

	£	£/m ² GIFA	%
Substructure	73,385	56.45	0.0
Excavation and disposal, 532m ² @ £81			
C20 strip footings, 207m ³ @ £101			
C20 pad footings, 73m ³ @ £101			
Allowance for obstructions, 1 item @ £2,013			
Frame and upper floors	50,967	39.21	3.2
Structural steel frame columns, 9.5t @ £1,510			
Structural steel frame beams, 9.5t @ £1,510			
60 minute intumescent fire protection to exposed steelwork - on-site application, item @ £2,517			
Lightweight holorib deck 150mm, 260m ² @ £76			
Roof	95,109	73.16	5.9
Flat roof comprising lightweight holorib deck 150mm, single ply membrane and insulation, 494m ² @ £141			
Hard play area (decking), 87m ² @ £40			

	£	£/m ² GIFA	%
Internal walls and partitions	53,217	40.94	3.3
140mm medium density blockwork, 735m ² @ £44			
Moveable operable partitions, 39m ² @ £503			
Balustrading to internal voids, 5m @ £252			
Internal doors	24,972	19.21	1.5
Painted plywood skinned solid cored timber doors in painted softwood frame; vision panel to all doors bar store/wc's			
single, 21nr @ £403			
double, 8nr @ £705			
riser, 2nr @ £403			
Powder coated metal roller shutter to servery; electrically operated, 1nr @ £4,027			
WC toilet cubicles; melamine with door stop, coat hook and toilet roll holders, 12nr @ £503			
Wall finishes	22,397	17.23	1.4
Emulsion paint to blockwork, 2100m ² @ £5			
Ceramic wall tiling to WCs, 43m ² @ £45			
Full height laminate wall lining system to kitchen areas, 88m ² @ £56			
Acoustic absorber panels to commons 1 and 2, 1 item @ £2,517			
Window boards; softwood; painted, 1 item @ £1,510			
Mastic to all trades, 1 item @ £1,007			
Floor finishes	41,315	31.78	2.6
75mm concrete screed and insulation (ground floor), 800m ² @ £23			
3mm heavy duty non-slip vinyl with coved skirtings and welded seams; aluminium threshold strips to doorways/junctions of different material, 106m ² @ £38			
Carpet floor coverings (Heckmonwicke Supacord or similar); aluminium threshold strips to doorways/junctions of different material, 642m ² @ £25			
Entrance matting and frames, 1 item @ £2,517			
Floor paint in plant areas, 40m ² @ £8			
Ceiling finishes	13,189	10.15	0.8
Moisture resistant suspended ceiling; 600 x 600mm tiles WC only, 32m ² @ £40			
Hygiene ceiling 600 x 600 tiles kitchen only, 57m ² @ £40			
Emulsion painted concrete soffit (sprayed), 682m ² @ £6			
Painting / lining stair soffits / strings, 1item @ £503			
Bulkheads and casings to voids and high level rooflights, 1item @ £5,034			
Furniture and fittings	36,134	27.80	2.2
Kitchen fit-out, 1 item @ £20,134			
General fixed FFE 800m ² @ £20			
Sanitary appliances	14,395	11.07	0.9
WCs, 12nr @ £352			
Wash hand basin, 10nr @ £252			
Disabled WC, 2nr @ £1,661			
Cleaners sink, 1nr @ £503			
Sink and drainer, 4nr @ £352			
Hand driers; approximate quantity, 6nr @ £403			
Disposal installation	10,068	7.74	0.6
Rainwater disposal above ground, 1 item @ £5,034			
Foul drainage above ground, 1 item @ £5,000			
Water installation	18,400	14.15	1.1
Mains water (hot and cold water services), 800m ² @ £23			
Heat source	7,550	5.81	0.5
Gas fired boiler, 1 item @ £7,550			
Space heating and air treatment	35,200	27.08	2.2
Low temperature hot water heating distribution, 800m ² @ £20			
Underfloor heating (large spaces), 800m ² @ £15			
Radiators, 800m ² @ £9			
Ventilation installations	72,800	56.00	4.5
Mechanical ventilation system, 800m ² @ £50			
Air handling equipment, 800m ² @ £9			
Ductwork and associated sundries, 800m ² @ £18			

	£	£/m ² GIFA	%
Parapet masonry with aluminium coping, 140m ² @ £121			
Circular polycarbonate rooflights, 5nr @ £1,007			
Stairs	6,544	5.03	0.4
Precast concrete staircases; ground to first floor comprising 2nr flights; 1nr half landings; balustrading 1 item @ £6,544			
External walls	80,010	61.55	5.0
Brick external leaf with natural coloured mortar; cavity construction with internal 100mm medium density blockwork including insulation, 630m ² @ £127			
Windows and external doors	102,254	78.66	6.3
Thermally broken double glazed aluminium window system, 149m ² @ £352			
Thermally broken double glazed aluminium window system to first floor, 121m ² @ £302			
Single doors, 1nr @ £982			
Double doors, 6nr @ £1,208			
Main entrance doors inc power, 1nr @ £5,034			

	£	£/m ² GIFA	%
Toilet and shower air handling equipment, 800m ² @ £3			
Ductwork and associated sundries for toilet and shower system, included			
Kitchen air handling equipment, 800m ² @ £2			
Ductwork and associated sundries for kitchen system, 800m ² @ £7			
Server/comms room cooling, 800m ² @ £2			
Thermal insulation to services, included			
Electrical installations	99,200	76.31	6.1
Main LV switchboard, 800m ² @ £9			
Sub mains cabling from switchboard to distribution boards and isolators, 800m ² @ £9			
Distribution boards, 800m ² @ £5			
Sub mains containment/basket and the like, 800m ² @ £11			
Lighting luminaries, 800m ² @ £28			
Lighting circuitry and accessories, 800m ² @ £12			
Lighting control, including cabling and interfaces, 800m ² @ £13			
Small power cabling and accessories, 800m ² @ £21			
Power supplies to mechanical plant and equipment, 800m ² @ £7			
Power supplies to security and fire alarm systems, included			
Power supplies to lift, 800m ² @ £1			
Dado/skirting/screed trunking, included			
Trunking/trays and other containment, included			
Access control system, excluded			
Earthing and bonding, 800m ² @ £1			
Leak detection system, excluded			
Data system cabling, outlets etc., 800m ² @ £5			
Disabled WC alarms, 800m ² @ £2			
Disabled refuge systems, included			
Gas installation	1,600	1.23	0.1
Natural gas systems including shut/knock off facility, 800m ² @ £2			
Lift installations	17,617	13.55	1.1
Platform lift, 1nr @ £17,617			
Protective installations	16,800	12.92	1.0
Sprinkler installation; property protection, ordinary hazard, exposed heads, excluded			
Lightning protection system, 800m ² @ £5			
Fire alarm system, 800m ² @ £8			
Intruder detections system, 800m ² @ £8			
Special installations	22,400	17.23	1.4
BMS controls installation, 800m ² @ £28			
Builder's work in connection	7,901	6.08	0.5
Builders work in connection. Allowance @ 2.5% item @ £7,893			
Refurbishment	458,000	352.31	28.3
Refurbishment works, 500m ² @ £916			
Preliminaries and contingencies	234,842	180.65	14.5
Management costs, site establishment and site supervision. Contractor's preliminaries @ 12% item @ £165,771			
Contingency sum @ 5% item @ £69,071			

Total construction cost (building only)	1,616,266	1,243.28	100
m ² based on GIFA of 800m ²			
Refurbishment based on GIFA of 500m ²			

This cost model is based on a new build and refurbishment scheme, which is 800m² and 500m² respectively and an inner London location. The costs within this model have been adjusted to reflect 3Q11 TPI.

The model is for the building costs only and does not reflect any site abnormal or external works.