

08 / CENTRAL LONDON OFFICE: SHELL AND CORE WORKS

£	£/m ² GIFA	%
---	--------------------------	---

Demolitions/alterations/site clearance Excluded

Substructure	3,048,000	143.10	7.68%
Allowance for de-watering excavations, item @ £250,000			
Break out existing slabs, piles, obstructions and allowance for probing/testing, item @ £500,000			
Foundations; bored piles 600-1500 mm diameter with under-ream, 16m long, ground beams, pile caps 1,940m ² @ £350			
Allowance for mini piles and other works to boundary walls, item @ £250,000			
Allowance for piling platform and access ramp, item @ £50,000			
RC basement slab 300mm thick, including waterproofing, excavation and disposal 1,940m ² @ £160			
RC mat slab 1,200mm thick, including waterproofing, excavation and disposal 200m ² @ £460			
Reinforced concrete retaining walls, 300mm; temp supports, 600m ² @ £280			
Reinforced concrete ground-floor slab 130mm thick on profiled metal sheet decking, 1,760m ² @ £65			
Allowance for car park ramp, construction joints between new/existing work, slab, thickenings to stair foundations, lift/escalator pits, drainage channels, concrete transfer walls, etc, item @ £305,000			
Allowance for crane base including base piles, item @ £30,000			
Attendance on archaeologists and movement monitoring, item @ £100,000			
Allowance for below slab drainage, item @ £275,000			
Allowance for all other items and sundries, item @ £175,000			

Frame	4,726,000	221.88	11.90%
Structural steel frame, based on 80kg/m ² overall of GIA including fittings, 1,704t @ £1,500			
Extra for built up beams, 440t @ £225			
Allowance for secondary steelwork, based on extra 5kg/m ² , 110t @ £2,050			
Extra for concrete encased beams at ground floor, item @ £65,000			
Fire protection to steel frame (average rate but generally 90mins intumescent paint), 1,704t @ £550			
Reinforced concrete core walls average 350mm thick, 3,300m ² @ £210			
Allowance for other structures (eg, lift motor rooms), item @ £100,000			
Allowance for expansion joints and other sundries, item @ £50,000			

Upper floors	1,573,000	73.85	3.96%
Lightweight reinforced concrete 130mm thick on profiled steel decking, 17,430m ² @ £80			
Allowance for upstands, plinths, bund walls, metal plate walkways, supports, etc, item @ £178,500			
Roof	648,000	30.42	1.63%
Lightweight reinforced concrete 200mm thick on profiled steel decking, 1,760m ² @ £150			
Proprietary roof finish, paving slabs, insulation and ballast, 1,760m ² @ £150			
Allowance for insulation to exposed soffits and acoustic treatment, item @ £60,000			
Allowance for upstands/plinths, hatches/ladders, safety hooks and latchways, item @ £60,000			
Stairs	550,000	25.82	1.38%
Steel pan staircases including concrete infills to stair treads, painted mild steel balustrades and handrails (basement to roof; 13 floors; 53m; 26 flights.) 2 @ £195,000			
Ditto, basement to ground: 2 flights, 2 @ £15,000			

£	£/m ² GIFA	%
---	--------------------------	---

Feature entrance stairs, item @ £100,000
Allowance for stairs/cat ladders and safety rails to plant rooms, 2nr @ £15,000

External walls	7,480,000	351.17	18.84%
External structurally glazed wall to entrance lobby			
Unitised curtain walling system with solid spandrel panels and selective high performance glass @ £650/m ² with additional allowance of up to £150/m ² for solar control to achieve compliance with Part L 2010 and thermal comfort criteria (blended rate)			
Aluminium screening to plant enclosures, 450m ² @ £475			
Glass entrance canopies; cantilevered from building, 250m ² @ £1,000			
Extra for louvres, item @ £50,000			
Blockwork walls at roof level, including wind posts, 60m ² @ £100			
Allowance for visual mock-ups and performance tests, item @ £250,000			

Windows and external doors	255,000	11.97	0.64%
Extra over cladding for single and double doors, including disabled pass doors, item @ £55,000			
Extra over cladding for revolving doors, 2 @ £60,000			
Extra over screen enclosures for single and double doors, item @ £15,000			
Electrically operated galvanised steel roller shutter to loading bay and car park ramp, 2 @ £17,500			
Metal doors in service areas, item @ £30,000			

Internal walls and partitions	1,726,000	81.03	4.35%
Insitu concrete walls in basement, etc, 540m ² @ £155			
Fairfaced blockwork walls at basement, ground levels and roof levels, 3,500m ² @ £80			
Curved blockwork entrance feature wall, 300m ² @ £180			
Drylined core walls, 6,950m ² @ £90			
Extra for double thickness drylined core walls, 1,000m ² @ £90			
Allowance for other walls/partitions to plant areas, additional walls and detailing, item @ £160,000			
Glazed screen to shopfronts, 70m ² @ £825			
Veneer-faced WC cubicles/doors; access panelling, 90 @ £4,150			

Internal doors	412,000	19.34	1.04%
Single timber doors, 140 @ £1,650			
Double timber doors, 30 @ £2,750			
Profiflex riser doors, 35 @ £1,225			
Other doors: plant rooms; additional access door hatches, item @ £55,000			

Wall finishes	1,049,000	49.25	2.64%
Stone cladding to main entrance lobby, 880m ² @ £375			
Back-lit glass panelling on steel frame in main entrance lobby, 150m ² @ £1,100			
Paint to fair face block walls, 2,150m ² @ £7			
Plaster and paint to blockwork/concrete, 3,820m ² @ £15			
Skim coat and paint to drylined walls, 1,700m ² @ £8			
Stone cladding to toilets, 450m ² @ £300			
Granite cladding to lift lobbies, 800m ² @ £325			
Lift architraves, item @ £72,500			

Floor finishes	810,000	38.03	2.04%
----------------	---------	-------	-------

Granite/stone tiles to main entrance lobby and lift lobbies, 1,250m² @ £325
Stone tiles to toilets including membrane, waterproofing, screed and skirtings, 440m² @ £350
125 lightweight screed to circulation and core areas to make up levels, 1,280m² @ £35
Durable sealant/hardener to car park, loading bay and plant rooms, 1,140m² @ £85
Vinyl flooring to security areas, item @ £7,650
Entrance mats and matwells, item @ £45,000
Allowance for lining to car park and loading bay, item @ £25,000
Allowance for other floor finishes, item @ £30,000

Ceiling finishes	646,000	30.33	1.63%
GRG feature ceiling to main entrance lobby, inc detailing, 870m ² @ £350			
Feature drylined ceiling to lift lobbies, 380m ² @ £200			
Metal tile suspended ceilings to toilets, 440m ² @ £80			
Painted plasterboard on metal framing to corridors, circulation area, etc, 840m ² @ £70			
Insulation to car park/loading bay soffits 1,030m ² @ £20			
Allowance for access panels, bulkheads/other detailing and paint to some plant room soffits, other sundry ceiling finishes, item @ £150,000			

Fittings / fitting out (excl. loose furniture)

	570,000	26.76	1.44%
Allowance for main entrance reception desk and security desks, item @ £100,000			
Stone vanity tops in toilets with holes for basins/taps and mirrors behind, 70m @ £1,850			
Toilet fittings including soap dispensers/tanks, roll holders, paper towels, coat hooks, etc, 90 @ £550			
Extra for fittings to disabled toilets, 10 @ £1,500			
Allowance for rubbish compactor, item @ £25,000			
Allowance for column guards, bollards/crash rails to loading bay/car park, cycle racks, car park traffic management system, statutory signage and other fittings, item @ £250,000			

Sanitary appliances	160,000	7.51	0.40%
WCs, basins, cleaners sinks, urinals (average rate per point), 300 @ £500			
Extra for disabled toilets, 10 @ £1,000			

Disposable installations	265,000	12.44	0.67%
Rainwater disposal system, 21,300m ² @ £3			
Soil, waste and vent installation, 21,300m ² @ £8			
Extra for drainage to retail areas, item @ £10,000			
Condensate drainage, 21,300m ² @ £1			

Water installations	356,000	16.71	0.90%
Cold water services: incoming, storage, pumps, etc, 21,300m ² @ £9			
Hot water heaters and distribution, 21,300m ² @ £2			
Water services for vending area, 21,300m ² @ £2			
Water supplies to mechanical systems, basement/plant 21,300m ² @ £3			
Supply to retail areas, item @ £25,000			
Space heating and air treatment	2,123,000	99.67	5.35%
Gas installation, item @ £20,000			
Boilers, item @ £80,000			
Air handling units, 21,300m ² @ £10			
Water cooled chillers, 21,300m ² @ £10			
Heat rejection plant, 21,300m ² @ £8			
LTHW heating inc pumps and boiler flues (dilution), 21,300m ² @ £18			
Air conditioning installation including fans and ductwork, 21,300m ² @ £16			
CHW installation including pumps and riser pipework, 21,300m ² @ £17			
Condenser water installation inc pumps and riser pipework, 21,300m ² @ £12			
Metering LTHW/CHW installations, 21,300m ² @ £4			

Ventilation installations	621,000	29.15	1.56%
Toilet extract installation, 21,300m ² @ £6			
Smoke extract ventilation, 21,300m ² @ £8			
Ventilation to plant room, lift motor rooms, refuse area, etc, item @ £46,000			
Car park and basement ventilation, 21,300m ² @ £7			
Stair and lobby pressurisation, 21,300m ² @ £6			

Electrical installation	1,679,000	78.83	4.23%
HV switchgear and transformer, 21,300m ² @ £8			
LV distribution and rising busbars, 21,300m ² @ £25			
Power to mechanical plant, 21,300m ² @ £3			
Small power installation, 21,300m ² @ £5			
Lighting, emergency lighting, 21,300m ² @ £15			
Lighting, emergency lighting to car park and basement, 21,300m ² @ £3			
Enhanced lighting in lobby and other areas, item @ £51,000			
External building lighting, item @ £163,000			
Standby power installation, including oil system, item @ £143,000			
Earthing and bonding, 21,300m ² @ £3			

Lifts and escalators	1,695,000	79.58	4.27%
Passenger lifts, 21-person serving 14 floors, 6nr @ £175,000			
Goods lift serving 14 floors, 1 @ £175,000			
Vehicle park lift, 1 @ £160,000			
Fire fighting lift, 1 @ £160,000			
Enhanced lift car finishes, 6 @ £25,000			

Protective installations	512,000	24.04	1.29%
Sprinkler installations: tanks, pumps, risers etc, 21,300m ² @ £20			
Dry riser installation, 21,300m ² @ £2			
Lightning protection, 21,300m ² @ £2			

Communication installations	474,000	22.25	1.19%
Fire alarm installations, 21,300m ² @ £15			
Containment for BMS, security, data, etc, 21,300m ² @ £2			
Landlord security provisions, 21,300m ² @ £4			
Disabled alarms, item @ £25,500			

Special installations	822,000	38.59	2.07%
Building management system, 21,300m ² @ £20			
Leak detection system, 21,300m ² @ £1			
Allowance for facade cleaning equipment, item @ £375,000			

Builder's work	405,000	19.01	1.02%
Builder's work in connection with services installations, including machine bases, steel framework, firestopping, etc: overall allowance, 21,300m ² @ £19			

Preliminaries and contingencies	7,108,000	333.71	17.90%
Construction manager's organisation, staff costs and fee @ 16%, item @ 5,217,000			
Design reserve and construction contingency @ 5%, item, 1,891,000			

TOTAL SHELL & CORE COSTS	39,713,000	1,864.46	100.00%
--------------------------	------------	----------	---------