

09 / CENTRAL LONDON OFFICE: CATEGORY A FIT-OUT WORKS

Wall finishes	109,000	5.12	1.73%	
Emulsion paint finish to office side of core walls, 1,770m ² @ £5				Lighting and emergency lighting installation, 15,340m ² @ £60
Column casings, including paint, sub-frame, etc 1,180 m ² @ £85				Distribution boards, 15,340m ² @ £5
Floor finishes	506,000	23.76	8.01%	Earthing and bonding, 15,340m ² @ £3
Dust sealer to concrete slabs 15,340m ² @ £1				Lighting control, 15,340m ² @ £12
Medium grade fully accessible raised floor, metal faced pycore; 600x600 tile size, 150 nominal depth; including fire barriers, 15,340m ² @ £37				Protective installations
Ceiling finishes	614,000	28.83	9.72%	307,000
Concealed grid metal tray suspended ceiling to office areas; acoustic quilt and fire breaks 15,340 m ² @ £46				14.41
Fittings / fitting out	15,000	0.70	0.24%	4.86%
Allowance for statutory signage 15,340m ² @ £1				Sprinkler protection to offices, 15,340m ² @ £20
Space heating, air treatment	2,071,000	97.23	32.80%	Communication installations
Four-pipe fan-coil units, 15,340m ² @ £20				192,000
Distribution ductwork, grilles, etc, 15,340m ² @ £50				9.01
CHW installation; insulation, 15,340m ² @ £30				3.04%
LTHW installation; insulation, 15,340m ² @ £25				Fire alarm installation 15,340m ² @ £13
Condensate installation; insulation, 15,340m ² @ £10				Special installations
Electrical installations	1,227,000	57.61	19.43%	307,000
				14.41
				4.86%
				Building management system 15,340m ² @ £20
				Builder's work in connection
				77,000
				3.62
				1.22%
				Builders' work in connection with Category A services, 15,340 m ² @ £5
				Preliminaries and contingencies
				889,000
				41.74
				14.08%
				Construction manager's preliminaries, staff costs, fee @ 1.3%, item @ 705,000
				Contingency and design reserve @ 3%, item @ 181,000
				TOTAL CATEGORY A FIT-OUT COSTS
				6,314,000
				296.43
				100.00%