

Typical 14,590m <sup>2</sup> library	£	£/m <sup>2</sup> GIFA	% of total cost
<b>Substructure</b>			
Excavation to reduce level: average depth 600mm, offsite disposal 5,900m <sup>2</sup> @ £15	88,500		
Piled foundations: 600mm diameter, 10m average length 370nr @ £1,350	499,500		
Ground slab: 300 thick on hardcore bed, 5,900m <sup>2</sup> @ £130	767,000		
Allowance for underground drainage to slab 5,900m <sup>2</sup> @ £130	59,000		
Allowance for lift pits, including excavation, water proofing and drainage sumps 6 no. @ £10,000	£60,000		
<b>Total</b>	<b>1,474,000</b>	<b>101.03</b>	<b>3.15</b>
<b>Frame and upper floors</b>			
Reinforced insitu concrete flat slabs: including formwork, reinforcement @ 200kg/m <sup>3</sup> , 8,240m <sup>2</sup> @ £225	1,854,000		
Reinforced insitu concrete columns: including formwork, reinforcement @ 250kg/m <sup>3</sup> , 1,140 @ £340	387,600		
Allowance for other columns 135m @ £280	37,800		
Reinforced insitu beams 750 x 1,300mm, reinforcement @ 250kg/m <sup>3</sup> 810m @ £270	218,700		
<b>Total</b>	<b>2,498,100</b>	<b>171.22</b>	<b>5.34</b>
<b>Roof</b>			
Allowance for 300mm one-way spanning slab, reinforced concrete slab over perimeter back of house areas, rebar @ 185kg/m <sup>3</sup> , 7,590m <sup>2</sup> @ £160	1,214,400		
Allowance for waterproofing and insulation to the above 7,590m <sup>2</sup> @ £100	759,000		
Roof drainage including outlets 7,590m <sup>2</sup> @ £10	75,900		
Rooflight including shading/treatment 350m <sup>2</sup> @ £1,300	455,000		
Allowance for mansafe system 7,590m <sup>2</sup> @ £10	75,900		
<b>Total</b>	<b>2,580,200</b>	<b>176.85</b>	<b>5.51</b>
<b>Stairs</b>			
Allowance for high-quality staircase to public areas including balustrade to both sides, 3 No. @ £138,000	414,000		
Allowance for insitu concrete escape stairs, including balustrade to both sides, 4 No. @ £66,000	264,000		
Allowance for other steps & ramps, 1 item @ £24,000	24,000		
Allowance for access ladders and the like to plant spaces 1 item @ £60,000	60,000		
Allowance for handrails: stainless steel, rail, no glazing 300m @ £650	195,000		
<b>Total</b>	<b>957,000</b>	<b>65.59</b>	<b>2.04</b>
<b>External walls, windows and doors</b>			
Rainscreen cladding, natural stone on precast concrete backing panels 5,380m <sup>2</sup> @ £1,080	5,810,400		
Extra over for coated aluminium double-glazed curtain walling 3,220m <sup>2</sup> @ £750	2,415,000		
Allowance for external doors, including feature entrance doors, sliding gates to loading bays 1 item @ £35,000	35,000		
<b>Total</b>	<b>8,260,400</b>	<b>566.17</b>	<b>17.65</b>
<b>Internal walls (structural)</b>			
Allowance for structural in-situ core walls basic finish, assumed 300mm thick, 2,500m <sup>2</sup> @ £120	300,000		
Reinforced insitu concrete shear walls, reinforcement @ 200kg/m <sup>3</sup> , approximately 500mm thick, basic finish 870m <sup>2</sup> @ £190	165,300		
<b>Total</b>	<b>465,300</b>	<b>31.89</b>	<b>0.99</b>
<b>Internal partitions &amp; doors</b>			
Allowance for internal glazed partitions, full height, safety glazing, including fritting, powder coated/aluminium framed 2,675m <sup>2</sup> @ £440	1,177,000		
Allowance for triple-height internal glazed partition system including secondary steelwork, fritting, powder coated 660m <sup>2</sup> @ £900	594,000		
Allowance for internal doors 14,590m <sup>2</sup> @ £50	729,500		
Internal partitions - allow blockwork walls 140mm thick 7,800m <sup>2</sup> @ £40	312,000		

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<b>Total</b>	<b>2,812,500</b>	<b>192.77</b>	<b>6.01</b>
<b>Wall finishes</b>			
Stone cladding on proprietary system 5,620m <sup>2</sup> @ £200	1,124,000		
Plaster and emulsion paint 5,735m <sup>2</sup> @ £20	114,700		
Emulsion paint on blockwork / concrete 2,350m <sup>2</sup> @ £8	18,800		
Extra over for acoustic enhancements 10,450m <sup>2</sup> @ £40	418,000		
<b>Total</b>	<b>1,675,500</b>	<b>114.84</b>	<b>3.58</b>
<b>Floor finishes</b>			
Stone finish 9,430m <sup>2</sup> @ £180	1,697,400		
Carpet finish 2,050m <sup>2</sup> @ £50	102,500		
Raised access floor; 300mm 8,340m <sup>2</sup> @ £65	542,100		
Extra over sealer coat to below access floor and to plant room area 8,340m <sup>2</sup> @ £10	83,400		
Entrance matting and matwell Item @ £5,000	5,000		
<b>Total</b>	<b>2,430,400</b>	<b>166.58</b>	<b>5.19</b>
<b>Stair finishes</b>			
Allowance for high quality finishes to public staircase from (Treads, risers, etc) 100m <sup>2</sup> @ £220	22,000		
Allowance for finishes to back of house staircases (Treads, risers etc) 450m <sup>2</sup> @ £140	63,000		
<b>Total</b>	<b>85,000</b>	<b>5.83</b>	<b>0.18</b>
<b>Ceiling finishes</b>			
Suspended ceiling system 9,430m <sup>2</sup> @ £100	943,000		
Plasterboard suspended ceiling with paint finish 2,050m <sup>2</sup> @ £40	82,000		
Insulation to soffits, thermal, acoustic, self finished 3,110m <sup>2</sup> @ £50	155,500		
Extra over public areas for acoustic treatment 11,480m <sup>2</sup> @ £40	459,200		
<b>Total</b>	<b>1,639,700</b>	<b>112.39</b>	<b>3.50</b>
<b>Furniture and fittings</b>			
Vanity units 20 No. @ £1,150	23,000		
Directional Signage Item @ £24,000	24,000		
<b>Total</b>	<b>47,000</b>	<b>3.22</b>	<b>0.10</b>
<b>Lifts</b>			
Passenger lifts, 2 stops, 2,000 kg 2 No. @ £102,000	204,000		
Passenger lifts, 4 stops, 2,000 kg 4 No. @ £144,000	576,000		
Cooling to lift cars 6 No. @ £5,500	33,000		
CCTV to lift cars 6 No. @ £3,500	21,000		
<b>Total</b>	<b>834,000</b>	<b>57.16</b>	<b>1.78</b>
<b>Mechanical &amp; electrical installations</b>			
Sanitary appliances – WCs, ablution hand sprays, WHBs, URs, wheelchair accessible toilets, kitchen sinks, cleaners' sinks and IR sensors. Item @ £50,000	50,000		
Water distribution – potable and non potable water supply, GRP tanks, water treatment, allowance for pumps, local cooling units, hot water supply to sanitary appliances, hot water calorifiers including distribution pipework, water supply to plant rooms. Item @ £300,000	300,000		
Foul drainage – black and grey water drainage system, allowance for plant room drainage, condensate drainage. Item @ £205,000	205,000		
Rainwater drainage/surface water drainage. Item @ £90,000	90,000		
Distribution system – supply and extract air handling system, allowance for close thermal control, ductwork, grilles and diffusers, sound attenuation to air handling plant, toilet extract, A/C system to comms/electrical rooms, stair pressurisation system, supply and extract system to plantrooms, smoke extract, chilled water pipework distribution. Item @ £3,750,000	3,750,000		
Sprinkler and standpipe system – sprinkler system installation, standpipe and hose reel system, allowance for gas suppression in main comms room, water mist in main electrical room and book stack areas. Item @ £600,000	600,000		
Electrical services and distribution – LV switchgear and sub mains distribution, general ladder rack, tray and trunking containment system, electrical services in conjunction with mechanical plant, allowance for dual power supplies to life safety equipment, allowance for dual power supplies to life safety equipment, power supplies to lifts, small power installation, allowance for UPS system to comms room and security equipment. Item @ £1,600,000	1,600,000		
General lighting installation – general lighting installation, emergency lighting, lighting control installation. Item @ £2,300,000	2,300,000		
Communications and security	1,000,000		
Public address and voice alarm, ICT structured cabling network and data outlets (passive) – containment only, ICT equipment including network servers, switches,			

## Typical 14,590m<sup>2</sup> library

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data cabinets (active equipment), call system, wheelchair accessible toilet alarms, refuge alarms, fire alarm system, security and detection system, access controls, intruder alarms, audio visual equipment, specialist ICT equipment, cellular telephony equipment, private mobile radio equipment, wireless LAN equipment, TV/satellite equipment, communications system containment. Item @ £1,000,000			
Other electrical systems - earthing and bonding, lightning protection Item @ £96,000	96,000		
<b>Total</b>	<b>9,991,000</b>	<b>684.78</b>	<b>21.35</b>
<b>Specialist installations</b>			
BMS installation; MCCs, inverters, local starters / isolators and associated power, control and communication wiring and wire ways, supplies 14,590m <sup>2</sup> @ £50	729,500		
Leak detection system. Item @ £18,000	18,000		
Visitors electronic counting system. Item @ £18,000	18,000		
Window cleaning installation. Item @ £18,000	18,000		
<b>Total</b>	<b>783,500</b>	<b>53.70</b>	<b>1.67</b>
<b>Builder's Work in connection</b>			
Cutting holes, forming openings and other builder's work associated with services installation; allowance @ 4%	1,461,000		
<b>Total</b>	<b>1,461,000</b>	<b>100.14</b>	<b>3.12</b>
<b>Preliminaries</b>			
Testing and commissioning of building services installations. Item @ £30,000	30,000		
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 14.5%	5,514,000		
Allowance for design & construction reserve @ 7.5%	3,265,000		
	<b>8,809,000</b>	<b>603.77</b>	<b>18.82</b>
<b>Total construction cost - Building only</b>	<b>46,803,600</b>	<b>3,207.92</b>	<b>100.00</b>
(Square metre rate based on GIFA)			