

» 07 / COST MODEL FOR REPURPOSING A RETAIL SPACE

Areas to be included

	Element cost (£)	Cost/m ² GIFA	% total cost		Element cost (£)	Cost/m ² GIFA	% total cost
Demolition / enabling / site preparation to existing building				escalator openings included with 200mm in-situ reinforced concrete floor including trimming steels, stitching into existing and new structure, 264m ² @ 300			
Temporary and protective works generally	675,000				79,200		
Soft strip of existing, 43,960m ² @ 55	2,417,800			Infill existing openings generally with 200mm in situ reinforced concrete floor including trimming steels and stitching into existing and new structure (plant space), 1,800m ² @ 300			
Allowance for minor demolition of existing: 7th-floor plant rooms, basement slab for lift pits (1.2nr), openings for new cores, risers and extended stair cores	1,700,000				540,000		
Removal of existing facade including access scaffolding, 7,688m ² @ 200	1,537,600			Allowance for modification for slab to level 7 i.e. make good existing slab, i.e. removal of existing build up, including openings and connections for new steel column structure, 4,460m ² @ 120			
Main contractor preliminaries @ 16%, OH&P @ 5%, contract fixed price / risk @ 5%	1,766,000				535,200		
Total demolition and site preparation	8,096,000	136.85	100%	Works to rooftop extension: Composite hollow and concrete topper to upper floors; 200mm thick, including reinforcement and movement joints, 10,720m ² @ 120			
Shell and core				Stairs			
Substructure	850,000	14.37	1%		600,000	10.14	1%
Works to existing building: Allowance for foundation to main lift core assumed, raft foundation tying into existing pads to support proposed stability core; including excavation and disposal, raft slab 140m ² (1.5m deep) including hard-core, waterproofing and amendments to drainage below slab	840,000			Works to existing building: Allowance for making good to existing stairs including new handrail and balustrade to comply with regulations, 47 flights @ 6,000			
Allowance for infilling existing escalator pits with a reinforced concrete slab including permanent formwork and stitching into existing slab, 2nr @ 5,000	10,000				282,000		
Frame	6,771,000	114.45	6%	Reinforced internal staircase, dog leg, half landing, total rise per floor, 3.8m including reinforcement and formwork and mild steel balustrade to retail units, 2nr @ 18,000			
Works to existing building: Allowance for strengthening to existing columns, 100 nr @ 15,000	1,500,000				36,000		
Allowance for modifications to existing frame to support new reconfiguration ie atrium, infilling existing openings, creating new openings	180,000			Allowance for modifications to existing stairs for connectivity to new stairs 1 @ 66,000			
Allowance for new concrete core walls (4nr passenger lift, 2nr goods lift, 2nr firefighting lift), 2,048m ² @ 350	716,800			Works to rooftop extension: Reinforced internal staircase, dog leg, half landing, total rise per floor, 3.8m including reinforcement and formwork and mild steel balustrade, 12nr @ 18,000			
Allowance for new concrete core walls dedicated rooftop A3 lift, 288m ² @ 350	100,800				216,000		
Allowance for new concrete core walls dedicated rooftop A1 basement unit, 72m ² @ 350	25,200			Roof			
Works to rooftop extension: Steel frame; constructed of universal steel member and inclusive of connections and 90 minute intumescent paint fire protection	3,800,000				3,543,000	59.89	3%
Reinforced concrete shear walls; 300mm thick c40 concrete including reinforcement at 200kg/m ³ and formwork and kickers to sides, 1,280m ² @ 350	448,000			No works to existing roof			
Upper floors	2,441,000	41.26	2%	Works to rooftop extension: Roof slab; 300mm thick including waterproof membrane and insulation, 5,600m ² @ 330			
Works to existing building: Allowance for alterations works to existing atrium i.e. infill existing opening in part and where					1,848,000		
				Allowance for commercial office roof sundries lift overruns, stairs and the like			
					66,000		
				Sedum green roof inclusive of soak away, 1,200m ² @ 200			
					240,000		
				Roof garden timber decking, 885m ² @ 300			
					265,500		
				Rainwater drainage above ground, access, flashings, 5,600m ² @ 30			
					168,000		
				Atrium roof comprising framing, glazing and upstand, 230m ² @ 3,000			
					690,000		
				Allowance for roof landscaping and planters, 885m ² @ 300			
					265,500		
				External walls, windows and doors			
					16,377,000	276.83	14%
				Works to existing building and rooftop extension: Schueco or equivalent aluminium stick system			



	Element cost (£)	Cost/m ² GIFA	% total cost		Element cost (£)	Cost/m ² GIFA	% total cost
including ironmongery to commercial building 3,409m ² @ 1,000	3,409,000			Fire rated doors to commercial office circulation; single leaf including ironmongery, 180nr @ 1,440	259,200		
Clean and make good existing retained reconstituted stone façade, 3,935m ² @ 350	1,377,250			Internal finishes, fittings, furnishing and equipment	13,042,000	220.45	12%
Windows, powder coated aluminium, double- glazed units, 1,450m ² @ 550	797,500			E.o for enhanced finish to roof A3 access, 79m ² @ 600	47,400		
Aluminium powder coated stick curtain shopfront to A3 units, 1,229m ² @ 1,000	1,229,000			Allowance for finish to cycle store and access, 643m ² @ 60	38,580		
e.o above for structural supports to retail shopfront openings, 1,229m ² @ 200	245,800			Reception fit-out including folded metal reception desk, tenant sign board, mat-well back painted glass feature wall, plasterboard and painted wall, terrazzo slab floor, suspended plasterboard ceiling with track light LEDs, 1,105m ² @ 2,000	2,210,000		
Office entrance; powder-coated aluminium frame and glazing including soffit	200,000			WC fit-out including gypsum gypliner universal metal framed partition system, using two layers moisture resistant boards and 1 layer of plywood, suspended plasterboard ceiling taped and jointed, IPS duct panelling to walls, porcelain tile splash back, duravit Happy d toilet pans, wash hand basins with gerbera flush plates and taps. One hand dryer, soap dispenser, toilet roll holder per WC and shower units 1,859m ² @ 3,000	5,577,000		
Extra over above item for structural supports 2 bays	35,000			Lift lobby fit-out including plasterboard and painted core wall, suspended plasterboard ceiling, vinyl flooring and signage, 1,332m ² @ 1,500	1,998,000		
Entrance revolving doors, 2nr @ 120,000	240,000			Fitting out back of house common area; painted direct to blockwork or plasterboard walls, vinyl to floor and suspended ceiling, 8,117m ² @ 300	2,435,100		
Allowance for external doors	156,000			Cycle racks to cycle store; josta double stack galvanised steel, 120nr @ 1,300	156,000		
Allowance for facade mock-up and testing (partial)	240,000			Statutory and wayfinding signage	60,000		
Facade cleaning – BMU	600,000			External signage	60,000		
Louvre plant screens for AHU on floors, 288m ² @ 850	244,800			Sundry fittings	90,000		
Works to rooftop extension: Schueco or equivalent aluminium stick system including ironmongery to commercial building, 4,015m ² @ 1,000	4,015,000			Lockers	10,000		
Glazed/aluminium rainscreen cladding to A3 units, 1,196m ² @ 750	897,000			Furniture and fittings to roof garden	240,000		
External doors, powder-coated aluminium, double-glazed units including ironmongery, 10nr @ 20,000	200,000			Allowance for atrium cleaning cradle and support structure	120,000		
Louvre plant screening, 336m ² @ 650	218,400			MEP and vertical transportation	38,217,000	645.99	34%
Allowance for roof plantroom walls, faced one brick wall, 636m ² @ 200	127,200			Disposal installations, 59,160m ² @ 18	1,064,880		
Roof parapet – solid/glazed to roof garden, 375m ² @ 600	225,000			Water installations, 59,160m ² @ 19	1,124,040		
Allowance for facade mock-up and testing (partial)	120,000			Heat source, 59,160m ² @ 7	414,120		
General access scaffold, 15,000m ² @ 120	1,800,000			Space heating and air treatment, 59,160m ² @ 137	8,104,920		
Internal walls, partitions and doors 7,352,000	124.27	6%		Ventilation systems, 59,160m ² @ 40	2,366,400		
Internal block walls to separate A1, A3 units, 3,653m ² @ 130	474,890			Electrical installations, 59,160m ² @ 160	9,465,600		
Blockwork to enclose plant rooms, storage and demise areas, 12,454m ² @ 110	1,369,940			Gas installations @ 59,160m ² @ 3	177,480		
Blockwork walls to stair cores, 2,000m ² @ 130	260,000			Protective installations, 59,160m ² @ 26	1,538,160		
Atrium walls part glazed (fire rated), part solid, 2,396m ² @ 1,800	4,312,800			Communication, security and controls installations, 59,160m ² @ 89	5,265,240		
Thermal backing to existing facade, 3,935m ² @ 90	354,150			MEP testing and commissioning, 59,160m ² @ 15	887,400		
Doors to lift lobbies within commercial office building; double leaf, timber veneered inclusive of ironmongery and vision panel, 40nr @ 5,000	200,000						
Internal riser door to commercial office building; single, including painted softwood frame, hardwood veneer and ironmongery, 155nr @ 780	120,900						

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MEP trade contractors preliminaries, 59,160m ² @ 60	3,549,600		
Vertical transportation, 59,160m ² @ 72	4,259,520		
Builders work @ 5%	1,911,000	32.30	2%
BWIC @ 5%	1,910,850		
Sub-total (rounded)	91,104,000	1,539.96	80%
PRELIMINARIES AND CONTINGENCIES			
Main contractor preliminaries and general @ 15%	13,666,000	231.00	12%
Main contractor overhead and profit @ 5%	5,239,000	88.56	5%
Contingency @ 3%	3,300,000	55.78	3%
Total shell and core (rounded)	113,309,000	1,915.30	100%

COMMERCIAL OFFICE CATEGORY A FIT OUT

Internal finishes, fittings, furnishing and equipment	3,578,000	107.45	17%
Plasterboard and painted to core wall; 1nr 12,5mm gyproc wallboard, 25mm insulation, taped and jointed including two mist costs, 1,485m ² @ 55	81,675		
Raised floor system including pedestals, adhesives and all associated fixings and fixtures nominal finished floor height, 150mm maximum 200mm, 33,300m ² @ 50	1,665,000		
Suspended metal tile ceiling including all fixings and access hatches, 33,300m ² @ 55	1,831,500		
MEP and vertical transportation	13,087,000	393.00	63%
Space heating and air treatment, 33,300m ² @ 245	8,158,500		
Electrical installations, 33,300m ² @ 110	3,663,000		
Protective installations, 33,300m ² @ 28	932,400		
Communication, security and controls Installations, 33,300m ² @ 10	333,000		
Builders work @ 5%	654,000	19.64	3%
Sub-total (rounded)	17,319,000	520.09	83%
PRELIMINARIES AND CONTINGENCIES			
Main contractor preliminaries and general @ 12%	2,078,000	62.40	10%
Main contractor overhead and profit @ 5%	970,000	29.13	5%
Contingency @ 2.5%	509,000	15.29	2%
Total commercial office Category A fit-out (rounded)	20,876,000	626.91	100%
Other works:			
Utility connections	1,479,000	25.00	11%
Utilities reinforcement including BWIC, 59,160m ² @ 25	1,479,000		



The Department Store, Brixton - this scheme offered an ingenious solution to revitalising retail buildings that are architecturally significant but commercially redundant. An ornate yet dilapidated red-brick Victorian emporium was beautifully renovated into a restaurant with offices above

	Element cost (£)	Cost/m ² GIFA	% total cost
Public realm / landscaping	1,485,000	25.10	11%
Allowance for landscaping to surrounding pavement, 4,500m ² @ 330	1,485,000		
Contingencies	11,075,000	187.20	79%
Construction contingency @ 5%	7,262,250		
Design reserve @ 2.5%	3,812,681		
Sub-total (rounded)	14,039,000	237.31	100%
Total commercial office and retail units (rounded)	156,320,000	2,642.33	100%