

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
SUBSTRUCTURE				Wall protection	2,720		
By base build/shell-and-core contractor (excluded)	0.0	0.0	0.00	Corner guards; 1m high	1,806		
				Allowance for pattressing	5,000		
SUPERSTRUCTURE				Floor finishes	246,433	159	6.79
Frame, upper floors, roof, stairs, external walls, external doors and windows	0.0	0.0	0.00	Bonded self-levelling cementitious screed to plant room, incl scabbling existing slab	2,365		
By base build/shell-and-core contractor (excluded)				Raised access floor system, incl pedestals, 6mm plywood flooring fixed to raised access system and filled joints	181,888		
Internal walls	345,940	223	9.53	Vinyl sheet flooring with 100mm-high coved skirting	48,580		
Metal stud plasterboard partitions: 2 layers plasterboard each side, skim coat plaster finish	182,700			Extra over for non-slip vinyl flooring to wet areas	260		
Shaftwall system; metal stud plasterboard partitions: 2 layers plasterboard each side, skim coat plaster finish	33,600			Extra over for anti-static vinyl flooring to hub rooms	130		
Metal stud wall lining system; 2 layers plasterboard each side, skim coat plaster finish	43,190			Waterproof resin floor coating to plant rooms	3,010		
Glazed partition systems; including integrated doorsets	25,020			Barrier matting to entrances	10,200		
Fixed internal glazing	9,580			Ceiling finishes	121,275	78	3.34
IPS panelling to en suites and WCs	51,850			Plasterboard suspended ceiling	8,505		
Internal doors	167,700	108	4.62	Decoration to plasterboard suspended ceiling	2,430		
Single-leaf timber doorset: laminate faced, with ironmongery	14,400			Suspended ceiling: ceiling tiles to general areas	16,500		
Single-leaf timber doorset: PVC faced, with ironmongery to en suites	31,500			Suspended ceiling: ceiling tiles to treatment areas, acoustic	40,560		
Single-leaf timber doorset: wood veneer faced, with ironmongery, incl overhead glazed panels	52,500			Suspended ceiling: washable ceiling tiles, hygienic	6,380		
Double-leaf timber doorset: wood veneer faced, with ironmongery	2,025			Suspended ceiling: ceiling tiles waiting and corridors, decorative	26,400		
Leaf-and-a-half timber doorset: laminate faced, with ironmongery	2,850			Extra over for access panels	3,000		
Leaf-and-a-half timber doorset: PVC faced, with ironmongery	5,850			Allowance for bulkheads, incl decorative panelling	17,500		
Leaf-and-a-half timber doorset: wood veneer faced, with ironmongery, incl overhead glazed panels	18,025			Fixtures and fittings	143,500	93	3.95
Leaf-and-a-half timber doorset: PVC faced, with ironmongery, incl overhead glazed panels	6,750			Main reception desk at building entrance	20,000		
Concealed frame riser cupboard doors, incl ironmongery	8,700			FF&E: group 1, supply and fix	100,750		
Sliding doorset system: internal lobby double door to main entrance; bi-parting with glazed side screens	15,100			FF&E: group 2, fix only	7,750		
Allowance for manifestations to doors and screens	10,000			Allowance for wayfinding	15,000		
FINISHES				SERVICES			
Wall finishes	134,981	87	3.72	Sanitaryware	64,175	41	1.77
Two coats emulsion paint to internal partitions	29,080			Wash hand basin, incl taps, waste, trap	4,675		
Wood veneered panel lining system	90,000			Clinical wash hand basin, incl taps, waste, trap	19,500		
PVC decorative wall coverings	6,375			WCs: pan, concealed cistern and frame, flush plate	8,550		
				Disabled WCs: concealed cistern and frame, flush plate	7,600		
				Urinals: concealed cistern and frame, flush plate	500		
				Shower, incl thermostatic mixer, tray, enclosure, waste, trap	1,900		
				Disabled/assisted shower, incl thermostatic mixer, tray, enclosure, waste, trap	2,300		
				Dirty utility disposal unit, sink and slop hopper, incl bib taps, waste, trap	9,000		
				Cleaners' sink, incl bib taps, waste, trap	2,700		

	Element cost (£)	Cost/m² GIFA (£)	% total cost		Element cost (£)	Cost/m² GIFA (£)	% total cost
Stainless steel sink, incl taps, waste, trap	1,950			Ventilation systems	15,000	10	0.41
Multi-faith foot wash, incl automatic taps, waste and trap	1,500			Plantroom ventilation system	15,000		
Water dispenser: zip-tap type water cooler	4,000			Electrical installation	397,000	256	10.93
Disposal installations	32,500	21	0.90	Incoming low-voltage distribution from base-build CT panel and main low-voltage panel	16,500		
SVP disposal installation to sanitaryware, incl equipment	24,500			Low-voltage distribution incl sub-mains cabling, distribution boards, motorised breakers, power factor correction, metering	35,000		
Condensate drainage to FCUs and chilled beams	4,000			700A static inverter for examination lamps	5,000		
Allowance for leak detection to under-floor SVP distribution	4,000			Containment	30,000		
Water installations	173,500	112	4.78	General earthing and bonding	3,000		
Connection to incoming mains cold water supply, booster set, UV treatment, duplex water softener, primary distribution, secondary distribution to HWS generation	35,000			Lighting installation incl emergency lighting via 3hr battery packs and final circuits	125,000		
Potable water storage tank	10,000			Supply and installation of medical lights	55,000		
Cold water distribution	40,000			Lighting control system	32,500		
Cat 5 cold water system break tank and booster set; distribution	13,500			Final circuits to examination lights	5,000		
Hot water system packaged heat exchanger/ buffer vessels, pumps, primary distribution	30,000			Small power distribution	90,000		
Hot water distribution	40,000			Gas installations, lift installations and protective installations	0	0	0.00
Trace heating of all distribution pipework externally exposed for frost protection	5,000			By base build/shell and core contractor (excluded)			
Heat source	0	0	0.00	Communication installations	204,500	132	5.63
By base build/shell-and-core contractor (excluded)				Data installation: containment and wire-ways	8,000		
Space heating and air treatment	610,000	394	16.80	Data installation: cabling and outlets	42,000		
Primary low-temperature hot water distribution from connection to landlord heat exchanger in pressurisation unit, pump set and primary distribution circuit	20,000			Fire detection and alarm system	70,000		
Very low-temperature hot water distribution incl secondary pump set and distribution circuit	20,000			Disabled WC alarm system	5,000		
Low-temperature hot water distribution incl secondary pump set and distribution circuit	40,000			Intruder detection and alarm system	4,000		
Heat emitters (radiant panels; warm air curtains)	20,000			CCTV system	10,000		
Primary chilled water distribution from connection to landlord heat exchanger incl pressurisation unit, pump set and primary distribution circuit	10,000			Access control system incl head-end	40,000		
Entering chilled water distribution incl secondary pump set and distribution circuit	10,000			Nurse call/panic alarm	17,500		
Chilled water distribution incl secondary pump set and distribution circuit	40,000			Public address system	3,000		
Mechanical ventilation with heat recovery units (10nr)	90,000			Intercom system	2,000		
Active chilled beams (1.7nr)	30,000			Induction loop	3,000		
Fan coil units (25nr)	30,000			Specialist installations	116,250	75	3.20
General supply and extract air-handling units and ventilation ductwork distribution incl grilles, dampers etc	300,000			Controls/BMS	116,250		
				Testing and commissioning of building services installations @ 3%	46,463	30	1.28
				M&E subcontractor preliminaries @ 10%	165,939	107	4.57
				Builders' work in connection @ 3%	48,388	31	1.33
				External works and drainage: base build/shell and core contractor (excluded)	0	0	0.00
				Main contractor's preliminaries (management costs, site establishment and site supervision) @ 14%	424,696	274	11.70
				Main contractor's OH&P @ 5%	172,912	112	4.76
				TOTAL CONSTRUCTION COST	3,631,151	2,343	100.00
				@ 2Q20 prices			