

Addendum to Financial Viability Assessment

Prepared by Gerald Eve

Submitted on behalf of Lab Selkirk House Ltd

Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41
New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

June 2023

SITE SPECIFIC ADDENDUM TO FINANCIAL VIABILITY ASSESSMENT

Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

On behalf of:

Lab Selkirk House Ltd

Date: 1st June 2023

This Addendum is to be read in conjunction with the FVA of September 2022 and the BPS Review of January 2023.



Prepared by: Alex Brown MRICS MRTPI

Sarah Bolitho MRICS

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This report is a continuation of the GE FVA (September 2022) and therefore has been produced in accordance with the requirements of RICS Professional Statement Financial Viability in Planning: conduct and reporting (1st edition 2019). The purpose of this report is to address information updates following the issue of the FVA and the BPS Review of January 2023.

SIGN OFF

	This report has been prepared by Sarah Bolitho MRICS and Alex Brown MRICS MRTPI.	
		
	Sarah Bolitho MRICS Associate	Alex Brown MRICS MRTPI Partner
	Date: 1 st June 2023	Date: 1 st June 2023
	For and on behalf of Gerald Eve LLP	For and on behalf of Gerald Eve LLP

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EXECUTIVE SUMMARY

1.	Gerald Eve LLP ('GE'), on behalf of Lab Selkirk House Ltd ('the Applicant'), has been in discussions with BPS regarding the viability of redevelopment proposals at Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR ('the Site'). A planning application proposes the part-demolition of the existing buildings and redevelopment for an office-led mixed-use development, including residential and retail uses ('the Scheme').
2.	The following documents have been prepared by GE and BPS: <ul style="list-style-type: none"> • GE Financial Viability Assessment ('FVA') dated May 2021; • BPS Financial Viability Review ('FVR') dated January 2022; • GE Updated FVA dated September 2022; • BPS Updated FVR dated January 2023.
3.	GE's September 2022 FVA concluded that the Scheme, with the inclusion of £4.3m of CIL and S106, as well as 51% on-site affordable housing, was unviable as the Residual Land Value ('RLV') of £22.8m was below the BLV, assessed as being £58.1m. Based upon GE's analysis, the Scheme resulted a deficit position of -£35.3m. Therefore, the Scheme was unable to support any further contributions, including a residential PIL.
4.	The BPS Updated FVR of January 2023 also concluded that the Scheme was in a deficit position, however, with a reduced deficit of -£30.9m. The two areas of disagreement between GE and BPS are as follows: <ul style="list-style-type: none"> • Third Party Costs; • Benchmark Land Value ('BLV').
5.	GE has now been instructed by the Applicant to undertake a Financial Viability Assessment Addendum ('FVA Addendum') in connection with updated development proposals at the Site (ref. 2021/2954/P). This FVA Addendum also includes a response to BPS' independent review of January 2023. It is the intention that a forthcoming planning application seeking permission for the updated proposals supersedes the previous application submitted in 2022.
6.	The planning application has been prepared in the context of the recent listing of 10-12 Museum Street and 35-37 New Oxford Street. The Applicant has considered the implications of the listing on the proposals in order to deliver a revised scheme which maximises the heritage benefits of the site. The status of the buildings within the One Museum Street element of West Central Street area of the site is as follows: <ul style="list-style-type: none"> • Grade II Listed – 10-12 Museum Street and 35-37 New Oxford Street; • Certificate of Immunity from Listing granted – 39-41 New Oxford Street; and • Certificate of Immunity from Listing granted currently awaiting appeal determination – 16a West Central Street, 18 West Central Street and 16b West Central Street.
7.	Planning permission is being sought for a series of new and refurbished buildings across the Site, ranging in height from five to 19 storeys. The Updated Scheme includes 22,650 sqm (GIA) of office floorspace, 1,481 sqm (GIA) of flexible town centre floorspace and 44 residential units, totalling 3,992 sqm (GIA) ('the Updated Scheme'). This includes 19 affordable homes, equating to 50.1% affordable housing on a floorspace basis.
8.	Subsequent to BPS' Updated FVR, as a result of part of the WCS site being Listed, the Applicant has updated the Scheme. The updates include: <ul style="list-style-type: none"> • A reduction in the number of residential units from 48 to 44; • Changes to the residential unit mix and tenure; • Increase in flexible commercial floor space within the West Central Street block.

9.	The purpose of this FVA Addendum is to demonstrate the viability of this updated Scheme including the proposed level of affordable housing on-site; and to determine as to whether the proposed level of planning obligations is the maximum reasonable the Scheme can support, taking into account site specific circumstances.												
10.	Our FVA of May 2021 included a Benchmark Land Value ('BLV') assessment in accordance with national, regional and local planning policy and viability best practice guidance. Our assessment of BLV was on the basis of Existing Use Value ('EUUV') as well as Alternative Use Value ('AUV') and included an assessment of land comparable evidence, in accordance with RICS (2021) Guidance and PPG requirements.												
11.	BPS undertook a detailed review of this BLV assessment in their report dated January 2022. The GE updated FVA dated September 2022 responded to comments on this and the BPS report dated January 2023 provided further comments and this remains an area of disagreement.												
12.	As previously, the proposals trigger LBC Local Plan policy H2, which promotes the provision of residential development as part of mixed-use schemes. Given the quantum of commercial accommodation proposed at the Site, there is a requirement to provide 50% of the additional floorspace as self-contained housing. The Scheme is providing a policy compliant level of affordable housing, however, there is a shortfall of 1,301 sqm (GIA) of market housing which is to be offset by a payment in lieu, subject to viability.												
13.	A residential payment in lieu has not been allowed for in our analysis, however, due to the conclusions of this report, i.e. on financial viability grounds.												
14.	The Updated Scheme allows for 50.1% affordable housing by floorspace, as per the offer made by the Applicant. It is proposed that all the affordable housing is to be located within the West Central Street block, comprising 19 units.												
15.	The Applicant's planning consultant has estimated that the total required planning contributions relating to the Updated Scheme. The S106 estimate has increased from £2.0m in the September 2022 FVA to £3.5m following discussions with the Council during the previous application period and additional and increased obligation requirements. The planning obligations are as follows:												
16.	<table border="1"> <thead> <tr> <th>Planning Obligations</th> <th>Contribution</th> </tr> </thead> <tbody> <tr> <td>CIL</td> <td>£2,741,644</td> </tr> <tr> <td>Payment in lieu of residential</td> <td>£1,618,500</td> </tr> <tr> <td>Affordable housing¹</td> <td>50.1% of GIA</td> </tr> <tr> <td>S106 estimate</td> <td>£3,500,000</td> </tr> <tr> <td>Total</td> <td>£7,860,144 plus 50.1% affordable housing</td> </tr> </tbody> </table>	Planning Obligations	Contribution	CIL	£2,741,644	Payment in lieu of residential	£1,618,500	Affordable housing ¹	50.1% of GIA	S106 estimate	£3,500,000	Total	£7,860,144 plus 50.1% affordable housing
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S106 estimate	£3,500,000												
Total	£7,860,144 plus 50.1% affordable housing												
17.	As per the conclusions of our FVA, a reduced planning contributions package is proposed on viability grounds, which the Applicant is willing to offer, as follows:												

¹ This does not include Affordable Workspace

18.	Planning Obligations		Contribution	
	CIL		£2,741,644	
	Payment in lieu of residential		£0	
	Affordable housing		50.1% of GIA Delivered as 11 units LCR and 8 units Intermediate Rent	
	S106 estimate		£3,500,000	
	Total		£6,241,644 plus 50.1% affordable housing	
19.	The results indicate that in overall terms, the updated Scheme, based on a present-day approach, achieves a return which is below the benchmark return level. Our appraisal results are set out in the table below:			
20.	Scenario	Target Rate of Return	Scheme Profit Output	Surplus/ Deficit
	Updated Scheme	15.12% on GDV	6.61% on GDV	-8.51% on GDV (-£33,549,227)
21.	We therefore conclude that as per the previous scheme submitted for planning and BPS' conclusions in that regard, the updated Scheme is not viable. GE further concludes that the proposed planning contribution package comprising 50.1% affordable housing (by GIA) plus S106 and CIL of c. £6.24m represents the maximum viable level that can be anticipated by the Council and any further contributions, including a residential PIL, cannot be justified based upon viability. In order for the Scheme to viably support further contributions, the level of affordable housing would need to be reduced.			
22.	This has been determined in accordance with the London Plan's requirement of achieving the maximum reasonable, having regard to economic viability and individual circumstances.			
23.	We test the financial robustness of the Updated Scheme through sensitivity testing in Section 6, which demonstrates that the Updated Scheme is potentially capable of being viable.			
24.	This report is a continuation of GE's Updated FVA and original FVA and therefore has been produced having regard to and abiding to the requirements of RICS Professional Statement Financial Viability in Planning: conduct and reporting (1st edition 2019).			

1. INTRODUCTION

1.1.	<p>Gerald Eve LLP ('GE'), on behalf of Lab Selkirk House Ltd ('the Applicant'), has been in discussions with BPS regarding the viability of redevelopment proposals at Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR ('the Site'). A planning application proposes the part-demolition of the existing buildings and redevelopment for an office-led mixed-use development, including residential and retail uses ('the Scheme').</p>
1.2.	<p>The following documents have been prepared by GE and BPS:</p> <ul style="list-style-type: none">• GE Financial Viability Assessment ('FVA') dated May 2021;• BPS Financial Viability Review ('FVR') dated January 2022;• GE Updated FVA dated September 2022; and• BPS Updated FVR dated January 2023.
1.3.	<p>GE's September FVA concluded that the Scheme, with the inclusion of £4.3m of CIL and S106, as well as 51% on-site affordable housing, was unviable as the Residual Land Value ('RLV') of £22.8m was below the BLV, assessed as being £58.1m. Based upon GE's analysis, the Scheme resulted a deficit position of -£35.3m. Therefore, the Scheme was unable to support any further contributions, including a residential PIL.</p>
1.4.	<p>The Updated FVA included sensitivity testing which estimated that with office rent increases and construction cost savings, the Scheme could reach an RLV in excess of the BLV. Furthermore, the BLV is also reached assuming a keener yield and through other cost and value changes. Therefore, with relatively minor input variable changes, the Scheme is potentially capable of being viable.</p>
1.5.	<p>The BPS Updated FVR also concluded that the Scheme was in a deficit position, however, with a reduced deficit of -£30.9m. The two areas of disagreement between GE and BPS are as follows:</p> <ul style="list-style-type: none">• Third Party Costs;• Benchmark Land Value ('BLV').
1.6.	<p>GE has now been instructed by the Applicant to undertake a Financial Viability Assessment Addendum ('FVA Addendum') in connection with updated development proposals at the Site (ref. 2021/2954/P). This FVA Addendum also includes a response to BPS' independent review of January 2023. It is the intention that this planning application supersedes the previous application.</p>
1.7.	<p>The revised planning application has been prepared in the context of the recent listing of 10-12 Museum Street and 35-37 New Oxford Street. The Applicant has considered the implications of the listing on the proposals in order to deliver a revised scheme which maximises the heritage benefits of the site. The status of the buildings within the One Museum Street element of West Central Street area of the site is as follows:</p> <ul style="list-style-type: none">• Grade II Listed – 10-12 Museum Street and 35-37 New Oxford Street;• Certificate of Immunity from Listing granted – 39-41 New Oxford Street; and• Certificate of Immunity from Listing granted currently awaiting appeal determination – 16a West Central Street, 18 West Central Street and 16b West Central Street.
1.8.	<p>Planning permission is being sought for a series of new and refurbished buildings across the Site, ranging in height from five to 19 storeys. The Updated Scheme includes 22,650 sqm (GIA) of office floorspace, 1,481 sqm (GIA) of flexible town centre floorspace and 44 residential units, totalling 3,992 sqm (GIA) ('the Updated Scheme'). This includes 19 affordable homes, equating to 50.1% affordable housing on a floorspace basis.</p>

	<p>Subsequent to BPS' Updated FVR, as a result of part of the WCS site being listed, the Applicant has updated the Scheme. The updates include:</p> <ul style="list-style-type: none">• A reduction in the number of residential units from 48 to 44;• Changes to the residential unit mix and tenure;• Increase in flexible commercial floor space.
	<p>Due to these scheme updates the Applicant has updated some of the evidence base to the assessment. This Addendum report sets out these updates, as well as responding to the points raised in the BPS FVR Addendum.</p>
	<p>It is important to note that this report is a continuation of GE's FVA and Updated FVA and therefore these reports should be read in conjunction.</p>

2. BPS REVIEW (DATED JANUARY 2023)

	2.1.	The BPS Review dated January 2023 concluded that there were two areas of disagreement between GE and BPS. These are: <ul style="list-style-type: none"> • Benchmark Land Value ('BLV'); and • Third Party Costs.
	2.2.	We comment on each of these areas of disagreement in turn below.
Benchmark Land Value	2.3.	The BLV assessment for the Site comprises of the following components: <ul style="list-style-type: none"> • Retail EUV; • Office EUV; • Car Park EUV; • Hotel/ Serviced Apartments AUV; • Residential AUV; and • Offices and Gym AUV.
	2.4.	GE and BPS agree on the EUV valuations of both the retail and office. However, there is disagreement on the EUV of the car park and the AUV of the hotel.
BLV – Car Park EUV	2.5.	BPS disagree with GE's approach to the valuation in respect of not including a management allowance. BPS has applied a 25% management cost, considering that these costs would be incurred by a reasonably efficient operator.
	2.6.	We note that BPS have not provided evidence to support a 25% management allowance. However, in the interests of reaching agreement with BPS, we are content to agree the EUV of £4,500,000 for the car park element of the BLV assessment.
BLV – Hotel AUV	2.7.	The Updated FVA maintains the value for the hotel of £71,980,000, higher than the previous BPS assessment of £61,800,000. This is factored into the overall AUV assessment within the Updated FVA, totalling £46,339,000.
	2.8.	BPS state in their Updated FVR that GE have only provided evidence from their in-house team and given the lack of revised evidence and following their own research, they have not revised their position on the hotel valuation. BPS' overall AUV is £39,533,000.
	2.9.	We note BPS' position in respect of their hotel assumptions and whilst they differ to the advice we have received from our in-house hotel team, in the interests of reaching agreement with BPS, we are content to agree the hotel value of £61,800,000 in this instance.
BLV	2.10.	Therefore, we consider that agreement has been reached on the BLV assessment. In the interests of reaching agreement, we have now adopted BPS' revised BLV of £49,801,000 .
Third Party Costs	2.11.	The Updated FVA included third party costs of £7.0m. The BPS review acknowledges that a breakdown of these costs has been shared with them and that the actual cost was £15.29m, considerably higher than the £7.0m applied in the Updated FVA. The rationale for this is that new information became available following submission of the Updated FVA.
	2.12.	Following receipt of this breakdown, BPS consider that a third-party cost of £1.065m is appropriate, on the basis that many of the costs are historic and insurance may be available which could mitigate these costs.
	2.13.	The Updated FVA confirmed to BPS that insurance is not in place, however, BPS maintained their assumption of £1.065m within their review.

	2.14. GE has already set out its opinion in this regard in the Updated FVA (September 2022) and we do not intend to revise this. However, in the interests of reaching agreement with BPS overall, GE is content to adopt the BPS' figure of £1.065 million in this instance.
	2.15. In summary therefore, in the interests of reaching agreement with BPS so that the Scheme can progress through the planning system towards determination, GE is content to agree with BPS over the two remaining points of dispute i.e. the BLV, which is now agreed at £49,801,000 and the Third Party costs, which are assumed to be £1.065 million.

3. SCHEME UPDATES

	3.1.	As a result of several of the buildings that sit within the West Central Street block being listed, the Applicant has revised the Scheme. The changes to the Scheme are summarised below.																																			
Commercial Uses	3.2.	There have been no updates to the floor area for the proposed office space, which remains as set out in GE's Updated FVA (September 2022).																																			
	3.3.	The proposed flexible floor area has been increased within the WCS block, with all other blocks remaining unchanged from the previous scheme. We set out below the updated flexible commercial floor areas for all the blocks:																																			
	3.4.	<p>Table 1: Breakdown of Flexible Commercial Uses</p> <table border="1"> <thead> <tr> <th>Block</th> <th>GIA (sq m)</th> <th>GIA (sq ft)</th> </tr> </thead> <tbody> <tr> <td>West Central Street</td> <td>692</td> <td>7,449</td> </tr> <tr> <td>1 Museum Street</td> <td>633</td> <td>6,814</td> </tr> <tr> <td>Vine Lane</td> <td>319</td> <td>3,434</td> </tr> <tr> <td>High Holborn</td> <td>23</td> <td>248</td> </tr> <tr> <td>Total</td> <td>1,667</td> <td>17,943</td> </tr> </tbody> </table> <p>Source: DSDHA</p>	Block	GIA (sq m)	GIA (sq ft)	West Central Street	692	7,449	1 Museum Street	633	6,814	Vine Lane	319	3,434	High Holborn	23	248	Total	1,667	17,943																	
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Residential Units and Tenure Mix	3.5.	<p>The Updated Scheme now proposes a total of 44 residential units, a reduction of 4 units from the scheme assessed in GE's September 2022 FVA, which totalled 48 units.</p> <p>In terms of affordable housing, the Updated Scheme proposes 19 affordable units, which is an increase from the previous scheme, which included 18 units.</p> <p>The residential tenure mix and tenure for the updated scheme is set out in the table below:</p>																																			
	3.6.	<p>Table 2: Breakdown of Residential Units</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Low Cost Rent (LCR)</th> <th>Intermediate</th> <th>Private</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>3</td> <td>7</td> <td>19</td> <td>29</td> </tr> <tr> <td>2 bed</td> <td>6</td> <td>1</td> <td>3</td> <td>10</td> </tr> <tr> <td>3 bed</td> <td></td> <td></td> <td>3</td> <td>3</td> </tr> <tr> <td>4 bed</td> <td>1</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td>5 bed</td> <td>1</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td>Total</td> <td>11</td> <td>8</td> <td>25</td> <td>44</td> </tr> </tbody> </table> <p>Source: DSDHA</p>	Type	Low Cost Rent (LCR)	Intermediate	Private	Total	1 bed	3	7	19	29	2 bed	6	1	3	10	3 bed			3	3	4 bed	1			1	5 bed	1			1	Total	11	8	25	44
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4. INPUT UPDATES

The Proposed Scheme	<p>4.1. As a result of the Scheme being updated, some of the inputs to the viability assessment have been updated. Based on current evidence, the updates to the inputs to the assessment are as follows, which are set out in turn in this section.</p> <ul style="list-style-type: none"> • Flexible space value in accordance with the update floor areas; • Private residential sales values in accordance with updated unit mix; • Affordable values in accordance with the updated unit mix; • Construction costs; • Planning Obligations estimates.
	<p>4.2. The Benchmark Land Value ('BLV') has been updated the agreed position discussed in Section 3. The agreed BLV is £49,801,000.</p>
	<p>4.3. The office floor area in the updated scheme remains unchanged. We note that in their Jan 23 review, BPS agreed with the assessment of office values in the GE FVA. We have therefore maintained these values in this assessment of the Updated Scheme. The total office GDV is c. £349m. As the office values have not changed, the office void costs also remain as agreed with BPS, totalling c. £4.5m.</p>
Flexible Ground Floor Uses	<p>4.4. The flexible ground floor area (Use Class E except E(g) use) has increased within the WCS block. All other blocks remain unchanged from the previous scheme. The floor area in the WCS block has increased from 5,468 sq ft (NIA) to 6,803 sq ft (NIA).</p>
	<p>4.5. BPS concluded in their January 2023 report that GE have adopted the assumptions recommended by COH and that they consider the value for these units to be agreed. The updated Scheme proposes an increased commercial floor area within the West Central Street block. The commercial proposals in all other blocks remains as per the previous scheme. We have applied the agreed assumptions to the updated Scheme, as follows:</p>

4.6. **Table 3: Proposed Scheme Commercial Rental Values**

Accommodation	Unit	Floor Area (sq ft)	Rent £/psf	ERV
1 Museum Street	Upr B	624	£35	£21,851
	GF	3,875	£35	£135,625
	Café/ Workspace	1,711	£35	£59,901
Sub-Total		6,211		£217,400
West Central Street	Upr B	2,368	£45	£106,563
	Unit 1	872	£35	£30,516
	Unit 2	1,001	£35	£35,036
	Unit 3	689	£35	£24,111
	Unit 4	1,302	£50	£65,122
	Unit 5	431	£50	£21,528
	Unit 6	301	£50	£15,069
Sub-Total		6,964		£297,900
High Holborn	Unit 1	237	£35	£8,295
Sub-Total		237		£8,300
Vine Lane	Unit 1	1,098	£35	£38,427
	Unit 2	484	£35	£16,953
	Unit 3	1,033	£35	£36,167
	Unit 4	657	£35	£22,981
Sub-Total		3,272		£114,500
Total		16,684		£638,100

4.7. Applying the agreed flexible ground floor use yield of 4.25% and rent free and void period of 30 months to the updated Scheme NIA indicates a GDV for this element of c. £13.66m

Private Residential Sales Values

4.8. The private residential units within both the Vine Lane and High Holborn blocks remains unchanged from the previous position agreed with BPS and therefore we have adopted the agreed pricing for these units. The Applicant has commissioned CBRE to provide sales values for the revised private units within the West Central Street block. These comprise of 2x 3-bed units and a unit-by-unit pricing schedule is attached at **Appendix 1**. The private residential pricing is also summarised in the table below.

4.9. **Table 4: Private Residential Values**

Block	No. Units	NIA (sq ft)	Price
West Central Street	2	2,723	£3,950,000
High Holborn	4	3,122	£5,420,000
Vine Street	19	11,603	£21,630,000
Total	25	17,448	£31,000,000

Source: Savills/ CBRE

Affordable Residential Values	4.10. The valuation of the affordable housing units was agreed with BPS in their Updated FVR. A value of £182 for the Low Cost Rent units and £350 psf for the Intermediate units was agreed. We have adopted these values for the revised scheme as consider that they are still appropriate. A summary of the values for the affordable housing units is set out below:																												
	<p>4.11. Table 5: Affordable Residential Values</p> <table border="1" data-bbox="432 539 1422 719"> <thead> <tr> <th>Tenure</th> <th>No. Units</th> <th>NIA (sq ft)</th> <th>Total Capital Value</th> <th>Rate Per Unit</th> <th>Rate Psf</th> </tr> </thead> <tbody> <tr> <td>LCR</td> <td>11</td> <td>9,397</td> <td>£1,706,107</td> <td>£155,101</td> <td>£182</td> </tr> <tr> <td>Intermediate</td> <td>8</td> <td>4,887</td> <td>£1,708,600</td> <td>£213,575</td> <td>£350</td> </tr> <tr> <td>Total</td> <td>19</td> <td>14,284</td> <td>£3,414,707</td> <td></td> <td></td> </tr> </tbody> </table> <p>Source: GE</p>	Tenure	No. Units	NIA (sq ft)	Total Capital Value	Rate Per Unit	Rate Psf	LCR	11	9,397	£1,706,107	£155,101	£182	Intermediate	8	4,887	£1,708,600	£213,575	£350	Total	19	14,284	£3,414,707						
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Total	19	14,284	£3,414,707																										
GDV	4.12. A comparison of the GDV included in the September 2022 FVA and the Updated Scheme GDV is set out below:																												
	<p>4.13. Table 6: GDV – Proposed Scheme</p> <table border="1" data-bbox="432 902 1398 1126"> <thead> <tr> <th>Element</th> <th>Updated FVA GDV</th> <th>Addendum GDV</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>£358,239,977</td> <td>£359,610,720</td> <td>+£1,370,743</td> </tr> <tr> <td>Private Residential</td> <td>£33,770,000</td> <td>£31,000,000</td> <td>-£2,770,000</td> </tr> <tr> <td>Affordable Residential</td> <td>£3,465,543</td> <td>£3,414,707</td> <td>-£50,836</td> </tr> <tr> <td>Total</td> <td>£395,475,520</td> <td>£394,025,427</td> <td>-£1,450,000</td> </tr> </tbody> </table>	Element	Updated FVA GDV	Addendum GDV	Difference	Commercial	£358,239,977	£359,610,720	+£1,370,743	Private Residential	£33,770,000	£31,000,000	-£2,770,000	Affordable Residential	£3,465,543	£3,414,707	-£50,836	Total	£395,475,520	£394,025,427	-£1,450,000								
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Total	£395,475,520	£394,025,427	-£1,450,000																										
Construction Costs	4.14. The Updated FVA included a cost plan prepared by Gardiner and Theobald (G&T), which was dated July 2022. Due to the revisions to the Scheme and the passage of time since the Updated FVA, the construction costs for the Scheme have been updated by G&T and an updated cost plan is attached at Appendix 2 . A comparison of the costs included in the September 2022 FVA and the Updated Scheme costs is set out below:																												
	<p>4.15. Table 7: Cost Plan Summary</p> <table border="1" data-bbox="432 1357 1434 1671"> <thead> <tr> <th>Element</th> <th>Updated FVA Costs</th> <th>Addendum Costs</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>1 Museum Street</td> <td>£127,700,000</td> <td>£131,300,000</td> <td>+£3,600,000</td> </tr> <tr> <td>West Central Street</td> <td>£27,100,000</td> <td>£23,600,000</td> <td>-£3,500,000</td> </tr> <tr> <td>Vine Lane/ Grape Street</td> <td>£22,800,000</td> <td>£23,400,000</td> <td>+£600,000</td> </tr> <tr> <td>High Holborn</td> <td>£4,300,000</td> <td>£4,389,000</td> <td>+£89,000</td> </tr> <tr> <td>Site Wide</td> <td>£13,000,000</td> <td>£13,400,000</td> <td>+£400,000</td> </tr> <tr> <td>Total</td> <td>£194,900,000</td> <td>£196,089,000</td> <td>+£1,189,000</td> </tr> </tbody> </table> <p>Source: G&T</p>	Element	Updated FVA Costs	Addendum Costs	Difference	1 Museum Street	£127,700,000	£131,300,000	+£3,600,000	West Central Street	£27,100,000	£23,600,000	-£3,500,000	Vine Lane/ Grape Street	£22,800,000	£23,400,000	+£600,000	High Holborn	£4,300,000	£4,389,000	+£89,000	Site Wide	£13,000,000	£13,400,000	+£400,000	Total	£194,900,000	£196,089,000	+£1,189,000
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Total	£194,900,000	£196,089,000	+£1,189,000																										
	4.16. The above table shows a total construction cost of c. £196m, which represents an increase of c. £1.1m from the September 2022 FVA total of c. £194.9m. As stated above, this increase accounts for the Scheme changes and the rebasing of the cost plan date from July 2022 to the present day.																												
Finance Rate	<p>4.17. The September 2022 FVA adopted a finance rate of 6.5% and this finance rate has been maintained within our Updated Scheme appraisal on the basis that this input has been agreed between BPS and GE.</p> <p>It is important to note, however, that as a result of the recent increases to the Bank of England base rate, which has led to increases in the cost of development finance, we consider that a higher finance rate of</p>																												

		approximately 8.5% could be justified at the current time. GE reserves the right to keep this input under review in the event that viability discussions continue, and further appraisals are required. We have undertaken sensitivity testing on the impact of increasing finance rates in Section 6.												
Profit	4.18.	The blended target rate of return within the September 2022 FVA was 15.14%. As agreed with BPS, the blended rate is based on a profit on GDV of 17.5% for the private residential, 6% for the affordable housing and 15% on the commercial element. Based upon the updated Scheme GDV, we have updated the blended target rate of return, as follows:												
	4.19.	<p>Table 8: Applied Target Rate of Return</p> <table border="1"> <thead> <tr> <th></th> <th>Profit on GDV</th> </tr> </thead> <tbody> <tr> <td>Private Residential</td> <td>17.5%</td> </tr> <tr> <td>Affordable Residential</td> <td>6.0%</td> </tr> <tr> <td>Commercial</td> <td>15.0%</td> </tr> <tr> <td></td> <td>15.12%</td> </tr> </tbody> </table> <p>Source: GE</p>		Profit on GDV	Private Residential	17.5%	Affordable Residential	6.0%	Commercial	15.0%		15.12%		
	Profit on GDV													
Private Residential	17.5%													
Affordable Residential	6.0%													
Commercial	15.0%													
	15.12%													
Planning Obligations	4.20.	The Applicant’s planning consultants, Icení, have provided updated planning contributions estimates for the Updated Scheme. The S106 estimate has increased from £2.0m in the September 2022 FVA to £3.5m following discussions with the Council during the previous application period and additional and increased obligation requirements. The planning obligations are as follows:												
	4.21.	<p>Table 9: Planning Obligations</p> <table border="1"> <thead> <tr> <th>Planning Obligations</th> <th>Contribution</th> </tr> </thead> <tbody> <tr> <td>CIL</td> <td>£2,741,644</td> </tr> <tr> <td>Payment in lieu of residential</td> <td>£1,618,500</td> </tr> <tr> <td>Affordable housing²</td> <td>50.1% of GIA</td> </tr> <tr> <td>S106 estimate</td> <td>£3,500,000</td> </tr> <tr> <td>Total</td> <td>£7,860,144 plus 50.1% affordable housing</td> </tr> </tbody> </table> <p>Source: Icení</p>	Planning Obligations	Contribution	CIL	£2,741,644	Payment in lieu of residential	£1,618,500	Affordable housing ²	50.1% of GIA	S106 estimate	£3,500,000	Total	£7,860,144 plus 50.1% affordable housing
Planning Obligations	Contribution													
CIL	£2,741,644													
Payment in lieu of residential	£1,618,500													
Affordable housing ²	50.1% of GIA													
S106 estimate	£3,500,000													
Total	£7,860,144 plus 50.1% affordable housing													
	4.22.	As per the conclusions of our FVA, a reduced planning contributions package is proposed on viability grounds, as per the Applicant’s offer, as follows:												

² This does not include Affordable Workspace

4.23. **Table 10: Planning Obligations within Appraisal**

Planning Obligations	Contribution
CIL	£2,741,644
Payment in lieu of residential	£0
Affordable Housing	50.1% of GIA Delivered as 11 units LCR and 8 units Intermediate Rent
S106 estimate	£3,500,000
Total	£6,241,644 plus 50.1% affordable housing

5. FINANCIAL APPRAISAL REVIEW

Appraisal	5.1. GE has applied the inputs as set out within the previous sections to determine the financial appraisal output of the amended Scheme. A copy of the Proposed Scheme appraisal is included at Appendix 3 and a 'live' version can be provided to BPS.												
	5.2. We summarise below the updated position, compared to BPS Updated FVR of January 2023.												
	<p>5.3. Table 11: Updated Appraisal Inputs</p> <table border="1" data-bbox="470 645 1227 857"> <thead> <tr> <th>Appraisal Output</th> <th>BPS Updated FVR</th> <th>FVA Addendum</th> </tr> </thead> <tbody> <tr> <td>Target Rate of Return on GDV</td> <td>15.14%</td> <td>15.12%</td> </tr> <tr> <td>Scheme Actual Return on GDV</td> <td>7.32%</td> <td>6.61%</td> </tr> <tr> <td>Deficit/Surplus</td> <td>-7.82% (-£30.9m)</td> <td>-8.51% (-£33.5m)</td> </tr> </tbody> </table> <p>Source: GE</p>	Appraisal Output	BPS Updated FVR	FVA Addendum	Target Rate of Return on GDV	15.14%	15.12%	Scheme Actual Return on GDV	7.32%	6.61%	Deficit/Surplus	-7.82% (-£30.9m)	-8.51% (-£33.5m)
Appraisal Output	BPS Updated FVR	FVA Addendum											
Target Rate of Return on GDV	15.14%	15.12%											
Scheme Actual Return on GDV	7.32%	6.61%											
Deficit/Surplus	-7.82% (-£30.9m)	-8.51% (-£33.5m)											
Initial Viability Conclusion	5.4. The output of our viability assessment indicates that the revised Scheme generates a profit output that is below the target rate of return. It appears therefore that the Scheme, with the inclusion of £6.2m of S106/CIL contributions and 50.1% (by GIA) affordable housing, is the maximum viable level that can be justified based on viability.												

6. SENSITIVITY ANALYSIS

	6.1.	We have undertaken a sensitivity analysis for the revised Scheme to assess this overall conclusion and the robustness of applied assumptions.																																											
Sensitivity Analysis – Values and Costs	6.2.	GE has considered a variation of +/- 10% to both office rents and the construction costs. The impact on the profit return has been tested and is presented in the following tables.																																											
	6.3.	<p>Table 12: Scheme – Sensitivity Analysis – Office Rents and Build Costs – Impact on Profit</p> <table border="1"> <thead> <tr> <th colspan="2" rowspan="2"></th> <th colspan="5">Office Rents</th> </tr> <tr> <th>-10.0%</th> <th>-5.0%</th> <th>0.0%</th> <th>5.0%</th> <th>10.0%</th> </tr> </thead> <tbody> <tr> <th rowspan="5">Construction costs</th> <th>-10.0%</th> <td>5.29%</td> <td>9.41%</td> <td>13.14%</td> <td>16.56%</td> <td>19.68%</td> </tr> <tr> <th>-5.0%</th> <td>1.69%</td> <td>5.98%</td> <td>9.88%</td> <td>13.43%</td> <td>16.69%</td> </tr> <tr> <th>0.0%</th> <td>-1.90%</td> <td>2.55%</td> <td>6.61%</td> <td>10.30%</td> <td>13.69%</td> </tr> <tr> <th>5.0%</th> <td>-5.50%</td> <td>-0.87%</td> <td>3.34%</td> <td>7.18%</td> <td>10.70%</td> </tr> <tr> <th>10.0%</th> <td>-9.10%</td> <td>-4.30%</td> <td>0.07%</td> <td>4.05%</td> <td>7.70%</td> </tr> </tbody> </table> <p>Source: GE</p>			Office Rents					-10.0%	-5.0%	0.0%	5.0%	10.0%	Construction costs	-10.0%	5.29%	9.41%	13.14%	16.56%	19.68%	-5.0%	1.69%	5.98%	9.88%	13.43%	16.69%	0.0%	-1.90%	2.55%	6.61%	10.30%	13.69%	5.0%	-5.50%	-0.87%	3.34%	7.18%	10.70%	10.0%	-9.10%	-4.30%	0.07%	4.05%	7.70%
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	6.4.	The sensitivity analysis on office rents and construction costs shows that a 10.0% increase in office rents would result in the Scheme nearly reaching the target rate of return. Alternatively, a 10% increase in office rents coupled with a 5% decrease in build costs would result in the Scheme exceeding the target rate of return and there being a surplus. The Scheme is therefore potentially capable of being viable and is deliverable.																																											
Sensitivity Analysis – Interest Rates	6.5.	Due to recent significant increases in interest rates and anticipated further increases, we have run a sensitivity to demonstrate the potential effect this could have on the Scheme’s viability position. The base position reflects a rate of 6.50%, with the sensitivity modelling an incremental increase of 0.25% up to an aggregate interest rate of 7.50%.																																											
	6.6.	<p>Table 13: Scheme – Sensitivity Analysis – Interest Rate Increases</p> <table border="1"> <thead> <tr> <th colspan="2" rowspan="2"></th> <th colspan="5">Interest Rates (+0.25%)</th> </tr> <tr> <th>6.5%</th> <th>6.75%</th> <th>7.00%</th> <th>7.25%</th> <th>7.50%</th> </tr> </thead> <tbody> <tr> <th>Profit on GDV</th> <td>6.61%</td> <td>6.10%</td> <td>5.60%</td> <td>5.09%</td> <td>4.58%</td> </tr> </tbody> </table> <p>Source: GE</p>			Interest Rates (+0.25%)					6.5%	6.75%	7.00%	7.25%	7.50%	Profit on GDV	6.61%	6.10%	5.60%	5.09%	4.58%																									
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Profit on GDV	6.61%	6.10%	5.60%	5.09%	4.58%																																								
	6.7.	This sensitivity analysis shows the impact of increasing interest rates, being a 1.0% increase from the current position of 6.5% would result in a c. 2.03% decrease in profit on GDV.																																											

7. CONCLUDING STATEMENT

Conclusion	7.1.	GE has been instructed by the Applicant to undertake an Addendum to the Updated FVA dated September 22, whilst at the same time responding to points raised in BPS' FVR of January 2023. This report has been undertaken in accordance with the RICS Financial Viability in Planning Mandatory Guidance (2019) to verify whether the Scheme, following updates to inputs to the assessment, reflects the maximum reasonable level of affordable housing and planning contributions.								
	7.2.	We have adjusted the appraisal to reflect the Updated Scheme as well as the updated evidence base to the assessment as set out in this report. The updates include flexible Class E rental values, residential sales values to reflect the updated mix, and construction costs.								
	7.3.	Following updates to our appraisal, the Scheme remains in a deficit position compared against the target rate of return. The results of the appraisal output are shown below:								
	7.4.	<p>Table 14: Summary of Updated Appraisal Results</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #4f7942; color: white;">Output</th> <th style="background-color: #4f7942; color: white;">Addendum</th> </tr> </thead> <tbody> <tr> <td>Target Rate of Return</td> <td>15.12% on GDV</td> </tr> <tr> <td>Scheme Actual Return</td> <td>6.61% on GDV</td> </tr> <tr> <td>Surplus / Deficit</td> <td>-8.51% on GDV (-£33,549,227)</td> </tr> </tbody> </table> <p>Source: GE</p>	Output	Addendum	Target Rate of Return	15.12% on GDV	Scheme Actual Return	6.61% on GDV	Surplus / Deficit	-8.51% on GDV (-£33,549,227)
Output	Addendum									
Target Rate of Return	15.12% on GDV									
Scheme Actual Return	6.61% on GDV									
Surplus / Deficit	-8.51% on GDV (-£33,549,227)									
	7.5.	Sensitivity testing on office rents and construction costs shows that a 10% increase in office rents would result in the Scheme nearly reaching the target rate of return. Alternatively, a 10% increase in office rents coupled with a 5% decrease in costs would result in a potential surplus.								
	7.6.	Our Updated Scheme appraisal identifies a deficit; however, the sensitivity analysis demonstrates that the Scheme is potentially capable of being viable and is therefore deliverable.								
	7.7.	We conclude that the Scheme, providing planning contributions of £6.24 million plus 50.1% affordable housing (by GIA), results in a profit output that is below the target rate of return. As such, the proposed planning obligations package is the maximum that the Scheme can afford. The Scheme cannot afford a residential PIL on viability grounds.								

APPENDIX 1

Labs Selkirk House Ltd
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St. Peter Port,
Gy1 4hp,
Guernsey

Direct Line +44 (0)207 182 2671
Mobile +44 (0)7399 433 804
ross.walkerlove@cbre.com
Our Ref 1MS/RWL

10th May 2023

By email

Dear Sir / Madam,

1 MUSEUM STREET, 35-41 NEW OXFORD STREET AND 16A-18 WEST CENTRAL STREET, WC1A 1JR

We have been asked to review the market residential indicative pricing for the West Central Street element of the above development as part of the wider viability report. There have been no changes to the Vine Lane and High Holborn elements of the scheme from the previous application, so we have not reviewed them.

There has been a reduction in market units from seven to two units and the location of those units are now in listed buildings. One is on the corner of Museum Street and West Central Street (unit 1.04) and the other located next to the Old Crown Pub on New Oxford Street (unit 1.06). Both units are now self-contained, and the layouts utilise those of the existing buildings heritage.

Due to the listing and existing building constraints, the layouts, size of units and lack of outside space create compromises compared a new build property and previously valued units as part of the Savills report. At 106 sqm and 147 sqm both units are on the larger size for the market and unit 1.04 utilises the existing basement space which has little natural light and accounts for c.28 sqm of the overall unit space. That said, the units will be in attractive period building and are self-contained.

Based on the above, current market conditions and considering the values from Savills market report July 2022 we believe the values for these units as follows:

Unit 1.04 – 147 sqm, 1,582 sqft	£2,250,000 or £1,422 £psf
Unit 1.06 – 106 sqm, 1,140 sqft	£1,700,000 or £1,492 £psf

This pricing is based on the following assumptions:

- A long leasehold interest of a minimum of 250 years unexpired
- A high quality internal specification and quality of finish in accordance with market expectations
- Further optimisation of internal layouts to accord with market expectations
- Peppercorn ground rents and reasonable service charges, commensurate with the services provided and the price point

Yours sincerely



Ross Walker-Love
Senior Director

Please note any advice contained or attached in this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS 1 and PS 2 of the RICS Valuation – Professional Standards (PS 1.5 - VPS 1-5 exceptions), effective from 1st July 2017.

Any advice attached is not a formal ("Red Book") valuation, and neither CBRE nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

APPENDIX 2

Museum Street and West Central Street Development Cost Model Rev 1 Stage 2

LabTech Investments

April 2023

EXECUTIVE SUMMARY - 1 MUSEUM STREET



1. COST SUMMARY

Description	(April 2023)				£	WEST CENTRAL STREET	TOTAL (April 2023)	
	Tower	Grape Street	High Holborn	Site Wide Works		(April 2023)		
					£	£	£	
Facilitating Works / Repairs / demolitions / alterations to existing buildings	6,500,000	1,000,000	100,000	-	7,600,000	4,400,000	12,000,000	
Substructure	8,200,000	2,800,000	300,000	-	11,300,000	1,600,000	12,900,000	
Superstructure	38,900,000	6,900,000	1,900,000	-	47,700,000	6,800,000	54,500,000	
Fit-out	39,900,000	5,700,000	700,000	-	46,300,000	3,600,000	49,900,000	
External Works / Public Realm	700,000	400,000	100,000	9,600,000	10,800,000	800,000	11,600,000	
Sub-Total	94,200,000	16,800,000	3,100,000	9,600,000	123,700,000	17,200,000	140,900,000	
Main Contractor Preliminaries	14,100,000	2,500,000	500,000	1,400,000	18,500,000	2,100,000	20,600,000	
Main Contractor OH&P	5,400,000	1,000,000	200,000	600,000	7,200,000	1,100,000	8,300,000	
Sub-Total	113,700,000	20,300,000	3,800,000	11,600,000	149,400,000	20,400,000	169,800,000	
Risk Allowance	Excl	Excl	Excl	Excl	-	Excl		
Sub-Total	113,700,000	20,300,000	3,800,000	11,600,000	149,400,000	20,400,000	169,800,000	
Inflation 1Q21 to 2Q23	15.5%	17,600,000	3,100,000	589,000	1,800,000	23,089,000	3,200,000	26,289,000
Inflation to mid-point	6.3%	7,200,000	1,500,000	200,000	800,000	9,700,000	1,300,000	11,000,000
Direct orders (Loose FF&E)	-	310,000	70,000	-	380,000	60,000	440,000	
Contractor's Design Fees (RIBA 4b)	5%	6,925,000	1,300,000	200,000	700,000	9,125,000	1,200,000	10,325,000
Total Estimated Construction Cost, say	145,000,000	27,000,000	4,900,000	14,900,000	191,800,000	26,000,000	217,800,000	
£/m² GIA, say	5,995	8,946	10,088			7,652		

EXECUTIVE SUMMARY - 1 MUSEUM STREET

2022 Stage 2 to 2023 Stage 2 SUMMARY

	July 2022 Stage 2		April 2023 Stage 2		Variance			
	Cost	Area	Cost	Area	Cost	Cost %	Area	Area %
Museum Street	142,000,000	24,185	145,000,000	24,185	3,000,000	2%	0	0%
Grape Street/ Vine Lane	26,000,000	3,018	27,000,000	3,018	1,000,000	4%	-	0%
High Holborn	4,600,000	486	4,900,000	486	300,000	7%	(0)	0%
Site Wide Works and Infrastructure	14,500,000	5,094	14,900,000	5,094	400,000	3%	-	0%
West Central Street	30,000,000	3,485	26,000,000	3,398	(4,000,000)	-13%	(87)	-2%
Total (Rounded)	217,100,000	36,268	217,800,000	36,181	700,000	0.3%	(87)	-0.2%

Key cost factors:

Inflation. G&T cost indices show a 15.5% cost increase from 1Q21 to 2Q23 (was 12.3% from 1Q21 to 3Q22)

Reduced area. The current scheme has 87m² less development due to West Central Street removal of roof top extensions.

Tenure. West Central Street fit out of 11nr Low Cost Rent; 8nr Intermediate; 2nr Market

Fit out costs. West Central Street market units are cheaper to fit out due to their large size, compared to LCR or Intermediate small units.

Roof top units in WCS. The loss of these units is offset by basement areas.

Fire Acts. No implications of Fire Safety (England) Regulations 2022 and Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations have been included in these costs.

Museum Street - Office Tower Project
Cost Model Rev 1
Stage 2

LabTech Investments

April 2023

Museum Street Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)	Date
-	Viability	Nick Forester (Senior Associate) / June 22	John McEvoy (Partner) / June 22	07 July 2022
-	Viability	Nick Forester (Senior Associate) / April 23	John McEvoy (Partner) / April 23	28 April 2023

EXECUTIVE SUMMARY - MUSEUM STREET



1. COST SUMMARY

		Current Cost Plan
		MS Tower
Description		£
Facilitating Works		6,500,000
Substructure		8,200,000
Superstructure		38,900,000
Fit-out		39,900,000
External Works / Public Realm		700,000
Sub-Total		94,200,000
Main Contractor Preliminaries	15%	14,100,000
Main Contractor OH&P	5%	5,400,000
Sub-Total		113,700,000
Risk Allowance		Excl
Sub-Total		113,700,000
Inflation 1Q21 to 2Q23	15.5%	17,600,000
Inflation to mid-point	6.3%	7,200,000
Direct orders (loose FF&E), say		-
Contractor's Design Fees (RIBA 4b)		6,925,000
Total Estimated Construction Cost		145,000,000
£/m² GIA, say		5,995

2. AREAS



NIA



17,329

GIA



24,185

NIA:GIA



72%

Museum Street Cost Model

Job No. : 35627 - Selkirk House

Issue Date : 28-Apr-23

Client : LabTech Investments

Base Date : 1Q21

CONSTRUCTION COST SUMMARY						
				Total Cost		
				NIA	17,329	
				GIA	24,185m ²	
CONSTRUCTION COST				Total (£)	£/m ² GIA	%
0	Facilitating Works			6,500,000	269	5.7
1	Substructure			8,200,000	339	7.2
2	Superstructure			38,900,000	1,608	34.2
3	Fit Out - Shell and Core/ BoH			39,200,000	1,621	34.5
4	Fit Out - Office Cat A		NIA top floor 605	650,000	1,074	0.6
5	Fit Out - Office Cat B		-	-		0.0
6	External Works / Public Realm			700,000	29	0.6
7	Building Works Sub Total			94,200,000	3,895	83
8	Main Contractor's preliminaries	15%		14,100,000	583	12.4
9	Main Contractor's Overheads and Profit	5%		5,400,000	223	4.7
			Subtotal	113,700,000	4,701	100.0
10	Design Development Risk Allowance			Excl		
11	Total Estimated Construction Cost			113,700,000	4,701	100
12	Inflation 1Q21 to 2Q23	15.5%		17,600,000		
13	Allowance for inflation to mid-point	6.3%		7,200,000		
14	Contractor's Design Fees (RIBA 4b)	5.0%		6,925,000		
15	ESTIMATED CONSTRUCTION COST			145,000,000	5,995	

Museum Street Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 0 - Facilitating Works

Item	Description	Qty	Unit	Rate	Total
0	Facilitating Works				
0.1	Toxic/hazardous/contaminated material treatment				
0.1.1	Asbestos removal; Provisional allowance, say	1	item	100,000	100,000
0.1.2	Allowance to purge existing fuel tanks, assume 2 nr 11,500 litres 10% full; cut up and dispose	1	item	40,000	40,000
0.1.3	Disposal of ground contamination - Refer to substructures, item 1.2.8				incl.
0.2	Major demolition works				
0.2.1	Demolition of existing high rise to lowest slab level	16,000	m2	315	5,040,000
0.2.2	Extra over change in fuel duty (red diesel) and fuel increase	10%		5,040,000	504,000
0.2.3	Minor de-watering including settlement tank and Thames Water agreements	1	item	150,000	150,000
0.3	Temporary support to adjacent structures				
0.3.1	Allowance for Temporary support to basement; refer to 1.10	0	item	800,000	-
0.3.2	Allowance for temporary works associated with heave risk; double handing of demolition arisings to weigh down basement	1	item	700,000	700,000
0.4	Specialist groundworks				
0.4.1	No works required	-			excl.
0.5	Temporary diversion works				
0.5.1	Refer to SWW&I				incl.
0.6	Extraordinary site investigation works				
0.6.1	Archaeological surveys and works - EXCLUDED	-			excl.
0.6.2	Reptile/ wildlife surveys and works - EXCLUDED	-			excl.
ESTIMATED ROUNDED CONSTRUCTION COST				£	6,530,000

Museum Street Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1	Substructure				
1.1	Works to Existing Substructures				
	<u>Excavating and filling; foundations</u>				
1.1.1	Breaking out RC / mass concrete for proposed foundations; incl minimal-percussive works; depth 50mm - 300mm	9	m ³	600	5,160
1.1.2	Breaking out RC / mass concrete for proposed foundations; incl minimal-percussive works; depth 300mm - 500mm	4	m ³	750	3,225
1.1.3	Breaking out RC / mass concrete for proposed foundations; incl minimal-percussive works; depth 500mm - 1000mm	222	m ³	1,000	222,300
1.1.4	Breaking out RC / mass concrete for proposed foundations; incl minimal-percussive works; 1000mm +	435	m ³	1,250	543,750
1.1.5	Backfill; mass concrete	322	m ³	186	59,812
	<u>Excavating and filling; slabs</u>				
1.1.6	Breaking out RC / mass concrete for proposed slabs; incl minimal-percussive works; depth 50mm - 300mm	49	m ³	600	29,400
1.1.7	Backfill; mass concrete	234	m ³	186	43,466
1.1.8	Backfill to piled area; gridline B.7	161	m ³	186	29,869
	<u>RC Liner Wall</u>				
	250mm thk				
1.1.9	Reinforced concrete; waterproof	192	m ³	239	45,888
1.1.10	Formwork	767	m ²	66	50,331
1.1.11	Wall end; soffits and steps in walls	150	m	114	17,036
1.1.12	Wall kickers	150	m	10	1,493
1.1.13	Reinforcement; assumed 200kg/m ³	38	t	1,113	42,677
1.1.14	Waterstops; horizontal at base and head of wall	300	m	14	4,101
1.1.15	Waterstops; vertical at construction joints	217	m	15	3,280
1.1.16	Connection of B1 slab to liner wall	57	m	30	1,727
1.1.17	Tanking and damp proofing; behind liner wall, depth of slab at B2 (300mm) and depth of slab at GF (300mm)	857	m ²	14	11,784
	<u>New RC wall to corner adjacent to backfill area (gridline B.7)</u>				
	600mm thk				
1.1.18	Reinforced concrete; waterproof	26	m ³	239	6,214
1.1.19	Formwork	86	m ²	66	5,643
1.1.20	Wall end; soffits and steps in walls	8	m	114	912
1.1.21	Wall kickers	8	m	10	80
1.1.22	Reinforcement; assumed 200kg/m ³	5	t	1,113	5,787
1.1.23	Waterstops; horizontal at base and head of wall	8	m	14	110
1.1.24	Waterstops; vertical at construction joints	13	m	15	203

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.1.25	Tanking and damp proofing; behind liner wall, depth of slab at B2 (300mm) and depth of slab at GF (300mm)	91	m ²	14	1,249
	<u>Waler beams</u>				
	1500x1000dp				
1.1.26	Reinforced concrete	10	m ³	181	1,810
1.1.27	Formwork	17	m ²	70	1,191
1.1.28	Reinforcement; 265kg/m ³	3	t	1,113	2,927
	1880x1000dp				
1.1.29	Reinforced concrete	6	m ³	181	1,086
1.1.30	Formwork	9	m ²	70	630
1.1.31	Reinforcement; 265kg/m ³	2	t	1,113	1,736
	450x1000dp				
1.1.32	Reinforced concrete	14	m ³	181	2,533
1.1.33	Formwork	44	m ²	70	3,081
1.1.34	Reinforcement; 265kg/m ³	4	t	1,113	3,995
	500x1000dp				
1.1.35	Reinforced concrete	4	m ³	181	724
1.1.36	Formwork	12	m ²	70	840
1.1.37	Reinforcement; 265kg/m ³	1	t	1,113	1,191
	500x450dp				
1.1.38	Reinforced concrete	9	m ³	181	1,629
1.1.39	Formwork	40	m ²	70	2,801
1.1.40	Reinforcement; 265kg/m ³	3	t	1,113	2,782
	550x1000dp				
1.1.41	Reinforced concrete	22	m ³	181	3,981
1.1.42	Formwork	63	m ²	70	4,412
1.1.43	Reinforcement; 265kg/m ³	6	t	1,113	6,577
	650x500dp				
1.1.44	Reinforced concrete	22	m ³	181	3,981
1.1.45	Formwork	76	m ²	70	5,322
1.1.46	Reinforcement; 265kg/m ³	6	t	1,113	6,377
	650x600dp				
1.1.47	Reinforced concrete	34	m ³	181	6,153
1.1.48	Formwork	110	m ²	70	7,703
1.1.49	Reinforcement; 265kg/m ³	9	t	1,113	10,116
1.1.50	Allowance for pull-out bars to the above	1	item	7,500	7,500
	<u>Waler columns</u>				
	800x900				
1.1.51	Reinforced concrete	26	m ³	196	5,098
1.1.52	Formwork	125	m ²	35	4,380
1.1.53	Reinforcement; assumed 400kg/m ³	11	t	1,113	11,785
	800x750				
1.1.54	Reinforced concrete	10	m ³	196	1,961
1.1.55	Formwork	50	m ²	35	1,752
1.1.56	Reinforcement; assumed 400kg/m ³	4	t	1,113	4,351
	650x700				
1.1.57	Reinforced concrete	6	m ³	196	1,176
1.1.58	Formwork	36	m ²	35	1,261
1.1.59	Reinforcement; assumed 400kg/m ³	2	t	1,113	2,693

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	1950x445				
1.1.60	Reinforced concrete	4	m ³	196	784
1.1.61	Formwork	21	m ²	35	736
1.1.62	Reinforcement; assumed 400kg/m ³	2	t	1,113	1,692
	700x700				
1.1.63	Reinforced concrete	30	m ³	196	5,813
1.1.64	Formwork	172	m ²	35	6,010
1.1.65	Reinforcement; assumed 400kg/m ³	12	t	1,113	13,338
	600x1200				
1.1.66	Reinforced concrete	8	m ³	196	1,568
1.1.67	Formwork	41	m ²	35	1,419
1.1.68	Reinforcement; assumed 400kg/m ³	3	t	1,113	3,611
1.1.69	Allowance for pull-out bars to the above; at B2, B1 and GF	1	item	5,000	5,000
1.1.70	Allowance for couplers to connect to walers	1	item	5,000	5,000
1.2	Piling				
	<u>Bearing piles</u>				
1.2.1	Set up on site all plant and labour required	1	item	29,000	29,000
1.2.2	Piling mat for B2 level piles; using on-site arisings (incl removal) MS	917	m ²	63	57,505
1.2.3	Piling mat for ground floor level piles; using on-site arisings (incl removal) MS	227	m ²	63	14,279
1.2.4	Allowance for pile integrity testing	1	item	2,000	2,000
1.2.5	Provisional allowance for pile probing works following UXO report 600mm dia; 20m length	1	item	25,000	25,000
1.2.6	Piles; 600mm dia EC7 designed; assumed 20m length	3	nr	12,500	37,500
1.2.7	Pile probing	3	nr	29	86
1.2.8	Cutting off tops of piles	3	nr	183	549
1.2.9	Disposal of excavated material; off site 900mm dia; 20m length	17	m ³	48	806
1.2.10	Local demolition to allow for installation of piles	79	nr	250	19,750
1.2.11	Piles; 900mm dia movement control; assumed 20m length	15	nr	15,000	225,000
1.2.12	Piles; 900mm dia settlement reducing; assumed 20m length	44	nr	15,000	660,000
1.2.13	Piles; 900mm dia EC7 designed; assumed 20m length	20	nr	15,000	300,000
1.2.14	Pile probing	79	nr	29	2,270
1.2.15	Cutting off tops of piles	79	nr	183	14,464
1.2.16	Disposal of excavated material; off site	1,005	m ³	48	47,745
1.2.17	Pile sleeving not required; as stated on Meinhardt drawing 2413-MHT-ST-DR-04060 1050mm dia; 20m length				excl
1.2.18	Piles; 1050mm dia EC7 designed; assumed 20m length	6	nr	12,500	75,000
1.2.19	Pile probing	6	nr	29	172
1.2.20	Cutting off tops of piles	6	nr	183	1,099
1.2.21	Disposal of excavated material; off site 1200mm dia; 20m length	34	m ³	48	1,612
1.2.22	Piles; 1200mm dia EC7 designed; assumed 20m length	7	nr	12,500	87,500
1.2.23	Pile probing	7	nr	29	201
1.2.24	Cutting off tops of piles	7	nr	183	1,282
1.2.25	Disposal of excavated material; off site	40	m ³	48	1,880
1.3	Capping Beams				

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	<u>1500mm thk capping beam</u>				
1.3.1	Excavation	311	m ³	11	3,353
1.3.2	Working space allowance	114	m ²	15	1,743
1.3.3	Earthwork support	114	m ²	39	4,449
1.3.4	Disposal of excavated material; off-site	114	m ³	51	5,825
1.3.5	Compacting bottom of excavation	197	m ²	1	215
1.3.6	Cutting off tops of piles	19	nr	103	1,962
1.3.7	Blinding bed; assumed 75mm thick	15	m ³	214	3,215
1.3.8	Reinforced concrete	296	m ³	181	53,564
1.3.9	Formwork; edges of beds	114	m ²	33	3,744
1.3.10	Reinforcement; assumed 225kg/m ³	67	t	1,113	74,560
	<u>1850mm thk capping beam</u>				
1.3.11	Excavation	73	m ³	11	787
1.3.12	Working space allowance	52	m ²	15	792
1.3.13	Earthwork support	52	m ²	39	2,022
1.3.14	Disposal of excavated material; off-site	73	m ³	51	3,730
1.3.15	Compacting bottom of excavation	38	m ²	1	41
1.3.16	Cutting off tops of piles	8	nr	103	826
1.3.17	Blinding bed; assumed 75mm thick	3	m ³	214	643
1.3.18	Reinforced concrete	70	m ³	181	12,667
1.3.19	Formwork; edges of beds	52	m ²	39	2,039
1.3.20	Reinforcement; assumed 225kg/m ³	16	t	1,113	17,805
1.4	Ground Beams				
	1050x1000dp				
1.4.1	Reinforced concrete	29	m ³	181	5,248
1.4.2	Formwork	83	m ²	70	5,812
1.4.3	Reinforcement; 225kg/m ³	6	t	1,113	7,144
	1050x1000dp				
1.4.4	Reinforced concrete	22	m ³	181	3,981
1.4.5	Formwork	50	m ²	70	3,502
1.4.6	Reinforcement; 225kg/m ³	5	t	1,113	5,408
	2000x1200dp				
1.4.7	Reinforced concrete	6	m ³	181	1,086
1.4.8	Formwork	8	m ²	70	560
1.4.9	Reinforcement; 225kg/m ³	1	t	1,113	1,591
1.5	Foundations				
	<u>1000mm thk raft slab</u>				
1.5.1	Reinforced concrete	9	m ³	181	1,629
1.5.2	Formwork; edges of beds	12	m ²	39	481
1.5.3	Reinforcement; assumed 225kg/m ³	2	t	1,113	2,226
1.5.4	Pan float finish	9	m ²	3	25
1.5.5	Waterproofing; tanking and damp proofing	21	m ²	14	292
	<u>1200mm thk raft slab</u>				
1.5.6	Reinforced concrete	91	m ³	181	16,467
1.5.7	Formwork; edges of beds	44	m ²	39	1,724
1.5.8	Reinforcement; assumed 225kg/m ³	20	t	1,113	22,257
1.5.9	Pan float finish	76	m ²	3	212
1.5.10	Waterproofing; tanking and damp proofing	120	m ²	14	1,647
	<u>1500mm thk raft slab</u>				

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.5.11	Reinforced concrete	494	m ³	181	89,394
1.5.12	Formwork; edges of beds	360	m ²	39	14,157
1.5.13	Reinforcement; assumed 225kg/m ³	111	t	1,113	123,524
1.5.14	Pan float finish	329	m ²	3	918
1.5.15	Waterproofing; tanking and damp proofing	689	m ²	14	9,469
	<u>2170mm thk raft slab</u>				
1.5.16	Reinforced concrete	766	m ³	181	138,615
1.5.17	Formwork; edges of beds	451	m ²	39	17,738
1.5.18	Reinforcement; assumed 225kg/m ³	172	t	1,113	191,407
1.5.19	Pan float finish	353	m ²	3	985
1.5.20	Waterproofing; tanking and damp proofing	804	m ²	14	11,050
	<u>500mm thk raft slab</u>				
1.5.21	Reinforced concrete	16	m ³	181	2,895
1.5.22	Formwork; edges of beds	34	m ²	39	1,322
1.5.23	Reinforcement; assumed 225kg/m ³	4	t	1,113	4,006
1.5.24	Pan float finish	32	m ²	3	89
1.5.25	Waterproofing; tanking and damp proofing	66	m ²	14	902
	<u>600mm thk raft slab</u>				
1.5.26	Reinforced concrete	35	m ³	181	6,334
1.5.27	Formwork; edges of beds	16	m ²	39	646
1.5.28	Reinforcement; assumed 225kg/m ³	8	t	1,113	8,903
1.5.29	Pan float finish	58	m ²	3	162
1.5.30	Waterproofing; tanking and damp proofing	74	m ²	14	1,023
	<u>Rectangular footing; 7 x 4.5 x 1m</u>				
1.5.31	Reinforced concrete	22	m ³	181	3,981
1.5.32	Formwork; edges of beds	23	m ²	39	905
1.5.33	Reinforcement; assumed 225kg/m ³	5	t	1,113	5,564
1.5.34	Pan float finish	1	m ²	3	3
1.5.35	Waterproofing; tanking and damp proofing	45	m ²	14	619
	<u>Rectangular footing; 5.5 x 5 x 1m</u>				
1.5.36	Reinforced concrete	28	m ³	181	5,067
1.5.37	Formwork; edges of beds	21	m ²	39	827
1.5.38	Reinforcement; assumed 225kg/m ³	6	t	1,113	6,677
1.5.39	Pan float finish	1	m ²	3	3
1.5.40	Waterproofing; tanking and damp proofing	49	m ²	14	674
	<u>Rectangular footing; 6 x 4.5 x 1m</u>				
1.5.41	Reinforced concrete	27	m ³	181	4,886
1.5.42	Formwork; edges of beds	21	m ²	39	827
1.5.43	Reinforcement; assumed 225kg/m ³	6	t	1,113	6,677
1.5.44	Pan float finish	1	m ²	3	3
1.5.45	Waterproofing; tanking and damp proofing	48	m ²	14	660
	<u>Rectangular footing; 4.5 x 4.5 x 1m; 2nr</u>				
1.5.46	Reinforced concrete	34	m ³	181	6,153
1.5.47	Formwork; edges of beds	36	m ²	39	1,417
1.5.48	Reinforcement; assumed 225kg/m ³	8	t	1,113	8,903
1.5.49	Pan float finish	2	m ²	3	6
1.5.50	Waterproofing; tanking and damp proofing	70	m ²	14	963
	<u>Rectangular footing; 6 x 4 x 1m</u>				
1.5.51	Reinforced concrete	17	m ³	181	3,076
1.5.52	Formwork; edges of beds	20	m ²	39	787
1.5.53	Reinforcement; assumed 225kg/m ³	4	t	1,113	4,451

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.5.54	Pan float finish	1	m ²	3	3
1.5.55	Waterproofing; tanking and damp proofing	37	m ²	14	509
	<u>Rectangular footing; 1.7 x 1.7 x 0.5m</u>				
1.5.56	Reinforced concrete	2	m ³	181	293
1.5.57	Formwork; edges of beds	7	m ²	39	276
1.5.58	Reinforcement; assumed 225kg/m ³	0	t	1,113	401
1.5.59	Pan float finish	1	m ²	3	3
1.5.60	Waterproofing; tanking and damp proofing	4	m ²	14	55
1.6	Basement Slabs				
	<u>B2 slab</u>				
1.6.1	In situ concrete; 250mm thk; waterproof concrete				
1.6.2	Blinding bed; assumed 75mm thick	9	m ³	214	1,929
1.6.3	Reinforced concrete; waterproof	31	m ³	239	7,455
1.6.4	Formwork; edges of beds	78	m	20	1,535
1.6.5	Reinforcement; 170kg/m ³	5	t	1,113	5,912
1.6.6	Pan float finish	124	m ²	3	346
1.6.7	Waterproofing; tanking and damp proofing	144	m ²	14	1,973
	In situ concrete; 300mm thk				
1.6.8	Blinding bed; assumed 75mm thick	59	m ³	214	12,645
1.6.9	Reinforced concrete	200	m ³	239	47,752
1.6.10	Formwork; edges of beds	263	m	20	5,176
1.6.11	Reinforcement; 170kg/m ³	34	t	1,113	37,798
1.6.12	Pan float finish	665	m ²	3	1,855
1.6.13	Waterproofing; tanking and damp proofing	744	m ²	14	10,229
	In situ concrete; 300mm thk; over attenuation tank				
1.6.14	Reinforced concrete	37	m ³	239	8,891
1.6.15	Formwork; edges of beds	78	m	31	2,390
1.6.16	Formwork; soffit of slab	124	m ²	31	3,799
1.6.17	Reinforcement; 170kg/m ³	6	t	1,152	7,282
1.6.18	Pan float finish	124	m ²	5	645
	<u>B1 slab</u>				
	In situ concrete; 200mm thk				
1.6.19	Reinforced concrete	147	m ³	154	22,704
1.6.20	Formwork; soffits of slabs	729	m ²	36	25,982
1.6.21	Formwork; edges of beds	229	m	38	8,732
1.6.22	Reinforcement; 160kg/m ³	24	t	1,113	26,174
1.6.23	Pan float finish	735	m ²	3	2,051
	In situ concrete; 225mm thk				
1.6.24	Reinforced concrete	20	m ³	154	3,089
1.6.25	Formwork; soffits of slabs	90	m ²	36	3,208
1.6.26	Formwork; edges of beds	43	m	38	1,640
1.6.27	Reinforcement; 160kg/m ³	3	t	1,113	3,606
1.6.28	Pan float finish	90	m ²	3	251
	<u>GF slab</u>				
	In situ concrete; 250mm thk				
1.6.29	Reinforced concrete	27	m ³	154	4,170
1.6.30	Formwork; soffits of slabs	107	m ²	36	3,813
1.6.31	Formwork; edges of beds	67	m	38	2,555
1.6.32	Reinforcement; 160kg/m ³	4	t	1,113	4,763
1.6.33	Pan float finish	107	m ²	3	299

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	In situ concrete; 300mm thk				
1.6.34	Reinforced concrete	383	m ³	154	59,097
1.6.35	Formwork; soffits of slabs	1,274	m ²	36	45,405
1.6.36	Formwork; edges of beds	595	m	38	22,687
1.6.37	Reinforcement; 160kg/m ³	61	t	1,113	68,128
1.6.38	Pan float finish	1,274	m ²	3	3,554
	In situ concrete; 450mm thk				
1.6.39	Reinforced concrete	68	m ³	154	10,503
1.6.40	Formwork; soffits of slabs	151	m ²	36	5,382
1.6.41	Formwork; edges of beds	73	m	38	2,783
1.6.42	Reinforcement; 160kg/m ³	11	m ²	1,113	12,096
1.6.43	Pan float finish	151	m ²	3	421
1.6.44	Soffits of slabs; extra over for double height decking	707	m ²	22	15,448
1.6.45	Edges of openings in suspended slabs	183	m	38	6,978
1.7	Columns				
	1000x800				
1.7.1	Reinforced concrete	4	m ³	196	784
1.7.2	Formwork	20	m ²	35	701
1.7.3	Reinforcement; assumed 400kg/m ³	2	t	1,113	1,992
	225x900				
1.7.4	Reinforced concrete	2	m ³	196	392
1.7.5	Formwork	19	m ²	35	666
1.7.6	Reinforcement; assumed 400kg/m ³	1	t	1,113	768
	250x1000				
1.7.7	Reinforced concrete	6	m ³	196	1,176
1.7.8	Formwork	56	m ²	35	1,962
1.7.9	Reinforcement; assumed 400kg/m ³	2	t	1,113	2,515
	350x1200				
1.7.10	Reinforced concrete	7	m ³	196	1,372
1.7.11	Formwork	54	m ²	35	1,892
1.7.12	Reinforcement; assumed 400kg/m ³	3	t	1,113	2,904
	350x800				
1.7.13	Reinforced concrete	14	m ³	196	2,745
1.7.14	Formwork	119	m ²	35	4,170
1.7.15	Reinforcement; assumed 400kg/m ³	6	t	1,113	6,454
	400x400				
1.7.16	Reinforced concrete	1	m ³	196	196
1.7.17	Formwork	8	m ²	35	280
1.7.18	Reinforcement; assumed 400kg/m ³	0	t	1,113	356
	450x400				
1.7.19	Reinforced concrete	2	m ³	196	392
1.7.20	Formwork	26	m ²	35	911
1.7.21	Reinforcement; assumed 400kg/m ³	1	t	1,113	946
	500x1000				
1.7.22	Reinforced concrete	4	m ³	196	784
1.7.23	Formwork	228	m ²	35	7,989
1.7.24	Reinforcement; assumed 400kg/m ³	2	t	1,113	1,692
	550x1200				
1.7.25	Reinforced concrete	15	m ³	196	2,941
1.7.26	Formwork	82	m ²	35	2,873

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.7.27	Reinforcement; assumed 400kg/m ³ 600x400	6	t	1,113	6,900
1.7.28	Reinforced concrete	1	m ³	196	196
1.7.29	Formwork	9	m ²	35	315
1.7.30	Reinforcement; assumed 400kg/m ³ 700x1050	0	t	1,113	501
1.7.31	Reinforced concrete	4	m ³	196	784
1.7.32	Formwork	20	m ²	35	701
1.7.33	Reinforcement; assumed 400kg/m ³ 700x1100	2	t	1,113	1,881
1.7.34	Reinforced concrete	13	m ³	196	2,549
1.7.35	Formwork	63	m ²	35	2,208
1.7.36	Reinforcement; assumed 400kg/m ³ 700x700	5	t	1,113	5,976
1.7.37	Reinforced concrete	12	m ³	196	2,422
1.7.38	Formwork	71	m ²	35	2,504
1.7.39	Reinforcement; assumed 400kg/m ³ 800x400	5	t	1,113	5,558
1.7.40	Reinforced concrete	2	m ³	196	392
1.7.41	Formwork	14	m ²	35	491
1.7.42	Reinforcement; assumed 400kg/m ³ 900x1350	1	t	1,113	812
1.7.43	Reinforced concrete	23	m ³	196	4,509
1.7.44	Formwork	84	m ²	35	2,943
1.7.45	Reinforcement; assumed 400kg/m ³ 900x1490	9	t	1,113	10,093
1.7.46	Reinforced concrete	7	m ³	196	1,372
1.7.47	Formwork	26	m ²	35	911
1.7.48	Reinforcement; assumed 400kg/m ³ 900x1880	3	t	1,113	3,305
1.7.49	Reinforced concrete	7	m ³	196	1,372
1.7.50	Formwork	24	m ²	35	841
1.7.51	Reinforcement; assumed 400kg/m ³ 300x1260	3	t	1,113	3,183
1.7.52	Reinforced concrete	4	m ³	196	784
1.7.53	Formwork	33	m ²	35	1,156
1.7.54	Reinforcement; assumed 400kg/m ³ 700x1375	2	t	1,113	1,792
1.7.55	Reinforced concrete	5	m ³	196	980
1.7.56	Formwork	21	m ²	35	736
1.7.57	Reinforcement; assumed 400kg/m ³	2	t	1,113	2,137
1.8	Core Walls				
1.8.1	Setup and dismantle core framework;	1	item	208,100	208,100
	<u>B2 to B1; in-situ concrete walls</u>				
	200mm thk				
1.8.2	Reinforced concrete	18	m ³	187	3,372
1.8.3	Formwork	180	m ²	61	11,021
1.8.4	Extra over for exposed finish to core	180	m ²	15	2,727
1.8.5	Wall kickers	158	m	10	1,572

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.8.6	Reinforcement; assumed 200kg/m ³ 300mm thk	4	t	1,152	4,145
1.8.13	Reinforced concrete	343	m ³	187	64,264
1.8.14	Formwork	2,282	m ²	61	139,727
1.8.15	Extra over for exposed finish to core	2,282	m ²	15	34,572
1.8.16	Wall kickers	364	m	10	3,622
1.8.17	Reinforcement; assumed 200kg/m ³ 325mm thk	69	t	1,152	78,901
1.8.18	Reinforced concrete	7	m ³	187	1,312
1.8.19	Formwork	40	m ²	61	2,449
1.8.20	Extra over for exposed finish to core	40	m ²	15	606
1.8.21	Wall kickers	1	m	10	10
1.8.22	Reinforcement; assumed 200kg/m ³ 600mm thk	1	t	1,152	1,497
1.8.23	Reinforced concrete	4	m ³	187	749
1.8.24	Formwork	14	m ²	61	857
1.8.25	Extra over for exposed finish to core	14	m ²	15	212
1.8.26	Wall kickers	78	m	10	776
1.8.27	Reinforcement; assumed 200kg/m ³	1	t	1,152	967
	<u>B1 to GF; in-situ concrete walls</u>				
	600mm thk				
1.8.28	Reinforced concrete	2	m ³	196	392
1.8.29	Formwork	6	m ²	51	304
1.8.30	Wall kickers	78	m	10	780
1.8.31	Reinforcement; assumed 200kg/m ³	0	t	1,152	415
1.9	Beams				
	<u>Beams</u>				
	1000x1000dp				
1.9.1	Reinforced concrete	11	m ³	181	1,991
1.9.2	Formwork	34	m ²	70	2,381
1.9.3	Reinforcement; 250kg/m ³	3	t	1,113	3,194
	350x1000dp				
1.9.4	Reinforced concrete	4	m ³	181	724
1.9.5	Formwork	37	m ²	70	2,591
1.9.6	Reinforcement; 250kg/m ³	1	t	1,113	1,024
	450x600dp				
1.9.7	Reinforced concrete	0	m ³	181	72
1.9.8	Formwork	1	m ²	70	70
1.9.9	Reinforcement; 250kg/m ³	0	t	1,113	56
	600x550dp				
1.9.10	Reinforced concrete	2	m ³	181	362
1.9.11	Formwork	10	m ²	70	700
1.9.12	Reinforcement; 250kg/m ³	0	t	1,113	523
	700x600dp				
1.9.13	Reinforced concrete	2	m ³	181	362
1.9.14	Formwork	10	m ²	70	700
1.9.15	Reinforcement; 250kg/m ³	1	t	1,113	634
	<u>In-situ concrete upstands</u>				

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	200mm thk upstand				
1.9.16	Reinforced concrete	6	m ³	220	1,409
1.9.17	Formwork	60	m ²	39	2,311
1.9.18	Reinforcement; assumed 200kg/m ³	1	t	1,113	1,358
1.9.19	Trowelling to top of upstand	5	m ²	7	36
	350mm thk upstand				
1.9.20	Reinforced concrete	3	m ³	220	661
1.9.21	Formwork	16	m ²	39	616
1.9.22	Reinforcement; assumed 200kg/m ³	1	t	1,113	623
1.9.23	Trowelling to top of upstand	5	m ²	7	36
1.10	Temporary Works				
	<u>Shoring</u>				
1.10.1	Temporary propping to existing perimeter concrete wall; B3	90	m	1,608	144,755
1.10.2	Temporary propping to existing perimeter concrete wall; B2	314	m	1,608	505,034
1.10.3	Temporary propping to existing perimeter concrete wall; B1	296	m	1,608	476,083
1.11	Allowance for below ground drainage				
	<u>Basement level</u>				
	Foul water sewer				
1.11.1	150mm dia	172	m	137	23,536
1.11.2	100mm dia	77	m	83	6,370
	Surface water sewer				
1.11.3	150mm dia	44	m	137	6,021
1.11.4	Foul water rising main	1	item	4,252	4,252
1.11.5	Cavity drainage perimeter channel	149	m	150	22,350
	Cavity drainage pipes				
1.11.16	150mm dia	95	m	137	13,000
1.11.17	Foul water pump	2	nr	9,543	19,086
1.11.18	Foul water PPIC	19	nr	1,651	31,362
1.11.19	Surface water pump	1	nr	9,543	9,543
1.11.20	Surface water PPIC	3	nr	1,651	4,952
1.11.21	Cavity drainage pump chamber	4	nr	9,543	38,172
1.11.22	Foul water gully	13	nr	1,409	18,321
1.11.23	Foul water drainage point	37	nr	1,780	65,864
1.11.24	Rain water drainage point	3	nr	1,780	5,340
1.11.25	Attenuation tank; constructed between existing and new basement slabs	123	m ³	371	45,632
1.11.26	Connections to Local Authority Sewer	4	nr	15,532	62,128
1.11.27	Allowance for cutting drainage channels in existing areas	1	item	25,000	25,000
	<u>Ground level</u>				
	Foul water sewer				
1.11.28	150mm dia	13	m	137	1,779
	Channel / slot drain				
1.11.29	150mm dia	70	m	137	9,579
1.11.30	Testing and commissioning to the above	1	item	6,612.10	6,612
1.11.31	Drained cavity system				incl in section 3.4

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.11.32	Subcontract Prelims associated with frame	15%	item	6,648,026	997,204
1.12	Design development for substructures element only	2.5%		7,645,230	191,131
	Risk allowance for price rises in steel raw material price. Re-baselined quote from 1Q21 to 2Q22 shows a 50% increase. Less inflation included in summary	37.7%		919,900	346,802
1.13	Acoustic Treatments				
1.13.1	No allowance made as per Acoustic report recommendation ref 3.5.3 issued 030920				excl.
1.14	Allowance for lift pits				
	Allowance for lift pit - at B2 level; excavated below slab; MS	incl in 1.6			
	Allowance for vehicle lift pit	incl in 1.6			
ESTIMATED ROUNDED CONSTRUCTION COST				£	8,180,000

Museum Street Cost Model

Job No. : 35627 - Selkirk House

Issue Date : 28-Apr-23

Client : LabTech Investments

Base Date : 1Q21

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2	Superstructure				
2.1	Columns and Frame				
2.1.1	Typical floor; L10	1,208	m ²		
2.1.2	Total beam measure	61.31	t		
2.1.3	Total column measure	16.15	t		
2.1.4	Total fabricated box girder	1.57	t		
2.1.5	Base beam measure; L10	50.50	kg/m ²		
2.1.6	Base column measure; L10	13.30	kg/m ²		
2.1.7	Fabricated Box Girder measure; L10	1.30	kg/m ²		
2.1.8	Above ground area	22,962	m ²		
2.1.9	Total base frame (base beam + base column + fabricated box girders)	1495	t	3,682	5,504,529
2.1.10	Connections allowance to base frame at 15%	224	t	3,682	825,679
2.1.11	E/O beams in addition to standard grid	9	t	3,682	33,289
2.1.12	E/O columns in addition to standard grid	13	t	3,682	48,989
2.1.13	E/O transfer beams	137	t	3,682	503,659
2.1.14	Connections allowance to E/O items above at 15%	24	t	3,682	87,891
2.1.15	Intumescent paint 120 mins	1902	t	980	1,864,192
2.1.16	E/O for execution class 3 (assumed 15% of frame)	285	t	2,761	787,754
2.1.17	E/O for plate sleeving to penetrations to transfer beams	1	item	100,000	100,000
2.1.18	Shop applied shear studs; 2.5 nr/m2	57,405	nr	4	229,619
2.1.19	Allowance for decorative finish to steel	1,902	t	200	380,447
2.1.20	Steelwork erection	1,902	t	300	570,671
2.1.21	Welding fin plates to encasted embeds; as JRL advice	18	storey	15,000	270,000
2.1.22	Installation of ledgers to concrete; as JRL advice	1	item	60,000	60,000
2.1.23	Temporary works / edge protection / safety fans / design / performance bond; based on JRL allowances	1	item	1,000,000	1,000,000
2.3	Design development on steel frame				
2.3.1	Allowance for development	12,266,720		2.5%	306,668
2.3.2	Risk allowance for increases in steel raw material and fabrication labour. March 22 date of re-baselined quote to 3Q22; 6%	1,902	t	221	420,242
2.4	Core Walls				
	<u>In-situ concrete walls</u>				
2.4.1	Typical core layout; L10; 250mm	173	m		
2.4.2	Average slab to slab height	3.80	m		
2.4.3	Core area (one side); L10	657.45	m ²		
2.4.4	Core thickness; L10	0.25	m		
2.4.5	Core volume; L10	164.36	m ³		
2.4.6	Nr. above ground storeys	19	nr		
2.4.7	Reinforced concrete	3,123	m ³	181	565,114
2.4.8	Formwork	24,983	m ²	34	840,176
2.4.9	E/O for exposed finish to core	24,983	m ²	15	378,491
2.4.10	Wall kickers	3,287	m	10	32,706
2.4.11	Reinforcement; assumed 200kg/m ³	625	t	1,747	1,091,219

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.4.12	Casting in plates for connection of structural steel; supply and install <u>In-situ concrete upstands</u> 200mm thk upstand	1	Item	300,000	300,000
2.4.13	Reinforced concrete	108	m ³	220	23,675
2.4.14	Formwork	538	m ²	39	20,708
2.4.15	Reinforcement; assumed 200kg/m ³	22	t	1,747	37,566
2.4.16	Trowelling to top of upstand	269	m ²	7	1,947
2.4.17	Designed joints; 1 dowel every 300mm	896	nr	40	36,109
2.5	Upper Floors				
	In situ concrete; 200mm thk; to internal core slabs				
2.5.1	Reinforced concrete	1,005	m ³	154	155,147
2.5.2	Formwork; soffits of slabs	5,023	m ²	54	269,963
2.5.3	Formwork; edges of beds; 60% of soffit area	3,014	m	31	92,335
2.5.4	Reinforcement; assumed 200kg/m ³	201	t	1,808	363,203
2.5.5	Pan float finish	5,023	m ²	5	26,117
2.5.6	GRP mesh to voids in slabs; 15% of area	753	m ²	177	133,108
	In situ concrete; 250mm thk; to first floor				
2.5.7	Reinforced concrete	287	m ³	154	44,362
2.5.8	Formwork; soffits of slabs	1,149	m ²	54	61,753
2.5.9	Formwork; edges of beds	155	m	31	4,746
2.5.10	Reinforcement; assumed 160kg/m ³	46	t	1,808	83,081
2.5.11	Pan float finish	1,149	m ²	5	5,974
	Concrete topping to precast slabs; 55mm thk; floors 2-18				
2.5.12	Reinforced concrete	803	m ³	219	176,060
2.5.13	Formwork; edges of beds	2,383	m	32	76,120
2.5.14	Reinforcement; assumed 8kg/m ²	14,608	m ²	18	262,947
2.5.15	Pan float finish	14,608	m ²	5	73,041
	Concrete topping to precast slabs; 90mm thk; Roof				
2.5.16	Reinforced concrete	54	m ³	219	11,939
2.5.17	Formwork; edges of beds	125	m	32	3,988
2.5.18	Reinforcement; assumed 8kg/m ²	605	m ²	18	10,897
2.5.19	Pan float finish	605	m ²	5	3,027
2.5.20	Precast Creagh solid concrete slabs; 110mm thk	15,214	m ²	94	1,430,073
2.5.21	Allowance for delivery	173	nr	560	96,880
2.5.22	Allowance for temporary propping of spans	15,214	m ²	15	228,203
2.5.23	Allowance for fire stopping between core and slab	22	storey	7,500	165,000
2.5.24	Prelims associated with frame	15%		7,105,674	1,065,851
2.6	Roof				
2.6.1	RFS.01 - Insulated Inverted Roof System - Terrace Levels = 400mm	450	m ²	225	101,250
2.6.2	RFS.02 - Insulated Inverted Roof System = 400mm	976	m ²	225	219,517
2.6.3	RFS.03 - Insulated Inverted Roof to Lift Overrun = 200mm	49	m ²	250	12,342
2.6.4	RFS.10 - Paved Uninsulated South Terraces; incl. below	-	-	-	Incl.
2.6.5	Allowance for blue roof	450	m ²	100	45,000
2.6.6	ENHANCEMENT - Allowance for finishes on external accessible roof terraces on the building, incl. in external works	-	-	-	Price incl. in external works
2.6.7	Finish to L19 plant roof; paved paths, gravel	847	m ²	25	21,175
2.6.8	Allowance for dealing with existing post office Tunnel vent shaft; surveyed and found not to vent the tunnel but the car cark	-	-	-	Excl.
2.6.9	BMU for maintenance/ cleaning; refer to fit out 3.22.9	-	nr	500,000	-
2.6.10	Allowance for steelwork; BMU track; 100kg/m assumed; incl. stubs	11	t	7,500	84,750
2.6.11	Roof Terrace; South Elevation ; L18				
2.6.12	Precast Creagh solid concrete slabs; 110mm thk; incl delivery, fire stopping etc	44	m ²	126	5,553
2.6.13	Floor Finishes - external works	44	m ²		-

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.6.14	Allowance for services externally; incl in CAT A	44	m ²	-	-
2.6.15	Schueco south terrace curtain wall	77	m ²	1,000	77,241
2.6.16	Allowance for fire stopping between core and slab	1	storey	15,000	15,000
2.6.17	Waterproof finishes; refer to Roof				
2.6.18	Accessible Roof Terraces; L8, L11				
2.6.19	Precast Creagh solid concrete slabs; 110mm thk; incl delivery, fire stopping etc	450	m ²	126	56,796
2.6.20	Floor Finishes - external works	450	m ²	-	-
2.6.21	Allowance for services externally	450	m ²	-	-
2.6.22	Waterproof finishes; refer to Roof				
	2.7 Stairs and Ramps				
2.7.1	Staircase in main north core; precast units; mild steel balustrades and handrails	21	levels	15,000	315,000
2.7.2	Staircase in main south core; precast units; mild steel balustrades and handrails	21	levels	15,000	315,000
2.7.3	Metal staircase with infilled pans, dogleg flight; handrails and finishes; basement; south retail unit	1	levels	10,000	10,000
2.7.4	Metal staircase with infilled pans, dogleg flight; handrails and finishes; basement; adjacent to core	1	levels	20,000	20,000
2.7.5	Bespoke metal wide staircase; straight flight; cycle entrance	1	levels	30,000	30,000
	2.8 External Wall Finishes				
2.8.1	EWS-101 - OMS Unitised System	9,273	m ²	1,500	13,909,712
2.8.2	EWS-102 - OMS South Terrace (internal) unitised window wall - incl above, south terraces	-	-	-	Detail price above
2.8.3	EWS-103 - OMS South Terrace (external) unitised system	23	m ²	1,500	34,815
2.8.4	EWS-104 - OMS Unitised plant screen 'crown'	168	m ²	1,500	252,609
2.8.5	EWS-105 - OMS Ground floor stick system	758	m ²	1,500	1,136,993
2.8.6	EWS-303 - OMS Ground floor colonnade column cladding	16	m ²	2,500	40,783
2.8.7	EWS-501 - Architectural Metalwork to vehicle lift	42	m ²	1,600	66,448
2.8.8	BAL-101 - OMS Balustrade	119	m	1,200	143,196
2.8.9	SOF-101 - OMS L01 colonnade soffit rainscreen cladding	150	m ²	1,250	187,500
2.8.10	E/O Openable vents; say	150	nr	1,000	150,000
2.8.11	Allowance for an entrance sign at ground floor; including lighting, say	2	item	25,000	50,000
2.8.12	ENHANCEMENT - Allowance for façade lighting, incl in External Works	-	item	1,375,000	-
2.8.13	EO for triple glazing - Excluded			-	-
2.8.14	Formation of traffic marshal booth adjacent to vehicle lift	1	item	50,000	50,000
	2.9 Windows and External Doors				
2.9.1	4 Wing Fully Automatic Boon Edam Circleslide Entrance Door (2.9m high) with PPC Finish	3	nr	40,000	120,000
2.9.2	Gradus Esplanade 1000 matting to interior of revolving door only	3	nr	8,000	24,000
2.9.3	Stainless Steel Finish to doors in lieu of PPC	3	nr	7,300	21,900
2.9.4	Colour Anodised finish to doors in lieu of Stainless Steel	3	nr	4,000	12,000
2.9.5	Allowance for design development to above doors	1	item	10,000	10,000
2.9.6	Vehicle Lift access door	18	m ²	4,000	70,620
2.9.7	Single Entrances within façade to accessible terraces	4	nr	6,000	24,000
2.9.8	Double Entrances within façade to accessible terraces	1	nr	7,000	7,000
2.9.9	E/O Double sliding glazed doors to L18 southern terrace	2	nr	500	1,000
2.9.10	Heater curtain to single and double doors	5	nr	350	1,750
2.9.11	Single Entrance doors to ground	8	nr	6,000	48,000
2.9.12	Double Entrance doors to ground	1	nr	7,000	7,000
2.9.13	Door & a half Entrance doors to ground	1	nr	6,500	6,500

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
ESTIMATED ROUNDED CONSTRUCTION COST				£	38,870,000

Museum Street Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3	Shell and Core Fit Out				
	Architectual Fit Out				
3.1	Internal Walls				
3.1.1	Glazed Partition System to lift lobbies	326	m ²	2,200	716,562
3.1.2	Dense aggregate block walls; floors L-02; L-01; Ground	1,265	m ²	120	151,851
3.1.3	Dry lined partition walls; floors L-02; L-01; Ground	incl	m ²		
3.1.4	RC walls to vehicle lift; floors L-02; L-01; Ground; 250mm thk	390	m ²	300	116,882
3.1.5	300mm thk RC shear core walls; floors L02; L01; Ground	1,787	m ²	320	571,850
3.2	Internal Doors				
3.2.1	Single timber doorset; 60min	97	nr	2,000	194,000
3.2.2	Single door to stairs; 120min	27	nr	3,500	94,500
3.2.3	Double timber doorset; 60min	40	nr	3,000	120,000
3.2.4	Door & a half timber doors to stairs; 120min	7	nr	5,000	35,000
3.2.5	Door & a half timber doorset; 60min	56	nr	2,500	140,000
3.2.6	Single Cubicle doorset; NFR	171	nr	3,000	513,000
3.2.7	Accessible cubicle doorset; NFR	20	nr	3,200	64,000
3.2.8	Single door to cleaner's cupboard, NFR	19	nr	3,000	57,000
3.2.9	Single door to cycle store; 60min	2	nr	2,500	5,000
3.2.10	Single leaf door to riser incl. frames; 60min	100	nr	2,750	275,000
3.2.11	Small single leaf door to riser incl. frames; 60min	111	nr	2,500	277,500
3.2.12	Double leaf door to riser incl. frames; 60min	133	nr	3,000	399,000
3.3	Wall Finishes				
3.3.1	IW S.20 Stair linings (35mm); FOH	923	m ²	250	230,801
3.3.2	IW S.21 Wall linings (40mm); to slipform walls	1,964	m ²	250	491,095
3.3.3	IW S.22 Wall linings (65mm); to blockwork & slipform walls	249	m ²	250	62,148
3.3.4	IW S.23 Enhanced Finish - Lift Core Lining (50mm) Stone	1,622	m ²	400	648,770
3.3.5	IW S.24 Enhanced Finish - GF Lobby Lining (Varies)	439	m ²	400	175,444
	Allowance for;				
3.3.6	Emulsion paint only to blockwork walls (basement levels)	5,051	m ²	20	101,026
3.3.7	Dust Sealer to blockwork walls (ground floor) retail units	1,574	m ²	5	7,869
3.3.8	Ground Floor walls enhancement	1	item	300,000	300,000
3.3.9	Tape & Joint finish to shaft walls (all floors)	6,747	m ²	35	236,142
3.3.10	Tape & Joint finish to dry lined walls (all floors)	1,960	m ²	35	68,616
3.3.11	Granite plinth to entrance lobbies, lift lobby & café; 0.75m high	68	m ²	750	50,625
3.3.12	Fluted Granite composite precast wall panels to entrance lobbies, lift lobby & café	320	m ²	1,250	399,375
3.3.13	Enhanced finish to concrete core; incl in superstructure 3.4.3 and others		m ²		-

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.4	Floor Finishes				
3.4.1	FLS.01 - Basement Waterproofing to BOH Areas = 150mm; waterproof membrane; 25mm delta membrane layer; 50mm insulation; 75mm reinforced screed; prime cost floor finish £75	856	m ²	225	192,592
3.4.2	FLS.02 Basement Waterproofing & Finish to FOH Areas = 170m; waterproof membrane; 25mm delta membrane layer; 50mm insulation; 75mm reinforced screed; 20mm tiling/ floor finish (prime cost; £200/m ²)	367	m ²	450	165,276
3.4.3	FLS03 - Basement Waterproofing to Loading Bay = 100mm; waterproof membrane; 25mm delta membrane layer; 75mm reinforced screed; prime cost floor finish £75	403	m ²	175	70,598
3.4.4	FLS.10 - BOH Retail Space - Screed = 50mm; no finishes	63	m ²	60	3,757
3.4.5	FLS.11 - Stair Landings - Screed = 50mm; prime cost floor finish £100	234	m ²	175	40,981
3.4.6	FLS.12 - Cycle Store - Levelling Screed = 20mm; prime cost floor finish £50	610	m ²	90	54,942
3.4.7	FLS.20 - Ground Floor Lobby - Raised access floor; ; prime cost floor finish £300	428	m ²	350	149,815
3.4.8	FLS.21 - Ground Floor Lobby - Matwell = 300mm	32	m ²	500	16,154
3.4.9	FLS.22 - Ground Floor BOH areas - Floating screed = 150mm; assumed 75mm insulation and 75mm screed; prime cost floor finish £150	65	m ²	250	16,250
3.4.10	FLS.23 - Ground Floor BOH areas - Floating screed = 300mm; assumed 225mm insulation and 75mm screed; prime cost floor finish £150	52	m ²	300	15,579
3.4.11	FLS.24 - Ground Floor Perimeter Trench Heating Box and Grille = 300mm	108	m	350	37,693
3.4.12	FLS.30 - Office Core FOH areas - Floating screed = 150mm; assumed 75mm insulation and 75mm screed; prime cost floor finish £250	928	m ²	350	324,656
3.4.13	FLS.31 - Office Core WC Area - Floating screed = 150mm; assumed 75mm insulation and 75mm screed; prime cost floor finish £200	550	m ²	300	164,995
3.4.14	FLS.32 - Office Core BOH areas - Floating screed = 150mm; assumed 75mm insulation and 75mm screed	266	m ²	300	79,727
3.4.15	FLS.40 - Fit-out - Ground Floor Retail Unit = 150mm; assumed 75mm insulation and 75mm screed	424	m ²	100	42,375
3.4.16	FLS.41 - Fit-Out - Office Floorplate = 150mm; raised access floor	16,603	m ²	65	1,079,169
3.4.17	FLS.42 - Fit-Out - Office Floorplate - Levels 8 & 11 = 400mm; raised access floor; Extra over	1,473	m ²	10	14,731
3.4.18	ENHANCEMENT - entrance lobby finishes	1	item	300,000	300,000
3.4.19	Allowance for floor finishes to south terraces; incl in external works	44	m ²	-	-
3.5	Ceiling Finishes				
3.5.1	EC-01 - Exposed Pre-Cast Concrete; allowance for enhanced finish; dust sealer	14,647	m ²	50	732,325
3.5.2	EC-02 - Exposed Concrete; allowance for enhanced finish; dust sealer	2,727	m ²	50	136,326
3.5.3	CLG-01 - Suspended Plasterboard Ceiling; including metal frame	589	m ²	85	50,049
3.5.4	CLG-02 - Moisture Resistant Suspended Plasterboard Ceiling	74	m ²	85	6,276
3.5.5	CLG-10 - Ground Floor Lobby Treatment - Enhanced Finish (subject to interior package development)	453	m ²	750	339,438
3.5.6	CLG-11 - Lobby WC Area Treatment - Enhanced Finish (subject to interior package development)	48	m ²	500	23,905
3.5.7	CLG-20 - Core Lift Lobby Treatment - Enhanced Finish (subject to interior package development)	864	m ²	600	518,407

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.5.8	CLG-21 - Core WC Area Suspended Ceiling - Enhanced Finish (subject to interior package development)	481	m ²	400	192,518
3.5.9	SOF-01 - Thermal Insulation	411	m ²	50	20,527
3.5.10	SOF-02 - Temporary Thermal Insulation to Retail Units	468	m ²	50	23,391
3.5.11	SOF-10 - Insulated Anodised Profiled Aluminium Soffit	-	m ²	-	-

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.5.12	SOF-11 - Uninsulated Anodised Profiled Aluminium Soffit	-	m ²	600	-
3.5.13	Ceiling finish to Office/entrance lobby/café; decorative primary beam cladding	93	m	800	74,000
3.5.14	Ceiling finish to Office/entrance lobby/café; decorative secondary non-structural beam cladding	334	m	700	233,730
3.5.15	Rain water pipes; assumed exposed/not boxed in				excl.
3.5.16	Blind boxes; excluded				excl.
3.6 Furniture, Fixtures and Equipment					
3.6.1	ENHANCEMENT - artwork, statues, feature lighting, fittings	1	item	1,000,000	1,000,000
3.6.2	Commercial kitchen to café area	18	m ²	30,000	540,000
3.6.3	Lockers to changing rooms; Kemmlit HPL standard colour	174	nr	500	87,000
3.6.4	Allowance for benches to locker room	25	nr	500	12,500
3.6.5	Superloos; allowance for enhanced finishes to substructure 2.10.19-23 (walls and doors); ancillary items (e.g. handryers, bins, mirrors)	131	nr	7,500	982,500
3.6.6	Cycle Racks; 2 tier	354	nr	250	88,500
3.6.7	Cycle Repair Station	1	nr	1,000	1,000
3.6.8	660 litre bins	27	nr	400	10,800
3.6.9	1100 litre bins	11	nr	600	6,600
3.6.10	Evacuation Chairs	43	nr	1,000	43,000
Services					
3.7 Sanitaryware					
3.7.1	Shower cubicles; door, tray, screen; mixer; stop drain; door stops; hooks	16	item	3,000	48,000
3.7.2	Accessible shower cubicles; door, tray, screen; mixer; stop drain; door stops; hooks	3	item	3,500	10,500
3.7.3	Doc M pack toilets; incl. basin	25	nr	3,000	75,000
3.7.4	Sinks/ wash hand basin; corrian (for superloos)	131	nr	3,500	458,500
3.7.5	Wall hung toilet (Superloo)	131	nr	1,200	157,200
3.7.6	Ancillary items to disabled toilets (handryers etc.)	25	nr	2,500	62,500
3.7.7	Cleaner's cupboard, including sink	21	nr	1,000	21,000
3.8 MEPH					
3.8.1	Mechanical and Electrical shell and core to Office (GIA); benchmark rate		m ²	600	Detail price below
3.8.2	Extra over gym fit out Mechanical and electrical	-	m ²	100	-
Services Equipment					
3.9 Disposal Installations					
3.9.1	Rainwater Installation	24,185	m ²	10	241,851
3.9.2	Foul Drainage above ground; cast iron in basement	24,185	m ²	18	435,332
3.9.3	Allowance for drainage to balconies	24,185	m ²	75	1,813,884
3.10 Water Installations					
3.10.1	Mains Water Supply	24,185	m ²	1	24,185
3.10.2	Cold Water Distribution	24,185	m ²	12	290,221
3.10.3	Hot Water Distribution	24,185	m ²	5	120,926
3.10.4	Local Hot Water Distribution	24,185	m ²	10	241,851
3.11 Heat Source					
3.11.1	WSHP-MS-B2-01	1	nr	31,562	31,562
3.11.2	WSHP-MS-B2-02	1	nr	31,562	31,562
3.11.3	WSHP-MS-B2-03	1	nr	24,117	24,117
3.11.4	WSHP-MS-00-01	8	nr	1,139	9,108
3.11.5	WSHP-MS-00-02	7	nr	1,139	7,970
3.11.6	WSHP-MS-XX-01/02 typical per floor	31	nr	17,967	556,965

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.11.7	ASHP-MS-RF-01	10	nr	5,149	51,486
3.12 Space Heating & Air Conditioning					
3.12.1	Allowance for Heating & Cooling	24,185	m ²	30	725,554
3.12.2	HRU-MS-00-01	1	nr	12,819	12,819
3.12.3	PP-MS-B2-01	1	nr	16,263	16,263
3.12.4	PP-MS-B2-02	1	nr	16,263	16,263
3.12.5	PP-MS-B2-03	1	nr	16,263	16,263
3.12.6	PP-MS-B2-04	1	nr	16,263	16,263
3.12.7	PP-MS-B2-05	1	nr	16,263	16,263
3.12.8	SP-MS-B2-01	1	nr	22,788	22,788
3.12.9	SP-MS-B2-02	1	nr	22,788	22,788
3.12.10	SP-MS-B2-03	1	nr	22,788	22,788
3.12.11	SP-MS-B2-04	1	nr	22,788	22,788
3.12.12	SP-MS-B2-05	1	nr	22,788	22,788
3.12.13	HM-MS-B2-01	1	nr	6,000	6,000
3.12.14	HM-MS-B2-02	1	nr	6,000	6,000
3.12.15	PDU-MS-B2-01	1	nr	3,700	3,700
3.12.16	EV-MS-B2-01	1	nr	3,125	3,125
3.12.17	EV-MS-B2-02	1	nr	3,125	3,125
3.12.18	EV-MS-B2-03	1	nr	3,125	3,125
3.12.19	SSF-MS-B2-01	1	nr	5,425	5,425
3.12.20	FCU/COND-MS-B2-01	1	nr	2,347	2,347
3.12.21	FCU/COND-MS-B2-02	1	nr	2,347	2,347
3.12.22	FCU/COND-MS-B2-03	1	nr	2,347	2,347
3.12.23	FCU/COND-MS-B1-01	1	nr	2,347	2,347
3.12.24	COND-MS-B2-04	1	nr	3,347	3,347
3.12.25	HRPP-MS-RF-01	1	nr	10,350	10,350
3.12.26	HRPP-MS-RF-02	1	nr	10,350	10,350
3.12.27	FST-MS-B2-01	1	nr	1,955	1,955
3.12.28	FPS-MS-B2-01	1	nr	1,955	1,955
3.12.29	FCU	4	nr	1,200	4,800
3.12.30	Dosing pot	1	nr	750	750
Ambient Loop Pipework					
3.12.31	200mm dia Pipework Header	12	m	276	3,312
3.12.32	200mm dia Pipe reducing tee	6	nr	1,200	7,200
3.12.33	175mm dia Pipe	100	m	174	17,400
3.12.34	175mm dia Pipe bend	14	nr	444	6,216
3.12.35	175mm dia Pipe tee	12	nr	782	9,389
3.12.36	150mm dia Pipe	88	m	114	10,032
3.12.37	150mm dia Pipe bend	6	nr	324	1,944
3.12.38	150mm dia Pipe tee	12	nr	662	7,949
3.12.39	125mm dia Pipe	84	m	102	8,568
3.12.40	125mm dia Pipe tee	14	nr	642	8,988
3.12.41	100mm dia Pipe	288	m	90	25,920
3.12.42	100mm dia Pipe tee	42	nr	342	14,364
3.12.43	80mm dia Pipe	108	m	72	7,776
3.12.44	80mm dia Pipe tee	14	nr	288	4,032
3.12.45	65mm dia Pipe	100	m	60	6,000
3.12.46	65mm dia Pipe bend	8	nr	60	480
3.12.47	65mm dia Pipe tee	4	nr	288	1,152
3.12.48	Thermal Insulation	780	m ²	40	31,200
3.12.49	Condenser F&R Pipework	1	item	100,000	100,000
3.12.50	Refrigerant Pipework	1	item	55,000	55,000
3.12.51	Fan assisted trench heating & cooling (Grd Floor)	1	item	120,000	120,000
Valves & Accessories					
3.12.52	175mm Isolation valve	19	nr	1,920	36,480
3.12.53	175mm flushing valve	2	nr	1,680	3,360

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.12.54	175mm Pressure Independent Control valve	1	nr	2,880	2,880
3.12.55	150mm Isolation valve	6	nr	1,560	9,360
3.12.56	150mm flushing valve	2	nr	1,320	2,640
3.12.57	125mm Isolation valve	2	nr	1,260	2,520
3.12.58	125mm flushing valve	4	nr	1,200	4,800
3.12.59	125mm drain valve	2	nr	1,260	2,520
3.12.60	100mm Isolation valve	22	nr	900	19,800
3.12.61	100mm flushing valve	4	nr	840	3,360
3.12.62	100mm drain valve	22	nr	900	19,800
3.12.63	100mm Non return valve	10	nr	1,500	15,000
3.12.64	100mm Strainer	10	nr	660	6,600
3.12.65	Temperature Gauge	4	nr	250	1,000
3.12.66	Pressure Gauge	30	nr	250	7,500
3.12.67	Differential Pressure sensor	10	nr	500	5,000
3.12.68	Test Point	30	nr	200	6,000
WSHP valve arrangement					
3.12.69	65mm isolation valve	4	nr	612	2,448
3.12.70	65mm isolation valve & orifice plate	2	nr	1,440	2,880
3.12.71	65mm drain valve	2	nr	612	1,224
3.12.72	65mm Non return valve	2	nr	1,140	2,280
3.12.73	65mm Pressure Independent Control valve	2	nr	1,140	2,280
3.12.74	65mm Strainer	2	nr	480	960
3.12.75	Test Point	8	nr	200	1,600
3.12.76	Energy Meter	2	nr	750	1,500
3.12.77	Air Vent	2	nr	500	1,000
3.12.78	50mm isolation valve	6	nr	540	3,240
3.12.79	50mm isolation valve & orifice plate	3	nr	1,200	3,600
3.12.80	50mm drain valve	3	nr	540	1,620
3.12.81	50mm Non return valve	3	nr	900	2,700
3.12.82	50mm Pressure Independent Control valve	3	nr	900	2,700
3.12.83	50mm Strainer	3	nr	360	1,080
3.12.84	Test Point	12	nr	200	2,400
3.12.85	Energy Meter	3	nr	750	2,250
3.12.86	Air Vent	3	nr	500	1,500
Retail Unit branch loop (future connection)					
3.12.87	50mm isolation valve	2	nr	540	1,080
3.12.88	50mm isolation valve & orifice plate	1	nr	1,200	1,200
3.12.89	50mm Pressure Independent Control valve	1	nr	900	900
3.12.90	Test Point	2	nr	200	400
3.12.91	40mm isolation valve	6	nr	480	2,880
3.12.92	40mm isolation valve & orifice plate	3	nr	1,080	3,240
3.12.93	40mm Pressure Independent Control valve	3	nr	840	2,520
3.12.94	Test Point	6	nr	200	1,200
Floor branch loop (future connection)					
3.12.95	50mm isolation valve	24	nr	540	12,960
3.12.96	50mm isolation valve & orifice plate	12	nr	1,200	14,400
3.12.97	50mm Pressure Independent Control valve	12	nr	900	10,800
3.12.98	Test Point	24	nr	200	4,800
3.12.99	40mm isolation valve	36	nr	480	17,280
3.12.100	40mm isolation valve & orifice plate	18	nr	1,080	19,440
3.12.101	40mm Pressure Independent Control valve	18	nr	840	15,120
3.12.102	Test Point	36	nr	200	7,200
3.13 Ventilation Systems					
3.13.1	Smoke Extract/Control	24,185	m ²	10	241,851
AHU Schedule					
3.13.2	AHU-MS-B2-01 - Office	1	nr	47,988	47,988
3.13.3	AHU-MS-B2-02 - Office	1	nr	42,036	42,036

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.4	AHU-MS-B2-03 - Shower changing rms	1	nr	42,036	42,036
3.13.5	AHU-MS-RF-01A - Office	1	nr	42,036	42,036
3.13.6	AHU-MS-RF-01B - Office	1	nr	47,988	47,988
3.13.7	AHU-MS-RF-02A - Office	1	nr	78,257	78,257
3.13.8	AHU-MS-RF-02B - Office	1	nr	78,257	78,257
Fan Schedule					
3.13.9	SF-MS-B2-01	1	nr	4,250	4,250
3.13.10	SF-MS-B2-02	1	nr	361	361
3.13.11	SF-MS-B1-01	1	nr	4,250	4,250
3.13.12	SF-MS-B1-02	1	nr	4,250	4,250
3.13.13	SF-MS-B1-03	1	nr	320	320
3.13.14	EF-MS-B2-01	1	nr	2,576	2,576
3.13.15	EF-MS-B2-02 A&B	1	nr	2,517	2,517
3.13.16	EF-MS-B2-03 A&B	1	nr	2,104	2,104
3.13.17	EF-MS-B2-04 A&B	1	nr	1,911	1,911
3.13.18	EF-MS-B2-05	1	nr	977	977
3.13.19	EF-MS-B2-06 A&B	1	nr	1,634	1,634
3.13.20	EF-MS-B2-07	1	nr	320	320
3.13.21	EF-MS-00-01	1	nr	1,424	1,424
3.13.22	EF-MS-RF-01	1	nr	2,333	2,333
3.13.23	EF-MS-RF-02	1	nr	2,238	2,238
3.13.24	EF-MS-RF-03	1	nr	2,333	2,333
Ventilation Ductwork					
Basement					
Supply Ductwork					
3.13.25	1500mmx500mm Duct	22	m	324	7,128
3.13.26	1500mmx500mm Duct bend	5	nr	242	1,212
3.13.27	1500mmx500mm Duct connection	1	nr	1,000	1,000
3.13.28	1400mmx1000mm Duct	24	m	300	7,200
3.13.29	1400mmx1000mm Duct bend	6	nr	510	3,060
3.13.30	1400mmx1000mm Duct reducer	2	nr	204	408
3.13.31	1400mmx1000mm Duct MSFD	2	nr	1,000	2,000
3.13.32	1400mmx650mm Duct	3	m	320	1,088
3.13.33	1200mmx1200mm Duct	5	m	400	1,840
3.13.34	1200mmx300mm Duct	30	m	168	5,040
3.13.35	1200mmx300mm Duct reducer	1	nr	120	120
3.13.36	1200mmx300mm Duct branch	1	nr	138	138
3.13.37	1200mmx300mm Duct MSFD	1	nr	738	738
3.13.38	1100mmx500mm Duct	20	m	174	3,480
3.13.39	1100mmx500mm Duct bend	3	nr	312	936
3.13.40	1100mmx500mm Duct reducer	1	nr	134	134
3.13.41	1000mmx800mm Duct	1	m	300	300
3.13.42	1000mmx500mm Duct	27	m	170	4,556
3.13.43	1000mmx200mm Duct	8	m	110	836
3.13.44	800mmx600mm Duct	14	m	180	2,556
3.13.45	800mmx300mm Duct	24	m	96	2,304
3.13.46	800mmx300mm Duct bend	4	nr	150	600
3.13.47	800mmx300mm Duct branch	2	nr	108	216
3.13.48	800mmx300mm Duct reducer	1	nr	120	120
3.13.49	800mmx300mm Duct MSFD	4	nr	648	2,592
3.13.50	700mmx300mm Duct	7	m		
3.13.51	700mmx250mm Duct	6	m	90	540
3.13.52	700mmx250mm Duct branch	1	nr	96	96
3.13.53	600mmx600mm Duct	12	m	102	1,224
3.13.54	600mmx600mm Duct bend	2	nr	180	360
3.13.55	600mmx600mm Duct reducer	1	nr	126	126
3.13.56	600mmx600mm Duct MSFD	1	nr	706	706
3.13.57	600mmx250mm Duct	12	m	84	1,008

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.58	600mmx250mm Duct bend	2	nr	134	269
3.13.59	600mmx250mm Duct reducer	2	nr	102	204
3.13.60	600mmx250mm Duct MSFD	4	nr	600	2,400
3.13.61	500mmx300mm Duct	12	m	78	936
3.13.62	500mmx300mm Duct bend	2	nr	126	252
3.13.63	500mmx300mm Duct branch	1	nr	84	84
3.13.64	500mmx300mm Duct VCD	1	nr	136	136
3.13.65	500mmx300mm Duct MSFD	2	nr	590	1,181
3.13.66	500mmx250mm Duct	64	m	72	4,608
3.13.67	500mmx250mm Duct bend	8	nr	90	720
3.13.68	500mmx250mm Duct reducer	3	nr	96	288
3.13.69	500mmx250mm Duct MSFD	4	nr	582	2,328
3.13.70	400mmx200mm Duct	16	m	66	1,056
3.13.71	400mmx200mm Duct branch	3	nr	72	216
3.13.72	400mmx200mm Duct VCD	3	nr	109	328
3.13.73	400mmx200mm Duct MSFD	3	nr	550	1,649
3.13.74	300mmx300mm Duct	8	m	66	528
3.13.75	300mmx300mm Duct branch	1	nr	72	72
3.13.76	300mmx300mm Duct MSFD	1	nr	550	550
3.13.77	300mmx200mm Duct	8	m	60	480
3.13.78	300mmx200mm Duct branch	1	nr	66	66
3.13.79	300mmx200mm Duct MSFD	1	nr	534	534
3.13.80	250mmx200mm Duct	12	m	60	720
3.13.81	250mmx200mm Duct branch	2	nr	66	132
3.13.82	250mmx200mm Duct VCD	1	nr	100	100
3.13.83	250mmx200mm Duct MSFD	2	nr	528	1,056
3.13.84	200mmx200mm Duct	16	m	66	1,056
3.13.85	200mmx200mm Duct bend	4	nr	66	264
3.13.86	200mmx200mm Duct branch	2	nr	60	120
3.13.87	200mmx200mm Duct MSFD	2	nr	522	1,044
3.13.88	200mmx150mm Duct	8	m	66	528
3.13.89	200mmx150mm Duct branch	2	nr	66	132
3.13.90	200mmx150mm Duct VCD	1	nr	96	96
3.13.91	200mmx150mm Duct MSFD	2	nr	522	1,044
3.13.92	250mm dia duct	4	m	42	168
3.13.93	250mm dia duct branch	1	nr	36	36
3.13.94	200mm dia duct	4	m	36	144
3.13.95	200mm dia duct branch	1	nr	36	36
3.13.96	200mm dia duct VCD	1	nr	96	96
3.13.97	200mm dia duct MSFD	1	nr	264	264
3.13.98	150mm dia duct	16	m	34	538
3.13.99	150mm dia duct bend	4	nr	36	144
3.13.100	150mm dia duct VCD	3	nr	79	238
3.13.101	150mm dia duct MSFD	4	nr	258	1,032
3.13.102	125mm dia duct	16	m	28	442
3.13.103	125mm dia duct bend	2	nr	28	55
3.13.104	125mm dia duct VCD	4	nr	76	302
3.13.105	125mm dia duct MSFD	4	nr	254	1,018
3.13.106	Thermal Insulation	392	m2	45	17,622
Extract Ductwork (Fire Rated)					
3.13.107	1500mmx500mm Duct	16	m	1,589	25,421
3.13.108	1500mmx500mm Duct bend	5	nr	641	3,204
3.13.109	1400mmx650mm Duct	22	m	1,600	35,200
3.13.110	1400mmx350mm Duct	10	m	1,350	13,230
3.13.111	1300mmx1000mm Duct	16	m	1,716	27,456
3.13.112	1300mmx1000mm Duct bend	6	nr	807	4,842
3.13.113	1200mmx300mm Duct	30	m	1,027	30,810
3.13.114	1200mmx300mm Duct reducer	1	nr	412	412

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.115	1200mmx300mm Duct branch	2	nr	189	378
3.13.116	1200mmx300mm Duct MSFD	4	nr	738	2,952
3.13.117	1000mmx500mm Duct	26	m	1,027	26,907
3.13.118	800mmx300mm duct	50	m	716	35,800
3.13.119	800mmx300mm duct bend	14	nr	328	4,592
3.13.120	800mmx300mm duct branch	2	nr	140	280
3.13.121	800mmx300mm duct reducer	2	nr	316	632
3.13.122	800mmx300mm duct MSFD	5	nr	648	3,240
3.13.123	700mmx300mm Duct	8	m	660	5,280
3.13.124	700mmx300mm Duct branch	1	nr	164	164
3.13.125	600mmx250mm duct	24	m	578	13,872
3.13.126	600mmx250mm Duct bend	4	nr	240	960
3.13.127	600mmx250mm Duct reducer	1	nr	262	262
3.13.128	600mmx250mm duct branch	1	nr	172	172
3.13.129	600mmx250mm duct MSFD	2	nr	600	1,200
3.13.130	600mmx200mm duct	20	m	570	11,628
3.13.131	500mmx300mm Duct	8	m	556	4,445
3.13.132	500mmx300mm Duct bend	2	nr	230	460
3.13.133	500mmx300mm Duct branch	1	nr	144	144
3.13.134	500mmx300mm Duct VCD	2	nr	134	269
3.13.135	500mmx300mm Duct MSFD	2	nr	590	1,181
3.13.136	500mmx250mm duct	54	m	556	30,002
3.13.137	500mmx250mm Duct bend	4	nr	230	920
3.13.138	500mmx250mm Duct reducer	2	nr	144	288
3.13.139	500mmx250mm Duct MSFD	1	nr	576	576
3.13.140	400mmx250mm duct	30	m	496	14,880
3.13.141	400mmx250mm Duct bend	2	nr	194	388
3.13.142	400mmx250mm Duct reducer	1	nr	218	218
3.13.143	400mmx250mm Duct MSFD	1	nr	558	558
3.13.144	400mmx200mm Duct	20	m	457	9,148
3.13.145	400mmx200mm Duct branch	4	nr	120	480
3.13.146	400mmx200mm Duct VCD	4	nr	109	437
3.13.147	400mmx200mm Duct MSFD	4	nr	550	2,198
3.13.148	300mmx200mm Duct	4	m	435	1,740
3.13.149	300mmx200mm Duct branch	1	nr	108	108
3.13.150	300mmx200mm Duct MSFD	1	nr	534	534
3.13.151	250mmx200mm Duct	12	m	393	4,711
3.13.152	250mmx200mm Duct branch	1	nr	108	108
3.13.153	250mmx200mm Duct MSFD	2	nr	528	1,056
3.13.154	200mmx200mm Duct	20	m	378	7,560
3.13.155	200mmx200mm Duct bend	4	nr	161	644
3.13.156	200mmx200mm Duct branch	3	nr	93	280
3.13.157	200mmx200mm Duct MSFD	3	nr	522	1,566
3.13.158	200mmx150mm Duct	8	m	378	3,024
3.13.159	200mmx150mm Duct branch	2	nr	93	187
3.13.160	200mmx150mm Duct VCD	1	nr	96	96
3.13.161	200mmx150mm Duct MSFD	2	nr	522	1,044
3.13.162	250mm dia duct	12	m	193	2,316
3.13.163	250mm dia duct branch	2	nr	109	218
3.13.164	250mm dia duct MSFD	2	nr	282	564
3.13.165	200mm dia duct	42	m	161	6,762
3.13.166	200mm dia duct branch	6	nr	87	522
3.13.167	200mm dia duct VCD	1	nr	96	96
3.13.168	200mm dia duct MSFD	4	nr	264	1,056
3.13.169	150mm dia duct	28	m	121	3,388
3.13.170	150mm dia duct bend	4	nr	127	508
3.13.171	150mm dia duct VCD	2	nr	79	158
3.13.172	150mm dia duct MSFD	2	nr	258	516

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.173	125mm dia duct	136	m	121	16,456
3.13.174	125mm dia duct bend	24	nr	127	3,048
3.13.175	125mm dia duct VCD	34	nr	77	2,611
3.13.176	125mm dia duct MSFD	10	nr	256	2,556
3.13.177	Thermal Insulation	651	m2	45	29,313
3.13.178	Connection to AHU	6	nr	1,500	9,000
Fresh Air Intake Ductwork					
3.13.179	2000mmx1000mm duct	43	m	372	15,996
3.13.180	2000mmx1000mm duct bend	3	nr	1,032	3,096
3.13.181	2000mmx1000mm duct reducer	1	nr	276	276
3.13.182	2000mmx500mm duct	15	m	324	4,860
3.13.183	2000mmx500mm duct bend	2	nr	780	1,560
3.13.184	2000mmx500mm duct bend reducer	1	nr	210	210
3.13.185	1500mmx500mm Duct	8	m	246	1,968
3.13.186	1500mmx500mm Duct bend	4	nr	330	1,320
3.13.187	1500mmx500mm Duct connection	1	nr	1,000	1,000
3.13.188	1000mmx1000mm duct	15	m	204	3,060
3.13.189	1000mmx1000mm duct bend	4	nr	264	1,056
3.13.190	Thermal Insulation	81	m2	55	4,455
Exhaust Ductwork (Fire Rated)					
3.13.191	2000mmx500mm Duct	8	m	1,600	13,440
3.13.192	1300mmx1000mm Duct	13	m	1,500	19,200
3.13.193	1000mmx1000mm duct	31	m	1,248	38,688
3.13.194	1000mmx1000mm duct bend	2	nr	375	750
3.13.195	1000mmx1000mm duct branch	1	nr	311	311
3.13.196	1000mmx1000mm duct MSFD	1	nr	854	854
3.13.197	800mmx300mm duct	12	m	716	8,592
3.13.198	800mmx300mm duct bend	2	nr	328	656
3.13.199	800mmx300mm duct branch	2	nr	140	280
3.13.200	800mmx300mm duct MSFD	2	nr	648	1,296
3.13.201	700mmx500mm duct	10	m	752	7,520
3.13.202	700mmx500mm duct bend	1	nr	282	282
3.13.203	700mmx500mm duct branch	1	nr	183	183
3.13.204	700mmx500mm duct MSFD	1	nr	668	668
3.13.205	Thermal Insulation	53	m2	45	2,385
Loading Bay Ventilation (FR)					
3.13.206	1200mmx600mm duct	8	m	1,193	9,544
3.13.207	1200mmx600mm duct branch	1	nr	281	281
3.13.208	900mmx600mm duct	12	m	940	11,280
3.13.209	900mmx600mm duct bend	4	nr	321	1,284
3.13.210	900mmx600mm duct branch	1	nr	217	217
3.13.211	700mmx600mm duct	24	m	802	19,248
3.13.212	700mmx600mm duct bend	4	nr	312	1,248
3.13.213	700mmx600mm duct branch	1	nr	191	191
3.13.214	700mmx600mm duct MSFD	2	nr	694	1,387
3.13.215	Thermal Insulation	44	m2	45	1,980
Refuse Store & FM Office supply vent					
3.13.216	600mmx600mm duct	24	m	102	2,448
3.13.217	600mmx600mm Duct bend	2	nr	180	360
3.13.218	600mmx600mm duct branch	1	nr	126	126
3.13.219	600mmx600mm Duct MSFD	2	nr	668	1,337
3.13.220	600mmx600mm Duct fan connection	1	nr	500	500
3.13.221	200mmx150mm duct	24	m	66	1,584
3.13.222	200mmx150mm duct bend	2	nr	90	180
3.13.223	200mmx150mm duct branch	1	nr	60	60
3.13.224	200mmx150mm duct MSFD	1	nr	522	522
3.13.225	150mm dia duct	4	m	34	134
3.13.226	150mm dia duct branch	1	nr	36	36

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.227	150mm dia duct fan connection	1	nr	250	250
3.13.228	Thermal Insulation	52	m2	45	2,340
	Cycle Store supply Vent (FR)				
3.13.229	2000mmx1000mm duct	24	m	2,072	49,728
3.13.230	2000mmx1000mm duct branch	1	nr	546	546
3.13.231	1200mmx300mm duct	12	m	1,027	12,324
3.13.232	1200mmx300mm duct bend	2	nr	393	786
3.13.233	1200mmx300mm Duct MSFD	1	nr	737	737
3.13.234	500mmx300mm duct	12	m	556	6,667
3.13.235	500mmx300mm Duct branch	1	nr	144	144
3.13.236	500mmx300mm Duct MSFD	1	nr	590	590
3.13.237	500mmx300mm duct fan connection	1	nr	500	500
3.13.238	Thermal Insulation	48	m2	45	2,160
	Refuse Store extract vent (FR)				
3.13.239	400mmx250mm duct	40	m	496	19,840
3.13.240	400mmx250mm duct bend	4	nr	194	776
3.13.241	400mmx250mm duct branch	2	nr	218	437
3.13.242	400mmx250mm Duct MSFD	2	nr	558	1,116
3.13.243	400mmx250mm duct fan connection	2	nr	500	1,000
3.13.244	400mmx250mm duct plenum connection	1	nr	500	500
3.13.245	Thermal Insulation	40	m2	45	1,800
	Ground Floor				
	Supply Ductwork				
3.13.246	400mmx250mm Duct	8	m	90	720
3.13.247	400mmx250mm duct bend	2	nr	114	228
3.13.248	Connection to HRU	1	nr	500	500
3.13.249	Connection to plenum	1	nr	500	500
3.13.250	200mmx200mm Duct to FCU	8	m	66	528
3.13.251	Thermal Insulation	16	m2	45	720
3.13.252	Connection to FCU	4	nr	500	2,000
	Extract Ductwork				
3.13.253	400mmx250mm Duct (FR)	10	m	496	4,960
3.13.254	400mmx250mm Duct	4	m	90	360
3.13.255	400mmx250mm Duct NRD	1	nr	480	480
3.13.256	200mmx200mm Duct	8	m	66	528
3.13.257	200mmx200mm Duct branch	2	nr	78	156
3.13.258	200mmx200mm Duct NRD	1	nr	360	360
3.13.259	200mmx200mm Duct VCD	4	nr	98	394
3.13.260	150mm dia Duct	8	m	34	269
3.13.261	125mm dia Duct	10	m	28	276
3.13.262	125mm dia Duct FD	1	nr	78	78
3.13.263	Thermal Insulation	40	m2	45	1,800
	Exhaust Ductwork				
3.13.264	500mmx300mm Duct (FR)	4	m	556	2,222
3.13.265	Exhaust air louvre	1	nr	2,600	2,600
	Office Risers				
3.13.266	1500mmx750mm Duct	50	m	264	13,200
3.13.267	1500mmx750mm Duct reducer	2	nr	174	348
3.13.268	1500mmx500mm Duct	24	m	324	7,776
3.13.269	1500mmx500mm Duct reducer	2	nr	242	485
3.13.270	1200mmx500mm Duct	8	m	180	1,440
3.13.271	1200mmx500mm Duct reducer	2	nr	120	240
3.13.272	1100mmx800mm Duct	24	m	204	4,896
3.13.273	1100mmx800mm Duct reducer	3	nr	180	540
3.13.274	1000mmx800mm Duct	50	m	180	9,000
3.13.275	1000mmx800mm Duct reducer	4	nr	168	672
3.13.276	1000mmx700mm Duct	12	m	168	2,016
3.13.277	1000mmx700mm Duct reducer	2	nr	156	312

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.278	1000mmx500mm Duct	12	m	150	1,800
3.13.279	1000mmx500mm Duct reducer	2	nr	126	252
3.13.280	800mmx800mm Duct	36	m	120	4,320
3.13.281	800mmx800mm Duct reducer	3	nr	174	522
3.13.282	800mmx600mm Duct	20	m	108	2,160
3.13.283	800mmx600mm Duct reducer	2	nr	138	276
3.13.284	800mmx500mm Duct	8	m	102	816
3.13.285	800mmx500mm Duct reducer	1	nr	132	132
3.13.286	800mmx450mm Duct	8	m	100	797
3.13.287	800mmx450mm Duct reducer	1	nr	127	127
3.13.288	800mmx400mm Duct	8	m	97	778
3.13.289	800mmx400mm Duct reducer	1	nr	124	124
3.13.290	800mmx300mm Duct	12	m	94	1,123
3.13.291	800mmx300mm Duct reducer	2	nr	119	238
3.13.292	750mmx600mm Duct	8	m	103	826
3.13.293	750mmx600mm Duct reducer	1	nr	134	134
3.13.294	750mmx450mm Duct	8	m	98	787
3.13.295	750mmx450mm Duct reducer	1	nr	126	126
3.13.296	600mmx600mm Duct	12	m	92	1,109
3.13.297	600mmx600mm Duct reducer	2	nr	124	247
3.13.298	600mmx400mm Duct	4	m	84	336
3.13.299	600mmx400mm Duct reducer	1	nr	112	112
3.13.300	600mmx300mm Duct	4	m	79	317
3.13.301	600mmx300mm Duct reducer	1	nr	106	106
3.13.302	550mmx450mm Duct	16	m	84	1,344
3.13.303	550mmx450mm Duct reducer	2	nr	112	223
3.13.304	550mmx400mm Duct	60	m	82	4,896
3.13.305	550mmx400mm Duct reducer	12	nr	109	1,310
3.13.306	550mmx250mm Duct	12	m	76	907
3.13.307	550mmx250mm Duct reducer	2	nr	100	199
3.13.308	550mmx200mm Duct	154	m	73	11,273
3.13.309	550mmx200mm Duct branch	36	nr	97	3,499
3.13.310	550mmx200mm Duct reducer	1	nr	97	97
3.13.311	500mmx200mm Duct	52	m	71	3,682
3.13.312	500mmx200mm Duct branch	7	nr	78	546
3.13.313	500mmx200mm Duct reducer	2	nr	94	187
3.13.314	450mmx200mm Duct	24	m	70	1,670
3.13.315	450mmx200mm Duct reducer	2	nr	91	182
3.13.316	350mmx200mm Duct	54	m	61	3,305
3.13.317	350mmx200mm Duct branch	10	nr	67	672
3.13.318	300mmx200mm Duct	50	m	60	3,000
3.13.319	300mmx200mm Duct branch	10	nr	65	648
3.13.320	Thermal Insulation	730	m2	45	32,850
Fire dampers					
3.13.321	1500mmx750mm Duct	4	nr	361	1,445
3.13.322	1500mmx500mm Duct	8	nr	347	2,774
3.13.323	1200mmx500mm Duct	2	nr	295	590
3.13.324	1100mmx800mm Duct	3	nr	347	1,040
3.13.325	1100mmx600mm Duct	2	nr	295	590
3.13.326	1100mmx500mm Duct	3	nr	281	842
3.13.327	1000mmx800mm Duct	6	nr	316	1,894
3.13.328	1000mmx500mm Duct	8	nr	271	2,170
3.13.329	800mmx800mm Duct	15	nr	281	4,212
3.13.330	800mmx600mm Duct	2	nr	258	516
3.13.331	800mmx500mm Duct	2	nr	244	487
3.13.332	800mmx450mm Duct	2	nr	232	463
3.13.333	800mmx300mm Duct	2	nr	224	449
3.13.334	750mmx600mm Duct	2	nr	252	504

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.335	750mmx450mm Duct	2	nr	224	449
3.13.336	600mmx600mm Duct	3	nr	224	673
3.13.337	600mmx400mm Duct	1	nr	196	196
3.13.338	600mmx300mm Duct	1	nr	185	185
3.13.339	550mmx550mm Duct	10	nr	196	1,956
3.13.340	550mmx450mm Duct	5	nr	192	960
3.13.341	550mmx400mm Duct	3	nr	192	576
3.13.342	500mmx200mm Duct	6	nr	168	1,008
3.13.343	450mmx200mm Duct	2	nr	168	336
Extract Ductwork (Fire Rated)					
3.13.344	1500mmx500mm Duct	24	m	1,416	33,984
3.13.345	1500mmx500mm Duct reducer	2	nr	638	1,276
3.13.346	1200mmx500mm Duct	8	m	1,139	9,109
3.13.347	1200mmx500mm Duct reducer	2	nr	614	1,228
3.13.348	1100mmx800mm Duct	20	m	1,214	24,280
3.13.349	1100mmx800mm Duct reducer	2	nr	408	816
3.13.350	1100mmx600mm Duct	8	m	1,106	8,848
3.13.351	1100mmx600mm Duct reducer	2	nr	377	754
3.13.352	1000mmx800mm Duct	50	m	1,102	55,100
3.13.353	1000mmx800mm Duct reducer	4	nr	388	1,554
3.13.354	1000mmx700mm Duct	12	m	1,058	12,696
3.13.355	1000mmx700mm Duct reducer	2	nr	372	744
3.13.356	800mmx800mm Duct	36	m	945	34,020
3.13.357	800mmx800mm Duct reducer	3	nr	372	1,116
3.13.358	800mmx600mm Duct	8	m	849	6,789
3.13.359	800mmx600mm Duct reducer	2	nr	335	670
3.13.360	800mmx500mm Duct	8	m	802	6,416
3.13.361	800mmx500mm Duct reducer	1	nr	332	332
3.13.362	800mmx400mm Duct	4	m	657	2,629
3.13.363	800mmx400mm Duct reducer	1	nr	320	320
3.13.364	800mmx300mm Duct	12	m	616	7,397
3.13.365	800mmx300mm Duct reducer	2	nr	320	640
3.13.366	750mmx600mm Duct	8	m	693	5,546
3.13.367	750mmx600mm Duct reducer	1	nr	322	322
3.13.368	750mmx450mm Duct	8	m	651	5,210
3.13.369	750mmx450mm Duct reducer	1	nr	313	313
3.13.370	600mmx600mm Duct	12	m	637	7,649
3.13.371	600mmx600mm Duct reducer	2	nr	301	602
3.13.372	600mmx400mm Duct	4	m	559	2,236
3.13.373	600mmx400mm Duct reducer	1	nr	287	287
3.13.374	600mmx300mm Duct	4	m	519	2,077
3.13.375	600mmx300mm Duct reducer	1	nr	280	280
3.13.376	550mmx450mm Duct	16	m	558	8,928
3.13.377	550mmx450mm Duct reducer	2	nr	286	572
3.13.378	550mmx400mm Duct	82	m	518	42,509
3.13.379	550mmx400mm Duct reducer	4	nr	270	1,080
3.13.380	550mmx250mm Duct	12	m	440	5,275
3.13.381	550mmx250mm Duct reducer	2	nr	247	495
3.13.382	550mmx200mm Duct	150	m	435	65,280
3.13.383	550mmx200mm Duct branch	35	nr	207	7,245
3.13.384	500mmx200mm Duct	52	m	433	22,506
3.13.385	500mmx200mm Duct branch	7	nr	198	1,386
3.13.386	500mmx200mm Duct reducer	2	nr	236	473
3.13.387	450mmx200mm Duct	24	m	430	10,330
3.13.388	450mmx200mm Duct reducer	2	nr	220	440
3.13.389	350mmx200mm Duct	40	m	386	15,448
3.13.390	350mmx200mm Duct branch	10	nr	110	1,100
3.13.391	300mmx200mm Duct	40	m	350	14,000

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.392	300mmx200mm Duct branch	10	nr	106	1,056
3.13.393	Thermal Insulation	642	m2	45	28,890
	Fire dampers				-
3.13.394	1500mmx750mm Duct	4	nr	361	1,445
3.13.395	1500mmx500mm Duct	8	nr	347	2,774
3.13.396	1200mmx500mm Duct	2	nr	295	590
3.13.397	1100mmx800mm Duct	3	nr	347	1,040
3.13.398	1100mmx600mm Duct	2	nr	295	590
3.13.399	1100mmx500mm Duct	3	nr	281	842
3.13.400	1000mmx800mm Duct	6	nr	316	1,894
3.13.401	1000mmx500mm Duct	8	nr	271	2,170
3.13.402	800mmx800mm Duct	15	nr	281	4,212
3.13.403	800mmx600mm Duct	4	nr	258	1,032
3.13.404	800mmx500mm Duct	2	nr	244	487
3.13.405	800mmx450mm Duct	2	nr	232	463
3.13.406	800mmx400mm Duct	2	nr	224	449
3.13.407	800mmx300mm Duct	2	nr	210	420
3.13.408	750mmx600mm Duct	2	nr	252	504
3.13.409	750mmx450mm Duct	2	nr	224	449
3.13.410	600mmx600mm Duct	3	nr	224	673
3.13.411	600mmx400mm Duct	1	nr	196	196
3.13.412	600mmx300mm Duct	1	nr	185	185
3.13.413	550mmx450mm Duct	5	nr	196	978
3.13.414	550mmx400mm Duct	3	nr	192	576
3.13.415	500mmx200mm Duct	6	nr	192	1,152
3.13.416	450mmx200mm Duct	2	nr	168	336
3.13.417	VAV Damper	136	nr	500	68,000
3.13.418	Access Panel	136	nr	300	40,800
	Toilet Extract				
3.13.419	700mmx500mm	24	m	92	2,218
3.13.420	700mmx500mm reducer	1	nr	124	124
3.13.421	700mmx500mm fire damper	4	nr	224	898
3.13.422	500mmx500mm	8	m	84	672
3.13.423	500mmx500mm reducer	1	nr	112	112
3.13.424	500mmx500mm fire damper	2	nr	196	391
3.13.425	500mmx400mm	8	m	82	653
3.13.426	500mmx400mm reducer	1	nr	109	109
3.13.427	500mmx400mm fire damper	2	nr	185	370
3.13.428	500mmx350mm	4	m	76	302
3.13.429	500mmx350mm reducer	1	nr	100	100
3.13.430	500mmx350mm fire damper	1	nr	180	180
3.13.431	400mmx300mm	18	m	71	1,274
3.13.432	400mmx300mm reducer	1	nr	78	78
3.13.433	400mmx300mm fire damper	3	nr	162	486
3.13.434	350mmx350mm	8	m	71	566
3.13.435	350mmx350mm reducer	1	nr	78	78
3.13.436	350mmx350mm fire damper	2	nr	162	324
3.13.437	350mmx250mm	10	m	67	672
3.13.438	350mmx250mm reducer	1	nr	72	72
3.13.439	350mmx200mm	10	m	61	612
3.13.440	350mmx200mm reducer	1	nr	67	67
3.13.441	350mmx200mm fire damper	1	nr	134	134
3.13.442	300mmx300mm	4	m	67	269
3.13.443	300mmx300mm reducer	1	nr	72	72
3.13.444	300mmx300mm fire damper	1	nr	140	140
3.13.445	300mmx250mm	8	m	61	490
3.13.446	300mmx250mm reducer	1	nr	67	67
3.13.447	300mmx250mm fire damper	2	nr	134	269

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.13.448	300mmx200mm	12	m	60	720
3.13.449	300mmx200mm reducer	1	nr	65	65
3.13.450	300mmx200mm fire damper	3	nr	131	392
3.13.451	250mmx200mm	338	m	60	20,280
3.13.452	250mmx200mm reducer	1	nr	66	66
3.13.453	250mmx200mm Fire damper	1	nr	131	131
3.13.454	250mmx200mm volumn Control damper	11	nr	100	1,096
3.13.455	200mmx200mm	12	m	66	792
3.13.456	200mmx200mm reducer	1	nr	78	78
3.13.457	200mmx200mm fire damper	3	nr	125	374
3.13.458	150mmx150mm	270	m	60	16,200
3.13.459	150mmx150mm branch	9	nr	66	594
3.13.460	150mmx150mm VCD	9	nr	94	842
3.13.461	200mm dia Duct	4	m	36	144
3.13.462	200mm dia Duct fire damper	1	nr	120	120
3.13.463	150mm dia Duct	156	m	34	5,242
3.13.464	150mm dia Duct branch	9	nr	42	378
3.13.465	150mm dia Duct fire damper	1	nr	107	107
3.13.466	150mm dia Duct VCD	9	nr	79	713
3.13.467	125mm dia Duct	477	m	28	13,165
3.13.468	Thermal Insulation	1,371	m2	30	41,130
3.13.469	Connection to Extract fans	3	nr	250	750
3.13.470	transfer ductwork for make up air	1	item	50,000	50,000
3.13.471	Toilet Grilles	1	item	20,000	20,000
3.13.472	Extra over complications arising from core cross-overs	20	storey	5,000	100,000
3.14 Electrical Installations					
3.14.1	LV Distribution	24,185	m ²	60	1,451,107
3.14.2	Generation Systems	550	Kva	500	275,000
Power Installations					
3.14.3	Allowance for Small Power/Mechanical Supplies	24,185	m ²	8	193,481
3.14.4	Distribution Boards	21	nr	2,500	52,500
3.14.5	Twin Switched Socket Outlet	85	nr	200	17,000
3.14.6	Switched Fused Connection Unit	21	nr	190	3,990
3.14.7	Unswitched Fused Connection Unit	67	nr	180	12,060
3.14.8	Cleaners Grommet DO	6	nr	200	1,200
Single Phase Isolator:					
3.14.9	16Amp	2	nr	200	400
3.14.10	20Amp	10	nr	220	2,200
3.14.11	63Amp	1	nr	350	350
Three Phase Isolator					
3.14.12	10Amp	1	nr	200	200
3.14.13	16Amp	25	nr	240	6,000
3.14.14	20Amp	3	nr	260	780
3.14.15	32Amp	10	nr	320	3,200
3.14.16	40Amp	7	nr	350	2,450
3.14.17	63Amp	7	nr	450	3,150
3.14.18	80Amp	2	nr	590	1,180
3.14.19	100Amp	1	nr	700	700
3.14.20	160Amp	4	nr	850	3,400
3.14.21	200Amp	3	nr	1,500	4,500
Lighting Installation					
3.14.22	Allowance for Lighting installations	24,185	m ²	12	290,221
3.14.23	Illuminated Exit Sign	43	nr	200	8,600
3.14.24	Emergency Downlight	69	nr	150	10,350
3.14.25	Linear IP65 Bulkhead Luminaire	81	nr	200	16,200
3.14.26	Linear IP65 Emergency Variant	49	nr	260	12,740
3.14.27	Presence Detector	13	nr	150	1,950

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.14.28	Emergency Key Switch	10	nr	50	500
3.14.29	2 way Light Switch	6	nr	30	180
3.14.30	Light Switch 2G	1	nr	35	35
3.14.31	Light Switch	8	nr	30	240
3.14.32	Lighting Install	280	nr	36	10,080
3.14.33	Lighting Control	280	nr	55	15,400
3.14.34	Lighting Cabling & Containment	280	nr	120	33,600
3.14.35	Specialist Lighting Installations	24,185	m ²	10	241,851
3.14.36	Earthing & Bonding	24,185	m ²	3	72,555
3.15 Fuel Installations					
3.15.1	Gas installations	24,185	m ²		excl
3.16 Lift & Conveyor Installations/Systems					
3.16.1	Refer to section 3.22 below				incl.
3.17 Fire & Lightning Protection					
3.17.1	Fire fighting systems Wet riser, Sprinklers etc.	24,185	m ²	55	1,330,182
3.17.2	Fire Suppression Systems	24,185	m ²		excl
3.17.3	Lightning Protection	24,185	m ²	2	48,370
3.18 Communication, Security and Control systems					
3.18.1	Fire Alarm Panel	1	nr	10,000	10,000
3.18.2	Fire Alarm Repeater Panel	1	nr	7,500	7,500
3.18.3	Sprinkler Control Panel	1	nr	15,000	15,000
3.18.4	Fire Alarm Break Glass Unit	16	nr	350	5,600
3.18.5	Smoke Detector	60	nr	300	18,000
3.18.6	Fire Alarm Interference Unit	5	nr	400	2,000
3.18.7	Combined Smoke detector with sounder	2	nr	380	760
3.18.8	Combined Smoke detector with sounder and flashing beacon	87	nr	460	40,020
3.18.9	Flashing Beacon	59	nr	300	17,700
3.18.10	Combined Sounder and Flashing Beacon	6	nr	400	2,400
3.18.11	ASP	1	nr	20,000	20,000
IT/Data Installation					
3.18.12	ICT network	24,185	m ²	10	241,851
3.18.13	Twin Data Outlet	7	nr	250	1,750
3.18.14	Data Outlet CT	58	nr	220	12,760
3.18.15	WIFI Data Outlet	2	nr	700	1,400
3.18.16	PAVA Speaker	58	nr	500	29,000
3.18.17	Disabled WC Alarm	16	nr	1,500	24,000
Security Systems					
3.18.19	CCTV Monitoring Station	1	nr	25,000	25,000
3.18.20	CCTV Camera	74	nr	2,500	185,000
3.18.21	Video Intercom	4	nr	1,500	6,000
3.18.22	Video Intercom Receiver	1	nr	1,000	1,000
3.18.23	DRMS	1	nr	15,000	15,000
3.18.24	Access Control door	43	nr	3,000	129,000
3.18.25	Door Contact	24	nr	500	12,000
3.18.26	Personal Attack Button	2	nr	750	1,500
3.18.27	Control/BMS/AMR	24,185	m ²	40	967,405
3.19 Specialist Installations					
3.19.1	Excluded				excl.
3.20 Builder's Work in Connection with Services					
3.20.1	BWIC	3%	%	14,071,073	422,132
3.20.2	Test & Commissioning	2%	%	14,071,073	281,421
3.20.3	Contractor Prelims	13%	%	14,352,494	1,865,824

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.21 Communication, Security and Control Systems					
3.21.1	DAS system to boost mobile phone signal; achieve Wirescore Gold	24,185	m ²	25	604,628
3.21.2	WiFi system enhancement to boost signal; achieve Wirescore Gold	24,185	m ²	25	604,628
3.21.3	Allowance for statutory signage	22	storeys	1,000	22,000
3.22 Lift and Conveyor Installations					
3.22.1	Museum Street Cycle Lift; 17 persons; 1m/s; 2 stops; basic finish	1	item	70,000	70,000
3.22.2	Museum Street Goods Lift; 1.6m/s; 23 stops; basic finish	1	item	500,000	500,000
3.22.3	Museum Street Passenger Lift; 17 persons; 1.6m/s; 10 stops; high finish; incl architraves	2	item	225,000	450,000
3.22.4	Museum Street Passenger Lift; 17 persons; 2m/s; 12 stops; high finish; incl architraves	2	item	320,000	640,000
3.22.5	Museum Street Passenger Lift; 17 persons; 3m/s; 21 stops; high finish; incl architraves	2	item	560,000	1,120,000
3.22.6	Museum Street Passenger through semi-scenic lift; 17 persons; 3m/s; 21 stops; high finish; incl architraves	2	item	600,000	1,200,000
3.22.7	Extra over fire fighting specification; 10% addition for uprated equipment to Good's Lift	1	nr	50,000	50,000
3.22.8	Museum Street Vehicle Lift; Serapid full lift directive model, as advised by Vertica on 13/07/20; including lift shaft walls & roller shutter doors; lift pit incl. in substructure	1	item	750,000	750,000
3.22.9	Allowance for BMU's for cleaning / maintenance, say	1	nr	500,000	500,000
3.23 Enhanced Systems					
2.23.1	Allowance for sustainability / Smart Ready/ PV's / Greywater / Rainwater harvesting / NZC				Included in Enhancements
2.23.2	Additional electrical feed; Wirescore Platinum				Included in Enhancements
2.23.3	Allowance for Well Score; NIA	24,185	m ²	35	846,479
ESTIMATED ROUNDED CONSTRUCTION COST			£		39,230,000

Museum Street Cost Model

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GROUP ELEMENT 4 - CAT A FITOUT

Item	Description	Qty	Unit	Rate	Total
4	CAT A Fit Out Allowances - Excludes raised access floor				
4.1	Architectural fit out; Finishes; benchmark rate; to 18th floor only	605	m ²	285	172,536
4.2	Raised access floors to NIA; incl in shell and core	17,329	m ²	-	incl.
4.3	Architectural fit out; FF&E; benchmarked rate	605	m ²	15	9,081
4.4	Mechanical and Electrical fit out; benchmarked rate	605	m ²	494	299,063
4.5	Extra over to achieve WELL / BREEAM outstanding			Included in Shell and Core fit out	
4.6	Cavity barriers to CAT A fit out area - top floor only	605	m ²	75	45,404
4.7	Add allowance for CAT A (small power, lighting, access control) to all terraces	494	m ²	250	123,500
ESTIMATED ROUNDED CONSTRUCTION COST			£		650,000

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GROUP ELEMENT 5 - CAT B FITOUT

Item	Description	Qty	Unit	Rate	Total
5	CAT B Fit Out Allowances				
5.1	Architectural fit out; Finishes; benchmarked rate EXCLUDED	-	m ²	690	excl.
5.2	Architectural fit out; FF&E; benchmarked rate EXCLUDED	-	m ²	40	excl.
5.3	Mechanical and Electrical fit out; EXCLUDED	-	m ²	550	excl.
ESTIMATED ROUNDED CONSTRUCTION COST			£		-

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GROUP ELEMENT 6 - External Works

Item	Description	Qty	Unit	Rate	Total
6	External Works				
6.1	Size Preparation Works				
6.1.1	Removal of paving; site strip; ground level			Refer to SWWI	
6.2	Roads, Paths, Pavings & Surfacings				-
6.2.1	Allowance for Paving; ground level			Refer to SWWI	
6.2.2	Waterproofing for cut through between Museum Street & Grape Street			Refer to SWWI	
6.3	Sofit Landscaping, Planting & Irrigation Systems				-
6.3.1	Allowance for planting at ground			Refer to SWWI	
6.3.2	Removal of existing trees			Refer to SWWI	
	New Trees:			Refer to SWWI	
6.3.3	Allowance for irrigation to external terraces	450	m ²	150	67,500
6.3.4	Allowance for floor finishes in balconies; incl. in S&C fit out 3.4.19		m ²		incl.
6.4	External Terraces				
	8th Floor Terrace - drawing 20.108				
6.4.1	Supply & Install Paving; Preventa Raaft 50mm joist system. Typically 400mm centres. Buildup approx 150mm with Farrino Porcelain Decking System. 145 x 26.5mm	102		400	40,879
6.4.2	Supply and Install Edging; powder coated 6mm thick	92	m	350	32,200
6.4.3	Supply & Install Bagged Topsoil to Planting Area; 500mm deep	33	m ³	450	14,803
6.4.4	Planting based on 2/3L pot sized plants at average of 10 plants per m ² and an allowance of £12/m ² for specimen plants	66	m ²	120	7,895
6.4.5	Allowance for green roof; extensive	-	m ²	150	-
6.4.6	Supply and Install Betula Nigra	6	No	1,100	6,600
6.4.7	Treated hardwood timber benches	16	m	750	12,000
6.4.8	Terrace lighting - incl in superstructure; façade lighting				
	11th Floor Terrace - drawing 20.111				
6.4.9	Supply & Install Paving; Preventa Raaft 50mm joist system. Typically 400mm centres. Buildup approx 150mm with Farrino Porcelain Decking System. 145 x 26.5mm	161	m ²	400	64,411
6.4.10	Supply and Install Edging; powder coated 6mm thick	135	m	350	47,250
6.4.11	Supply & Install Bagged Topsoil to Planting Area; 500mm deep	56	m ³	450	25,279
6.4.12	Planting based on 2/3L pot sized plants at average of 10 plants per m ² and an allowance of £12/m ² for specimen plants	112	m ²	120	13,482
6.4.13	Supply and Install Betula Nigra (Birch tree)	9	No	1,100	9,900

GROUP ELEMENT 6 - External Works

Item	Description	Qty	Unit	Rate	Total
6.4.14	Treated hardwood timber benches	22	m	750	16,500
6.4.15	Terrace lighting - incl in superstructure; façade lighting				
6.5 Fencing, Railings and Walls					
6.5.1	Allowance for railings - no works	-			excl
6.6 External Fixtures					
6.6.1	Allowance for lighting to ground floor façade	800	m ²	160	127,924
6.6.2	Allowance for lighting to 1st-17th floor façade	8,933	m ²	5	44,667
6.6.3	Allowance for lighting to 18th floor façade	494	m ²	100	49,432
6.6.4	Allowance for lighting to accessible terrace areas	450	m ²	200	90,000
6.6.5	Allowance for lighting to south terrace areas	44	m ²	200	8,800
6.7 External Fixtures					
6.7.1	ENHANCEMENTS - Allowance for Secure by Design enhancements	1	item	50,000	50,000
6.7.2	Allowance for street furniture				Refer to SWWI
6.7.3	Allowance for moveable podium on 11th floor accessible terrace	1	item	5,000	5,000
6.8 External Drainage					
6.8.1	Allowance for drainage; ground level				Refer to SWWI
ESTIMATED ROUNDED CONSTRUCTION COST				£	730,000

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AREA SCHEDULE

Metric Level	NIA	GIA							Accessible Roof Terraces	Southern Terraces GIA	
		Core	Office	Flexible Class E	Lobby	Facilities	Plant	Loading Bay (+Lift)			Total GIA
		m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		
-02	284	165	0	0	0	284	774	250	1,510		
-01	442	164	0	0	0	442	19	0	542		
00	846	150	0	356	490	0	0	55	1,306		
01	1,149	326	1,149	0	0	0	0	0	1,475		
02	1,149	305	1,149	0	0	0	0	0	1,470		
03	1,149	305	1,149	0	0	0	0	0	1,470		
04	1,149	305	1,149	0	0	0	0	0	1,470		
05	1,093	305	1,093	0	0	0	0	0	1,398		
06	1,093	305	1,093	0	0	0	0	0	1,398		
07	1,093	305	1,093	0	0	0	0	0	1,398		
08	902	306	902	0	0	0	0	0	1,208	168	
09	936	272	936	0	0	0	0	0	1,208		
10	936	272	936	0	0	0	0	0	1,208		
11	571	326	571	0	0	0	0	0	897	282	
12	655	242	655	0	0	0	0	0	897		
13	655	242	655	0	0	0	0	0	897		
14	655	242	655	0	0	0	0	0	897		
15	655	242	655	0	0	0	0	0	897		
16	655	242	655	0	0	0	0	0	897		
17	655	242	655	0	0	0	0	0	897		
18	605	242	605	0	0	0	0	0	847		44
Roof	0	0	0	0	0	0	0	0	828		
Total	17,329	5,501	15,757	356	490	726	793	305	24,185	450	44

Imperial Level	NIA	GIA							Accessible Roof Terraces	Southern Terraces GIA	
		Core	Office	Flexible Class E	Lobby	Facilities	Plant	Loading Bay (+Lift)			Total GIA
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
-02	3,056	1,780	0	0	0	3,056	8,331	2,688	16,249	0	0
-01	4,763	1,763	0	0	0	4,763	208	0	5,830	0	0
00	9,102	1,610	0	3,831	5,270	0	0	592	14,058	0	0
01	12,367	3,510	12,367	0	0	0	0	0	15,877	0	0
02	12,367	3,283	12,367	0	0	0	0	0	15,823	0	0
03	12,367	3,283	12,367	0	0	0	0	0	15,823	0	0
04	12,367	3,283	12,367	0	0	0	0	0	15,823	0	0
05	11,765	3,283	11,765	0	0	0	0	0	15,048	0	0
06	11,765	3,283	11,765	0	0	0	0	0	15,048	0	0
07	11,765	3,283	11,765	0	0	0	0	0	15,048	0	0
08	9,710	3,293	9,710	0	0	0	0	0	13,003	1,808	0
09	10,079	2,924	10,079	0	0	0	0	0	13,003	0	0
10	10,079	2,924	10,079	0	0	0	0	0	13,003	0	0
11	6,146	3,509	6,146	0	0	0	0	0	9,656	3,035	0
12	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
13	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
14	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
15	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
16	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
17	7,053	2,601	7,053	0	0	0	0	0	9,653	0	0
18	6,516	2,601	6,516	0	0	0	0	0	9,117	0	474
Roof	0	0	0	0	0	0	0	0	8,913	0	0
Total	373,057	118,432	339,218	7,662	10,541	15,637	17,077	6,561	260,329	9,688	947

GEA measured in accordance with IPMS1 except covered external terraces and external circulation have been included within count

GIA measured in accordance with IPMS2 with areas for roof terraces, covered terraces and external circulation stated separately. Areas measured to back line of façade with areas in full height window reveals omitted for stage 2 NIA measured in accordance with IPMS3

Areas measured to back line of façade with areas in full height window reveals omitted for stage 2.

NIA are based on single tenancy arrangement, multiple tenancies will impact on stated NIA figures

*sqm to sqft based on multiplication of 10.764

Roof area excluded from the overall GIA.

Museum Street Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

Notes, Assumptions and Exclusions

Notes

The costs contained within are associated with Museum Street site only, and do not include works associated with West Central Street or High Holborn residential block.

The scheme comprises the demolition of the existing tower, reuse of existing basement with extension; CAT A and CAT B office fit out to the Grape Street block; external works.

FF&E costs are included.

Assumptions

Costs are based on 1Q21 rates, with a 12.3% allowance for inflation. Preliminaries are benchmarked at 15% and OHP included at benchmarked rate of 5%. Design and construction risk is excluded as requested by Gerald Eve 11.07.22
Costs associated with cranes and scaffold are included in Site wide costs, and not preliminaries

A provisional allowance of £100,000 is included for asbestos removal, however costs could vary upon survey.

Areas are based on the DSDHA area schedule published 29th April, and these have been spot-checked.
The basement areas have been apportioned between Grape Street/ Vine Lane and Museum Street.

Demolition costs are based on the use of a site-based crusher

Exclusions

Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto

Fire extinguishers

Internal planting

Value Added Tax

Land acquisition costs and fees

Client finance, legal or marketing costs

Professional fees (e.g. design, PCSA, PM, surveys etc.).

Planning and building regulation fees

Fees or costs associated with rights of light agreement, party wall

Contractor pre-construction services agreement; fees associated with design and build

Awards, oversailing agreements etc.

Project insurances

Section 106 / 278 Contributions

Community Infrastructure Levy Contributions or similar

Costs resulting from zero carbon requirements or offset charges government incentives / grants

Currency and exchange rate fluctuations

Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union

Statutory charges

Works outside of the site boundary except where specifically stated

Public art installations or contributions

Phasing of the works resulting in inefficiencies or fallow periods.

Museum Street

Cost Model

Job No. : 35627 - Selkirk House

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

Notes, Assumptions and Exclusions

Working outside of normal working hours

Mock ups, prototypes, off site benchmarks and the like

Show floors / flats

Fit out of retail spaces, (constructed as shell and core only)

Fit out of leisure spaces, (constructed as shell and core only)

Tenant's costs or contributions

Fees, works or costs associated with abnormal ground conditions or pollutants

Underpinning of adjoining structures

Archaeological investigations and exploratory or resulting works

Compactor / bailer

Costs associated with LUL and post office tunnels surveys and monitoring

Increased design criteria for bomb protection

IT hardware / active hubs

Connection to district heating system

Power factor correction and harmonics

Audio visual installations and equipment

Spares and maintenance costs

Any anti-vibration Measures to sub and superstructures

No allowance for Faraday Cages

No allowance for the removal for Contaminated spoil from site

No allowance for major dewatering

Fit-out of Gym / Event spaces (assumed by tenants)

Survey, removal or re-design due to Unexploded Ordinance

No allowance for mature trees planting; façade greening

No allowance for branding other than as described (external sign)

Materials shortages and lack of plant availability

No allowance for surge in PI Insurance costs for Design and Construct contracts. Please be aware that contractors will require significantly low PI Caps.

Vine Lane Residential Block (Grape Street)
Cost Model Rev 1
Stage 2

LabTech Investments

April 2023

EXECUTIVE SUMMARY - GRAPE STREET



1. COST SUMMARY

		Current Cost Plan
		Grape Street
Description		£
Facilitating Works		1,000,000
Substructure		2,800,000
Superstructure		6,900,000
Fit-out		5,700,000
External Works / Public Realm		400,000
Sub-Total		16,800,000
Main Contractor Preliminaries	15%	2,500,000
Main Contractor OH&P	5%	1,000,000
Sub-Total		20,300,000
Risk Allowance		Excl
Sub-Total		20,300,000
Inflation 1Q21 to 2Q23	15.5%	3,100,000
Inflation to mid-point	6.3%	1,500,000
Direct orders (loose FF&E), say		310,000
Contractor's Design Fees (RIBA 4b)		1,300,000
Total Estimated Construction Cost		27,000,000
£/m² GIA, say		8,946

2. AREAS m²



NIA	GIA	NIA:GIA
1,379	3,018	46%

**Grape Street / Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)	Date
-	Draft for discussion	Nick Forester (Senior Associate) / July 2022	John McEvoy (Partner) / July 2022	07/07/2022
1	Draft for discussion	Nick Forester (Senior Associate) / April 23	John McEvoy (Partner) / April 23	28/04/2023

**Grape Street / Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONSTRUCTION COST SUMMARY					
			Total Cost		
			GIA	3,018m²	
CONSTRUCTION COST			Total (£)	£/m² GIA	%
0	Facilitating Works		1,000,000	331	4.9
1	Substructure		2,800,000	928	13.8
2	Superstructure		6,900,000	2,286	34.0
3	Shell and Core Fit Out		2,700,000	895	13.3
4	Residential Fit Out	NIA 1,075	3,000,000	2,791	14.8
8	External Works / Public Realm		400,000	133	2.0
9	Building Works Sub Total		16,800,000	5,567	83
10	Main Contractor's preliminaries	15%	2,500,000	828	12.3
11	Main Contractor's Overheads and Profit	5%	1,000,000	331	4.9
		Subtotal	20,300,000	6,726	100.0
12	Design Development Risk Allowance		Excl		
13	Total Estimated Construction Cost		20,300,000	6,726	100
14	Inflation 1Q21 to 2Q23	15.5%	3,100,000		
15	Direct Orders (Loose FF&E)		310,000		
16	Allowance for inflation to mid-point	6.3%	1,500,000		
17	Contractor's Design Fees (RIBA 4b)	5.0%	1,300,000		
18	ESTIMATED CONSTRUCTION COST		27,000,000	8,946	

**Grape Street/ Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 0 - Facilitating Works

Item	Description	Qty	Unit	Rate	Total
0.1	Toxic/hazardous/contaminated material treatment				
0.1.1	Disposal of ground contamination - EXCLUDED	-			excl.
0.2	Major demolition works				
0.2.1	Demolition of existing car park to lowest slab level	1	item	700,000	700,000
0.2.2	Extra over change in fuel duty (red diesel) and fuel increase	10%		700,000	70,000
0.3	Temporary support to adjacent structures				
0.3.1	Allowance for Temporary support to basement	1	item	250,000	250,000
0.4	Specialist groundworks				
0.4.1	No works required	-			excl.
0.5	Temporary diversion works				
0.5.1	Refer to SWW&I				incl.
0.6	Extraordinary site investigation works				
0.6.1	Archaeological surveys and works - EXCLUDED	-			excl.
0.6.2	Reptile/ wildlife surveys and works - EXCLUDED	-			excl.
ESTIMATED ROUNDED CONSTRUCTION COST				£	1,020,000

**Grape Street/ Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	Demolition of Existing Substructures				
1.1	Breaking out				
1.1.1	N/A				
1.2	Excavation				
	<u>Excavating and filling</u>				
1.2.1	Demolition of existing ramp slab	285	m ²	100	28,491
1.2.2	Backfill existing ramp void area w/ demolition rubble (for use as pile mat)	1,033	m ³	16	16,157
1.2.3	Excavating to reduce levels	1,033	m ³	7	7,428
1.2.4	Working space allowance to excavations; assumed 1m wide	394	m ²	15	6,030
1.2.5	Earthwork support	394	m ²	10	3,869
1.2.6	Disposal	1,427	m ³	51	72,941
1.2.7	Compacting bottoms of excavation	296	m ²	1	323
1.2.8	Grout sock joints between new piling / underpinning and existing basement	2	nr	12,426	24,851
1.2.9	Demolish retaining wall			assume incl in demolition allowance	
1.3	Works to existing retaining wall				
	<u>Underpinning; approx 15m length, 7.3m height; if required</u>				
1.3.1	Excavation	322	m ³	73	23,476
1.3.2	Earthwork support	219	m ²	43	9,507
1.3.3	Cutting away existing projecting foundations concrete	15	m	20	304
1.3.4	Preparing underside of existing work	15	m	20	304
1.3.5	Disposal of excavation material; off-site (assumed under existing foundations only)	212	m ³	101	21,334
1.3.6	Disposal of excavation material; on-site	110	m ³	18	2,020
1.3.7	Filling; assumed from spoil heaps on site	110	m ³	16	1,713
1.3.8	Compacting bottom of excavations	29	m ²	2	61
1.3.9	Blinding bed below underpinning; assumed 75mm	2	m ³	214	429
1.3.10	Reinforced concrete	212	m ³	265	56,089
1.3.11	Formwork	110	m ²	65	7,116
1.3.12	Reinforcement; assumed 200kg/m3	42	t	1,113	46,739
1.3.13	Mild steel dowels; assumed 6nr per pin	90	nr	49	4,433
1.3.14	Dry packing between new and existing structure; assumed 75mm thick, 1m wide	15	m	14	210

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	<u>Liner wall; 400mm thk</u>				
1.3.15	Reinforced concrete; waterproof	184	m ³	239	43,893
1.3.16	Formwork	460	m ²	66	30,185
1.3.17	Void former between underpinning and new liner wall; waterproof mass concrete	92	m ³	122	11,187
1.3.18	Wall kickers	71	m	10	706
1.3.19	Reinforcement; assumed 200kg/m3	37	t	1,113	40,952
1.3.20	Waterstops; at base and head of wall and vertical joints	154	m	14	2,179
1.3.21	Tanking and damp proofing	503	m ²	14	6,911
1.3.22	Dowel bars drilled and grouted into male secant piles; 4nr dowels per male pile B1 slab connection	200	nr	53	10,544
1.3.23	Dowel bars drilled and grouted into underpinning for connection to liner wall rebar; 5nr dowels vertically at 1m centres	548	nr	53	28,864
	<u>Waler beams</u>				
	500x450dp				
1.3.24	Reinforced concrete	1	m ³	196	290
1.3.25	Formwork	12	m ²	35	433
1.3.26	Reinforcement; 265kg/m3	0.4	t	1,113	437
	600x650dp				
1.3.27	Reinforced concrete	8	m ³	196	1,568
1.3.28	Formwork	27	m ²	35	945
1.3.29	Reinforcement; 265kg/m3	2	t	1,113	2,493
1.3.30	Allowance for pull-out bars to the above	1	item	500	500
	<u>Waler columns</u>				
	600x1200				
1.3.31	Reinforced concrete	9	m ³	-	-
1.3.32	Formwork	41	m ²	29	1,164
1.3.33	Reinforcement; assumed 400kg/m3	3	t	183	594
	Shaped waler columns				
1.3.34	Reinforced concrete	16	m ³	196	3,136
1.3.35	Formwork	58	m ²	35	2,030
1.3.36	Reinforcement; assumed 400kg/m3	7	t	1,113	7,290
1.3.37	Allowance for pull-out bars to the above; at B2, B1 and G	1	item	1,000	1,000
1.3.38	Allowance for couplers to connect to walers	1	item	500	500
1.4	Piling				
	<u>Secant piles</u>				
1.4.1	Set up on site all plant and labour required	1	item	40,000	40,000
1.4.2	Guide wall; incl excavating trenches, removal and backfilling	60	m	500	30,000
	Secant piles; female; 750mm dia; 20m length				
1.4.3	Piles; 750mm dia; 20m length	31	nr	3,000	93,000

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.4.4	Pile probing	31	nr	29	891
1.4.5	Cutting off tops of piles	31	nr	183	5,676
1.4.6	Disposal of excavated material; off site	274	m ³	48	13,011
1.4.7	Secant piles; female; 750mm dia; 10m length				
1.4.7	Piles; 750mm dia; 10m length	19	nr	3,000	57,000
1.4.8	Pile probing	19	nr	29	546
1.4.9	Cutting off tops of piles	19	nr	183	3,479
1.4.10	Disposal of excavated material; off site	84	m ³	48	3,987
1.4.11	Secant piles; male; 750mm dia; 20m length				
1.4.11	Piles; 750mm dia; 20m length	32	nr	4,500	144,000
1.4.12	Pile probing	32	nr	29	919
1.4.13	Cutting off tops of piles	32	nr	183	5,859
1.4.14	Disposal of excavated material; off site	283	m ³	48	13,430
1.4.15	Secant piles; male; 750mm dia; 10m length				
1.4.15	Piles; 750mm dia; 10m length	18	nr	4,500	81,000
1.4.16	Pile probing	18	nr	29	517
1.4.17	Cutting off tops of piles	18	nr	183	3,296
1.4.18	Disposal of excavated material; off site	80	m ³	48	3,777
1.4.19	Designed joints drilled and grouted into male secant piles; 4nr dowels per male pile and 2nr dowels every 500mm centres along underpinning	188	nr	53	9,911
	<u>Tension piles</u>				
1.4.20	Set up on site all plant and labour required	1	item	20,000	20,000
1.4.21	Allowance for pile integrity testing	1	item	500	500
1.4.22	Tension piles; 900mm dia				
1.4.22	Piles; 900mm dia; 20m length	5	nr	15,000	75,000
1.4.23	Pile probing	5	nr	29	144
1.4.24	Cutting off tops of piles	5	nr	183	915
1.4.25	Disposal of excavated material; off site	64	m ³	48	3,022
1.4.26	Sleeve piling not required				excl.
1.4.27	Piling mat; in 200mm layers; reuse demolition arisings; including disposal	1,427	m ³	35	49,959
1.5	Capping Beams				
	Capping beam to secant piles; 1050x1000dp				
1.5.1	Excavation	70	m ³	14	1,008
1.5.2	Working space allowance	117	m ²	15	1,789
1.5.3	Earthwork support	61	m ²	11	680
1.5.4	Earthwork support; existing building side	59	m ²	31	1,840
1.5.5	Disposal of excavated material; off-site	70	m ³	51	3,588
1.5.6	Compacting bottom of excavation	61	m ²	1	66
1.5.7	Cutting off tops of piles	100	nr	88	8,763
1.5.8	Blinding bed; assumed 75mm thk	9	m ³	214	1,975
1.5.9	Reinforced concrete	61	m ³	239	14,552
1.5.10	Formwork to sides of beam	117	m ²	39	4,605

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.5.11	Reinforcement; 350kg/m3	22	t	1,113	23,937
1.5.12	Pan float finish	61	m ²	3	170
1.5.13	Waterstops; to top of piles	60	m	14	820
	Capping beam to underpinned area; 900x1000dp				
1.5.14	Excavation	22	m ³	14	316
1.5.15	Working space allowance	2	m ²	15	33
1.5.16	Earthwork support	5	m ²	11	60
1.5.17	Earthwork support; existing building side	8	m ²	31	249
1.5.18	Disposal of excavated material; off-site	22	m ³	51	1,124
1.5.19	Compacting bottom of excavation	22	m ²	1	24
1.5.20	Blinding bed; assumed 75mm thk	1	m ³	214	246
1.5.21	Reinforced concrete	5	m ³	239	1,193
1.5.22	Formwork to sides of beam	17	m ²	39	669
1.5.23	Reinforcement; 350kg/m3	2	t	1,113	2,370
1.5.24	Pan float finish	5	m ²	3	14
1.6	Foundations				
	<u>600mm thk raft slab</u>				
1.6.1	Blinding bed; assumed 75mm thick	17	m ³	214	3,643
1.6.2	Reinforced concrete; waterproof; top 300mm	68	m ³	239	16,102
1.6.3	Reinforced concrete; 300mm dp	68	m ³	154	10,395
1.6.4	Formwork; edges of beds	46	m ²	39	1,789
1.6.5	Reinforcement; 200kg/m3	27	t	1,113	30,046
1.6.6	Pan float finish	225	m ²	3	628
	<u>900mm thk raft slab</u>				
1.6.7	Blinding bed; assumed 75mm thick	26	m ³	214	5,572
1.6.8	Reinforced concrete; waterproof; top 300mm	103	m ³	239	24,491
1.6.9	Reinforced concrete; 600mm dp	205.33	m ³	154	31,621
1.6.10	Formwork; edges of beds	85	m ²	39	3,258
1.6.11	Reinforcement; 200kg/m3	62	t	1,113	68,995
1.6.12	Pan float finish	343	m ²	3	957
1.7	Basement Slabs				
	<u>GF slab</u>				
1.7.1	In situ concrete; 150mm thk				
1.7.2	Reinforced concrete	1	m ³	154	154
1.7.3	Formwork; soffits of slabs	6	m ²	36	214
1.7.4	Formwork; edges of beds	13	m	38	496
1.7.5	Extra over for exposed finish to underside of slab	6	m ²	15	91
1.7.6	Reinforcement; 170kg/m3	0	t	1,113	167
1.7.7	Pan float finish	6	m ²	3	17
	In situ concrete; 250mm thk				
1.7.8	Reinforced concrete	4	m ³	154	618
1.7.9	Formwork; soffits of slabs	14	m ²	36	499
1.7.10	Formwork; edges of beds	22	m	38	839
1.7.11	Extra over for exposed finish to underside of slab	14	m ²	15	212

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.7.12	Reinforcement; 170kg/m3	1	t	1,113	668
1.7.13	Pan float finish	14	m ²	3	39
	In situ concrete; 300mm thk				
1.7.14	Reinforced concrete	162	m ³	154	25,021
1.7.15	Formwork; soffits of slabs	539	m ²	36	19,210
1.7.16	Formwork; edges of beds	158	m	38	6,025
1.7.17	Extra over for exposed finish to underside of slab	539	m ²	15	8,166
1.7.18	Reinforcement; 170kg/m3	27	t	1,113	30,592
1.7.19	Pan float finish	539	m ²	3	1,504
	In situ concrete; 325mm thk				
1.7.20	Reinforced concrete	9	m ³	154	1,390
1.7.21	Formwork; soffits of slabs	29	m ²	36	1,034
1.7.22	Formwork; edges of beds	23	m	38	877
1.7.23	Extra over for exposed finish to underside of slab	29	m ²	15	439
1.7.24	Reinforcement; 170kg/m3	2	t	1,113	1,781
1.7.25	Pan float finish	29	m ²	3	81
	In situ concrete; 350mm thk				
1.7.26	Reinforced concrete	27	m ³	154	4,170
1.7.27	Formwork; soffits of slabs	76	m ²	36	2,709
1.7.28	Formwork; edges of beds	102	m	38	3,889
1.7.29	Extra over for exposed finish to underside of slab	76	m ²	15	1,151
1.7.30	Reinforcement; 170kg/m3	5	t	1,113	5,030
1.7.31	Pan float finish	76	m ²	3	212
1.7.32	Extra over for double height decking	378	m ²	22	8,251
1.7.33	Edges of openings in suspended slabs	34	m	38	1,296
1.8	Columns				
	<u>Concrete columns</u>				
	Type C02				
1.8.1	Reinforced concrete	5	m ³	196	912
1.8.2	Formwork	47	m ²	35	1,629
1.8.3	Extra over for exposed finish to columns	47	m ²	15	704
1.8.4	Reinforcement; 400kg/m3	2	t	1,113	2,070
	Type C11				
1.8.5	Reinforced concrete	7	m ³	196	1,290
1.8.6	Formwork	59	m ²	35	2,050
1.8.7	Extra over for exposed finish to columns	59	m ²	15	886
1.8.8	Reinforcement; 400kg/m3	3	t	1,113	2,930
	Type C16				
1.8.9	Reinforced concrete	4	m ³	196	774
1.8.10	Formwork	44	m ²	35	1,537
1.8.11	Extra over for exposed finish to columns	44	m ²	15	665
1.8.12	Reinforcement; 400kg/m3	2	t	1,113	1,758

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
	Type C15				
1.8.13	Reinforced concrete	2	m ³	196	386
1.8.14	Formwork	14	m ²	35	501
1.8.15	Extra over for exposed finish to columns	14	m ²	15	217
1.8.16	Reinforcement; 400kg/m3	1	t	1,113	875
	Type C12				
1.8.17	Reinforced concrete	0	m ³	196	74
1.8.18	Formwork	4	m ²	35	152
1.8.19	Extra over for exposed finish to columns	4	m ²	15	66
1.8.20	Reinforcement; 400kg/m3	0	t	1,113	169
	Type C35				
1.8.21	Reinforced concrete	-	m ³	196	-
1.8.22	Formwork	-	m ²	35	-
1.8.23	Extra over for exposed finish to columns	-	m ²	15	-
1.8.24	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C19				
1.8.25	Reinforced concrete	-	m ³	196	-
1.8.26	Formwork	-	m ²	35	-
1.8.27	Extra over for exposed finish to columns	-	m ²	15	-
1.8.28	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C34				
1.8.29	Reinforced concrete	-	m ³	196	-
1.8.30	Formwork	-	m ²	35	-
1.8.31	Extra over for exposed finish to columns	-	m ²	15	-
1.8.32	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C14				
1.8.33	Reinforced concrete	-	m ³	196	-
1.8.34	Formwork	-	m ²	35	-
1.8.35	Extra over for exposed finish to columns	-	m ²	15	-
1.8.36	Reinforcement; 400kg/m3	-	t	1,113	-
	Type WC01				
1.8.34	Reinforced concrete	9	m ³	196	1,835
1.8.35	Formwork	47	m ²	35	1,640
1.8.36	Extra over for exposed finish to columns	47	m ²	15	709
1.8.37	Reinforcement; 400kg/m3	4	t	1,113	4,166
1.9	Core Walls				
	<u>In-situ concrete walls</u>				
	250mm thk				
1.9.1	Reinforced concrete	65	m ³	187	12,182

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1.9.2	Formwork	520	m ²	61	31,848
1.9.3	Wall kickers	80	m	10	796
1.9.4	Reinforcement; assumed 200kg/m3	13	t	1,113	14,471
1.10	Spine Walls				
	250mm thick				
1.10.1	Reinforced concrete	21	m ³	187	3,958
1.10.2	Formwork	169	m ²	61	10,348
1.10.3	Wall kickers	26	m	10	259
1.10.4	Reinforcement; assumed 200kg/m3	4	t	1,113	4,702
1.11	Temporary Works				
1.11.1	Temporary propping to Grape Street; 2 levels; incl in facilitating; ramp area	1	item	229,874	229,874
1.12	Allowance for below ground drainage				
	<u>Basement level</u>				
	Foul water sewer				
1.12.1	100mm dia; CI	19	m	83	1,572
	Surface water sewer				
1.12.2	150mm dia; CI	34	m	137	4,653
1.12.3	Foul water pump	1	nr	9,543	9,543
1.12.4	Foul water PPIC	2	nr	1,651	3,301
1.12.5	Surface water PPIC	4	nr	1,651	6,603
1.12.6	Cavity drainage pump chamber	3	nr	9,543	28,629
1.12.7	Rain water drainage point	1	nr	1,780	1,780
	<u>Ground level</u>				
	Combined water sewer				
1.12.8	150mm dia	5	m	137	684
	Channel / slot drain				
1.12.9	150mm dia	8	m	150	1,200
1.12.10	Testing and commissioning to the above	1	item	1,045	1,045
1.13	Design development for substructures element only	2.5%		1,981,337	49,533
	Risk allowance for price rises in steel raw material price. Re-baselined quote from 1Q21 to 2Q22 shows a 50% increase. Less inflation included in summary	37.7%		293,899	110,800
1.14	Risk allowance for void under ramp	1	item	250,000	250,000
1.14.1	Subs & frame prelims;	15%	item	2,391,670	358,751

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
ESTIMATED ROUNDED CONSTRUCTION COST			£	2,750,000	

**Grape Street/ Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.1	Columns				
	<u>Concrete columns</u>				
	Type C02				
2.1.1	Reinforced concrete	-	m ³	196	-
2.1.2	Formwork	-	m ²	35	-
2.1.3	Extra over for exposed finish to columns	-	m ²	15	-
2.1.4	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C11				
2.1.5	Reinforced concrete	31	m ³	196	6,061
2.1.6	Formwork	275	m ²	35	9,629
2.1.7	Extra over for exposed finish to columns	275	m ²	15	4,163
2.1.8	Reinforcement; 400kg/m3	12	t	1,113	13,761
	Type C16				
2.1.9	Reinforced concrete	48	m ³	196	9,500
2.1.10	Formwork	538	m ²	35	18,865
2.1.11	Extra over for exposed finish to columns	538	m ²	15	8,156
2.1.12	Reinforcement; 400kg/m3	19	t	1,113	21,569
	Type C15				
2.1.13	Reinforced concrete	-	m ³	196	-
2.1.14	Formwork	-	m ²	35	-
2.1.15	Extra over for exposed finish to columns	-	m ²	15	-
2.1.16	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C12				
2.1.17	Reinforced concrete	-	m ³	196	-
2.1.18	Formwork	-	m ²	35	-
2.1.19	Extra over for exposed finish to columns	-	m ²	15	-
2.1.20	Reinforcement; 400kg/m3	-	t	1,113	-
	Type C35				
2.1.21	Reinforced concrete	3	m ³	196	635
2.1.22	Formwork	22	m ²	35	757
2.1.23	Extra over for exposed finish to columns	22	m ²	15	327
2.1.24	Reinforcement; 400kg/m3	1	t	1,113	1,442

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
	Type C19				
2.1.25	Reinforced concrete	2	m ³	196	353
2.1.26	Formwork	12	m ²	35	406
2.1.27	Extra over for exposed finish to columns	12	m ²	15	176
2.1.28	Reinforcement; 400kg/m3	1	t	1,113	801
	Type C34				
2.1.29	Reinforced concrete	1	m ³	196	104
2.1.30	Formwork	6	m ²	35	198
2.1.31	Extra over for exposed finish to columns	6	m ²	15	85
2.1.32	Reinforcement; 400kg/m3	0	t	1,113	235
	Type C14				
2.1.33	Reinforced concrete	1	m ³	196	260
2.1.34	Formwork	12	m ²	35	437
2.1.35	Extra over for exposed finish to columns	12	m ²	15	189
2.1.36	Reinforcement; 400kg/m3	1	t	1,113	589
	Type WC01				
2.1.37	Reinforced concrete	-	m ³	196	-
2.1.38	Formwork	-	m ²	35	-
2.1.39	Extra over for exposed finish to columns	-	m ²	15	-
2.1.40	Reinforcement; 400kg/m3	-	t	1,113	-
2.2	Frame				
	<u>Concrete beams</u>				
	All Types				
2.2.1	Reinforced concrete	151	m ³	181	27,354
2.2.2	Formwork	614	m ²	70	43,014
2.2.3	Extra over for exposed finish to beams in soffit	614	m ²	15	9,306
2.2.4	Reinforcement; 350kg/m3	53	t	1,113	58,875
	<u>Steel beams</u>				
	Generally				
2.2.5	Allowance for steel framing to openings in slabs, assumed quantity	20.0	t	3,682	73,640
2.2.6	15% fittings allowance to above	3.00	t	3,682	11,046
2.2.7	Intumescent paint; based on JRL advice	23	t	920	21,160
2.2.8	Steelwork erection	23	t	291	6,697
2.2.9	Temporary works / edge protection / safety fans / design / performance bond; based on JRL allowances	1	item	10,737	10,737
2.2.10	Steelwork support for plant louvre; refer to roof				
2.3	Core Walls				

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.3.1	Setup and dismantle core formwork; as advised by JRL	1	item	52,421	52,421
	<u>In situ concrete walls</u>				
	250mm thk				
2.3.2	Reinforced concrete	198	m ³	181	35,796
2.3.3	Formwork	1,582	m ²	61	96,895
2.3.4	Wall kickers	224	m	10	2,230
2.3.5	Reinforcement; assumed 200kg/m ³	40	t	1,113	44,026
	Spine walls				
2.3.6	Reinforced concrete	51	m ³	181	9,193
2.3.7	Formwork	406	m ²	61	24,884
2.3.8	Wall kickers	58	m	10	577
2.3.9	Reinforcement; assumed 200kg/m ³	10	t	1,113	11,306
	<u>In situ concrete upstands</u>				
	Generally				
2.3.10	Allowance for upstands	5	storeys	5,000	25,000
2.4	Upper Floors				
	In situ concrete; 225mm thk				
2.4.1	Reinforced concrete	83	m ³	154	12,886
2.4.2	Formwork; soffits of slabs	371	m ²	57	21,314
2.4.3	Formwork; edges of beds	1	item	5,000	5,000
2.4.4	Extra over for exposed finish to underside of slab	371	m ²	15	5,618
2.4.5	Reinforcement; 200kg/m ³	17	t	1,113	18,569
2.4.6	Pan float finish	371	m ²	3	1,035
	In situ concrete; 250mm thk				
2.4.7	Reinforced concrete	292	m ³	154	45,169
2.4.8	Formwork; soffits of slabs	1,170	m ²	57	67,240
2.4.9	Formwork; edges of beds	1	item	5,000	5,000
2.4.10	Extra over for exposed finish to underside of slab	1,170	m ²	15	17,722
2.4.11	Reinforcement; 200kg/m ³	58	t	1,113	65,089
2.4.12	Pan float finish	1,170	m ²	3	3,264
	In situ concrete; 300mm thk				
2.4.13	Reinforced concrete	252	m ³	154	38,940
2.4.14	Formwork; soffits of slabs	840	m ²	57	48,306
2.4.15	Formwork; edges of beds	1	item	5,000	5,000
2.4.16	Extra over for exposed finish to underside of slab	840	m ²	15	12,732
2.4.17	Reinforcement; 200kg/m ³	50	t	1,113	56,113
2.4.18	Pan float finish	840	m ²	3	2,345
	In situ concrete; 350mm thk				
2.4.19	Reinforced concrete	166	m ³	154	25,677
2.4.20	Formwork; soffits of slabs	475	m ²	57	27,303
2.4.21	Formwork; edges of beds	1	item	5,000	5,000
2.4.22	Extra over for exposed finish to underside of slab	475	m ²	15	7,196

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.4.23	Reinforcement; 200kg/m3	33	t	1,113	37,002
2.4.24	Pan float finish	475	m ²	3	1,325
2.4.39	Thermal breaks	1	item	20,000	20,000
2.4.40	Subs & frame prelims	15%	item	1,217,699	182,655
2.4.41	Risk allowance for price rises in steel raw material price. Re-baselined quote from 1Q21 to 2Q22 shows a 50% increase. Less iflation included in summary	37.7%		452,967	170,768
2.5	Roof				
2.5.1	Waterproofing membrane & 200mm insulation to public amenity area	149	m ²	230	34,256
2.5.2	Extra over to above; blue roof system; 150mm	149	m ²	100	14,894
2.5.3	Private amenity and terrace- incl. external works				incl.
2.5.4	Waterproof finish and 200mm isulation to Grape Street plant roof; concrete pavers on adjustable pedestals; 200mm acoustic treatment layer	166	m ²	250	41,541
2.5.5	Extra over to above; blue roof system; 150mm	166	m ²	100	16,616
2.5.6	Green roof and waterproofing membrane & 200mm insulation grid lines A6 to A28	141	m ²	230	32,362
2.5.7	Extra over to above; blue roof system; 150mm	141	m ²	100	14,070
2.5.8	PPC steel balustrade to Grape Street amenity terrace; incl below	-	m	350	-
2.5.9	Planting trough to above (refer to external works)				incl.
2.5.10	Plant acoustic louvre to air source heat pump enclosure; 300mm	166	m ²	650	108,006
2.5.11	Galvanized steelworks for plant support	19	t	4,000	77,214
2.5.12	AOV; refer to S&C fit out		nr	8,500	incl.
2.5.13	Allowance for mansafe anchors	1	item	10,000	10,000
2.6	Stairs and Ramps				
2.6.1	Staircase in main core; precast units; mild steel balustrades and handrails	8	levels	10,000	80,000
2.7	External Walls				
2.7.1	Cornice detail	381	m	1,000	381,100
2.7.2	ENHANCEMENT - Allowance for entrance metal work signage to the building's façade; including lighting, say	1	item	20,000	20,000
	<u>East Elevation</u>				
2.7.3	EWS-106 - VLB Ground floor curtain wall stick system	115	m ²	1,000	114,500
2.7.4	EWS-201 - VLB Pigmented precast system	651	m ²	1,500	976,680
2.7.5	EWS-202 - VLB Pigmented precast plant screen	61	m ²	1,750	106,033
2.7.6	EWS-501 - VLB Architectural metalwork	35	m ²	2,500	87,950

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
	Signage zone	11	nr	1,000	11,000
	<u>South Elevation</u>				
2.7.7	EWS-106 - VLB Ground floor curtain wall stick system	6	m ²	1,000	5,510
2.7.8	EWS-201 - VLB Pigmented precast system	123	m ²	1,500	184,665
2.7.9	EWS-202 - VLB Pigmented precast plant screen	55	m ²	1,750	95,463
2.7.10	EWS-401 - VLB Insulated blockwork	91	m ²	350	31,801
2.7.11	Drainage, waterproofing closing detail/ movement joint to party wall	24	m	750	18,315
	<u>West Elevation</u>				
2.7.12	EWS-201 - VLB Pigmented precast system	41	m ²	1,500	60,990
2.7.13	EWS-202 - VLB Pigmented precast plant screen	63	m ²	1,750	110,058
2.7.14	EWS-203 - VLB Core precast cladding	218	m ²	1,500	326,490
2.7.15	EWS-204 - VLB Uninsulated precast	87	m ²	1,500	130,575
2.7.16	EWS-301 - VLB GRC rainscreen	221	m ²	1,500	331,185
2.7.17	EWS-401 - VLB Insulated blockwork	167	m ²	350	58,426
2.7.18	Drainage, waterproofing closing detail/ movement joint to party wall	78	m	750	58,305
	<u>External walkway</u>				
2.7.19	Concrete columns, high quality finish, 450x450mm	77	m	440	33,968
2.7.20	Concrete transoms, high quality finish	64	m	420	27,061
2.7.21	Walkway upper floor structure	167	m ²	260	43,524
2.7.22	Floor finish to walkway	167	m ²	200	33,480
	<u>North Elevation</u>				
2.7.23	EWS-201 - VLB Pigmented precast system	90	m ²	1,500	135,630
2.7.24	EWS-203 - VLB Core precast cladding	80	m ²	1,500	119,430
2.7.25	EWS-204 - VLB Uninsulated precast	8	m ²	1,500	12,345
2.7.26	EWS-301 - VLB GRC rainscreen	19	m ²	1,500	28,845
2.7.27	EWS-401 - VLB Insulated blockwork	53	m ²	350	18,463
2.7.28	Drainage, waterproofing closing detail/ movement joint to party wall	46	m	750	34,808
	<u>Balconies</u>				
2.7.29	Juliette & Infill balconies; PPC mild steel	262	m	750	196,500
2.7.30	Terraces balconies; PPC mild steel; 1600mm high	68	m	700	47,880
2.7.31	Terraces balconies; PPC mild steel; 1100mm high	266	m	650	172,900
	<u>Generally</u>				
2.7.32	Allowance for EPDM to façade, windows and doors	2,182	m ²	15	32,725
2.7.33	Allowance for cavity barriers in façade and windows	2,182	m ²	25	54,541
2.7.34	Allowance for fire breaks in façade	2,182	m ²	40	87,266

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.7.35	Allowance for cleaning and final protection	2,182	m ²	20	43,633
2.7.36	Allowance for mastic sealing	2,182	m ²	5	10,908
2.7.37	Façade design	2,182	m ²	60	130,899
2.8	Windows and External Doors				
2.8.1	E/O double glazed entrance doors to residential entrance	1	nr	15,000	15,000
2.8.2	Gradus Esplanade 1000 matting to interior of residential entrance lobby	1	nr	8,000	8,000
2.8.3	E/O single glazed doors for retail units	4	nr	10,000	40,000
2.8.4	E/O basement fire escape door, single door	1	nr	10,000	10,000
2.8.5	Allowance for opening through precast façade for access to UPKN	1	item	20,000	20,000
2.8.6	UKPN entrance door; double	2	nr	12,500	25,000
2.8.7	UKPN entrance door; single	1	Item	10,000	10,000
2.9	Internal Walls				
2.9.1	Allowance for drying to internal face of external walls; blockwork party wall; (x2 15mm plasterboard; 100mm rigid insulation; vapour barrier; metal stud; tape & joint)	2,182	m ²	60	130,899
	Blockwork Walls				
2.9.2	BLK.02 - 140mm Blockwork Wall	375	m ²	120	45,053
	Partition Walls				
2.9.3	General allowance for risers etc	1	item	25,000	25,000
2.10	Internal Doors				
2.10.1	Single doors to cores/circulation area; 60FR	9	nr	3,000	27,000
2.10.2	Single riser doors; 60FR	-	nr	2,750	-
2.10.3	Double riser doors; 60FR	23	nr	4,000	92,000
2.10.4	Single plant doors; 60FR	3	nr	3,000	9,000
2.10.5	Double plant doors; 60FR	2	nr	4,000	8,000
2.10.6	Single doors to cleaners cupboard; NFR	4	nr	3,000	12,000
2.10.7	Double lobby door to entrance, glazed	1	nr	15,000	15,000
2.10.8	UKPN double door;120FR	1	nr	10,000	10,000
ESTIMATED ROUNDED CONSTRUCTION COST			£	6,880,000	

**Grape Street/ Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
3.1	Internal Walls				
3.1.1	Refer to superstructure				incl.
3.2	Internal Doors				
3.2.1	Refer to superstructure				incl.
3.3	Wall Finishes				
3.3.1	BoH areas and cores; skim coat and emulsion	2,865	m ²	45	128,922
3.3.2	ENHANCEMENT - entrance lobby finishes	1	item	100,000	100,000
3.4	Floor Finishes				
3.4.1	BoH areas and cores; vinyl floor finish	763	m ²	75	57,201
3.4.2	ENHANCEMENT - entrance lobby finishes	1	item	100,000	100,000
3.5	Ceiling Finishes				
3.5.1	BoH areas and cores; skim coat and emulsion	763	m ²	45	34,321
3.5.2	ENHANCEMENT - entrance lobby finishes	1	item	100,000	100,000
3.6	Furniture, Fixtures and Equipment				
3.6.1	ENHANCEMENT - artwork, statues, feature lighting, fittings	-	item	500,000	Excl
3.6.2	Cycle storage units	28	nr	500	14,000
	Services				
3.7	Sanitaryware				
3.7.1	Doc M toilets	-	nr	2,500	-
3.8	Other Costs				
3.8.1	Mechanical and Electrical current rate (GIA); see below				
3.9	Services Equipment				excl.
3.10	Disposal Installations				
3.10.1	Rainwater Installation; cast iron	3,018	m ²	10	30,180
3.10.2	Foul Drainage above ground; HDPE	3,018	m ²	18	54,324
3.11	Water Installations				
3.11.1	Cold water installation	3,018	m ²	28	84,504
3.12	Heat Source				
3.12.1	Included in Apartments				
3.13	Space Heating & Air Conditioning				

Item	Description	Qty	Unit	Rate	Total
3.13.1	Allowance for Space Heating & Air Conditioning	3,018	m ²	60	181,080
3.14	Ventilation Systems				
3.14.1	Allowance for Ventilation; incl smoke extract	3,018	m ²	120	362,160
3.15	Electrical Installations				
3.15.1	LV distribution (LV main panel, sub panels, cabling, containment and generation)	3,018	m ²	90	271,620
3.15.2	Small Power & Mechanical Supplies	3,018	m ²	15	45,270
3.15.3	Lighting (incl emergency, control) to landlord areas	3,018	m ²	30	90,540
3.15.4	Earthing & Bonding	3,018	m ²	3	9,054
3.16	Fuel Installations				
3.16.1	Gas installations		m ²		excl.
3.17	Lift & Conveyor Installations/Systems				
3.17.1	Refer to 3.23 below				incl.
3.18	Fire & Lightning Protection				
3.18.1	Fire fighting systems Dry riser, Sprinklers etc.	3,018	m ²	45	135,810
3.18.2	Fire Suppression Systems	3,018	m ²		excl.
3.18.3	Lightning Protection	3,018	m ²	3	9,054
3.19	Communication, Security and Control systems				
3.19.1	Allowance for Fire detection	3,018	m ²	14	42,252
3.19.2	Disabled Refuge system	3,018	m ²	4	12,072
3.19.3	Allowance for IT/Data installations	3,018	m ²	30	90,540
3.19.4	Allowance for CCTV/Access Control & Intruder Alarm	3,018	m ²	30	90,540
3.19.5	Control/BMS	3,018	m ²	40	120,720
3.20	Specialist Installations				
3.20.1	Excluded				
3.21	MEPH Contractor add on's				
3.21.1	BWIC	3%	%	1,629,720	48,892
3.21.2	Test & Commissioning	2%	%	1,629,720	32,594
3.21.3	Contractor Prelims	15%	%	1,662,314	249,347
3.22	Communication, Security and Control Systems				
3.22.3	Allowance for statutory signage	8	storeys	1,000	8,000
3.23	Lift and Conveyor Installations				
3.23.2	Grape Street Passenger lift; 17 person; Premium (non-bespoke) finish; incl architraves; 1m/s; 6 stops; adjacent entry	1	nr	120,000	120,000
3.23.3	Allowance fo separate BMU solution for Grape Street; excluded, served by MEWP as an operating cost		item	-	excl.
3.24	Enhanced Systems				
3.24.3	Extra over to M&E Systems to achieve WELL / BREEAM outstanding	3,018	m ²	35	105,630

GROUP ELEMENT 3 - Shell and Core / BoH Fit out

Item	Description	Qty	Unit	Rate	Total
ESTIMATED ROUNDED CONSTRUCTION COST			£		2,730,000

		Apartment Type 01				Apartment Type 02				Apartment Type 03				Apartment Type 04				Apartment Type 05					
		Type:		Market Type 01		Type:		Market Type 02		Type:		Market Type 03		Type:		Market Type 04		Type:		Market Type 05			
Refer to apartment references on drawings>>>		Ref:		182P		Ref:		182P		Ref:		182P		Ref:		284P		Ref:		283P			
19		935.7		NIA: 52 Count:		8		NIA: 54 Count:		4		NIA: 53 Count:		4		NIA: 92 Count:		2		NIA: 71 Count:		1	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total		
4	Apartment Fitout																						
x 4.1	Internal Walls																						
x 4.1.1	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	2,919,514	42	m ²	120	4,986	55	m ²	120	6,612	55	m ²	120	6,648	102	m ²	120	12,189	98	m ²	120	11,820	
x 4.1.2	Blockwork party walls	2,651,860	130	m ²	200	26,040	46	m ²	200	9,111	-	m ²	200	-	32	m ²	200	6,433	16	m ²	200	3,220	
x 4.1.3	Boxing out to cisterns; say 1.5m high (1 per bathroom)	206,400	1	Nr	500	500	1	Nr	500	500	1	Nr	500	500	2	Nr	500	1,000	1	Nr	500	500	
x 4.1.4	Access Panels; say (1 per flat)	156,520	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	2	Nr	400	800	
x 4.1.5	Aluminium framed glazed wall/door leading onto balcony-refer to superstructure	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	
x 4.1.6	Balcony internal wall-refer to Superstructure	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	
	4.2 Internal Doors																						
x 4.2.1	Flat entrance door - full height single	457,500	1	Nr	3,750	-	Nr	3,750	-	-	Nr	3,750	-	-	Nr	3,750	-	-	1	Nr	3,750	3,750	
x 4.2.2	Flat entrance door - full height including side panel	844,900	-	Nr	4,250	-	1	Nr	4,250	4,250	1	Nr	4,250	4,250	1	Nr	4,250	4,250	-	Nr	4,250	-	
x 4.2.3	Single timber door; 2,050mm high, 910mm wide; to bathroom	1,032,000	1	Nr	2,500	2,500	1	Nr	2,500	2,500	1	Nr	2,500	2,500	2	Nr	2,500	5,000	1	Nr	2,500	2,500	
x 4.2.4	Single timber door; 2,050mm high, 910mm wide to habitable areas	1,208,250	1	Nr	2,500	2,500	1	Nr	2,500	2,500	1	Nr	2,500	2,500	2	Nr	2,500	5,000	2	Nr	2,500	5,000	
x 4.2.5	Single door to storage cupboards; Non fire-rated	105,750	-	Nr	1,500	-	-	Nr	1,500	-	-	Nr	1,500	-	-	Nr	1,500	-	1	Nr	1,500	1,500	
x 4.2.6	Double small door to storage cupboards ; Non fire-rated	355,680	-	Nr	1,800	-	-	Nr	1,800	-	2	Nr	1,800	3,600	1	Nr	1,800	1,800	-	Nr	1,800	-	
x 4.2.7	Double big door to storage cupboards ; Non fire-rated	1,139,600	1	Nr	2,000	2,000	3	Nr	2,000	6,000	1	Nr	2,000	2,000	1	Nr	2,000	2,000	3	Nr	2,000	6,000	
x 4.2.8	Painted MDF architraves; 75mm x 15mm	513,700	4	Nr	250	1,000	6	Nr	250	1,500	6	Nr	250	1,500	7	Nr	250	1,750	8	Nr	250	2,000	
x 4.2.9	Glazed single door leading onto balcony, extra over façade	625,750	1	Nr	2,500	2,500	1	Nr	2,500	2,500	1	Nr	2,500	2,500	1	Nr	2,500	2,500	-	Nr	2,500	-	
x 4.2.10	Glazed double door leading onto balcony, extra over façade	314,344	0.38	Nr	3,500	1,313	-	Nr	3,500	-	-	Nr	3,500	-	-	Nr	3,500	-	1	Nr	3,500	3,500	
	4.3 Wall Finishes																						
x 4.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	1,459,757	83	m ²	30	2,493	110	m ²	30	3,306	111	m ²	30	3,324	203	m ²	30	6,094	197	m ²	30	5,910	
x 4.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	2,900,810	103	m ²	75	7,710	109	m ²	75	8,195	110	m ²	75	8,218	146	m ²	75	10,965	117	m ²	75	8,772	
x 4.3.3	Tiles to shower, bath and front of cistern	142,016	4	m ²	100	430	4	m ²	100	430	4	m ²	100	420	5	m ²	100	480	4	m ²	100	430	
x 4.3.4	Vanity unit; 300mm wide	128,320	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	
x 4.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	435,807	52	m ²	20	1,030	54	m ²	20	1,080	53	m ²	20	1,056	92	m ²	20	1,840	71	m ²	20	1,410	
x 4.3.6	Satinwood paint finish to skirting (NIA allowance)	217,903	52	m ²	10	515	54	m ²	10	540	53	m ²	10	528	92	m ²	10	920	71	m ²	10	705	
x 4.3.7	Skirting to bathrooms	206,400	1	Nr	500	500	1	Nr	500	500	1	Nr	500	500	2	Nr	500	1,000	1	Nr	500	500	
x 4.3.8	Window board; single 350mm wide	287,180	2	Nr	200	400	5	Nr	200	1,000	3	Nr	200	600	6	Nr	200	1,200	5	Nr	200	1,000	
x 4.3.9	Window board; french windows	269,500	1	Nr	500	500	-	Nr	500	-	-	Nr	500	-	3	Nr	500	1,500	3	Nr	500	1,500	
x 4.3.10	Window board decorate	71,795	2	Nr	50	100	5	Nr	50	250	3	Nr	50	150	6	Nr	50	300	5	Nr	50	250	
	4.4 Floor Finishes																						
x 4.4.1	All areas floating screed board / screed	1,089,517	52	m ²	50	2,575	54	m ²	50	2,700	53	m ²	50	2,640	92	m ²	50	4,600	71	m ²	50	3,525	
x 4.4.2	Levelling screed - Excl	-	-	m ²	-	-	-	m ²	-	-	-	m ²	-	-	-	m ²	-	-	-	m ²	-	-	
x 4.4.3	Vinyl/ hardwood engineered floor; 150mm wide	2,830,612	47	m ²	140	6,563	49	m ²	140	6,913	48	m ²	140	6,776	86	m ²	140	12,079	66	m ²	140	9,223	
x 4.4.4	Floor finish for bathrooms	220,035	5	m ²	140	647	5	m ²	140	647	4	m ²	140	616	6	m ²	140	801	5	m ²	140	647	
x 4.4.5	Carpet finish - excluded	-	-	m ²	50	-	-	m ²	50	-	-	m ²	50	-	-	m ²	50	-	-	m ²	50	-	
	4.5 Ceiling Finishes																						
x 4.5.1	180mm plasterboard ceiling	1,198,469	52	m ²	55	2,833	54	m ²	55	2,970	53	m ²	55	2,904	92	m ²	55	5,060	71	m ²	55	3,878	
x 4.5.2	3 coats of emulsion paint	217,903	52	m ²	10	515	54	m ²	10	540	53	m ²	10	528	92	m ²	10	920	71	m ²	10	705	
x 4.5.3	Recessed pelmets for blinds/ opening for curtains	43,077	2	m	30	60	5	m	30	150	3	m	30	90	6	m	30	180	5	m	30	150	
x 4.5.4	Access Panels; say (1 per flat)	160,400	1	Item	500	500	1	Item	500	500	1	Item	500	500	1	Item	500	500	1	Item	500	500	
x 4.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	320,800	1	Item	1,000	1,000	1	Item	1,000	1,000	1	Item	1,000	1,000	1	Item	1,000	1,000	1	Item	1,000	1,000	
x 4.6	Fittings & Furnishings																						

		Apartment Type 01				Apartment Type 02				Apartment Type 03				Apartment Type 04				Apartment Type 05				
TOTAL		Type:	Market Type 01			Type:	Market Type 02			Type:	Market Type 03			Type:	Market Type 04			Type:	Market Type 05			
Refer to apartment references on drawings>>>		Ref:	1B2P			Ref:	1B2P			Ref:	1B2P			Ref:	2B4P			Ref:	2B3P			
19		935.7	NIA: 52 Count:			8	NIA: 54 Count:			4	NIA: 53 Count:			4	NIA: 92 Count:			2	NIA: 71 Count:			1
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	
x 4.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	4,812,000	1	item	15,000	15,000	1	item	15,000	15,000	1	item	15,000	15,000	1	item	15,000	15,000	1	item	15,000	15,000
x 4.6.2	Curtains; manually operated - EXCLUDED	-	-	Item	-	-	-	Item	-	-	-	Item	-	-	-	Item	-	-	-	Item	-	-
x 4.6.3	Fabric blackout roller blinds; EXCLUDED	-	-	Item	-	-	-	Item	-	-	-	Item	-	-	-	Item	-	-	-	Item	-	-
x 4.6.4	Built-in joinery - EXCLUDED	-	-	Nr	5,000	-	-	Nr	5,000	-	-	Nr	5,000	-	-	Nr	5,000	-	-	Nr	5,000	-
x 4.6.5	Allowance for post box	64,160	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200
4.7 Mechanical & Electrical Installations Apartments Fit Out																						
Sanitary Installations																						
4.7.1	Toilet	288,720	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900
4.7.2	Doc M toilet	138,000	-	Nr	1,500	-	-	Nr	1,500	-	-	Nr	1,500	-	-	Nr	1,500	1,500	-	Nr	1,500	-
4.7.3	Wash hand basin	160,400	1	Nr	500	500	1	Nr	500	500	1	Nr	500	500	1	Nr	500	500	1	Nr	500	500
4.7.4	Ancillary items (1 per bathroom)	103,200	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250	2	Nr	250	500	1	Nr	250	250
4.7.5	Bath	288,720	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900
4.8 Services Equipment																						
4.9 Disposal Installations																						
4.9.1	Install sanitaryware	185,760	3	Nr	150	450	3	Nr	150	450	3	Nr	150	450	6	Nr	150	900	3	Nr	150	450
4.9.2	Soil/waste points	495,360	3	Nr	400	1,200	3	Nr	400	1,200	3	Nr	400	1,200	6	Nr	400	2,400	3	Nr	400	1,200
4.9.3	Waste for white goods	256,640	2	Nr	400	800	2	Nr	400	800	2	Nr	400	800	2	Nr	400	800	2	Nr	400	800
4.9.4	Condensate for MVHR/FCU	112,280	1	Nr	350	350	1	Nr	350	350	1	Nr	350	350	1	Nr	350	350	1	Nr	350	350
4.10 Water Installations																						
4.10.1	Cold water to sanitaryware	433,440	3	Nr	350	1,050	3	Nr	350	1,050	3	Nr	350	1,050	6	Nr	350	2,100	3	Nr	350	1,050
4.10.2	Cold water to white goods	224,560	2	Nr	350	700	2	Nr	350	700	2	Nr	350	700	2	Nr	350	700	2	Nr	350	700
4.10.3	Hot water to sanitaryware	371,520	2	Nr	450	900	2	Nr	450	900	2	Nr	450	900	4	Nr	450	1,800	2	Nr	450	900
4.10.4	Water meter	96,240	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300
4.11 Heat Source																						
4.11.1	ASHP	1,157,414	1	Nr	3,608	3,608	1	Nr	3,608	3,608	1	Nr	3,608	3,608	1	Nr	3,608	3,608	1	Nr	3,608	3,608
4.11.2	Condenser to Market Apartment FCU's	1,144,282	1	Nr	2,772	2,772	1	Nr	2,772	2,772	1	Nr	2,772	2,772	2	Nr	2,772	5,544	1	Nr	2,772	2,772
4.11.3	Hot Water Cylinder	938,308	1	Nr	2,925	2,925	1	Nr	2,925	2,925	1	Nr	2,925	2,925	1	Nr	2,925	2,925	1	Nr	2,925	2,925
4.12 Space Heating and Air Conditioning																						
Comfort cooling (Market only)																						
4.12.1	FCU Ceiling mounted	1,344,794	4	Nr	1,048	4,192	4	Nr	1,048	4,192	4	Nr	1,048	4,192	4	Nr	1,048	4,192	4	Nr	1,048	4,192
4.12.2	FCU Wall mounted	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-
4.12.3	Pipework to FCU's incl valves, dampers etc.	2,179,034	52	m ²	100	5,150	54	m ²	100	5,400	53	m ²	100	5,280	92	m ²	100	9,200	71	m ²	100	7,050
4.12.4	Radiators/underfloor heating	1,198,469	52	m ²	55	2,833	54	m ²	55	2,970	53	m ²	55	2,904	92	m ²	55	5,060	71	m ²	55	3,878
4.12.5	Heated towel rail	185,760	1	Nr	450	450	1	Nr	450	450	1	Nr	450	450	2	Nr	450	900	1	Nr	450	450
4.13 Ventilation																						
4.13.1	MVHR	481,200	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500
4.13.2	Ductwork (plastic) Grilles & diffusers	871,614	52	m ²	40	2,060	54	m ²	40	2,160	53	m ²	40	2,112	92	m ²	40	3,680	71	m ²	40	2,820
4.13.3	Carbon Filters	192,480	1	Item	600	600	1	Item	600	600	1	Item	600	600	1	Item	600	600	1	Item	600	600
4.14 Electrical Installations																						
4.14.1	Tenants distribution board	128,320	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400
4.14.2	Electrical Smart meter	80,200	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250
Small power (incl accessory, cabling, containment)																						
4.14.3	Twin Switched Socket Outlet	995,535	15	Nr	150	2,250	19	Nr	150	2,850	18	Nr	150	2,700	30	Nr	150	4,500	16	Nr	150	2,400
4.14.4	Single switched socket outlet	155,008	3	Nr	140	420	3	Nr	140	420	4	Nr	140	560	4	Nr	140	560	3	Nr	140	420
4.14.5	Fused Connection Unit	224,700	4	Nr	120	480	4	Nr	120	480	5	Nr	120	600	6	Nr	120	720	9	Nr	120	1,080
4.14.6	Single phase isolator - ZDA	44,912	1	Nr	140	140	1	Nr	140	140	1	Nr	140	140	1	Nr	140	140	1	Nr	140	140
4.14.7	Single phase isolator - 32A	112,710	1	Nr	150	150	1	Nr	150	150	3	Nr	150	450	3	Nr	150	450	3	Nr	150	450
4.14.8	Multi-grid isolation switch to kitchen appliances	128,320	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400
4.14.9	Flex outlet	70,668	1	Nr	120	120	1	Nr	120	120	3	Nr	120	360	2	Nr	120	240	2	Nr	120	240
4.14.10	Cooker outlet - 45amp	57,744	1	Nr	180	180	1	Nr	180	180	1	Nr	180	180	1	Nr	180	180	1	Nr	180	180
4.14.11	Shaver outlet	61,920	1	Nr	150	150	1	Nr	150	150	1	Nr	150	150	2	Nr	150	300	1	Nr	150	150
4.14.12	5A Socket for lighting	173,558	2	Nr	140	280	3	Nr	140	420	4	Nr	140	560	6	Nr	140	840	3	Nr	140	420
Lighting																						
4.14.13	Downlight	876,911	26	Nr	70	1,820	31	Nr	70	2,170	36	Nr	70	2,520	59	Nr	70	4,130	31	Nr	70	2,170
4.14.14	Emergency Downlight	10,120	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-
4.14.15	Weather Proof Wall mounted luminaire	38,496	1	Nr	120	120	1	Nr	120	120	1	Nr	120	120	1	Nr	120	120	1	Nr	120	120
4.14.16	Light switch	37,659	5	Nr	15	75	7	Nr	15	105	7	Nr	15	105	11	Nr	15	165	7	Nr	15	105
4.14.17	Light switch, 2 gang	13,078	3	Nr	20	60	2	Nr	20	40	3	Nr	20	60	1	Nr	20	20	2	Nr	20	40
4.14.18	Lighting install	483,138	35	Nr	30	1,050	41	Nr	30	1,230	47	Nr	30	1,410	73	Nr	30	2,190	41	Nr	30	1,230
4.14.19	Lighting cabling & Containment	805,230	35	Nr	50	1,750	41	Nr	50	2,050	47	Nr	50	2,350	73	Nr	50	3,650	41	Nr	50	2,050
4.14.20	Specialist lighting to Market Apartments ONLY	3,050,648	52	m ²	140	7,210	54	m ²	140	7,560	53	m ²	140	7,392	92	m ²	140	12,880	71	m ²	140	9,870
Earthing & Bonding																						
4.14.20	Earthing & Bonding	64,160	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200

		Apartment Type 01				Apartment Type 02				Apartment Type 03				Apartment Type 04				Apartment Type 05								
TOTAL		Type:	Market Type 01			Type:	Market Type 02			Type:	Market Type 03			Type:	Market Type 04			Type:	Market Type 05							
Refer to apartment references on drawings>>>		Ref:	1B2P			Ref:	1B2P			Ref:	1B2P			Ref:	2B4P			Ref:	2B3P							
19		NIA:	52 Count:			8	NIA:	54 Count:			4	NIA:	53 Count:			4	NIA:	92 Count:			2	NIA:	71 Count:			1
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total					
4.15	Fuel Installations																									
4.15.1	Incl in S&C	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-				
4.16	Lift and Conveyor Installations																									
6.16.1	Incl in S&C	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-	Nr	-	-	-				
4.17	Fire and Lightning Protection																									
6.17.1	Sprinkler installation	544,759	52	m ²	25	1,288	54	m ²	25	1,350	53	m ²	25	1,320	92	m ²	25	2,300	71	m ²	25	1,763				
4.18	Communication, Security and Control Systems																									
	Fire detection (incl accessory, cabling & containment)	-				-				-				-				-								
4.18.1	Heat detector with integral sounder and flashing beacon.	80,200	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250				
4.18.2	Smoke detector with integral sounder and flashing beacon.	192,984	2	Nr	240	480	2	Nr	240	480	2	Nr	240	480	3	Nr	240	720	3	Nr	240	720				
	Telephone/Data outlets (incl accessory, cabling & containment)	-				-				-				-				-								
4.18.3	Telephone Outlet	183,400	2	Nr	250	500	2	Nr	250	500	2	Nr	250	500	3	Nr	250	750	2	Nr	250	500				
4.18.4	Twin Data Outlet	153,984	2	Nr	240	480	2	Nr	240	480	2	Nr	240	480	2	Nr	240	480	2	Nr	240	480				
	Television/satellite outlets (incl accessory, cabling & containment)	-				-				-				-				-								
4.18.5	TV Point	220,080	2	Nr	300	600	2	Nr	300	600	2	Nr	300	600	3	Nr	300	900	2	Nr	300	600				
4.18.6	Door entry system & Doorbell	320,800	1	Nr	1,000	1,000	1	Nr	1,000	1,000	1	Nr	1,000	1,000	1	Nr	1,000	1,000	1	Nr	1,000	1,000				
4.18.7	AV equipment, speakers etc. EXCLUDED	-				-				-				-				-								
4.18.8	Disabled alarm (Accessible only)	-				-				-				-				-								
4.19	Specialist Installations																									
4.19.1	Local controls via thermostat	114,640	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300	1	Nr	500	500	1	Nr	300	300				
4.19.2	Home Automation; EXCLUDED	-				-				-				-				-								
4.20	Builder's Work in Connection with Services																									
4.20.1	BWIC	638,791	3%	%	54,242	1,627	3%	%	56,722	1,702	3%	%	57,930	1,738	3%	%	85,904	2,577	3%	%	63,472	1,904				
4.21	MEP Contractor on costs																									
4.21.1	Test & Commissioning	438,637	2%	%	55,869	1,117	2%	%	58,423	1,168	2%	%	59,668	1,193	2%	%	88,481	1,770	2%	%	65,376	1,308				
4.21.2	MEP Prelims	2,684,455	12%	%	56,986	6,838	12%	%	59,592	7,151	12%	%	60,861	7,303	12%	%	90,251	10,830	12%	%	66,683	8,002				
Average Cost per Unit					157,835				151,486				142,563				212,742					173,529				
Finishes Cost		1,370,065	8	Nr	76,260	610,078	4	Nr	66,993	267,973	4	Nr	56,649	226,596	2	Nr	92,162	184,323	1	Nr	81,094	81,094				
FFE Cost (6.6)		288,800	8	Nr	15,200	121,600	4	Nr	15,200	60,800	4	Nr	15,200	60,800	2	Nr	15,200	30,400	1	Nr	15,200	15,200				
Services Cost		1,379,024	8	Nr	66,375	530,998	4	Nr	69,293	277,172	4	Nr	70,714	282,857	2	Nr	105,381	210,761	1	Nr	77,235	77,235				
		3,037,889			157,835				151,486				142,563				212,742					173,529				
Fit-out Cost		3,037,889			1,262,677				605,945				570,253				425,485					173,529				
		159,889																								
Average Cost per Metre²					3,065				2,805				2,700				2,312					2,461				

Grape Street/ Vine Lane

Cost Model

Job No. : 35627 Selkirk House

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 8 - External Works

Item	Description	Qty	Unit	Rate	Total
8	External Works				
8.1	Site Preparation Works				
8.1.1	No works				-
8.2	Roads, Paths, Pavings & Surfacing				
8.2.1	No works				-
8.3	Soft Landscaping, Planting & Irrigation Systems				
8.3.1	Green roof to level 1 UKPN; refer to superstructure				incl.
8.3.2	Blue/Green roof to level 2; refer to superstructure				incl.
8.3.3	Climbing plants to north stair core (not mature plants)		m ²	75	-
8.3.4	Private amenity (balcony) and private terrace				
8.3.5	Supply & Install Paving; concrete paver/treated soft wood decking on joist system.	158	m ²	400	63,154
8.3.6	Waterproofing membrane & 200mm insulation to private amenity area	158	m ²	230	36,314
8.3.7	Supply & Install Bagged Topsoil 600mm deep to Planting Area	157	m ³	450	70,840
8.3.8	Planting based on 2/3L pot sized plants at average of 10 plants per m2 and an allowance of £12/m2 for specimen plants	262	m ²	120	31,484
8.3.9	Allowance for benches	7	No	20,000	140,000
8.3.10	Allowance for table & chairs	-	nr	10,000	-
8.3.11	Allowance for irrigation to external terraces and green walls	1	item	30,000	30,000
8.4	Fencing, Railings and Walls				
8.4.1	Allowance for railings - refer to superstructure 2.7				-
8.5	External Fixtures				
8.5.1	No works				-
8.6	External Drainage				
8.6.1	No works				-
8.7	External Services				
8.7.1	Allowance for lighting to façade; minimal works	1	item	25,000	25,000
8.8	Minor Building Works & Ancillary Buildings				
8.8.1	No works				-
ESTIMATED ROUNDED CONSTRUCTION COST				£	400,000

**Grape Street/ Vine Lane
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

OTHER RESIDENTIAL COSTS - market units

Item	Description	Qty	Unit	Rate	Total
1.0	Notes - no allowances made for FF and E in the Social apartments				
2.0	1 bed Units	16	nr	13,450	215,200
3.0	2 bed Units	3	nr	17,800	53,400
4.0	3 bed Units	-	nr	21,850	-
5.0	5 bed Units	-	nr	28,350	-
6.0	Furniture for entrance lobby. Say	2	nr	5,000	10,000
7.0	Inflation	12%		278,600	34,268
	*Note these costs will assume that the above will be purchased directly by the Employer, therefore these costs will not be subjected to Main Contractor Preliminaries and OH&P				
ESTIMATED ROUNDED CONSTRUCTION COST			£	310,000	

Grape Street/ Vine Lane Cost Model

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

AREA SCHEDULE

Metric Level	NIA		
	Residential	Retail	NIA
	m ²	m ²	
-02	0	0	0
00	0	304	304
01	296	0	296
02	296	0	296
03	275	0	275
04	157	0	157
05	51	0	51
Total	1,075	304	1,379

GIA					
BOH/Circulation	Structure	Gallery Access	Plant	Private Amenity	Total GIA
m ²	m ²	m ²	m ²	m ²	m ²
0	0	0	430	0	430
142	102	0	72	0	620
57	40	50	0	32	475
57	39	39	0	32	463
57	40	39	0	53	464
57	21	29	0	35	298
57	5	0	149	7	268
425	248	157	651	158	3,018

Shared Amenity	GIA+Shared Amenity
m ²	m ²
0	430
0	620
76	551
0	463
0	464
105	403
0	268
181	3,199

Imperial Level	NIA		
	Residential	Retail	NIA
	ft ²	ft ²	ft ²
-02	0	0	0
00	0	3,272	3,272
01	3,186	0	3,186
02	3,186	0	3,186
03	2,960	0	2,960
04	1,690	0	1,690
05	549	0	549
Total	11,571	3,272	14,844

GIA					
BOH/Circulation	Structure	Gallery Access	Plant	Private Amenity	Total GIA
ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
0	0	0	4,629	0	4,629
1,525	1,099	0	777	0	6,674
610	435	538	0	343	5,113
610	425	420	0	343	4,984
610	435	420	0	569	4,994
610	221	312	0	374	3,208
611	50	0	1,604	71	2,885
4,578	2,666	1,690	7,009	1,699	32,486

Shared Amenity	GIA+Shared Amenity
ft ²	ft ²
0	4,629
0	6,674
818	5,931
0	4,984
0	4,994
1,130	4,338
0	2,885
1,948	34,434

GEA measured in accordance with IPMS1 except covered external terraces and external circulation have been included within count
 GIA measured in accordance with IPMS2 with areas for roof terraces, covered terraces and external circulation stated separately.
 Areas measured to back line of façade with areas in full height window reveals omitted for stage 2 NIA measured in accordance with IPMS3
 NIA are based on single tenancy arrangement, multiple tenancies will impact on stated NIA figures
 *sqm to sqft based on multiplication of 10.764

Grape Street/ Vine Lane

Cost Model

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

Notes, Assumptions and Exclusions

Notes

The costs contained within are associated with Grape Street site only, and do not include works associated with West Central Street or High Holborn residential block.

The scheme comprises the demolition of the existing tower, reuse of existing basement with extension; residential fit out to the Grape Street block; external works.

FF&E costs are included.

Assumptions

Costs are based on 1Q21 rates, with an allowance for inflation. Preliminaries are based on G&T benchmark, and OHP included at benchmarked rate of 5%. Design and construction risk is excluded as requested by Gerald Eve.

A provisional allowance of £100,000 is included for asbestos removal, however costs could vary upon survey.

Areas are measured, and recorded in the area schedule. The basement area has been apportioned with Museum Street.

Exclusions

Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto

Fire extinguishers

Internal planting

Value Added Tax

Land acquisition costs and fees

Client finance, legal or marketing costs

Professional fees (e.g. design, PCSA, PM, surveys etc.).

Planning and building regulation fees

Fees or costs associated with rights of light agreement, party wall

Awards, oversailing agreements etc.

Project insurances

Section 106 / 278 Contributions

Community Infrastructure Levy Contributions or similar

Costs resulting from zero carbon requirements or offset charges government incentives / grants

Currency and exchange rate fluctuations

Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union

Statutory charges

Works outside of the site boundary except where specifically stated

Public art installations or contributions

Phasing of the works resulting in inefficiencies or fallow periods.

Working outside of normal working hours

Mock ups, prototypes, off site benchmarks and the like

Show floors / flats

Fit out of retail spaces, (constructed as shell and core only)

Fit out of leisure spaces, (constructed as shell and core only)

Tenant's costs or contributions

Fees, works or costs associated with abnormal ground conditions or pollutants

Underpinning of adjoining structures

Archaeological investigations and exploratory or resulting works

Compactor / bailer

Grape Street/ Vine Lane Cost Model

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

Notes, Assumptions and Exclusions

Costs associated with LUL and post office tunnels surveys and monitoring
Increased design criteria for bomb protection
IT hardware / active hubs
Connection to district heating system
Power factor correction and harmonics
Audio visual installations and equipment
Spares and maintenance costs
Any anti-vibration Measures to sub and superstructures
No allowance for Faraday Cages
No allowance for the removal for Contaminated spoil from site
No allowance for major dewatering
Fit-out of Gym / Event spaces (assumed by tenants)
Survey, removal or re-design due to Unexploded Ordinance
No allowance for mature trees planting; façade greening
No allowance for branding other than as described (external sign)

**High Holborn Residential Block
Cost Model Rev 1
Stage 2**

LabTech Investments

April 2023

DASHBOARD - HIGH HOLBORN



1. COST SUMMARY

Stage 2

Description	£	£
Facilitating Works		100,000
Substructure		300,000
Superstructure		1,900,000
Finishes		300,000
FF&E, Services		400,000
External Works / Public Realm		100,000
Sub-Total		3,100,000
Main Contractor Preliminaries	15%	500,000
Main Contractor OH&P	5%	200,000
Sub-Total		3,800,000
Risk Allowance		Excl
Sub-Total		3,800,000
Inflation from 1Q21 to 2Q23	15.5%	500,000
Inflation to midpoint	6.3%	200,000
Direct orders (loose FF&E), say		70,000
Contractor's Design Fees (RIBA 4b)	5.0%	200,000
Total Estimated Construction Cost		4,800,000
£/m² GIA, say		9,882

2. AREAS



NIA	GIA	NIA:GIA
323	486	67%

High Holborn Residential Cost Model

Job No. : Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONSTRUCTION COST SUMMARY

		Total Cost		
		GIA 486m ²		
CONSTRUCTION COST		Total (£)	£/m ²	%
0	Facilitating Works	100,000	206	2.6
1	Substructure	300,000	618	7.9
2	Superstructure	1,900,000	3,912	50.0
3	Internal Finishes	300,000	618	7.9
4	FF&E	100,000	206	2.6
5	Services	300,000	618	7.9
6	External Works / Public Realm	100,000	206	2.6
8	Building Works Sub Total	3,100,000	6,382	82
9	Main Contractor's preliminaries 15%	500,000	1,029	13.2
10	Main Contractor's Overheads and Profit 5%	200,000	412	5.3
11	Subtotal	3,800,000	7,823	100.0
12	Design Development Risk Allowance	Excl		
13	Total Estimated Construction Cost	3,800,000	7,823	100
14	Inflation 1Q21 to 2Q22 12.3%	500,000		
15	Allowance for inflation to mid-point 6.3%	200,000		
16	Direct Orders (FF&E)	70,000		
17	Contractor's Design Fees (RIBA 4b) 5.0%	200,000		
18	ESTIMATED CONSTRUCTION COST	4,800,000	9,882	

**High Holborn Residential
Cost Model**

Job No. : Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT - High Holborn Resi Units

Item	Description	Qty	Unit	Rate	Total
0	Facilitating Works				
0.1	General allowance for facilitating works	1	item	100,000	100,000
1	Substructure				
1.1	Works to existing substructures				
	<u>Excavating and filling</u>				
1.1.1	550thk raft slab; foundation constructed above existing raft foundation				N/A
1.1.2	Existing basement backfilled with crushed fill	551	m3	16	8,616
1.1.3	600 thk raft slab; excavation; 150mm thk	1	m3	29	35
1.1.4	Working space allowance to excavations	7	m2	12	86
1.1.5	Earthwork support	7	m2	10	73
1.1.6	Disposal	9	m3	49	427
1.1.7	Compacting bottoms of excavation	96	m2	1	105
	<u>EO allowance for vibration isolation; in abeyance; option 1 (isolation above slab level) assumed</u>				
1.1.8	Main RC ground floor slab dropped locally to allow for bearing zone	1	item	10,000	10,000
1.1.9	Rubber laminated bearings with lateral restraints; Farrat of similar; to walls	1	item	100,000	100,000
1.1.10	Allowance for fire proofing	1	item	50,000	50,000
1.1.11	Allowance for waterproofing detailing	1	item	10,000	10,000
1.1.12	Allowance for secondary slab; assumed 150dp precast hollowcore planks with 50mm topping	94	m2	150	14,100
1.1.13	B1 beams; 300x200x8 RHS with 200x100x12 RSA welded to one side; incl 15% connections allowance and intumescent paint	5	t	2,785	13,748
1.1.14	B2 beams; 300x200x8 RHS with 200x100x12 RSA welded to both side; incl 15% connections allowance and intumescent paint	0.5	t	2,785	1,306
1.1.15	B3 beams; 200x100x12 RSA bolted to wall/column; incl 15% connections allowance and intumescent paint	0.4	t	2,785	1,128
1.2	Foundations				
	<u>600mm thk raft slab</u>				
1.2.1	Blinding bed; assumed 75mm thick	1	m3	214	214
1.2.2	Reinforced concrete	5	m3	166	829
1.2.3	Formwork; edges of beds	7	m2	39	286
1.2.4	Reinforcement; assumed 225kg/m3	1	t	1,152	1,152
1.2.5	Trowelling	8	m2	7	58
1.2.6	Waterproofing; tanking and damp proofing	15	m2	14	212
	<u>550mm thk raft slab</u>				
1.2.7	Blinding bed; assumed 75mm thick	4	m3	214	857
1.2.8	Reinforced concrete	29	m3	166	4,810
1.2.9	Formwork; edges of beds	17	m2	39	671

Item	Description	Qty	Unit	Rate	Total
1.2.10	Reinforcement; assumed 225kg/m3	6	t	1,152	6,909
1.2.11	Trowelling	52	m2	7	376
1.2.12	Waterproofing; tanking and damp proofing	69	m2	14	955
1.3	Basement slabs				
	<u>Ground floor slab; In situ concrete; 300mm thk</u>				
1.3.1	Reinforced concrete	26	m3	173	4,568
1.3.2	Formwork; soffits of slabs	88	m2	36	3,136
1.3.3	Formwork; edges of beds	44	m	38	1,687
1.3.4	Reinforcement; 170kg/m3	15	t	1,152	17,226
1.3.5	Pan float finish	88	m2	5	458
1.3.6	Designed joints; between new slab and existing	14	m	21	278
1.4	Columns				
1.4.1	300x1200				
	Reinforced concrete	2	m3	196	392
	Formwork	13	m2	51	659
	Reinforcement; assumed 400kg/m3	1	t	1,152	702
1.4.2	300x900				
	Reinforced concrete	3	m3	196	588
	Formwork	26	m2	51	1,319
	Reinforcement; assumed 400kg/m3	1	t	1,152	1,359
1.4.3	450x450				
	Reinforced concrete	1.63	m3	196	319
	Formwork	14.47	m2	51	734
	Reinforcement; assumed 400kg/m3	0.65	t	1,152	750
1.4.4	650x700				
	Reinforced concrete	1	m3	196	196
	Formwork	6	m2	51	304
	Reinforcement; assumed 400kg/m3	0	t	1,152	345
1.4.5	500x700				
	Reinforced concrete	1	m3	196	196
	Formwork	10	m2	35	350
	Reinforcement; assumed 400kg/m3	1	t	1,113	668
1.4.6	450x1000dp				
	Reinforced concrete	1	m3	196	196
	Formwork	6	m2	51	304
	Reinforcement; assumed 400kg/m3	0	t	1,152	415
1.4.7	2200x385dp				
	Reinforced concrete	2	m3	196	392
	Formwork	13	m2	51	659
	Reinforcement; assumed 400kg/m3	1	t	1,152	1,002
1.5	Core walls				
	<u>In-situ concrete walls</u>				
1.5.1	275mm thk				
	Reinforced concrete	10	m3	196	1,961
	Formwork	70	m2	51	3,550
	Extra over for exposed finish to core	70	m2	15	1,050
	Wall kickers	11	m	10	110
	Reinforcement; assumed 200kg/m3	2	t	1,152	2,222

Item	Description	Qty	Unit	Rate	Total
1.5.2	350mm thk				
	Reinforced concrete	6	m3	196	1,179
	Formwork	34	m2	51	1,724
	Extra over for exposed finish to core	34	m2	15	510
	Wall kickers	10	m	10	97
	Reinforcement; assumed 200kg/m3	1	t	1,152	1,370
	<u>In-situ concrete upstands</u>				
1.5.3	200mm thk upstand				
	Reinforced concrete	1.5	m3	220	326
	Formwork	15	m2	39	570
	Reinforcement; assumed 200kg/m3	0.3	t	1,113	329
	Trowelling to top of upstand	3	m2	7	21
1.5.4	215mm thk upstand				
	Reinforced concrete	0.53	m3	220	117
	Formwork	4.93	m	39	190
	Reinforcement; assumed 200kg/m3	0.11	t	1,113	118
	Trowelling to top of upstand	2.47	m2	7	18
1.6	Below ground drainage				
1.6.1	Below ground drainage; no info; allowance as per JRL advice	1	item	5,645	5,645
1.6.2	Preliminaries; as advised by JRL; allocation of £57,086	1	item	31,411	31,411
	<u>Design development risk allowance</u>	5%		418,677	20,934
2	Superstructure				
2.1	Columns				
	<u>Concrete columns</u>				
2.1.1	225x1275dp				
	Reinforced concrete	2	m3	196	392
	Formwork	18	m2	51	913
	Reinforcement; 400kg/m3	1	t	1,152	806
2.1.2	225x900dp				
	Reinforced concrete	6	m3	196	1,176
	Formwork	70	m2	51	3,550
	Reinforcement; 400kg/m3	3	t	1,152	2,913
2.1.3	250x900dp				
	Reinforced concrete	3	m3	196	588
	Formwork	29	m2	51	1,471
	Reinforcement; 400kg/m3	1	t	1,152	1,324
2.1.4	450x450				
	Reinforced concrete	4	m3	196	857
	Formwork	40	m2	51	2,005
	Reinforcement; assumed 400kg/m3	2	t	1,152	2,050
2.1.5	350x350dp				
	Reinforced concrete	2	m3	196	392
	Formwork	22	m2	51	1,116
	Reinforcement; 400kg/m3	1	t	1,152	887
2.1.6	350x400dp				
	Reinforced concrete	1	m3	196	196
	Formwork	10	m2	51	507

Item	Description	Qty	Unit	Rate	Total
2.1.7	Reinforcement; 400kg/m3 225x800dp	0	t	1,152	415
	Reinforced concrete	2	m3	196	392
	Formwork	26	m2	51	1,319
	Reinforcement; 400kg/m3	1	t	1,152	1,048
	<u>Steel columns</u>				
2.1.8	Square Hollow Sections-Column SHS150x150x10	0.1	t	1,429	143
2.1.9	SHS150x150x8	0.2	t	1,429	286
2.2	Frame				
	<u>Concrete beams</u>				
2.2.1	1500x400dp				
	Reinforced concrete	3	m3	181	543
	Formwork	12	m2	91	1,051
	Reinforcement; 250kg/m3	1	t	1,152	864
2.2.2	225x400dp				
	Reinforced concrete	1	m3	181	109
	Formwork	6	m2	91	576
	Reinforcement; 250kg/m3	0	t	1,152	161
2.2.3	225x450dp				
	Reinforced concrete	0	m3	181	72
	Formwork	5	m2	91	439
	Reinforcement; 250kg/m3	0	t	1,152	127
2.2.4	250x450dp				
	Reinforced concrete	5	m3	181	851
	Formwork	48	m2	91	4,367
	Reinforcement; 250kg/m3	1	t	1,152	1,347
2.2.5	350x650dp				
	Reinforced concrete	2	m3	181	271
	Formwork	11	m2	91	987
	Reinforcement; 250kg/m3	0	t	1,152	426
2.2.6	400x475dp				
	Reinforced concrete	0	m3	181	72
	Formwork	3	m2	91	292
	Reinforcement; 250kg/m3	0	t	1,152	127
2.2.7	600x750dp				
	Reinforced concrete	3	m3	181	597
	Formwork	15	m2	91	1,407
	Reinforcement; 250kg/m3	1	t	1,152	956
2.2.8	650x500dp				
	Reinforced concrete	2	m3	181	416
	Formwork	12	m2	91	1,051
	Reinforcement; 250kg/m3	1	t	1,152	656
2.2.9	350x900dp				
	Reinforced concrete	2	m3	181	362
	Formwork	14	m2	91	1,252
	Reinforcement; 250kg/m3	1	t	1,152	576
	<u>Steel beams</u>				
2.2.10	L-Equal Leg Angles L100x100x8	0.5	t	1,514	757

Item	Description	Qty	Unit	Rate	Total
2.2.11	PFC-Parallel Flange Channels PFC125x65x15 Rectangular Hollow Sections	0.2	t	1,514	303
2.2.12	RHS250x150x6.3	0.5	t	1,514	757
2.2.13	RHS200x100x6.3	0.4	t	1,514	606
2.2.14	UB-Universal Beams UB356x127x39	0.8	t	1,514	1,211
2.2.15	UC-Universal Columns UC203x203x71	0.7	t	1,514	1,060
2.2.16	Intumescent paint; based on JRL advice	3.4	t	980	3,332
2.2.17	Steelwork erection	3.4	t	291	990
2.2.18	Temporary works / edge protection / safety fans / design / performance bond; based on JRL allowances	1	item	1,593	1,593
2.2.19	Extra over allowance for chamfering corner of retail (post-Stage 3 change, refer to architectural drawing 295A-DSD-HH-00-DR-A- 20.100)	1	item	50,000	50,000
2.3	Core walls				
	<u>In situ concrete walls</u>				
2.3.1	200mm thk				
	Reinforced concrete	13	m3	220	2,863
	Formwork	126	m2	51	6,391
	Extra over for exposed finish to core	126	m2	15	1,909
	Wall kickers	11	m	10	109
	Reinforcement; assumed 200kg/m3	3	t	1,152	2,902
2.3.2	225mm thk				
	Reinforced concrete	6	m3	220	1,321
	Formwork	54	m2	51	2,739
	Extra over for exposed finish to core	54	m2	15	818
	Wall kickers	8	m	10	80
	Reinforcement; assumed 200kg/m3	1	t	1,152	1,382
2.3.3	350mm thk				
	Reinforced concrete	0	m3	220	88
	Formwork	2	m2	51	101
	Extra over for exposed finish to core	2	m2	15	30
	Wall kickers	8	m	10	80
	Reinforcement; assumed 200kg/m3	0	t	1,152	81
2.3.4	Wall ends; soffits and steps in walls	72	m	20	1,436
	<u>In-situ concrete upstands</u>				
2.3.5	200mm thk upstand				
	Reinforced concrete	11	m3	220	2,422
	Formwork	112	m2	20	2,247
	Reinforcement; assumed 200kg/m3	2	t	1,152	2,568
	Trowelling to top of upstand	16	m2	7	116
2.4	Upper floors				
2.4.1	In situ concrete; 200mm thk				
	Reinforced concrete	1	m3	154	154
	Formwork; soffits of slabs	6	m2	60	358
	Formwork; edges of beds	10	m	31	306
	Formwork; openings in suspended slabs	-	m	31	-

Item	Description	Qty	Unit	Rate	Total
	Reinforcement; assumed 180kg/m3	0	t	1,113	245
	Pan float finish	6	m2	5	31
	Designed joints; between new slab and existing	-	m	21	-
	Stainless steel support fixings	10	m	21	208
2.4.2	In situ concrete; 250mm thk				
	Reinforced concrete	67	m3	154	10,348
	Formwork; soffits of slabs	269	m2	60	16,062
	Formwork; edges of beds	181	m	31	5,546
	Formwork; openings in suspended slabs	13	m	31	398
	Reinforcement; assumed 180kg/m3	12	t	1,113	13,354
	Pan float finish	269	m2	5	1,399
	Designed joints; between new slab and existing	14	m	21	288
	Stainless steel support fixings	181	m	21	3,758
2.4.3	In situ concrete; 275mm thk				
	Reinforced concrete	61	m3	154	9,421
	Formwork; soffits of slabs	222	m2	60	13,256
	Formwork; edges of beds	139	m	31	4,259
	Formwork; openings in suspended slabs	52	m	31	1,593
	Reinforcement; assumed 180kg/m3	11	t	1,113	12,241
	Pan float finish	222	m2	5	1,154
	Designed joints; between new slab and existing	42	m	21	865
	Stainless steel support fixings	139	m	21	2,886
	Thermal break; 5th floor	9	m	188	1,696
2.4.4	Preliminaries; as advised by JRL; allocation of £57,086	1	item	19,876	19,876
2.5	Roof				
2.5.1	250mm thick RC slab	88	m ²	250	21,899.98
2.5.2	Waterproofing to above roof area	88	m ²	100	8,759.99
2.5.3	Extra over allowance for green roof	55	m ²	150	8,250.00
2.5.4	Allowance for gravel & paving to roof areas	33	m ²	25	815
2.5.5	Edge protection system; precast concrete parapet	23	m	800	18,400
2.5.6	Edge protection system to plant; precast concrete parapet (acoustic)	5	m	900	4,500
2.5.7	AOV; refer to services	1	Item	8,500	incl.
2.5.8	CAT ladder to different roof levels	1	Item	500	500
2.5.9	Precast Parapet Detail at roof level	69	m	500	34,500
2.6	Stairs and Ramps				
2.6.1	Straight flight staircase from ground to first; mild steel balustrades and handrails	1	levels	15,000	15,000
2.6.2	Staircase in main core; precast units; mild steel balustrades and handrails; 2x quarter turn landing	3	levels	15,000	45,000
2.6.3	Internal staircase in duplex apartments; half turn landing; mild steel balustrades and handrails	1	levels	7,500	7,500
2.7	External Walls				
2.7.1	EWS-107 GF Stick System	47	m ²	1,000	47,076
2.7.2	EWS-501 UKPN Architectural Metalworks	25	m ²	1,750	43,843
2.7.3	EWS-302 GRC Rainscreen System	651	m ²	1,500	976,272
2.7.4	EWS-108 L05 Stick System with GRC Cladding (5th floor terrace)	46	m ²	1,100	50,513
2.7.5	Blockwork Party Wall - West Elevation	192	m ²	350	67,178

Item	Description	Qty	Unit	Rate	Total
Balustrading					
2.7.6	Balustrade to juliet windows (length) height = 1.1m	14	m	750	10,858
2.7.7	Balustrade to 5th floor balcony (length) height = 1.1m	3	m	750	2,111
2.7.8	Baliustrade to roof (length) height = 1.12m	22	m	750	16,415
2.7.9	Baliustrade to roof terrace (length) height = 0.9m	6	m	650	3,705
2.7.10	Thermal soffit treatment to underside & topside of 'pop out'	10	m ²	1,500	14,400
2.8 Windows and External Doors					
2.8.1	Single entrance doors to residential lobby	1	nr	4,000	4,000
2.8.2	Double entrance door to retail space; assume glass	1	nr	6,000	6,000
2.8.3	Single entrance door to UPKN	1	nr	6,000	6,000
2.8.4	Double entrance door to UPKN	1	nr	7,500	7,500
2.8.5	Single entrance door to bin store at ground	1	nr	5,000	5,000
2.8.6	Double entrance door to cycle store at ground	1	nr	6,000	6,000
2.8.7	Sliding glass door to balcony	1	nr	2,000	2,000
2.8.8	Sliding glass door to private roof terrace	1	nr	2,000	2,000
2.8.9	e/o opening doors to mini balconies	4	nr	1,500	6,000
2.8.10	Windows; incl. in façade				incl.
2.9 Internal Walls and Partitions					
2.9.1	IWS 01; assume blockwork	34	m ²	150	5,141
2.9.2	IWS 02; assume fire rated dry lining	83	m ²	120	9,959
2.9.3	IWS 03; assume fire rated dry lining	162	m ²	120	19,385
2.9.4	IWS 04; assume dry lining	159	m ²	100	15,921
2.9.5	IWS 05; assume dry lining MR	103	m ²	110	11,295
2.9.6	IWS 06; assume fire rated blockwork	55	m ²	150	8,232
2.9.7	IWS 07; assume fire rated blockwork	13	m ²	150	1,939
2.10 Internal Doors					
2.10.1	Single door off of stair cores	1	nr	1,500	1,500
2.10.2	Flat entrance doors	4	nr	2,500	10,000
2.10.3	Single doors to bedroom	6	nr	1,100	6,600
2.10.4	Single doors to bathroom	4	nr	1,100	4,400
2.10.5	Single sliding doors to bathroom	2	nr	1,500	3,000
2.10.6	Other single doors in flats	3	nr	1,100	3,300
2.10.7	Single riser doors	9	nr	2,000	18,000
2.10.8	Double riser doors	9	nr	4,000	36,000
2.10.9	Single utility doors	4	nr	1,100	4,400
2.10.10	Double utility doors	4	nr	1,800	7,200
3 Internal Finishes					
3.1 Wall Finishes					
3.1.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions and blockwork walls	1,217	m ²	50	60,850
3.1.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	480	m ²	85	40,836
3.1.3	Allowance for tiles to bathrooms	6	Nr	6,000	36,000
3.1.4	Allowance for skirting to bathrooms	6	nr	350	2,100
3.1.5	75mm x 15mm recessed MDF skirting (GIA)	486	m ²	15	7,286
3.1.6	Satinwood paint finish to skirting	486	m ²	10	4,857

Item	Description	Qty	Unit	Rate	Total
3.2	Floor finishes				incl.
3.2.1	Ground floor residential lobby finish	10	m ²	300	2,859
3.2.2	Landlord lobbies finish	16	m ²	200	3,177
3.2.3	Retail tenant fit-out; dust sealant only	24	m ²	15	363
3.2.4	Engineered timber flooring	161	m ²	350	56,248
3.2.5	Carpet tiling	65	m ²	250	16,190
3.2.6	Tiles flooring	24	m ²	450	10,593
3.2.7	Floor finish to UPKN; Bin Store; Cycle Store & landlord riser	43	m ²	175	7,578
3.2.8	Flooring to stair core	57	m ²	225	12,877
3.2.9	Allowance for flooring to unspecified areas	66	m ²	200	13,263
3.2.10	Tiled flooring to terrace	23	m ²	150	3,512
3.3	Ceiling finishes				
3.3.1	Plasterboard - 450mm Ceiling Void	55	m ²	150	8,305
3.3.2	Plasterboard in landlord areas	16	m ²	150	2,449
3.3.3	Exposed Concrete Soffit	34	m ²	75	2,564
3.3.4	UPKN Substation	30	m ²	100	3,004
3.3.5	Plasterboard - Moisture-Resistant	25	m ²	150	3,791
3.3.6	Plasterboard - 200mm Ceiling Void	188	m ²	150	28,189
3.3.7	access panels; say 1 per flat	4	item	250	1,000
3.3.8	ceiling speaker/light holes and pattresses; say 1 per flat	4	item	500	2,000
4	FF & E				
4.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	4	item	16,000	64,000
4.2	boxing out to bathroom cistern; say 1.5m high (1 per bathroom) and general bathroom joinery	6	nr	500	3,000
4.3	Built in wardrobes; excluded	7		-	excl.
5	Services				
5.1	Mechanical and electrical allowance excluding lift	462	m ²	650	300,129
5.2	Extra over lift installation - EXCLUDED - refer to enhancements	1	nr	100,000	excl.
5.3	Capped off services to retail	24	m ²	200	4,800
5.4	ENHANCEMENT - feature lighting; lobby	1	item	25,000	25,000
5.5	BMU Solution excluded; cherry picker assumed operational cost		item		excl.
5.6	Vent for UKPN Ductwork; Ground floor	1	item	5,000	5,000
5.7	AOV	1	Item	8,500	8,500
6	External Works				
6.1	General allowance	Refer to SWWI			
6.2	Lighting				
6.2.1	Allowance for lighting to ground floor façade	110	m ²	250	27,573
6.2.2	Allowance for lighting to 1st-4th floor façade	483	m ²	250	120,713
7	Enhancements				
	N/A				
7.1	Agency enhancements				
	N/A				

GROUP ELEMENT - High Holborn Resi Units

Item	Description	Qty	Unit	Rate	Total
7.2	Other enhancements N/A				
			£	3,190,000	

HH Area Schedule

Level	Residential Lobby	Stair Cores	Stair Void	Landlord Lobbies	Cycle Store	Bin Store	Risers	UPKN	Retail	Residential Apartments	NIA	Internal Walls	GIA
Ground	8	5	0	0	8	5	2	27	24	0	81	7	88
1st	0	16	3	4	0	0	4	0	0	53	80	5	85
2nd	0	12	2	5	0	0	2	0	0	62	82	3	85
3rd	0	12	2	5	0	0	2	0	0	62	82	3	85
4th	0	12	2	3	0	0	1	0	0	64	82	3	85
5th	0	0	0	0	0	0	1	0	0	59	59	0.2	60
Total	8	57	7	16	8	5	13	27	24	299	465	20	486

High Holborn Residential Cost Model

Job No. : Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

OTHER RESIDENTIAL COSTS - 4 market units

Item	Description	Qty	Unit	Rate	Total
	Notes - no allowances made for FF and E in the Social apartments				
1.0	1 bed Units	3	nr	13,450	40,350
2.0	2 bed Units	-	nr	17,800	-
3.0	3 bed Units	1	nr	21,850	21,850
4.0	Furniture for entrance lobby. Say	1	nr	5,000	5,000
5.0	Inflation	5%		67,200	3,360
	*Note these costs will assume that the above will be purchased directly by the Employer, therefore these costs will not be subjected to Main Contractor Preliminaries and OH&P				
ESTIMATED ROUNDED CONSTRUCTION COST				£	70,000

**Site Wide Works & Infrastructure
Cost Model Rev 1
Stage 2**

LabTech Investments

April 2023

Site-Wide Works & Infrastructure

Cost Model

Job No. : 35627 - Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)	Date
-	Viability	Nick Forester (Senior Associate) / July 22	John McEvoy (Partner) / July 22	07 July 2022
-	Viability	Nick Forester (Senior Associate) / April 23	John McEvoy (Partner) / April 23	28 April 2023

**Site-Wide Works & Infrastructure
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONSTRUCTION COST SUMMARY

			Total Cost		
			GIA 5,094m ²		
CONSTRUCTION COST			Total (£)	£/m²	%
0	Museum Street works		8,604,886	1,689	74.2
1	West Central Street works		718,971	141	6.2
2	High Holborn Works		100,000	20	0.9
3	Grape Street works		20,000	4	0.2
4	Site Wide		120,000	24	1.0
5	Building Works Sub Total		9,600,000	1,885	82
6	Main Contractor's preliminaries	15%	1,400,000	275	12.1
7	Main Contractor's Overheads and Profit	5%	600,000	118	5.2
8		Subtotal	11,600,000	2,277	100.0
9	Design Development Risk Allowance		Excl		
10	Total Estimated Construction Cost		11,600,000	2,277	100
11	Inflation 1Q21 to 2Q23	15.5%	1,800,000	353	
12	Allowance for inflation to mid-point	6.3%	800,000	157	
13	Contractor's Design Fees (RIBA 4b)	5.0%	700,000		
14	ESTIMATED CONSTRUCTION COST		14,900,000	2,925	

**Site-Wide Works & Infrastructure
Cost Model**

Job No. : 35627 Selkirk House
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT - Site-Wide Works & Infrastructure

Item	Description	Qty	Unit	Rate	Total
Museum Street					
0	Facilitating Works				
0.1	Temporary diversion of drainage	1	item	100,000	100,000
0.2	Temporary diversion of gas; incl disconnection	1	item	20,000	20,000
0.3	Temporary diversion of electricity	1	item	40,000	40,000
0.4	Temporary diversion of water	1	item	20,000	20,000
0.5	Temporary diversion of comms	1	item	30,000	30,000
0.6	Allowance for services terminations	1	item	50,000	50,000
0.7	Allowance for tower cranes				
0.7.1	TC1	163	week	10,000	1,630,000
0.7.2	TC2	70	week	10,500	735,000
0.7.3	TC3	79	week	6,000	474,000
0.8	Allowance for site set up and logistics area; elevated above the road	1	item	600,000	600,000
0.9	Scaffolding package	1	item	2,000,000	2,000,000
1	Substructure				
1.1	Crane bases; infill openings on completion	3	nr	50,000	150,000
1.2	Works associated with changes in levels; grading etc	1,196	m ²	25	29,900
2	Superstructure				
2.1	No works				
3	External Works				
3.1	Soft Landscaping, Planting & Irrigation Systems				
3.1.1	Removal of existing trees	9	nr	750	6,750
	New Trees:				
3.1.2	High Holborn/Loading bay - London Planes trunk diameter not exceeding 200mm	2	nr	2,500	5,000
3.1.3	Museum Street - London Planes or similar trunk diameter not exceeding 200mm	7	nr	2,500	17,500
3.1.4	Feature tree on Vine Lane	1	nr	5,000	5,000
3.1.5	Risk allowance for further trees requested by Camden	1	item	15,000	15,000
	Existing Trees				
3.1.6	Allowance for Pollarding existing trees	1	item	10,000	10,000
3.1.7	Allowance for Protecting existing trees	1	item	15,000	15,000
	Ground Floor - drawing ref; 20.003				
3.1.8	Supply & Install Topsoil to Planting Area; not exceeding 400mm deep (trees included above)	66	m ³	120	7,920
3.1.9	Corten upstand 6mm thick upstand (not exceeding 300mm) to enclose planters	150	m	400	60,000
3.1.10	Planting based on 2/3L pot sized plants at average of 10 plants per m ² and an allowance of £10/m ² for specimen plants	165	m ²	100	16,500

Item	Description	Qty	Unit	Rate	Total
3.1.11	Tree pits in hard allowing for structural system with total volume of 15m ³ per pit including excavation and inert muckaway by machine only - no allowance for services/hand dig	10	No	7,500	75,000
3.1.12	Drainage/watering to trees & tree furniture/tree plates	10	No	2,500	25,000
Roads, Paths, Pavings & Surfacing					
Commuted sums for s278 works:					
3.1.13	Allowance for paving; 75mm thick York stone paving (incl. sub base, geotextile, sand beds)	1,146	m ²	300	343,800
3.1.14	Allowance for vehicle spec paving; 100mm thick York stone paving (incl. sub base, geotextile, sand beds)	357	m ²	350	124,950
3.1.15	Allowance for granite setts to building perimeter and seating areas (incl. sub base, geotextile, sand beds)	162	m ²	500	81,000
3.1.16	Granite kerbs & edging; incl. beds & surrounds	354	m	100	35,400
3.1.17	Allowance for brick paving to vine lane (incl. sub base, geotextile, sand beds)	266	m ²	300	79,800
3.1.18	e/o allowance for feature channel finishes to vine lane	55	m	200	11,000
3.1.19	e/o for access covers with inlayed finish	72	nr	200	14,400
3.1.20	Waterproofing above basement	292	m ²	200	58,400
3.1.21	Architectural metalwork gating to one end of Vine Street	1	nr	50,000	50,000
4 External Services					
4.1.1	Allowance for new incoming electrical Supplies and substations	1	item	748,571	748,571
4.1.2	Groundworks/ trenching from Fisher street to Museum Street	650	m		incl
4.1.3	Armoured cable to above	650	m		incl
4.1.4	Gas connections for retail A3 units on Museum Street	3	nr	10,000	30,000
4.1.5	Allowance for new incoming water service, say				
4.1.6	High Holborn Residential connection	1	nr	7,500	7,500
4.1.7	High Holborn Retail connection	1	nr	5,000	5,000
4.1.8	Museum St Office	1	nr	30,000	30,000
4.1.9	MS retail units	4	nr	5,000	20,000
4.1.10	Grape Street - served from Museum Street	-	nr		-
4.1.11	Allowance for rainwater/ greywater attenuation; incl in MS Substructure	-	item	250,000	-
4.1.12	2nr 1.5mV transformers in MS	1	nr		incl
4.1.13	Temporary substation during works; UKPN works to provide temp secondary supplies in GRP enclosures	1	nr	405,945	405,945
5 Lighting					
5.1.1	Allowance for lighting to Vine Lane	277	m ²	200	55,457
5.1.2	Allowance for lighting to West Central Street & pavement	727	m ²	70	50,858
5.1.3	Allowance for lighting to Museum Street (east grade)	722	m ²	100	72,240
5.1.4	Allowance for lighting to Museum Street (south grade)	312	m ²	100	31,190
5.1.5	Allowance for lighting to benches at ground (site wide)	30	m	250	7,500
5.1.6	Allowance for lighting to trees	19	nr	750	14,250
6 BWIC					
6.1.1	Builderswork for incoming services	5%		1,478,511	73,926
7 External Terraces					
7.1.1	5th Floor Terrace - drawing 20.010 Soft planting, furniture etc incl in MS cost model				
7.1.2	8th Floor Terrace - drawing 20.011 Soft planting, furniture etc incl in MS cost model				

Item	Description	Qty	Unit	Rate	Total
7.1.3	11th Floor Terrace - drawing 20.012 Soft planting, furniture etc incl in MS cost model				
8	Site Wide Furniture				
8.1.1	Allowance for stone composite curved integrated benches	30	m	1,000	30,000
8.1.2	Allowance for proposed sheffield cycle stands	34	nr	45	1,530
8.1.3	Allowance for relocating TFL Santander Bikes; 13nr	1	item	75,000	75,000
8.1.4	Allowance for 700mm dia; 1m high planters in vine lane (incl. shrub planting)	6	nr	600	3,600
8.1.5	Allowance for 500mm dia; 1m high planters in vine lane (incl. shrub planting)	12	nr	500	6,000
West Central Street					
9	Facilitating Works				
9.1.1	Temporary diversion of drainage	1	item	50,000	50,000
9.1.2	Temporary diversion of gas; incl disconnection	1	item	30,000	30,000
9.1.3	Temporary diversion of electricity	1	item	40,000	40,000
9.1.4	Temporary diversion of water	1	item	20,000	20,000
9.1.5	Temporary diversion of comms	1	item	30,000	30,000
10	Substructure				
10.1.1	No works				
11	Superstructure				
11.1.1	No works				
12	External Works				
12.1	WCS-1st Floor Courtyard - drawing 20.010				
12.1.1	Soft planting, furniture etc. incl. in WCS cost model				incl.
13	Site Preparation Works				
13.1.1	No works				
14	Roads, Paths, Pavings & Surfacings				-
14.1.1.	Finishes Included in 3.1.13 & 3.1.14		m ²		incl.
14.1.2	Plane existing finishes in WCS	366	m ²	100	36,600
					-
15	External Services				
15.1.1	Allowance for street lighting on WCS	1	item	100,000	100,000
15.1.2	UKPN Costs	1	item	135,689	135,689
15.1.3	Builderswork for UKPN works	1	item	75,000	75,000
15.1.4	Allowance for new incoming gas service, to A3 units	2	nr	20,000	40,000
15.1.5	Allowance for new incoming water service, say				
15.1.6	WCS Residential connection	1	nr	15,000	15,000
15.1.7	WCS retail units	4	nr	5,000	20,000
15.1.8	Allowance for new incoming telecoms, say	1	item	50,000	50,000
15.1.9	Allowance for subcontractor preliminaries, say	12	%	435,689	52,282.74
15.1.10	1100kV LV substation to WCS; incl in 3.4.2	-	item	150,000	-
16	BWIC				
16.1.1	Builderswork for incoming services	5%		487,972	24,399

Item	Description	Qty	Unit	Rate	Total
High Holborn					
17	External Works				
17.1.1	General allowance; including bespoke pocket garden screen	1	item	100,000	100,000
17.1.2	Paving incl. in 3.1.13				incl.
Grape Street					
18	Soft Landscaping, Planting & Irrigation Systems				
18.1.1	Allowance for planting at ground	1	item	20,000	20,000
Site Wide					
19	Site Wide Works				
19.1.1	Automatic irrigation system to all ground level areas	1	item	120,000	120,000
				£	9,560,000

West Central Street - Residential block with Commercial Cost Model Rev 1 Stage 2

LabTech Investments

April 2023

**Museum Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)	Date
-	Viability	Nick Forester (Senior Associate) / July 22	John McEvoy (Partner) / July 22	08 July 2022
1	Viability	Nick Forester (Senior Associate) / Apr 23	John McEvoy (Partner) / Apr 23	28 April 2023

DASHBOARD - WEST CENTRAL STREET



1. COST SUMMARY

Description	Stage 3	
	£	£
Facilitating Works		4,400,000
Substructure		1,600,000
Superstructure		4,600,000
Shell and Core MEP Services		2,200,000
Fit-out		3,600,000
External Works / Public Realm		800,000
Sub-Total		17,200,000
Main Contractor Preliminaries	15%	2,100,000
Main Contractor OH&P	5%	1,100,000
Sub-Total		20,400,000
Risk Allowance	0.0%	Excl
Sub-Total		20,400,000
Inflation 1Q21 to 2Q23	15.5%	3,200,000
Inflation to mid-point		1,300,000
Direct orders (loose FF&E), say		60,000
Contractor's Design Fees (RIBA 4b)		1,200,000
Total Estimated Construction Cost		26,000,000
£/m² GIA, say		7,652

2. AREAS



NIA	GIA	NIA : GIA
2,683	3,398	79%

West Central Street Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

CONSTRUCTION COST SUMMARY

					Total Cost				
					GIA	3,398m ²			
CONSTRUCTION COST					Total (£)	£/m ²	%		
0	Facilitating Works				800,000	235	3.9		
7	Existing Building Works (including demolitions)				3,600,000	1,059	17.6		
1	Substructure				1,630,000	480	8.0		
2	Superstructure				4,550,000	1,339	22.3		
3	Shell and Core MEP				2,210,000	650	10.8		
4	Commercial Space Fit Out				370,000	109	1.8		
5	Circulation Space Fit Out				550,000	162	2.7		
6.1	Apartments Fit Out - Market	NIA			400,000	1,878	2.0		
6.2	Apartments Fit Out - Intermediate	441			1,000,000	2,268	4.9		
6.3	Apartments Fit Out - LCR	833			1,300,000	1,561	6.4		
8	External Works / Public Realm				800,000	235	3.9		
9	Building Works Sub Total				17,200,000	5,062	84		
10	Main Contractor's preliminaries	15%			2,100,000	618	10.3		
11	Main Contractor's Overheads and Profit	5%			1,100,000	324	5.4		
12			Subtotal		20,400,000	6,004	100.0		
13	Design Development Risk Allowance				Excl				
14	Total Estimated Construction Cost				20,400,000	6,004	100		
15	Inflation 1Q21 to 2Q23	15.5%			3,200,000				
16	Allowance for inflation to mid-point	6.3%			1,300,000				
17	Other Residential Costs - FF&E				60,000				
18	Contractor's Design Fees (RIBA 4b)	5.0%			1,200,000				
19	ESTIMATED CONSTRUCTION COST				26,000,000	7,652			

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 0 - Facilitating Works

Item	Description	Qty	Unit	Rate	Total
0	Facilitating Works				
0.1	Toxic/hazardous/contaminated material treatment				
0.1.1	Asbestos removal; Provisional allowance, say	1	item	150,000	150,000
0.1.2	Disposal of ground contamination - EXCLUDED	-			excl.
0.2	Major demolition works				
0.2.1	Refer to 7, Existing buiding works	-			incl.
0.3	Temporary support to adjacent structures				
0.3.1	ABNORMAL - Allowance for temporary support to Party walls & basement to West Central Street	1	item	500,000	500,000
0.3.3	ABNORMAL - Allowance for temporary works within structure during alterations works - included in Frame rates	-	item	300,000	incl.
0.4	Specialist groundworks				
0.4.1	No works required.	-			excl.
0.5	Temporary diversion works				
0.5.1	ABNORMAL - WCS allowance for moving adjacent owners services off client owned land, airspace and property and relocate	1	item	150,000	150,000
0.5.2	Temporary diversion of services - Refer to SWWI				incl.
0.6	Extraordinary site investigation works				
0.6.1	Archaeological surveys and works - EXCLUDED	-			excl.
0.6.2	Reptile/ wildlife surveys and works - EXCLUDED	-			excl.
ESTIMATED ROUNDED CONSTRUCTION COST				£	800,000

West Central Street Cost Model

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 7 - Work to Existing Buildings

Item	Description	Qty	Unit	Rate	Total
7	Work to Existing Buildings				
7.1	Minor Demolition Works & Alteration Works				
7.1.1	Demolition of complete buildings by machine	1,540	m ²	150	231,000
7.1.2	Demolition of façade elevations	455	m ²	incl	incl
7.1.3	Demolition by hand, against existing structures etc	305	m ²	800	244,000
7.1.4	Demolition of small pockets areas	86	m ²	1,500	129,000
7.1.5	Demolition of walls	529	m	400	211,600
7.1.6	Demolition of stairs	30	nr	2,000	60,000
7.1.7	Disposal of arisings	1	item	300,000	300,000
7.1.8	Felt and batten to adjoining party structures	839	m ²	50	41,948
7.2	Repairs to Existing Services				
7.2.1	General allowance for existing services repairs; not required	-	item	250,000	excl.
7.2.2	General allowance for existing services removal and disconnection	1	item	50,000	50,000
7.3	Damp-proof Courses				
7.3.1	Basement waterproofing - refer to substructure	-			incl.
7.4	Façade Retention				
7.4.1	ABNORMAL - Allowance for temporary support only for retained facades; reduced support requirement as existing structure retains façade	479	m2	300	143,700
7.5	Cleaning Existing Surfaces				
7.5.1	Allowance for masonry repairs, filling and re-painting existing retained façade externally NOS	548	m ²	1,475	808,300
	Upgrade to existing retained façade (<i>Provisional allowance - works dependant on survey</i>) MS	357	m ²	1,475	526,575
7.5.2	Risk allowance for structural remediation and programme extension; provisional	1	item	750,000	750,000
7.6	Renovation Works				
7.6.1	Allowance for minor structural repairs to retained internal walls at ground floor and basement	407	m ²	70	28,475
7.6.2	Allowance for repairs to retained stairs	3	Storey	7,500	22,500
7.6.3	Raising chimney stacks	2	nr	25,000	50,000
ESTIMATED ROUNDED CONSTRUCTION COST				£	3,600,000

West Central Street Cost Model

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 1 - Substructure

Item	Description	Qty	Unit	Rate	Total
1	Substructure				
	10 - 12 Museum Street				
1.1	Demolitions & alterations				
1.1.1	Break up existing concrete slab for drainage; incl disposal	91	m ²	300	27,300
1.1.2	Excavating pits	27	m ³	125	3,392
1.1.3	Earthwork support	19	m ²	27	524
1.1.4	Disposal of excavated material; off site	27	m ³	101	2,727
1.1.5	Compacting bottoms of excavation / breakout	93	m ²	2	151
1.2	Strengthening / repairs to existing basement				
1.2.1	Temporary propping				incl in Section 0
	<u>Liner wall</u>				
	200mm thk				
1.2.2	Reinforced concrete	11	m ³	196	2,159
1.2.3	Fibre board between RC and masonry wall	55	m ²	35	1,925
1.2.4	Formwork; one side only	55	m ²	87	4,783
1.2.5	Wall kickers	20	m	13	264
1.2.6	Reinforcement; 200kg/m ³	2	t	1,152	2,536
1.2.7	Waterstops; at base and head of walls	41	m	14	558
1.2.8	Waterstops; vertical at construction joints in walls	13	m	15	200
1.2.9	Removal of temporary propping	20	m	130	2,649
1.2.10	Dowel bars drilled and grouted into existing basement slab for connection of liner wall reinforcement; 2nr dowells at 200mm centers	204	nr	53	10,755
	<u>Filling to vaults</u>				
1.2.11	Formwork; single sided wall formwork to seal off vaults	40	m ²	80	3,194
1.2.12	Foamed concrete filling to existing vaults	82	m ³	217	17,831
1.2.13	Allowance for repair works to existing structures				incl in section 7
	<u>Allowance for strengthening existing columns</u>				
1.2.14	Allowance for strengthening existing columns in basement	17	m	5,000	85,500
1.3	Foundations				
	<u>Underpinning; 600mm wide x 700mm deep; in 1m wide pins</u>				
1.3.1	Excavation; preliminary trenches	13	m ³	73	975
1.3.2	Excavation; underpinning trenches	10	m ³	73	710
1.3.3	Earthwork support to underpinning trenches	27	m ²	43	1,159
1.3.4	Cutting away existing projecting foundations concrete	19	m	20	386
1.3.5	Preparing underside of existing work to receive pinning	19	m	21	398
1.3.6	Disposal of excavated material; off site	10	m ³	101	978
1.3.7	Disposal of excavated material; on site	13	m ³	18	246
1.3.8	Filling; selected excavated material from spoil heaps on site	13	m ³	16	209

1.3.9	Compacting bottoms of excavation	11	m2	2	24
1.3.10	Blinding below underpinning; assumed 150mm thk	2	m3	214	368
1.3.11	Reinforced concrete	8	m3	265	2,118
1.3.12	Formwork	43	m2	65	2,775
1.3.13	Reinforcement; assumed 6.16kg/m2	11	m2	22	255
1.3.14	Dowels; assumed 4nr per pin	76	nr	49	3,756
1.3.15	Dry packing between new and existing structure	19	m	14	267
1.3.16	EO for working around existing building	19	m	500	9,532
	<u>Foundations</u>				
	RC foundation pads; 1600 x 1600 x 1000mm; 3nr				
1.3.17	Blinding beds; assumed 50mm thk	0	m3	214	21
1.3.18	Reinforced concrete; assumed waterproof	8	m3	229	1,790
1.3.19	Formwork; sides of foundations	19	m	22	423
1.3.20	Reinforcement; 175kg/m3	1	t	1,152	1,572
1.3.21	Dowel bars drilled and grouted into existing basement slab; 2nr dowels at 200mm centers	96	nr	53	5,061
1.3.22	Trowelling	2	m2	7	14
1.3.23	Allowance for working around existing structure; incl temporary works, dry packing etc	3	nr	2,000	6,000
	<u>Basement Slab; to match existing; 250mm thk</u>				
1.3.24	Blinding beds; 50mm thk	5	m3	214	975
1.3.25	Reinforced concrete	23	m3	154	3,521
1.3.26	Formwork; sides of foundations	-	m	22	-
1.3.27	Formwork; steps in top surfaces	-	m	47	-
1.3.28	Reinforcement; 175kg/m3	4	t	1,113	4,440
1.3.29	Pan float finish	91	m2	3	254
1.4	Waterproofing				
1.4.1	Cavity drainage membrane to walls	69	m2	30	2,062
1.4.2	Cavity drainage membrane to floors	91	m2	30	2,730
1.4.3	Cavity drainage perimeter channel	69	m	150	10,312
1.4.4	Cutting out drainage channel for drained cavity system; not required as entire slab broken out	-	m	15	excl.
1.5	New structure				
	<u>Steel frame</u>				
1.5.1	Steel columns; UC203x203x46; incl 15% connections	0.3	t	3,445	1,034
1.5.2	Fire rating to the above; 60min	0.3	t	780	234
	<u>Brick/block walls</u>				
1.5.3	Brickwork wall; 350mm thk	25	m2	250	6,250
1.5.4	Allowance for new brickwork walls to be fully toothed into existing brickwork	30	m	20	594
1.6	Ground floor slab				
1.6.1	Joists incl in superstructure				incl.
1.7	Below ground drainage				
	<u>Basement level</u>				
1.7.1	Foul water sewer; 100mm dia	28	m	83	2,316
1.7.2	Foul water PPIC	4	nr	1,651	6,603
1.7.3	Foul water gully	4	nr	1,409	5,637
1.7.4	Connections to existing manholes	1	nr	15,532	15,532
1.7.5	Allowance for cutting drainage channels in existing areas; not required as entire slab broken out	-	m	15	-
1.7.6	Testing and commissioning to the above; assumed 5%	5%		30,088	1,504

1.7.7	Design development contingency; existing buildings	10%	%	269,484	26,948.40
	<u>New Oxford Street</u>				-
					-
1.8	Demolitions & alterations				
1.8.1	Break up existing concrete slab for drainage; incl disposal	186	m ²	300	55,800
1.8.2	Excavating pits	23	m3	125	2,911
1.8.3	Earthwork support	16	m2	27	426
1.8.4	Disposal of excavated material; off site	23	m3	101	2,340
1.8.5	Compacting bottoms of excavation and breakout	195	m2	2	315
					-
1.9	Strengthening / repairs to existing basement				
1.9.1	Temporary propping				incl in Section 0
1.9.2	Allowance for repair works to existing structures				incl in section 7
	<u>Allowance for repair works to existing structures</u>				
1.9.3	Allowance for strengthening existing columns in basement	11	m	200	2,200
1.9.4	Risk allowance for transfer to North wall	1	item	20,000	20,000
					-
	<u>Liner wall</u>				-
	200mm thk				
1.9.5	Reinforced concrete	22	m3	196	4,407
1.9.6	Fibre board between RC and masonry wall	112	m2	35	3,920
1.9.7	Formwork; one side only	112	m2	87	9,741
1.9.8	Wall kickers	41	m	13	526
1.9.9	Reinforcement; 200kg/m3	4	t	1,152	5,177
1.9.10	Waterstops; at base and head of walls	81	m	14	1,110
1.9.11	Waterstops; vertical at construction joints in walls	28	m	15	426
1.9.12	Removal of temporary propping	41	m	130	5,271
1.9.13	Dowel bars drilled and grouted into existing basement slab for connection of liner wall reinforcement; 2nr dowells at 200mm centers	406	nr	53	21,404
	350mm thk				
1.9.14	Reinforced concrete	2	m3	196	343
1.9.15	Fibre board between RC and masonry wall	5	m2	35	175
1.9.16	Formwork; one side only	5	m2	87	435
1.9.17	Wall kickers	8	m	13	105
1.9.18	Reinforcement; 200kg/m3	0.4	t	1,152	403
1.9.19	Waterstops; at base and head of walls	16	m	14	221
1.9.20	Waterstops; vertical at construction joints in walls	1	m	15	9
1.9.21	Removal of temporary propping	8	m	130	1,052
1.9.22	Dowel bars drilled and grouted into existing basement slab for connection of liner wall reinforcement; 2nr dowells at 200mm centers	81	nr	53	4,270
					-
1.10	Foundations				
	<u>Underpinning; 600mm wide x 700mm deep; in 1m wide pins</u>				
1.10.1	Excavation; preliminary trenches	5	m3	73	340
1.10.2	Excavation; underpinning trenches	3	m3	73	247
1.10.3	Earthwork support to underpinning trenches	9	m2	43	404
1.10.4	Cutting away existing projecting foundations concrete	7	m	20	135
1.10.5	Preparing underside of existing work to receive pinning	7	m	21	139
1.10.6	Disposal of excavated material; off site	3	m3	101	341
1.10.7	Disposal of excavated material; on site	5	m3	18	86
1.10.8	Filling; selected excavated material from spoil heaps on site	5	m3	16	73
1.10.9	Compacting bottoms of excavation	4	m2	2	8
1.10.10	Blinding below underpinning; assumed 150mm thk	1	m3	214	128

1.10.11	Reinforced concrete	3	m3	265	738
1.10.12	Formwork	15	m2	65	967
1.10.13	Reinforcement; assumed 6.16kg/m2	4	m2	22	89
1.10.14	Dowels; assumed 4nr per pin	27	nr	49	1,309
1.10.15	Dry packing between new and existing structure	7	m	14	93
1.10.16	EO for working around existing building	7	m	500	3,322
	<u>Foundations</u>				-
1.10.17	RC foundation pads; 1000 x 1000 x 600mm; 2nr				
1.10.18	Blinding beds; assumed 50mm thk	0	m3	214	21
1.10.19	Reinforced concrete; assumed waterproof	1	m3	229	275
1.10.20	Formwork; sides of foundations	5	m	22	106
1.10.21	Reinforcement; 175kg/m3	0	t	1,152	242
1.10.22	Dowel bars drilled and grouted into existing basement slab; 2nr dowels at 200mm centers	40	nr	53	2,109
1.10.23	Trowelling	2	m2	7	14
	RC foundation pad; 500 x 1000 x 600mm; 1nr				
1.10.24	Blinding beds; assumed 50mm thk	0	m3	214	5
1.10.25	Reinforced concrete; assumed waterproof	0	m3	229	69
1.10.26	Formwork; sides of foundations	2	m	22	40
1.10.27	Reinforcement; 175kg/m3	0	t	1,152	60
1.10.28	Dowel bars drilled and grouted into existing basement slab; 2nr dowels at 200mm centers	15	nr	53	791
1.10.29	Trowelling	1	m2	7	4
1.10.30	Allowance for working around existing structure; incl temporary works, dry packing etc	1	nr	2,000	2,000
	<u>Basement Slab; to match existing; 250mm thk</u>				-
1.10.31	Blinding beds; 50mm thk	9	m3	214	1,993
1.10.32	Reinforced concrete	46	m3	154	7,105
1.10.33	Formwork; sides of foundations	-	m	22	-
1.10.34	Formwork; steps in top surfaces	-	m	47	-
1.10.35	Reinforcement; 175kg/m3	8	t	1,113	8,958
1.10.36	Pan float finish	186	m2	3	519
	<u>Lift pit walls</u>				-
1.10.37	Waterproof concrete	1	m3	278	333
1.10.38	Formwork; sides of walls	10	m2	50	488
1.10.39	Reinforcement; 200kg/m3	0	t	1,152	230
1.10.40	Waterstops; at base and head of wall	20	m	14	267
	<u>Lift pit base; 1000mm waterproof concrete</u>				-
1.10.41	Waterproof concrete	6	m3	278	1,667
1.10.42	Formwork; sides of ground beams and edges of beds	10	m	33	323
1.10.43	Reinforcement; 175kg/m3	1	t	1,152	1,209
1.10.44	Trowelling	6	m2	7	43
1.10.45	Joint between podium and NOS; 25mm thk filled with compressible material	18	m	50	900
	<u>Filling to vaults</u>				-
1.10.46	Formwork; single sided wall formwork to seal off vaults	58	m2	80	4,631
1.10.47	Foamed concrete filling to existing vaults	137	m3	217	29,791
	1.11 Waterproofing				-
1.11.1	Cavity drainage membrane to walls	129	m2	30	3,870

1.11.2	Cavity drainage membrane to floors	186	m2	30	5,580
1.11.3	Cavity drainage perimeter channel	129	m	150	19,350
1.11.4	Cutting out drainage channel for drained cavity system; not required as entire slab broken out	-	m	15	-
					-
					-
1.12	New structure				-
	<u>Brick/block walls</u>				-
1.12.1	Brickwork wall; 327.5mm thk	22	m2	225	4,950
1.12.2	Brickwork wall; 365mm thk	18	m2	275	4,950
1.12.3	Brickwork wall; 550mm thk	36	m2	500	18,000
1.12.4	Allowance for new brickwork walls to be fully toothed into existing brickwork	22	m	20	436
					-
	<u>Steel frame</u>				-
1.12.5	Steel columns; UC203x203x46; incl 15% connections	0.3	t	3,445	1,205
1.12.6	Fire rating to the above; 60min	0.3	t	780	273
					-
1.13	Ground floor slab				-
1.13.1	Joists incl in superstructure				-
					-
1.14	Below ground drainage				-
	<u>Basement level</u>				-
1.14.1	Foul water sewer				-
1.14.2	150mm dia	23	m	137	3,147
1.14.3	100mm dia	29	m	83	2,399
1.14.4	Foul water PPIC	5	nr	1,651	8,253
1.14.5	Foul water gully	1	nr	1,409	1,409
1.14.6	Foul water drainage point	5	nr	1,780	8,901
1.14.7	Connections to existing manholes	1	nr	15,532	15,532
1.14.8	Testing and commissioning to the above; assumed 5%	5%		39,641	1,982
1.14.9	Design development contingency; existing buildings	10%	%	315,837	31,584
					-
	West Central Street				-
1.15	Demolitions & alterations				-
1.15.1	Break up existing concrete slab for drainage; incl disposal	439	m ²	300	131,700
1.15.2	Excavating pits	112	m3	125	14,046
1.15.3	Earthwork support	76	m2	27	2,087
1.15.4	Disposal of excavated material; off site	112	m3	101	11,291
1.15.5	Compacting bottoms of excavation / breakout	115	m2	2	186
					-
1.16	Strengthening / repairs to existing basement				-
	<u>Liner wall</u>				-
	200mm thk				-
1.16.1	Reinforced concrete	23	m3	181	4,202
1.16.2	Fibre board between RC and masonry wall	117	m2	35	4,095
1.16.3	Formwork; one side only	117	m2	66	7,678
1.16.4	Wall kickers	38	m	10	380
1.16.5	Reinforcement; 200kg/m3	5	t	1,113	5,168
1.16.6	Waterstops; at base and head of walls	76	m	14	1,044
1.16.7	Waterstops; vertical at construction joints in walls	30	m	15	457
1.16.8	Removal of temporary propping	38	m	130	4,960
	300mm thk				-
1.16.9	Reinforced concrete	50	m3	181	9,120

1.16.10	Fibre board between RC and masonry wall	168	m2	35	5,880
1.16.11	Formwork; one side only	168	m2	66	11,024
1.16.12	Wall kickers	48	m	10	482
1.16.13	Reinforcement; 200kg/m3	10	t	1,113	11,217
1.16.14	Waterstops; at base and head of walls	97	m	14	1,323
1.16.15	Waterstops; vertical at construction joints in walls	44	m	15	671
1.16.16	Removal of temporary propping	48	m	130	6,284
					-
1.17	Foundations				-
	<u>Underpinning; 600mm wide x 1200mm deep; in 1m wide pins</u>				-
1.17.1	Excavation; preliminary trenches	10	m3	73	721
1.17.2	Excavation; underpinning trenches	7	m3	73	487
1.17.3	Earthwork support to underpinning trenches	20	m2	43	858
1.17.4	Cutting away existing projecting foundations concrete	8	m	20	167
1.17.5	Preparing underside of existing work to receive pinning	8	m	21	172
1.17.6	Disposal of excavated material; off site	7	m3	101	671
1.17.7	Disposal of excavated material; on site	10	m3	18	182
1.17.8	Filling; selected excavated material from spoil heaps on site	10	m3	16	154
1.17.9	Compacting bottoms of excavation	5	m2	2	10
1.17.10	Blinding below underpinning; assumed 150mm thk	1	m3	214	159
1.17.11	Reinforced concrete	6	m3	265	1,568
1.17.12	Formwork	32	m2	65	2,054
1.17.13	Reinforcement; assumed 6.16kg/m2	5	m2	22	110
1.17.14	Dowels; assumed 4nr per pin	33	nr	49	1,622
1.17.15	Dry packing between new and existing structure	8	m	14	115
1.17.16	EO for working around existing building	8	m	500	4,116
	<u>Underpinning; 600mm wide x 1000mm deep; in 1m wide pins</u>				-
1.17.17	Excavation; preliminary trenches	12	m3	73	909
1.17.18	Excavation; underpinning trenches	9	m3	73	627
1.17.19	Earthwork support to underpinning trenches	25	m2	43	1,081
1.17.20	Cutting away existing projecting foundations concrete	12	m	20	252
1.17.21	Preparing underside of existing work to receive pinning	12	m	21	260
1.17.22	Disposal of excavated material; off site	9	m3	101	865
1.17.23	Disposal of excavated material; on site	12	m3	18	230
1.17.24	Filling; selected excavated material from spoil heaps on site	12	m3	16	195
1.17.25	Compacting bottoms of excavation	7	m2	2	16
1.17.26	Blinding below underpinning; assumed 150mm thk	1	m3	214	240
1.17.27	Reinforced concrete	7	m3	265	1,976
1.17.28	Formwork	40	m2	65	2,589
1.17.29	Reinforcement; assumed 6.16kg/m2	7	m2	22	167
1.17.30	Dowels; assumed 4nr per pin	50	nr	49	2,453
1.17.31	Dry packing between new and existing structure	12	m	14	174
1.17.32	EO for working around existing building	12	m	500	6,226
	<u>Underpinning; 600mm wide x 900mm deep; in 1m wide pins</u>				-
1.17.33	Excavation; preliminary trenches	44	m3	73	3,179
1.17.34	Excavation; underpinning trenches	30	m3	73	2,225
1.17.35	Earthwork support to underpinning trenches	87	m2	43	3,779
1.17.36	Cutting away existing projecting foundations concrete	48	m	20	980
1.17.37	Preparing underside of existing work to receive pinning	48	m	21	1,009
1.17.38	Disposal of excavated material; off site	30	m3	101	3,066
1.17.39	Disposal of excavated material; on site	44	m3	18	803
1.17.40	Filling; selected excavated material from spoil heaps on site	44	m3	16	681
1.17.41	Compacting bottoms of excavation	29	m2	2	61
1.17.42	Blinding below underpinning; assumed 150mm thk	4	m3	214	933
1.17.43	Reinforced concrete	26	m3	265	6,909
1.17.44	Formwork	139	m2	65	9,052

1.17.45	Reinforcement; assumed 6.16kg/m2	29	m2	22	648
1.17.46	Dowels; assumed 4nr per pin	193	nr	49	9,529
1.17.47	Dry packing between new and existing structure	48	m	14	677
1.17.48	EO for working around existing building	48	m	500	24,181
	<u>Underpinning; 600mm wide x 700mm deep; in 1m wide pins</u>				-
1.17.49	Excavation; preliminary trenches	19	m3	73	1,351
1.17.50	Excavation; underpinning trenches	13	m3	73	985
1.17.51	Earthwork support to underpinning trenches	37	m2	43	1,606
1.17.52	Cutting away existing projecting foundations concrete	26	m	20	536
1.17.53	Preparing underside of existing work to receive pinning	26	m	21	551
1.17.54	Disposal of excavated material; off site	13	m3	101	1,357
1.17.55	Disposal of excavated material; on site	19	m3	18	341
1.17.56	Filling; selected excavated material from spoil heaps on site	19	m3	16	289
1.17.57	Compacting bottoms of excavation	16	m2	2	33
1.17.58	Blinding below underpinning; assumed 150mm thk	2	m3	214	510
1.17.59	Reinforced concrete	11	m3	265	2,937
1.17.60	Formwork	59	m2	65	3,848
1.17.61	Reinforcement; assumed 6.16kg/m2	16	m2	22	354
1.17.62	Dowels; assumed 4nr per pin	106	nr	49	5,208
1.17.63	Dry packing between new and existing structure	26	m	14	370
1.17.64	EO for working around existing building	26	m	500	13,217
	<u>Strip foundations</u>				-
	300dp x 750w strip foundation				
1.17.65	Blinding beds; assumed 50mm thk	0	m3	214	65
1.17.66	Reinforced concrete; assumed waterproof	2	m3	229	459
1.17.67	Formwork; sides of foundations	18	m	22	397
1.17.68	Reinforcement; 175kg/m3	0	t	1,152	403
1.17.69	Dowel bars drilled and grouted into existing basement slab; 2nr dowels at 200mm centers	88	nr	53	4,613
1.17.70	Trowelling	6	m2	7	44
	<u>Edge thickenings</u>				-
	In-situ concrete; 1000mm thk				-
1.17.71	Blinding beds; assumed 50mm thk	4	m3	214	761
1.17.72	Reinforced concrete	69	m3	154	10,657
1.17.73	Formwork; sides of foundations	32	m	22	706
1.17.74	Reinforcement; 175kg/m3	12	t	1,113	13,437
1.17.75	Pan float finish	71	m2		N/A
	In-situ concrete; 440mm thk				-
1.17.76	Blinding beds; assumed 50mm thk	1	m3	214	311
1.17.77	Reinforced concrete	13	m3	154	2,008
1.17.78	Formwork; sides of foundations	52	m	22	1,147
1.17.79	Reinforcement; 175kg/m3	2	t	1,113	2,532
1.17.80	Pan float finish	29	m2	3	81
	<u>Basement Slab</u>				-
	In-situ concrete; 350mm thk				-
1.17.81	Blinding beds; assumed 50mm thk	6	m3	214	1,350
1.17.82	Reinforced concrete; waterproof	44	m3	239	10,518
1.17.83	Formwork; sides of foundations	54	m	22	1,191
1.17.84	Formwork; steps in top surfaces	18	m	47	847
1.17.85	Reinforcement; 175kg/m3	8	t	1,113	8,571
1.17.86	Pan float finish	126	m2	3	352
	In-situ concrete; 650mm thk				-
1.17.87	Blinding beds; assumed 50mm thk	14	m3	214	3,043
1.17.88	Reinforced concrete; waterproof	201	m3	239	48,039
1.17.89	Formwork; sides of foundations	164	m	22	3,616
1.17.90	Formwork; steps in top surfaces	33	m	47	1,552

1.17.91	Reinforcement; 175kg/m3	35	t	1,113	39,144
1.17.92	Pan float finish	313	m2	3	873
	<u>Lift pit walls</u>				-
1.17.93	Waterproof concrete	3	m3	278	833
1.17.94	Formwork; sides of upstands	16	m2	50	810
1.17.95	Reinforcement; 200kg/m3	1	t	1,152	691
1.17.96	Waterstops; at base and head of wall	16	m	14	221
	<u>Lift pit base; 300mm waterproof concrete</u>				-
1.17.97	Waterproof concrete	3	m3	278	736
1.17.98	Formwork; sides of ground beams and edges of beds	4	m	33	118
1.17.99	Reinforcement; 175kg/m3	0	t	1,152	534
1.17.100	Trowelling	9	m2	7	65
1.17.101	Allowance for 4 hour fire enclosure around substation; including trench for incoming services				incl in superstructure
					-
1.18	Waterproofing				-
1.18.1	Cavity drainage membrane to walls	240	m2	30	7,200
1.18.2	Cavity drainage membrane to floors	324	m2	30	9,720
1.18.3	Cavity drainage perimeter channel	240	m	150	36,000
1.18.4	Cutting out drainage channel for drained cavity system; not required as entire slab broken out	-	m	15	-
					-
1.19	New structure				-
	<u>Walls</u>				-
	In-situ concrete; 225mm thk				
1.19.1	Reinforced concrete	5	m3	181	851
1.19.2	Formwork	42	m2	34	1,412
1.19.3	Wall kickers	5	m	10	50
1.19.4	Wall ends; soffits and steps in walls	-	m	20	-
1.19.5	Openings in walls	-	m	20	-
1.19.6	Reinforcement; 200kg/m3	1	t	1,113	1,046
	In-situ concrete; 400mm thk				
1.19.7	Reinforced concrete	7	m3	181	1,231
1.19.8	Formwork	34	m2	34	1,143
1.19.9	Wall kickers	4	m	10	40
1.19.10	Wall ends; soffits and steps in walls	-	m	20	-
1.19.11	Openings in walls	-	m	20	-
1.19.12	Reinforcement; 200kg/m3	1	t	1,113	1,513
	<u>Columns</u>				-
	1000x250				-
1.19.13	Reinforced concrete	4	m3	196	784
1.19.14	Formwork	35	m2	35	1,226
1.19.15	Reinforcement; 350kg/m3	1	t	1,113	1,335
	1180x250				-
1.19.16	Reinforced concrete	1	m3	196	196
1.19.17	Formwork	10	m2	35	350
1.19.18	Reinforcement; 350kg/m3	0	t	1,113	445
	400x400				-
1.19.19	Reinforced concrete	3	m3	196	588
1.19.20	Formwork	33	m2	35	1,156
1.19.21	Reinforcement; 350kg/m3	1	t	1,113	1,335
	400x555				-
1.19.22	Reinforced concrete	1	m3	196	196
1.19.23	Formwork	7	m2	35	245
1.19.24	Reinforcement; 350kg/m3	0	t	1,113	334

	600x250				-
1.19.25	Reinforced concrete	3	m3	196	588
1.19.26	Formwork	39	m2	35	1,367
1.19.27	Reinforcement; 350kg/m3	1	t	1,113	1,335
	800x250				-
1.19.28	Reinforced concrete	37	m3	196	7,254
1.19.29	Formwork	391	m2	35	13,701
1.19.30	Reinforcement; 350kg/m3	13	t	1,113	14,467
	800x300				-
1.19.31	Reinforced concrete	1	m3	196	196
1.19.32	Formwork	6	m2	35	210
1.19.33	Reinforcement; 350kg/m3	0	t	1,113	223
	<u>Steel frame</u>				-
1.19.34	Steel columns; UC203x203x46; incl 15% connections	1.7	t	3,445	5,857
1.19.35	Fire rating to the above; 60min	1.7	t	780	1,326
					-
1.20	Ground floor slab				-
	<u>Ground floor slab; 300mm thk</u>				-
1.20.1	Reinforced concrete	147	m3	154	22,750
1.20.2	Formwork; soffits of slabs	491	m2	36	17,499
1.20.3	Formwork; edges of beds	135	m	20	2,657
1.20.4	Formwork; edges of openings in suspended slabs	25	m	38	953
1.20.5	Formwork; steps in top surfaces; at substation trench	15	m	89	1,331
1.20.6	Formwork; steps in soffits		m	224	-
1.20.7	Reinforcement; 170kg/m3	25	t	1,113	27,866
1.20.8	Designed joints in in-situ concrete; between new and existing buildings	33	m	21	679
1.20.9	Pan float finish	491	m2	3	1,370
					-
1.21	Below ground drainage				-
	<u>Basement level</u>				-
1.21.1	Foul water sewer				
1.21.2	150mm dia	4	m	137	602
1.21.3	Foul water rising main	1	item	4,252	4,252
1.21.4	Foul water manhole / pump	1	nr	9,543	9,543
1.21.5	Foul water gully	3	nr	1,409	4,228
1.21.6	Connections to Local Authority Sewer	1	nr	50,000	50,000
1.21.7	Testing and commissioning to the above; assumed 5%	5%		68,625	3,431
1.21.8	Subs & frame prelims - allocation of £396,984; 13%	1	item	196,930	196,930
					-
1.22	Risk allowance; vibration mitigation for proximity to train tunnels	-	item	1,000,000	excluded
					-
1.23	Vibration isolation; refer to structural report 8.1.6; this item has not currently been designed	1	item		excluded
ESTIMATED ROUNDED CONSTRUCTION COST				£	1,630,000

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2	Superstructure				
	<u>10 - 12 Museum Street</u>				
2.1	Strengthening / repairs to existing buildings				
2.1.1	Allowance for temporary works to restrain façade during replacement of existing floors				incl in section 7
2.1.2	Allowance for strengthening existing ground floor columns	21	m	200	4,152
2.1.3	Allowance for replacement of existing lintels with precast lintels	32	nr	250	8,000
2.1.4	Allowance for making good / repair work to façade				incl in section 7
2.1.5	Allowance for steelwork repair / replacement where cast into façade (in event that exposed steelwork is corroded)	1	item	20,000	20,000
2.1.6	Existing L1 transfer strengthening; TBC; full depth and width plate welded to section, stiffeners, and restraining steel beams; as detail on drawing 2413-S-SK-250a	3	m	2,000	5,200
2.1.7	Risk allowance for thermal bridging issue L1-L4; potential impact on joists level	1	item	2,500	2,500
2.1.8	Locally break out roof to install windposts; incl making good	4	nr	500	2,000
2.1.9	Allowance for repair works to corners of masonry walls	1	item	25,000	25,000
2.2	New structure				
	<u>Steel frame</u>				
	Steel columns; incl 15% connections				
2.2.1	UC203x203x46		t	2,921	-
2.2.2	UC254x254x73		t	2,921	-
2.2.3	SHS100x100x8 (windpost)		t	2,921	-
	Steel beams; incl 15% connections				
2.2.4	RHS200x150x10.0		t	2,921	-
2.2.5	SHS150x150x5.0		t	2,921	-
2.2.6	UB203x133x30		t	2,921	-
2.2.7	UB254x146x31		t	2,921	-
2.2.8	UB254x146x43		t	2,921	-
2.2.9	UC203x203x46		t	2,921	-
2.2.10	UC203x203x52		t	2,921	-
2.2.11	UC203x203x60		t	2,921	-
2.2.12	UC203x203x71		t	2,921	-
2.2.13	UC254x254x73		t	2,921	-
2.2.14	Extra over for moment connections to frame		t	2,921	-
2.2.15	Windpost strengthening; L3-L4; 300x100x10 plates welded and resin fixed to existing walls with M12 anchors; base of post fixed to double joists; 10mm non shrink group between plate and wall		m	500	-
2.2.16	L1-L4 column strengthening; 1nr column; gridline E; 500x100x10 plates welded and resin fixed to existing wall w/ M12 anchors @ 400c/c		m	500	-

Item	Description	Qty	Unit	Rate	Total
2.2.17	300Wx10THK plates welded to underside of roof beams		m	150	-
2.2.18	Baseplates at roof extension; stanchion baseplates with 25mm high strength non shrink grout fixed with M16 resin anchors into padstone; padstone strapped to wall with 2nr restraint straps each side		nr	250	-
2.2.19	Solid blocking between flanges; 38mm thk; fixed with M12 bolts @400c/c		m	25	-
2.2.20	Fire rating to the above; 60min		t	980	-
2.2.21	Steel frame installation		item	34,063	-
	Timber frame				
	<i>Replacement of existing floors; if required (TBC following condition survey before Stage 4)</i>				
2.2.22	Removal of existing joists; incl making good	573	m	15	8,588
2.2.23	Removal of existing ply deck	229	m ²	20	4,580
2.2.24	Timber joists				
2.2.25	200 x 50mm, 400c/c assumed	590	m	20	11,800
2.2.26	Joist hangers; galvanised steel; 250 x 50mm	171	nr	38	6,512
2.2.27	Joist straps; 1200L x 38W x 1.5THK Simpsons HES restraint straps @ 1200c/c	159	m	20	3,181
2.2.28	Allowance for padstones to the above	1	item	16,000	16,000
	New floors				
2.2.29	Timber joists				
2.2.30	250 x 50mm	248	m	25	6,200
2.2.31	200 x 50mm	323	m	20	6,460
2.2.32	Joist hangers; galvanised steel; 250 x 50mm	494	nr	38	18,812
2.2.33	Joist straps; 1200L x 38W x 1.5THK Simpsons HES restraint straps @ 1200c/c	-	m	20	-
2.2.34	Bolts connecting 2nr timber beams where required; double sided dog tooth connectors & M12 bolts; 450c/c	63	nr	50	3,133
2.2.35	Solid blocking at midspan of joists and under partitions	162	m	25	4,050
	Padstones;				-
2.2.36	PS2 100W x 440L x 225DP	17	nr	125	2,125
2.2.37	PS3 100W x 300L x 225DP	7	nr	100	700
2.2.38	PS4 350W x 440L x 225DP	3	nr	350	1,050
2.2.39	PS10 400W x 1000L x 225DP	1	nr	900	900
2.2.40	PS12 330W x 1000L x 375DP	1	nr	1,250	1,250
2.2.41	PS13 350W x 750L x 225DP	10	nr	550	5,500
2.2.42	PS14 250W x 750L x 225DP	6	nr	500	3,000
2.2.43	PS16 330W x 1500L x 375DP	1	nr	250	250
	Brick/block walls				-
2.2.44	Brickwork wall; 380mm thk	5	m2	275	1,375
2.2.45	Brickwork wall; 400mm thk	5	m2	350	1,750
2.2.46	Brickwork wall; 450mm thk	29	m2	400	11,600
2.2.47	Allowance for new brickwork walls to be fully toothed into / tied into existing brickwork	124	m	20	2,480
	2.3 Upper floors				
2.3.1	Ply deck; 25mm thick; to replaced structure	229	m2	45	10,387
2.3.2	Sheradised screws; 12 x 50 long @ 300c/c; to replaced structure	1,967	nr	5	9,833
2.3.3	Ply deck; 25mm thick; to new structure		m2	45	-

Item	Description	Qty	Unit	Rate	Total
2.3.4	Sheradised screws; 12 x 50 long @ 300c/c; to new structure		nr	5	-
2.3.5	Sheradised screws; 12 x 50 long @ 200c/c (where span exceeds 3.5m); to new structure		nr	5	-
2.3.6	Screed to upper floors; 18mm high density screed board		m2		included
2.3.7	Design development contingency; existing buildings	10%	%	208,367	20,837
	<u>New Oxford Street</u>				
2.4	Strengthening / repairs to existing buildings				
2.4.1	Allowance for temporary works to restrain façade during replacement of existing floors				incl in section 7
2.4.2	Allowance for strengthening existing ground floor columns	14	m	200	4,152
2.4.3	Allowance for replacement of existing lintels with precast lintels	44	nr	250	11,000
2.4.4	Allowance for making good / repair work to façade				incl in section 7
2.4.5	Allowance for steelwork repair / replacement where cast into façade (in event that exposed steelwork is corroded)	1	item	8,000	8,000
2.4.6	Allowance for repair works to corners of masonry walls	1	item	25,000	25,000
2.5	New structure				
	<u>Steel frame</u>				
	Steel columns; incl 15% connections				
2.5.1	UC203x203x46		t	2,694	-
2.5.2	SHS100x100x10		t	2,694	-
	Steel beams; incl 15% connections				
2.5.3	PFC200x90x30		t	2,694	-
2.5.4	UB203x133x30		t	2,694	-
2.5.5	UB254x146x31		t	2,694	-
2.5.6	UB254x146x43		t	2,694	-
2.5.7	UC203x203x100+		t	2,694	-
2.5.8	UC203x203x46		t	2,694	-
2.5.9	UC203x203x60		t	2,694	-
2.5.10	UC203x203x71		t	2,694	-
2.5.11	UC254x254x107		t	2,694	-
2.5.12	UC254x254x73		t	2,694	-
2.5.13	Steel bracing; assumed 20% of 4th & 5th floor steelwork; incl 15% connections		t	2,694	-
2.5.14	Solid blocking between flanges; 38mm thk; fixed with M12 bolts @400c/c		m	25	-
2.5.15	Fire rating to the above; 60min		t	980	-
2.5.16	Steel frame installation		item	30,907	-
	<u>Timber frame</u>				
	<i>Replacement of existing floors; if required (TBC following condition survey before Stage 4)</i>				
2.5.17	Removal of existing joists; incl making good	157	m	15	2,354
2.5.18	Removal of existing ply deck	133	m ²	20	2,660
2.5.19	Timber joists				
2.5.20	200 x 50mm, 400c/c assumed	157	m	20	3,139
2.5.21	Joist hangers; galvanised steel; 250 x 50mm	44	nr	38	1,671
2.5.22	Joist straps; 1200L x 38W x 1.5THK Simpsons HES restraint straps @ 1200c/c	92	m	20	1,847

Item	Description	Qty	Unit	Rate	Total
2.5.23	Allowance for padstones to the above	1	item	2,141	2,141
	<i>New floors</i>				
	Timber joists				
2.5.24	250 x 50mm	652	m	25	16,306
2.5.25	200 x 50mm	1,004	m	20	20,083
2.5.26	Joist hangers; galvanised steel; 250 x 50mm	462	nr	38	17,593
2.5.27	Joist straps; 1200L x 38W x 1.5THK Simpsons HES restraint straps @ 1200c/c	-	m	20	-
2.5.28	Bolts connecting 2nr timber beams where required; double sided dog tooth connectors & M12 bolts; 450c/c	29	nr	50	1,474
2.5.29	Solid blocking at midspan of joists and under partitions	298	m	25	7,450
	Padstones;				-
2.5.30	PS1 215W x 440L x 225DP	13	nr	250	3,250
2.5.31	PS2 100W x 440L x 225DP	60	nr	125	7,500
2.5.32	PS3 100W x 300L x 225DP	2	nr	100	200
2.5.33	PS5 400W x 440L x 225DP	2	nr	500	1,000
2.5.34	PS6 400W x 300L x 225DP	1	nr	300	300
2.5.35	PS7 300W x 750L x 225DP	4	nr	550	2,200
2.5.36	PS8 300W x 750L x 225DP	3	nr	550	1,650
2.5.37	PS9 400W x 750L x 225DP	3	nr	600	1,800
2.5.38	PS11 330W x 1000L x 300DP	2	nr	1,000	2,000
2.5.39	PS15 200W x 750L x 225DP	9	nr	300	2,700
	<u>Concrete frame</u>				-
	In-situ concrete slab; 200mm thk (lift overrun)				
2.5.40	Reinforced concrete		m3	154	-
2.5.41	Formwork; soffits of slabs		m2	36	-
2.5.42	Formwork; edges of suspended slabs		m	37	-
2.5.43	Formwork; edges of openings in suspended slabs		m	31	-
2.5.44	Formwork; steps in soffits		m	56	-
2.5.45	Reinforcement; 150kg/m3		t	1,113	-
2.5.46	Soft joint between new slab and existing buildings		m	21	-
2.5.47	Pan float finish		m2	3	-
2.5.48	Stainless steel support fixings		m	21	-
2.5.49	GRP mesh to voids in slabs		m2	177	-
	In-situ concrete upstands; 150mm wide				
2.5.50	Reinforced concrete		m3	220	-
2.5.51	Formwork; sides of upstands		m	26	-
2.5.52	Reinforcement; 150kg/m3		t	1,113	-
2.5.53	Trowelling		m2	7	-
	In-situ concrete topping to steel balcony; assumed 150mm thk				
2.5.54	Reinforced concrete		m3	169	-
2.5.55	Formwork; edges of suspended slabs		m	31	-
2.5.56	Reinforcement; assumed 6.16kg/m2		m2	15	-
2.5.57	Pan float finish		m2	3	-
2.5.58	Thermal break		m	188	-
	<u>Brick/block walls</u>				-
2.5.59	Blockwork wall; 215mm (lift core)		m2	150	-
2.5.60	Blockwork wall; 325mm thk	10	m2	225	2,250
2.5.61	Brickwork wall; 327.5mm thk	15	m2	225	3,375

Item	Description	Qty	Unit	Rate	Total
2.5.62	Brickwork wall; 350mm thk	3	m2	250	750
2.5.63	Allowance for new brickwork walls to be fully toothed into / tied into existing brickwork	47	m	20	936
2.6	Upper floors				
2.6.1	Ply deck; 25mm thick; to replaced structure	133	m2	45	6,033
2.6.2	Sheradised screws; 12 x 50 long @ 300c/c; to replaced structure	523	nr	5	2,616
2.6.3	Ply deck; 25mm thick; to new structure		m2	45	-
2.6.4	Sheradised screws; 12 x 50 long @ 300c/c; to new structure		nr	5	-
2.6.5	Sheradised screws; 12 x 50 long @ 200c/c (where span exceeds 3.5m); to new structure		nr	5	-
2.6.6	Metal deck; 150mm thk	21	m2	125	2,625
2.6.7	Screed to upper floors; 18mm high density screed board	133	m2		incl in finishes
					-
2.6.8	Design development contingency; existing buildings	10%	%	166,056	16,606
	<u>West Central Street</u>				
2.7	New structure				
	<u>Steel frame</u>				
	Steel columns; incl 15% connections				
2.7.1	SHS100x100x8 (windpost)	0.17	t	4,237	706
2.7.2	SHS120x120x8	1.25	t	4,237	5,296
2.7.3	SHS150x150x5	1.00	t	4,237	4,237
	Steel beams; balconies / walkway; incl 15% connections	-			
2.7.4	SHS150x150x5	0.08	t	4,237	353
2.7.5	UB203x133x30	0.50	t	4,237	2,118
2.7.6	UB254x146x43	0.17	t	4,237	706
2.7.7	UB203x203x46	0.08	t	4,237	353
2.7.8	Fire rating to the above; 60min	3.25	t	980	3,185
2.7.9	Steel frame installation	0.83	item	94,576	78,814
2.7.10	Metal deck	23.33	m2	125	2,917
2.7.11	Structural SFS; as JRL advice	0.83	item	94,576	78,814
		-			
	<u>Timber frame</u>				
2.7.12	Timber joists; 250 x 50mm	161.67	m	25	4,042
2.7.13	Joist hangers; galvanised steel; 250 x 50mm	106.67	nr	38	4,062
		-			
	<u>Concrete frame</u>				
	In-situ concrete core walls	-			-
2.7.14	Set up and dismantle core formwork	0.83	item	24,982	20,819
2.7.15	Reinforced concrete	96.75	m3	187	18,127
2.7.16	Formwork	645.00	m2	61	39,493
2.7.17	Wall kickers	31.92	m	10	318
2.7.18	Wall ends; soffits and steps in walls	80.00	m	20	1,596
2.7.19	Openings in walls	29.75	m	20	594
2.7.20	Reinforcement; 200kg/m3	19.35	t	1,152	22,282
2.7.21	Kwikastrip connector	120.00	m	33	3,977
	In-situ concrete walls	-			-
2.7.22	Reinforced concrete	32.50	m3	181	5,881
2.7.23	Formwork	288.33	m2	34	9,697

Item	Description	Qty	Unit	Rate	Total
2.7.24	Wall kickers	24.00	m	10	239
2.7.25	Wall ends; soffits and steps in walls	106.67	m	20	2,128
2.7.26	Openings in walls	-	m	20	-
2.7.27	Reinforcement; 200kg/m3	6.50	t	1,113	7,233
	In-situ concrete columns	-			
	400 x 400	-			
2.7.28	Reinforced concrete	1.67	m3	196	327
2.7.29	Formwork	13.33	m2	35	467
2.7.30	Reinforcement; 350kg/m3	0.50	t	1,113	556
	800 x 655	-			
2.7.31	Reinforced concrete	1.67	m3	196	327
2.7.32	Formwork	9.17	m2	35	321
2.7.33	Reinforcement; 350kg/m3	0.58	t	1,113	649
	1000x250	-			
2.7.34	Reinforced concrete	0.83	m3	196	163
2.7.35	Formwork	7.50	m2	35	263
2.7.36	Reinforcement; 350kg/m3	0.25	t	1,113	278
	400x400	-			
2.7.37	Reinforced concrete	3.33	m3	196	654
2.7.38	Formwork	36.67	m2	35	1,285
2.7.39	Reinforcement; 350kg/m3	1.25	t	1,113	1,391
	400x420	-			
2.7.40	Reinforced concrete	0.83	m3	196	163
2.7.41	Formwork	5.00	m2	35	175
2.7.42	Reinforcement; 350kg/m3	0.17	t	1,113	185
	600x250	-			
2.7.43	Reinforced concrete	4.17	m3	196	817
2.7.44	Formwork	50.00	m2	35	1,752
2.7.45	Reinforcement; 350kg/m3	1.50	t	1,113	1,669
	800x250	-			
2.7.46	Reinforced concrete	11.67	m3	196	2,287
2.7.47	Formwork	123.33	m2	35	4,322
2.7.48	Reinforcement; 350kg/m3	4.08	t	1,113	4,544
	800x300	-			
2.7.49	Reinforced concrete	4.17	m3	196	817
2.7.50	Formwork	36.67	m2	35	1,285
2.7.51	Reinforcement; 350kg/m3	1.42	t	1,113	1,577
	In-situ concrete column heads	-			
	1200x600x500	-			
2.7.52	Reinforced concrete	0.30	m3	196	59
2.7.53	Formwork	2.10	m2	35	74
2.7.54	Reinforcement; 350kg/m3	0.11	t	1,113	117
	900x900x350	-			
2.7.55	Reinforced concrete	0.25	m3	196	49
2.7.56	Formwork	1.73	m2	35	60
2.7.57	Reinforcement; 350kg/m3	0.08	t	1,113	93
	In-situ concrete beams	-			
	1500x1100dp	-			
2.7.58	Reinforced concrete	9.17	m3	181	1,659
2.7.59	Formwork	23.33	m2	74	1,717
2.7.60	Reinforcement; 300kg/m3	2.75	t	1,113	3,060

Item	Description	Qty	Unit	Rate	Total
	250x400dp	-			
2.7.61	Reinforced concrete	0.42	m3	181	75
2.7.62	Formwork	5.00	m2	74	368
2.7.63	Reinforcement; 300kg/m3	0.13	t	1,113	139
	300x400dp	-			
2.7.64	Reinforced concrete	2.17	m3	181	392
2.7.65	Formwork	17.50	m2	74	1,287
2.7.66	Reinforcement; 300kg/m3	0.65	t	1,113	723
	250x690dp	-			
2.7.67	Reinforced concrete	0.67	m3	181	121
2.7.68	Formwork	6.67	m2	74	490
2.7.69	Reinforcement; 300kg/m3	0.20	t	1,113	223
	300x690dp	-			
2.7.70	Reinforced concrete	0.83	m3	181	151
2.7.71	Formwork	7.50	m2	74	552
2.7.72	Reinforcement; 300kg/m3	0.25	t	1,113	278
		-			
2.8	Upper floors	-			
	In-situ concrete; 200mm thk (lift overrun)	-			
2.8.1	Reinforced concrete	1.67	m3	154	257
2.8.2	Formwork; soffits of slabs	7.50	m2	36	267
2.8.3	Formwork; edges of suspended slabs	10.00	m	37	372
2.8.4	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.5	Formwork; steps in soffits	-	m	56	-
2.8.6	Reinforcement; 150kg/m3	0.25	t	1,113	278
2.8.7	Soft joint between new slab and existing buildings	-	m	21	-
2.8.8	Pan float finish	7.50	m2	3	21
2.8.9	Stainless steel support fixings	10.00	m	21	208
2.8.10	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; 225mm thk	-			
2.8.11	Reinforced concrete	214.17	m3	154	33,078
2.8.12	Formwork; soffits of slabs	965.83	m2	36	34,422
2.8.13	Formwork; edges of suspended slabs	667.50	m	37	24,846
2.8.14	Formwork; edges of openings in suspended slabs	54.17	m	31	1,660
2.8.15	Formwork; steps in soffits	124.17	m	56	6,963
2.8.16	Reinforcement; 150kg/m3	32.13	t	1,113	35,750
2.8.17	Soft joint between new slab and existing buildings	3.75	m	21	77
2.8.18	Pan float finish	965.83	m2	3	2,695
2.8.19	Stainless steel support fixings	667.50	m	21	13,857
2.8.20	GRP mesh to voids in slabs	19.50	m2	177	3,445
	In-situ concrete; 275mm thk	-			
2.8.21	Reinforced concrete	95.00	m3	154	14,673
2.8.22	Formwork; soffits of slabs	345.00	m2	36	12,296
2.8.23	Formwork; edges of suspended slabs	184.58	m	37	6,871
2.8.24	Formwork; edges of openings in suspended slabs	19.17	m	31	587
2.8.25	Formwork; steps in soffits	20.83	m	56	1,168
2.8.26	Reinforcement; 150kg/m3	14.25	t	1,113	15,858
2.8.27	Soft joint between new slab and existing buildings	-	m	21	-
2.8.28	Pan float finish	345.00	m2	3	963
2.8.29	Stainless steel support fixings	184.58	m	21	3,832
2.8.30	GRP mesh to voids in slabs	11.67	m2	177	2,061

Item	Description	Qty	Unit	Rate	Total
	In-situ concrete; 300mm thk	-			
2.8.31	Reinforced concrete	13.49	m3	154	2,083
2.8.32	Formwork; soffits of slabs	44.95	m2	36	1,602
2.8.33	Formwork; edges of suspended slabs	84.58	m	37	3,148
2.8.34	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.35	Formwork; steps in soffits	35.83	m	56	2,010
2.8.36	Reinforcement; 150kg/m3	2.02	t	1,113	2,251
2.8.37	Soft joint between new slab and existing buildings	-	m	21	-
2.8.38	Pan float finish	44.95	m2	3	125
2.8.39	Stainless steel support fixings	84.58	m	21	1,756
2.8.40	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; 400mm thk	-			
2.8.41	Reinforced concrete	5.00	m3	154	772
2.8.42	Formwork; soffits of slabs	13.33	m2	36	475
2.8.43	Formwork; edges of suspended slabs	19.58	m	37	729
2.8.44	Formwork; edges of openings in suspended slabs	2.67	m	31	82
2.8.45	Formwork; steps in soffits	-	m	56	-
2.8.46	Reinforcement; 150kg/m3	0.75	t	1,113	835
2.8.47	Soft joint between new slab and existing buildings	-	m	21	-
2.8.48	Pan float finish	13.33	m2	3	37
2.8.49	Stainless steel support fixings	19.58	m	21	407
2.8.50	GRP mesh to voids in slabs	0.42	m2	177	74
	In-situ concrete; 550mm thk	-			
2.8.51	Reinforced concrete	5.00	m3	154	772
2.8.52	Formwork; soffits of slabs	9.17	m2	36	327
2.8.53	Formwork; edges of suspended slabs	10.83	m	37	403
2.8.54	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.55	Formwork; steps in soffits	-	m	56	-
2.8.56	Reinforcement; 150kg/m3	0.75	t	1,113	835
2.8.57	Soft joint between new slab and existing buildings	-	m	21	-
2.8.58	Pan float finish	9.17	m2	3	26
2.8.59	Stainless steel support fixings	10.83	m	21	225
2.8.60	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; 600mm thk	-			
2.8.61	Reinforced concrete	35.00	m3	154	5,406
2.8.62	Formwork; soffits of slabs	58.33	m2	36	2,079
2.8.63	Formwork; edges of suspended slabs	30.83	m	37	1,148
2.8.64	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.65	Formwork; steps in soffits	-	m	56	-
2.8.66	Reinforcement; 150kg/m3	5.25	t	1,113	5,842
2.8.67	Soft joint between new slab and existing buildings	-	m	21	-
2.8.68	Pan float finish	58.33	m2	3	163
2.8.69	Stainless steel support fixings	30.83	m	21	640
2.8.70	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; chamfer; first floor	-			
2.8.71	Reinforced concrete	5.00	m3	154	772
2.8.72	Formwork; soffits of slabs	11.67	m2	36	416
2.8.73	Formwork; edges of suspended slabs	31.67	m	37	1,179
2.8.74	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.75	Formwork; steps in soffits	-	m	56	-
2.8.76	Reinforcement; 150kg/m3	0.75	t	1,113	835

GROUP ELEMENT 2 - Superstructure

Item	Description	Qty	Unit	Rate	Total
2.8.77	Soft joint between new slab and existing buildings	-	m	21	-
2.8.78	Pan float finish	-	m2	3	-
2.8.79	Stainless steel support fixings	31.67	m	21	657
2.8.80	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; chamfer; second floor	-			
2.8.81	Reinforced concrete	4.17	m3	154	644
2.8.82	Formwork; soffits of slabs	16.67	m2	36	594
2.8.83	Formwork; edges of suspended slabs	45.83	m	37	1,706
2.8.84	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.85	Formwork; steps in soffits	-	m	56	-
2.8.86	Reinforcement; 150kg/m3	0.63	t	1,113	696
2.8.87	Soft joint between new slab and existing buildings	-	m	21	-
2.8.88	Pan float finish	-	m2	3	-
2.8.89	Stainless steel support fixings	45.83	m	21	952
2.8.90	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; chamfer; third floor	-			
2.8.91	Reinforced concrete	1.00	m3	154	154
2.8.92	Formwork; soffits of slabs	10.83	m2	36	386
2.8.93	Formwork; edges of suspended slabs	45.83	m	37	1,706
2.8.94	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.95	Formwork; steps in soffits	-	m	56	-
2.8.96	Reinforcement; 150kg/m3	0.15	t	1,113	167
2.8.97	Soft joint between new slab and existing buildings	-	m	21	-
2.8.98	Pan float finish	-	m2	3	-
2.8.99	Stainless steel support fixings	45.83	m	21	952
2.8.100	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete; chamfer; four floor	-			
2.8.101	Reinforced concrete	4.17	m3	154	644
2.8.102	Formwork; soffits of slabs	16.67	m2	36	594
2.8.103	Formwork; edges of suspended slabs	45.83	m	37	1,706
2.8.104	Formwork; edges of openings in suspended slabs	-	m	31	-
2.8.105	Formwork; steps in soffits	-	m	56	-
2.8.106	Reinforcement; 150kg/m3	0.63	t	1,113	696
2.8.107	Soft joint between new slab and existing buildings	-	m	21	-
2.8.108	Pan float finish	-	m2	3	-
2.8.109	Stainless steel support fixings	45.83	m	21	952
2.8.110	GRP mesh to voids in slabs	-	m2	177	-
	In-situ concrete topping to steel balcony; assumed 150mm thk	-			
2.8.111	Reinforced concrete	3.50	m3	169	590
2.8.112	Formwork; edges of suspended slabs	36.67	m	31	1,123
2.8.113	Reinforcement; assumed 6.16kg/m2	23.33	m2	15	346
2.8.114	Pan float finish	23.33	m2	3	65
2.8.115	Thermal break	20.00	m	188	3,769
	In-situ concrete upstands	-			
	150mm wide	-			
2.8.116	Reinforced concrete	0.97	m3	220	213
2.8.117	Formwork; sides of upstands	86.83	m	26	2,219
2.8.118	Reinforcement; 150kg/m3	0.15	t	1,113	161
2.8.119	Trowelling	6.51	m2	7	47

Item	Description	Qty	Unit	Rate	Total
	200mm wide	-			
2.8.120	Reinforced concrete	6.67	m3	220	1,468
2.8.121	Formwork; sides of upstands	595.00	m	26	15,202
2.8.122	Reinforcement; 150kg/m3	1.00	t	1,113	1,113
2.8.123	Trowelling	59.50	m2	7	431
	250mm wide	-			
2.8.124	Reinforced concrete	8.33	m3	220	1,835
2.8.125	Formwork; sides of upstands	43.33	m	26	1,107
2.8.126	Reinforcement; 150kg/m3	1.25	t	1,113	1,391
2.8.127	Trowelling	5.42	m2	7	39
2.8.128	External Walkways; concrete deck				incl in frame
2.8.129	External walkways; PPC mild steel balustrade	92	m	1,000	92,000
2.8.130	Enclosed balconies; concrete deck	137	m ²	2,500	incl in frame
2.8.131	Enclosed balconies; thermal bridge detail				incl in frame
2.8.132	Enclosed balconies; deck finish; hardwood decking	137	m ²	500	68,500
2.8.133	Enlosed balconies; balustrade; PPC mild steel 1200mm high	71	m	1,000	71,000
2.8.134	Aluminium Soffit to Gallery Access & Balconies	243	m ²	600	145,800
2.9	Lightning protection				
2.9.1	Provisional allowance for lightning protection; as JRL advice	1	item	11,929	11,929
2.10	Subs & frame prelims - allocation of £396,984; 13%	1	item	200,054	200,054
2.11	Roof				
	Flat roof structure, deck, waterproofing, finishes, green roofs, edge protection - 10-12 MS				
2.11.1	Roof structure and deck; incl PIR insulation		m ²	200	-
2.11.2	Roof waterproofing		m ²	100	-
2.11.3	Green roof; extensive; excluding irrigation		m ²	150	-
2.11.4	Mansave system for plant roofs		Item	1,500	-
2.11.5	Cat ladder to access green roof		Item	750	-
2.11.6	Edge protection for green roofs		m	400	-
2.11.7	Plant screen between plant & balcony; incl. double door		m	500	-
2.11.8	Trimmers to support plant at roof level; assumed 25% of roof steel		t	5,000	-
2.11.9	Fire protection to roof trimmers steelwork		t	620	-
	Allowance to insulate and minor repairs to existing roof	93	m ²	150	13,950
	Flat roof structure, deck, waterproofing, finishes, green roofs, edge protection - NOS				
2.11.10	Roof structure and deck; incl PIR insulation		m ²	200	-
2.11.11	RC infill to private amenity space; incl PIR insulation, finishes etc.		m ²	400	-
2.11.12	Roof waterproofing		m ²	100	-
2.11.13	Green roof; extensive; excluding irrigation		m ²	150	-
2.11.14	Edge protection for green roofs		m	400	-
2.11.15	Mansave system for plant roofs		Item	1,500	-
2.11.16	Trimmers to support plant at roof level; assumed 25% of roof steel		t	5,000	-
2.11.17	Fire protection to roof trimmer steelwork		t	620	-
2.11.18	Allowance for mansard roof - refer to external walls (2.5)			-	incl

Item	Description	Qty	Unit	Rate	Total
2.11.19					
2.11.20	Contingency to above (2.3)		%	13,950	-
2.11.21	Allowance to insulate and minor repairs to existing roof	165	m ²	150	24,750
	Flat roof structure, deck, waterproofing, finishes, green roofs, edge protection - 16a & 16b WCS				
2.11.22	L5 Plant/Playspace Slab; 300thk; 150kg/m3		m ²	400	-
2.11.23	L6 Roof RC slab; 275thk; 150kg/m3		m ²	380	-
2.11.24	Roof waterproofing		m ²	50	-
2.11.25	Allowance for finishes to L5 Playspace area		m ²	250	-
2.11.26	Green roof 16a; extensive; excluding irrigation		m ²	150	-
2.11.27	Edge protection for green roofs		m	400	-
	Allowance to insulate and minor repairs to existing roof	79	m ²	150	11,850
	Flat roof structure, deck, waterproofing, finishes, green roofs, edge protection - 18 Yard Building				
2.11.28	Courtyard Slab; 400thk; 150kg/m3	192	m ²	420	80,640
2.11.29	L6 Roof RC slab; 250thk; 150kg/m3	150	m ²	380	57,000
2.11.30	Roof waterproofing	150	m ²	50	7,500
2.11.31	Allowance for finishes to Courtyard; refer to external works		m ²		incl.
2.11.32	Mansafe system for plant roofs	1	Item	1,500	1,500
2.11.33	Cleaning access allowance, say	1	item	150,000	150,000
2.12	Stairs and Ramps				
2.12.1	Staircase with half landing; precast concrete; Yard Building; including handrail & finishes	5	Storey	15,000	75,000
2.12.2	Staircase with half landing; precast concrete; NOS; including handrail & finishes	4	Storey	15,000	60,000
2.12.3	Staircase with half landing; precast concrete; WCS Stair to Basement; including handrail & finishes	1	Storey	15,000	15,000
2.12.4	2 nr Basement Access staircase; existing; refer to Existing Building Works	2		-	incl.
2.12.5	External Staircase to first floor yard; structure	-	item	50,000	-
2.12.6	Internal staircase to duplex apartments; including handrail & finishes	1	nr	10,000	10,000
2.13	External Walls				
	16A WCS				
2.13.1	Reinforced Insulated Render to ground	39	m ²	270	10,530
2.13.2	Insulated Render to 1st-4th floor	157	m ²	255	40,043
2.13.3	Insulated render to inset of balconies	35	m ²	255	8,925
2.13.4	Textured insulated render to 5th floor	97	m ²	255	24,725
2.13.5	Upstand on roof	27	m ²	205	5,535
2.13.6	Glass window to commercial (extra strength due to street level)	15	m ²	725	10,875
2.13.7	Glass Windows	107	m ²	800	85,618
2.13.8	Corner detail around building	150	m	225	33,750
	16B & 18 WCS				
2.13.9	Brickwork to ground (excluding brick piers & transom)	17	m ²	950	16,150
2.13.10	Brick piers & transom	116	m ²	993	115,399
2.13.11	Cranked bay brick panels surround	100	m ²	1,500	150,000
2.13.12	Flat brick infill wall panels (excl brick piers & transoms)	429	m ²	1,034	443,663
2.13.13	Brick Side of inset balconies	30	m ²	1,053	31,604
2.13.14	Hit & miss brick to roof (excl. brick piers)	87	m ²	646	56,461
2.13.15	Cornice to ground	21	m	500	10,500

Item	Description	Qty	Unit	Rate	Total
2.13.16	Cornice to upper levels	53	m	400	21,000
2.13.17	Glass window to commercial (extra strength due to street level)	10	m ²	725	7,250
2.13.18	Architectural louvred metalwork at ground	8	m ²	850	6,800
2.13.19	Sliding Glass door	48	m ²	825	39,930
2.13.20	Hinged glass door to cranked bay	66	m ²	800	52,800
2.13.21	Core Entrance Door	20	m ²	900	18,000
2.13.22	Riser Doors	9	m ²	600	5,659
2.13.23	Glass Windows	19	m ²	750	14,475
2.13.24	Fire Rated Glass Windows (looks onto walkway - fire?)	22	m ²	1,125	24,750
10-12 MS					
2.13.25	Replacement of timber shopfront	83	m ²	1,002	83,126
2.13.26	GRC Cladding to rooftop extension	-	m ²	730	-
2.13.27	Glass Windows	-	m ²	750	-
2.13.28	Glass door to balcony	-	m ²	800	-
2.13.29	Upstand on roof	-	m ²	800	-
2.13.30	NOS/MS existing party wall; thermally upgrade; minor pointing & repairs	67	m ²	300	20,100
35-37 NOS					
2.13.31	Replacement of timber shopfront	38	m ²	1,002	38,058
2.13.32	Standing seam aluminium roof	-	m ²	410	-
2.13.33	Glass Windows	-	m ²	1,000	-
2.13.34	Glass doors to roof extension	-	m ²	1,050	-
2.13.35	NOS/MS existing party wall; thermally upgrade; minor pointing & repairs	-	m ²	300	-
2.13.36	Brickwork to side of aluminum roof extension	-	m ²	1,086	-
39-41 NOS					
2.13.37	Replacement of timber shopfront	42	m ²	1,002	42,064
2.13.38	Insulated Render Finish to roof extension	-	m ²	255	-
2.13.39	Glass Windows	-	m ²	750	-
2.13.40	Glass doors to roof extension	-	m ²	800	-
2.13.41	Glass bi-fold doors? To terrace on rooftop extension	-	m ²	875	-
2.14 Windows and External Doors					
16A WCS					
2.14.1	Reinforced glass entrance doors to commercial units	5	m ²	1,250	6,250
2.14.2	Glass door to balconies	8	m ²	575	4,600
2.14.3	Glass panel to balconies	12	m ²	535	6,420
16B & 18 WCS					
2.14.4	Glass entrance door to commercial (extra strength due to street level)	4	m ²	1,250	5,000
2.14.5	2h Fire entrance door to UPKN (extra strength due to street level)	7	m ²	700	4,900
2.14.6	Glass resi lobby door (extra strength due to street level)	7	m ²	1,750	12,250
2.14.7	Glass window to resi lobby (extra strength due to street level)	5	m ²	1,500	7,500
2.14.8	Flat Entrance Doors	32	m ²	875	28,000
10-12 MS					
2.14.9	Flat entrance doors	2	m ²	875	1,750
39-41 NOS					
2.14.10	New heritage style sash hardwood windows in existing window openings in all retained external walls	145	m ²	1,500	217,500

Item	Description	Qty	Unit	Rate	Total
2.15	Internal Walls and Partitions				
	<u>Basement</u>				
2.15.1	Basement perimeter walls (green); blockwork for delta waterproofing system; incl. emulsion finish	391	m ²	120	46,915
2.15.2	New blockwork (thick purple); incl. emulsion finish	77	m ²	120	9,199
2.15.3	Dry lining (thinner purple); incl. metal frame; tape & joing & emulsion	238	m ²	150	35,696
	<u>Ground</u>				
2.15.4	Blockwork to entrance lobbies (thicker blue); incl. skim coat finish; wallpaper - prime cost £200/m2	46	m ²	400	18,534
2.15.5	Substation walls (light blue); 2hr cavity masonry wall	44	m ²	600	26,119
2.15.6	Party walls (thin green); metal frame fixed to existing wall; dryline one side	173	m ²	100	17,287
2.15.7	Dry lining (thin blues); metal frame; tape & joint & emulsion	177	m ²	150	26,575
2.15.8	Dry lining (dark grey); metal frame; tape & joint & emulsion	68	m ²	150	10,259
2.15.9	Allowance to form fire lobbies not shown on drawings	1	item	200,000	200,000
2.16	Internal Doors				
	<u>Commercial Unit</u>				
2.16.1	Single timber door; 2,050mm high, 910mm wide	2	nr	1,500	3,000
	<u>BoH and Circulation</u>				
	Upper Levels				
2.16.2	Single door from stairs to lift lobby	9	nr	2,000	18,000
2.16.3	Single riser doors in lift lobby	22	nr	3,000	66,000
2.16.4	Double riser doors in lift lobby	26	nr	4,000	104,000
2.16.5	Glass Double Door to resi lobby	1	nr	10,000	10,000
	Ground				
2.16.6	Single door to stair core (FOH resi)	2	nr	2,000	4,000
2.16.7	Single door (FOH Resi)	1	nr	2,000	2,000
2.16.8	BOH Single Doors	6	nr	2,000	12,000
2.16.9	Door & a half to bin stores & cycle store	3	nr	2,500	7,500
2.16.10	Single door to to bin stores	2	nr	2,000	4,000
2.16.11	Single riser doors	3	nr	3,000	9,000
2.16.12	Double riser doors	1	nr	4,000	4,000
	Basement				
2.16.13	Double doors to plant	5	nr	4,000	20,000
2.16.14	Single doors to plant	3	nr	3,000	9,000
2.16.15	Door & a half to cycle store	1	nr	3,500	3,500
2.16.16	BOH Single Doors	2	nr	2,000	4,000
2.16.17	BOH Double Doors	3	nr	3,000	9,000
ESTIMATED ROUNDED CONSTRUCTION COST				£	4,550,000

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 3 - M&E Shell and Core Works

Item	Description	Qty	Unit	Rate	Total
3	Mechanical & Electrical Installations				
3.1	Sanitary Installations				
3.1.1	No sanitaryware	-			excl.
3.2	Services Equipment				
3.2.1	Excluded	-			excl.
3.3	Disposal Installations				
3.3.1	Rain water, soil & vent waste systems	3,398	m ²	25	84,950
3.4	Water Installations				
3.4.1	Cold water installation to Landlord areas	3,398	m ²	10	33,980
3.5	Heat Source				
3.5.1	Incl in Apartment	-			incl.
3.6	Space Heating and Air Conditioning				
3.6.1	Local heating to Landlord areas (tubular & panel heaters)	3,398	m ²	5	16,990
3.6.2	F&R Water Pipework from Heat Pump Condenser to Apartment; incl valves, expansion vessel & connections	25	nr	4,500	112,500
3.6.3	F&R refridgerant Pipework from Condenser to Market Apartment FCU	13	nr	4,000	52,000
3.7	Ventilation				
3.7.1	Ventilation				
3.7.1	Extract fan: EF/01	4	nr	1,215	4,859
3.7.2	Extract fan: EF/02	1	nr	1,215	1,215
3.7.3	Extract fan: EF/03	1	nr	5,197	5,197
3.7.4	Extract fan: EF/04	1	nr	1,215	1,215
3.7.5	Extract fan: EF/05	2	nr	3,125	6,250
3.7.6	Ventilation to Landlord circulation (smoke extract shaft) NOS building allowance - Colt system	6	levels	8,000	48,000
3.7.7	Ventilation to Landlord circulation (smoke extract shaft) WCS building allowance - Colt system	6	levels	8,000	48,000
	Ventilation Ductwork				
	Basement				
	Smoke Extract Ductwork (Fire rated)				
3.7.8	600mmx200mm Duct	40	m	560	22,400
3.7.9	600mmx200mm Duct bend	2	nr	230	460
3.7.10	600mmx200mm Duct branch	3	nr	250	750
3.7.11	600mmx200mm Duct MFSD	3	nr	600	1,800
3.7.12	500mmx300mm Duct	8	m	556	4,448

Item	Description	Qty	Unit	Rate	Total
3.7.13	500mmx300mm Duct bend	2	nr	230	460
3.7.14	500mmx300mm Duct branch	2	nr	145	290
3.7.15	500mmx300mm Duct MFSD	2	nr	590	1,180
3.7.16	500mmx150mm Duct	8	m	495	3,960
3.7.17	500mmx150mm Duct branch	2	nr	210	420
3.7.18	500mmx150mm Duct MFSD	2	nr	558	1,116
3.7.19	400mmx200mm Duct	4	m	457	1,828
3.7.20	400mmx200mm Duct branch	1	nr	120	120
3.7.21	400mmx200mm Duct MFSD	1	nr	550	550
3.7.22	400mmx150mm Duct	24	m	445	10,680
3.7.23	400mmx150mm Duct branch	6	nr	115	690
3.7.24	400mmx150mm Duct MFSD	4	nr	500	2,000
3.7.25	300mmx200mm Duct	4	m	435	1,740
3.7.26	300mmx200mm Duct branch	1	nr	108	108
3.7.27	300mmx200mm Duct MFSD	1	nr	534	534
3.7.28	300mmx150mm Duct	4	m	425	1,700
3.7.29	300mmx150mm Duct branch	1	nr	105	105
3.7.30	300mmx150mm Duct MFSD	1	nr	520	520
3.7.31	250mmx100mm Duct	4	m	378	1,512
3.7.32	250mmx100mm Duct branch	1	nr	93	93
3.7.33	250mmx100mm Duct MFSD	1	nr	515	515
3.7.34	200mmx100mm Duct	8	m	365	2,920
3.7.35	200mmx100mm Duct branch	2	nr	90	180
3.7.36	200mmx100mm Duct MFSD	2	nr	510	1,020
3.7.37	100mmx100mm Duct	8	m	300	2,400
3.7.38	100mmx100mm Duct branch	2	nr	80	160
3.7.39	100mmx100mm Duct MFSD	2	nr	490	980
3.7.40	Thermal Insulation	112	m2	45	5,040
	Supply Ductwork (fire rated)				
3.7.41	900mmx250mm Duct	4	m	720	2,880
3.7.42	400mmx200mm Duct	34	m	457	15,538
3.7.43	400mmx200mm Duct bend	5	nr	190	950
3.7.44	400mmx200mm Duct branch	1	nr	120	120
3.7.45	400mmx150mm Duct	34	m	445	15,130
3.7.46	400mmx150mm Duct bend	2	nr	125	250
3.7.47	400mmx150mm Duct tee	2	nr	200	400
3.7.48	Thermal Insulation	72	m2	45	3,240
	Extract Ductwork (Fire Rated)				
3.7.49	900mmx250mm Duct	4	m	720	2,880
3.7.50	600mmx200mm Duct	17	m	560	9,520
3.7.51	600mmx200mm Duct bend	4	nr	230	920
3.7.52	600mmx200mm Duct branch	6	nr	250	1,500
3.7.53	400mmx200mm Duct	17	m	457	7,769
3.7.54	400mmx200mm Duct bend	4	nr	190	760
3.7.55	400mmx200mm Duct branch	2	nr	120	240
3.7.56	400mmx150mm Duct	30	m	445	13,350
3.7.57	400mmx150mm Duct bend	2	nr	125	250
3.7.58	400mmx150mm Duct tee	1	nr	200	200
3.7.59	400mmx150mm Duct VCD	2	nr	105	210
3.7.60	400mmx150mm Duct MFSD	2	nr	500	1,000
3.7.61	350mmx100mm Duct	4	m	415	1,660

Item	Description	Qty	Unit	Rate	Total
3.7.62	350mmx100mm Duct branch	1	nr	115	115
3.7.63	350mmx100mm Duct VCD	2	nr	105	210
3.7.64	350mmx100mm Duct MFSD	1	nr	525	525
3.7.65	300mmx100mm Duct	4	m	380	1,520
3.7.66	300mmx100mm Duct branch	1	nr	93	93
3.7.67	300mmx100mm Duct VCD	2	nr	100	200
3.7.68	300mmx100mm Duct MFSD	1	nr	522	522
3.7.69	200mmx100mm Duct	4	m	365	1,460
3.7.70	200mmx100mm Duct branch	1	nr	90	90
3.7.71	200mmx100mm Duct VCD	2	nr	95	190
3.7.72	200mmx100mm Duct MFSD	1	nr	510	510
3.7.73	150mmx100mm Duct	4	m	350	1,400
3.7.74	150mmx100mm Duct branch	1	nr	85	85
3.7.75	150mmx100mm Duct VCD	2	nr	90	180
3.7.76	150mmx100mm Duct MFSD	1	nr	495	495
3.7.77	100mmx100mm Duct	16	m	345	5,520
3.7.78	100mmx100mm Duct branch	4	nr	80	320
3.7.79	100mmx100mm Duct VCD	4	nr	85	340
3.7.80	100mmx100mm Duct MFSD	4	nr	485	1,940
3.7.81	Thermal Insulation	100	m2	45	4,500
3.7.82	Generator exhaust & Intake	1	item	50,000	50,000
3.7.83	Bin Store	1	item	25,000	25,000
	Louvres				-
3.7.84	700mmx600mm	1	nr	1,000	1,000
3.7.85	600mmx400mm	2	nr	750	1,500
3.7.86	500mmx300mm	1	nr	600	600
3.7.87	500mmx200mm	1	nr	550	550
3.7.88	400mmx200mm	1	nr	500	500
3.7.89	350mmx200mm	1	nr	450	450
3.7.90	100mmx100mm	2	nr	300	600
	Ground Floor				-
	Supply Ductwork (fire rated)				-
3.7.91	900mmx250mm Duct	4	m	720	2,880
3.7.92	400mmx150mm Duct	3	m	445	1,335
3.7.93	400mmx150mm Duct bend	2	nr	125	250
3.7.94	400mmx150mm Duct branch	2	nr	200	400
	Exhaust Ductwork (Fire rated)				-
3.7.95	900mmx250mm Duct	9	m	720	6,480
3.7.96	900mmx250mm Duct bend	3	nr	550	1,650
3.7.97	900mmx250mm Duct connection	1	nr	1,000	1,000
	Intake Ductwork (Fire rated)				-
3.7.98	800mmx300mm Duct	9	m	716	6,444
3.7.99	800mmx300mm Duct bend	3	nr	328	984
3.7.100	800mmx300mm Duct connection	2	nr	1,000	2,000
	Extract Ductwork (fire rated)				-
3.7.101	900mmx250mm Duct	4	m	720	2,880
3.7.102	500mmx200mm Duct	12	m	515	6,180
3.7.103	500mmx200mm Duct fan connection	2	nr	1,000	2,000
	Smoke Extract (Fire rated)				-
3.7.104	200mm dia Duct	16	m	161	2,576
3.7.105	200mm dia Duct bend	4	nr	125	500

Item	Description	Qty	Unit	Rate	Total
3.7.106	200mm dia Duct connection	1	nr	500	500
	Louvres				
3.7.107	500mmx200mm	1	nr	550	550
3.7.108	400mmx200mm	1	nr	500	500
3.7.109	200mmx200mm	1	nr	450	450
3.7.110	Façade Louvres??	1	item	25,000	25,000
3.8	Electrical Installations				
3.8.0	Electrical Installations				
3.8.1	LV distribution (LV main panel, sub panels, cabling, containment)	3,398	m ²	55	186,890
3.8.2	Standby Life safety Generator (incl fuel tank, pipeline & Flue)	250	kVA	600	150,000
3.8.3	Power to Mechanical services	3,398	m ²	8	27,184
	Small power to Landlord areas				
3.8.4	Distribution Board	6	nr	2,000	12,000
3.8.5	Twin Switched Socket Outlet	22	nr	180	3,960
3.8.6	Switched Fused Connection Unit WH	1	nr	160	160
3.8.7	Unswitched Fused Connection Unit	19	nr	160	3,040
3.8.8	Cleaners Socket	2	nr	170	340
	Single Phase Isolator: incl isolator, cabling & connections				
3.8.9	20A	19	nr	160	3,040
3.8.10	32A	10	nr	200	2,000
3.8.11	MVHR	3	nr	200	600
3.8.12	HWC	3	nr	200	600
3.8.13	Fire Curtain supply	2	nr	245	490
	Three Phase Isolator: incl isolator, cabling & connections				
3.8.14	16A	1	nr	220	220
3.8.15	20A	7	nr	260	1,820
3.8.16	32A	5	nr	320	1,600
3.8.17	100A	2	nr	450	900
3.8.18	125A	1	nr	600	600
3.8.19	200A	2	nr	1,000	2,000
	Lighting (incl emergency, control) to landlord areas				
3.8.20	Illuminated Exit Sign	24	nr	250	6,000
3.8.21	Emergency Downlight	24	nr	200	4,800
3.8.22	Linear IP65 Bulkhead luminaire	26	nr	200	5,200
3.8.23	Linear IP65 Bulkhead (Emergency variant)	28	nr	270	7,560
3.8.24	Presence Detector	11	nr	150	1,650
3.8.25	Emergency Key Switch	3	nr	70	210
3.8.26	Light switch	5	nr	70	350
3.8.27	Two way light switch	2	nr	80	160
3.8.28	Install for above lighting	123	nr	35	4,305
3.8.29	Lighting Control allowance	123	nr	45	5,535
3.8.30	Lighting Cabling & Containment	123	nr	90	11,070
3.8.31	Allowance for external lighting (incl in external works)	1	item		incl.
3.8.32	Allowance for specialist lighting to FOH/Reception areas	1	item	50,000	50,000
3.8.33	Earthing & Bonding	3,398	m ²	3	10,194
3.9	Fuel Installations				
3.9.1	Excluded	-			excl.
3.10	Lift and Conveyor Installations				

Item	Description	Qty	Unit	Rate	Total
3.10.1	Allowance for lift to NOS; 13 persons; 1m/s	-	Stops	10,000	-
3.10.2	Allowance for lift to WCS; 18 persons; 1m/s	7	Stops	10,000	70,000
3.10.3	e/o for 90 degree entrance/exit to NOS lift car	-	item	50,000	-
3.10.4	e/o for 180 degree entrance/exit to WCS lift car	1	item	10,000	10,000
3.11	Fire and Lightning Protection				
3.11.1	Sprinkler Installation (incl pumps, storage, pipework, valves etc.)	3,398	m ²	35	118,930
3.11.2	Dry Riser installation	3,398	m ²	8	27,184
3.11.3	Lightning Protection	3,398	m ²	3	10,194
3.11.4	Actuators for fire measures, Colt system or similar	2	nr	5,000	10,000
3.12	Communication, Security and Control Systems				
3.12.1	Fire Alarm Panel	1	nr	5,000	5,000
3.12.2	Fire Alarm repeater panel	1	nr	3,000	3,000
3.12.3	Fire Alarm Interference Unit	6	nr	400	2,400
3.12.4	Combined Smoke detector with sounder	16	nr	400	6,400
3.12.5	Fire Alarm Break Glass Unit	18	nr	340	6,120
3.12.6	Smoke Detector	12	nr	300	3,600
3.12.7	Combined Sounder and Flashing Beacon	1	nr	550	550
3.12.8	Combined smoke detector with sounder and flashing beacon.	7	nr	600	4,200
	Security to landlord areas				
3.12.9	CCTV Monitoring Station	1	nr	5,000	5,000
3.12.10	CCTV Camera	19	nr	2,500	47,500
3.12.11	Video Intercom	3	nr	1,500	4,500
3.12.12	Door Contact	8	nr	700	5,600
	Access Control				
3.12.13	Allowance for AC to Doors	15	nr	3,000	45,000
	IT/Data installations to all areas (incl fibre to apartments)				
3.12.14	Allowance for IT/Data installations	3,398	m ²	25	84,950
3.12.15	Data Outlet	17	nr	300	5,100
3.12.16	BMS/Controls	3,398	m ²	35	118,930
3.13	Specialist Installations				
3.13.1	See below				
3.14	Builder's Work in Connection with Services				
1.14.1	BWIC	3%	%	1,830,212	54,906
3.15	MEPH Contractor add-ons				
3.15.1	Test & Commissioning	2%	%	1,885,119	37,702
3.15.1	Prelims	15%	%	1,922,821	288,423
3.13	Specialist Installations				
3.13.1	BREEAM uplift - no accreditation				
3.13.2	WELL score uplift - no accreditation				
3.13.3	Nett zero Carbon - refer to enhancements				
				£	2,210,000

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 4 - Commercial Fit Out

Item	Description	Qty	Unit	Rate	Total
4	Internal Finishes - Commercial				
4.1	Internal Walls				
4.1.1	Refer to Superstructure				incl.
4.2	Internal Doors				
4.2.1	Refer to Superstructure				incl.
4.3	Wall Finishes				
4.3.1	GF - no finishes to both sides of all internal partitions; assumed by tenant	-	m ²	-	excl.
4.3.2	GF - no finishes to internal face of external walls; assumed by tenant	502	m ²	-	excl.
4.3.3	Basement - no finishes to both sides of all internal partitions; by tenant	39	m ²	-	excl.
4.3.4	Basement - 3 coats of masonry paint to internal face of vaults and demise perimeter walls - mass fill in vaults	-	m ²	25	excl.
4.3.5	GF - 75mm x 15mm recessed MDF skirting	excl	m	30	excl.
4.3.6	Satinwood paint finish to skirting	excl	m	-	excl.
4.4	Floor Finishes				
4.4.1	GF - All areas floating Screed board/screed	472	m ²	50	23,600
4.4.2	Basement - All areas floating Screed board/screed; insulation	220	m ²	80	17,600
4.4.3	Levelling screed - Excl	-	m ²	-	excl.
4.4.4	Floor finish	excl	m ²	-	excl.
4.5	Ceiling Finishes				
4.5.1	Promat SUPALUX ceiling board;	329	m ²	250	82,250
4.5.2	Exposed Conrete Slab; dust sealer; minor repairs	291	m ²	75	21,825
4.6	Furniture, Fixtures & Equipment				
4.7	Mechanical & Electrical Installations Commercial Spaces				
4.7.1	Capped connections; incl power, FA, Water, drainage, sprinkler & Extract ductwork	5	nr	35,000	175,000
4.7.2	Fire-rated duct to potential A3 premises	1	item	50,000	50,000
ESTIMATED ROUNDED CONSTRUCTION COST				£	370,000

West Central Street Cost Model

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 5 - BoH and Circulation Fit Out

Item	Description	Qty	Unit	Rate	Total
5	Internal Finishes - Circulation				
5.1	Internal Walls				
5.1.1	Refer to superstructure	-			incl.
5.2	Internal Doors				
5.2.1	Refer to superstructure	-			incl.
5.3	Wall Finishes				
5.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions in cores and at ground	87	m ²	40	3,482
5.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	924	m ²	120	110,886
5.3.3	Basement - 3 coats of emulsion only to both sides of all internal partitions (plant and cycle stores)	354	m ²	20	7,087
5.3.4	Basement retaining walls - allowance for finish over waterproofing system	414	m ²	120	49,686
5.3.5	75mm x 15mm recessed MDF skirting to core areas only	322	m	30	9,645
5.3.6	Satinwood paint finish to skirting to core areas only	322	m	10	3,215
5.3.7	Window board; 350mm wide	11	nr	500	5,500
5.3.8	Window board decorate	11	nr	100	1,100
5.4	Floor Finishes				
5.4.1	All areas floating Screed board/screed GF-5th	257	m ²	50	12,850
5.4.2	All areas floating Screed to basement incl insulation	597	m ²	80	47,760
5.4.3	Levelling screed - Excl	-	m ²	-	excl.
5.4.4	Floor finish GF-5th (incl. cores)	257	m ²	100	25,700
5.4.5	Floor finish to basement	597	m ²	100	59,700
5.4.6	e/o enhancement to entrance lobbies	-	m ²	150	-
5.4.7	e/o enhancement/treads to stairs	-	m ²	75	-
5.5	Ceiling Finishes				
5.5.1	Promat SUPALUX ceiling board;	98	m ²	250	24,500
5.5.2	Class C Gyptone acoustic ceiling boards - 285mm Service Zone	140	m ²	300	42,000
5.5.3	Plasterboard; 12.5mm incl. metal frame	144	m ²	150	21,600
5.5.4	Exposed Concrete Slab; dust sealer; minor repairs	374	m ²	75	28,050
5.5.5	Substation; provisional allowance - finish unknown	17	m ²	200	3,400
5.5.6	Metal Soffit to Lobby	14	m ²	500	7,000
5.5.7	Fire Stopping to void areas	143	m ²	100	14,300
5.5.8	3 coats of emulsion paint - GF-5th	257	m ²	10	2,570
5.5.9	3 coats of emulsion paint to basement	597	m ²	10	5,970
5.5.10	Light holes and patresses, say	30	nr	500	15,000
5.6	Furniture, Fixtures & Equipment				
5.6.1	Allowance for commercial refuse bins in bin store; small bin; 660 litres	3	nr	400	1,200

5.6.2	Allowance for commercial refuse bins in bin store; large bin; 1,100 litres	6	nr	600	3,600
5.6.3	Allowance for general upgrade to residential lobby areas	64	m ²	200	12,800
5.6.4	Allowance for cycle storage in basement & ground - stacker system	46	nr	750	34,500
5.7	Mechanical & Electrical Installations BoH and Circulation	Incl in shell and core			incl.
				£	550,000

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		TOTAL	Type: Low Cost Rent				Type: Low Cost Rent			
Refer to apartment references on drawings>>>			Ref: 101; 201; 301		2B3P	Ref: 107		4B8P		
13	959	NIA: 62	Count: 3	NIA: 130	Count: 1					
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	
6	Apartment Fitout									
6.1	Internal Walls									
6.1.1	Remove existing finishes to retained walls and make good	52,850	m ²	70	-	-	m ²	70	-	
6.1.2	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	164,707	m ²	120	8,235	110	m ²	120	13,200	
6.1.3	Blockwork infill of existing openings; refer to existing building works	-	m ²	200	-	-	m ²	200	-	
6.1.4	Blockwork party walls	75,617	m ²	200	6,255	52	m ²	200	10,400	
6.1.5	Boxing out to cisterns; say 1.5m high (1 per bathroom)	10,500	nr	500	500	1	nr	500	500	
6.1.6	Access Panels; say (1 per flat)	8,400	nr	400	400	1	nr	400	400	
6.1.7	Aluminium framed glazed wall/door leading onto balcony	78,499	m ²	600	4,053	8	m ²	600	4,716	
6.2	Internal Doors									
6.2.1	Flat entrance door - full height including side panel and duct door	59,250	Nr	1,750	1,750	1	Nr	1,750	1,750	
6.2.2	Single timber door; 2,050mm high, 910mm wide; to bathroom	34,100	Nr	700	700	2	Nr	700	1,400	
6.2.3	Single timber door; 2,050mm high, 910mm wide to habitable areas	65,600	Nr	700	2,100	6	Nr	700	4,200	
6.2.4	Double timber door; 2,050mm high, 1,200mm wide;	-	Nr	1,100	-	-	Nr	1,100	-	
6.2.5	Single door to storage cupboards; Non fire-rated	25,600	Nr	700	700	2	Nr	700	1,400	
6.2.6	Double door to storage cupboards; Non fire-rated	56,200	Nr	1,100	2,200	2	Nr	1,100	2,200	
6.2.7	Painted MDF architraves; 75mm x 15mm (NIA allowance)	37,175	m ²	25	1,550	130	m ²	25	3,250	
6.2.8	Sliding door to be recessed into internal wall	-	Nr	2,000	-	-	Nr	2,000	-	
6.3	Wall Finishes									
6.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	82,354	m ²	30	4,118	220	m ²	30	6,600	
6.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	157,111	m ²	75	7,031	121	m ²	75	9,039	
6.3.3	Tiles to shower, bath and front of cistern	26,588	m ²	80	1,200	16	m ²	80	1,258	
6.3.4	Vanity unit; 300mm wide	6,400	Nr	400	400	-	Nr	400	-	
6.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	29,740	m ²	20	1,240	130	m ²	20	2,600	
6.3.6	Satinwood paint finish to skirting (NIA allowance)	14,870	m ²	10	620	130	m ²	10	1,300	
6.3.7	Skirting to bathrooms	4,800	nr	200	200	1	nr	200	200	
6.3.8	Window board; 350mm wide	25,600	nr	200	800	8	nr	200	1,600	
6.3.9	Window board decorate	6,400	nr	50	200	8	nr	50	400	
6.4	Floor Finishes									
6.4.1	All areas floating screed board / screed	73,150	m ²	50	3,100	130	m ²	50	6,500	
6.4.2	Levelling screed - Excl	-	m ²	-	-	-	m ²	-	-	
6.4.3	Vinyl/ hardwood engineered floor; 150mm wide	99,228	m ²	70	3,723	115	m ²	70	8,050	
6.4.4	Floor finish for kitchens and bathrooms	18,092	m ²	70	617	15	m ²	70	1,050	
6.4.5	Carpet finish - excluded	-	m ²	50	-	-	m ²	50	-	
6.5	Ceiling Finishes									
6.5.1	180mm plasterboard ceiling	80,465	m ²	55	3,410	130	m ²	55	7,150	
6.5.2	3 coats of emulsion paint	14,630	m ²	10	620	130	m ²	10	1,300	
6.5.3	Recessed pelmets for blinds/ opening for curtains	3,840	m	30	120	8	m	30	240	
6.5.4	Access Panels; say (1 per flat)	10,500	Item	500	500	1	Item	500	500	
6.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	21,000	item	1,000	1,000	1	item	1,000	1,000	
6.6	Fittings & Furnishings									
6.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	210,000	item	7,000	7,000	1	item	9,000	9,000	
6.6.2	Curtains; manually operated - EXCLUDED	-	item	-	-	-	item	-	-	
6.6.3	Fabric blackout roller blinds; EXCLUDED	-	Item	-	-	-	Item	-	-	
6.6.4	Built-in joinery - EXCLUDED	-	Nr	5000	0	0	Nr	5000	0	
6.6.5	Allowance for post box	4,200	nr	200	200	1	nr	200	200	
6.7	Mechanical & Electrical Installations Apartments Fit Out									
6.7.1	Sanitary Installations									
6.7.1.1	Toilet	18,000	Nr	900	900	2.0	Nr	900	1,800	
6.7.1.2	Doc M toilet	4,500	Nr	1,500	-	-	Nr	1,500	-	
6.7.1.3	Wash hand basin	11,500	Nr	500	500	2	Nr	500	1,000	
6.7.1.4	Ancillary items (1 per bathroom)	5,750	Nr	250	250	2	Nr	250	500	
6.7.1.5	Bath	18,900	Nr	900	900	1	Nr	900	900	
6.7.1.6	Shower	30,000	Nr	1,500	1,500	1	Nr	1,500	1,500	
6.7.2	Services Equipment									

**West Central Street
Cost Model**

Job No. : Museum Street
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GROUP ELEMENT 6 - Apartment fitout

		TOTAL	Type: Low Cost Rent				Type: Low Cost Rent			
Refer to apartment references on drawings>>>			Ref: 101; 201; 301		2B3P	Ref: 107		4B8P		
13	959	NIA: 62	Count: 3		NIA: 130	Count: 1				
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	
6.7.3	Disposal Installations	-								
6.7.3.1	Install sanitaryware	9,600	3	Nr	150	450	5	Nr	150	750
6.7.3.2	Soil/waste points	25,600	3	Nr	400	1,200	5	Nr	400	2,000
6.7.3.3	Waste for white goods	16,800	2	Nr	400	800	2	Nr	400	800
6.7.3.4	Condensate for MVHR/FCU	7,350	1	Nr	350	350	1	Nr	350	350
6.7.4	Water Installations	-								
6.7.4.1	Cold water to sanitaryware	22,400	3	Nr	350	1,050	5	Nr	350	1,750
6.7.4.2	Cold water to white goods	14,700	2	Nr	350	700	2	Nr	350	700
6.7.4.3	Hot water to sanitaryware	21,600	2	Nr	450	900	5	Nr	450	2,250
6.7.4.4	Water meter	6,300	1	Nr	300	300	1	Nr	300	300
6.7.5	Heat Source	-								
6.7.5.1	ASHP	75,766	1	Nr	3,608	3,608	1	Nr	3,608	3,608
6.7.5.2	Condenser to Market Apartment FCU's	5,544								
6.7.5.3	Hot Water Cylinder	61,423	1	Nr	2,925	2,925	1	Nr	2,925	2,925
6.7.6	Space Heating and Air Conditioning	-								
	Comfort cooling (Market only)	-								
6.7.6.1	FCU Ceiling mounted	8,384								
6.7.6.2	FCU Wall mounted	-								
6.7.6.3	Pipework to FCU's incl valves, dampers etc.	21,300								
6.7.6.4	Radiators/underfloor heating	81,785	62	m ²	55	3,410	130	m ²	55	7,150
6.7.6.5	Heated towel rail	9,450	1	Nr	450	450	1	Nr	450	450
6.7.7	Ventilation	-								
6.7.7.1	MVHR	31,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500
6.7.7.2	Ductwork (plastic) Grilles & diffusers	59,480	62	m ²	40	2,480	130	m ²	40	5,200
6.7.7.3	Carbon Filters	12,600	1	item	600	600	1	item	600	600
6.7.8	Electrical Installations	-								
6.7.8.1	Tenants distribution board	8,400	1	Nr	400	400	1	Nr	400	400
6.7.8.2	Electrical Smart meter	5,250	1	Nr	250	250	1	Nr	250	250
6.7.8.3	Small power (incl accessory, cabling, containment)	-								
	Twin Switched Socket Outlet	52,484	19	nr	140	2,660	32	Nr	140	4,522
	Single switched socket outlet	7,795	3	nr	130	390	5	Nr	130	663
	Fused Connection Unit	10,188	4	nr	120	480	7	Nr	120	816
	Single phase isolator - 20A	3,136	1	nr	140	140	2	Nr	140	238
	Single phase isolator - 32A	3,360	1	nr	150	150	2	Nr	150	255
	Multi-grid isolation switch to kitchen appliances	8,960	1	nr	400	400	2	Nr	400	680
	Flex outlet	2,688	1	nr	120	120	2	Nr	120	204
	Cooker outlet - 45amp	4,032	1	nr	180	180	2	Nr	180	306
	Shaver outlet	3,360	1	nr	150	150	2	Nr	150	255
	5A Socket for lighting	700								
6.7.8.4	Lighting	-								
	Downlight	42,030	31	nr	60	1,860	50	Nr	60	3,000
	Emergency Downlight	6,840	3		110	330	5	Nr	110	550
	Weather Proof Wall mounted luminaire	2,520	1		120	120	1	Nr	120	120
	Light switch	1,827	5	nr	15	75	7	Nr	15	105
	Light switch, 2 gang	1,152	2	nr	20	40	3	Nr	20	60
	Two way light switch, 2 gang	160			20	-	1	Nr	20	20
	Light switch intermediate	-			25	-		Nr	25	-
	Lighting install	27,240	42	nr	30	1,260	67	Nr	30	2,010
	Lighting cabling & Containment	45,400	42	nr	50	2,100	67	Nr	50	3,350
	Specialist lighting to Market Apartments ONLY	29,820			140	-		m ²	140	-
6.7.8.5	Earthing & Bonding	4,200	1	Nr	200	200	1	Nr	200	200
6.7.9	Fuel Installations	-								
6.7.9.1	Incl in S&C	-								
6.7.10	Lift and Conveyor Installations	-								
6.7.10.1	Incl in S&C	-								
6.7.11	Fire and Lightning Protection	-								
6.7.11.1	Sprinkler installation	37,175	62	m ²	25	1,550	130	m ²	25	3,250
6.7.12	Communication, Security and Control Systems	-								
6.7.12.1	Fire detection (incl accessory, cabling & containment)	-								
	Heat detector with integral sounder and flashing beacon.	5,250	1	nr	250	250	1	nr	250	250
	Smoke detector with integral sounder and flashing beacon.	15,360	3	nr	240	720	5	nr	240	1,200
6.7.12.2	Telephone/Data outlets (incl accessory, cabling & containment)	-								
	Telephone Outlet	9,750	2	nr	250	500	2	Nr	250	500
	Twin Data Outlet	9,360	2	nr	240	480	2	Nr	240	480
6.7.12.3	Television/satellite outlets (incl accessory, cabling & containment)	-								
	TV Point	11,700	2	nr	300	600	2	Nr	300	600
6.7.12.4	Door entry system & Doorbell	16,250	1	Nr	750	750	1	Nr	750	750
6.7.12.5	AV equipment, speakers etc. EXCLUDED	-								

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		TOTAL	Type: Low Cost Rent				Type: Low Cost Rent					
Refer to apartment references on drawings>>>			Ref: 101; 201; 301		2B3P	Ref: 107		4B8P				
	13	959	NIA: 62		Count: 3	NIA: 130		Count: 1				
Item	Description		Qty	Unit	Rate	Total	Qty	Unit	Rate	Total		
6.7.12.6	Disabled alarm (Accessible only)	-			1,200	-				-		
		-				-				-		
		-				-				-		
6.7.13	Specialist Installations											
6.7.13.1	Local controls via thermostat	6,300	1	Nr	300	300	1	Nr	300	300		
6.7.13.2	Home Automation; EXCLUDED	-				-				-		
		-				-				-		
6.7.14	Builder's Work in Connection with Services											
6.7.14.1	BWIC	26,228		3%	%	37,178	1,115		3%	%	55,667	1,670
		-				-				-		
		-				-				-		
6.7.15	MEP Contractor on costs											
6.7.15.1	Test & Commissioning	18,010		2%	%	38,293	766		2%	%	57,337	1,147
6.7.15.2	MEP Prelims	110,221		12%	%	39,059	4,687		12%	%	58,484	7,018
		-				-				-		
Average Cost per Unit						112,338				172,604		
Finishes Cost		1,343,266	3	nr	57,342	172,027	1	nr	92,203	92,203		
FFE Cost		214,200	3	nr	7,200	21,600	1	nr	9,200	9,200		
Services Cost		1,117,378	3	nr	47,796	143,388	1	nr	71,202	71,202		
		2,674,844				112,338				172,604		
Fit-out Cost		2,674,844				337,015				172,604		
		205,757										
Average Cost per Metre²						1,812				1,328		

West Central Street

Cost Model

Job No. : Museum Street
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GROUP ELEMENT 6 - Apartment fitout

		Type: Low Cost Rent				Type: Low Cost Rent				Type: Low Cost Rent			
Refer to apartment references on drawings>>>		Ref: 103; 203; 303 2B3P acc				Ref: 105; 204; 304 1B2P				Ref: 401			
13		NIA: 75		Count: 3		NIA: 53		Count: 3		NIA: 133		Count:	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6	Apartment Fitout												
6.1	Internal Walls												
6.1.1	Remove existing finishes to retained walls and make good	-	m²	70	-	53	m²	70	3,710	-	m²	70	-
6.1.2	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	67	m²	120	8,080	40	m²	120	4,800	110	m²	120	13,200
6.1.3	Blockwork infill of existing openings; refer to existing building works	-	m²	200	-	-	m²	200	-	-	m²	200	-
6.1.4	Blockwork party walls	9	m²	200	1,797	14	m²	200	2,800	52	m²	200	10,400
6.1.5	Boxing out to cisterns; say 1.5m high (1 per bathroom)	1	nr	500	500	1	nr	500	500	1	nr	500	500
6.1.6	Access Panels; say (1 per flat)	1	nr	400	400	1	nr	400	400	1	nr	400	400
6.1.7	Aluminium framed glazed wall/door leading onto balcony	8	m²	600	4,716	-	m²	600	-	8	m²	600	4,800
6.2	Internal Doors												
6.2.1	Flat entrance door - full height including side panel and duct door	1	Nr	1,750	1,750	1	Nr	1,750	1,750	1	Nr	1,750	1,750
6.2.2	Single timber door; 2,050mm high, 910mm wide; to bathroom	1	Nr	700	700	1	Nr	700	700	2	Nr	700	1,400
6.2.3	Single timber door; 2,050mm high, 910mm wide to habitable areas	2	Nr	700	1,400	2	Nr	700	1,400	6	Nr	700	4,200
6.2.4	Double timber door; 2,050mm high, 1,200mm wide;	-	Nr	1,100	-	-	Nr	1,100	-	-	Nr	1,100	-
6.2.5	Single door to storage cupboards; Non fire-rated	1	Nr	700	700	1	Nr	700	700	2	Nr	700	1,400
6.2.6	Double door to storage cupboards; Non fire-rated	1	Nr	1,100	1,100	3	Nr	1,100	3,300	2	Nr	1,100	2,200
6.2.7	Painted MDF architraves; 75mm x 15mm (NIA allowance)	75	m²	25	1,875	53	m²	25	1,325	133	m²	25	3,325
6.2.8	Sliding door to be recessed into internal wall	-	Nr	2,000	-	-	Nr	2,000	-	-	Nr	2,000	-
6.3	Wall Finishes												
6.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	135	m²	30	4,040	80	m²	30	2,400	220	m²	30	6,640
6.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	121	m²	75	9,039	40	m²	75	3,000	121	m²	75	9,039
6.3.3	Tiles to shower, bath and front of cistern	16	m²	80	1,258	16	m²	80	1,280	16	m²	80	1,280
6.3.4	Vanity unit; 300mm wide	-	Nr	400	-	1	Nr	400	400	-	Nr	400	-
6.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	75	m²	20	1,500	53	m²	20	1,060	133	m²	20	2,660
6.3.6	Satinwood paint finish to skirting (NIA allowance)	75	m²	10	750	53	m²	10	530	133	m²	10	1,330
6.3.7	Skirting to bathrooms	1	nr	200	200	1	nr	200	200	1	nr	200	200
6.3.8	Window board; 350mm wide	8	nr	200	1,600	4	nr	200	800	8	nr	200	1,600
6.3.9	Window board decorate	8	nr	50	400	4	nr	50	200	8	nr	50	400
6.4	Floor Finishes												
6.4.1	All areas floating screed board / screed	73	m²	50	3,650	53	m²	50	2,650	133	m²	50	6,630
6.4.2	Levelling screed - Excl	-	m²	-	-	-	m²	-	-	-	m²	-	-
6.4.3	Vinyl/ hardwood engineered floor; 150mm wide	58	m²	70	4,060	43	m²	70	2,982	118	m²	70	8,320
6.4.4	Floor finish for kitchens and bathrooms	15	m²	70	1,050	10	m²	70	728	15	m²	70	1,050
6.4.5	Carpet finish - excluded	-	m²	50	-	-	m²	50	-	-	m²	50	-
6.5	Ceiling Finishes												
6.5.1	180mm plasterboard ceiling	73	m²	55	4,015	53	m²	55	2,915	133	m²	55	7,343
6.5.2	3 coats of emulsion paint	73	m²	10	730	53	m²	10	530	133	m²	10	1,330
6.5.3	Recessed pelmets for blinds/ opening for curtains	8	m	30	240	4	m	30	120	8	m	30	240
6.5.4	Access Panels; say (1 per flat)	1	Item	500	500	1	Item	500	500	1	Item	500	500
6.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	1	item	1,000	1,000	1	item	1,000	1,000	1	item	1,000	1,000
6.6	Fittings & Furnishings												
6.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	1	item	10,000	10,000	1	item	6,000	6,000	1	item	6,000	6,000
6.6.2	Curtains; manually operated - EXCLUDED	-	item	-	-	-	item	-	-	-	item	-	-
6.6.3	Fabric blackout roller blinds; EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
6.6.4	Built-in joinery - EXCLUDED	0	Nr	5000	0	0	Nr	5000	0	0	Nr	5000	0
6.6.5	Allowance for post box	1	nr	200	200	1	nr	200	200	1	nr	200	200
6.7	Mechanical & Electrical Installations Apartments Fit Out												
6.7.1	Sanitary Installations												
6.7.1.1	Toilet	-	Nr	900	-	1	Nr	900	900	2.0	Nr	900	1,800
6.7.1.2	Doc M toilet	1.0	Nr	1,500	1,500	-	Nr	1,500	-	-	Nr	1,500	-
6.7.1.3	Wash hand basin	1	Nr	500	500	1	Nr	500	500	2	Nr	500	1,000
6.7.1.4	Ancillary items (1 per bathroom)	1	Nr	250	250	1	Nr	250	250	2	Nr	250	500
6.7.1.5	Bath	1	Nr	900	900	1	Nr	900	900	1	Nr	900	900
6.7.1.6	Shower	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500
6.7.2	Services Equipment												

West Central Street

Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Low Cost Rent				Type: Low Cost Rent				Type: Low Cost Rent			
Refer to apartment references on drawings>>>		Ref: 103; 203; 303 2B3P acc				Ref: 105; 204; 304 1B2P				Ref: 401			
13		NIA: 75		Count: 3		NIA: 53		Count: 3		NIA: 133		Count:	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6.7.3	Disposal Installations												
6.7.3.1	Install sanitaryware	3	Nr	150	450	2	Nr	150	300	5	Nr	150	750
6.7.3.2	Soil/waste points	3	Nr	400	1,200	2	Nr	400	800	5	Nr	400	2,000
6.7.3.3	Waste for white goods	2	Nr	400	800	2	Nr	400	800	2	Nr	400	800
6.7.3.4	Condensate for MVHR/FCU	1	Nr	350	350	1	Nr	350	350	1	Nr	350	350
6.7.4	Water Installations												
6.7.4.1	Cold water to sanitaryware	3	Nr	350	1,050	2	Nr	350	700	5	Nr	350	1,750
6.7.4.2	Cold water to white goods	2	Nr	350	700	2	Nr	350	700	2	Nr	350	700
6.7.4.3	Hot water to sanitaryware	2	Nr	450	900	2	Nr	450	900	5	Nr	450	2,250
6.7.4.4	Water meter	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300
6.7.5	Heat Source												
6.7.5.1	ASHP	1	Nr	3,608	3,608	1	Nr	3,608	3,608	1	Nr	3,608	3,608
6.7.5.2	Condenser to Market Apartment FCU's												
6.7.5.3	Hot Water Cylinder	1	Nr	2,925	2,925	1	Nr	2,925	2,925	1	Nr	2,925	2,925
6.7.6	Space Heating and Air Conditioning												
	Comfort cooling (Market only)												
6.7.6.1	FCU Ceiling mounted												
6.7.6.2	FCU Wall mounted												
6.7.6.3	Pipework to FCU's incl valves, dampers etc.												
6.7.6.4	Radiators/underfloor heating	75	m ²	55	4,125	53	m ²	55	2,915	133	m ²	55	7,315
6.7.6.5	Heated towel rail	1	Nr	450	450	1	Nr	450	450	1	Nr	450	450
6.7.7	Ventilation												
6.7.7.1	MVHR	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500
6.7.7.2	Ductwork (plastic) Grilles & diffusers	75	m ²	40	3,000	53	m ²	40	2,120	133	m ²	40	5,320
6.7.7.3	Carbon Filters	1	item	600	600	1	item	600	600	1	item	600	600
6.7.8	Electrical Installations												
6.7.8.1	Tenants distribution board	1	Nr	400	400	1	Nr	400	400	1	Nr	400	400
6.7.8.2	Electrical Smart meter	1	Nr	250	250	1	Nr	250	250	1	Nr	250	250
6.7.8.3	Small power (incl accessory, cabling, containment)												
	Twin Switched Socket Outlet	18	Nr	140	2,520	14	Nr	140	1,960	24	Nr	140	3,360
	Single switched socket outlet	2	Nr	130	260	2	Nr	130	260	3	Nr	130	390
	Fused Connection Unit	4	Nr	120	480	3	Nr	120	360	5	Nr	120	600
	Single phase isolator - 20A	1	Nr	140	140	1	Nr	140	140	2	Nr	140	280
	Single phase isolator - 32A	1	Nr	150	150	1	Nr	150	150	2	Nr	150	300
	Multi-grid isolation switch to kitchen appliances	1	Nr	400	400	1	Nr	400	400	2	Nr	400	800
	Flex outlet	1	Nr	120	120	1	Nr	120	120	2	Nr	120	240
	Cooker outlet - 45amp	1	Nr	180	180	1	Nr	180	180	2	Nr	180	360
	Shaver outlet	1	Nr	150	150	1	Nr	150	150	2	Nr	150	300
	5A Socket for lighting												
6.7.8.4	Lighting												
	Downlight	36	nr	60	2,160	20	nr	60	1,200	50	nr	60	3,000
	Emergency Downlight	3		110	330	1		110	110	4		110	440
	Weather Proof Wall mounted luminaire	1	nr	120	120	1	nr	120	120	1	nr	120	120
	Light switch	5	nr	15	75	4	nr	15	60	7	nr	15	105
	Light switch, 2 gang	3	nr	20	60	2	nr	20	40	3	nr	20	60
	Two way light switch, 2 gang	1		20	20	1		20	20	1		20	20
	Light switch intermediate			25	-			25	-			25	-
	Lighting install	49		30	1,470	29		30	870	66		30	1,980
	Lighting cabling & Containment	49		50	2,450	29		50	1,450	66		50	3,300
	Specialist lighting to Market Apartments ONLY		m ²	140	-		m ²	140	-		m ²	140	-
6.7.8.5	Earthing & Bonding	1	Nr	200	200	1	Nr	200	200	1	Nr	200	200
6.7.9	Fuel Installations												
6.7.9.1	Incl in S&C												
6.7.10	Lift and Conveyor Installations												
6.7.10.1	Incl in S&C												
6.7.11	Fire and Lightning Protection												
6.7.11.1	Sprinkler installation	75	m ²	25	1,875	53	m ²	25	1,325	133	m ²	25	3,325
6.7.12	Communication, Security and Control Systems												
6.7.12.1	Fire detection (incl accessory, cabling & containment)												
	Heat detector with integral sounder and flashing beacon.	1	nr	250	250	1	nr	250	250	1	nr	250	250
	Smoke detector with integral sounder and flashing beacon.	4	nr	240	960	2	nr	240	480	5	nr	240	1,200
6.7.12.2	Telephone/Data outlets (incl accessory, cabling & containment)												
	Telephone Outlet	2	nr	250	500	1	nr	250	250	2	nr	250	500
	Twin Data Outlet	2	nr	240	480	1	nr	240	240	2	nr	240	480
6.7.12.3	Television/satellite outlets (incl accessory, cabling & containment)												
	TV Point	2	nr	300	600	1	nr	300	300	2	nr	300	600
6.7.12.4	Door entry system & Doorbell	1	Nr	750	750	1	Nr	750	750	1	Nr	750	750
6.7.12.5	AV equipment, speakers etc. EXCLUDED												

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Low Cost Rent				Type: Low Cost Rent				Type: Low Cost Rent			
Refer to apartment references on drawings>>>		Ref: 103; 203; 303 2B3P acc				Ref: 105; 204; 304 1B2P				Ref: 401			
13		NIA: 75		Count: 3		NIA: 53		Count: 3		NIA: 133		Count:	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6.7.12.6	Disabled alarm (Accessible only)												
6.7.13	Specialist Installations												
6.7.13.1	Local controls via thermostat	1	Nr	300	300	1	Nr	300	300	1	Nr	300	300
6.7.13.2	Home Automation; EXCLUDED				-				-				-
6.7.14	Builder's Work in Connection with Services												
6.7.14.1	BWIC	3%	%	39,608	1,188	3%	%	31,303	939	3%	%	54,222	54,222
6.7.15	MEP Contractor on costs												
6.7.15.1	Test & Commissioning	2%	%	40,796	816	2%	%	32,242	645	2%	%	55,848	55,848
6.7.15.2	MEP Prelims	12%	%	41,612	4,993	12%	%	32,887	3,946	12%	%	56,965	56,965
Average Cost per Unit		118,505				89,763							
	Finishes Cost	3	nr	57,050	171,149	3	nr	42,680	128,040	1	nr	92,923	92,923
	FFE Cost	3	nr	10,200	30,600	3	nr	6,200	18,600	1	nr	6,200	6,200
	Services Cost	3	nr	51,255	153,766	3	nr	40,883	122,649	1	nr	69,501	69,501
				118,505				89,763				168,624	
Fit-out Cost		355,515				269,289							
Average Cost per Metre²		1,580				1,694							

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Intermediate				Type: Intermediate				Type: Intermediat		
Refer to apartment references on drawings>>>		587P	Ref: 102; 202; 302; 402		182P	Ref: 108; 205; 305		182P	Ref: 403			
13	1	NIA: 51	Count: 4		NIA: 54	Count: 3		NIA: 75				
Item	Description	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit
6	Apartment Fitout											
6.1	Internal Walls											
6.1.1	Remove existing finishes to retained walls and make good	-	51	m ²	70	3,570	54	m ²	70	3,780	-	m ²
6.1.2	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	13,200	51	m ²	120	6,142	51	m ²	120	6,142	71	m ²
6.1.3	Blockwork infill of existing openings; refer to existing building works	-	-	m ²	200	-	-	m ²	200	-	-	m ²
6.1.4	Blockwork party walls	10,400	14	m ²	200	2,893	14	m ²	200	2,893	10	m ²
6.1.5	Boxing out to cisterns; say 1.5m high (1 per bathroom)	500	1	nr	500	500	1	nr	500	500	1	nr
6.1.6	Access Panels; say (1 per flat)	400	1	nr	400	400	1	nr	400	400	1	nr
6.1.7	Aluminium framed glazed wall/door leading onto balcony	4,716	9	m ²	600	5,460	9	m ²	600	5,460	8	m ²
6.2	Internal Doors											
6.2.1	Flat entrance door - full height including side panel and duct door	1,750	1	Nr	4,000	4,000	1	Nr	4,000	4,000	1	Nr
6.2.2	Single timber door; 2,050mm high, 910mm wide; to bathroom	1,400	1	Nr	2,500	2,500	1	Nr	2,500	2,500	1	Nr
6.2.3	Single timber door; 2,050mm high, 910mm wide to habitable areas	4,200	1	Nr	2,500	2,500	1	Nr	2,500	2,500	2	Nr
6.2.4	Double timber door; 2,050mm high, 1,200mm wide;	-	-	Nr	3,000	-	-	Nr	3,000	-	-	Nr
6.2.5	Single door to storage cupboards; Non fire-rated	1,400	1	Nr	1,500	1,500	1	Nr	1,500	1,500	-	Nr
6.2.6	Double door to storage cupboards; Non fire-rated	2,200	2	Nr	2,000	4,000	2	Nr	2,000	4,000	2	Nr
6.2.7	Painted MDF architraves; 75mm x 15mm (NIA allowance)	3,325	51	m ²	25	1,275	54	m ²	25	1,350	75	m ²
6.2.8	Sliding door to be recessed into internal wall	-	-	Nr	2,000	-	-	Nr	2,000	-	-	Nr
6.3	Wall Finishes											
6.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	6,600	102	m ²	30	3,071	102	m ²	30	3,071	143	m ²
6.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	9,039	91	m ²	75	6,857	91	m ²	75	6,857	116	m ²
6.3.3	Tiles to shower, bath and front of cistern	1,258	16	m ²	80	1,280	16	m ²	80	1,280	15	m ²
6.3.4	Vanity unit; 300mm wide	-	1	Nr	400	400	1	Nr	400	400	1	Nr
6.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	2,660	51	m ²	20	1,020	54	m ²	20	1,080	75	m ²
6.3.6	Satinwood paint finish to skirting (NIA allowance)	1,330	51	m ²	10	510	54	m ²	10	540	75	m ²
6.3.7	Skirting to bathrooms	200	1	nr	200	200	1	nr	200	200	1	nr
6.3.8	Window board; 350mm wide	1,600	5	nr	200	1,000	5	nr	200	1,000	8	nr
6.3.9	Window board decorate	400	5	nr	50	250	5	nr	50	250	8	nr
6.4	Floor Finishes											
6.4.1	All areas floating screed board / screed	6,650	50	m ²	50	2,500	50	m ²	50	2,500	73	m ²
6.4.2	Levelling screed - Excl	-	-	m ²	-	-	-	m ²	-	-	-	m ²
6.4.3	Vinyl/ hardwood engineered floor; 150mm wide	8,260	40	m ²	70	2,772	40	m ²	70	2,772	62	m ²
6.4.4	Floor finish for kitchens and bathrooms	1,050	10	m ²	70	728	10	m ²	70	728	11	m ²
6.4.5	Carpet finish - excluded	-	-	m ²	50	-	-	m ²	50	-	-	m ²
6.5	Ceiling Finishes											
6.5.1	180mm plasterboard ceiling	7,315	50	m ²	55	2,750	50	m ²	55	2,750	73	m ²
6.5.2	3 coats of emulsion paint	1,330	50	m ²	10	500	50	m ²	10	500	73	m ²
6.5.3	Recessed pelmets for blinds/ opening for curtains	240	5	m	30	150	5	m	30	150	8	m
6.5.4	Access Panels; say (1 per flat)	500	1	Item	500	500	1	Item	500	500	1	Item
6.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	1,000	1	item	1,000	1,000	1	item	1,000	1,000	1	item
6.6	Fittings & Furnishings											
6.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	6,000	1	item	12,000	12,000	1	item	12,000	12,000	1	item
6.6.2	Curtains; manually operated - EXCLUDED	-	-	item	-	-	-	item	-	-	-	item
6.6.3	Fabric blackout roller blinds; EXCLUDED	-	-	Item	-	-	-	Item	-	-	-	Item
6.6.4	Built-in joinery - EXCLUDED	0	0	Nr	5000	0	0	Nr	5000	0	0	Nr
6.6.5	Allowance for post box	200	1	nr	200	200	1	nr	200	200	1	nr
6.7	Mechanical & Electrical Installations Apartments Fit Out											
6.7.1	Sanitary Installations											
6.7.1.1	Toilet	1,800	1	Nr	900	900	1	Nr	900	900	1	Nr
6.7.1.2	Doc M toilet	-	-	Nr	1,500	-	-	Nr	1,500	-	-	Nr
6.7.1.3	Wash hand basin	1,000	1	Nr	500	500	1	Nr	500	500	1	Nr
6.7.1.4	Ancillary items (1 per bathroom)	500	1	Nr	250	250	1	Nr	250	250	1	Nr
6.7.1.5	Bath	900	1	Nr	900	900	1	Nr	900	900	1	Nr
6.7.1.6	Shower	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr
6.7.2	Services Equipment											

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Intermediate				Type: Intermediate				Type: Intermediat		
Refer to apartment references on drawings>>>		587P	Ref: 102; 202; 302; 402		1B2P	Ref: 108; 205; 305		1B2P	Ref: 403			
13	1	NIA: 51	Count: 4		NIA: 54	Count: 3		NIA: 75				
Item	Description	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit
6.7.3	Disposal Installations											
6.7.3.1	Install sanitaryware	750	3	Nr	150	450	3	Nr	150	450	3	Nr
6.7.3.2	Soil/waste points	2,000	3	Nr	400	1,200	3	Nr	400	1,200	3	Nr
6.7.3.3	Waste for white goods	800	2	Nr	400	800	2	Nr	400	800	2	Nr
6.7.3.4	Condensate for MVHR/FCU	350	1	Nr	350	350	1	Nr	350	350	1	Nr
		-										
6.7.4	Water Installations											
6.7.4.1	Cold water to sanitaryware	1,750	3	Nr	350	1,050	3	Nr	350	1,050	3	Nr
6.7.4.2	Cold water to white goods	700	2	Nr	350	700	2	Nr	350	700	2	Nr
6.7.4.3	Hot water to sanitaryware	2,250	2	Nr	450	900	2	Nr	450	900	2	Nr
6.7.4.4	Water meter	300	1	Nr	300	300	1	Nr	300	300	1	Nr
		-										
		-										
6.7.5	Heat Source											
6.7.5.1	ASHP	3,608	1	Nr	3,608	3,608	1	Nr	3,608	3,608	1	Nr
6.7.5.2	Condenser to Market Apartment FCU's											
6.7.5.3	Hot Water Cylinder	2,925	1	Nr	2,925	2,925	1	Nr	2,925	2,925	1	Nr
		-										
6.7.6	Space Heating and Air Conditioning											
	Comfort cooling (Market only)											
6.7.6.1	FCU Ceiling mounted											
6.7.6.2	FCU Wall mounted											
6.7.6.3	Pipework to FCU's incl valves, dampers etc.											
6.7.6.4	Radiators/underfloor heating	7,315	51	m ²	55	2,805	54	m ²	55	2,970	75	m ²
6.7.6.5	Heated towel rail	450	1	Nr	450	450	1	Nr	450	450	1	Nr
		-										
		-										
6.7.7	Ventilation											
6.7.7.1	MVHR	1,500	1	Nr	1,500	1,500	1	Nr	1,500	1,500	1	Nr
6.7.7.2	Ductwork (plastic) Grilles & diffusers	5,320	51	m ²	40	2,040	54	m ²	40	2,160	75	m ²
6.7.7.3	Carbon Filters	600	1	item	600	600	1	item	600	600	1	item
		-										
6.7.8	Electrical Installations											
6.7.8.1	Tenants distribution board	400	1	Nr	400	400	1	Nr	400	400	1	Nr
6.7.8.2	Electrical Smart meter	250	1	Nr	250	250	1	Nr	250	250	1	Nr
6.7.8.3	Small power (incl accessory, cabling, containment)											
	Twin Switched Socket Outlet	3,332	15	nr	140	2,100	15	nr	140	2,100	19	nr
	Single switched socket outlet	442	3	nr	130	390	3	nr	130	390	3	nr
	Fused Connection Unit	612	4	nr	120	480	4	nr	120	480	4	nr
	Single phase isolator - 20A	238	1	nr	140	140	1	nr	140	140	1	nr
	Single phase isolator - 32A	255	1	nr	150	150	1	nr	150	150	1	nr
	Multi-grid isolation switch to kitchen appliances	680	1	nr	400	400	1	nr	400	400	1	nr
	Flex outlet	204	1	nr	120	120	1	nr	120	120	1	nr
	Cooker outlet - 45amp	306	1	nr	180	180	1	nr	180	180	1	nr
	Shaver outlet	255	1	nr	150	150	1	nr	150	150	1	nr
	5A Socket for lighting	-										
6.7.8.4	Lighting											
	Downlight	3,000	26	Nr	70	1,820	26	Nr	70	1,820	31	Nr
	Emergency Downlight	440	2	Nr	120	240	2	Nr	120	240	4	Nr
	Weather Proof Wall mounted luminaire	120	1	Nr	120	120	1	Nr	120	120	1	Nr
	Light switch	105	5	Nr	18	90	5	Nr	18	90	7	Nr
	Light switch, 2 gang	60	3	Nr	22	66	3	Nr	22	66	2	Nr
	Two way light switch, 2 gang	20		Nr				Nr				Nr
	Light switch intermediate	-		Nr				Nr				Nr
	Lighting install	1,980	37	Nr	30	1,110	37	Nr	30	1,110	45	Nr
	Lighting cabling & Containment	3,300	37	Nr	50	1,850	37	Nr	50	1,850	45	Nr
	Specialist lighting to Market Apartments ONLY	-		m ²	140	-		m ²	140	-		m ²
6.7.8.5	Earthing & Bonding	200	1	Nr	200	200	1	Nr	200	200	1	Nr
		-										
6.7.9	Fuel Installations											
6.7.9.1	Incl in S&C	-										
		-										
6.7.10	Lift and Conveyor Installations											
6.7.10.1	Incl in S&C	-										
		-										
6.7.11	Fire and Lightning Protection											
6.7.11.1	Sprinkler installation	3,325	51	m ²	25	1,275	54	m ²	25	1,350	75	m ²
		-										
6.7.12	Communication, Security and Control Systems											
6.7.12.1	Fire detection (incl accessory, cabling & containment)											
	Heat detector with integral sounder and flashing beacon.	250	1	nr	250	250	1	nr	250	250	1	nr
	Smoke detector with integral sounder and flashing beacon.	1,200	2	nr	240	480	2	nr	240	480	4	nr
6.7.12.2	Telephone/Data outlets (incl accessory, cabling & containment)											
	Telephone Outlet	500	2	Nr	250	500	2	Nr	250	500	2	Nr
	Twin Data Outlet	480	2	Nr	240	480	2	Nr	240	480	2	Nr
6.7.12.3	Television/satellite outlets (incl accessory, cabling & containment)											
	TV Point	600	2	Nr	300	600	2	Nr	300	600	2	Nr
6.7.12.4	Door entry system & Doorbell	750	1	Nr	750	750	1	Nr	750	750	1	Nr
6.7.12.5	AV equipment, speakers etc. EXCLUDED	-										

West Central Street

Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Intermediate				Type: Intermediate				Type: Intermediat					
Refer to apartment references on drawings>>>		587P		Ref: 102; 202; 302; 402		182P		Ref: 108; 205; 305		182P		Ref: 403			
13		1		NIA: 51		Count: 4		NIA: 54		Count: 3		NIA: 75			
Item	Description	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit			
6.7.12.6	Disabled alarm (Accessible only)					-				-					
6.7.13	Specialist Installations					-				-					
6.7.13.1	Local controls via thermostat	300	1	Nr	300	300	1	Nr	300	300	1	Nr			
6.7.13.2	Home Automation; EXCLUDED	-				-				-					
6.7.14	Builder's Work in Connection with Services														
6.7.14.1	BWIC	1,627		3%	%	34,569	1,037		3%	%	34,929	1,048		3%	%
6.7.15	MEP Contractor on costs														
6.7.15.1	Test & Commissioning	1,117		2%	%	35,606	712		2%	%	35,977	720		2%	%
6.7.15.2	MEP Prelims	6,836		12%	%	36,318	4,358		12%	%	36,696	4,404		12%	%
Average Cost per Unit		168,624					117,154					117,953			
Finishes Cost		92,923	4	nr	60,228	240,911	3	nr	60,603	181,809	1	nr			
FFE Cost		6,200	4	nr	12,200	48,800	3	nr	12,200	36,600	1	nr			
Services Cost		69,501	4	nr	44,726	178,905	3	nr	45,150	135,449	1	nr			
					117,154				117,953						
Fit-out Cost		168,624					468,616					353,858			
Average Cost per Metre²		1,268					2,297					2,184			

West Central Street

Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		\$	
Refer to apartment references on drawings>>>		2B4P	
13		Count:	1
Item	Description	Rate	Total
6	Apartment Fitout		
6.1	Internal Walls		
6.1.1	Remove existing finishes to retained walls and make good	70	-
6.1.2	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	120	8,565
6.1.3	Blockwork infill of existing openings; refer to existing building works	200	-
6.1.4	Blockwork party walls	200	2,013
6.1.5	Boxing out to cisterns; say 1.5m high (1 per bathroom)	500	500
6.1.6	Access Panels; say (1 per flat)	400	400
6.1.7	Aluminium framed glazed wall/door leading onto balcony	600	4,540
6.2	Internal Doors		
6.2.1	Flat entrance door - full height including side panel and duct door	4,000	4,000
6.2.2	Single timber door; 2,050mm high, 910mm wide; to bathroom	2,500	2,500
6.2.3	Single timber door; 2,050mm high, 910mm wide to habitable areas	2,500	5,000
6.2.4	Double timber door; 2,050mm high, 1,200mm wide;	3,000	-
6.2.5	Single door to storage cupboards; Non fire-rated	1,500	-
6.2.6	Double door to storage cupboards; Non fire-rated	2,000	4,000
6.2.7	Painted MDF architraves; 75mm x 15mm (NIA allowance)	25	1,875
6.2.8	Sliding door to be recessed into internal wall	2,000	-
6.3	Wall Finishes		
6.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	30	4,282
6.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	75	8,701
6.3.3	Tiles to shower, bath and front of cistern	80	1,200
6.3.4	Vanity unit; 300mm wide	400	400
6.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	20	1,500
6.3.6	Satinwood paint finish to skirting (NIA allowance)	10	750
6.3.7	Skirting to bathrooms	200	200
6.3.8	Window board; 350mm wide	200	1,600
6.3.9	Window board decorate	50	400
6.4	Floor Finishes		
6.4.1	All areas floating Screed board / screed	50	3,650
6.4.2	Levelling screed - Excl	-	-
6.4.3	Vinyl/ hardwood engineered floor; 150mm wide	70	4,340
6.4.4	Floor finish for kitchens and bathrooms	70	770
6.4.5	Carpet finish - excluded	50	-
6.5	Ceiling Finishes		
6.5.1	180mm plasterboard ceiling	55	4,015
6.5.2	3 coats of emulsion paint	10	730
6.5.3	Recessed pelmets for blinds/ opening for curtains	30	240
6.5.4	Access Panels; say (1 per flat)	500	500
6.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	1,000	1,000
6.6	Fittings & Furnishings		
6.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	12,000	12,000
6.6.2	Curtains; manually operated - EXCLUDED	-	-
6.6.3	Fabric blackout roller blinds; EXCLUDED	-	-
6.6.4	Built-in joinery - EXCLUDED	5000	0
6.6.5	Allowance for post box	200	200
6.7	Mechanical & Electrical Installations Apartments Fit Out		
6.7.1	Sanitary Installations		
6.7.1.1	Toilet	900	900
6.7.1.2	Doc M toilet	1,500	-
6.7.1.3	Wash hand basin	500	500
6.7.1.4	Ancillary items (1 per bathroom)	250	250
6.7.1.5	Bath	900	900
6.7.1.6	Shower	1,500	1,500
6.7.2	Services Equipment		

West Central Street

Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		B	
Refer to apartment references on drawings>>>		2B4P	
13		Count:	1
Item	Description	Rate	Total
6.7.3	Disposal Installations		
6.7.3.1	Install sanitaryware	150	450
6.7.3.2	Soil/waste points	400	1,200
6.7.3.3	Waste for white goods	400	800
6.7.3.4	Condensate for MVHR/FCU	350	350
6.7.4	Water Installations		
6.7.4.1	Cold water to sanitaryware	350	1,050
6.7.4.2	Cold water to white goods	350	700
6.7.4.3	Hot water to sanitaryware	450	900
6.7.4.4	Water meter	300	300
		-	-
6.7.5	Heat Source		
6.7.5.1	ASHP	3,608	3,608
6.7.5.2	Condenser to Market Apartment FCU's		
6.7.5.3	Hot Water Cylinder	2,925	2,925
6.7.6	Space Heating and Air Conditioning		
	Comfort cooling (Market only)		
6.7.6.1	FCU Ceiling mounted		
6.7.6.2	FCU Wall mounted		
6.7.6.3	Pipework to FCU's incl valves, dampers etc.		
6.7.6.4	Radiators/underfloor heating	55	4,125
6.7.6.5	Heated towel rail	450	450
		-	-
6.7.7	Ventilation		
6.7.7.1	MVHR	1,500	1,500
6.7.7.2	Ductwork (plastic) Grilles & diffusers	40	3,000
6.7.7.3	Carbon Filters	600	600
6.7.8	Electrical Installations		
6.7.8.1	Tenants distribution board	400	400
6.7.8.2	Electrical Smart meter	250	250
6.7.8.3	Small power (incl accessory, cabling, containment)		
	Twin Switched Socket Outlet	140	2,660
	Single switched socket outlet	130	390
	Fused Connection Unit	120	480
	Single phase isolator - 20A	140	140
	Single phase isolator - 32A	150	150
	Multi-grid isolation switch to kitchen appliances	400	400
	Flex outlet	120	120
	Cooker outlet - 45amp	180	180
	Shaver outlet	150	150
6.7.8.4	Lighting		
	Downlight	70	2,170
	Emergency Downlight	120	480
	Weather Proof Wall mounted luminaire	120	120
	Light switch	18	126
	Light switch, 2 gang	22	44
	Two way light switch, 2 gang		-
	Light switch intermediate		-
	Lighting install	30	1,350
	Lighting cabling & Containment	50	2,250
	Specialist lighting to Market Apartments ONLY	140	-
6.7.8.5	Earthing & Bonding	200	200
6.7.9	Fuel Installations		
6.7.9.1	Incl in S&C		
6.7.10	Lift and Conveyor Installations		
6.7.10.1	Incl in S&C		
6.7.11	Fire and Lightning Protection		
6.7.11.1	Sprinkler installation	25	1,875
6.7.12	Communication, Security and Control Systems		
6.7.12.1	Fire detection (incl accessory, cabling & containment)		
	Heat detector with integral sounder and flashing beacon.	250	250
	Smoke detector with integral sounder and flashing beacon.	240	960
6.7.12.2	Telephone/Data outlets (incl accessory, cabling & containment)		
	Telephone Outlet	250	500
	Twin Data Outlet	240	480
6.7.12.3	Television/satellite outlets (incl accessory, cabling & containment)		
	TV Point	300	600
6.7.12.4	Door entry system & Doorbell	750	750
6.7.12.5	AV equipment, speakers etc. EXCLUDED		-

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		\$	
Refer to apartment references on drawings>>>		2B4P	
13		Count:	1
Item	Description	Rate	Total
6.7.12.6	Disabled alarm (Accessible only)		-
6.7.13	Specialist Installations		-
6.7.13.1	Local controls via thermostat	300	300
6.7.13.2	Home Automation; EXCLUDED		-
6.7.14	Builder's Work in Connection with Services		
6.7.14.1	BWIC	39,733	1,192
6.7.15	MEP Contractor on costs		
6.7.15.1	Test & Commissioning	40,925	818
6.7.15.2	MEP Prelims	41,743	5,009
Average Cost per Unit			130,673
Finishes Cost		67,670	67,670
FFE Cost		12,200	12,200
Services Cost		50,802	50,802
		130,673	
Fit-out Cost			130,673
Average Cost per Metre²			1,742

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments
Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Market				Type: Market Type 03			
Refer to apartment references on drawings>>>		Ref: 104		3B5P		Ref: 106		3B5P	
13		NIA: 120		Count: 1		NIA: 93		Count: 1	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6	Apartment Fitout								
6.1	Internal Walls								
6.1.1	Remove existing finishes to retained walls and make good	120	m ²	70	8,400	110	m ²	70	7,700
6.1.2	Metal frame partitions; drylined with single layer 12.5mm plasterboard both sides; rockwall insulation	100	m ²	120	12,000	95	m ²	120	11,400
6.1.3	Blockwork infill of existing openings; refer to existing building works	-	m ²	200	-	-	m ²	200	-
6.1.4	Blockwork party walls	-	m ²	200	-	-	m ²	200	-
6.1.5	Boxing out to cisterns; say 1.5m high (1 per bathroom)	1	nr	500	500	1	nr	500	500
6.1.6	Access Panels; say (1 per flat)	1	nr	400	400	1	nr	400	400
6.1.7	Aluminium framed glazed wall/door leading onto balcony	-	m ²	600	-	-	m ²	600	-
6.2	Internal Doors								
6.2.1	Flat entrance door - full height including side panel and duct door	1	Nr	4,000	4,000	1	Nr	4,000	4,000
6.2.2	Single timber door; 2,050mm high, 910mm wide; to bathroom	1	Nr	2,500	2,500	1	Nr	2,500	2,500
6.2.3	Single timber door; 2,050mm high, 910mm wide to habitable areas	4	Nr	2,500	10,000	4	Nr	2,500	10,000
6.2.4	Double timber door; 2,050mm high, 1,200mm wide;	-	Nr	3,000	-	-	Nr	3,000	-
6.2.5	Single door to storage cupboards; Non fire-rated	2	Nr	1,500	3,000	2	Nr	1,500	3,000
6.2.6	Double door to storage cupboards; Non fire-rated	-	Nr	2,000	-	-	Nr	2,000	-
6.2.7	Painted MDF architraves; 75mm x 15mm (NIA allowance)	120	m ²	25	3,000	93	m ²	25	2,325
6.2.8	Sliding door to be recessed into internal wall	-	Nr	2,000	-	-	Nr	2,000	-
6.3	Wall Finishes								
6.3.1	Plaster finish and 3 coats of emulsion to both sides of all internal partitions	200	m ²	30	6,000	190	m ²	30	5,700
6.3.2	Dry line and Plaster finish and 3 coats of emulsion to internal face of external walls	175	m ²	75	13,125	160	m ²	75	12,000
6.3.3	Tiles to shower, bath and front of cistern	15	m ²	100	1,500	15	m ²	80	1,200
6.3.4	Vanity unit; 300mm wide	1	Nr	400	400	1	Nr	400	400
6.3.5	75mm x 15mm recessed MDF skirting (NIA allowance)	120	m ²	20	2,400	93	m ²	20	1,860
6.3.6	Satinwood paint finish to skirting (NIA allowance)	120	m ²	10	1,200	93	m ²	10	930
6.3.7	Skirting to bathrooms	1	nr	500	500	1	nr	500	500
6.3.8	Window board; 350mm wide	12	nr	200	2,400	9	nr	200	1,800
6.3.9	Window board decorate	12	nr	50	600	9	nr	50	450
6.4	Floor Finishes								
6.4.1	All areas floating Screed board / screed	120	m ²	50	6,000	93	m ²	50	4,650
6.4.2	Levelling screed - Excl	-	m ²	-	-	-	m ²	-	-
6.4.3	Vinyl/ hardwood engineered floor; 150mm wide	110	m ²	140	15,400	82	m ²	140	11,480
6.4.4	Floor finish for kitchens and bathrooms	10	m ²	140	1,400	11	m ²	140	1,540
6.4.5	Carpet finish - excluded	-	m ²	50	-	-	m ²	50	-
6.5	Ceiling Finishes								
6.5.1	180mm plasterboard ceiling	120	m ²	55	6,600	93	m ²	55	5,115
6.5.2	3 coats of emulsion paint	120	m ²	10	1,200	93	m ²	10	930
6.5.3	Recessed pelmets for blinds/ opening for curtains	12	m	30	360	9	m	30	270
6.5.4	Access Panels; say (1 per flat)	1	Item	500	500	1	Item	500	500
6.5.5	Ceiling speaker/light holes and patresses, say (1 per flat)	1	item	1,000	1,000	1	item	1,000	1,000
6.6	Fittings & Furnishings								
6.6.1	Kitchen unit including worktops; stainless steel undermounted sinks; deck mounted monoblock mixer tap; recirculating extractor fan	1	item	15,000	15,000	1	item	15,000	15,000
6.6.2	Curtains; manually operated - EXCLUDED	-	item	-	-	-	item	-	-
6.6.3	Fabric blackout roller blinds; EXCLUDED	-	Item	-	-	-	Item	-	-
6.6.4	Built-in joinery - EXCLUDED	0	Nr	5000	0	0	Nr	5000	0
6.6.5	Allowance for post box	1	nr	200	200	1	nr	200	200
6.7	Mechanical & Electrical Installations Apartments Fit Out								
6.7.1	Sanitary Installations								
6.7.1.1	Toilet	1	Nr	900	900	1	Nr	900	900
6.7.1.2	Doc M toilet	-	Nr	1,500	-	-	Nr	1,500	-
6.7.1.3	Wash hand basin	1	Nr	500	500	1	Nr	500	500
6.7.1.4	Ancillary items (1 per bathroom)	1	Nr	250	250	1	Nr	250	250
6.7.1.5	Bath	1	Nr	900	900	1	Nr	900	900
6.7.1.6	Shower	1	Nr	1,500	1,500	-	Nr	1,500	-
6.7.2	Services Equipment								

West Central Street

Cost Model

Job No. : Museum Street

Client : LabTech Investments

Issue Date : 28-Apr-23

Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Market				Type: Market Type 03			
Refer to apartment references on drawings>>>		Ref: 104		3B5P		Ref: 106		3B5P	
13		NIA: 120		Count: 1		NIA: 93		Count: 1	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6.7.3	Disposal Installations								
6.7.3.1	Install sanitaryware	3	Nr	150	450	3	Nr	150	450
6.7.3.2	Soil/waste points	3	Nr	400	1,200	3	Nr	400	1,200
6.7.3.3	Waste for white goods	2	Nr	400	800	2	Nr	400	800
6.7.3.4	Condensate for MVHR/FCU	1	Nr	350	350	1	Nr	350	350
				-	-			-	-
6.7.4	Water Installations								
6.7.4.1	Cold water to sanitaryware	3	Nr	350	1,050	3	Nr	350	1,050
6.7.4.2	Cold water to white goods	2	Nr	350	700	2	Nr	350	700
6.7.4.3	Hot water to sanitaryware	2	Nr	450	900	2	Nr	450	900
6.7.4.4	Water meter	1	Nr	300	300	1	Nr	300	300
				-	-			-	-
6.7.5	Heat Source								
6.7.5.1	ASHP	1	Nr	3,608	3,608	1	Nr	3,608	3,608
6.7.5.2	Condenser to Market Apartment FCU's	1	Nr	2,772	2,772	1	Nr	2,772	2,772
6.7.5.3	Hot Water Cylinder	1	Nr	2,925	2,925	1	Nr	2,925	2,925
				-	-			-	-
6.7.6	Space Heating and Air Conditioning								
	Comfort cooling (Market only)								
6.7.6.1	FCU Ceiling mounted	4	Nr	1,048	4,192	4	Nr	1,048	4,192
6.7.6.2	FCU Wall mounted								
6.7.6.3	Pipework to FCU's incl valves, dampers etc.	120	m ²	100	12,000	93	m ²	100	9,300
6.7.6.4	Radiators/underfloor heating	120	m ²	55	6,600	93	m ²	55	5,115
6.7.6.5	Heated towel rail	1	Nr	450	450	1	Nr	450	450
6.7.7	Ventilation								
6.7.7.1	MVHR	1	Nr	1,500	1,500	1	Nr	1,500	1,500
6.7.7.2	Ductwork (plastic) Grilles & diffusers	120	m ²	40	4,800	93	m ²	40	3,720
6.7.7.3	Carbon Filters	1	item	600	600	1	item	600	600
6.7.8	Electrical Installations								
6.7.8.1	Tenants distribution board	1	Nr	400	400	1	Nr	400	400
6.7.8.2	Electrical Smart meter	1	Nr	250	250	1	Nr	250	250
6.7.8.3	Small power (incl accessory, cabling, containment)								
	Twin Switched Socket Outlet	20	Nr	150	3,000	19	nr	150	2,850
	Single switched socket outlet	3	Nr	140	420	3	nr	140	420
	Fused Connection Unit	4	Nr	120	480	4	nr	120	480
	Single phase isolator - 20A	1	Nr	140	140	1	nr	140	140
	Single phase isolator - 32A	1	Nr	150	150	1	nr	150	150
	Multi-grid isolation switch to kitchen appliances	1	Nr	400	400	1	nr	400	400
	Flex outlet	1	Nr	120	120	1	nr	120	120
	Cooker outlet - 45amp	1	Nr	180	180	1	nr	180	180
	Shaver outlet	1	Nr	150	150	1	nr	150	150
	5A Socket for lighting	2	Nr	140	280	3	Nr	140	420
6.7.8.4	Lighting								
	Downlight	40	nr	70	2,800	38	Nr	70	2,660
	Emergency Downlight	6		120	720	6	Nr	110	660
	Weather Proof Wall mounted luminaire	1	nr	120	120	1	Nr	120	120
	Light switch	7	nr	18	126	7	Nr	15	105
	Light switch, 2 gang	3	nr	22	66	2	Nr	20	40
	Two way light switch, 2 gang			-	-		Nr	20	-
	Light switch intermediate			-	-		Nr	25	-
	Lighting install	57		30	1,710	54	Nr	30	1,620
	Lighting cabling & Containment	57		50	2,850	54	Nr	50	2,700
	Specialist lighting to Market Apartments ONLY	120	m ²	140	16,800	93	m ²	140	13,020
6.7.8.5	Earthing & Bonding	1	Nr	200	200	1	Nr	200	200
				-	-			-	-
6.7.9	Fuel Installations								
6.7.9.1	Incl in S&C								
				-	-			-	-
6.7.10	Lift and Conveyor Installations								
6.7.10.1	Incl in S&C								
				-	-			-	-
6.7.11	Fire and Lightning Protection								
6.7.11.1	Sprinkler installation	120	m ²	25	3,000	93	m ²	25	2,325
6.7.12	Communication, Security and Control Systems								
6.7.12.1	Fire detection (incl accessory, cabling & containment)								
	Heat detector with integral sounder and flashing beacon.	1	nr	250	250	1	nr	250	250
	Smoke detector with integral sounder and flashing beacon.	5	nr	240	1,200	4	nr	240	960
6.7.12.2	Telephone/Data outlets (incl accessory, cabling & containment)								
	Telephone Outlet	2	nr	250	500	2	Nr	250	500
	Twin Data Outlet	2	nr	240	480	2	Nr	240	480
6.7.12.3	Television/satellite outlets (incl accessory, cabling & containment)								
	TV Point	2	nr	300	600	2	Nr	300	600
6.7.12.4	Door entry system & Doorbell	1	Nr	1,000	1,000	1	Nr	1,000	1,000
6.7.12.5	AV equipment, speakers etc. EXCLUDED								

West Central Street

Cost Model

Job No. : Museum Street
 Client : LabTech Investments
 Issue Date : 28-Apr-23
 Base Date : 1Q21

GROUP ELEMENT 6 - Apartment fitout

		Type: Market				Type: Market Type 03			
Refer to apartment references on drawings>>>		Ref: 104		3B5P		Ref: 106		3B5P	
13		NIA: 120		Count: 1		NIA: 93		Count: 1	
Item	Description	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total
6.7.12.6	Disabled alarm (Accessible only)								-
6.7.13	Specialist Installations								-
6.7.13.1	Local controls via thermostat	1	Nr	300	300	1	Nr	300	300
6.7.13.2	Home Automation; EXCLUDED				-				-
6.7.14	Builder's Work in Connection with Services								
6.7.14.1	BWIC	3%	%	83,889	2,517	3%	%	73,432	2,203
6.7.15	MEP Contractor on costs								
6.7.15.1	Test & Commissioning	2%	%	86,405	1,728	2%	%	75,635	1,513
6.7.15.2	MEP Prelims	12%	%	88,134	10,576	12%	%	77,147	9,258
Average Cost per Unit					222,345	196,305			
	Finishes Cost	1	nr	104,385	104,385	1	nr	92,150	92,150
	FFE Cost	1	nr	15,200	15,200	1	nr	15,200	15,200
	Services Cost	1	nr	102,760	102,760	1	nr	88,955	88,955
				222,345				196,305	
Fit-out Cost					222,345	196,305			
Average Cost per Metre²					1,853	2,111			

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

GROUP ELEMENT 8 - External Works

Item	Description	Qty	Unit	Rate	Total
8	External Works				
8.1	Site Preparation Works				
8.1.1	No works				
8.2	Roads, Paths, Pavings & Surfacing				
8.2.1	ENHANCEMENT - West Central Street (road) highway surfacing - plane existing wearing course & resurface			Refer to SWWI	
8.2.2	Allowance for re-paving pavement - budget allowance			Refer to SWWI	
8.2.3	Allowance for waterproofing to courtyard area	160	m ²	200	32,000
8.3	Soft Landscaping, Planting & Irrigation Systems				
	<u>Trees</u>				
8.3.1	Amelanchier lamarckii	2	nr	1,000	2,000
8.3.2	Acer Palmatum	2	nr	1,200	2,400
8.3.3	Cornus Kousa 'Weisse Fontäne'	1	nr	1,200	1,200
8.3.4	Allowance for tree pit; including waterproofing/drainage	5	nr	10,000	50,000
	<u>Planting Beds</u>				
8.3.5	Planting Bed Type A; 10/m2	41	m ²	200	8,200
8.3.6	Planting Bed Type B; 10/m2	19	m ²	200	3,800
8.3.7	Planting Bed Type C; 10/m2	8	m ²	200	1,600
8.3.8	Allowance for top soil & grading; average depth 500mm	34	m3	750	25,500
8.3.9	Climbers; 4/lm	31	m	100	3,100
8.3.10	Allowance for irrigation system; CAT 5 break tank pump; 0.5l/s; 4 bar; ultraviolet filter; 40mm to outlet	1	nr	20,000	20,000
8.3.11	Allowance for distribution pipework; HDPE	30	m	40	1,200
8.3.12	Allowance for controls & fittings	1	nr	5,000	5,000
8.4	Fencing, Railings and Walls				
8.4.1	H1 Stainless Steel Handrail	17	m	400	6,950
8.4.2	B1 Metal balustrade to existing building, 2.5m height	33	m	1,500	50,240
8.4.3	Allowance for architectural metal work; access gate to yard; incl access control	1	nr	60,000	60,000
8.5	External Fixtures				
8.5.1	ENHANCEMENTS - Allowance for Secure by Design enhancements	1	item	50,000	50,000

Item	Description	Qty	Unit	Rate	Total
8.6	WCS-1st Floor Courtyard - drawing 20.121				
	<u>Paving</u>				-
8.6.1	PT23 Brick paving (to match building facade specification)	92	m ²	500	45,764
8.6.2	PT24 Play bark (loose)	7	m ²	100	730
	<u>Furniture</u>				-
8.6.3	F20 Metal planter				excl.
8.6.4	F21 375mm high brick play wall; incl. curved concrete upstand - refer to drawing 3/40.013 for detail	62	m	850	52,952
8.6.5	F22 2.5m high Metal Frame with stainless steel trellis to vent	7	m	1,500	9,968
8.6.6	F23 2.5m high stainless steel trellis to existing wall	19	m	1,500	28,484
8.6.7	F24 Timber Bench fixed onto brick wall, refer to drawing 4/40.013 for detail	9	m	500	4,605
8.6.8	F25 Water feature - Metal bird bath	4	nr	1,500	6,000
8.6.9	ST2 Brick Steps to play area (to match building facade specification) - 3 steps on each	2	nr	2,000	4,000
8.6.10	ST3 Brick Steps ; precast straight flight stairs	1	item	20,000	20,000
8.6.11	ST3 Brick Steps; allowance for finishes (to match building facade specification)	20	m ²	750	14,968
	<u>Play Equipment</u>				
8.6.14	PL1 1M High Stainless Steel Slide; 2m long; incl. concrete footing & void former build up underneath	1	nr	7,500	7,500
8.6.15	PL2 Timber Stepping Logs, height varies: 100mm-250mm above ground level	45	nr	150	6,750
8.6.16	PL3 Timber Balancing Beam	1	nr	500	500
8.8	External Drainage				
8.8.1	Allowance for drainage in courtyard (slot drains)	36	m	350	12,517
8.9	Lighting				
8.9.1	Allowance for lighting to existing façade	548	m ²	100	54,800
8.9.2	Allowance for lighting to new façade	1,216	m ²	125	152,045
8.9.3	Allowance for lighting to trees in courtyard	10	Nr	1,200	12,000
8.9.4	Allowance for lighting to planted area in courtyard	99	m ²	175	17,325
8.9.5	Allowance for lighting to paved area in courtyard	92	m ²	250	22,882
8.9.6	Allowance for lighting to benches	9	m	175	1,612
8.9	External Services				
8.9.1	Allowance for street lighting on WCS				Refer to SWWI
8.9.2	UKPN Costs				Refer to SWWI
8.9.3	BWIC with substation, say				Refer to SWWI
8.9.4	Allowance for new incoming gas service, say				Refer to SWWI
8.9.5	Allowance for new incoming water service, say				Refer to SWWI
8.9.6	Allowance for new incoming telecoms, say				Refer to SWWI
8.9.7	Allowance for subcontractor preliminaries, say				Refer to SWWI
8.10	Minor Building Works & Ancillary Buildings				
8.10.1	No works	-			excl.
ESTIMATED ROUNDED CONSTRUCTION COST				£	800,000

West Central Street Area Schedule

Issue Date: 28-Apr-23

Base Date: 1Q21

Both NOS & WCS

Level	Commercial	Plant	Risers	Substation	Corridors	Resi Lobby (ground)	Cycle Store	Bin Store/Cleaners Cupboard (B)	Apartments	Core Resi Lobby	Stair Core	Lifts	NIA	Walls	GIA (excl. balconies)
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
Basement	220	549							48				817	20	837
Ground	472	20							237				729	34	763
Market															
1st									63				63	95.4	158
2nd									63				63	94.44	157
3rd									63				63	94.76	158
4th									0				0	76.48	76
Affordable															
1st									404				404	-67.4	337
2nd									405				405	-70.44	335
3rd									405				405	-69.76	335
4th									227				227	-64.48	163
5th									76				76	3	79
TOTAL	692	569	0	0	0	0	0	0	1991	0	0	0	3252	146	3398

Balconies	Shared Courtyard/ Playspace	External Walkway	External Plant	Private Amenity
m ²	m ²	m ²	m ²	m ²
0		0		
0		0		
Market				
0		0		
0		0		
0		0		
0		0		
Affordable				
21		0		
22		47		
22		47		
13		40		
0		0		
78	0	134	0	0

Both NOS & WCS

Level	Commercial	Plant	Risers	Substation	Corridors	Resi Lobby (ground)	Cycle Store	Bin Store/Cleaners Cupboard (B)	Apartments	Core Resi Lobby	Stair Core	Lifts	NIA	Walls	GIA (excl. balconies)
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
Basement	2368.08	5909.44	0.00	0	0	0	0	0	517	0.00	0.00	0.00	8794.19	215.28	9009.47
Ground	5080.61	215	0	0.00	0.00	0	0	0	2551	0.00	0.00	0.00	7846.96	365.98	8212.93
NOS															
1st	0	0	0	0	0	0	0	0	678.13	0.00	0.00	0.00	678.13	1026.89	1705.02
2nd	0	0	0	0	0	0	0	0	678.13	0.00	0.00	0.00	678.13	1016.55	1694.68
3rd	0	0	0	0	0	0	0	0	678.13	0.00	0.00	0.00	678.13	1020.00	1698.13
4th	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00	823.23	823.23	
WCS															
1st	0	0	0	0.00	0.00	0	0	0	4348.66	0.00	0	0	4348.66	-725.49	3623.16
2nd	0	0	0	0.00	0.00	0	0	0	4359.42	0.00	0	0	4359.42	-758.22	3601.20
3rd	0	0	0	0.00	0.00	0	0	0	4359.42	0.00	0	0	4359.42	-750.90	3608.52
4th	0	0	0	0.00	0.00	0	0	0	2443.43	0.00	0	0	2443.43	-694.06	1749.37
5th	0	0	0	0.00	0.00	0	0	0	818.06	0.00	0.00	0.00	818.06	32.29	850.36
TOTAL	7448.69	6124.72	0.00	0.00	0.00	0.00	0	0.00	21431	0	0	0	35005	1572	36576

Balconies	Shared Courtyard/ Playspace	External Walkway	External Plant	Private Amenity
ft ²	ft ²	ft ²	ft ²	ft ²
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
NOS				
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
WCS				
226.04	0.00	0.00	0.00	0.00
236.81	0.00	505.91	0.00	0.00
236.81	0.00	505.91	0.00	0.00
139.93	0.00	430.56	0.00	0.00
0	0	0	0	0
840	0	1442	0	0

**West Central Street
Cost Model**

Job No. : Museum Street
Client : LabTech Investments

Issue Date : 28-Apr-23
Base Date : 1Q21

OTHER RESIDENTIAL COSTS - market units

Item	Description	Qty	Unit	Rate	Total
1.0	Notes - no allowances made for FF and E in the Social apartments				
2.0	1 bed Units	-	nr	13,450	-
3.0	2 bed Units	-	nr	17,800	-
4.0	3 bed Units	2	nr	21,850	43,700
5.0	5 bed Units	-	nr	28,350	-
6.0	Furniture for entrance lobby. Say	2	nr	5,000	10,000
7.0	Inflation	5%		53,700	2,685
	*Note these costs will assume that the above will be purchased directly by the Employer, therefore these costs will not be subjected to Main Contractor Preliminaries and OH&P				
ESTIMATED ROUNDED CONSTRUCTION COST				£	60,000

APPENDIX 3

1 Museum St + WCS
Gerald Eve | May 2023
Updated Scheme Appraisal

Development Appraisal
ARGUS Software
May 22, 2023

**1 Museum St + WCS
Gerald Eve | May 2023
Updated Scheme Appraisal**

Appraisal Summary for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
WCS Private Resi	2	2,723	1,450.61	1,975,000	3,950,000
WCS Int Residential	8	4,887	349.62	213,575	1,708,600
WCS LCR Residential	11	9,397	181.56	155,101	1,706,107
VL Private Residential	19	11,603	1,864.17	1,138,421	21,630,000
HH Private Residential	<u>4</u>	<u>3,122</u>	1,736.07	1,355,000	<u>5,420,000</u>
Totals	44	31,732			34,414,707

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
1MS Offices 1-5	1	61,450	89.39	5,493,077	5,493,077	5,493,077
1MS Offices 6-18	1	107,619	95.82	10,312,089	10,312,089	10,312,089
1MS Retail & Class E GF	1	6,211	35.00	217,385	217,385	217,385
WCS Class E	1	6,964	42.78	297,945	297,945	297,945
VL Class E	1	3,272	35.00	114,520	114,520	114,520
HH Class E	<u>1</u>	<u>237</u>	35.00	8,295	<u>8,295</u>	<u>8,295</u>
Totals	6	185,753			16,443,311	16,443,311

Investment Valuation

1MS | Offices | 1-5

Market Rent	5,493,077	YP @	4.2500%	23.5294	
(1yr 3mths Unexpired Rent Free)		PV 1yr 3mths @	4.2500%	0.9493	122,696,360

1MS | Offices | 6-18

Market Rent	10,312,089	YP @	4.2500%	23.5294	
(2yrs Rent Free)		PV 2yrs @	4.2500%	0.9201	223,257,262

1MS | Retail & Class E | GF

Market Rent	217,385	YP @	4.2500%	23.5294	
(1yr 9mths Unexpired Rent Free)		PV 1yr 9mths @	4.2500%	0.9298	4,755,624

WCS | Class E

Market Rent	297,945	YP @	4.2500%	23.5294	
(2yrs 6mths Rent Free)		PV 2yrs 6mths @	4.2500%	0.9012	6,317,671

VL | Class E

Market Rent	114,520	YP @	4.2500%	23.5294	
(2yrs 6mths Rent Free)		PV 2yrs 6mths @	4.2500%	0.9012	2,428,299

HH | Class E

Market Rent	8,295	YP @	4.7500%	21.0526	
(2yrs 6mths Rent Free)		PV 2yrs 6mths @	4.7500%	0.8905	155,503

Total Investment Valuation

359,610,720

GROSS DEVELOPMENT VALUE

394,025,426

Purchaser's Costs	(24,453,529)
Effective Purchaser's Costs Rate	6.80%
	(24,453,529)

**1 Museum St + WCS
Gerald Eve | May 2023
Updated Scheme Appraisal**

NET DEVELOPMENT VALUE **369,571,897**

NET REALISATION **369,571,897**

OUTLAY

ACQUISITION COSTS

Benchmark Land Value	49,801,000		
Benchmark Land Value		49,801,000	49,801,000
Stamp Duty		2,479,550	
Effective Stamp Duty Rate	4.98%		
Agent Fee	1.00%	498,010	
Legal Fee	0.50%	249,005	
			3,226,565

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
IMS All Construction	260,325	504.37	131,300,000
Site Wide Construction	54,831	244.39	13,400,000
WCS Construction	36,576	645.23	23,600,000
VL Construction	32,485	720.33	23,400,000
HH Construction	<u>5,231</u>	839.04	<u>4,389,000</u>
Totals	389,448 ft²		196,089,000
Contingency		5.00%	9,804,450
Borough CIL			1,418,399
Mayoral CIL			931,278
Section 106 estimate			2,000,000
			210,243,127

PROFESSIONAL FEES

Professional Fees	10.00%	19,608,900	19,608,900
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MARKETING & LETTING

Marketing	1.50%	465,000	
Letting Agent Fee	10.00%	1,644,331	
Letting Legal Fee	5.00%	822,166	
			2,931,497

DISPOSAL FEES

Sales Agent Fee	1.00%	3,695,719	
Sales Legal Fee	0.50%	1,847,859	
			5,543,578

Additional Costs

Office Void Costs (IMS)		4,525,444	
Third Party Costs		1,065,000	
			5,590,444

TOTAL COSTS BEFORE FINANCE **296,945,111**

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			46,599,370

TOTAL COSTS **343,544,481**

PROFIT

26,027,417

**1 Museum St + WCS
Gerald Eve | May 2023
Updated Scheme Appraisal****Performance Measures**

Profit on Cost%	7.58%
Profit on GDV%	6.61%
Development Yield% (on Rent)	4.79%
IRR% (without Interest)	9.66%
Profit Erosion (finance rate 6.500)	1 yr 2 mths

