



08 / ABOUT THE COST MODEL

This cost model range is based on a refurbished teaching and learning building, in a London city centre location. Building types are considered to be standalone structures as part of a campus location, four storeys in height, containing teaching, office space and associated welfare/ancillary facilities.

The cost model is based on a refurbishment of a small facility, approximately 1,500m², undertaken in a single phase, unoccupied. The building is priced at Q3 19 pricing levels and with an inner London location. The procurement route is a single-stage design and build approach. The cost model also assumes a SKA for Higher Education Rating Gold (Ska HE).

We have demonstrated a range of costs to cover the variances you would expect between a “light, medium and heavy refurbishment” option, when considering budgets. Such is the variable nature of building refurbishments, it is expected that any one refurbishment will vary considerably from the next.

■ Full refurbishment

Strip the building back to its primary frame, retain structural floors, provide a new envelope, resurface roof and fully fit out internally including mechanical and electrical (M&E), IT and communication installations.

■ Medium refurbishment

Retain the existing structural fabric and envelope of the building and introduce extensive new internal

finishes and furniture, fixtures and equipment (FF&E) with part renewal of M&E, IT and communication installations.

■ Minimal refurbishment

Retain the building in its present form, with limited elements only of new finishes internally including part FF&E. As a basis for calculating refurbishment

allowances we have allowed for a medium type refurbishment, for purposes of the cost model.

Our guidance would be to allow a factor of +30% for a full refurbishment and -45% for minimal refurbishment, to be read also in conjunction with other assumptions and exclusions.



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	Cost/m ² GIFA	% total cost		Cost/m ² GIFA	% total cost
FACILITATING WORKS			External walls	12	0.59
Internal demolitions of the existing building only (50% strip out of services, demolition of non-structural internal walls)	23	1.10	Making good/light alteration to external envelope only		
SUBSTRUCTURE			Windows and external doors	39	1.87
No works to substructure	0	0.00	Double glazed window replacement to 20% of elevational area		
SUPERSTRUCTURE			Internal walls and partitions	110	5.22
Frame	76	3.64	Combination of glazed screens to teaching areas, blockwork and acoustic partitions, acoustic wall construction and fire-rated areas		
Work to existing frame only - adaption/fire rating			Internal doors	42	2.02
Upper floors	16	0.77	Solid-core fire-rated doors in hardwood frames; doors in hardwood frames; stainless steel ironmongery; lock suiting and DDA fire compliant		
Work to existing floors only, where partitions, finishes removed - making good, forming and trimming openings			Superstructure total	387	18.43
Roof	63	2.98	INTERNAL FINISHES		
Replacement of roof coverings and insulation only (no structural work)			Wall finishes	42	2.01
Stairs	28	1.33	Includes for acoustic panelling to internal finishes to seminar rooms and two lecture theatres and some fire-rated rated enclosures. Plasterwork to blockwork walls, paint on plastered walls, wall tiling to toilets, splashbacks to sinks, full height to wet areas		
Works to existing stairs only					»



	Cost/m ² GIFA	% total cost		Cost/m ² GIFA	% total cost
Floor finishes	94	4.47	Protective installations	35	1.66
Combination of full screed/raised access floor replacement, carpet tiles, sheet vinyl and covered skirtings, feature tiling, epoxy paint to concrete floor, painted MDF skirtings, barrier matting to entrance area			Lightning protection retained and made good where required		
Ceiling finishes	80	3.82	Communication installations	120	5.72
Includes for general acoustic panelling to internal finishes to seminar rooms, two lecture theatres and some fire-rated enclosures			Upgrade of fire alarm and smoke detection system; interface with door hold system; disabled refuge communications system; induction loop alarm interface; security system; intruder alarm; CCTV; public address; induction loop; disabled WC alarm system and data network provisionally mainly through wireless, including containment;		
Internal finishes total	216	10.3	40% services retained		
FITTINGS FURNITURE AND EQUIPMENT	165	7.87	Specialist installations	28	1.34
Excludes loose FF&E and bespoke joinery; includes lecture theatre seating, joinery, lockers, perch benching etc			BMS and security systems installed – 60% replacement, new set points and reprogramming existing main controller unit		
SERVICES			Lift and conveyor installations	30	1.43
Sanitary installations	10	0.47	Refurbishment of lifts and making good		
WCs and fittings; extra for disabled fittings; urinals and fittings; wash hand basins and fittings; shower in cubicle; tray fittings; classroom sinks; cleaners' sinks; drinking fountains; reusable fittings where possible			Builders' work in connection	14	0.65
Disposal installations	7	0.32	Services subtotal	636	30.3
Adaptions to waste, soil and vent pipework; rainwater installations, syphonic drainage; 20% retained (rainwater installations)			EXTERNAL WORKS		
Mechanical installations	179	8.55	Prefabricated buildings and building units excluded	0	0.00
Services had to comply with landlord's and client's requirements (eg flushing requirements)			Works to existing buildings excluded	0	0.00
Services equipment excluded	0	0.00	External works excluded	0	0.00
Hot and cold water installations	2	0.08	External works total	0	0.00
Mains water services treatment, hot water storage and distribution, cold water storage and distribution, 40% services retained			SUBTOTAL	1,500	71.43
Space heating, air treatment and ventilation	61	2.92	Preliminaries	225	10.73
Space heating via LTHW radiators with all supporting plant and distribution; part natural, part mechanical ventilation; cooling; extract to toilet and kitchen areas; air-handling units and limited local cooling; localised extract to plant rooms; 40% services retained			Overhead and profit	86	4.07
Gas installations excluded	0	0.00	Contingencies	181	8.62
Electrical installations	150	7.16	Design reserve (included within preliminaries)	91	0.00
Extension of mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant/equipment; lighting, emergency lighting, and external lighting; assumes all lighting replaced			Equipment (client direct costs) excluded	0	0.00
			Professional fees (client held costs) excluded	0	0.00
			SUBTOTAL	2,100	100
			VAT excluded	0	0.00
			Total construction costs Q3 pricing level	2,100	100

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