

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
Demolition and strip-out works				facade and replacing gaskets and the like, generally in good condition	387,000	17.17	1
MEP isolations and the like to facilitate internal soft strip	150,000	6.65	0	Replacement shop fronts - capless curtain walling	387,000	17.17	1
Soft strip of internal MEP and building elements	1,803,000	79.99	3	Allowance for making good retained plant screens to roof top plant; repainted and making good corrosion	46,000	2.04	0
Strip off existing roof finishes and roof terrace slabs etc	89,000	3.95	0				
Removal of large plant, lifts and building maintenance unit (BMU)	451,000	20.01	1	Windows and external doors	508,000	22.54	1
Removal of existing external walls and doors to entrances and shop fronts	30,000	1.33	0	Revolving entrance door and pass door arrangements	160,000	7.10	0
General demolitions incl formation of structural openings for new internal risers and lift shafts	564,000	25.02	1	Assumed separate sliding entrance doors to retail units	140,000	6.21	0
Demolition and strip-out works subtotal	3,087,000	136.96	4	External doors to back-of-house (BOH) areas	100,000	4.44	0
				Allowance for loading bay roller shutters	100,000	4.44	0
SUBSTRUCTURE	450,000	19.96	1	Allowance for replacement manually operating doors to roof terrace	6,000	0.27	0
Foundations to new lift cores to south of building	300,000	13.31	0	Allowance for replacement manually operating doors at plant level	2,000	0.09	0
Allowance for minor foundation strengthening	150,000	6.65	0	Internal walls and partitions	1,629,000	72.27	2
				Allowance for repairs to existing blockwork walls to BOH areas on ground floor	48,000	2.13	0
SUPERSTRUCTURE				Reconfiguration of landlord shell and core space; metal stud partitions, two layers acoustic plasterboard and skim	789,000	35.00	1
Frame and upper floors	1,136,000	50.40	2	Formation of new risers; lightweight blockwork, fire rated; incl new grating etc	792,000	35.14	1
Formation of new lift-core walls, from ground floor to roof	442,000	19.61	1				
Allowance for permanent structural modifications to newly formed openings	150,000	6.65	0	Internal doors	609,000	27.02	1
Allowance for new rooftop mounted flues and modifications to existing rooftop steel-frame plant room	250,000	11.09	0	Doors to landlord shell and core space; timber frames, architraves, ironmongery	300,000	13.31	0
Making good of existing fire-spray to existing steel frame following soft strip-out works	68,000	3.02	0	Riser doors	240,000	10.65	0
Allowance for isolated repairs and making good after breakout for new internal risers	113,000	5.01	0	Doors to BOH areas on ground floor	69,000	3.06	0
Allowance for patch repair of underside of slabs, acoustic treatment	113,000	5.01	0	Wall finishes	310,000	13.75	0
				Wall finishes to landlord shell and core space; circulation, WC, reception spaces	310,000	13.75	0
Roof	1,035,000	45.92	1	Floor finishes	1,034,000	45.87	1
Allowance for part repair, part new (50:50) non-combustible roof system following roof plant-room works; incl tapered insulation, waterproofing and top finish coat to entire roof	222,000	9.85	0	Floor finishes to landlord shell and core space; circulation, WC, reception spaces	1,034,000	45.87	1
Extra over for blue roof to terraced areas	75,000	3.33	0	Ceiling finishes	448,000	19.88	1
Allowance for modifications to existing building maintenance unit (BMU) railing, new BMU cart, recommissioning etc	125,000	5.55	0	Ceiling finishes to landlord shell and core space; circulation, WC, reception spaces	448,000	19.88	1
New roof terrace hardstandings, external furniture, planting and the like	475,000	21.07	1	Fittings, furniture and equipment	1,528,000	67.79	2
Allowance for PV panels to plant room	138,000	6.12	0	Reception desk	100,000	4.44	0
				Speed gates/entrance security	200,000	8.87	0
Stairs	220,000	9.76	0	WC fit-out: mirrors, vanity units, cubicles and IPS duct panels	880,000	39.04	1
Refurbishment of existing stairs incl new handrails, finishings etc; 2nr main cores, no modifications to stair core locations or formation of new feature stairs	220,000	9.76	0	Entrance lobby fit-out incl: timber acoustic panelling, raised access floors, granite tiles, feature hardwood slatted ceiling system	300,000	13.31	0
				Allowance for wayfinding signage throughout landlord shell and core	48,000	2.13	0
External walls	820,000	36.38	1	SERVICES			
Allowance for cleaning existing glazed				MEP services installations	16,748,000	743.03	24
				Sanitary appliances to shell and core areas	270,000	11.98	0
				Foul water drainage, lab drainage and			

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rainwater disposal to shell and core and risers	338,000	15.00	0	150mm raised floors generally	626,000	27.77	1
Domestic hot and cold water to shell and core and risers – separate stacks	676,000	29.99	1	Hardwearing chemical-resistant vinyl to labs; carpet tiles to offices	1,095,000	48.58	2
Lab point-of-use hot water and Cat 5 water service, capped at each demise	451,000	20.01	1	Simple lab benching and under- and over-bench storage.	2,347,000	104.13	3
Gas-fired boilers and CHP units to serve shared and tenant spaces	1,465,000	65.00	2	Statutory and wayfinding signage	156,000	6.92	0
Low-temperature hot water services to serve shared areas, capped at risers	902,000	40.02	1	Cat A equivalent MEP fit-out	12,410,000	550.58	17
Mechanical air-handling units and supply/extract ductwork to shared spaces, capped at risers	2,254,000	100.00	3	Lab appliances including sinks, wash hand basins and eyewash stations	469,000	20.81	1
Primary chilled water plant and distribution capped at risers for onward Cat A installs; serving fan coil units in shared areas	2,141,000	94.99	3	Foul/lab water drainage connecting into landlord riser	235,000	10.43	0
Main LV switchboards and rising busbars within risers, terminated in sub-mains panels for onward Cat A installs; small power and lighting to shared areas only	1,691,000	75.02	2	Lab point-of-use hot water and Cat 5 water service connection from landlord risers	626,000	27.77	1
Natural gas connections to heat source plant	158,000	7.01	0	Domestic hot and cold water connection from landlord risers	156,000	6.92	0
Fire sprinkler systems serving shared areas incl gas suppression systems to IT hub rooms; services capped in risers for onward Cat A fit-out	789,000	35.00	1	Heat source plant by landlord	-	-	0
Building management system head-end unit and controllers to all landlord plant, with energy metering capability for onward Cat A fit-out integration	1,691,000	75.02	2	Low-temperature hot water services to tenant spaces	861,000	38.20	1
Fire alarm head-end unit and detectors to shared areas, connection points for onward Cat A fit-out	338,000	15.00	0	Mechanical supply/extract ductwork to tenant spaces from risers	1,878,000	83.32	3
Dedicated CCTV and access control systems to landlord demises	225,000	9.98	0	Chilled water distribution services to tenant spaces	861,000	38.20	1
Data installations and facilities for disabled people	338,000	15.00	0	Small power and lighting installations to labs and offices	2,269,000	100.67	3
Testing and commissioning	412,000	18.28	1	Fire sprinkler pipework and sprinkler heads connection from landlord risers	782,000	34.69	1
MEP contractor preliminaries	2,121,000	94.10	3	BMS controllers to all tenant equipment into landlord BMS head-end	1,174,000	52.09	2
Builders' work in connection with services	488,000	21.65	1	Fire alarm sub-panels and detectors to labs and offices	313,000	13.89	0
Vertical transportation	1,733,000	76.89	2	Dedicated CCTV and access control systems to tenant demises	235,000	10.43	0
New passenger lifts, ground to 10th floor	1,470,000	65.22	2	Data installations and facilities for disabled people	313,000	13.89	0
New goods lifts, ground floor to roof	263,000	11.67	0	Dedicated lab gases, fume extract, steam generation excluded (local bottled strategy to be arranged on tenant-by-tenant basis)	0	0	0
SUBTOTAL NET TRADE COST	31,295,000	1,388.42	44	Testing and commissioning	305,000	13.53	0
FIT-OUT WORKS	20,077,000	890.73	28	MEP contractor preliminaries	1,572,000	69.74	2
Cat A equivalent building fit-out works	7,667,000	340.15	11	Builders' work in connection with services	361,000	16.02	1
Full-height internal partitioning system to suit generally open-plan areas	1,174,000	52.09	2	SUB-TOTAL NET TRADE AND CAT A EQUIVALENT FIT-OUT COST	51,372,000	2,279.15	72
Encapsulated doorsets to labs, timber doorsets to offices, generally open-plan areas	469,000	20.81	1	External works	250,000	11.09	0
Wipe-clean Sterisheen wall finishes to labs; standard Dulux to offices	626,000	27.77	1	Allowance for new external gas bottle storage and service yard	250,000	11.09	0
Wipe-clean gasketed suspended ceilings to labs, standard MF suspended ceiling or the like with elements of acoustic treatment to offices	1,174,000	52.09	2	Main contractor's preliminaries (17.5%)	9,008,000	399.65	13
				Main contractor's D&B allowance (2.5%)	1,512,000	67.08	2
				Main contractor's OH&P (4%)	2,419,000	107.32	3
				TOTAL CONSTRUCTION COSTS	64,561,000	2,864.29	91
				Risk allowances and design reserve (10%)	6,456,100	286.43	9
				TOTAL CURRENT COST	71,017,100	3,150.71	100