

	Element cost (£)	Cost/m <sup>2</sup> GIFA (£)	% total cost		Element cost (£)	Cost/m <sup>2</sup> GIFA (£)	% total cost
<b>FACILITATING WORKS</b>	<b>334,700</b>	<b>14</b>	<b>0.3</b>	perimeter rainwater drainage system and roof walkways	2,349,600	95	2.4
Demolition of lightweight structures - excluded	0	0	0.0	Built-up insulated roof deck system to production support warehouses: allowance of 10% for glazed roofing; complete with perimeter rainwater drainage system	805,600	33	0.8
Clearance of shrubs/trees; disposal offsite	20,000	1	0.0	Built up, insulated green roofing system to offices: assume low-maintenance grasses, mosses and drought-tolerant succulents; complete with perimeter rainwater drainage system	795,600	32	0.8
Break out existing hardstandings; crush and reuse on site; assume 500mm deep Strip top soil; 300mm deep; disposal on site	134,900	5	0.1				
Cut and fill across site; assumed no net material gain so cut disposed of on site where fill required; approx 500mm depth	67,400	3	0.1				
Services/utilities diversions - excluded	112,400	5	0.1				
	0	0	0.0				
<b>SUBSTRUCTURE</b>	<b>6,579,200</b>	<b>266</b>	<b>6.7</b>	<b>Stairs and ramps</b>			
Piled foundations to sound stages: excavation to reduce levels and disposal on site; 450mm-diameter piles; not exceeding 21m deep; reinforced concrete pile caps and ground beams; 200mm-thick reinforced concrete slab; powerfloat finish	4,806,000	194	4.9	Roof access ladders and steps: steel; complete with balustrades	110,000	4	0.1
Pad foundations to production support warehouses and offices: excavation to reduce levels and disposal on site; reinforced concrete pad foundations; 200mm-thick reinforced concrete slab; powerfloat finish	1,752,000	71	1.8	Galvanised steel staircase and balustrade to production support warehouse mezzanine: painted finish	25,000	1	0.0
Extra over cost for chemical drainage system to production support warehouses	21,200	1	0.0	Steel stairs to offices: powder-coated steel and glazed balustrades and handrails; screeded treads	371,700	15	0.4
				<b>External walls</b>			
				In situ reinforced concrete walls to 6m height: external wall cladding system with acoustic timber lining internally and filled with acoustic insulation	7,796,700	315	7.9
				Allowance for external wall cladding and insulation to production support warehouses; with louvres to plant space	1,171,800	47	1.2
<b>SUPERSTRUCTURE</b>	<b>29,917,000</b>	<b>1,208</b>	<b>30.4</b>	Allowance for external wall cladding and insulation to offices: including allowance for glazing; with louvres to plant space	3,196,500	129	3.2
<b>Frame</b>				<b>Windows and external doors</b>			
Structural steel portal frame to sound stages: steel columns and beams; 140kg/m <sup>2</sup> ; intumescent coating	4,912,800	198	5.0	Allowance for acoustic roller shutter stage doors to sound stages	600,000	24	0.6
Structural steel portal frame to production support warehouses: steel columns and beams; 75kg/m <sup>2</sup> ; intumescent coating	1,455,000	59	1.5	Allowance for acoustic pedestrian access doors to sound stages	90,000	4	0.1
Structural steel frame to offices: steel columns and beams; 90kg/m <sup>2</sup> ; intumescent coating	2,478,000	100	2.5	Allowance for steel roller shutter doors to production support warehouses	70,000	3	0.1
				Allowance for pedestrian access doors to production support warehouses	280,000	11	0.3
				Allowance for doors and windows to offices - included in facade costs above	0	0	0.0
<b>Upper floors</b>				<b>Internal walls and partitions</b>			
Mezzanine floor to production support warehouses: composite metal deck; 150mm-thick reinforced concrete; powerfloated finish	237,000	10	0.2	Allowance for forming party jumbo stud for acoustically insulated walls to sound stages: between adjoining stages and for forming lobbies to external doors	534,000	22	0.5
Composite metal deck for offices; 150mm-thick reinforced concrete; powerfloated finish	780,000	32	0.8	Allowance for metal stud internal partitioning to production support warehouses	40,700	2	0.0
<b>Roof</b>				Allowance for metal stud internal partitioning to offices	1,239,000	50	1.3
Insulated and sound insulated roofing system to sound stages: complete with							

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<b>Internal doors</b>				intruder alarm; external building-mounted CCTV	4,074,000	165	4.1
Single acoustic door and frame sets to form sound and light lock lobbies to sound stages: including ironmongery	106,800	4	0.1	For offices: sanitary disposal and water installations to WCs; heating and comfort cooling; smoke extract ventilation; WC extract ventilation; LV distribution; house lighting; power to mechanical plant; fire alarm installation; lightning protection; BMS installation; intruder alarm; external building-mounted CCTV; lifts to all floors	5,988,500	242	6.1
Single door and frame sets to production support warehouses: including ironmongery	58,200	2	0.1	Allowance for sprinklers	1,238,000	50	1.3
Timber veneered door and frame sets to offices: including ironmongery	413,000	17	0.4	Builder's work in connection with services at 3%	627,400	25	0.6
<b>INTERNAL FINISHES</b>	<b>1,952,900</b>	<b>79</b>	<b>2.0</b>	M&E subcontractors' preliminaries and OH&P at 15%	3,231,000	130	3.3
<b>Internal finishes</b>				<b>EXTERNAL WORKS &amp; SERVICES</b>	<b>6,324,400</b>	<b>255</b>	<b>6.4</b>
Internal finishes to sound stages, including decorations: floor paint to mark fire lanes; acoustic quilt to concrete internal walls; acoustic ceiling to lobbies	213,600	9	0.2	<b>External works</b>			
Internal finishes to production support warehouses, including decorations: floor paint; screed and tile to WCs; lay-in grid ceiling to WCs and office spaces	87,300	4	0.1	Allowance for hard landscaping: including drainage, lighting, CCTV, signage and street furniture	3,232,500	131	3.3
Internal finishes to offices including decorations: MDF painted skirtings; tiling to WCs; raised access floors; carpet tiles; floor paint to plant spaces; lay in grid suspended ceilings; feature finish to reception walls, floors and ceilings	1,652,000	67	1.7	Allowance for soft landscaping: including drainage, lighting, CCTV, signage and street furniture	379,400	15	0.4
<b>FITTINGS, FURNISHINGS &amp; EQUIPMT</b>	<b>2,124,000</b>	<b>86</b>	<b>2.2</b>	Perimeter fencing	212,500	9	0.2
Allowance for gantry to sound stages	495,000	20	0.6	<b>External services</b>			
Door bollards to sound stages and production support warehouses	26,000	1	0.0	Electricity distribution, gas supply, water supply/connection, ICT/fibre connections and drainage connections - excluded	0	0	0.0
WC fittings to production support warehouses	15,000	1	0.0	<b>Renewables</b>			
WC fittings to offices	165,200	7	0.2	Solar PV to achieve 20% renewables	1,500,000	61	1.5
Reception desks to offices	60,000	2	0.1	<b>Minor building works and ancillary buildings</b>			
Loose FF&E to offices	1,239,000	50	1.4	Security gate house; kiosk and barrier	1,000,000	40	1.0
Allowance for statutory and wayfinding signage throughout	123,800	5	0.1	<b>SUB-TOTAL BUILDING &amp; EXTERNAL WORKS - NET TRADE COST</b>	<b>72,003,100</b>	<b>2,908</b>	<b>73.1</b>
<b>MEP SERVICES</b>	<b>24,770,900</b>	<b>1,000</b>	<b>25.1</b>	Main contractor's preliminaries at 15%	10,800,500	436	11.0
For sound stages: basic internal heating; smoke extract ventilation; LV distribution; house lighting; power to mechanical plant; fire alarm installation; lightning protection; BMS installation; intruder alarm; external building-mounted CCTV	9,612,000	388	9.8	Main contractor's D&B risk allowance at 3%	2,484,100	100	2.5
For production support warehouses: sanitary disposal and water installations to WCs; basic internal heating; smoke extract ventilation; WC extract ventilation; LV distribution; house lighting; power to mechanical plant; fire alarm installation; lightning protection; BMS installation;				Main contractor's overheads and profit at 5%	4,264,400	172	4.3
				<b>ESTIMATED CONSTRUCTION COST</b>	<b>89,552,100</b>	<b>3,617</b>	<b>90.9</b>
				Design development and construction contingency at 10%	8,955,200	362	9.1
				<b>ESTIMATED OUT-TURN CONSTRUCTION COST</b>	<b>98,507,300</b>	<b>3,978</b>	<b>100.0</b>