

	£	£/m <sup>2</sup> GIFA	%
<b>Facilitating works</b>	<b>10,000</b>	<b>20.00</b>	<b>0.44</b>
Sundry demolitions and removals Item @ £10,000			
<b>Substructure</b>	<b>231,200</b>	<b>462.40</b>	<b>10.15</b>
Excavation, disposal, filling 1,200m <sup>3</sup> @ £36			
Concrete strip footings, ground floor slab, walls 800m <sup>3</sup> @ £235			
<b>Frame</b>	<b>181,300</b>	<b>362.60</b>	<b>7.96</b>
Structural steel columns 25t @ £2,650			
Structural steel roof beams and trusses 26t @ £3,000			
Secondary steelwork to cladding, roof deck, windows and services Item @ £37,000			
<b>Roof</b>	<b>183,700</b>	<b>367.40</b>	<b>8.06</b>
Clerestorey glazing 2nr @ £40,000			
Single ply roof on metal deck 600m <sup>2</sup> @ £125			
Aluminium louvres 30m <sup>2</sup> @ £625			
Fall restraint system Item @ £10,000			
<b>External walls</b>	<b>580,000</b>	<b>1160.00</b>	<b>25.46</b>
Stone cladding Item @ £360,000			
Capless silicone glazed curtain walling with translucent glass, including main entrance doors 110m <sup>2</sup> @ £2,000			
<b>Windows and external doors</b>	<b>30,000</b>	<b>60.00</b>	<b>1.32</b>
Loading bay doors 1nr @ £30,000			
<b>Internal walls and partitions</b>	<b>98,000</b>	<b>196.00</b>	<b>4.30</b>
Jumbo metal stud partitions, plasterboard both sides:			
up to 5m high, 50m @ £600			
up to 7m high, 55m @ £800			
up to 9m high, 20m @ £1200			
<b>Internal doors</b>	<b>15,000</b>	<b>30.00</b>	<b>0.66</b>
Frameless doors 3m wide 2nr @ £7,500			
<b>Wall finishes</b>	<b>11,600</b>	<b>23.20</b>	<b>0.51</b>
Skim and emulsion to plasterboard 685m <sup>2</sup> @ £17			
<b>Floor finishes</b>	<b>73,700</b>	<b>147.40</b>	<b>3.24</b>
Raised access floor 325m <sup>2</sup> @ £125			
Oak composite wood flooring 325m <sup>2</sup> @ £75			
Polished concrete finish 120m <sup>2</sup> @ £60			
Resin flooring 25m <sup>2</sup> @ £60			
<b>Ceiling finishes</b>	<b>37,200</b>	<b>74.40</b>	<b>1.63</b>
Monolithic acoustic ceiling, emulsion finish 465m <sup>2</sup> @ £80			
<b>Fittings and furnishings</b>	<b>28,100</b>	<b>56.20</b>	<b>1.23</b>
Blackout blinds to roof lights 45m <sup>2</sup> @ £625			
<b>Mechanical services</b>	<b>250,000</b>	<b>500.00</b>	<b>10.98</b>
HVAC assuming DX cooling system (inc humidity control) 500m <sup>2</sup> @ £420			
Automatic controls 500m <sup>2</sup> @ £80			
<b>Electrical services</b>	<b>169,500</b>	<b>339.00</b>	<b>7.44</b>
Mains electric and swithgear 500m <sup>2</sup> @ £35			
Small power distribution 500m <sup>2</sup> @ £21			

	£	£/m <sup>2</sup> GIFA	%
Lighting installation and controls 500m <sup>2</sup> @ £60			
Luminaires 500m <sup>2</sup> @ £120			
Fire detection system 500m <sup>2</sup> @ £26			
Security 500m <sup>2</sup> @ £40			
Disabled facilities / induction loops 500m <sup>2</sup> @ £16			
Communications and data 500m <sup>2</sup> @ £15			
Lightning protection, earthing and bonding 500m <sup>2</sup> @ £6			
<b>Builder's work in connection</b>	<b>16,500</b>	<b>33.00</b>	<b>0.72</b>
Builder's work in connection with M&E services 500m <sup>2</sup> @ £33			
<b>Main contractor's preliminaries</b>	<b>295,000</b>	<b>590.00</b>	<b>12.95</b>
Contractor's management, site establishment, site supervision, hoardings, insurances etc			
<b>Main contractor's overheads and profit</b>	<b>67,100</b>	<b>134.20</b>	<b>2.95</b>
Main contractor's overheads and profit			
<b>Total construction cost - building only</b>	<b>2,277,900</b>	<b>4,556</b>	<b>100.00</b>

