

Gross Internal Area (m2)

1631

Cost Summary	Qty	Unit	Fit Out	Alterations	rate /m2	Abnormal	
Demolitions & Alterations	1	Item		£48,450	£48,450	£30	strip out cat A office
Substructure	1	Item			£0		
Frame	1	Item			£0		
Upper Floors	1	Item			£0		
Roof	1	Item		£46,000	£46,000	£28	supports for plant
Stairs	1	Item			£0		
External Doors and Windows	1	Item	£1,593		£1,593	£1	
Internal Walls	1	Item	£200,158		£200,158	£123	
Internal Doors	1	Item	£185,799		£185,799	£114	
Wall Finishes	1	Item	£66,598		£66,598	£41	
Floor Finishes	1	Item	£163,160		£163,160	£100	
Ceiling Finishes	1	Item	£56,347		£56,347	£35	
Fixtures & Fittings	1	Item	£2,875		£2,875	£2	
Sanitary Appliances	1	Item	£73,616		£73,616	£45	
Mechanical & Electrical Services	1	Item	£2,541,140		£2,541,140	£1,558	
Lifts	1	Item			£0	£0	
Site Works	1	Item		£36,840	£36,840	£23	external building
FF&E	1	Item	£78,241		£78,241	£48	
Builders Work	1	Item		£45,000	£45,000	£28	access tp floor below
Preliminaries	26	Wks	£387,170	£20,256	£407,426	£250	pro rata
OH&P	5.61	%	£166,486	£8,710	£175,197	£107	
Design Development	1	Item	£104,137	£5,448	£109,586	£67	
			£4,027,319	£210,705	£4,238,023		
		<b>Rate /m2</b>	<b>£2,469</b>	<b>£129</b>	<b>£2,598</b>	<b>£2,598</b>	

This project consisted of the fitout of a day care facility on the 9th floor (top floor) in south London. This included 2 theatres, an endoscopy room, X-ray, 1st and 2nd stage recovery and consulting rooms and physio