

Appendix 2: Building Engineering Elements and Sub-Elements

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
01 Structure	01.01 Substructure	<i>free text</i>	<i>free text</i>	m ²	% of GIFA based on ground floor footprint
01 Structure	01.02 Frames	Beams / Columns	Timber	m ²	based on GIFA
		<i>free text</i>	Steel		
			Concrete		
			Cast iron		
			<i>free text</i>		
01 Structure	01.03 Floors & Stairs	Solid	Timber	m ²	based on GIFA
		Suspended	Steel		
		<i>free text</i>	Concrete		
			<i>free text</i>		
01 Structure	01.04 Roofs	Double pitch	Timber	m ²	based on plan area of roof – should be amended to reflect true roof areas of pitched roofs
		Mono pitch	Steel		
		Multi pitch	Concrete		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Hip End	<i>free text</i>		
		Flat			
		<i>free text</i>			
01 Structure	01.99 Other	<i>free text</i>	<i>free text</i>		
02 External Fabric	02.01 External Walls & Finishes	Solid construction	Stone	m ²	based on approx. measurement of each / all materials
		Cavity construction	Facing brick		
		Wall cladding	Common brick		
		<i>free text</i>	Profiled metal		
			Render		
			Precast concrete		
			Timber		
	<i>free text</i>				
02 External Fabric	02.02 Windows & Ironmongery	Single glazed	Timber	No	based on count of each / all windows
		Double glazed	Steel		
		Sash & case	Aluminium		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Casement	PVCu		
		Curtain walling	<i>free text</i>		
		<i>free text</i>			
02 External Fabric	02.03 External Doors & Ironmongery	Timber	Flush	No	based on count of each / all doors
		Steel	Semi glazed		
		Aluminium	Fully glazed		
		PVCu	<i>free text</i>		
		<i>free text</i>			
02 External Fabric	02.04 External Cladding / Eaves Detail	Box eaves detail	Timber	m	based on approx. measurement of each / all materials
		Soffit	PVCu		
		<i>free text</i>	<i>free text</i>		
02 External Fabric	02.05 External Decoration	<i>free text</i>	Paint	m ²	based on approx. measurement of each / all materials
			<i>free text</i>		
02 External Fabric	02.99 Other	<i>free text</i>	<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
03 Roof	03.01 Coverings - Pitched	Double pitch	Slates	m ²	based on plan area of roof – should be amended to reflect true roof areas of pitched roofs
		Mono pitch	Concrete tiles		
		Multi pitch	Rosemary clay tiles		
		Hip end	Profiled metal sheeting		
		<i>free text</i>	Copper		
			Bituminous felt		
			Zinc		
			<i>free text</i>		
03 Roof	03.02 Coverings - Flat	Single ply	Bituminous felt	m ²	based on plan area of roof
		Built up system	Asphalt		
		Warm roof	Single ply		
		Cold roof	Lead		
		<i>free text</i>	<i>free text</i>		
03 Roof	03.03 Roof Lights	Skylight	Cast iron skylight	m ² / No	based on approx. measurement of each / all materials
		Roof window	Velux type		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Cupola	In plane rooflight		
		Lantern light	<i>free text</i>		
		<i>free text</i>			
03 Roof	03.04 Rainwater Goods	Downpipe	Cast Iron	m	based on approx. measurement of each / all materials
		Parapet / valley gutter	Other metal		
		Eaves gutter - standard type	PVCu		
		Eaves gutter - ogee type	Lead		
		Flat roof outlet	<i>free text</i>		
		<i>free text</i>			
03 Roof	03.05 Chimney Stacks & Parapet Walls	Chimney Stacks	Brick	m ²	based on approx. measurement of each / all materials
		Parapet walls	Render / roughcast		
		Handrails	Stone		
		<i>free text</i>	Galvanised metal		
			<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
03 Roof	03.99 Other	<i>free text</i>	<i>free text</i>		
04 Internal Fabric	04.01 Internal Walls & Finishes	Solid	Plasterboard	m ²	based on GIFA
		Hollow	Plaster & lath		
		Demountable	Plaster on hard		
		Various	Brick		
		<i>free text</i>	Brick / block		
			Concrete		
			Timber		
	<i>free text</i>				
04 Internal Fabric	04.02 Floor Coverings	Sheet finish	Carpet	m ²	based on GIFA
		Tile finish	Vinyl		
		<i>free text</i>	Ceramic tile		
			Quarry tile		
			Laminate sheeting		
			Timber		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
			<i>free text</i>		
04 Internal Fabric	04.03 Ceilings Finishes	Solid	Plasterboard	m ²	based on GIFA
		Strap & lined	Plaster & lath		
		<i>free text</i>	Plaster on hard		
			Timber		
			<i>free text</i>		
04 Internal Fabric	04.04 Ceilings - Suspended	<i>free text</i>	Mineral	m ²	based on GIFA
			Metal		
			Fibreboard		
			<i>free text</i>		
04 Internal Fabric	04.05 Internal Doors & Ironmongery	Solid core	Timber	m ²	based on count of all internal doors
		Hollow core	Metal		
		Glazed	PVCu		
		<i>free text</i>	<i>free text</i>		
04 Internal Fabric		<i>free text</i>	Paint	m ²	based on GIFA

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
	04.06 Internal Decoration		Wallpaper		
			Ceramic tile		
			<i>free text</i>		
04 Internal Fabric	04.99 Other	<i>free text</i>	<i>free text</i>		
05 Internal Fittings & Fixtures	05.01 Sanitary Ware / Fittings	WC	Vitreous china	m ²	based on count of all sanitary ware / fitting types
		WHB	Plastic		
		Shower tray	Metal		
		Bath	<i>free text</i>		
		Kitchen sink			
		<i>free text</i>			
05 Internal Fittings & Fixtures	05.02 Unit Furniture	Kitchen units / worktop	<i>free text</i>	No	based on approx. measurement of each / all materials
		Reception desk			
		<i>free text</i>			
05 Internal Fittings & Fixtures	05.03 Internal Fittings & Furniture	<i>free text</i>	<i>free text</i>	No	based on approx. measurement of each / all materials

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
05 Internal Fittings & Fixtures	05.99 Other	<i>free text</i>	<i>free text</i>		
06 External Grounds & Gardens	06.01 Landscaping	Soft landscaping	Grassed area	Sum	cost for isolated remedial works only
		<i>free text</i>	Plant beds		
			<i>free text</i>		
06 External Grounds & Gardens	06.02 Walls, Fencing & Gates	Freestanding walls	Stone	m ²	based on approx. measurement of each / all materials
		Retaining walls	Brick		
		Post & wire	Timber		
		Post & rail	Concrete		
		Palisade	Metal		
		Chain link	<i>free text</i>		
		Railings			
		Gates			
		Car park barrier			
		<i>free text</i>			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
06 External Grounds & Gardens	06.03 Roads & Car Parks	Roads	Bitmac	m ²	based on approx. measurement of each / all materials
		Car park	Asphalt		
		<i>free text</i>	Hardcore		
			Gravel		
			Block paviers		
			<i>free text</i>		
06 External Grounds & Gardens	06.04 Paths & Paved Areas	Paths	Concrete slabs	m ²	based on approx. measurement of each / all materials
		Paved area	Stone flags		
		Decking	Bitmac		
		<i>free text</i>	Asphalt		
			Gravel		
			Timber		
			Block paviers		
			<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
06 External Grounds & Gardens	06.05 External Fittings & Furniture	Signage	Brick	No	based on approx. measurement of each / all materials
		Lamp posts	Timber		
		Litter bins	Concrete		
		Benches	Metal		
		<i>free text</i>	<i>free text</i>		
06 External Grounds & Gardens	06.06 Ancillary Buildings	Shed	Timber	Sum	based on approx. measurement of each / all materials
		Gas meter housing	Brick		
		Garage	Render		
		<i>free text</i>	Metal		
			Pre cast concrete panels		
			<i>free text</i>		
06 External Grounds & Gardens	06.99 Other	<i>free text</i>	<i>free text</i>		
07 Drainage & External Services	07.01 Drainage / Sewerage	Gullies	Cast iron	m ²	based on approx. measurement of external hardstanding
		Drainage channel	PVCu		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Manhole cover	Copper		
		Soil / waste pipes	<i>free text</i>		
		<i>free text</i>			
07 Drainage & External Services	07.02 External Utilities Infrastructure	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
07 Drainage & External Services	07.03 Site Lighting	Lighting columns	Metal halide	m ²	based on approx. measurement of external hardstanding / site
		Floodlights	SON / SOX		
		Bulkhead fittings	Compact fluorescent		
		<i>free text</i>	LED		
			<i>free text</i>		
07 Drainage & External Services	07.04 Lightning Protection	<i>free text</i>	Copper	m ²	based on GIFA
			Aluminium		
			<i>free text</i>		
07 Drainage & External Services	07.05 CCTV (External)	Wall mounted	Dome	m ²	based on GIFA
		Column mounted	PTZ		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		<i>free text</i>	Fixed		
			<i>free text</i>		
07 Drainage & External Services	07.99 Other	<i>free text</i>	<i>free text</i>		
08 Fuel Storage & Distribution	08.01 Fuel Supply / Storage / Distribution	Diesel tank	Steel	m ²	based on GIFA
		Gas tank	GRP		
		Oil tank	<i>free text</i>		
		<i>free text</i>			
08 Fuel Storage & Distribution	08.02 DHW Storage / Non-Storage	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
08 Fuel Storage & Distribution	08.99 Other	<i>free text</i>	<i>free text</i>		
09 Boilers & Calorifiers	09.01 Boiler Plant	Iron sectional	Cast iron	Item	M&E engineer to price per site
		Condensing	Steel		
		Domestic (combination)	<i>free text</i>		
		Domestic (condensing)			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Biomass			
		<i>free text</i>			
09 Boilers & Calorifiers	09.02 Pressurisation Plant	Chilled water pressurisation unit	<i>free text</i>	m ²	based on GIFA
		Expansion vessel (unvented hot water)			
		Heating pressurisation unit			
		<i>free text</i>			
09 Boilers & Calorifiers	09.03 Calorifiers / Heat Exchangers	Calorifier	Copper	m ²	based on GIFA
		Plate heat exchanger	Mild steel		
		Shell & core heat exchanger	<i>free text</i>		
		<i>free text</i>			
09 Boilers & Calorifiers	09.04 Flues	Conventional	Stainless steel	Item	M&E engineer to price per site
		Balanced	Mild steel		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Fan assisted	<i>free text</i>		
		Draft diverter			
		<i>free text</i>			
09 Boilers & Calorifiers	09.05 Controls / Meters	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
09 Boilers & Calorifiers	09.06 Insulation	Pipework (moulded)	Foil faced	m ²	based on GIFA
		pipework (blanket)	Hammerclad		
		Vessel (moulded)	Armaflex		
		Vessel (blanket)	<i>free text</i>		
		<i>free text</i>			
09 Boilers & Calorifiers	09.99 Other	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
10 Steam Systems	10.01 Distribution Pipework	<i>free text</i>	Steel	m ²	based on GIFA
			<i>free text</i>		
10 Steam Systems	10.02 Valves	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
10 Steam Systems	10.03 Controls	<i>free text</i>	<i>free text</i>	m ²	based on GIFA

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
10 Steam Systems	10.04 Meters	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
10 Steam Systems	10.05 Condense Systems	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
10 Steam Systems	10.06 Insulation	<i>free text</i>	Foil faced	m ²	based on GIFA
			Hammerclad		
			<i>free text</i>		
10 Steam Systems	10.99 Other	<i>free text</i>	<i>free text</i>		
11 Heating Systems	11.01 Distribution Pipework	Exposed pipework	Steel	m ²	based on GIFA
		Concealed pipework	Steel (galvanised)		
		<i>free text</i>	Copper		
			Plastic		
			<i>free text</i>		
11 Heating Systems	11.02 Heat Emitters	Radiator (panel)	Steel	m ²	based on GIFA
		Radiator (column)	Cast iron		
		Radiator (LST)	<i>free text</i>		
		Radiant panel			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Electric convector			
		Electric storage			
		Electric fan			
		Underfloor heating			
		Unit heater (gas)			
		Radiant panel (gas)			
		<i>free text</i>			
<i>free text</i>		TRV's	<i>free text</i>	m ²	based on GIFA
		Wall mounted thermostats			
		Integral controls			
		Electronic control			
		Pneumatic control			
		Trace heating			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
11 Heating Systems	11.04 Heating Pumps	Single pump set	Primary	m ²	based on GIFA
		Twin pump set	Secondary		
		Centrifugal	Shunt		
		<i>free text</i>	<i>free text</i>		
11 Heating Systems	11.05 Insulation	Pipework (moulded)	Foil faced	m ²	based on GIFA
		pipework (blanket)	Hammerclad		
		Vessel (moulded)	Armaflex		
		Vessel (blanket)	<i>free text</i>		
		<i>free text</i>			
11 Heating Systems	11.99 Other	<i>free text</i>	<i>free text</i>		
12 Ventilation Systems	12.01 Ventilation Plant	Air handling unit	<i>free text</i>	m ²	based on GIFA, or individually priced for domestic type fans
		Fan coil unit			
		Kitchen extract canopy			
		Axial			
		Centrifugal			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Roof mounted unit			
		Domestic extract			
		<i>free text</i>			
12 Ventilation Systems	12.02 Distribution Ductwork	Circular	Plastic	m ²	based on GIFA
		Rectangular	Galvanised steel		
		<i>free text</i>	Fire rated		
			<i>free text</i>		
12 Ventilation Systems	12.03 Automatic Fire Dampers & Control Panel	Motorised	<i>free text</i>	m ²	based on GIFA
		Fusible link			
		<i>free text</i>			
12 Ventilation Systems	12.04 Controls	Local control	<i>free text</i>	m ²	based on GIFA
		Electronic control			
		Pneumatic control			
		<i>free text</i>			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
12 Ventilation Systems	12.05 Room Split / Chillers / Compressors	Split DX	<i>free text</i>	m ²	based on GIFA, or individually priced
		VRV / VRF			
		<i>free text</i>			
12 Ventilation Systems	12.06 Chillers / Cooling Systems	Absorption	<i>free text</i>	m ²	based on GIFA
		Centrifugal			
		Reciprocating			
		Screw			
		<i>free text</i>			
12 Ventilation Systems	12.99 Other	<i>free text</i>	<i>free text</i>		
13 Medical Gas Systems	13.01 Vacuum Insulated Evaporators	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
13 Medical Gas Systems	13.02 Distribution	Concealed pipework	Copper	m ²	based on GIFA
		Exposed pipework	Stainless steel		
		<i>free text</i>	PVC		
			<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
13 Medical Gas Systems	13.03 Manifolds	Automatic	<i>free text</i>	m ²	based on GIFA
		Manual			
		<i>free text</i>			
13 Medical Gas Systems	13.04 Gas Cylinder Storage	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
13 Medical Gas Systems	13.05 Outlets	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
13 Medical Gas Systems	13.06 Alarm Systems	Dedicated system	<i>free text</i>	m ²	based on GIFA
		Integrated system			
		<i>free text</i>			
13 Medical Gas Systems	13.07 Medical Air Compressors / Vacuum Pumps	Medical air compressor	<i>free text</i>	m ²	based on GIFA
		Surgical air compressor			
		Medical vacuum			
		<i>free text</i>			
13 Medical Gas Systems	13.99 Other	<i>free text</i>	<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
14 Hot & Cold Water Systems	14.01 Water Storage & Header Tanks	Cold water storage	Galvanised steel	m ²	based on GIFA
		Feed / expansion tank	GRP		
		<i>free text</i>	Lead lined		
			<i>free text</i>		
14 Hot & Cold Water Systems	14.02 Water Treatment Plant	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
14 Hot & Cold Water Systems	14.03 Distribution Pipework	<i>free text</i>	Copper	m ²	based on GIFA
			Plastic		
			<i>free text</i>		
14 Hot & Cold Water Systems	14.04 Pumps	Domestic booster	<i>free text</i>	m ²	based on GIFA
		Hose reel booster			
		Mains cold water booster			
		Single pump (DWS)			
		Twin pump (DWS)			
		<i>free text</i>			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
14 Hot & Cold Water Systems	14.05 Valves / Controls	TMV's	Copper	m ²	based on GIFA
		Shower mixer and head	Mild steel		
		Shut off valve	<i>free text</i>		
		<i>free text</i>			
14 Hot & Cold Water Systems	14.06 Water Heaters	Instantaneous (electric)	<i>free text</i>	m ²	based on GIFA
		Storage (electric)			
		Water boiler (electric)			
		Shower (electric)			
		<i>free text</i>			
14 Hot & Cold Water Systems	14.07 Insulation	Pipework (moulded)	Foil faced	m ²	based on GIFA
		Pipework (blanket)	Hammerclad		
		Vessel (moulded)	Armaflex		
		Vessel (blanket)	<i>free text</i>		
		<i>free text</i>			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
14 Hot & Cold Water Systems	14.99 Other	Sprinkler installation	<i>free text</i>	m ²	based on GIFA
		<i>free text</i>			
15 Lifts & Hoists	15.01 Passenger Lifts	Traction	<i>free text</i>	Item	based on number of lifts
		Hydraulic			
		Screwed drive			
		Stair Lift			
		<i>free text</i>			
15 Lifts & Hoists	15.02 Goods Lifts	Traction	<i>free text</i>	Item	based on number of lifts
		Hydraulic			
		<i>free text</i>			
15 Lifts & Hoists	15.03 Hoists	Traction	<i>free text</i>	Item	based on number of hoists
		Hydraulic			
		<i>free text</i>			
15 Lifts & Hoists	15.04 Control Panel	<i>free text</i>	<i>free text</i>	Item	
15 Lifts & Hoists	15.99 Other	<i>free text</i>	<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
16 Fixed Plant / Equipment	16.01 Sterilisers	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
16 Fixed Plant / Equipment	16.02 Bedpan Disposal	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
16 Fixed Plant / Equipment	16.03 Disinfection Equipment	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
16 Fixed Plant / Equipment	16.04 Catering Equipment	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
16 Fixed Plant / Equipment	16.05 Laundry Equipment	Washing machine	Electric	m ²	based on GIFA
		Tumble drier	Gas		
		<i>free text</i>	<i>free text</i>		
16 Fixed Plant / Equipment	16.06 Miscellaneous Equipment	<i>free text</i>	<i>free text</i>		
16 Fixed Plant / Equipment	16.99 Other	<i>free text</i>	<i>free text</i>		
17 Electrical System	17.01 HV Network	HV switchgear (external)	Dry type	m ²	based on GIFA
		HV switchgear (internal)	Oil filled		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Transformer	<i>free text</i>		
		<i>free text</i>			
17 Electrical System	17.02 Generators	Combined heat & power (CHP)	Gas	m ²	based on GIFA
		Standby generator	Diesel		
		UPS	Steam		
		<i>free text</i>	Lead acid (sealed)		
			Nickel-alkaline (vented)		
	<i>free text</i>				
17 Electrical System	17.03 Switchgear	LV switchgear	Air circuit breakers (ACB's)	m ²	based on GIFA
		Main supply switchgear and distribution	Moulded case circuit breakers (MCCB's)		
		<i>free text</i>	Fuses		
			<i>free text</i>		
17 Electrical System	17.04 Distribution Boards	Consumer units	Miniature circuit breakers (MCB's)	m ²	

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Distribution boards	Residual current devices (RCD's)		based on GIFA
		Feeder pillars	Fuses		
		<i>free text</i>	<i>free text</i>		
17 Electrical System	17.05 Wiring Systems / Bonding	Surface containment	MICC	m ²	based on GIFA
		Surface fixed	PVC / LSF		
		Flush	<i>free text</i>		
		<i>free text</i>			
17 Electrical System	17.06 Fittings	Sockets / switches	Plastic	m ²	based on GIFA
		<i>free text</i>	Metal clad		
			<i>free text</i>		
17 Electrical System	17.07 Luminaires	Surface	Fluorescent	m ²	based on GIFA
		Recessed	Compact fluorescent		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Bulkhead	LED		
		<i>free text</i>	Halogen		
			<i>free text</i>		
17 Electrical System	17.08 Emergency Luminaires	Integral	Fluorescent	m ²	based on GIFA
		Stand alone	LED		
		<i>free text</i>	<i>free text</i>		
17 Electrical System	17.99 Other	<i>free text</i>	<i>free text</i>		
18 Communication Systems	18.01 Telephone Systems	Dedicated	<i>free text</i>	m ²	based on GIFA
		Voice over IP			
		<i>free text</i>			
18 Communication Systems	18.02 Data Transmission	Cabling	Cat 5	m ²	based on GIFA
		Cabinets	Cat 5E		
		<i>free text</i>	Cat 6		
			Cat 6A		
			<i>free text</i>		

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
18 Communication Systems	18.03 Paging Systems	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
18 Communication Systems	18.04 Nurse Call Systems	Hard wired	<i>free text</i>	m ²	based on GIFA
		Wireless			
		<i>free text</i>			
18 Communication Systems	18.05 Radio & Television Systems	Digital	<i>free text</i>	m ²	based on GIFA
		Analogue			
		<i>free text</i>			
18 Communication Systems	18.06 Bedhead Services	<i>free text</i>	<i>free text</i>	m ²	based on GIFA
18 Communication Systems	18.99 Other	<i>free text</i>	<i>free text</i>		
19 Alarms & Detection Systems	19.01 Fire Alarm Panels	Conventional	<i>free text</i>	m ²	based on GIFA
		Addressable			
		Wireless			
		<i>free text</i>			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
19 Alarms & Detection Systems	19.02 Fire Alarm Wiring System	Surface	Soft skin	m ²	based on GIFA
		Flush	MICC		
		<i>free text</i>	<i>free text</i>		
19 Alarms & Detection Systems	19.03 Security Systems	Intruder alarm	<i>free text</i>	m ²	based on GIFA
		<i>free text</i>			
19 Alarms & Detection Systems	19.04 CCTV (Internal)	<i>free text</i>	Dome	m ²	based on GIFA
			PTZ		
			Fixed		
			<i>free text</i>		
19 Alarms & Detection Systems	19.05 Panic Attack System	Hard wired	<i>free text</i>	m ²	based on GIFA
		Wireless			
		<i>free text</i>			
19 Alarms & Detection Systems	19.06 Other Alarm Systems	Disabled toilet alarm	<i>free text</i>	m ²	based on GIFA
		Carbon monoxide			
		Leak detection			

Element	Sub Element	Design	Material	Costing Basis	Additional Comments
		Smoke aspiration system			
		<i>free text</i>			
19 Alarms & Detection Systems	19.99 Other	Fire suppression system	<i>free text</i>		
		<i>free text</i>			
20 Building Management Control System	20.01 Building Management System	Head end (supervisor)	Delta	m ²	based on GIFA
		Outstations	Honeywell		
		Plant controller	Satchwell		
		Operating system	Trend		
		Remote display panels	<i>free text</i>		
		Communications network (hardwiring)			
		<i>free text</i>			
20 Building Management Control System	20.99 Other	<i>free text</i>	<i>free text</i>		