Item @ 100,000

	Qty	Unit cost £	Total cost £	£/m² gifa	%	Qty	Unit cost £	Total cost £	£/m² gifa	%
Substructure		_	346,200	139.60	5.41	External Walls, Window	<del>-</del>	1,376,000	554.84	21.50
Excavation to red	duce level:	s; average depth	n 600 mm, offsi	te disposal		Rainscreen cladding; natura	al stone on prec	ast concrete bad	king panels	
	0 m²@	30				810 m <sup>2</sup> @	480			
Piled foundations	s; 600mm	diameter; 10m a	average length			Coated aluminium double g	lazed curtain w	alling		
12	.0 nr @	1,000				1200 m²@	410			
Ground slab; 300	O thick on	hardcore bed				Planar glazing; double glaz	ed units on seco	ondary steelwork		
1,76	0 m²@	90				170 m²@	1,000			
Allowance for loc	cal slab th	ickening for abn	ormal exhibitior	loadings		Coated aluminium double g	lazed window s	ystem; strip wind	dows in solic	d facade
1	Item @	15,000				170 m²@	360			
	-1		007.400		40.00	Solar shading; fixed alumin	ium louvres			
Frame and Upp	per Floors	S	827,400	333.63	12.93	400 m @	300			
Structural steelw	vork; UB a	nd UC sections				Glazed main entrance door	s; revolving doo	r with pass door	S	
3:	10 t @	1,400				2 nr @	30,000			
Structural steelw	vork; hollo	w sections				Allowance for fire escape a	ind fire escape	doors in glazed o	urtain wallir	ng
	75 t @	2,100				16 nr @	2,100			
Built-up trusses;	hollow se					Aluminium louvres to plant	rooms etc			
	11 t @	2,300				140 m² @	360			
Composite slab,	metal decl 5 m²@	k and insitu cond 80	crete			Internal Walls and Parti	tions	206,400	83.23	3.23
Fire protection to			Δ			Blockwork				
·	0 m²@	15	C			840 m <sup>2</sup> @	60			
Allowance for se						Drywall partition; 1 hour FF				
	Item @	110,000				120 m² @	50			
		110,000				Single glazed partitions in				
Roof			508,500	205.04	7.95	250 m²@	600			
Insitu concrete ro 1,92	oof slab; n :5 m²@	netal deck and ir 80	nsitu concrete			Internal Doors		12,600	5.08	0.20
Flat roof, single	ply membr	ane including ins	sulation, trims,	skirtings, fla	shings,	Solid core timber - faced do	oors and frames	; stainless steel	ironmonger	У
linings to gutters	s, paving s	labs				7 nr @	800			
1,92	5 m² @	100				Glazed doors and metal fra	mes; stainless s	steel ironmonger	У	
Extra for access	hatches					5 nr @	1,400			
l	Item @	6,000						04.000		
Extra for soffits	to roof ov	erhangs				Wall Finishes		24,000	9.68	0.38
	0 m² @	45				Plaster and emulsion paint	to wall surfaces	s generally		
Mansafe system						1,500 m²@	16			
	Item @	11,500				Floor Finishes		116 200	46.05	1.82
Rooflights; seale	-							116,200	46.85	1.02
	5 m <sup>2</sup> @	630				Screeds to internal areas;		ally		
Allowance for pla		•				(floor finish included in exh	•			
	Item @	50,000				1,650 m² @	20			
Stairs			394,000	158.87	6.15	Stone tiling to entrance are				
		,	-	130.07	0.13	530 m²@	140			
Feature steel into			flight)			Screed and timber decking		aces		
	2 nr @	23,000	CI: 1 .)			70 m² @	80			
Steel escape and			er flight)			Entrance matting and matv				
Balustrades and	4 nr @	11,000	:46 -4-:-			Item @	3,400			
			vith stainless si	eei nandraii	S	Ceiling Finishes		91.900	37.06	1.44
	30 m @	700	-4-:-			-	معاملات المحمطانال		07.00	
Balustrades and	nandrails; 50 m @	mild steel with s	stainiess steel l	ianuralis		Plasterboard ceiling and bu 2,100 m <sup>2</sup> @	ilkheads; genera 25	ally		
Balustrades and						Extra for acoustic treatmer		996		
	nandrans; 10 m @	250	5 <del>0</del> 1			1,280 m <sup>2</sup> @	30	cas		
Miscellaneous ac			·e			Allowance for additional ce		enacialist areas		
	Item @	10,000	J			Item @	1,000	opecialist aleas		
Allowance for ad			alwork			Team &	2,000			

Small power installation

2,480 m<sup>2</sup>@

30

Qty	Unit cost £	Total cost £	£/m² gifa	%	Qty	Unit cost £	Total cost £	£/m² gifa	%
Furniture and Fittings	_	16,000	6.45	0.25	Gas Installations	_	6,000	2.42	0.09
Directional signage					Incoming gas supply				
Item @	10,000				Item @	6,000	6,000		
Storage racking Item @	6,000				Lift Installations		26,000	10.48	0.41
Disposal Installations		12,400	5.00	0.19	3000kg goods lifts, speed 1 nr @	0.5m/s - grour 26,000	nd to first floor w	vith stainless	s steel ca
Waste, soil and vent pipew 2.480 m²@	ork 2				Protective Installations		10,000	4.03	0.16
Rainwater installation					Lightning protection		-		
2,480 m² @	3				Item @	7,000			
					Earthing and bonding				
Hot and Cold Water Ins	tallations	34,700	13.99	0.54	Item @	3,000			
Cold water services; incom pump set, distribution pipe	-		-		Communication Installa	ations	141,000	56.85	2.20
connections					Fire detection and alarm in	nstallation; Ana	logue addressab	ole system, p	anel,
2,480 m²@	14				detectors, breakglass unit	s, sounders, cal	bling and contai	nment	
Cuasa Uaatina Air Tuas	<b></b>				2,480 m <sup>2</sup> @	20			
Space Heating Air Trea and Ventilation	tment	654,400	263.87	10.23	Security installation allows		installation		
		•			12 nr @	1,000			
Heat Source; condensing by and pressurisation unit 2,480 m <sup>2</sup> @	ooilers including 6	g flue, plate heat	exchanger, p	pumps	Security and access control intruder alarm system inc. 2,480 m <sup>2</sup> @				areas,
CHW Installation; air coole		heat exchanger.	pumps and		Allowance for containment				
pressurisation unit, pipewo		_		essories	Item @	5,000			
2,200 m²@ LTHW Heating System; ser	90				Specialist Installations		132,200	53.31	2.07
areas and radiators to and	-	•			BMS Installation; MCCs, ir		tarters / isolato	rs and assoc	iated
accessories		a.v.oc, e.co. p.po.	rond, meanige	, a.i.a	power, control and commu	nication wiring			
2,480 m² @ Air Systems to Galleries; A	35 Vir Handling I Ini	ite with heat rec	overy and		2,480 m @ Leak detection system	40			
humidification; ductwork, o	_			fittings	Item @	11,000			
and accessories	damporo, accom	aatoro, griiico ari	a arriadord, i	riccingo	Visitors electronic countin				
1,650 m² @	180				Item @	11,000			
Insulation to all services					Window cleaning installation				
2,480 m <sup>2</sup> @	14				Item@	11,000			
Ventilation allowance for s	upply and extra	act ventilation sy	stems to spe	ecialist	Builder's Work in Conne		40,000	16.13	0.63
areas only Item @	23,000				Cutting holes, forming ope		•		
					services installation				
Electrical Installation		343,500	138.51	5.37	Allowance @ 3% Item @	40,000			
Mains and sub-mains Insta 2,480 m <sup>2</sup> @	llation; Main L\ 10	/ switchboard			Preliminaries		1,080,600	435.73	16.89
Mains and sub-mains insta	llation; distribu	ition boards serv	ing lights, po	wer, LV	Management costs, site es	stablishment an	d site supervisi	on. Contract	or's
distribution in xlpe / swa /	lsf cable genera	ally, containment	, power supp	olies to	preliminaries, overheads a	nd profit @ 17º	%		
mechancial plant and lift					Item @	904,000			
2,480 m²@	25				Testing and commissioning	_	rvices installatio	ns	
Lighting Installation					Item@	17,000			
2,480 m <sup>2</sup> @	40				Allowance for design reser	_			
Luminaires to general area					Item@	159,600			
850 m²@	45				Total construction cost	t -			
External lighting installation					building only	-	6,400,000	2580.65	100.00
Item @ Lighting control system	6,000				(Square metre rate based	on GIFA)	.,,		
Item @	14,000				(oquare metre rate paseu i	on on 71			
Emergency lighting installa									
2,480 m² @	10								
-, · - • · · · · ·									