 12,000m <sup>2</sup> @ £20 Gas suppression to server room; item @ £15,000			

	£	£/m <sup>2</sup>	%GIFA
Entrance doors, double glazed windows etc to offices; item @ £150,000 Allowance for personnel escape doors: 10nr @ £850 Insulated sectional overhead doors; item @ £20,000			
<b>Internal walls and partitions</b>	<b>350,000</b>	<b>29.17</b>	<b>2.94%</b>
Wall linings and partitions; cavity barriers and sound barriers to office; 2,000m <sup>2</sup> @ £50 Toilet cubicles and back panels; laminated WC cubicle partitions, doors; including all relevant ducting, fixing, fittings accessories; item @ £50,000 Allowance for metal faced partition system to form Production area cells; including doors and ceiling; item £150,000 Internal perimeter blockwork wall to dado height; 10,000m <sup>2</sup> @ £5			
<b>Internal doors</b>	<b>20,000</b>	<b>1.67</b>	<b>0.17%</b>
Internal doorsets; solid core; veneer finish; ironmongery; item @ £20,000			
<b>Wall, floor and ceiling finishes</b>	<b>530,000</b>	<b>44.17</b>	<b>4.45%</b>
Allowance for ceiling finishes to office areas, etc: 2,000m <sup>2</sup> @ £30 Allowance for wall finishes to office areas, etc: 2,000m <sup>2</sup> @ £20 Allowance for floor finishes to office areas, etc: 2,000m <sup>2</sup> @ £40 Epoxy floor finish to production; 10,000m <sup>2</sup> @ £35			

	£	£/m <sup>2</sup>	%GIFA
Lightning protection; 12,000m <sup>2</sup> @ £1			
<b>Communications installations</b>	<b>336,000</b>	<b>28.00</b>	<b>2.82%</b>
Fire detection and alarm system; 12,000m <sup>2</sup> @ £8 Electronic security systems including CCTV, access control and intruder detection; 12,000m <sup>2</sup> @ £5 Data cabling and containment; 12,000m <sup>2</sup> @ £10 Public address system; 12,000m <sup>2</sup> @ £3 Disabled refuge alarms, disabled toilet alarms and induction loops; 12,000m <sup>2</sup> @ £2			
<b>Special installations</b>	<b>670,000</b>	<b>55.83</b>	<b>5.62%</b>
Building management system for control of central plant and energy metering; 12,000m <sup>2</sup> @ £10 Compressed air installation including high level ring main; 10,000m <sup>2</sup> @ £20 Allowance for overhead cranes n.e. 20t lifting capacity; item £350,000			
<b>Builder's work in connection</b>	<b>280,000</b>	<b>23.33</b>	<b>2.35%</b>
Plinths, platforms, penetrations etc.; 12,000m <sup>2</sup> @ £15 Process equipment; item @ £100,000			
<b>External works</b>	<b>1,650,000</b>	<b>137.50</b>	<b>13.84%</b>
Ancillary buildings: including gatehouse, air compressor, chemical storage etc; item @ £200,000 Roads, hardstandings, carpark, and landscaping; Item @ £550,000 Security fencing, gates etc; item @ £100,000 Drainage installations complete; item @ £350,000 Incoming HV power, water and gas; item @ £350,000 External lighting and CCTV; item @ £100,000			
<b>Preliminaries and contingencies</b>			
	<b>2,049,000</b>	<b>170.75</b>	<b>17.19%</b>
Management costs, site establishment and site supervision, overheads and profit; allow 15% @ £1,481,000 Design reserve and contingency; allow 5% @ £568,000			
<b>Total construction cost - building only</b>	<b>11,922,500</b>	<b>993.54</b>	<b>100.00%</b>