

Scottish Health Technical Note 00-01 Series
Property Appraisal Manual, Appendix 4

Schedule of Rates - Fabric & Engineering 1Q 2021 (as at base date of 1st Quarter 2021)

Schedule of Rates
Updated to 1st quarter 2021

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
1.00	STRUCTURE								
1.01	Substructure								
0	Substructure - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	100	% of GIA based on building footprint	Foundations	Concrete (assumed)	m2	£852.00		
	Substructure - GIFA - 05 Mental Health Hospital / 07 Older People Hospital / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician / 24 Support Facilities	100	% of GIA based on building footprint	Foundations	Concrete (assumed)	m2	£329.00		
	Substructure - GIFA - 06 Community Hospital / 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	100	% of GIA based on building footprint	Foundations	Concrete (assumed)	m2	£654.00		
	Substructure - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	100	% of GIA based on building footprint	Foundations	Concrete (assumed)	m2	£458.00		
1.02	Frames								
	Concrete Frame (includes concrete floor as part of frame) - GIFA	70	100% of GIA	Beams / Columns	Concrete	m2	£173.00		
	Steel Frame - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	75	100% of GIA	Beams / Columns	Steel	m2	£220.00		
	Steel Frame - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	75	100% of GIA	Beams / Columns	Steel	m2	£157.00		
	Steel Frame - GIFA - 23 Offices (Mid Rise)	75	100% of GIA	Beams / Columns	Steel	m2	£164.00		
	Steel Frame - GIFA - 24 Support Facilities	75	100% of GIA	Beams / Columns	Steel	m2	£221.00		
	Steel Frame - GIFA - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44	75	100% of GIA	Beams / Columns	Steel	m2	£155.00		
	Timber Frame - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Beams / Columns	Timber	m2	£67.00		
	Timber Frame - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Beams / Columns	Timber	m2	£66.00		
1.03	Floors & Stairs								
Floors	Floor Concrete Suspended - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital / 06 Community Hospital	70	100% of GIA	Suspended	Concrete	m2	£163.00		
Floors	Floor Concrete Suspended - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	70	100% of GIA	Suspended	Concrete	m2	£65.00		
Floors	Floor Concrete Suspended - GIFA - 23 Offices (Mid Rise)	70	100% of GIA	Suspended	Concrete	m2	£176.00		
Floors	Floor Timber Joisted - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Suspended	Timber	m2	£80.00		

Floors	Floor Timber Joisted - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Suspended	Timber	m2	£80.00		
Stairs	Stairs & Landings - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£34.00		
Stairs	Stairs & Landings - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£12.00		
Stairs	Stairs & landings - GIFA - 06 Community Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£31.00		
Stairs	Stairs & landings - GIFA - 23 Offices (Mid Rise)	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£27.00		
Stairs	Stairs & landings - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£22.00		
1.04	Roofs								
	Framed Roof Concrete - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	70	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Concrete	m2	£113.00		
	Framed Roof Concrete - GIFA - 06 Community Hospital	70	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Concrete	m2	£124.00		
	Framed Roof Concrete - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	70	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Concrete	m2	£88.00		
	Framed Roof Concrete - GIFA - 23 Offices (Mid Rise)	70	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Concrete	m2	£88.00		
	Framed Roof Steel - GIFA - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	75	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Steel	m2	£46.00		
	Framed Roof Steel - GIFA - 24 Support Facilities	75	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Steel	m2	£114.00		
	Framed Roof Steel - GIFA - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	75	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch / Hip end / Flat	Steel	m2	£65.00		
	Trussed Roof Timber - GIFA	60	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch	Timber	m2	£74.00		
2.00	EXTERNAL FABRIC								
2.01	External Walls & Finishes								
	Cavity construction - common brick / block (to receive render finish) - whole wall	80	Wall area (m2)	Cavity construction	Brick / blockwork / render	m2	£297.00		
	Cavity construction - common brick / block coupled with facing brick leaf replacement - whole wall	80	Wall area (m2)	Cavity construction	Facing / common brick / blockwork	m2	£356.00		
	Common brick / block leaf replacement, cavity construction - single leaf only	80	Wall area (m2)	Cavity construction	Common brick	m2	£150.00	m2	£179.00
	Facing brick leaf replacement, cavity construction - single leaf only	80	Wall area (m2)	Cavity construction	Facing brick	m2	£208.00	m2	£250.00
	Repointing existing brickwork	0	Wall area (m2)	Wall	Mortar			m2	£32.00
	Render - Dry / wet dash render replacement	40	Wall area (m2)	Wall	Render	m2	£104.00	m2	£124.00
	Render - Smooth render replacement	40	Wall area (m2)	Wall	Render	m2	£90.00	m2	£106.00
	Stone (modern), cavity construction, ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£577.00	m2	£693.00
	Stone (original), solid construction, ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£710.00	m2	£853.00

	Stone (original), solid construction, ornate ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£1,065.00	m2	£1,279.00
	Stone (original), solid construction, very ornate ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£1,419.00	m2	£1,704.00
	Repointing existing stonework - coursed sandstone	0	Wall area (m2)	Wall	Lime mortar			m2	£52.00
	Repointing existing stonework - random rubble	0	Wall area (m2)	Wall	Lime mortar			m2	£66.00
	Precast concrete cladding panel replacement, cavity construction	40	Wall area (m2)	Wall cladding	Precast concrete	m2	£548.00	m2	£659.00
	Profiled metal wall cladding	40	Wall area (m2)	Wall cladding	Profiled metal	m2	£163.00	m2	£196.00
	Timber cladding replacement, cavity construction	40	Wall area (m2)	Wall cladding	Timber	m2	£150.00	m2	£179.00
	Milled Sheet Lead; BS Code 4	67	Wall area (m2)	Cladding	Lead	m2	£311.00	m2	£388.00
	Zinc; 12 gauge; seamed joints	50	Wall area (m2)	Cladding	Zinc	m2	£311.00	m2	£388.00
	Precast Concrete Brick Clad: Insulation; linings	55	Wall area (m2)	Cladding	Concrete	m2	£489.00	m2	£610.00
	Precast Concrete Natural Stone Faced: Insulation; lining and fixings	60	Wall area (m2)	Cladding	Concrete	m2	£702.00	m2	£877.00
	Precast Concrete: Exposed aggregate finish; insulation; lining and fixings	60	Wall area (m2)	Cladding	Concrete	m2	£401.00	m2	£499.00
	PVCu Cladding; 150mm; shiplap; insulated	30	Wall area (m2)	Cladding	PVCu	m2	£421.00	m2	£526.00
	Concrete tiles	40	Wall area (m2)	Cladding	Concrete	m2	£76.00	m2	£94.00
	Slates	30	Wall area (m2)	Cladding	Slates	m2	£167.00	m2	£278.00
	Panels: GRP plain or decorative finish	35	Wall area (m2)	Cladding	GRP	m2	£421.00	m2	£526.00
	Profiled Sheet: Galvanised Steel PVF2 Coated	30	Wall area (m2)	Cladding	Steel	m2	£192.00	m2	£241.00
	Profiled Sheet: Glass-Fibre	25	Wall area (m2)	Cladding	Glass-Fibre	m2	£421.00	m2	£526.00
	Profiled Sheet: Plastic	25	Wall area (m2)	Cladding	Plastic	m2	£421.00	m2	£526.00
	Modular buildings - includes everything except floor coverings and decoration	30	100% of GIA	Modular building		m2	£1,242.00		
2.02	Windows & Ironmongery								
	Curtain Walling System: Double Glazed Polyester Powder Coated Aluminium `Stick` System: Medium/high quality standard; 6mm laminate glass; including opaque insulated spandrel panels	37	Curtain walling area (m2)	Double glazed / curtain walling	Aluminium	m2	£622.00	m2	£119.00
	Curtain Walling System: Structural Siliconed Double Glazed Standard `Unitised/Panelled` Assembly: 10mm and 6mm clear and laminate; factory produced; on aluminium frame	45	Curtain walling area (m2)	Double glazed / curtain walling - structural	Aluminium	m2	£1,109.00	m2	£119.00
	Windows: Aluminium Acrylic Finished: Vertical or horizontal sliding; plugged and screwed	40	No. of windows	Casement	Aluminium	No.	£947.00	No.	£119.00
	Windows: Galvanised Steel Polyester Powder Coated: Top/side hung; opening lights; weather stripping; frames bed in mastic, pointed one side	45	No. of windows	Casement	Steel	No.	£1,081.00	No.	£119.00
	Windows: PVCu Casement: Fixed/tilt and turn light; cills and glazing; EPDM glazing gaskets and weather seals; including all ironmongery	30	No. of windows	Casement / tilt & turn	UPVC	No.	£622.00	No.	£119.00
	Windows: Timber Casement: Side hung; hardwood cills; weather-stripping; fitted with fasteners; preservative stained base coat	30	No. of windows	Casement	Timber	No.	£754.00	No.	£119.00
	Windows: Timber Traditional Sash and Case Window	45	No. of windows	Sash and case	Timber	No.	£1,961.00	No.	£329.00

	Glass block walling	25	Area of glazing (m2)	Glass blocks		m2	£600.00	m2	£750.00
	Broken Glass - Double Glazed	0	Area of glass (m2)	Window	Glass			m2	£218.00
	Broken Glass - Fire Rated	0	Area of glass (m2)	Window	Glass			m2	£696.00
	Broken Glass - Georgian Wired	0	Area of glass (m2)	Window	Glass			m2	£373.00
	Broken Glass - Single Glazed	0	Area of glass (m2)	Window	Glass			m2	£136.00
	Broken Window Ironmongery	0	Area of glass (m2)	Window	Metal/Plastic			No.	£33.00
	Window grilles	20	No. of grilles	Grilles	Steel	No.	£284.00		
2.03	External Doors & Ironmongery								
	External Door Frames and Lining Sets: Aluminium Frame Revolving Door Semi/Fully Glazed door	35	No.	Semi glazed / fully glazed	Aluminium	No.	£6,476.00	No.	£393.00
	External Door Frames and Lining Sets: Aluminium Frame Double Automated Semi/Fully Glazed door	35	No. of doors	Semi glazed / fully glazed	Aluminium	No.	£5,841.00	No.	£393.00
	External Door Frames and Lining Sets: Aluminium Frame louvered plant room door	35	No. of doors	Louvered	Aluminium	No.	£4,089.00	No.	£393.00
	External Door Frames and Lining Sets: Aluminium Frame Semi/Fully Glazed	35	No. of doors	Semi glazed / fully glazed	Aluminium	No.	£3,738.00	No.	£393.00
	External Door Frames and Lining Sets: Steel Flush Panelled, painted	35	No. of doors	Flush	Steel	No.	£2,922.00	No.	£393.00
	External Door Frames and Lining Sets: Steel Roller Shutter (Pedestrian)	35	No. of doors	Roller Shutter	Steel	No.	£2,103.00	No.	£393.00
	External Door Frames and Lining Sets: Steel Roller Shutter (Vehicle)	35	No. of doors	Roller Shutter	Steel	No.	£4,089.00	No.	£393.00
	External Door Frames and Lining Sets: Timber Frame louvered plant room door	35	No. of doors	Louvered	Timber	No.	£2,571.00	No.	£393.00
	External Door Frames and Lining Sets: Timber Semi/Fully Glazed: Purpose made; jambs and heads; 50x100mm; as frames; rebated, rounded and grooved	35	No. of doors	Semi glazed / fully glazed	Timber	No.	£2,289.00	No.	£393.00
	External Door Frames and Lining Sets: Hardwood: Purpose made; jambs and heads; 50x100mm; as frames; rebated, rounded and grooved	35	No. of doors	Flush	Timber	No.	£1,833.00	No.	£393.00
	External Door Frames and Lining Sets: Treated Softwood: Standard; primed; untreated hardwood cills	27	No. of doors	Flush	Timber	No.	£1,478.00	No.	£393.00
	External Door Frames and Lining Sets: PVCu	25	No. of doors	Flush	PVCu	No.	£1,833.00	No.	£393.00
	External Door Frames and Lining Sets: PVCu semi glazed	25	No. of doors	Semi glazed / fully glazed	PVCu	No.	£2,289.00	No.	£393.00
2.04	External Cladding/Eaves Detail								
	Eaves detail, boxed, Timber, 450mm girth	40	Linear metre length	Box eaves detail / Soffit	Timber	m	£61.00	m	£75.00
	Eaves detail, boxed, PVCu, 450mm girth	40	Linear metre length	Box eaves detail / Soffit	UPVC	m	£75.00	m	£93.00
	Eaves detail, soffit, Timber, 300mm wide	40	Linear metre length	Soffit	Timber	m	£30.00	m	£39.00
	Eaves detail, soffit, PVCu, 300mm wide	40	Linear metre length	Soffit	UPVC	m	£45.00	m	£56.00
2.05	External Decoration								
	Decoration to external render	5	Wall area (m2)		Paint	m2	£29.00	m2	£35.00

	Decoration to external timbers	5	Area of timber (m2)		Paint	m2	£15.00	m2	£20.00
	Decoration to rainwater goods	5	Linear metre length		Paint	m	£8.00	m	£11.00
	Decoration to standard timber windows	5	No. of windows		Paint	No.	£28.00	No.	£34.00
	Decoration to timber sash & case windows	5	No. of windows		Paint	No.	£55.00	No.	£68.00
	Decoration to external metal fire escapes (cost per storey)	5	per storey		Paint	No.	£1,701.00		
2.99	Other								
	External metal fire escapes (cost per storey)	30	per storey	External Fire Escape	Metal	No.	£12,409.00		
3.00	ROOF								
3.01	Coverings – Pitched								
	Concrete tiles	60	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Concrete tiles	m2	£61.00	m2	£75.00
	Slates	70	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Slate	m2	£134.00	m2	£166.00
	Rosemary clay tiles	70	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Rosemary clay tiles	m2	£104.00	m2	£130.00
	Profiled: PVF2 coated galvanised steel	30	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Profiled metal sheeting	m2	£192.00	m2	£113.00
	Profiled: glass fibre translucent sheet cladding, 2400 x 1200 mm	20	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Translucent sheet cladding	No.	£131.00		
	Fibre Cement: Profiled sheet cladding	35	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Profiled cement sheeting			m2	£100.00
	High performance bituminous felt: two layer covering; bonded	20	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Felt	m2	£104.00	m2	£130.00
	Copper sheeting	60	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Copper	m2	£223.00	m2	£277.00
	Lead	67	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Lead	m2	£192.00	m2	£241.00
	Standing seam	30	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Steel / Aluminium	m2	£105.00	m2	£131.00
	Zinc sheeting	40	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Zinc	m2	£192.00	m2	£241.00
	Moderate complex roofs - extra over cost					m2	£32.00	m2	£40.00
	Complex roofs - extra over cost					m2	£63.00	m2	£78.00
3.02	Coverings – Flat								
	High performance bituminous felt: two layer covering; bonded	20	% of GIA based on building footprint	Flat	Bituminous felt	m2	£104.00	m2	£130.00
	Lead	67	% of GIA based on building footprint	Flat	Lead	m2	£223.00	m2	£277.00
	Synthetic Rubber (EPDM) / single ply	20	% of GIA based on building footprint	Flat	Synthetic rubber (EPDM)	m2	£163.00	m2	£204.00
	Asphalt	30	% of GIA based on building footprint	Flat	Asphalt	m2	£179.00	m2	£223.00
	Asphalt: Solar Reflective Paint Only	10	% of GIA based on building footprint	Flat	Solar reflective paint	m2	£30.00	m2	£39.00

Internal Walls & Finishes - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	60	100% of GIA	Internal walls		m2	£257.00		
Internal Walls & Finishes - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Internal walls		m2	£148.00		
Internal Walls & Finishes - 06 Community Hospital	60	100% of GIA	Internal walls		m2	£191.00		
Internal Walls & Finishes - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	60	100% of GIA	Internal walls		m2	£164.00		
Internal Walls & Finishes - 23 Offices (Mid Rise)	60	100% of GIA	Internal walls		m2	£158.00		
Internal Walls & Finishes - 24 Support Facilities	60	100% of GIA	Internal walls		m2	£150.00		
Internal Walls & Finishes- 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Internal walls		m2	£134.00		
Internal Walls & Finishes - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	60	100% of GIA	Internal walls		m2	£218.00		
Whiterock or equal wall lining - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	20	% of GIA	Wall lining	Whiterock	m2	£66.00		
Whiterock or equal wall lining- 05 Mental Health Hospital / 07 Older People Hospital / 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Wall lining	Whiterock	m2	£14.00		
Whiterock or equal wall lining - 06 Community Hospital	20	% of GIA	Wall lining	Whiterock	m2	£53.00		
Whiterock or equal wall lining - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Wall lining	Whiterock	m2	£14.00		
Boarding/Panelling: Gyproc Wallboard: Insulating grade, plastic faced; taped joints; for direct decoration	37	Wall area (m2)	Stud partition	Insulated plasterboard	m2	£193.00	m2	£241.00
Boarding/Panelling: Hardwood: Tongued and grooved, v-jointed; including battens	50	Wall area (m2)	Wall lining	Timber panelling	m2	£163.00	m2	£204.00
Boarding/Panelling: Whiterock or equal wall lining	20	Wall area (m2)	Wall lining	Whiterock	m2	£103.00	m2	£130.00
Board/Panelling: Sound proofing system	20	Wall area (m2)	Wall lining	Acoustic Panels	m2	£227.00	m2	£264.00
Insitu Finishes: Lightweight Plaster: Two coats; to brickwork/blockwork base	50	Wall area (m2)	Wall finish	Plaster	m2	£61.00	m2	£75.00
Partitions (De-mountable): Aluminium: Generally	25	Linear metre length	Demountable partitions	Aluminium	m	£446.00	m	£553.00
Partitions (De-mountable): Glass: Generally	20	Linear metre length	Demountable partitions	Glass	m	£977.00	m	£1,221.00
Partitions (De-mountable): Steel: Generally	30	Linear metre length	Demountable partitions	Steel	m	£415.00	m	£519.00
Partitions: Laminated Plasterboard: 65mm; 19mm outer layers square edge plank core; 19mm tapered edge plank both sides; softwood plates and battens; flush jointed tapered edge panels	50	Linear metre length	Stud partition	Laminated plasterboard	m	£502.00	m	£630.00
Partitions: Metal Stud and Plasterboard: 100mm; two layers 12.5mm wallboard each side; 48mm studs; flush jointed tapered edge panels	50	Linear metre length	Stud partition	Plasterboard	m	£329.00	m	£433.00
Partitions: Metal Stud and Plasterboard: 65mm; one hour; one layer 15mm Fireline board each side; jointed tapered edge panel	50	Linear metre length	Stud partition	Plasterboard	m	£428.00	m	£537.00
Partitions: Timber Stud and Plasterboard: 12.7mm gypsum plasterboard; tapered edges; fixed with galvanised nails to softwood; joints filled, taped and flush jointed	50	Linear metre length	Stud partition	Plasterboard	m	£371.00	m	£462.00
Rigid Finishes: Glazed Ceramic Tiles: Fixing with adhesive; including backing	25	Wall area (m2)	Wall finish	Ceramic tiles	m2	£119.00	m2	£150.00

	Rigid Finishes: Granite Cladding: 20mm; polished finish; jointed and pointed in coloured mortar; to cement/sand base	40	Wall area (m2)	Wall finish	Granite cladding	m2	£356.00	m2	£446.00
	Rigid Finishes: Marble Cladding: 20mm; polished finish; jointed and pointed in coloured mortar; to cement/sand base	45	Wall area (m2)	Wall finish	Marble cladding	m2	£356.00	m2	£446.00
	Toilet cubicles	20	No. of toilet cubicles	Toilet cubicle		No	£1,656.00		
	Toilet/WHB IPS system back panel	20	No. of IPS systems	IPS system		No.	£1,869.00		
4.02	Floor Coverings								
	Insitu Screed: Granolithic: 20mm	50	% of GIA	Screed	Granolithic	m2	£90.00	m2	£113.00
	Sheet: Vinyl	15	% of GIA	Sheet	Vinyl	m2	£80.00	m2	£99.00
	Sheet: Vinyl - repair open joints	0	m	Sheet	Vinyl			m	£31.00
	Tile: Vinyl	15	% of GIA	Tiles	Vinyl	m2	£61.00	m2	£75.00
	Sheet: Linoleum	15	% of GIA	Sheet	Linoleum	m2	£80.00	m2	£99.00
	Sheet: Fitted Carpet: Contract medium quality; wool/nylon carpet	10	% of GIA	Sheet	Carpet (medium quality)	m2	£75.00	m2	£93.00
	Sheet: Fitted Carpet: Contract heavy quality; wool/nylon carpet	12	% of GIA	Sheet	Carpet (heavy quality)	m2	£80.00	m2	£99.00
	Tile: Carpet: Contract medium quality	10	% of GIA	Tiles	Carpet (medium quality)	m2	£75.00	m2	£93.00
	Sheet: Barrier matting	12	% of GIA	Sheet	Barrier matting	m2	£115.00	m2	£143.00
	Tiles: Quarry Tiles: 12.5mm; to cement/sand base	50	% of GIA	Tiles	Quarry tiles	m2	£119.00	m2	£150.00
	Tiles: Ceramic	20	% of GIA	Tiles	Ceramic tiles	m2	£119.00	m2	£150.00
	Rigid Finishes: Solid Timber 6mm: Generally	30	% of GIA	Rigid	Timber	m2	£126.00	m2	£152.00
	Rigid Finishes: Laminate flooring	10	% of GIA	Rigid	Laminate	m2	£52.00	m2	£64.00
	Rigid Finishes: Parquet: Generally	30	% of GIA	Rigid	Timber parquet	m2	£163.00	m2	£204.00
	Rigid Finishes: Terrazzo Paving: 16mm; pavings divided into panels; on screeded bed	50	% of GIA	Screed	Terrazzo	m2	£163.00	m2	£204.00
	Sports Hall: sprung timber flooring, including markings	30	% of GIA	Sprung	Timber	m2	£180.00	m2	£225.00
	Screed: Linotol	40	% of GIA	Screed	Linotol	m2	£82.00	m2	£103.00
	Floating: Chipboard: 19mm panels nailed to softwood battens; 63mm Durabella flooring system; on concrete floor	30	% of GIA	Floating	Chipboard	m2	£75.00	m2	£93.00
	Raised Access: Chipboard Panels: Light/medium or office grade; 300-600mm high; galvanised sheet steel; pedestal supports	30	% of GIA	Raised access flooring	Chipboard	m2	£80.00	m2	£99.00
	Raised Access: Density Particle Board: 30mm panels; light/medium or office grade; 150mm high overall; pedestal supports	25	% of GIA	Raised access flooring	Density particle board	m2	£104.00	m2	£130.00
	Skirting: Hardwood: 25x100mm	47	Linear metre length	Skirting	Hardwood			m	£56.00
	Skirting: MDF: 25x75mm	30	Linear metre length	Skirting	MDF			m	£39.00
	Skirting: Plastic	24	Linear metre length	Skirting	Plastic			m	£39.00
	Stairs Finishes: Aluminium: Nosings	15	No. of treads	Stair nosings	Aluminium			per tread	£61.00

4.03	Ceilings Finishes								
	Plasterboard: 12.5mm Fireline board; fixing with nails to softwood base	40	% of GIA	Ceiling Linings	Fireline board	m2	£61.00	m2	£75.00
	Plaster: 10mm two coat lightweight plaster; to concrete/plasterboard	35	% of GIA	Ceiling Finishes	Plaster	m2	£61.00	m2	£75.00
	Boarding/Panelling: MDF: 25mm	30	% of GIA	Ceiling Linings	MDF	m2	£53.00	m2	£66.00
	Boarding/Panelling: Non-Asbestos Boards: Supalux lining; sanded finish	35	% of GIA	Ceiling Linings	Supalux	m2	£53.00	m2	£66.00
	Boarding/Panelling: Timber lined, veneered panels	40	% of GIA	Ceiling Linings	Timber	m2	£150.00	m2	£186.00
	Board/Panelling: Sound proofing system	20	% of GIA	Ceiling Linings	Acoustic Panels	m2	£227.00	m2	£264.00
	Insitu Finishes: Plaster: 5mm; Thistle board; to plasterboard	30	% of GIA	Ceiling Finishes	Plasterboard	m2	£30.00	m2	£39.00
	Insitu Finishes: Textured Plastic: One coat sealer and one coat Artex; to plasterboard or concrete ceilings	25	% of GIA	Ceiling Finishes	Textured plastic	m2	£45.00	m2	£56.00
4.04	Ceilings - Suspended								
	Suspended Ceilings: Aluminium: 600x600mm tile; concealed/exposed grid; hangers to concrete	25	% of GIA	Suspended Ceiling	Metal tiles	m2	£94.00	m2	£118.00
	Suspended Ceilings: Mineral Wool Based: 600x600mm tile; concealed/exposed grid; to concrete	20	% of GIA	Suspended Ceiling	Mineral fibre tiles	m2	£77.00	m2	£96.00
	Ceiling Tile: Aluminium: 600x600mm tiles laid in grid	0	No. of tiles	Suspended Ceiling	Metal tiles			No.	£26.00
	Ceiling Tile: Mineral Wool Based: 600x600mm tiles laid in grid	0	No. of tiles	Suspended Ceiling	Mineral fibre tiles			No.	£22.00
4.05	Internal Doors & Ironmongery								
	Internal Bifolding Door: Aluminium/Glass: Including ironmongery; generally	30	No. of doors	Internal Bifold doors	Metal/Glass	m	£2,267.00	No.	£419.00
	Internal Bifolding Door: timber: Including ironmongery; generally	30	No. of doors	Internal Bifold doors	Timber	m	£2,040.00	No.	£419.00
	Internal Acoustic Door: Metal: Including ironmongery; generally	30	No. of doors	Acoustic door	Metal	No	£5,665.00	No.	£419.00
	Internal Door: Glass: Including ironmongery; generally	25	No. of doors	Internal doors	Glass	No	£2,896.00	No.	£419.00
	Internal Doors: Softwood: 44mm flush 1/2hr firecheck door; plywood faced; including ironmongery	37	No. of doors	Fire doors	FD30	No.	£1,753.00	No.	£419.00
	Internal Doors: Softwood: 44mm glazed 1/2hr firecheck door; wood veneered; including ironmongery, with glazed panel	37	No. of doors	Fire doors	FD30 glazed	No.	£2,543.00	No.	£419.00
	Internal Doors: Softwood: 54mm flush 1hr firecheck door; wood veneered; including ironmongery	37	No. of doors	Fire doors	FD60	No.	£2,011.00	No.	£419.00
	Internal Doors: Softwood: 54mm glazed 1hr firecheck door; laminate finish; including ironmongery, with glazed panel	37	No. of doors	Fire doors	FD60 glazed	No.	£3,074.00	No.	£419.00
	Roller Shutters/Doors: Metal: Including ironmongery; generally	25	No. of doors	Roller shutter	Metal	No.	£2,322.00	No.	£419.00
4.06	Internal Decoration								
	Emulsion paint: to walls & ceilings, gloss to woodwork	5	100% of GIA	Paint	Emulsion	m2	£30.00	m2	£33.00
	Emulsion paint: to walls & gloss to woodwork	5	100% of GIA	Paint	Emulsion	m2	£22.00	m2	£23.00
	Non-slip floor paint: to previously painted floor	5	% of GIA	Paint	Non-Slip	m2	£29.00	m2	£31.00
	Emulsion paint: to brick or block walls	5	Wall area (m2)	Paint	Masonry	m2	£18.00	m2	£22.00

	Vinyl wallpaper: decorative paper backed; adhesive	8	Wall area (m2)	Wallpaper	Vinyl	m2	£25.00	m2	£27.00
4.99	Other								
	Fixed vertical ladder and safety cage	30	per storey	Fixed vertical ladder and safety cage	Steel	No.	£1,701.00		
5.00	INTERNAL FITTINGS & FIXTURES								
5.01	Sanitary Ware/Fittings								
	WC Suite: white / coloured vitreous china pan, seat and low level streamlined finish plastic cistern	20	No. of fittings	WC	Vitreous china	No.	£935.00		
	Clinical wc	20	No. of fittings	Clinical WC	Vitreous china	No.	£2,676.00		
	WHB	20	No. of fittings	WHB	Vitreous china/Stainless Steel	No.	£410.00		
	Clinical sink	20	No. of fittings	Clinical WHB	Vitreous china	No.	£2,149.00		
	Bath	30	No. of fittings	Bath	Plastic	No.	£1,240.00		
	Bidet	20	No. of fittings	Bidet	Vitreous china	No.	£410.00		
	Trough	20	No. of fittings	Trough	Stainless Steel	No.	£410.00		
	Clinical Trough	20	No. of fittings	Clinical Trough	Stainless Steel	No.	£2,149.00		
	Sink: Stainless Steel	20	No. of fittings	Sink	Stainless Steel	No.	£819.00		
	Sink: White glazed fireclay Belfast pattern sink	20	No. of fittings	Belfast style sink	Fireclay	No.	£586.00		
	Sluice: Stainless Steel	20	No. of fittings	Sluice	Stainless Steel	No.	£819.00		
	Urinal Suite: Single stall urinal; vitreous china	17	No. of fittings	Urinal	Vitreous china	No.	£526.00		
	Accessible WC / WHB (DocM pack)	20	No. of fittings	WC/WHB	Vitreous china	No.	£2,821.00		
	Shower tray: plastic	20	No. of fittings	Shower tray	Plastic	No.	£454.00		
5.02	Unit Furniture								
	Kitchen Fittings: Base units / worktop	20	Linear metre length	Base units		m	£533.00		
	Kitchen Fittings: wall units	20	Linear metre length	Wall units		m	£356.00		
	Other built in floor units	20	Linear metre length	Floor Units		m	£622.00		
	Lecture Chair & Desk	20	No. of fittings	Units		No	£851.00		
5.03	Internal Fittings & Furniture								
6.00	EXTERNAL GROUNDS & GARDENS								
6.01	Landscaping								
	grassed areas, new top soil, seed	0	Damaged areas only	Grassed areas				No.	£654.00

	plant beds, new top soil, plants, mulch	0	Damaged areas only	Plant beds				No.	£654.00
6.02	Walls, Fencing & Gates								
	Fencing: Timber Generally	20	Fence area (m2)	Fence	Timber	m2	£90.00	m2	£106.00
	Decoration to external timber fencing (fence quantity requires to be doubled - both sides)	5	Fence area (m2)	Fence	Paint	m2	£15.00	m2	£20.00
	Fencing: Timber Post & Wire	20	Fence area (m2)	Fence	Timber/Wire	m2	£35.00	m2	£43.00
	Fencing: Steel Generally	25	Fence area (m2)	Fence	Steel	m2	£179.00	m2	£214.00
	Decoration to external metal fencing (fence quantity requires to be doubled - both sides)	5	Fence area (m2)	Fence	Paint	m2	£30.00	m2	£39.00
	Fencing: Concrete Post & Chain	25	Fence area (m2)	Fence	Concrete post & chain	m2	£75.00	m2	£90.00
	Handrails: Metal	25	Linear metre length	Handrail	Steel	m	£58.00		
	Decoration to metal handrails	5	Linear metre length	Handrail	Paint	m	£8.00		
	Walls: Stone	50	Wall area (m2)	Wall	Stone	m2	£754.00	m2	£906.00
	Repointing existing stonework - coursed sandstone	0	Wall area (m2)	Wall	Lime mortar			m2	£52.00
	Repointing existing stonework - random rubble	0	Wall area (m2)	Wall	Lime mortar			m2	£66.00
	Walls: Facing Brick	50	Wall area (m2)	Wall	Facing brick	m2	£297.00	m2	£356.00
	Repointing existing brickwork	0	Wall area (m2)	Wall	Mortar			m2	£32.00
	Walls: Common Brick; render both sides	50	Wall area (m2)	Wall	Facing brick	m2	£362.00	m2	£434.00
	Decoration to external render	5	Wall area (m2)		Paint	m2	£29.00	m2	£35.00
	Walls: Reinforced Concrete	50	Wall area (m2)	Wall	Reinforced concrete	m2	£268.00	m2	£320.00
	Walls / fences: Rotating anti climb guards	20	Linear metre length	Rotating anti climb guard	Steel	m	£62.00	m2	£78.00
6.03	Roads & Car Parks								
	Insitu Concrete: To car parks generally	25	Road / car park area (m2)	Car park / roads	Insitu concrete	m2	£163.00	m2	£204.00
	Bitmac Surface: To car parks generally	20	Road / car park area (m2)	Car park / roads	Bitmac	m2	£119.00	m2	£150.00
	Precast Concrete Blocks: Rectangular coloured paviors on earth base; sand bedding	20	Road / car park area (m2)	Car park / roads	Block paviors	m2	£104.00	m2	£130.00
	Thermoplastic lining to roads / car parks - small sites	10	Linear metre length		Thermoplastic lining	m	£9.00		
	Thermoplastic lining to roads / car parks - large sites	10	Linear metre length		Thermoplastic lining	m	£7.00		
	Thermoplastic lining - disabled parking bay markings	10	Linear metre length	Disabled parking bay marking	Thermoplastic lining	No.	£105.00		
6.04	Paths & Paved Areas								
	Bitmac Surface: To pathways generally	20	Road / car park area (m2)	Car park / roads	Bitmac	m2	£119.00	m2	£150.00
	Bitmac Surface: To ramps generally	20	Ramp area (m2)	Ramp	Bitmac	m2	£238.00	m2	£300.00

	Precast Concrete Flags: On sand, granular or on blinded hardcore base	40	Path / paved area (m2)	Path	Concrete paving slabs	m2	£90.00	m2	£113.00
	Precast Concrete Flags to Ramps: On sand, granular or on blinded hardcore base	40	Ramp area (m2)	Ramp	Concrete paving slabs	m2	£180.00	m2	£226.00
	Precast Concrete Blocks: Rectangular coloured paviers on earth base; sand bedding	30	Path / paved area (m2)	Path	Block paviers	m2	£104.00	m2	£130.00
	Precast Concrete Blocks to Ramps: Rectangular coloured paviers on earth base; sand bedding	30	Ramp area (m2)	Ramp	Block paviers	m2	£208.00	m2	£260.00
	Insitu Concrete: To pathways generally	35	Path / paved area (m2)	Path	Insitu concrete	m2	£119.00	m2	£150.00
	Insitu Concrete: To ramps generally	35	Ramp area (m2)	Ramp	Insitu concrete	m2	£238.00	m2	£300.00
	Yorkstone Slabs: On blinded hardcore base	40	Path / paved area (m2)	Path	Yorkstone slabs	m2	£163.00	m2	£204.00
6.05	External Fittings & Furniture								
	Signage	15	No. of signs	Signage		No.	£385.00		
	Bin	15	No. of bins	Bin		No.	£489.00		
	Bench	15	No. of benches	Bench		No.	£843.00		
	Bollards	15	No. of bollards	Bollards		No.	£341.00		
	Decoration to bollards	5	No. of bollards	Bollards		No.	£58.00		
	Sheffield Cycle Stand	20	No. of stands	Bike Stand	Metal	No.	£136.00		
6.06	Ancillary Buildings								
	Gas meter housing	20	No. of gas meter housings	Gas meter housing		No.	£1,478.00		
	Single garage	20	No. of garages	Single Garage		No.	£9,371.00		
	Shed, 6' x 4'	6	No. of sheds	Timber shed		No.	£524.00		
	Shed, 8' x 6'	6	No. of sheds	Timber shed		No.	£721.00		
7.00	DRAINAGE & EXTERNAL SERVICES								
7.01	Drainage/Sewerage								
	Surface water drainage, based on area of hardstanding	60	Area of hardstanding (m2) block 00	Below ground drainage	Vitrified clay	m2	£88.00		
	Surface water drainage, based on area of hardstanding	50	Area of hardstanding (m2) block 00	Below ground drainage	PVCu	m2	£53.00		
	Surface water drainage, based on area of hardstanding	60	Area of hardstanding (m2) block 00	Below ground drainage	Concrete	m2	£88.00		
	Foul drainage, based on gifa - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	30	100% of GIA	Foul drainage		m2	£22.00		
	Foul drainage, based on gifa - 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	100% of GIA	Foul drainage		m2	£15.00		
	Foul drainage, based on gifa - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	100% of GIA	Foul drainage		m2	£18.00		
	Foul drainage, based on gifa - 23 Offices (Mid Rise)	30	100% of GIA	Foul drainage		m2	£8.00		

	Foul drainage, based on gifa - 24 Support Facilities	30	100% of GIA	Foul drainage		m2	£13.00		
7.02	External Utilities Infrastructure								
	Gas Supply: Coiled Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	30	100% of GIA	Gas supply - coiled service pipe - underground	Medium density polyethylene	m2	£22.00		
	Gas Supply: Coiled Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	100% of GIA	Gas supply - coiled service pipe - underground	Medium density polyethylene	m2	£15.00		
	Gas Supply: Coiled Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	100% of GIA	Gas supply - coiled service pipe - underground	Medium density polyethylene	m2	£18.00		
	Gas Supply: Coiled Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 24 Support Facilities	30	100% of GIA	Gas supply - coiled service pipe - underground	Medium density polyethylene	m2	£13.00		
	Gas Supply: Mains Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	35	100% of GIA	Gas supply - mains service pipe - underground	Medium density polyethylene	m2	£22.00		
	Gas Supply: Mains Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	35	100% of GIA	Gas supply - mains service pipe - underground	Medium density polyethylene	m2	£15.00		
	Gas Supply: Mains Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	35	100% of GIA	Gas supply - mains service pipe - underground	Medium density polyethylene	m2	£18.00		
	Gas Supply: Mains Service Pipe: Medium density polyethylene; laid underground; electrofusion joints in running length - 24 Support Facilities	35	100% of GIA	Gas supply - mains service pipe - underground	Medium density polyethylene	m2	£13.00		
7.03	Site Lighting								
	Wall mounted bulkhead fitting	15	No. of fittings			No.	£329.00		
	Column lighting	20	No. of fittings			No.	£1,169.00		
	Bollard fitting	15	No. of fittings			No.	£654.00		
7.04	Lightning Protection								
	Lightning Protection	25	100% of GIA	Lightning protection		m2	£4.10		
7.05	CCTV (External)								
	CCTV (External)	15	100% of GIA	CCTV (external)		m2	£4.10		
8.00	FUEL STORAGE & DISTRIBUTION								
8.01	Fuel Supply/Distribution								
	Fuel Supply / Distribution - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	45	100% of GIA	Fuel supply / distribution		m2	£5.30		

	Fuel Supply / Distribution - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	45	100% of GIA	Fuel supply / distribution		m2	£8.00		
	Fuel Supply / Distribution - 06 Community Hospital	45	100% of GIA	Fuel supply / distribution		m2	£17.20		
	Fuel Supply / Distribution - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	45	100% of GIA	Fuel supply / distribution		m2	£6.60		
	Fuel Supply / Distribution - 23 Offices (Mid Rise) / 24 Support Facilities	45	100% of GIA	Fuel supply / distribution		m2	£1.30		
8.02	Storage								
	Oil tank	30	£1 / litre						
9.00	BOILERS & CALORIFIERS								
9.01	Boiler Plant								
	Boiler Plant - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	25	% of GIA			m2	£9.60		
	Boiler Plant - 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	25	% of GIA			m2	£13.50		
	Boiler Plant - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	25	% of GIA			m2	£34.40		
	Boiler Plant - 23 Offices (Mid Rise)	25	% of GIA			m2	£18.80		
	Boiler Plant - 24 Support Facilities	25	% of GIA			m2	£18.80		
	Boiler plant - 20kw	15	No. of boilers			No.	£4,115.00		
	Boiler plant - 40kw	15	No. of boilers			No.	£6,172.00		
	Boiler plant - 60kw	15	No. of boilers			No.	£8,229.00		
	Gas/Oil Fired Boilers: Industrial Water Boilers: Cast iron sectional boilers; gas or oil fired on/off or high/low type	25	No. of boilers			No.	£27,667.00		
	Gas/Oil Fired Boilers: Packaged Water Boilers: Gas or oil fired; on/off or high/low type	25	No. of boilers			No.	£27,667.00		
9.02	Pressurisation Plant								
	Pressurisation Plant	15	% of GIA			m2	£2.20		
9.03	Calorifiers/Heat Exchangers								
	Storage Cylinders/Calorifiers: Copper: Direct/indirect hot water cylinders; single/double feed; pre-insulated	30	% of GIA	Storage cylinder / calorifier (direct / indirect)	Copper	m2	£8.00		
	Storage Cylinders/Calorifiers: Copper: Direct/indirect hot water cylinders; single/double feed; pre-insulated	30	No. of cylinders / calorifiers	Storage cylinder / calorifier (direct / indirect)	Copper	No.	£1,612.00		
	Storage Cylinders/Calorifiers: Copper: Combination direct hot water storage units	30	No. of cylinders / calorifiers	Storage cylinder / calorifier (Combi)	Copper	No.	£146.00		
	Storage Cylinders/Calorifiers: Galvanised Mild Steel: Storage calorifier	30	No. of cylinders / calorifiers	Storage cylinder / calorifier	Galvanised mild steel	No.	£146.00		
	Heat Pump: Packaged Air to Water: Three phase 415v compressor; fan; heat exchanger	15	No. of heat pumps	Heat pump		No.	£146.00		
	Heat Pump: Packaged Reciprocating: Three phase 415v compressor; cooler; condenser; control panel	15	No. of heat pumps	Heat pump		No.	£146.00		

	Heat Exchanger: Packaged Plate: Instantaneous water heaters; primary pump; temperature sensor; thermostatic control panel	15	No. of heat exchangers	Heat exchanger		No.	£1,065.00		
9.04	Flues								
	Through wall balanced flue	25	No. of boilers			No.	£586.00		
	Conventional stainless steel chimneys/flues	25	No. of flues			No.	£9,813.00		
9.05	Controls/Meters								
		20	% of GIA			m2	£2.70		
9.06	Insulation								
		25	% of GIA			m2	£1.70		
10.00	STEAM SYSTEMS								
10.01	Distribution Pipework								
	Steam plant: Steam pipework installations	30	% of GIA	Steam pipework		m2	£24.00		
10.02	Valves								
	Valves - small	15	No. of valves	Valves		No.	£2,337.00		
	Valves - large	15	No. of valves	Valves		No.	£11,681.00		
10.03	Controls								
	Steam plant: Control equipment	15	% of GIA			m2	£61.00		
10.04	Meters								
	Steam plant: Instrumentation	15	No. of meters			No.	£1,169.00		
10.05	Condense Systems								
	Steam plant: Condensate systems	15	% of GIA			m2	£24.00		
10.06	Insulation								
	Insulation	30	% of GIA			m2	£2.50		
11.00	HEATING SYSTEMS								
11.01	Distribution Pipework								
	LTHW pipework - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 05 Mental Health Hospital / 07 Older People Hospital / 08 Multi Service Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	30	% of GIA	LTHW pipework		m2	£82.00		
	LTHW pipework - 06 Community Hospital	30	% of GIA	LTHW pipework		m2	£64.00		
	LTHW pipework - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	% of GIA	LTHW pipework		m2	£26.00		

	LTHW pipework - 23 Offices (Mid Rise)	30	% of GIA	LTHW pipework		m2	£93.00		
	LTHW pipework - 24 Support Facilities	30	% of GIA	LTHW pipework		m2	£87.00		
11.02	Heat Emitters								
	Heat emitters - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 05 Mental Health Hospital / 07 Older People Hospital / 08 Multi Service Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA	Heat emitters		m2	£15.70		
	Heat emitters - 06 Community Hospital	20	% of GIA	Heat emitters		m2	£36.40		
	Heat emitters - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Heat emitters		m2	£10.50		
	Heat emitters - 23 Offices (Mid Rise)	20	% of GIA	Heat emitters		m2	£32.90		
	Heat emitters - 24 Support Facilities	20	% of GIA	Heat emitters		m2	£17.20		
	Heat Emitters: Radiators: Low surface temperature; single panel	20	No. of emitters	Radiators		No.	£401.00	No.	£499.00
	Heat Emitters: Skirting Heaters: Pressed metal with fins on copper tube	20	Linear metre length	Skirting heaters		m	£163.00	m	£204.00
	Heat Emitters: Radiant Strip Heaters: Steel tube aluminium radiant plates incl. insulation, sliding brackets, cover plates, end closures	20	Linear metre length	Radiant strip heaters		m	£268.00	m	£334.00
	Heat Emitters: Electric Convector Heaters: Wall mounted; fixed to structure; 3kW output; integral thermostat	10	No. of emitters	Electric convector heaters		No.	£253.00	No.	£314.00
	Heat Emitters: Electric Storage Heaters: Low level wall mounted; thermostatic controls; fixed to structure	20	No. of emitters	Electric storage heaters		No.	£502.00	No.	£630.00
	Air Curtains: Electrically Heated Commercial Grade: Recessed/exposed units with rigid steel casing; aluminium grilles; high quality motor/centrifugal fan	15	No. of air curtain heaters	Air curtain heaters		No.	£3,137.00	No.	£4,067.00
11.03	Controls								
	Accessories: Controls: Thermostatic radiator valves	20	% of GIA			m2	£2.20		
	Accessories: Controls: Thermostatic radiator valves	20	No. of valves			No.	£75.00	No.	£93.00
11.04	Heating Pumps								
	Heating Pumps	15	% of GIA			m2	£6.00		
11.05	Insulation								
	Insulation	30	% of GIA			m2	£8.00		
12.00	VENTILATION SYSTEMS								
12.01	Ventilation Plant								
	Ventilation systems general- 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	20	% of GIA	Ventilation system		m2	£51.60		
	Ventilation systems general - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Ventilation system		m2	£25.80		
	Ventilation systems general - 06 Community Hospital	20	% of GIA	Ventilation system		m2	£37.50		
	Ventilation systems general - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Ventilation system		m2	£17.60		

	Ventilation systems general - 23 Offices (Mid Rise)	20	% of GIA	Ventilation system		m2	£21.10		
	Ventilation systems general - 24 Support Facilities / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA	Ventilation system		m2	£25.80		
	Ventilation systems general - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Ventilation system		m2	£4.10		
	Air Handling Units: Ceiling/Floor Void Mounted: Aluminium framed with double skinned insulated panels; access panels; support brackets/base frame: Air fan with motor; filter; damper; LPHW heating coil; cooling coil; attenuator	20	No. of AHU's	Air handling units		No.	£27,305.00		
	Air Handling Units: Ceiling/Floor Void Mounted: Aluminium framed with double skinned insulated panels; access panels; support brackets/base frame: Air fan with motor; filter; damper; LPHW heating coil; cooling coil; attenuator	20	% of GIA	Air handling units		m2	£49.10		
	Extract Fans: Centrifugal: Three phase 415v; belt driven; flexible connectors; base frame; anti vibration mountings	15	No. of fans	Extract fans (centrifugal)		No.	£4,908.00		
	Roof Extract Fans: Axial Flow: Single phase 240v; controls; glass fibre weather cap and base; bird guard and shutters; kerb mounted	15	No. of fans	Roof extract fans (axial)		No.	£843.00		
	Toilet Ventilation: Packaged Units	15	No. of fans	Toilet ventilation (packaged)		No.	£2,364.00		
	Domestic fan	10	No. of fans			No.	£176.00		
12.02	Distribution Ductwork								
	Distribution Ductwork generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	35	% of GIA	Distribution ductwork		m2	£154.00		
	Distribution Ductwork generally - 05 Mental Health Hospital / 07 Older People Hospital	35	% of GIA	Distribution ductwork		m2	£103.00		
	Distribution Ductwork generally - 06 Community Hospital	35	% of GIA	Distribution ductwork		m2	£128.00		
	Distribution Ductwork generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	35	% of GIA	Distribution ductwork		m2	£59.00		
	Distribution Ductwork generally - 23 Offices (Mid Rise)	35	% of GIA	Distribution ductwork		m2	£65.00		
	Distribution Ductwork generally - 24 Support Facilities	35	% of GIA	Distribution ductwork		m2	£110.00		
	Distribution Ductwork generally - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	35	% of GIA	Distribution ductwork		m2	£103.00		
	Distribution Ductwork generally - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	35	% of GIA	Distribution ductwork		m2	£68.00		
	Ductwork: Galvanised Mild Steel: Rectangular low pressure; joints and couplers in the running length incl. stiffeners; access doors and test holes	35	% of GIA	Distribution ductwork	Galvanised mild steel	m2	£61.00		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	35	% of GIA	Ductwork insulation	Foil faced	m2	£17.60		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 05 Mental Health Hospital / 07 Older People Hospital	35	% of GIA	Ductwork insulation	Foil faced	m2	£11.80		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 06 Community Hospital	35	% of GIA	Ductwork insulation	Foil faced	m2	£14.10		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	35	% of GIA	Ductwork insulation	Foil faced	m2	£6.50		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 23 Offices (Mid Rise)	35	% of GIA	Ductwork insulation	Foil faced	m2	£7.40		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 24 Support Facilities	35	% of GIA	Ductwork insulation	Foil faced	m2	£12.00		

	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	35	% of GIA	Ductwork insulation	Foil faced	m2	£11.50		
	Ductwork Insulation: Foil Faced Flexible: 40mm; secured with adhesive and foil tape; finished with galvanised wire netting - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	35	% of GIA	Ductwork insulation	Foil faced	m2	£7.70		
12.03	Automatic Fire Dampers & Control Panel								
	Fire Dampers: Folding Curtain Type: Galvanised steel casing; stainless steel blades; 4hr fire rating; installation frame; local access door in duct line	20	No. of dampers			No.	£1,065.00		
12.04	Controls								
	Controls - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	20	% of GIA			m2	£17.20		
	Controls - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA			m2	£11.50		
	Controls - 06 Community Hospital	20	% of GIA			m2	£14.30		
	Controls - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA			m2	£6.50		
	Controls - 23 Offices (Mid Rise)	20	% of GIA			m2	£7.40		
	Controls - 24 Support Facilities	20	% of GIA			m2	£12.00		
	Controls - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA			m2	£11.50		
	Controls - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA			m2	£7.70		
12.05	Room Split/Chillers/Compressors								
	Air conditioning generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital		% of GIA	Air conditioning		m2	£100.00		
	Air conditioning generally - 05 Mental Health Hospital / 07 Older People Hospital		% of GIA	Air conditioning		m2	£41.00		
	Air conditioning generally - 06 Community Hospital		% of GIA	Air conditioning		m2	£80.00		
	Air conditioning generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician		% of GIA	Air conditioning		m2	£62.00		
	Air conditioning generally - 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation		% of GIA	Air conditioning		m2	£14.00		
	Air Conditioning: VAV System: Terminal units (bellows/box type); controls and ancillaries	17	No. of systems	Air conditioning - VAV system		No.	£6,696.00		
	Air Conditioning: Terminal Re-Heat System: Units, controllers and ancillaries generally	20	No. of systems	Air conditioning - terminal re-heat system		No.	£7,508.00		
	Air Conditioning: Two-/Four-Pipe Fan Coil System: Wall/ceiling mounted water coil; single phase 240v centrifugal fan; 3 speed regulator	20	No. of systems	Air conditioning - fan coil system		No.	£8,485.00		
	Chilled Water: Chilled Beams: Passive; exposed below/flush ceiling	20	Linear metre length	Air conditioning - chilled beam system		m	£1,346.00		
12.06	Chillers/Cooling Systems								
	Air Conditioning: Packaged System: External units generally	15	No. of systems			No.	£4,908.00		
	Air Conditioning: Terminal Heat Pump with Central Ventilation: Reverse cycle; wall/floor mounted; single phase 240v compressor; 3 speed fan	15	No. of systems			No.	£4,342.00		

	Chilled Water Installation: Chilled Beams: Active; flexible connections; shut-off couplings	20	No. of systems			No.	£4,342.00		
	Central Refrigeration Plant: Packaged Chillers: Water cooled; 3 phase 415v screw compressor; condenser; control panel	20	No. of systems			No.	£4,342.00		
	Central Refrigeration Plant: Packaged Chillers: Air cooled liquid; 3 phase 415v compressor; evaporator; condenser; control panel; acoustic attenuation and anti-vibration mountings	20	No. of systems			No.	£45,504.00		
12.07	Cooling Towers								
	Cooling Towers								
13.00	MEDICAL GAS SYSTEMS								
13.01	Vacuum Insulated Evaporators								
	(normally leased)								
13.02	Distribution								
	Medical Gas: Distribution pipework - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	35	% of GIA	Distribution pipework		m2	£13.10		
	Medical Gas: Distribution pipework - 06 Community Hospital	35	% of GIA	Distribution pipework		m2	£8.60		
13.03	Manifolds								
	Medical Gas: Manifolds	20	No. of manifolds	Manifolds		No.	£475.00		
	Medical Gas: Manifolds - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	20	% of GIA	Manifolds		m2	£2.70		
	Medical Gas: Manifolds - 06 Community Hospital	20	% of GIA	Manifolds		m2	£1.80		
13.04	Gas Cylinder Storage								
13.05	Outlets								
	Medical Gas: Outlets	15	No. of outlets	Outlets		No.	£124.00		
	Medical Gas: Outlets - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	15	% of GIA	Outlets		m2	£5.30		
	Medical Gas: Outlets - 06 Community Hospital	15	% of GIA	Outlets		m2	£3.40		
13.06	Alarm Systems								
	Medical Gas: Alarm Systems	15	No. of alarms systems			No.	£475.00		
	Medical Gas: Alarm Systems - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	15	% of GIA			m2	£5.30		
	Medical Gas: Alarm Systems - 06 Community Hospital	15	% of GIA			m2	£3.40		
13.07	Medical Air Compressors/Vacuum Pumps								
	Medical Gas: Compressors	25	No. of compressors	Compressors		No.	£5,885.00		

	Medical Gas: Vacuum pumps/plant	25	No. of vacuum pumps / plant	Vacuum pumps / plant		No.	£5,885.00		
14.00	HOT & COLD WATER SYSTEMS								
14.01	Water Storage & Header Tanks								
	Storage Tank: GRP: Generally	35	100% of GIA	Storage tank	GRP	m2	£6.00		
14.02	Water Treatment Plant								
	Water Treatment Plant								
14.03	Distribution Pipework								
	Pipes: Copper / stainless steel: Pipework generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£46.00		
	Pipes: Copper / stainless steel: Pipework generally - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£39.00		
	Pipes: Copper / stainless steel: Pipework generally - 06 Community Hospital	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£39.00		
	Pipes: Copper / stainless steel: Pipework generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£39.00		
	Pipes: Copper / stainless steel: Pipework generally - 23 Offices (Mid Rise)	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£30.00		
	Pipes: Copper / stainless steel: Pipework generally - 24 Support Facilities	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£30.00		
	Pipes: Copper / stainless steel: Pipework generally - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£39.00		
14.04	Pumps								
	Pumps: Centrifugal Heating	15	% of GIA	Pumps		m2	£2.70		
	Pumps: Pipeline Mounted Circulator: For low and medium pressure hot water heating systems	10	No. of pumps	Pumps		No.	£1,434.00		
14.05	Valves/Controls								
	Valves / Controls - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	30	% of GIA			m2	£5.50		
	Valves / Controls - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	30	% of GIA			m2	£3.40		
	Valves / Controls - 06 Community Hospital	30	% of GIA			m2	£4.30		
	Valves / Controls - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	% of GIA			m2	£9.10		
	Valves / Controls - 23 Offices (Mid Rise)	30	% of GIA			m2	£4.10		
	Valves / Controls - 24 Support Facilities	30	% of GIA			m2	£2.30		
	Valves / Controls - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	% of GIA			m2	£8.30		
14.06	Water Heaters								
	Water Heaters: Instantaneous	10	No. of water heaters			No.	£329.00		
	Water Heaters: Storage type	10	No. of water heaters			No.	£1,310.00		

	Electric shower	10	No. of showers			No.	£586.00		
14.07	Insulation								
	Thermal Insulation: Glass Fibre: Preformed; to pipework	20	% of GIA	Insulation	Glass fibre (pre-formed)	m2	£1.70		
	Thermal Insulation: Phenolic Foam: Sections covered with bright Class 'O' foils; to pipework	20	% of GIA	Insulation	Phenolic foam (with bright class 'O' foils)	m2	£1.70		
	Thermal Insulation: Polyethylene: Black flexible fire resistant; fixed with bands; to pipework	20	% of GIA	Insulation	Polyethylene	m2	£1.70		
14.99	Other - sprinkler installation								
	Sprinkler installation generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	25	% of GIA	Sprinkler installation		m2	£96.00		
	Sprinkler installation generally - 06 Community Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	25	% of GIA	Sprinkler installation		m2	£44.00		
	Sprinkler installation generally - 24 Support Facilities	25	% of GIA	Sprinkler installation		m2	£43.00		
	Sprinkler Heads: Brass Body with Frangible Glass Bulb: Conventional /sidewall pattern/satin chrome plated	25		Sprinkler heads	Brass	No.	£99.00		
15.00	LIFTS & HOISTS								
15.01	Passenger Lifts								
	Lifts: Light Passenger: Electric traction operated; single opening; standard finish; internal lighting; fireman's controls; in-car telephone; controls; 630kg, 8 person, 0.63m/s, 10 levels	25	No. of lifts	Electric traction operated		No.	£135,965.00		
	Lifts: General Purpose Passenger: Electric traction operated; single opening; standard finish; internal lighting; fireman's controls; in-car telephone; controls; 800kg, 10 person, 1.0m/s, 10 levels	25	No. of lifts	Electric traction operated		No.	£171,433.00		
	Lifts: Intensive Passenger: Electric traction operated; single opening; standard finish; internal lighting; fireman's controls; in-car telephone; controls; 1600kg, 21 person, 2.5m/s, 10 levels	25	No. of lifts	Electric traction operated		No.	£226,115.00		
15.02	Goods Lifts								
	Lifts: Goods: Electro Hydraulic drive; 2000kg, 0.4m/s, stainless steel car lining; plate floor and galvanised shutters, 10 levels	22	No. of goods lifts	Electro hydraulic		No.	£245,327.00		
15.03	Hoists								
	Lifts: Service Hoists: Single speed a/c drive; 250kg, 0.4m/s; single opening; self supporting; free standing steel structure; bi-parting doors with stainless steel finish; intercom	25	No. of floors	Hoist		Floors	£7,390.00		
15.04	Control Panel								
	Control Panel - Lifts: Light Passenger	15	No. of control panels			No.	£13,597.00		
	Control Panel - Lifts: General Purpose Passenger	15	No. of control panels			No.	£17,145.00		
	Control Panel - Lifts: Intensive Passenger	15	No. of control panels			No.	£22,613.00		
15.99	Other								
	Escalators: 30 degree inclination; 3.50m vertical rise; 0.5m/s	20	No. of floors			Floors	£218,726.00		
16.00	FIXED PLANT / EQUIPMENT								
16.01	Sterilisers								

	Sterilising equipment	15	No. of fittings	Sterilising equipment		No.	£7,390.00		
16.02	Bedpan Disposal								
	Disposal units	15	No. of fittings	Disposal units		No.	£14,780.00		
16.03	Disinfection Equipment								
	Disinfection Equipment	15	No. of fittings	Disinfection equipment		No.	£14,780.00		
16.04	Catering Equipment								
	Cooking equipment	20	No. of fittings			No.	£7,390.00		
16.05	Laundry Equipment								
	Washing machines	20	No. of fittings			No.	£4,434.00		
	Washing machines - domestic	10	No. of fittings			No.	£654.00		
	Other laundry plant	20	No. of fittings			No.	£4,434.00		
16.06	Miscellaneous Equipment								
17.00	ELECTRICAL SYSTEM								
17.01	HV Network								
	HV Network	30	100% of GIA of all relevant blocks			m2	£3.00		
17.02	Generators								
	Generator standby prime movers	30	No. of generators			No.	£115,275.00		
	LV Supply: Standby Generators: Diesel sets; three phase, 440 volt, four wire 50Hz	25	No. of generators			No.	£22,169.00		
17.03	Switchgear								
	HV Switchgear: Step Down Transformer: 500kVA; 3 Phase 11Kv/433 Volt 50Hz and LV cable boxes; all necessary connections	30	No. of switchgears			No.	£115,275.00		
	Main switchboard	30	Per way			No.	£4,673.00		
17.04	Distribution Boards								
	Distribution Boards generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	25	100% of GIA	Distribution boards		m2	£105.00		
	Distribution Boards generally - 05 Mental Health Hospital / 07 Older People Hospital / 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	25	100% of GIA	Distribution boards		m2	£66.00		
	Distribution Boards generally - 06 Community Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	25	100% of GIA	Distribution boards		m2	£80.00		
	Distribution Boards generally - 24 Support Facilities	25	100% of GIA	Distribution boards		m2	£67.00		
	LV Distribution: MCB Distribution Board: SP&N; external protection enclosure	25	No. of boards	MCB distribution board		No.	£11,823.00		

17.05	Wiring Systems/Bonding								
	Electrical Circuits: Electric Power Circuit Generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	30	% of GIA	Electrical wiring circuits - power		m2	£86.00		
	Electrical Circuits: Electric Power Circuit Generally - 05 Mental Health Hospital / 07 Older People Hospital / 23 Offices (Mid Rise) / 24 Support Facilities / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	% of GIA	Electrical wiring circuits - power		m2	£44.00		
	Electrical Circuits: Electric Power Circuit Generally - 06 Community Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	% of GIA	Electrical wiring circuits - power		m2	£51.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	30	% of GIA	Electrical wiring circuits - lighting		m2	£105.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	30	% of GIA	Electrical wiring circuits - lighting		m2	£75.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 06 Community Hospital	30	% of GIA	Electrical wiring circuits - lighting		m2	£96.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	% of GIA	Electrical wiring circuits - lighting		m2	£97.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 23 Offices (Mid Rise)	30	% of GIA	Electrical wiring circuits - lighting		m2	£99.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 24 Support Facilities / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	% of GIA	Electrical wiring circuits - lighting		m2	£76.00		
17.06	Fittings								
	Accessories: Controls: Light switch generally	25	100% of GIA	Accessories, switches, sockets etc.		m2	£21.70	No.	£56.00
17.07	Luminaires								
	Luminaires generally	15	No. of luminaires					No.	£406.00
	Luminaires generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	15	% of GIA			m2	£60.00		
	Luminaires generally - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	15	% of GIA			m2	£42.00		
	Luminaires generally - 06 Community Hospital	15	% of GIA			m2	£63.00		
	Luminaires generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	15	% of GIA			m2	£49.00		
	Luminaires generally - 23 Offices (Mid Rise)	15	% of GIA			m2	£60.00		
	Luminaires generally - 24 Support Facilities	15	% of GIA			m2	£41.00		
17.08	Emergency Luminaires								
	Luminaires: Fluorescent: Emergency linear lighting; 3hr duration; electronic control gear	15	No. of luminaires					No.	£368.00
	Luminaires: Fluorescent: Emergency linear lighting; 3hr duration; electronic control gear	15	100% of GIA			m2	£26.80		
18.00	COMMUNICATION SYSTEMS								
18.01	Telephone Systems								

	Telephones	20	No. of systems	Telephone system		No.	£446.00		
	Telephone system - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 06 Community Hospital / 08 Multi Service Hospital	20	% of GIA	Telephone system		m2	£16.50		
	Telephone system - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Telephone system		m2	£7.30		
	Telephone system - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Telephone system		m2	£11.40		
	Telephone system - 23 Offices (Mid Rise)	20	% of GIA	Telephone system		m2	£16.50		
	Telephone system - 24 Support Facilities	20	% of GIA	Telephone system		m2	£17.50		
	Telephone system - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Telephone system		m2	£13.40		
18.02	Data Transmission								
	Data transmission - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 06 Community Hospital / 08 Multi Service Hospital	20	% of GIA	Data transmission		m2	£49.40		
	Data Transmission - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Data transmission		m2	£21.70		
	Data Transmission - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Data transmission		m2	£33.00		
	Data Transmission - 23 Offices (Mid Rise)	20	% of GIA	Data transmission		m2	£48.40		
	Data Transmission - 24 Support Facilities	20	% of GIA	Data transmission		m2	£50.50		
	Data Transmission - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Data transmission		m2	£40.20		
18.03	Paging Systems								
	Paging systems - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 08 Multi Service Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Paging system		m2	£14.00		
	Paging Systems - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Paging system		m2	£9.20		
18.04	Nurse Call Systems								
	Nurse Call Systems	20	% of GIA			m2	£22.30		
18.05	Radio & Television Systems								
	Radio & Television Systems	20	% of GIA			m2	£6.10		
18.06	Bedhead Services								
	Bedhead Services	20	No. of systems			No.	£4,434.00		
19.00	ALARMS & DETECTION SYSTEMS								
19.01	Fire Alarm Panels								
	Fire alarm panels - small	20	No. of panels			No.	£2,572.00		
	Fire alarm panels - large	20	No. of panels			No.	£7,390.00		

Building Management System generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	15	% of GIA			m2	£49.00		
Building Management System generally - 05 Mental Health Hospital / 06 Community Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	15	% of GIA			m2	£26.00		
Building Management System generally - 23 Offices (Mid Rise)	15	% of GIA			m2	£33.00		
Building Management System generally - 24 Support Facilities	15	% of GIA			m2	£27.00		

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