

	£	£/m ² GIFA	%
Demolitions and alterations	20,000	3.08	0.5
Site clearance, minor demolitions and site preparation Item @ £20,000			
Substructure	511,000	78.58	13
Groundworks underground drainage, including excavation, disposal and backfilling; item @ £60,000			
Concrete pad foundations, varying sizes predominantly 3m x 3m x 1.5m, reinforced concrete, 64 nr @ £1,500			
4 nr lifts and escalator pits, item @ £30,000			
Reinforced concrete ground floor slab, 250mm thick, including gas and vapour barrier, edge beams 3,250m ² @ £100			
Frame and upper floors	828,000	127.33	20
Holorib concrete upper floor slab 150mm thick 3,250m ² @ £50/m ²			
Structural steelwork, universal sections, erection, surface finishes, 390t @ £1,500			
Secondary steelwork including framing for tenants signage, item @ £20,000			
Pre-cast concrete escape stairs including basic powder coated ballustades 4nr cores @ £15,000			
Roof	443,000	68.12	11
Standing seam, insulated roof, Kingspan Kingzip or equivalent, 2,844m ² @ £65			
Feature roof light, clerestory glazed, item @ £60,000			
Concrete plant deck, inverted roof including waterproofing and ballast 540m ² @ £80/m ²			
Sundry roof works including flashings, forming openings etc, item @ £90,000			
Roof parapet screens, item @ £30,000			
Handrails and GRP designated maintenance walkways, item @ £35,000			
External walls, windows and doors	1,344,000	206.67	33
Structural glazing system to front and side elevations, planar type system, low G-value, low ion glass, glazed fins and capless mastic joints, stainless steel trims to perimeter framing 830m ² @ £640/m ²			
Acrylic render system, including insulation and blockwork, to stair cores and soffits of colonnade 740m ² @ £150m ²			
Punched windows to office areas 9 nr @ £1,000			
Framed curtain walling to staircores 130m ² @ £300/m ²			
Half round profiled composite cladding, including block work inner skin 1,270m ² @ £110			
Granite cladding system to columns 6nr 336m ² @ £400/m ²			
Granite cladding system to feature fin entrance columns 166m ² @ £570/m ²			
Brise-soleil, aluminium fins to glazed facades, item @ £150,000			
Entrance lobby, glazed sides and 2nr sets of double plus single door either side, including security screens item @ £70,000			
Engineering brick base to facades 105m ² @ £100/m ²			
Allowance for screens to sprinkler tanks / screening to plant, item @ 30,000			
Roller shutter door to service yard, item @ £10,000			
Fire escape doors item @ £15,000			
Internal walls and partitions	30,000	4.61	1
Blockwork walls to staircores 500m ² @ £60/m ²			
Internal doors	12,000	1.85	0
Internal doorsets to staircores; solid core; including vision panels and overpanels; painted finish; ironmongery, item @ £12,000			
Wall, floor and ceiling finishes	n/a		
Fittings and furnishings	n/a		
Sanitary fittings	n/a		

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Disposal installations	30,000	4.61	1
Rainwater disposal; UPVC down pipes and fittings, item @ £30,000			
Water installations	30,000	4.61	1
Incoming water supply to domestic supply and sprinkler installation, item @ £30,000			
Space heating and air treatment	n/a		
Electrical installations	80,000	12.30	2
Incoming electrical services including new substation and termination cubicle, item @ £80,000			
Gas Installation	5,000	0.77	0
Incoming gas supply, item @ £5,000			
Lift installations	n/a		
Protective installations	115,000	17.68	3
Earthing and bonding, lightning protection, item @ £5,000			
Sprinkler tanks and pump set (internal distribution and heads part of fit-out), item @ £110,000			
Communications installations	n/a		
Special installations	n/a		
Builder's work in connection	25,000	3.84	1
Forming holes, chases in the existing building fabric, item @ £25,000			
Preliminaries and contingencies	612,000	94.11	15
Main contractor's preliminaries, overheads and profit @ 12%: item @ £417,000			
Design reserve @ 5%; item @ £195,000			
Total construction cost, building only	4,085,000	628.17	100