

	£	£/m <sup>2</sup> GIFA	%
<b>Open plan / circulation areas</b>	<b>766,000</b>	<b>589</b>	<b>15.5%</b>
Medium-grade raised access floor; 150 high; including allowance for cut-outs to floor boxes/grommets, 1,300m <sup>2</sup> @ £40			
Carpet tiles, 1,300m <sup>2</sup> @ £25			
Suspended perforated metal tiled ceiling, 1,300m <sup>2</sup> @ £70			
Emulsion paint to core walls item @ £10,000			
Mechanical and electrical services; including heating, air treatment, ventilation, electrical, power, lighting, protective installations, communications, fire alarms, special installations, 1,300m <sup>2</sup> @ £380			
Structured cabling, 1,300m <sup>2</sup> @ £35			
Roller blinds to perimeter windows, 1,300m <sup>2</sup> @ £20			
Statutory signage, item @ £2,000			
BWIC forming holes, chases etc, 1,300m <sup>2</sup> @ £10			
<b>Client meeting rooms</b>	<b>807,150</b>	<b>2,883</b>	<b>16.3%</b>
Internal walls			
Acoustic rated metal stud partitions, 60 mins fire-rated, slab to slab; including hardwood skirtings and ply strengthening, 170m @ £265			
Double-glazed partitions; manifestation; floor to ceiling including ceiling and floor void barriers, 50m @ £900			
Folding wall; acoustic finish, 15m @ £2,000			
Solid timber American walnut doors; including ironmongery, 15nr @ £2,250			
Medium grade raised access floor; 150 high; including allowance for cut-outs to floor boxes/grommets, 280m <sup>2</sup> @ £40			
Carpet tiles, 280m <sup>2</sup> @ £40			
Suspended perforated metal tiled ceiling; including feature raft, 280m <sup>2</sup> @ £100			
Fabric wall coverings, 900m <sup>2</sup> @ £275			
Mechanical and electrical services; including heating, air treatment, ventilation, electrical, power, enhanced lighting, protective installations, communications, fire alarms, special installations, 280m <sup>2</sup> @ £600			
Structured cabling, 280m <sup>2</sup> @ £30			
Blackout blinds to perimeter windows, 280m <sup>2</sup> @ £50			
Statutory signage, item @ £2,250			
Branding and corporate signage, item @ £10,000			
Specialist joinery including credenzas @ £150,000			
BWIC forming holes, chases etc, 280m <sup>2</sup> @ £10			
<b>Client reception</b>	<b>213,200</b>	<b>2,665</b>	<b>4.3%</b>
Double-glazed door; including ironmongery 1nr @ £4,000			
Natural stone flooring; including double boarded substrate and ditra matting, 80m <sup>2</sup> @ £275			
Painted plasterboard suspended ceiling including bulkheads and access panels; incorporating ceiling feature, 80m <sup>2</sup> @ £125			
Timber panel and polished plaster wall finishes, item @ £30,000			
Mechanical and electrical services; including disposal, water installations, heating, air treatment, ventilation, electrical, power, specialist lighting, protective installations, communications, fire alarms, special installations, 80m <sup>2</sup> @ £600			
Structured cabling, 80m <sup>2</sup> @ £30			
Statutory signage, item @ £1,000			
Branding and corporate signage, item @ £20,000			
Specialist joinery including reception desk, item @ £75,000			
BWIC forming holes, chases etc, 80m <sup>2</sup> @ £10			
<b>Cellular offices</b>	<b>1,174,000</b>	<b>1,174</b>	<b>23.7%</b>
Internal walls			
Acoustic rated metal stud partitions, 60 mins fire-rated, slab to slab; including MDF skirtings and ply strengthening, 600m @ £250			
Single-glazed partitions; manifestation; floor to ceiling including blinds, ceiling and floor void barriers, 150m @ £700			
Solid core timber veneer doors; including ironmongery, 120nr @ £2,000			
Medium grade raised access floor; 150 high; including allowance for cut-outs to floor boxes/grommets, 1,000m <sup>2</sup> @ £40			

	£	£/m <sup>2</sup> GIFA	%
Carpet tiles, 1,000m <sup>2</sup> @ £25			
Suspended perforated metal tiled ceiling, 1,000m <sup>2</sup> @ £70			
Emulsion paint wall finish, 3,000m <sup>2</sup> @ £6			
Mechanical and electrical services; including heating, air treatment, ventilation, electrical, power, lighting, protective installations, communications, fire alarms, special installations, 1,000m <sup>2</sup> @ £450			
Structured cabling, 1,000m <sup>2</sup> @ £35			
Roller blinds to perimeter windows, 1,000m <sup>2</sup> @ £25			
Statutory and corporate signage, item @ £6,000			
BWIC forming holes, chases etc, 1,000m <sup>2</sup> @ £10			
<b>Staff meeting rooms</b>	<b>564,500</b>	<b>1,129</b>	<b>11.4%</b>
Internal walls			
Acoustic rated metal stud partitions, 60 mins fire-rated, slab to slab; including MDF skirtings and ply strengthening, 320m @ £250			
Double-glazed partitions; manifestation; floor to ceiling including ceiling and floor void barriers, 80m @ £900			
Solid core timber veneer doors; including ironmongery, 15nr @ £2,000			
Medium grade raised access floor; 150 high; including allowance for cut-outs to floor boxes/grommets, 500m <sup>2</sup> @ £40			
Carpet tiles, 500m <sup>2</sup> @ £25			
Suspended perforated metal tiled ceiling, 500m <sup>2</sup> @ £70			
Emulsion paint to walls, 1,750m <sup>2</sup> @ £6			
Mechanical and electrical services; including heating, air treatment, ventilation, electrical, power, lighting, protective installations, communications, fire alarms, special installations, 500m <sup>2</sup> @ £450			
Structured cabling, 500m <sup>2</sup> @ £30			
Roller blinds to perimeter windows, 500m <sup>2</sup> @ £25			
Statutory and corporate signage, item @ £2,000			
Specialist joinery, item @ £45,000			
BWIC forming holes, chases etc, 500m <sup>2</sup> @ £10			
<b>Tea points</b>	<b>80,000</b>	<b>2,000</b>	<b>1.6%</b>
4nr tea points @ £20,000			
<b>Staff dining</b>	<b>190,250</b>	<b>1,268</b>	<b>3.8%</b>
Standard metal stud partitions; 60 mins fire rated; slab to slab including MDF skirtings and ply strengthening, 40m @ £200			
Medium grade raised access floor; 150 high, 150m <sup>2</sup> @ £40			
Porcelain floor tiles; including double boarded substrate and ditra matting, 150m <sup>2</sup> @ £150			
Suspended perforated metal tiled ceiling, 150m <sup>2</sup> @ £100			
Emulsion paint wall finish; incorporating feature wall, item @ £12,000			
Mechanical and electrical services; inc disposal, water installations, heating, air treatment, ventilation, electrical, power, enhanced lighting, protective installations, comms, fire alarms, special installations, 150m <sup>2</sup> @ £475			
Statutory and corporate signage, item @ £4,000			
Servery and specialist joinery, item @ £50,000			
BWIC forming holes, chases etc, 150m <sup>2</sup> @ £10			
<b>Kitchen</b>	<b>199,950</b>	<b>3,333</b>	<b>4%</b>
Standard metal stud partitions; 60 mins fire rated; slab to slab including MDF skirtings and ply strengthening, 50m @ £200			
Metal pivot door; including ironmongery, 1nr @ £3,000			
Medium grade raised access floor; 150 high including tanking to existing slab, 60m <sup>2</sup> @ £60			
Slip resistant floor finish including two layers of boarding; silicone sealed at edges, 60m <sup>2</sup> @ £60			
Hygienic finished ceiling, 60m <sup>2</sup> @ £100			
Altro whiterock wall finish, 150m <sup>2</sup> @ £125			
Mechanical and electrical services; including disposal, water installations, heating, air treatment, ventilation, dedicated extract, electrical, power, lighting, protective installations, communications, fire alarms, special installations, leak detection, 60m <sup>2</sup> @ £875			
Statutory signage, item @ £1,000			

	£	£/m <sup>2</sup> GIFA	%
Stainless steel kitchen units and worktops and equipment, item @ £100,000			
BWIC forming holes, chases etc, 60m <sup>2</sup> @ £25			
<b>Comms / data rooms</b>	<b>172,370</b>	<b>2,873</b>	<b>3.5%</b>
Standard metal stud partitions; 90 mins fire rated; slab to slab including MDF skirtings and ply strengthening, 40m @ £225			
Solid timber painted door; 90 mins fire-rated; inc ironmongery, 1nr @ £1,750			
Heavy grade raised access floor including anti-static vinyl finish, 60m <sup>2</sup> @ £120			
Dust sealant to concrete soffit, 60m <sup>2</sup> @ £15			
Emulsion paint wall finish, 120m <sup>2</sup> @ £6			
Mechanical and electrical services; including air treatment, ventilation, stand alone air-conditioning units (n+1), electrical, power, lighting, protective installations, communications, fire alarms, special installations, leak detection, 60m <sup>2</sup> @ £2,500			
Structured cabling, 60m <sup>2</sup> @ £35			

	£	£/m <sup>2</sup> GIFA	%
Signage, item @ £100			
BWIC forming holes, chases etc, 60m <sup>2</sup> @ £10			
<b>Ancillary areas</b>	<b>196,875</b>	<b>1,125</b>	<b>4%</b>
(including stores, reprographics, mail room etc)			
Ancillary areas 175m <sup>2</sup> @ £1,125 per m <sup>2</sup>			
<b>Preliminaries and contingencies</b>	<b>585,705</b>	<b>160.69</b>	<b>11.8%</b>
Main contractor's management, site establishment and site supervision. Allow 6% @ £262,000			
Main contractor's overhead and profit. Allow 2% @ £93,000			
Design reserve. Allow 5% @ £236,000			
<b>Total construction cost - building only</b>	<b>4,950,000</b>	<b>1,358</b>	<b>100%</b>