

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
SUBSTRUCTURE	5,812,000	270	7				
Piling mat: installation and removal (2,000m ³ @ £75/m ³)	150,000			Roof	1,309,000	61	2
Secant piled basement retaining wall: incl mobilisation (200m @ £4,000/m)	800,000			CLT slab: assumed 200mm thick, incl visual grade and Class O treatment (2,044m ² @ £230/m ²)	470,000		
Capping beam to above (200m @ £1,400/m)	280,000			Proprietary roof covering, insulation, paving slabs etc (2,044m ² @ £160/m ²)	327,000		
Allowance for temporary works, propping etc	350,000			Extra over for green roof: assumed 25% of roof area (511m ² @ £80/m ²)	41,000		
Basement excavation and disposal of inert excavated material (12,900m ³ @ £80/m ³)	1,032,000			Allowance for enhanced finishes to terrace areas	200,000		
Allowance for de-watering excavations	50,000			Balustrading to terrace areas (150m @ £1,200/m)	180,000		
Allowance for below-ground drainage, generally	174,000			Secondary steelwork for photovoltaics, MEP etc (534m ² @ £170/m ²)	91,000		
Foundations: ground-bearing raft slab incl Earth-Friendly Concrete (EFC) concrete, reinforcement, formwork, insulation, screed (2,044m ² @ £780/m ²)	1,594,000			Stairs	750,000	35	1
Reinforced concrete liner wall: 300mm (1,060m ² @ £300/m ²)	318,000			Precast concrete stairs and landings, incl finishes, painted handrails and balustrades (23 flights @ £25,000/flight)	575,000		
Core walls, internal fin walls, columns etc	300,000			Feature stairs to reception areas	75,000		
Allowance for cavity drainage system to basement (1,060m ² @ £200/m ²)	233,000			Allowance for ladders, stepovers, walkways etc	100,000		
Reinforced concrete ground-floor slab, incl EFC concrete (2,044m ² @ £260/m ²)	531,000			External walls	10,404,000	483	13
SUPERSTRUCTURE				Precast system with manual openable windows (linked to building maintenance system); reduced glazing-to-solid ratio (6,474m ² @ £1,200/m ²)	7,769,000		
Frame	6,006,000	279	8	Extra over for incorporating photovoltaic glazing to elements (500m ² @ £450/m ²)	225,000		
Structural steel frame, using standard sections sizes; based on 70kg/m ² of GIA on a 9m x 6m column grid incl connections, ledger angles and cast-in plates to core	3,253,000			Retail unit shopfront glazing at ground level (1,000m ² @ £1,800/m ²)	1,800,000		
Fire protection to steel frame (generally 60 mins intumescent paint) incl decorative finish (1,223 tonnes @ £790/tonne)	966,000			Lift overrun and core cladding at roof level (90m ² @ £500/m ²)	45,000		
Allowance for secondary steelwork, based on extra 5kg/m ² of GIA (108 tonnes @ £2,660/tonne)	287,000			Notional allowance for blockwork walling	50,000		
Reinforced concrete core walls: average 250mm thick; exposed finish (5,200m ² @ £250/m ²)	1,300,000			Louvred plant screening (400m ² @ £850/m ²)	340,000		
Allowance for other structures, such as lift motor rooms	150,000			Visual mock-ups and samples	100,000		
Allowance for expansion joints, other sundries	50,000			Facade access (no allowance for building maintenance unit)	75,000		
Upper floors	4,287,000	199	6	Windows and external doors	340,000	16	0
CLT slab: assumed 200mm thick, incl visual grade and Class O treatment (13,675m ² @ £230/m ²)	3,145,000			Main entrance revolving doors (2nr @ £80,000 each)	160,000		
Reinforced concrete slabs to core areas (1,747m ² @ £250/m ²)	437,000			Allowance for single doors, incl doors to accessible roof terrace (6nr @ £15,000 each)	90,000		
Duragrid /GRP riser protection system (684m ² @ £500/m ²)	342,000			Allowance for double-pass doors (2nr @ £20,000 each)	40,000		
Allowance for upstands, plinths, bund walls etc	175,000			Allowance for loading bay door	50,000		
Allowance for notional soft spots (one per upper floor slab)	35,000			Internal walls and partitions	1,530,000	71	2
Allowance for slab edge detailing (1,910m @ £80/m)	153,000			Plasterboard internal walls within landlord shell and core areas, incl access panels (9,000m ² @ £120/m ²)	1,080,000		
				Blockwork internal walls within basement and plant areas, incl windposts and lintels (3,000m ² @ £150/m ²)	450,000		

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Internal doors	1,207,000	56	2	All-electric heating and cooling system (air source heat pump) suitable for passive chilled beam category A solution; smart-enabled and BREEAM Outstanding (21,554m ² @ £650/m ²)			
Timber internal doors, incl door frames, architraves and ironmongery (287nr @ £3,000 each)	862,000						
Riser doors generally within landlord shell and core areas (132nr @ £1,100 each)	145,000						
Allowance for internal doors to basement and plant areas	200,000						
INTERNAL FINISHES				BWIC and fire-stopping	431,000	20	1
				Allowance for builders' works and fire-stopping (21,554m ² @ £20/m ²)			
				Lifts	1,940,000	90	2
Wall finishes	1,185,000	55	2	Allowance for lifts (21,554m ² @ £290/m ²)			
Allowance for new finishes to circulation, WC, reception areas (21,554m ² @ £55/m ²)	1,185,000			SUB TOTAL NET TRADE COST	52,077,000	2,416	67
Floor finishes	1,078,000	50	1	Main contractor's design and build risk allowance @ 2.0%	1,042,000	48	1
Allowance for new finishes to circulation, WC, reception areas (21,554m ² @ £55/m ²)	1,078,000			Main contractor's preliminaries incl pre-construction services agreement @ 18.5%	9,634,000	447	12
Ceiling finishes	431,000	20	1	Main contractor's overheads and profit @ 4.0%	2,510,000	116	3
Allowance for new finishes to circulation, WC, reception areas (21,554m ² @ £20/m ²)				TOTAL SHELL & CORE	65,263,000	3,028	84
Fittings, furnishings and equipment	1,357,000	63	2	Category A fit-out works - contribution towards tenant fit-out costs	8,958,000	416	11
Reception desk	75,000			TOTAL CONSTRUCTION COST	74,221,000	3,443	95
Reception furniture	25,000			Risk allowances and design reserve @ 5.0%	3,711,000	172	5
Tenant directory signboard	20,000			TOTAL CURRENT DAY COST	77,932,000	3,616	100
FF&E to WCs (excl MEP, sanitaryware and finishes elsewhere) (131nr @ £5,000 each)	655,000						
Allowance for landlord back-of-house areas incl refuse, cycle parking, showers etc (21,554m ² @ £25/m ²)	539,000						
Allowance for wayfinding and statutory signage (21,554m ² @ £2/m ²)	43,000						
MEP services	14,010,000	650	18				