

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
FACILITATING WORKS	211,000	69	3	INTERNAL FINISHES	448,000	147	7
Demolition and strip-out works	211,000	69	3	Wall finishes	196,000	64	3
SUBSTRUCTURE	18,000	6	0	Acoustic wall panels; gyptone boards -243m ²	75,000		
SUPERSTRUCTURE	1,070,000	352	17	Plaster skim to existing walls - 1,593m ²	15,000		
Roof	482,000			Plaster patching - 6402m ²	30,000		
New bitumen hot melt roof: capping sheet; underlay; base layer; 130mm insulation; vapour control layer; water membrane - 3,200m ² : 450mm-deep painted plywood fascia with Icopal aluminium trim - 322m; Velux rooflights 1300mm x 1300mm, 3nr				Dim out vertical blinds: Décor 250 roller blinds; manual - 473m ²	30,000		
External walls	134,000	44	2	Clean down walls following floor sanding prior to painting - 3,186m ²	3,000		
New precast L-shaped window lintel and jamb; temporary propping; take down brickwork, rebuild; wedge and pin - 14nr windows	66,000			Splashbacks: Altro Whiterock; 2.5mm thick; adhesive bonding - 38m ²	4,000		
External repairs for damp penetration; hacking off 1m high plaster; re-render in waterproof render - 75m ²	16,000			Eggshell emulsion paint: normal humid hydrothermal; 3 coats high-performance eggshell paint	39,000		
Concrete defects repair and replacement	52,000			Floor finishes	159,000	52	2
Windows and external doors	236,000	78	4	Soft flooring - 2,860m ²	97,000		
New uPVC windows double-glazed: 30db acoustic rating; PPC cill; EPDM membrane; DPM; insulation; teleflex openers to opening lights - 445m ² , 204nr	188,000			Clean existing vinyl floors - 179m ²	1,000		
External double door: aluminium louvred; high-security mesh; frame; ironmongery; 1,100mm x 1,590mm high	18,000			Repair and reseal Granwood floor - 985m ²	47,000		
Curtain walling; fully glazed; double door; PPC cill, EPDM membrane; DPM; insulation; PPC blue frame; ironmongery - 66m ² , 11 nr	27,000			MDF skirting; pain.; 18mm x 100mm high - 679m	12,000		
Canopy over small hall exit	3,000			Epoxy floor paint: 1 initial coat, 2 finishing coats - 98m ²	2,000		
Internal walls and partitions	82,000	27	1	Ceiling finishes	93,000	31	1
IPS solid grade laminate, TBS Zenith range SGL - 100m ² , 18nr; toilet cubicles, fully framed, solid grade laminate, TBS Futura, 2,000mm high, 36nr cubicles	73,000			Suspended ceiling: CEP Classcare; suspension system; insulation; 600mm x 600mm tiles; all fittings and fixings; cavity fire barriers - 1,184m ²	53,000		
Stud partitioning: 70 C studs at 600mm centres; 15mm-thick impact-resistant plasterboard either side; 25mm-thick insulation - 118m ²	6,000			Plasterboard suspended ceiling: 15mm-thick wallboard lining; skim coat plaster finish; grid system - 1,651m ²	24,000		
Drylining: 2 layers of 15mm-thick impact- resistant plasterboard lining - 136m ²	3,000			Clean down ceilings following floor sanding prior to painting - 1,947m ²	1,000		
Internal doors	136,000	45	2	Ecosure Matt Dulux paint: 1 initial coat of 10% primer, 2 undercoat/finishing coat, to new plasterboard ceilings - 1,575m ²	15,000		
New internal doors: paint grade; frames and architraves; ironmongery, single doors 105nr, double doors 17nr	100,000			FITTINGS, FURNISHINGS & EQUIPMENT	194,000	64	3
New sliding internal doors: paint grade; frames and architraves; ironmongery - 3nr	5,000			Permanent installation	159,000		
Internal gate: to suit 1,300mm-high wall; ironmongery - 1nr	19,000			Storing/decanting existing FF&E and sundry items	22,000		
Paint to doorsets: undercoat; 2 coats gloss	12,000			Removing existing FF&E; disposal	5,000		
				Signage	8,000		
				SERVICES	1,856,000	610	29
				MEP services installation	1,649,000	542	26
				Sanitary fittings	32,000		
				Disposal installations	16,000		
				Water installations	134,000		
				Heat source	175,000		
				Space heating and air-conditioning	124,000		

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Ventilation	63,000						
Electrical installations	553,000			Risk allowance and design reserve	117,000	38	2
Fire and lightning protection	104,000						
Communication, security and control systems (incl internal CCTV)	105,000			TOTAL NET CONSTRUCTION COST	5,803,000	1,907	91
Specialist installations	203,000			EXTERNAL WORKS	211,000	69	3
ICT infrastructure works	39,000			Roads, paths, paving and surfacing	34,000	11	1
Builders work in connection	96,000			Macadam repairs and tree works	10,000		
Stripping existing M&E; disposal	5,000			Handrail: 40mm diameter CHS uprights; two 40mm diameter CHS rails; raking; fixings - 32m	9,000		
ICT	207,000	68	3	Door barriers: 40mm diameter CHS uprights at 900mm x 1,000mm high; all fixings etc - 24nr	13,000		
Permanent installation				Brickwork - 124m ²	2,000		
SUBTOTAL NET TRADE COST	3,797,000	1,248	59	External drainage	126,000	41	2
Preliminaries	1,212,000	398	19	External services	51,000	17	1
Staff, accommodation, plant, scaffolding, temp works, security, contracts, insurance	1,034,000	340	16	ABNORMAL COSTS	377,000	124	6
OH&P	178,000	58	3	Temporary accommodation	348,000	114	5
Fees	677,000	222	11	Asbestos removal	29,000	10	0
Design fees on works	616,000	202	10				
Statutory fees	4,000	1	0	PROJECT COSTS TOTAL	6,391,000	2,100	100
Survey fees	20,000	7	0				
Sundry fees and expenses	37,000	12	1				