

	Element cost (£)	Cost/m <sup>2</sup> GIFA (£)	% total cost		Element cost (£)	Cost/m <sup>2</sup> GIFA (£)	% total cost
<b>DEMOLITION/SITE PREPARATION</b>	<b>4,506,000</b>	<b>127.37</b>	<b>6</b>	Aluminium stick system; low-iron glass to reception; 110m <sup>2</sup> @ £1,750/m <sup>2</sup>	192,500		
Temporary and protective works generally	35,000			Feature stainless steel panels to overclad portals to existing stone columns;	709,167		
Soft strip of existing building; 35,377m <sup>2</sup> @£80/m <sup>2</sup>	2,830,160			308m <sup>2</sup> @ £2,300/m <sup>2</sup>			
Demolition of existing stair core, basement to ground floor	80,000			Entrance revolving doors; manual; 2nr @ £80,000 each	160,000		
Allowance for minor demolition to facilitate reconfiguration of ground floor, penetrations for new lifts and risers	415,000			Allowance for external doors	180,000		
Removal of existing facade including access scaffolding; 1,181m <sup>2</sup> @£200/m <sup>2</sup>	236,101			Allowance for facade mock-up and testing	200,000		
Main contractor preliminaries @ 16%, OH&P @5%, contract fixed price/risk @ 3%	910,000			Cleaning and repairs to existing facade; access by combination of building maintenance unit and temporary cradles; 7,500m <sup>2</sup> @ £120/m <sup>2</sup>	900,000		
				Allowance for plant screens to roof plant; 450m <sup>2</sup> @ £1,000/m <sup>2</sup>	450,000		
				New sliding/folding door to newly created terraces; 2nr @ £40,000 each	80,000		
<b>SHELL AND CORE</b>							
<b>Substructure</b>	<b>30,000</b>	<b>0.85</b>	<b>0.04</b>	<b>Internal walls, partitions and doors</b>	<b>4,313,000</b>	<b>121.92</b>	<b>5</b>
Form new lift pit to retail area	30,000			Internal block walls to form new layout; 846m <sup>2</sup> @ £125/m <sup>2</sup>	105,729		
<b>Frame</b>	<b>2,808,000</b>	<b>79.37</b>	<b>3</b>	Internal block walls to separate A1 and A3 units; 2,151m <sup>2</sup> @ £150/m <sup>2</sup>	322,650		
Steel beams and trusses; strip existing Conlit fire protection, remove pins, prepare surface and intumescent spray; to office floors only; 20,793m <sup>2</sup> @ £115/m <sup>2</sup>	2,391,195			Demolish existing blockwork boundary walls and replace with drylined shaft wall; 2,200m <sup>2</sup> @ £700/m <sup>2</sup>	1,540,000		
Allowance for making good/replacement of passive fire protection as required	417,000			Demolish existing drylined walls to main core, stair cores and lift shafts and replace with drylined shaft walls; 8,558m <sup>2</sup> @ £145/m <sup>2</sup>	1,240,958		
<b>Upper floors</b>	<b>150,000</b>	<b>4.24</b>	<b>0.2</b>	New fire-rated kitchen extracts (ductwork included in MEP); 3nr @ £75,000	225,000		
Infill existing openings generally with 200mm in-situ reinforced concrete floor incl trimming steels and stitching into existing structure	150,000			Doors to lift lobbies; glazed double door with 2nr glazed side panels; 18nr @ £20,000 each	360,000		
<b>Stairs</b>	<b>142,000</b>	<b>4.01</b>	<b>0.2</b>	Internal riser door to commercial office building: single, incl painted softwood frame, hardwood veneer and ironmongery; 33nr @ £1,800 each	60,000		
Allowance for making good to existing stairs, incl repainting of walls, floors and ceilings and new signage; handrails and balustrades retained; 46 flights @ £2,000/flight	92,000			Fire-rated doors to commercial office circulation: single-leaf incl ironmongery; 167nr @ £2,750 each	458,333		
Retail - new steel staircase between basement and ground floor	50,000						
<b>Roof</b>	<b>3,744,000</b>	<b>105.83</b>	<b>5</b>	<b>INTERNAL FINISHES, FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>12,615,000</b>	<b>356.59</b>	<b>16</b>
Strip off existing roof coverings and replace with new membrane, new insulation, new concrete paving and ballast; replace rainwater gullies in existing locations (all pipework retained); 3,310m <sup>2</sup> @ £625/m <sup>2</sup>	2,068,750			Allowance for finish to showers, changing and cycle store; incl lockers, 12nr showers, bike racks and lockers; 292m <sup>2</sup> @ £3,000/m <sup>2</sup>	875,000		
Works to create new terraces, with new composite decking, balustrades, planters and planting; 558m <sup>2</sup> @ £3,000/m <sup>2</sup>	1,675,000			Reception fit-out incl tenant sign board, mat-well, concrete and timber panel feature walls, cleaning of existing stone floor and wall, suspended plasterboard ceiling with pendant lighting, timber booth seating and planters, 1nr reception desk (level 1), 1nr concierge podium (ground floor), 5nr turnstiles (level 1); 598m <sup>2</sup> @ £3,450/m <sup>2</sup>	2,061,375		
<b>External walls, windows and doors</b>	<b>4,677,000</b>	<b>132.20</b>	<b>6</b>				
Specialist subcontractors' design agreement (PCSA)	225,000						
Aluminium stick system; low-iron glass to retail; 903m <sup>2</sup> @ £1,750/m <sup>2</sup>	1,580,250						

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WC fit-out incl metal-framed partition system, IPS duct panelling to walls, Duravit WC pans and urinals, concrete trough vanity, sensor taps and soap dispensers, sundry fixtures and fittings; 1,184m <sup>2</sup> @ £4,100/m <sup>2</sup>	4,855,083			Protective installations; 35,377m <sup>2</sup> @ £21/m <sup>2</sup>	742,917		
Lift lobby fit-out incl cleaning of existing stone wall finish, new painted plasterboard lining above existing stone finish, exposed soffits, timber flooring and signage; 488m <sup>2</sup> @ £2,550/m <sup>2</sup>	1,245,250			Communication, security and controls installations; 35,377m <sup>2</sup> @ £80/m <sup>2</sup>	2,830,160		
New finishes to existing passenger lifts incl internal refurbishment of lift cars, new porcelain tiled floor finish, metal console panel, mirror to back wall, ceiling and lighting; 8nr @ £21,500 each	172,000			MEP testing and commissioning; 35,377m <sup>2</sup> @ £15/m <sup>2</sup>	530,655		
Fit-out of communal business lounge/club house: incl associated 2nr WCs, kitchenette, credenza and bespoke wall unit with integrated appliances and TV, timber panelling to walls, natural stone floor finish, timber slatted ceiling and metal-clad doors; 150m <sup>2</sup> @ £6,200/m <sup>2</sup>	930,000			MEP trade contractors' preliminaries; 35,377m <sup>2</sup> @ £77/m <sup>2</sup>	2,724,029		
Fitting out back-of-house common area; painted direct to blockwork or plasterboard walls, vinyl to floor, and suspended ceiling; 4,504m <sup>2</sup> @ £350/m <sup>2</sup>	1,576,458			<b>Vertical transportation</b>			
Statutory and wayfinding signage	185,000			Mechanical refurbishment of passenger lifts: replace door operators, overhaul landing gear, re-roping, replace hall call allocation system; 8nr @ £75,000 each	600,000		
External signage	50,000			Modernisation of goods lift	150,000		
Sundry fittings	10,000			Mechanical refurbishment of escalators; 11nr @ £85,000 each	935,000		
Prepare and paint internal framing elements of external facade; 1,440m <sup>2</sup> @ £130/m <sup>2</sup>	187,200			New passenger lift to retail: feature lift, basement to ground floor	300,000		
Prepare and paint exposed metal deck soffit to office floors; 20,793m <sup>2</sup> @ £22.50/m <sup>2</sup>	467,843			New goods lift to retail: platform	165,000		
<b>MEP AND VERTICAL TRANSPORTATION</b>	<b>23,067,000</b>	<b>652.03</b>	<b>29</b>	New passenger lift to cycle store: platform	80,000		
Disposal installations; 35,377m <sup>2</sup> @ £15/m <sup>2</sup>	530,655			<b>Builders' work in connection @ 5%</b>	<b>1,153,000</b>	<b>32.59</b>	<b>1</b>
Water installations; 35,377m <sup>2</sup> @ £18/m <sup>2</sup>	636,786			<b>Sub-total (rounded)</b>	<b>52,699,000</b>	<b>1,489.64</b>	<b>66</b>
Heat source; 35,377m <sup>2</sup> @ £24/m <sup>2</sup>	849,048			<b>PRELIMINARIES AND CONTINGENCIES</b>			
Space heating and air treatment; 35,377m <sup>2</sup> @ £101/m <sup>2</sup>	3,573,077			Main contractor preliminaries and general @ 16%	8,432,000	238.35	11
Ventilation systems; 35,377m <sup>2</sup> @ £40/m <sup>2</sup>	1,415,080			Main contractor overhead and profit @ 5%	3,057,000	86.41	4
Electrical installations; 35,377m <sup>2</sup> @ £197/m <sup>2</sup>	6,969,269			Contingency - design and build risk @ 3%	1,926,000	54.44	2
Gas installations; 35,377m <sup>2</sup> @ £1/m <sup>2</sup>	35,377			<b>TOTAL SHELL AND CORE (ROUNDED)</b>	<b>66,114,000</b>	<b>1,868.84</b>	<b>82</b>
				<b>Other works</b>			
				Utility connections incl BWIC	884,000	24.99	1
				Remodelling of external landscaping/ public realm; 1,025m <sup>2</sup> @ £3,000/m <sup>2</sup>	3,075,000	86.92	4
				<b>Contingencies</b>	<b>5,687,000</b>	<b>160.75</b>	<b>7</b>
				Construction contingency @ 5%	3,728,950		
				Design reserve @ 2.5%	1,957,699		
				<b>SUB-TOTAL (ROUNDED)</b>	<b>9,646,000</b>	<b>272.66</b>	<b>12</b>
				<b>TOTAL COMMERCIAL OFFICE AND RETAIL UNITS (ROUNDED)</b>	<b>80,266,000</b>	<b>2,268.88</b>	<b>100</b>