

09 / ABOUT THE COST MODEL

The cost model is based on a new-build, mixed-use development in the South-east of the UK. It comprises a ground-floor podium with a 9,260m² GIA, 15-storey, 200-key hotel tower and a 13,020m², 21-storey, 200-unit residential building.

The model excludes site-related costs such as the demolition of existing structures, services

diversions, infrastructure reinforcement and highways alterations. Wider exclusions include professional fees, contingency, pre-opening costs, operating supplies and equipment for the hotel and VAT.

A 1,000m² basement is assumed within the GIA in this cost model, with the balance of

the accommodation provided above ground.

The unit rates are current at December 2019 but allow for construction period inflation based on a two-year construction period.

The model assumes the works are competitively procured using a two-stage design-and-build procurement route.

10 / COST MODEL: MIXED-USE HOTEL, RESIDENTIAL AND RETAIL

	Total (£)	£/m ²	%		Total (£)	£/m ²	%
SUBSTRUCTURE	3,943,000	177	5	Reinforced-concrete ground-floor slab: 1,798m ² @ £145/m ²	260,700		
Allowance for temporary works	250,000						
Allowance for dewatering excavations	150,000			SUPERSTRUCTURE			
Foundations; rotary bored piles (900-1200mm diameter, average 20m depth), incl. piling mat: 1,798m ² @ £1,110/m ²	1,995,800			Frame	1,249,400	56	2
Secant piled basement retaining wall: 1,152m ² @ £300/m ²	345,600			Allowance for reinforced-concrete blade columns: 22,280m ² @ £30/m ²	668,400		
Bulk dig: 4,855m ³ @ £75/m ³	364,100			Reinforced-concrete core walls, average 250mm thick: 2,280m ² @ £200/m ²	456,000		
Reinforced-concrete liner wall, 300mm thick: 576m ² @ £230/m ²	132,500			Allowance for other structures (eg lift motor rooms)	75,000		
Allowance for cavity drainage to basement, incl sumps; 64m @ £500/m	32,000			Allowance for expansion joints and other sundries	50,000		
Allowance for below-ground drainage generally: 2,500m ² @ £75/m ²	187,500			Upper floors	3,349,200	150	4
Reinforced-concrete basement slab, 300mm thick, incl waterproofing etc: 899m ² @ £250/m ²	224,800			Allowance for 250mm-thick reinforced-concrete flat slab, reinforcement @ 150kg/m ³ :			
				19,583m ² @ £145/m ²	2,839,500		



10 / COST MODEL: MIXED-USE HOTEL, RESIDENTIAL AND RETAIL (CONTINUED)

	Total (£)	£/m ²	%		Total (£)	£/m ²	%
Duragrid/glass-reinforced plastic riser protection system: 446m ² @ £400/m ²	178,400						
Allowance for upstands, plinths, bund walls, etc	195,800						
Allowance for slab edge detailing: 1,694m @ £80/m ²	135,500						
Roof	897,300	40	1				
Allowance for 200mm-thick reinforced-concrete flat slab; reinforcement @ 150kg/m ³	233,700						
Allowance for concrete perimeter upstand: 100m @ £140/m	14,000						
Proprietary roof covering, insulation, paving slabs etc: 1,798m ² @ £160/m ²	287,700						
Extra over for green roof; assumed 25% of roof area: 450m ² @ £80/m ²	36,000						
Allowance for enhanced finishes to terrace areas	150,000						
Balustrading to terrace areas: 100m @ £1,200/m	120,000						
Secondary steelwork for photovoltaics and louvred plant screen: 329m ² @ £170/m ²	55,900						
Stairs	1,205,000	54	1				
Precast concrete stairs and landings, incl finishes, painted handrails and balustrades: 54 flights @ £20,000/flight	1,080,000						
Feature stair to hotel (basement to ground floor)	25,000						
Allowance for ladders/stepovers/walkways etc	100,000						
External walls	9,621,800	432	12				
Facade; assumed precast with inset windows: 11,689m ² @ £750/m ²	8,766,800						
Retail unit shop front glazing at ground level: 273m ² @ £1,000/m ²	273,000						
Lift overrun and core cladding at roof level: 300m ² @ £350/m ²	105,000						
Notional allowance for blockwork walling	20,000						
Louvred plant screening: 280m ² @ £650/m ²	182,000						
Visual mock-ups and samples	75,000						
Building maintenance equipment and track	200,000						
Windows and external doors	320,000	14	0				
Main entrance revolving doors: 2nr @ £50,000	100,000						
Shop/restaurant doors: 4nr @ £25,000	100,000						
Allowance for single doors: 4nr @ £10,000	40,000						
Allowance for double-pass doors: 2nr @ £15,000	30,000						
Allowance for loading bay door	50,000						
Internal walls and partitions	1,114,000	50	1				
Allowance for blockwork to form demises and within landlord shell and core areas: 22,280m ² @ £50/m ²	1,114,000						
Internal doors	1,114,000	50	1				
Allowance for new internal doors, incl riser doors: 22,280m ² @ £50/m ²	1,114,000						
Fittings, furnishings & equipment (landlord areas)	1,158,600	52	1				
Wayfinding and statutory signage: 22,280m ² @ £2/m ²	44,600						
Allowance for fit-out of landlord areas: 22,280m ² @ £50/m ²	1,114,000						
				SERVICES			
				MEP services installation	16,783,000	753	21
				MEP services installation to hotel incl builders' work in connection: 9,260m ² @ £1,259/m ²	11,575,000		
				MEP services installation to residential incl builders' work in connection: 13,020m ² @ £400/m ²	5,208,000		
				Lifts	1,734,400	78	2
				Allowance for lifts to hotel (excl escalators): 9,260m ² @ £117/m ²	1,083,400		
				Allowance for lifts to residential (excl escalators): 13,020m ² @ £50/m ²	651,000		
				SUBTOTAL: NET TRADE COST	42,489,700	1,907	53
				Main contractor's preliminaries @ 17.5%	7,436,000	334	9
				Main contractor's D&B risk allowance @ 2.5%	1,248,000	56	2
				Main contractor's overheads and profits @ 5%	2,559,000	115	3
				TOTAL SHELL AND CORE	53,732,700	2,412	67
				INTERNAL FIT-OUT			
				Hotel fit-out	10,080,000	452	12
				Guest rooms and guest room corridors: 5,600m ² @ £1,000/m ²	5,600,000		
				Public areas: 640m ² @ £1,250/m ²	800,000		
				Back-of-house areas incl kitchen equipment: 1,360m ² @ £500/m ²	680,000		
				FF&E to guest rooms and public areas: 200 keys @ £15,000 each	3,000,000		
				Residential fit-out	8,186,400	367	10
				Private: 6,240m ² @ £900/m ²	5,616,000		
				Affordable: 3,360m ² @ £765/m ²	2,570,400		
				Retail fit-out (excluded)	0	0	0
				Assume by incoming tenants: 640m ²			
				SUBTOTAL: NET TRADE COST	18,266,400	820	23
				Main contractor's preliminaries @ 17.5%	3,197,000	143	4
				Main contractor's D&B risk allowance @ 2.5%	537,000	24	1
				Main contractor's overheads and profits @ 5%	1,100,000	49	1
				TOTAL FIT-OUT	23,100,400	1,037	29
				TOTAL CONSTRUCTION COST	76,833,100	3,449	95
				Risk allowances and design reserve @ 5%	3,842,000	172	5
				TOTAL OUTTURN COST	80,675,100	3,621	100
				Acknowledgments			
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