

ADAPT system, 7,857m <sup>2</sup>				Traditional build, 7,857m <sup>2</sup>			Traditional build element commentary
	£	£/m <sup>2</sup> GIFA	%	£	£/m <sup>2</sup> GIFA	%	
Wall finishes	134,705	17.14	1.5	201,049	25.59	1.9	Emulsion paint to blockwork, ceramic wall tiling to 30% of WC wall area, full-height laminate wall lining system to kitchen areas
Floor finishes	294,428	37.47	3.3	418,060	53.21	3.9	Allowance for screed, 3mm heavy-duty non-slip vinyl, carpet floor coverings and floor paint in plant areas
Ceiling finishes	198,094	25.21	2.2	118,331	15.06	1.1	Moisture-resistant suspended ceiling in WCs, hygiene ceiling tiles in kitchens, emulsion painted concrete soffit (sprayed) and bulkheads and casings to voids and high-level roof lights
Furniture and fittings	480,428	61.15	5.3	412,314	52.48	3.9	General fixed FF&E and kitchen fit-out
Sanitary appliances	45,935	5.85	0.5	215,096	27.38	2.0	Standard WCs, disabled WCs, wash-hand basins and toilet cubicles
Disposal installation	30,020	3.82	0.3	113,507	14.45	1.1	Rainwater disposal above ground and foul drainage above ground
Water installation	141,426	18.00	1.6	163,166	20.77	1.5	Mains water, cold water services, hot water services
Heat source	7,550	0.96	0.1	67,537	8.60	0.6	Gas-fired boiler
Space heating and air treatment	322,137	41.00	3.6	312,144	39.73	2.9	Low-temperature hot-water heating distribution, underfloor heating (large spaces), radiators elsewhere
Ventilation installations	369,708	47.05	4.1	709,418	90.29	6.7	Natural ventilation, air-handling equipment, toilet/shower/kitchen air-handling equipment, ductwork and server/comms room cooling
Mechanical controls	117,855	15.00	1.3	Incl	Incl		Included elsewhere
Electrical installations	843,084	107.30	9.3	879,679	111.96	8.3	Main and sub-main, electrical distribution, small power and lighting
Gas/water installation	50,677	6.45	0.6	14,188	1.81	0.1	Gas installation
Lift installations	46,510	5.92	0.5	59,946	7.63	0.6	Passenger lift, eight-person, two-stop, standard finishes
Protective installations	282,852	36.00	3.1	148,978	18.96	1.4	Lightning protection, fire alarm and intruder detection systems
Special installations	147,141	18.73	1.6	198,637	25.28	1.9	BMS controls installation
Builder's work in connection (BWIC)	95,000	12.09	1.1	154,653	19.68	1.5	BWIC
M&E testing/commissioning	21,383	2.72	0.2	Incl	Incl		
M&E attendances and contingencies	86,503	11.01	1.0	Incl	Incl		
Preliminaries and contingencies	1,576,000	200.59	17.4	1,763,685	224.47	16.6	
<b>Total construction cost (building only)</b>	<b>9,034,535</b>	<b>1,149.87</b>	<b>100</b>	<b>10,592,752</b>	<b>1,348.19</b>	<b>100</b>	

(Square metre rate based on GIFA of 7,857m<sup>2</sup>)

The costs within this model have been adjusted to reflect expected out-turn actual cost at 1Q 2012. The model is for the building costs only and does not reflect any site abnormalities or external works. The following are excluded from the cost model:

<b>Foul and surface water drainage installations</b>	<b>£240,000</b>
<b>Energy centre build costs</b>	<b>£45,000</b>
<b>Substation build costs</b>	<b>£15,000</b>
<b>External works - paving, hard landscaping, surfacing and so on</b>	<b>£480,000</b>
<b>Civil works associated with incoming services</b>	<b>£110,000</b>
<b>Soft landscaping, natural sports pitches and artificial sports surfaces</b>	<b>£180,000</b>
<b>External lighting, including lighting to sports pitches</b>	<b>£80,000</b>
<b>Consultants' fees</b>	<b>£650,000</b>
<b>Demolition and asbestos removal</b>	<b>£40,000</b>
<b>External fencing</b>	<b>£48,000</b>

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