

Appendix 4: Schedule of Rates - Fabric & Engineering 1Q 2022 (as at base date of 1st Quarter 2022)

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
1.00	STRUCTURE								
1.01	Substructure								
	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	£900.00		
	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	£348.00		
	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	£691.00		
	Substructure - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	100	% of GIA based on building footprint	Foundations	Concrete (assumed)	m2	£484.00		
1.02	Frames								
	Concrete Frame (includes concrete floor as part of frame) - GIFA	70	100% of GIA	Beams / Columns	Concrete	m2	£183.00		
	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	£233.00		
	Steel Frame - GIFA - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	75	100% of GIA	Beams / Columns	Steel	m2	£166.00		
	Steel Frame - GIFA - 23 Offices (Mid Rise)	75	100% of GIA	Beams / Columns	Steel	m2	£174.00		
	Steel Frame - GIFA - 24 Support Facilities	75	100% of GIA	Beams / Columns	Steel	m2	£234.00		
	Steel Frame - GIFA - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44	75	100% of GIA	Beams / Columns	Steel	m2	£164.00		
	Timber Frame - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Beams / Columns	Timber	m2	£71.00		
	Timber Frame - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Beams / Columns	Timber	m2	£70.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£173.00		
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	£69.00		
Floors	Floor Concrete Suspended - GIFA - 23 Offices (Mid Rise)	70	100% of GIA	Suspended	Concrete	m2	£186.00		
Floors	Floor Timber Joisted - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Suspended	Timber	m2	£85.00		
Floors	Floor Timber Joisted - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Suspended	Timber	m2	£85.00		
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	£36.00		
Stairs	Stairs & Landings - GIFA - 05 Mental Health Hospital / 07 Older People Hospital	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£13.00		
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	£33.00		
Stairs	Stairs & landings - GIFA - 23 Offices (Mid Rise)	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£29.00		
Stairs	Stairs & landings - GIFA - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	50	100% of GIA	Solid / Suspended	Timber / Steel / Concrete	m2	£24.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£120.00		
	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	£131.00		
	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	£93.00		
	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	£93.00		
	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	£49.00		
	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	£121.00		
	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	£69.00		
	Trussed Roof Timber - GIFA	60	% of GIA based on building footprint, but adjusted for pitched roofs	Double pitched / Mono pitch / Multi pitch	Timber	m2	£79.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£314.00		
	Cavity construction - common brick / block coupled with facing brick leaf replacement - whole wall	80	Wall area (m2)	Cavity construction	Facing / common brick / blockwork	m2	£376.00		
	Common brick / block leaf replacement, cavity construction - single leaf only	80	Wall area (m2)	Cavity construction	Common brick	m2	£159.00	m2	£189.00
	Facing brick leaf replacement, cavity construction - single leaf only	80	Wall area (m2)	Cavity construction	Facing brick	m2	£220.00	m2	£264.00
	Repointing existing brickwork	0	Wall area (m2)	Wall	Mortar			m2	£34.00
	Render - Dry / wet dash render replacement	40	Wall area (m2)	Wall	Render	m2	£110.00	m2	£131.00
	Render - Smooth render replacement	40	Wall area (m2)	Wall	Render	m2	£96.00	m2	£112.00
	Stone (modern), cavity construction, ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£610.00	m2	£732.00
	Stone (original), solid construction, ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£750.00	m2	£901.00
	Stone (original), solid construction, ornate ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£1,125.00	m2	£1,351.00
	Stone (original), solid construction, very ornate ashlar	80	Wall area (m2)	Solid construction	Stone	m2	£1,498.00	m2	£1,799.00
	Repointing existing stonework - coursed sandstone	0	Wall area (m2)	Wall	Lime mortar			m2	£55.00
	Repointing existing stonework - random rubble	0	Wall area (m2)	Wall	Lime mortar			m2	£70.00
	Precast concrete cladding panel replacement, cavity construction	40	Wall area (m2)	Wall cladding	Precast concrete	m2	£579.00	m2	£696.00
	Profiled metal wall cladding	40	Wall area (m2)	Wall cladding	Profiled metal	m2	£173.00	m2	£207.00
	Timber cladding replacement, cavity construction	40	Wall area (m2)	Wall cladding	Timber	m2	£159.00	m2	£189.00
	Milled Sheet Lead; BS Code 4	67	Wall area (m2)	Cladding	Lead	m2	£329.00	m2	£410.00
	Zinc; 12 gauge; seamed joints	50	Wall area (m2)	Cladding	Zinc	m2	£329.00	m2	£410.00
	Precast Concrete Brick Clad: Insulation; linings	55	Wall area (m2)	Cladding	Concrete	m2	£517.00	m2	£644.00
	Precast Concrete Natural Stone Faced: Insulation; lining and fixings	60	Wall area (m2)	Cladding	Concrete	m2	£742.00	m2	£926.00
	Precast Concrete: Exposed aggregate finish; insulation; lining and fixings	60	Wall area (m2)	Cladding	Concrete	m2	£424.00	m2	£527.00
	PVCu Cladding; 150mm; shi lap; insulated	30	Wall area (m2)	Cladding	PVCu	m2	£445.00	m2	£556.00
	Concrete tiles	40	Wall area (m2)	Cladding	Concrete	m2	£81.00	m2	£100.00

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	Slates	30	Wall area (m2)	Cladding	Slates	m2	£177.00	m2	£294.00
	Panels: GRP plain or decorative finish	35	Wall area (m2)	Cladding	GRP	m2	£445.00	m2	£556.00
	Profiled Sheet: Galvanised Steel PVF2 Coated	30	Wall area (m2)	Cladding	Steel	m2	£203.00	m2	£255.00
	Profiled Sheet: Glass-Fibre	25	Wall area (m2)	Cladding	Glass-Fibre	m2	£445.00	m2	£556.00
	Profiled Sheet: Plastic	25	Wall area (m2)	Cladding	Plastic	m2	£445.00	m2	£556.00
	Modular buildings - includes everything except floor coverings and decoration	30	100% of GIA	Modular building		m2	£1,312.00		
	Steel storage containers	30	No. of containers	Storage container		No.	£7,500.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
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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	£657.00	m2	£126.00
	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	£1,171.00	m2	£126.00
	Windows: Aluminium Acrylic Finished: Vertical or horizontal sliding; plugged and screwed	40	No. of windows	Casement	Aluminium	No.	£1,000.00	No.	£126.00
	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.	£1,142.00	No.	£126.00
	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.	£657.00	No.	£126.00
	Windows: Timber Casement: Side hung; hardwood cills; weather-stripping; fitted with fasteners; preservative stained base coat	30	No. of windows	Casement	Timber	No.	£796.00	No.	£126.00
	Windows: Timber Traditional Sash and Case Window	45	No. of windows	Sash and case	Timber	No.	£2,071.00	No.	£348.00
	Glass block walling	25	Area of glazing (m2)	Glass blocks		m2	£634.00	m2	£792.00
	Broken Glass - Double Glazed	0	Area of glass (m2)	Window	Glass			m2	£231.00
	Broken Glass - Fire Rated	0	Area of glass (m2)	Window	Glass			m2	£735.00
	Broken Glass - Georgian Wired	0	Area of glass (m2)	Window	Glass			m2	£394.00
	Broken Glass - Single Glazed	0	Area of glass (m2)	Window	Glass			m2	£144.00
	Broken Window Ironmongery	0	Area of glass (m2)	Window	Metal/Plastic			No.	£35.00
	Window grilles	20	No. of grilles	Grilles	Steel	No.	£300.00		
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.	£6,837.00	No.	£415.00
	External Door Frames and Lining Sets: Aluminium Frame Double Automated Semi/Fully Glazed door	35	No. of doors	Semi glazed / fully glazed	Aluminium	No.	£6,166.00	No.	£415.00
	External Door Frames and Lining Sets: Aluminium Frame louvered plant room door	35	No. of doors	Louvered	Aluminium	No.	£4,317.00	No.	£415.00
	External Door Frames and Lining Sets: Aluminium Frame Semi/Fully Glazed	35	No. of doors	Semi glazed / fully glazed	Aluminium	No.	£3,946.00	No.	£415.00
	External Door Frames and Lining Sets: Steel Flush Panelled, painted	35	No. of doors	Flush	Steel	No.	£3,085.00	No.	£415.00
	External Door Frames and Lining Sets: Steel Roller Shutter (Pedestrian)	35	No. of doors	Roller Shutter	Steel	No.	£2,220.00	No.	£415.00
	External Door Frames and Lining Sets: Steel Roller Shutter (Vehicle)	35	No. of doors	Roller Shutter	Steel	No.	£4,317.00	No.	£415.00
	External Door Frames and Lining Sets: Timber Frame louvered plant room door	35	No. of doors	Louvered	Timber	No.	£2,714.00	No.	£415.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
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	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.	£2,417.00	No.	£415.00
	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.	£1,935.00	No.	£415.00
	External Door Frames and Lining Sets: Treated Softwood: Standard; primed; untreated hardwood cills	27	No. of doors	Flush	Timber	No.	£1,561.00	No.	£415.00
	External Door Frames and Lining Sets: PVCu	25	No. of doors	Flush	PVCu	No.	£1,935.00	No.	£415.00
	External Door Frames and Lining Sets: PVCu semi glazed	25	No. of doors	Semi glazed / fully glazed	PVCu	No.	£2,417.00	No.	£415.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
2.04	External Cladding/Eaves Detail								
	Eaves detail, boxed, Timber, 450mm girth	40	Linear metre length	Box eaves detail / Soffit	Timber	m	£65.00	m	£80.00
	Eaves detail, boxed, PVCu, 450mm girth	40	Linear metre length	Box eaves detail / Soffit	UPVC	m	£80.00	m	£99.00
	Eaves detail, soffit, Timber, 300mm wide	40	Linear metre length	Soffit	Timber	m	£32.00	m	£42.00
	Eaves detail, soffit, PVCu, 300mm wide	40	Linear metre length	Soffit	UPVC	m	£48.00	m	£60.00
2.05	External Decoration								
	Decoration to external render	5	Wall area (m2)		Paint	m2	£31.00	m2	£37.00
	Decoration to external timbers	5	Area of timber (m2)		Paint	m2	£16.00	m2	£22.00
	Decoration to rainwater goods	5	Linear metre length		Paint	m	£9.00	m	£12.00
	Decoration to standard timber windows	5	No. of windows		Paint	No.	£30.00	No.	£36.00
	Decoration to timber sash & case windows	5	No. of windows		Paint	No.	£59.00	No.	£72.00
	Decoration to external metal fire escapes (cost per storey)	5	per storey		Paint	No.	£1,796.00		
2.99	Other								
	External metal fire escapes (cost per storey)	30	per storey	External Fire Escape	Metal	No.	£13,099.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£65.00	m2	£80.00
	Slates	70	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Slate	m2	£142.00	m2	£176.00
	Rosemary clay tiles	70	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Rosemary clay tiles	m2	£110.00	m2	£138.00
	Profiled: PVF2 coated galvanised steel	30	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Profiled metal sheeting	m2	£203.00	m2	£120.00
	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.	£139.00		
	Fibre Cement: Profiled sheet cladding	35	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Profiled cement sheeting			m2	£106.00
	High performance bituminous felt: two layer covering; bonded	20	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Felt	m2	£110.00	m2	£138.00
	Copper sheeting	60	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Copper	m2	£236.00	m2	£293.00
	Lead	67	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Lead	m2	£203.00	m2	£255.00
	Standing seam	30	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Steel / Aluminium	m2	£111.00	m2	£139.00
	Zinc sheeting	40	% of GIA based on building footprint, but adjusted for pitched roofs	Pitched	Zinc	m2	£203.00	m2	£255.00
	Moderate complex roofs - extra over cost					m2	£34.00	m2	£43.00
	Complex roofs - extra over cost					m2	£67.00	m2	£83.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
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3.02	Coverings – Flat								
	High performance bituminous felt: two layer covering; bonded	20	% of GIA based on building footprint	Flat	Bituminous felt	m2	£110.00	m2	£138.00
	Lead	67	% of GIA based on building footprint	Flat	Lead	m2	£236.00	m2	£293.00
	Synthetic Rubber (EPDM) / single ply	20	% of GIA based on building footprint	Flat	Synthetic rubber (EPDM)	m2	£173.00	m2	£216.00
	Asphalt	30	% of GIA based on building footprint	Flat	Asphalt	m2	£189.00	m2	£236.00
	Asphalt: Solar Reflective Paint Only	10	% of GIA based on building footprint	Flat	Solar reflective paint	m2	£32.00	m2	£42.00
3.03	Roof Lights								
	Aluminium Frame: Roof Window - Fixed Light	32	Area of rooflights (m2)	Rooflight	Aluminium	m2	£762.00	m2	£126.00
	Aluminium Frame: Roof Window - Opening Light	32	Area of rooflights (m2)	Rooflight	Aluminium	m2	£938.00	m2	£278.00
	Polycarbonate: Dome - Fixed Light	30	Area of rooflights (m2)	Rooflight	Polycarbonate	m2	£691.00	m2	£126.00
	Polycarbonate: Dome - Opening Light	30	Area of rooflights (m2)	Rooflight	Polycarbonate	m2	£2,071.00	m2	£278.00
	Velux Style, 1m2	32	No. of rooflights	Rooflight	Velux	No.	£517.00	No.	£126.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
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3.04	Rainwater Goods								
	Cast iron: Rainwater pipes / gutters / roof outlets	50	Linear metre length	Downpipes / gutters	Cast iron	m	£126.00	m	£159.00
	Lead: Box gutters and flashings	60	Linear metre length	Gutters / flashings	Lead	m	£314.00	m	£391.00
	Powder Coated Aluminium: Pipes / gutters / outlets	40	Linear metre length	Downpipes / gutters	Aluminium	m	£80.00	m	£99.00
	PVCu: Rainwater pipes / gutters / roof outlets	25	Linear metre length	Downpipes / gutters	PVCu	m	£48.00	m	£60.00
3.05	Chimney Stacks & Parapet Walls								
	Chimney stack / parapet wall - Common brick / block	35	Area of chimneystacks / parapet walls (m2)	Chimney stacks / parapet walls / handrails	Common brick / block	m2	£220.00	m2	£264.00
	Chimney stack / parapet wall - facing brick	35	Area of chimneystacks / parapet walls (m2)	Chimney stacks / parapet walls / handrails	Facing brick	m2	£314.00	m2	£376.00
	Chimney stack / parapet wall - stone, ashlar	35	Area of chimneystacks / parapet walls (m2)	Chimney stacks / parapet walls / handrails	Stone	m2	£796.00	m2	£957.00
	Parapet wall - ornate stone	35	Area of chimneystacks / parapet walls (m2)	Chimney stacks / parapet walls / handrails	Stone	m2	£1,591.00	m2	£1,910.00
	Coping: Concrete	55	Linear metre length	Chimney stacks / parapet walls / handrails	Concrete	m	£254.00	m	£84.00
	Chimney Cowl	35	No. of cowls	Chimney Stack	Cowl	No.	£105.00		
	Chimney Pot	55	No. of pots	Chimney Stack	Pot	No.	£313.00		
	Chimney: Cap & Vent Existing Un-used Chimney	35	No. of chimneystacks	Chimney Stack				No.	£538.00
3.99	Other								
	Scaffolding	30	Wall area (m2)	Allowance		m2	£35.00		
	Roof edge protection	30	Linear metre length	Roof edge protection	Galvanised	m2	£91.00		
	Fixed vertical ladder and safety cage	30	per storey	Fixed vertical ladder and safety cage	Steel	No.	£1,796.00		

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4.00	INTERNAL FABRIC								
4.01	Internal Walls & Finishes								
	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	£272.00		
	Internal Walls & Finishes - 05 Mental Health Hospital / 07 Older People Hospital	60	100% of GIA	Internal walls		m2	£157.00		
	Internal Walls & Finishes - 06 Community Hospital	60	100% of GIA	Internal walls		m2	£202.00		
	Internal Walls & Finishes - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	60	100% of GIA	Internal walls		m2	£174.00		
	Internal Walls & Finishes - 23 Offices (Mid Rise)	60	100% of GIA	Internal walls		m2	£167.00		
	Internal Walls & Finishes - 24 Support Facilities	60	100% of GIA	Internal walls		m2	£159.00		
	Internal Walls & Finishes- 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	60	100% of GIA	Internal walls		m2	£142.00		
	Internal Walls & Finishes - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	60	100% of GIA	Internal walls		m2	£231.00		
	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	£70.00		
	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	£15.00		
	Whiterock or equal wall lining - 06 Community Hospital	20	% of GIA	Wall lining	Whiterock	m2	£56.00		
	Whiterock or equal wall lining - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Wall lining	Whiterock	m2	£15.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
	Boarding/Panelling: Gyproc Wallboard: Insulating grade, plastic faced; taped joints; for direct decoration	37	Wall area (m2)	Stud partition	Insulated plasterboard	m2	£204.00	m2	£255.00
	Boarding/Panelling: Hardwood: Tongued and grooved, v-jointed; including battens	50	Wall area (m2)	Wall lining	Timber panelling	m2	£173.00	m2	£216.00
	Boarding/Panelling: Whiterock or equal wall lining	20	Wall area (m2)	Wall lining	Whiterock	m2	£109.00	m2	£138.00
	Board/Panelling: Sound proofing system	20	Wall area (m2)	Wall lining	Acoustic Panels	m2	£240.00	m2	£279.00
	Insitu Finishes: Lightweight Plaster: Two coats; to brickwork/blockwork base	50	Wall area (m2)	Wall finish	Plaster	m2	£65.00	m2	£80.00
	Partitions (De-mountable): Aluminium: Generally	25	Linear metre length	Demountable partitions	Aluminium	m	£471.00	m	£584.00
	Partitions (De-mountable): Glass: Generally	20	Linear metre length	Demountable partitions	Glass	m	£1,032.00	m	£1,289.00
	Partitions (De-mountable): Steel: Generally	30	Linear metre length	Demountable partitions	Steel	m	£439.00	m	£548.00
	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	£530.00	m	£666.00
	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	£348.00	m	£458.00
	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	£452.00	m	£567.00
	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	£392.00	m	£488.00
	Rigid Finishes: Glazed Ceramic Tiles: Fixing with adhesive; including backing	25	Wall area (m2)	Wall finish	Ceramic tiles	m2	£126.00	m2	£159.00
	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	£376.00	m2	£471.00
	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	£376.00	m2	£471.00
	Toilet cubicles	20	No. of toilet cubicles	Toilet cubicle		No	£1,749.00		
	Toilet/WHB IPS system back panel	20	No. of IPS systems	IPS system		No.	£1,973.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
4.02	Floor Coverings								
	Insitu Screed: Granolithic: 20mm	50	% of GIA	Screed	Granolithic	m2	£96.00	m2	£120.00
	Sheet: Vinyl	15	% of GIA	Sheet	Vinyl	m2	£85.00	m2	£105.00
	Sheet: Vinyl - repair open joints	0	m	Sheet	Vinyl			m	£33.00
	Tile: Vinyl	15	% of GIA	Tiles	Vinyl	m2	£65.00	m2	£80.00
	Sheet: Linoleum	15	% of GIA	Sheet	Linoleum	m2	£85.00	m2	£105.00
	Sheet: Fitted Carpet: Contract medium quality; wool/nylon carpet	10	% of GIA	Sheet	Carpet (medium quality)	m2	£80.00	m2	£99.00
	Sheet: Fitted Carpet: Contract heavy quality; wool/nylon carpet	12	% of GIA	Sheet	Carpet (heavy quality)	m2	£85.00	m2	£105.00
	Tile: Carpet: Contract medium quality	10	% of GIA	Tiles	Carpet (medium quality)	m2	£80.00	m2	£99.00
	Sheet: Barrier matting	12	% of GIA	Sheet	Barrier matting	m2	£122.00	m2	£151.00
	Tiles: Quarry Tiles: 12.5mm; to cement/sand base	50	% of GIA	Tiles	Quarry tiles	m2	£126.00	m2	£159.00
	Tiles: Ceramic	20	% of GIA	Tiles	Ceramic tiles	m2	£126.00	m2	£159.00
	Rigid Finishes: Solid Timber 6mm: Generally	30	% of GIA	Rigid	Timber	m2	£134.00	m2	£161.00
	Rigid Finishes: Laminate flooring	10	% of GIA	Rigid	Laminate	m2	£55.00	m2	£68.00
	Rigid Finishes: Parquet: Generally	30	% of GIA	Rigid	Timber parquet	m2	£173.00	m2	£216.00
	Rigid Finishes: Terrazzo Paving: 16mm; pavings divided into panels; on screeded bed	50	% of GIA	Screed	Terrazzo	m2	£173.00	m2	£216.00
	Sports Hall: sprung timber flooring, including markings	30	% of GIA	Sprung	Timber	m2	£191.00	m2	£238.00
	Screed: Linotol	40	% of GIA	Screed	Linotol	m2	£87.00	m2	£109.00
	Floating: Chipboard: 19mm panels nailed to softwood battens; 63mm Durabella flooring system; on concrete floor	30	% of GIA	Floating	Chipboard	m2	£80.00	m2	£99.00
	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	£85.00	m2	£105.00
	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	£110.00	m2	£138.00
	Skirting: Hardwood: 25x100mm	47	Linear metre length	Skirting	Hardwood			m	£60.00
	Skirting: MDF: 25x75mm	30	Linear metre length	Skirting	MDF			m	£42.00
	Skirting: Plastic	24	Linear metre length	Skirting	Plastic			m	£42.00
	Stairs Finishes: Aluminium: Nosings	15	No. of treads	Stair nosings	Aluminium			per tread	£65.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
4.03	Ceilings Finishes								
	Plasterboard: 12.5mm Fireline board; fixing with nails to softwood base	40	% of GIA	Ceiling Linings	Fireline board	m2	£65.00	m2	£80.00
	Plaster: 10mm two coat lightweight plaster; to concrete/plasterboard	35	% of GIA	Ceiling Finishes	Plaster	m2	£65.00	m2	£80.00
	Boarding/Panelling: MDF: 25mm	30	% of GIA	Ceiling Linings	MDF	m2	£56.00	m2	£70.00
	Boarding/Panelling: Non-Asbestos Boards: Supalux lining; sanded finish	35	% of GIA	Ceiling Linings	Supalux	m2	£56.00	m2	£70.00
	Boarding/Panelling: Timber lined, veneered panels	40	% of GIA	Ceiling Linings	Timber	m2	£159.00	m2	£197.00
	Board/Panelling: Sound proofing system	20	% of GIA	Ceiling Linings	Acoustic Panels	m2	£240.00	m2	£279.00
	Insitu Finishes: Plaster: 5mm; Thistle board; to plasterboard	30	% of GIA	Ceiling Finishes	Plasterboard	m2	£32.00	m2	£42.00
	Insitu Finishes: Textured Plastic: One coat sealer and one coat Artex; to plasterboard or concrete ceilings	25	% of GIA	Ceiling Finishes	Textured plastic	m2	£48.00	m2	£60.00
4.04	Ceilings - Suspended								
	Suspended Ceilings: Aluminium: 600x600mm tile; concealed/exposed grid; hangers to concrete	25	% of GIA	Suspended Ceiling	Metal tiles	m2	£100.00	m2	£125.00
	Suspended Ceilings: Mineral Wool Based: 600x600mm tile; concealed/exposed grid; to concrete	20	% of GIA	Suspended Ceiling	Mineral fibre tiles	m2	£82.00	m2	£102.00
	Ceiling Tile: Aluminium: 600x600mm tiles laid in grid	0	No. of tiles	Suspended Ceiling	Metal tiles			No.	£28.00
	Ceiling Tile: Mineral Wool Based: 600x600mm tiles laid in grid	0	No. of tiles	Suspended Ceiling	Mineral fibre tiles			No.	£24.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
4.05	Internal Doors & Ironmongery								
	Internal Bifolding Door: Aluminium/Glass: Including ironmongery; generally	30	No. of doors	Internal Bifold doors	Metal/Glass	m	£2,394.00	No.	£443.00
	Internal Bifolding Door: timber: Including ironmongery; generally	30	No. of doors	Internal Bifold doors	Timber	m	£2,154.00	No.	£443.00
	Internal Acoustic Door: Metal: Including ironmongery; generally	30	No. of doors	Acoustic door	Metal	No	£5,980.00	No.	£443.00
	Internal Door: Glass: Including ironmongery; generally	25	No. of doors	Internal doors	Glass	No	£3,058.00	No.	£443.00
	Internal Doors: Softwood: 44mm flush 1/2hr firecheck door; plywood faced; including ironmongery	37	No. of doors	Fire doors	FD30	No.	£1,851.00	No.	£443.00
	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.	£2,685.00	No.	£443.00
	Internal Doors: Softwood: 54mm flush 1hr firecheck door; wood veneered; including ironmongery	37	No. of doors	Fire doors	FD60	No.	£2,123.00	No.	£443.00
	Internal Doors: Softwood: 54mm glazed 1hr firecheck door; laminate finish; including ironmongery, with glazed panel	37	No. of doors	Fire doors	FD60 glazed	No.	£3,245.00	No.	£443.00
	Roller Shutters/Doors: Metal: Including ironmongery; generally	25	No. of doors	Roller shutter	Metal	No.	£2,452.00	No.	£443.00
4.06	Internal Decoration								
	Emulsion paint: to walls & ceilings, gloss to woodwork	5	100% of GIA	Paint	Emulsion	m2	£32.00	m2	£35.00
	Emulsion paint: to walls & gloss to woodwork	5	100% of GIA	Paint	Emulsion	m2	£24.00	m2	£25.00
	Non-slip floor paint: to previously painted floor	5	% of GIA	Paint	Non-Slip	m2	£31.00	m2	£33.00
	Emulsion paint: to brick or block walls	5	Wall area (m2)	Paint	Masonry	m2	£20.00	m2	£24.00
	Vinyl wallpaper: decorative paper backed; adhesive	8	Wall area (m2)	Wallpaper	Vinyl	m2	£27.00	m2	£29.00
4.99	Other								
	Fixed vertical ladder and safety cage	30	per storey	Fixed vertical ladder and safety cage	Steel	No.	£1,796.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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.	£987.00		
	Clinical wc	20	No. of fittings	Clinical WC	Vitreous china	No.	£2,825.00		
	WHB	20	No. of fittings	WHB	Vitreous china/Stainless Steel	No.	£433.00		
	Clinical sink	20	No. of fittings	Clinical WHB	Vitreous china	No.	£2,269.00		
	Bath	30	No. of fittings	Bath	Plastic	No.	£1,309.00		
	Bidet	20	No. of fittings	Bidet	Vitreous china	No.	£433.00		
	Trough	20	No. of fittings	Trough	Stainless Steel	No.	£433.00		
	Clinical Trough	20	No. of fittings	Clinical Trough	Stainless Steel	No.	£2,269.00		
	Sink: Stainless Steel	20	No. of fittings	Sink	Stainless Steel	No.	£865.00		
	Sink: White glazed fireclay Belfast pattern sink	20	No. of fittings	Belfast style sink	Fireclay	No.	£619.00		
	Sluice: Stainless Steel	20	No. of fittings	Sluice	Stainless Steel	No.	£865.00		
	Urinal Suite: Single stall urinal; vitreous china	17	No. of fittings	Urinal	Vitreous china	No.	£556.00		
	Accessible WC / WHB (DocM pack)	20	No. of fittings	WC/WHB	Vitreous china	No.	£2,978.00		
	Shower tray: plastic	20	No. of fittings	Shower tray	Plastic	No.	£480.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
6.00	EXTERNAL GROUNDS & GARDENS								
6.01	Landscaping								
	grassed areas, new top soil, seed	0	Damaged areas only	Grassed areas				No.	£691.00
	plant beds, new top soil, plants, mulch	0	Damaged areas only	Plant beds				No.	£691.00
6.02	Walls, Fencing & Gates								
	Fencing: Timber Generally	20	Fence area (m2)	Fence	Timber	m2	£96.00	m2	£112.00
	Decoration to external timber fencing (fence quantity requires to be doubled - both sides)	5	Fence area (m2)	Fence	Paint	m2	£16.00	m2	£22.00
	Fencing: Timber Post & Wire	20	Fence area (m2)	Fence	Timber/Wire	m2	£37.00	m2	£46.00
	Fencing: Steel Generally	25	Fence area (m2)	Fence	Steel	m2	£189.00	m2	£226.00
	Decoration to external metal fencing (fence quantity requires to be doubled - both sides)	5	Fence area (m2)	Fence	Paint	m2	£32.00	m2	£42.00
	Fencing: Concrete Post & Chain	25	Fence area (m2)	Fence	Concrete post & chain	m2	£80.00	m2	£96.00
	Handrails: Metal	25	Linear metre length	Handrail	Steel	m	£62.00		
	Decoration to metal handrails	5	Linear metre length	Handrail	Paint	m	£9.00		
	Walls: Stone	50	Wall area (m2)	Wall	Stone	m2	£796.00	m2	£957.00
	Repointing existing stonework - coursed sandstone	0	Wall area (m2)	Wall	Lime mortar			m2	£55.00
	Repointing existing stonework - random rubble	0	Wall area (m2)	Wall	Lime mortar			m2	£70.00
	Walls: Facing Brick	50	Wall area (m2)	Wall	Facing brick	m2	£314.00	m2	£376.00
	Repointing existing brickwork	0	Wall area (m2)	Wall	Mortar			m2	£34.00
	Walls: Common Brick; render both sides	50	Wall area (m2)	Wall	Facing brick	m2	£383.00	m2	£459.00
	Decoration to external render	5	Wall area (m2)		Paint	m2	£31.00	m2	£37.00
	Walls: Reinforced Concrete	50	Wall area (m2)	Wall	Reinforced concrete	m2	£283.00	m2	£338.00
	Walls / fences: Rotating anti climb guards	20	Linear metre length	Rotating anti climb guard	Steel	m	£66.00	m2	£83.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
6.03	Roads & Car Parks								
	Insitu Concrete: To car parks generally	25	Road / car park area (m2)	Car park / roads	Insitu concrete	m2	£173.00	m2	£216.00
	Bitmac Surface: To car parks generally	20	Road / car park area (m2)	Car park / roads	Bitmac	m2	£126.00	m2	£159.00
	Precast Concrete Blocks: Rectangular coloured paviors on earth base; sand bedding	20	Road / car park area (m2)	Car park / roads	Block paviors	m2	£110.00	m2	£138.00
	Thermoplastic lining to roads / car parks - small sites	10	Linear metre length		Thermoplastic lining	m	£10.00		
	Thermoplastic lining to roads / car parks - large sites	10	Linear metre length		Thermoplastic lining	m	£8.00		
	Thermoplastic lining - disabled parking bay markings	10	Linear metre length	Disabled parking bay marking	Thermoplastic lining	No.	£111.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
6.04	Paths & Paved Areas								
	Bitmac Surface: To pathways generally	20	Road / car park area (m2)	Car park / roads	Bitmac	m2	£126.00	m2	£159.00
	Bitmac Surface: To ramps generally	20	Ramp area (m2)	Ramp	Bitmac	m2	£252.00	m2	£317.00
	Precast Concrete Flags: On sand, granular or on blinded hardcore base	40	Path / paved area (m2)	Path	Concrete paving slabs	m2	£96.00	m2	£120.00
	Precast Concrete Flags to Ramps: On sand, granular or on blinded hardcore base	40	Ramp area (m2)	Ramp	Concrete paving slabs	m2	£191.00	m2	£239.00
	Precast Concrete Blocks: Rectangular coloured paviors on earth base; sand bedding	30	Path / paved area (m2)	Path	Block paviors	m2	£110.00	m2	£138.00
	Precast Concrete Blocks to Ramps: Rectangular coloured paviors on earth base; sand bedding	30	Ramp area (m2)	Ramp	Block paviors	m2	£220.00	m2	£275.00
	Insitu Concrete: To pathways generally	35	Path / paved area (m2)	Path	Insitu concrete	m2	£126.00	m2	£159.00
	Insitu Concrete: To ramps generally	35	Ramp area (m2)	Ramp	Insitu concrete	m2	£252.00	m2	£317.00
	Yorkstone Slabs: On blinded hardcore base	40	Path / paved area (m2)	Path	Yorkstone slabs	m2	£173.00	m2	£216.00
6.05	External Fittings & Furniture								
	Signage	15	No. of signs	Signage		No.	£407.00		
	Bin	15	No. of bins	Bin		No.	£517.00		
	Bench	15	No. of benches	Bench		No.	£890.00		
	Bollards	15	No. of bollards	Bollards		No.	£360.00		
	Decoration to bollards	5	No. of bollards	Bollards		No.	£62.00		
	Sheffield Cycle Stand	20	No. of stands	Bike Stand	Metal	No.	£144.00		
6.06	Ancillary Buildings								
	Gas meter housing	20	No. of gas meter housings	Gas meter housing		No.	£1,561.00		
	Single garage	20	No. of garages	Single Garage		No.	£9,893.00		
	Shed, 1.8m x 1.2m	6	No. of sheds	Timber shed		No.	£554.00		
	Shed, 2.4m x 1.8m	6	No. of sheds	Timber shed		No.	£762.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£93.00		
	Surface water drainage, based on area of hardstanding	50	Area of hardstanding (m2) block 00	Below ground drainage	PVCu	m2	£56.00		
	Surface water drainage, based on area of hardstanding	60	Area of hardstanding (m2) block 00	Below ground drainage	Concrete	m2	£93.00		
	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	£24.00		
	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	£16.00		
	Foul drainage, based on gifa - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	100% of GIA	Foul drainage		m2	£20.00		
	Foul drainage, based on gifa - 23 Offices (Mid Rise)	30	100% of GIA	Foul drainage		m2	£9.00		
	Foul drainage, based on gifa - 24 Support Facilities	30	100% of GIA	Foul drainage		m2	£14.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£24.00		
	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	£16.00		
	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	£20.00		
	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	£14.00		
	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	£24.00		
	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	£16.00		
	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	£20.00		
	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	£14.00		
7.03	Site Lighting								
	Wall mounted bulkhead fitting	15	No. of fittings			No.	£348.00		
	Column lighting	20	No. of fittings			No.	£1,234.00		
	Bollard fitting	15	No. of fittings			No.	£691.00		
7.04	Lightning Protection								
	Lightning Protection	25	100% of GIA	Lightning protection		m2	£4.40		
7.05	CCTV (External)								
	CCTV (External)	15	100% of GIA	CCTV (external)		m2	£4.40		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£5.60		
	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	£8.50		
	Fuel Supply / Distribution - 06 Community Hospital	45	100% of GIA	Fuel supply / distribution		m2	£18.20		
	Fuel Supply / Distribution - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	45	100% of GIA	Fuel supply / distribution		m2	£7.00		
	Fuel Supply / Distribution - 23 Offices (Mid Rise) / 24 Support Facilities	45	100% of GIA	Fuel supply / distribution		m2	£1.40		
8.02	Storage								
	Oil tank	30	£1 / litre						

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£10.20		
	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	£14.30		
	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	£36.40		
	Boiler Plant - 23 Offices (Mid Rise)	25	% of GIA			m2	£19.90		
	Boiler Plant - 24 Support Facilities	25	% of GIA			m2	£19.90		
	Boiler plant - 20kw	15	No. of boilers			No.	£4,344.00		
	Boiler plant - 40kw	15	No. of boilers			No.	£6,516.00		
	Boiler plant - 60kw	15	No. of boilers			No.	£8,687.00		
	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.	£29,206.00		
	Gas/Oil Fired Boilers: Packaged Water Boilers: Gas or oil fired; on/off or high/low type	25	No. of boilers			No.	£29,206.00		
9.02	Pressurisation Plant								
	Pressurisation Plant	15	% of GIA			m2	£2.40		
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	£9.00		
	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.	£1,702.00		
	Storage Cylinders/Calorifiers: Copper: Combination direct hot water storage units	30	No. of cylinders / calorifiers	Storage cylinder / calorifier (Combi)	Copper	No.	£155.00		
	Storage Cylinders/Calorifiers: Galvanised Mild Steel: Storage calorifier	30	No. of cylinders / calorifiers	Storage cylinder / calorifier	Galvanised mild steel	No.	£155.00		
	Heat Pump: Packaged Air to Water: Three phase 415v compressor; fan; heat exchanger	15	No. of heat pumps	Heat pump		No.	£155.00		
	Heat Pump: Packaged Reciprocating: Three phase 415v compressor; cooler; condenser; control panel	15	No. of heat pumps	Heat pump		No.	£155.00		
	Heat Exchanger: Packaged Plate: Instantaneous water heaters; primary pump; temperature sensor; thermostatic control panel	15	No. of heat exchangers	Heat exchanger		No.	£1,125.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
9.04	Flues								
	Through wall balanced flue	25	No. of boilers			No.	£619.00		
	Conventional stainless steel chimneys/flues	25	No. of flues			No.	£10,359.00		
9.05	Controls/Meters								
		20	% of GIA			m2	£2.90		
9.06	Insulation								
		25	% of GIA			m2	£1.80		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
10.00	STEAM SYSTEMS								
10.01	Distribution Pipework								
	Steam plant: Steam pipework installations	30	% of GIA	Steam pipework		m2	£26.00		
10.02	Valves								
	Valves - small	15	No. of valves	Valves		No.	£2,467.00		
	Valves - large	15	No. of valves	Valves		No.	£12,331.00		
10.03	Controls								
	Steam plant: Control equipment	15	% of GIA			m2	£65.00		
10.04	Meters								
	Steam plant: Instrumentation	15	No. of meters			No.	£1,234.00		
10.05	Condense Systems								
	Steam plant: Condensate systems	15	% of GIA			m2	£26.00		
10.06	Insulation								
	Insulation	30	% of GIA			m2	£2.70		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£87.00		
	LTHW pipework - 06 Community Hospital	30	% of GIA	LTHW pipework		m2	£68.00		
	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	£28.00		
	LTHW pipework - 23 Offices (Mid Rise)	30	% of GIA	LTHW pipework		m2	£99.00		
	LTHW pipework - 24 Support Facilities	30	% of GIA	LTHW pipework		m2	£92.00		
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	£16.60		
	Heat emitters - 06 Community Hospital	20	% of GIA	Heat emitters		m2	£38.50		
	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	£11.10		
	Heat emitters - 23 Offices (Mid Rise)	20	% of GIA	Heat emitters		m2	£34.80		
	Heat emitters - 24 Support Facilities	20	% of GIA	Heat emitters		m2	£18.20		
	Heat Emitters: Radiators: Low surface temperature; single panel	20	No. of emitters	Radiators		No.	£424.00	No.	£527.00
	Heat Emitters: Skirting Heaters: Pressed metal with fins on copper tube	20	Linear metre length	Skirting heaters		m	£173.00	m	£216.00
	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	£283.00	m	£353.00
	Heat Emitters: Electric Convector Heaters: Wall mounted; fixed to structure; 3kW output; integral thermostat	10	No. of emitters	Electric convector heaters		No.	£268.00	No.	£332.00
	Heat Emitters: Electric Storage Heaters: Low level wall mounted; thermostatic controls; fixed to structure	20	No. of emitters	Electric storage heaters		No.	£530.00	No.	£666.00
	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.	£3,312.00	No.	£4,294.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
11.03	Controls								
	Accessories: Controls: Thermostatic radiator valves	20	% of GIA			m2	£2.40		
	Accessories: Controls: Thermostatic radiator valves	20	No. of valves			No.	£80.00	No.	£99.00
11.04	Heating Pumps								
	Heating Pumps	15	% of GIA			m2	£6.40		
11.05	Insulation								
	Insulation	30	% of GIA			m2	£8.50		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£54.50		
	Ventilation systems general - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Ventilation system		m2	£27.30		
	Ventilation systems general - 06 Community Hospital	20	% of GIA	Ventilation system		m2	£39.60		
	Ventilation systems general - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Ventilation system		m2	£18.60		
	Ventilation systems general - 23 Offices (Mid Rise)	20	% of GIA	Ventilation system		m2	£22.30		
	Ventilation systems general - 24 Support Facilities / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA	Ventilation system		m2	£27.30		
	Ventilation systems general - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Ventilation system		m2	£4.40		
	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.	£28,824.00		
	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	£51.90		
	Extract Fans: Centrifugal: Three phase 415v; belt driven; flexible connectors; base frame; anti vibration mountings	15	No. of fans	Extract fans (centrifugal)		No.	£5,181.00		
	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.	£890.00		
	Toilet Ventilation: Packaged Units	15	No. of fans	Toilet ventilation (packaged)		No.	£2,496.00		
	Domestic fan	10	No. of fans			No.	£186.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£163.00		
	Distribution Ductwork generally - 05 Mental Health Hospital / 07 Older People Hospital	35	% of GIA	Distribution ductwork		m2	£109.00		
	Distribution Ductwork generally - 06 Community Hospital	35	% of GIA	Distribution ductwork		m2	£136.00		
	Distribution Ductwork generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	35	% of GIA	Distribution ductwork		m2	£63.00		
	Distribution Ductwork generally - 23 Offices (Mid Rise)	35	% of GIA	Distribution ductwork		m2	£69.00		
	Distribution Ductwork generally - 24 Support Facilities	35	% of GIA	Distribution ductwork		m2	£117.00		
	Distribution Ductwork generally - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	35	% of GIA	Distribution ductwork		m2	£109.00		
	Distribution Ductwork generally - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	35	% of GIA	Distribution ductwork		m2	£72.00		
	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	£65.00		
	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	£18.60		
	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	£12.50		
	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	£14.90		
	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	£6.90		
	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	£7.90		
	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	£12.70		
	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	£12.20		
	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	£8.20		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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.	£1,125.00		
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	£18.20		
	Controls - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA			m2	£12.20		
	Controls - 06 Community Hospital	20	% of GIA			m2	£15.10		
	Controls - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA			m2	£6.90		
	Controls - 23 Offices (Mid Rise)	20	% of GIA			m2	£7.90		
	Controls - 24 Support Facilities	20	% of GIA			m2	£12.70		
	Controls - 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA			m2	£12.20		
	Controls - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA			m2	£8.20		
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	£106.00		
	Air conditioning generally - 05 Mental Health Hospital / 07 Older People Hospital		% of GIA	Air conditioning		m2	£44.00		
	Air conditioning generally - 06 Community Hospital		% of GIA	Air conditioning		m2	£85.00		
	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	£66.00		
	Air conditioning generally - 23 Offices (Mid Rise) / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation		% of GIA	Air conditioning		m2	£15.00		
	Air Conditioning: VAV System: Terminal units (bellows/box type); controls and ancillaries	17	No. of systems	Air conditioning - VAV system		No.	£7,069.00		
	Air Conditioning: Terminal Re-Heat System: Units, controllers and ancillaries generally	20	No. of systems	Air conditioning - terminal re-heat system		No.	£7,926.00		
	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.	£8,957.00		
	Chilled Water: Chilled Beams: Passive; exposed below/flush ceiling	20	Linear metre length	Air conditioning - chilled beam system		m	£1,421.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£13.90		
	Medical Gas: Distribution pipework - 06 Community Hospital	35	% of GIA	Distribution pipework		m2	£9.10		
13.03	Manifolds								
	Medical Gas: Manifolds	20	No. of manifolds	Manifolds		No.	£502.00		
	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	£2.90		
	Medical Gas: Manifolds - 06 Community Hospital	20	% of GIA	Manifolds		m2	£2.00		
13.04	Gas Cylinder Storage								
13.05	Outlets								
	Medical Gas: Outlets	15	No. of outlets	Outlets		No.	£131.00		
	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	£5.60		
	Medical Gas: Outlets - 06 Community Hospital	15	% of GIA	Outlets		m2	£3.60		
13.06	Alarm Systems								
	Medical Gas: Alarm Systems	15	No. of alarms systems			No.	£502.00		
	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	£5.60		
	Medical Gas: Alarm Systems - 06 Community Hospital	15	% of GIA			m2	£3.60		
13.07	Medical Air Compressors/Vacuum Pumps								
	Medical Gas: Compressors	25	No. of compressors	Compressors		No.	£6,213.00		
	Medical Gas: Vacuum pumps/plant	25	No. of vacuum pumps / plant	Vacuum pumps / plant		No.	£6,213.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
14.00	HOT & COLD WATER SYSTEMS								
14.01	Water Storage & Header Tanks								
	Storage Tank: GRP: Generally	35	100% of GIA	Storage tank	GRP	m2	£6.40		
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	£49.00		
	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	£42.00		
	Pipes: Copper / stainless steel: Pipework generally - 06 Community Hospital	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£42.00		
	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	£42.00		
	Pipes: Copper / stainless steel: Pipework generally - 23 Offices (Mid Rise)	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£32.00		
	Pipes: Copper / stainless steel: Pipework generally - 24 Support Facilities	40	% of GIA	Distribution Pipes	Copper / stainless steel	m2	£32.00		
	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	£42.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
14.04	Pumps								
	Pumps: Centrifugal Heating	15	% of GIA	Pumps		m2	£2.90		
	Pumps: Pipeline Mounted Circulator: For low and medium pressure hot water heating systems	10	No. of pumps	Pumps		No.	£1,514.00		
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	£5.90		
	Valves / Controls - 05 Mental Health Hospital / 07 Older People Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	30	% of GIA			m2	£3.60		
	Valves / Controls - 06 Community Hospital	30	% of GIA			m2	£4.60		
	Valves / Controls - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	30	% of GIA			m2	£9.70		
	Valves / Controls - 23 Offices (Mid Rise)	30	% of GIA			m2	£4.40		
	Valves / Controls - 24 Support Facilities	30	% of GIA			m2	£2.50		
	Valves / Controls - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	30	% of GIA			m2	£8.80		
14.06	Water Heaters								
	Water Heaters: Instantaneous	10	No. of water heaters			No.	£348.00		
	Water Heaters: Storage type	10	No. of water heaters			No.	£1,383.00		
	Electric shower	10	No. of showers			No.	£619.00		
14.07	Insulation								
	Thermal Insulation: Glass Fibre: Preformed; to pipework	20	% of GIA	Insulation	Glass fibre (pre-formed)	m2	£1.80		
	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	£1.80		
	Thermal Insulation: Polyethylene: Black flexible fire resistant; fixed with bands; to pipework	20	% of GIA	Insulation	Polyethylene	m2	£1.80		
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	£102.00		
	Sprinkler installation generally - 06 Community Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	25	% of GIA	Sprinkler installation		m2	£47.00		
	Sprinkler installation generally - 24 Support Facilities	25	% of GIA	Sprinkler installation		m2	£46.00		
	Sprinkler Heads: Brass Body with Frangible Glass Bulb: Conventional /sidewall pattern/satin chrome plated	25		Sprinkler heads	Brass	No.	£105.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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.	£143,525.00		
	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.	£180,965.00		
	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.	£238,687.00		
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.	£258,968.00		
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	£7,801.00		
15.04	Control Panel								
	Control Panel - Lifts: Light Passenger	15	No. of control panels			No.	£14,353.00		
	Control Panel - Lifts: General Purpose Passenger	15	No. of control panels			No.	£18,099.00		
	Control Panel - Lifts: Intensive Passenger	15	No. of control panels			No.	£23,871.00		
15.99	Other								
	Escalators: 30 degree inclination; 3.50m vertical rise; 0.5m/s	20	No. of floors			Floors	£230,888.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
17.00	ELECTRICAL SYSTEM								
17.01	HV Network								
	HV Network	30	100% of GIA of all relevant blocks			m2	£3.20		
17.02	Generators								
	Generator standby prime movers	30	No. of generators			No.	£121,685.00		
	LV Supply: Standby Generators: Diesel sets; three phase, 440 volt, four wire 50Hz	25	No. of generators			No.	£23,402.00		
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.	£121,685.00		
	Main switchboard	30	Per way			No.	£4,933.00		
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	£111.00		
	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	£70.00		
	Distribution Boards generally - 06 Community Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	25	100% of GIA	Distribution boards		m2	£85.00		
	Distribution Boards generally - 24 Support Facilities	25	100% of GIA	Distribution boards		m2	£71.00		
	LV Distribution: MCB Distribution Board: SP&N; external protection enclosure	25	No. of boards	MCB distribution board		No.	£12,481.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
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	£91.00		
	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	£47.00		
	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	£54.00		
	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	£111.00		
	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	£80.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 06 Community Hospital	30	% of GIA	Electrical wiring circuits - lighting		m2	£102.00		
	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	£103.00		
	Electrical Circuits: Electric Lighting Circuit Generally - 23 Offices (Mid Rise)	30	% of GIA	Electrical wiring circuits - lighting		m2	£105.00		
	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	£81.00		
17.06	Fittings								
	Accessories: Controls: Light switch generally	25	100% of GIA	Accessories, switches, sockets etc.		m2	£23.00	No.	£60.00

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
17.07	Luminaires								
	Luminaires generally	15	No. of luminaires					No.	£429.00
	Luminaires generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	15	% of GIA			m2	£64.00		
	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	£45.00		
	Luminaires generally - 06 Community Hospital	15	% of GIA			m2	£67.00		
	Luminaires generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	15	% of GIA			m2	£52.00		
	Luminaires generally - 23 Offices (Mid Rise)	15	% of GIA			m2	£64.00		
	Luminaires generally - 24 Support Facilities	15	% of GIA			m2	£44.00		
17.08	Emergency Luminaires								
	Luminaires: Fluorescent: Emergency linear lighting; 3hr duration; electronic control gear	15	No. of luminaires					No.	£389.00
	Luminaires: Fluorescent: Emergency linear lighting; 3hr duration; electronic control gear	15	100% of GIA			m2	£29.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
18.00	COMMUNICATION SYSTEMS								
18.01	Telephone Systems								
	Telephones	20	No. of systems	Telephone system		No.	£471.00		
	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	£17.50		
	Telephone system - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Telephone system		m2	£7.80		
	Telephone system - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Telephone system		m2	£12.10		
	Telephone system - 23 Offices (Mid Rise)	20	% of GIA	Telephone system		m2	£17.50		
	Telephone system - 24 Support Facilities	20	% of GIA	Telephone system		m2	£18.50		
	Telephone system - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Telephone system		m2	£14.20		
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	£53.00		
	Data Transmission - 05 Mental Health Hospital / 07 Older People Hospital	20	% of GIA	Data transmission		m2	£23.00		
	Data Transmission - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres)	20	% of GIA	Data transmission		m2	£35.00		
	Data Transmission - 23 Offices (Mid Rise)	20	% of GIA	Data transmission		m2	£52.00		
	Data Transmission - 24 Support Facilities	20	% of GIA	Data transmission		m2	£54.00		
	Data Transmission - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Data transmission		m2	£43.00		
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	£15.00		
	Paging Systems - 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA	Paging system		m2	£10.00		
18.04	Nurse Call Systems								
	Nurse Call Systems	20	% of GIA			m2	£24.00		
18.05	Radio & Television Systems								
	Radio & Television Systems	20	% of GIA			m2	£7.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
18.06	Bedhead Services								
	Bedhead Services	20	No. of systems			No.	£4,681.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
19.00	ALARMS & DETECTION SYSTEMS								
19.01	Fire Alarm Panels								
	Fire alarm panels - small	20	No. of panels			No.	£2,716.00		
	Fire alarm panels - large	20	No. of panels			No.	£7,801.00		
19.02	Fire Alarm Wiring System								
	Wiring generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	20	% of GIA			m2	£33.00		
	Wiring generally - 05 Mental Health Hospital / 07 Older People Hospital / 24 Support Facilities	20	% of GIA			m2	£27.00		
	Wiring generally - 06 Community Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	20	% of GIA			m2	£27.00		
	Wiring generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 23 Offices (Mid Rise) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	20	% of GIA			m2	£29.00		
	Smoke Detectors generally - 01 Acute Hospital / 02 Children's Hospital / 03 Maternity Hospital / 04 Specialist Hospital / 08 Multi Service Hospital	10	% of GIA			m2	£11.00		
	Smoke Detectors generally - 05 Mental Health Hospital / 07 Older People Hospital / 24 Support Facilities	10	% of GIA			m2	£9.00		
	Smoke Detectors generally - 06 Community Hospital / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation	10	% of GIA			m2	£9.00		
	Smoke Detectors generally - 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 23 Offices (Mid Rise) / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	10	% of GIA			m2	£10.00		
19.03	Security Systems								
	Security Systems generally - 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	15	% of GIA			m2	£3.00		
	Security Systems generally - 06 Community Hospital / 21 Health Centre / 22 Clinics (including Day Hospitals and Resource Centres) / 24 Support Facilities / 25 Staff Residential Accommodation / 26 Patient Residential Accommodation / 41 GP Practice / 42 Dental Practice / 43 Pharmacy / 44 Optician	15	% of GIA			m2	£5.00		
	Security Systems generally - 23 Offices (Mid Rise)	15	% of GIA			m2	£9.00		
	Security: Access Control: Card entry systems including card slot systems, card monitor systems, and push/touch coded systems; automatic lock/release or open/close mechanisms	15	No. of systems			No.	£1,561.00	No.	£1,952.00
	Security: Detection: Equipment including pressure pads, break points, vibration/infra-red/ultra-sonic/movement and heat detectors	15	No. of systems			No.	£1,383.00		
	Security: Alarm: Equipment including alarm points, bells, indicator panels and lamps	15	No. of systems			No.	£1,561.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
19.04	CCTV (Internal)								
	CCTV (Internal)	15	No. of systems			No.	£4,681.00		
	CCTV (Internal) generally	15	% of GIA			m2	£4.40		
19.05	Panic Attack System								
	Panic Attack System	20	No. of systems			No.	£5,524.00		
19.06	Other Alarm Systems								
	Accessible WC alarm	20	No. of systems			No.	£348.00		

Ref:	Component	Life Expectancy	Quantity Measure Method	Design	Material	Life Cycle / Replacement		Overhaul / Repair	
						Unit	Rate	Unit	Rate
20.00	BUILDING MANAGEMENT CONTROL SYSTEM								
20.01	Building Management System								
	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	£52.00		
	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	£28.00		
	Building Management System generally - 23 Offices (Mid Rise)	15	% of GIA			m2	£35.00		
	Building Management System generally - 24 Support Facilities	15	% of GIA			m2	£29.00		