

Hampshire PCT

Chase Community Hospital

Budget Cost Rev C

September 2012

HAMPSHIRE PCT
SUMMARY OF COSTS SPLIT

CHASE COMMUNITY HOSPITAL PREFERRED OPTION			
	Project Cost £	Capital Cost £	LIFT Cost £
Construction cost	1,546,897	-	1,546,897
Fees	273,000	25,000	248,000
Non works	100,329	100,329	-
Land	-	-	-
Equipment	90,000	90,000	-
Planning Contingency	140,716	140,716	-
Optimism Bias	312,317	312,317	-
Inflation	56,954	29,878	27,076
VAT	448,180	236,696	211,484
VAT Reclaim	- 89,636	- 47,339	- 42,297
TOTAL	2,878,757	887,597	1,991,160

Notes: Preferred Option Includes provision of two GP practices and full refurbishment of Adult Mental Health, Outpatient Department, Podiatry, Bookable Meeting Room and Community Services along with minor refurbishment of Day Centre. Works include full upgrade of heating system and Fire Precaution works throughout entire building and provision of new parking area.
 No allowance for new storm lobby or asbestos removal in the window cills or elsewhere.

Figures included in the above costs for the car park are:

CHASE COMMUNITY HOSPITAL CAR PARK COSTS			
	Project Cost £	Capital Cost £	LIFT Cost £
Construction cost	95,000	-	95,000
Fees	16,766	1,535	15,230
Non works	-	-	-
Land	-	-	-
Equipment	-	-	-
Planning Contingency	7,824	7,824	-
Optimism Bias	17,364	17,364	-
Inflation	3,167	1,504	1,663
VAT	24,918	11,930	12,988
VAT Reclaim	- 4,984	- 2,386	- 2,598
TOTAL	160,055	37,771	122,284

TRUST/ORGANISATION:	HAMPSHIRE PCT	ORGANISATIONAL CODE:	
SCHEME:	CHASE COMMUNITY HOSPITAL		
STRATEGIC HA:	SOUTH CENTRAL		
PHASE:	PREFERRED OPTION		
PROJECT DIRECTOR:	JAMES BAWN		

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT (20%) £	Cost Incl. VAT £
1	Departmental Costs (from Form OB2)	1,415,526	283,105	1,698,631
2	On Costs (from Form OB3) (9.28% of Departmental Cost)	131,371	26,274	157,645
3	Works Cost Total (1+2) at BIS PUBSEC (Tender Price index level 1995 = 100 base) 173	1,546,897	309,379	1,856,276
4	Provisional location adjustment (if applicable) 0% % of Works Cost (b)	-	-	-
5	Sub Total (3+4)	1,546,897	309,379	1,856,276
6	Fees (c) (17.65% of sub-total 5)	273,000	xxxxxxx	273,000
7	Non-Works Costs (from Form FB4) (e) LAND OTHER	100,329	20,066	120,395
8	Equipment Costs (from Form OB2) (6.36% of Departmental Cost)	90,000	18,000	108,000
9	Planning Contingency	140,716	28,143	168,859
10	TOTAL (for approval purposes) (5+6+7+8+9)	2,150,942	375,588	2,526,530
11	Optimism Bias	312,317	62,463	374,780
12	Sub Total (10+11)	2,463,259	438,051	2,901,310
13	Inflation adjustments (f) to BIS PUBSEC 177	56,954	10,129	67,083
14	FORECAST OUTTURN BUSINESS CASE TOTAL (12+13)	2,520,213	448,180	2,968,393
15	VAT Reclaim	xxxxxxx	- 89,636 -	89,636
16	FORECAST OUTTURN BUSINESS CASE INCLUDING VAT RECLAIM TOTAL (14+15)	2,520,213	358,544	2,878,757

Proposed start on site (g) Proposed completion date (g)

Cash Flow:- Year yy/yy	SOURCE			£
	EFL	OTHER GOVERNMENT	PRIVATE	TOTAL
2012 / 2013				871,719
2013 / 2014				1,964,985
2014 / 2015				42,054
2015 / 2016				
2016 / 2017				
2017 / 2018				
2018 / 2019				
2019 / 2020				
Total Cost (as 10 above)				2,878,758

Total (for approval purposes) match against Cashflow

Notes :

- * Delete as appropriate
- (a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- (b) Adjustments of national average DCA price levels & on-costs for local market conditions
- (c) Fees include all resource costs associated with the scheme e.g. project sponsorship, clerk of works, building regulation & planning fees etc.
- (d) Not applicable to professional fees - VAT reclaimable EL (90) P64 refers
- (e) Non-works costs should be supported by a breakdown & include such items as contributions to statutory & local authorities ; land costs & associated legal fees
- (f) Estimate of tender price inflation up to proposed tender date (plus construction cost for VOP contracts only)
- (g) Overall timescale including any preliminary works

Name (capitals)	DAVID MORRIS
Position	REGIONAL DIRECTOR
Address	SWEETT GROUP ANGLO CITY HOUSE 2/6 SHIRLEY ROAD SOUTHAMPTON SO15 3EU
Telephone	02380 213500

Authorised for issue
Project Director

Date

TRUST/ORGANISATION: HAMPSHIRE PCT

SCHEME: CHASE COMMUNITY HOSPITAL

STRATEGIC HA: SOUTH CENTRAL

PHASE: PREFERRED OPTION

PROJECT DIRECTOR: JAMES BAWN

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

Functional Content	Functional Units/Space Requirements (1)	N/A/C (2)	Cost Allowance Version	Equipment Cost Version
Community Services	392.86 m2	C	280,502.00	15,000.00
Common Services / Plant	141.21 m2	C	-	-
Catering	94.21 m2	C	24,984.00	15,000.00
Reception Area	186.73 m2	C	11,237.00	-
League of Friends	16.29 m2	C	980.00	-
Facilities Management	22.98 m2	A	16,408.00	1,000.00
OPD	484.01 m2	C	345,583.00	20,000.00
Podiatry	28.56 m2	A	20,392.00	2,000.00
Day Centre	79.36 m2	C	21,046.00	-
Bookable Meeting Room	86.72 m2	C	61,918.00	4,000.00
Adult Mental Health	202.13 m2	C	144,321.00	8,000.00
GP Surgeries	652.75 m2	A	466,064.00	25,000.00
Diagnosis	125.24 m2	C	7,537.00	-
Physiotherapy	241.84 m2	C	14,554.00	-
Common Areas	76.15 m2	C	-	-
Less abatement for transferred equipment if applicable				90,000.00
				-
Departmental Costs and Equipment Costs To Summary £			1,415,526.00	90,000.00

0 % (4)

Cost allowances should be based on Departmental Cost Allowances where appropriate and include allowances for essential complementary accommodation and optional accommodation and services where details not available.

Identify separately any proposed adjustment (over or under cost allowances) justifiable in value for money terms (details to be provided).

* Delete as appropriate

1. State area and rate if departmental cost allowance not available.
2. Insert:
 - N for new build.
 - A for adaptations for alternative use or
 - C for upgrading existing building retaining current use.
3. Insert relevant version number of HCI listing of Departmental Cost Allowances and Equipment Cost allowances.
4. Provide details where appropriate.

Completed by

Name (capitals)	DAVID MORRIS
Position	REGIONAL DIRECTOR
Address	SWEETT GROUP
	ANGLO CITY HOUSE
	2/6 SHIRLEY ROAD
	SOUTHAMPTON SO15 3EU
Telephone	02380 213500

Authorised for issue **James Bawn**
Project Director

Date **14 Sep 2012**

TRUST/ORGANISATION: HAMPSHIRE PCT
 SCHEME: CHASE COMMUNITY HOSPITAL
 STRATEGIC HA: 0
 PHASE: PREFERRED OPTION

CAPITAL COSTS: ON COSTS

		Estimated Cost (exc. VAT)	Percentage of Departmental Cost
		£	%
1	Communications a. Space b. Lifts	£	
2	"External" Building Works (1) a. Drainage b. Roads, paths, parking c. Site layout, walls, fencing, gates d. Builders work for engineering services outside buildings		
3	"External" Engineering Works (1) a. Steam, condensate, heating, hot water and gas supply mains b. Cold water mains and storage c. Electricity mains, sub-stations, stand-by generating plant d. Calorifiers and associated plant e. Miscellaneous services	131,371.00	9.28%
4	Auxiliary Buildings		
5	Other on-costs and abnormals (2) a. Building b. Engineering		
Total On-Costs to Summary OB1		£ 131,371.00	9.28%

Notes: Must be based on scheme specific assessments/measurements; attach details to define scope of works as appropriate.
 Identify separately any proposed additional capital expenditure justifiable in value for money terms (details to be provided).

- * Delete as appropriate.
- (1) "External" to Departments
- (2) Identify any enabling or preliminary works to prepare the site in advance e.g. demolitions; service diversions; decanting costs; site investigation and other exploratory works.

Completed by		Authorised for issue	James Bawn
Name (capitals)	DAVID MORRIS		Project Director
Position	REGIONAL DIRECTOR		
Address	SWEETT GROUP		
	ANGLO CITY HOUSE		
	2/6 SHIRLEY ROAD		
	SOUTHAMPTON SO15 3EU	Date	14 Sep 2012
Telephone	02380 213500		

TRUST/ORGANISATION: HAMPSHIRE PCT
 SCHEME: CHASE COMMUNITY HOSPITAL
 STRATEGIC HA: 0
 PHASE: PREFERRED OPTION

CAPITAL COSTS: FEES AND NON-WORKS COSTS

	£	Percentage of Works Cost %
1 Fees (including "in-house" resource costs)		
a. Architects	}	17.65%
b. Structural Engineers		
c. Mechanical Engineers		
d. Electrical Engineers		
e. Quantity Surveyors		
f. Project Management		
g. Project Sponsorship (Director)		
h. Legal fees		
i. Site Supervision		
j. Building Regulations and Planning Fees		
k. Other		
l. CDM Co-ordinator		
m. Equipment Specialist		
n. PSCP Fees		
Total Fees to Summary (OB1)	£ 273,000.00	17.65%

	£
2 Non-Works Costs	
a. Land purchase costs and associated legal fees	20,000.00
b. Statutory and Local Authority charges	
c. Other (specify)	
Decanting Costs	25,000.00
IT Costs	55,329.00
Non-Works Costs to Summary (OB1)	£ 100,329.00

Notes:
 * Delete as appropriate.

Completed by		Authorised for issue	James Bawn
Name (capitals)	DAVID MORRIS		Project Director
Position	REGIONAL DIRECTOR		
Address	SWEETT GROUP		
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	SOUTHAMPTON SO15 3EU		
Telephone	02380 213500	Date	14 Sep 2012

CHASE COMMUNITY HOSPITAL
Budget Order of Cost - HPCG Calculations

Department / Rooms	Quantity	HPCG Category	Net m2	Circ. / Comm.	Eng. Space	Gross m2	HBN Ref	HPCG Rate	Cost
Community Services	1	Overall Space				392.86	11-01	714	280,502
Facilities Management	1	Overall Space				22.98	11-01	714	16,408
Common Services / Plant	1	Overall Space				141.21	11-01	-	-
Catering	1	Overall Space				94.21	11-01	265	24,984
Reception Area	1	Overall Space				186.73	11-01	60	11,237
League of Friends	1	Overall Space				16.29	11-01	60	980
Diagnosis	1	Overall Space				125.24	11-01	60	7,537
Physiotherapy	1	Overall Space				241.84	11-01	60	14,554
Common Areas	1	Overall Space				76.15	11-01	-	-
OPD	1	Overall Space				484.01	11-01	714	345,583
Podiatry	1	Overall Space				28.56	11-01	714	20,392
Day Centre	1	Overall Space				79.36	11-01	265	21,046
Bookable Meeting Room	1	Overall Space				86.72	11-01	714	61,918
Adult Mental Health	1	Overall Space				202.13	11-01	714	144,321
GP Surgeries	1	Overall Space				652.75	11-01	714	466,064
Total Departmental Cost @ BIS PUBSEC	173	Location	100					Sub Total (£)	1,415,526
On-Costs									
External Works - including drainage									105,000
Abnormals	See Cost Plan								26,371
Estimated Works Cost @ BIS PUBSEC	173	Location	100					Sub Total (£)	1,546,897
Location Factor									
Update for Project Specifics		Location	100						-
Estimated Project Specific Works Cost at Reporting Level BIS PUBSEC 173 (£)									1,546,897
Project Costs									
Fees	Allow	18%							273,000
Non-works	Legal fees								20,000
	Allowance for decanting costs, security etc								25,000
	IT								55,329
Equipment	Allowance								90,000
Planning Contingency	Allow	7%							140,716
Estimated Project Cost at Reporting Level BIS PUBSEC 173 net of Optimism Bias and VAT (£)									2,150,942
Optimism Bias									
See attached Upper Bound and Mitigation assessments								14.52%	312,317
Estimated Project Cost at Reporting Level BIS PUBSEC 173 Including Optimism Bias but Net of VAT (£)									2,463,259
Inflation									
Start on site 1Q13 @ BIS PUBSEC	177								56,954
Estimated Project Cost 1Q13 net of VAT (£)									2,520,213
VAT									
Allowed at standard rate but not applied to Fees								20%	448,180
Estimated Project Cost 1Q13 Including VAT (£)									2,968,393
VAT RECLAIM									
Allow for Major Alterations rate								20%	- 89,636
Estimated Project Cost 1Q13 Including VAT Reclaim (£)									2,878,757
Estimated Project Specific Works Cost £/m2 BIS PUBSEC									173
Estimated Project Specific Works Cost at Out Turn BIS PUBSEC									177
Expressed as cost per square metre £/m2 Out Turn BIS PUBSEC									177
									546
									1,582,663
									559

**CHASE COMMUNITY HOSPITAL
OPTIMISM BIAS - UPPER BOUND CALCULATION**

Lowest % Upper Bound	13%
Mid %	40%
Upper %	80%
Actual % Upper Bound for this project	44%

Build complexity				
<i>Choose 1 category</i>				
		X		
Length of Build	< 2 years	x	0.50%	0.50%
	2 to 4 years		2.00%	0
	Over 4 years		5.00%	0
<i>Choose 1 category</i>				
Number of phases	1 or 2 Phases		0.50%	0
	3 or 4 Phases		2.00%	0
	More than 4 Phases	x	5.00%	5.00%
<i>Choose 1 Category</i>				
Number of sites involved (i.e. before and after change)	Single site (new build on same site as existing)	x	2.00%	2.00%
	2 Site		2.00%	0
	More than 2 site		5.00%	0

Location				
<i>Choose 1 category</i>				
New Site - Green field	New build		3%	0
New Site - Brown Field	New Build		8%	0
Existing site	New Build		5%	0
<i>or</i>				
Existing site	Less than 15% refurb		6%	0
Existing site	15% - 50% refurb		10%	0
Existing site	Over 50% refurb	x	16%	16.00%

Scope of scheme				
<i>Choose 1 category</i>				
Facilities Management	Hard FM only or no FM		0.00%	0
	Hard and soft FM	x	2.00%	2.00%
<i>Choose 1 category</i>				
Equipment	Group 1 & 2 only	x	0.50%	0.50%
	major Medical equipment		1.50%	0
	All equipment included		5.00%	0
<i>Choose 1 category</i>				
IT	No IT implications		0.00%	0
	Infrastructure		1.50%	0
	Infrastructure & systems	x	5.00%	5.00%
<i>Choose more than 1 category if applicable</i>				
External Stakeholders	1 or 2 local NHS organisations	x	1.00%	1.00%
	3 or more NHS organisations		4.00%	0
	Government		8.00%	0

Service changes - relates to service delivery e.g. NSF's				
<i>Choose 1 category</i>				
Stable environment, i.e. no change to service			5%	0
Identified changes not quantified	x		10%	10.00%
Longer time frame service changes			20%	0

Gateway				
<i>Choose 1 category</i>				
RPA Score	Low		0%	0
	Medium	x	2%	2.00%
	High (assumed - Trust to confirm)		5%	0

Actual % Upper Bound for this project	44.00%
Actual % Mitigation for this project (see attached)	33.00%
Actual % Optimism Bias for this project	14.52%

**CHASE COMMUNITY HOSPITAL
OPTIMISM BIAS - MITIGATION**

Contributory Factor to Upper Bound	% Factor Contributes	% factor contributes after mitigation	Explanation for Rate of Mitigation
Progress with Planning Approval	4	0	Planning not required for Options 1 to 4.
Other Regulatory	4	3	
Depth of Surveying/Ground Information	3	0	
Detail of design	4	3	
Innovative project/design (i.e. has this type of project / design been undertaken before)	3	1	
Design Complexity	4	1	
Likely Variations from Standard Contract	2	0	
Design Team Capabilities	3	1	
Contractor's Capabilities (excluding design team covered above)	2	1	
Contractor Involvement	2	2	
Client capability and capacity (NB do not double count with design team capabilities)	6	2	
Robustness of Output Specification	25	7	
Involvement of Stakeholders including Public and Patient Involvement	5	2	
Agreement to Output Specification by stakeholders	5	2	
New service or traditional	3	1	
Local community consent	3	1	
Stable policy environment	20	5	
Likely competition in the market for the project	2	1	
TOTAL	100	33	

Note: Across all contributory factors, mitigation would be expected to be greater the greater the extent of risk quantification and risk management

Appendix A

Cost Plan - Preferred Option

Notes

Project title;	Chase Community Hospital
Project description;	Major Refurbishment Works
Status of cost plan;	Budget Cost Rev C
Issue date;	14-Sep-12
Cost limit;	£ 2,150,942 Excluding direct costs and VAT
Surveyor;	David Coles
Checked by;	David Morris
Gross internal floor areas;	
New build;	0 m ²
Refurbishment;	2849.96 m ²
Cost plan base date;	3Q2012
Change since previous cost plan;	£ 291,933

Basis of information on which this cost plan was prepared;

Studio Four Architects Ltd drawings: -

- 32096 100 P1 Existing Floor Plans
- 32096 202 P5 Proposed Floor Plans

Studio Four Architects Ltd Schedule of Works

Assumptions

- All mechanical and electrical installations in Work Areas are to be stripped out and replaced, including hot & cold water distribution, heating & ventilation systems, electrical power & lighting systems, fire alarms, telephone and data installations.
- Heating installations in all non Work Areas are to be stripped out and replaced.
- Existing internal doors to be re-used where possible.
- Gutters, fascia boards and soffits to be retained. Allowance has been made for redecoration only.
- Other than those identified, no allowance has been made for replacement of any windows or external doors.

Exclusions

The following items are excluded from this Cost Plan and financial provision should be made elsewhere.

- Ground contaminations and removal of unforeseen obstructions

Main Summary

Cost Summary		£	£/m²
New Building Works Total (excluded)		-	-
Refurbishment Works Total (from attached breakdown)		1,251,535	439.14
Main contractors preliminaries	15%	187,730	65.87
Main contractors overheads and profit	5.00%	62,577	21.96
Works cost estimate		1,501,842	526.97
Contractors Design Fees included below	0.0%	-	-
Design Risk (Contractor)	3.0%	45,055	15.81
Tender estimate		1,546,897	542.78
Trust Costs:-			
Direct Fees	25,000		
Fees through LIFTCo	248,000		
Legal Fees	20,000		
Decanting Costs	25,000		
Non Works Cost - Art/IT	55,329		
Loose furniture / equipment	<u>90,000</u>	463,329	
		2,010,226	705.35
Contingency	7.0%	140,716	49.37
Cost limit (excluding inflation)		2,150,942	754.73
Inflation	0.0%	-	-
Cost limit (including inflation)		£ 2,150,942	754.73

Refurbishment Elemental Estimate

Cost Centre	GROUP ELEMENT / ELEMENT	Budget Cost Estimate Total £	GIFA	£/m2
REFURBISHMENT WORKS				
1	COMMUNITY SERVICES	194,575.00	392.86	495.28
	Mid Wives Office (Office 116)	6,900.00	10.68	646.07
	Staff Rest Room (Office 117)	9,100.00	11.66	780.45
	Quiet Room (Office 118)	6,000.00	10.47	573.07
	Repro (Office 119)	5,500.00	8.90	617.98
	Community Care Team Office (Store 123, Cleaners Store 125, Store 126, Office 120, Office 121, Office 122)	64,400.00	107.27	600.35
	Community Physiotherapy & OT Team Office (Body Store, Viewing Room, Office and WC, Lobby)	34,200.00	50.05	683.32
	Cleaners Room (Staff Utility Room)	4,300.00	6.21	692.43
	Dirty Equipment Store (Dirty Linen Store 134)	1,675.00	14.74	113.64
	Health Visitors Store (Clean Linen Store 136)	1,600.00	14.35	111.50
	Community Physio & OT Store (Store 135)	2,000.00	18.78	106.50
	Store (Food Store 26)	700.00	3.06	228.76
	Store (Equipment Store)	700.00	3.62	193.37
	Store (Store)	1,000.00	6.90	144.93
	WC (WC 140)	2,900.00	2.91	996.56
	WC (WC 141)	2,900.00	2.93	989.76
	Break Out (Garden Store 39)	10,000.00	9.73	1,027.75
	Break Out (Cleaners Store 138)	5,800.00	5.60	1,035.71
	Break Out (Kitchen Area)	7,100.00	6.26	1,134.19
	Store (Veg Store 150)	700.00	2.89	242.21
	Store (Store 150A)	700.00	2.93	238.91
	Store (Office 142)	5,000.00	6.89	725.69
	Community Care Team/Midwives Store (Kitchen)	21,400.00	29.64	722.00
2	COMMON SERVICES/PLANT	-	141.21	-
	Waste & Gas Store (Machine Room)	-	52.82	-
	Electrical Store (Electrical Store)	-	32.14	-
	Boiler/Tank Room (Boiler /Tank Room)	-	41.58	-
3	CATERING	14,900.00	94.21	158.16
	Kitchen Area (Kitchen Area)	14,900.00	28.81	517.18
	Wash Up Area (Wash Up Area)	-	-	-
	Dining Area (Dining Area)	-	59.98	-
4	RECEPTION AREA	23,100.00	186.73	123.71
	Reception/Waiting Area/Lobby & Corridor Spaces	21,900.00	158.00	138.61
	Porter (Porter)	300.00	7.88	38.07
	WC (WC)	200.00	4.06	49.26
	WC (WC)	200.00	4.06	49.26
	Server Room (Server Room)	400.00	10.13	39.49
	WC (WC)	100.00	1.99	50.25
5	LEAGUE OF FRIENDS	600.00	16.29	36.83
	Shop (Shop)	600.00	15.36	39.06
6	FACILITIES MANAGEMENT	12,700.00	22.98	552.65
	FM Office (Office 115)	6,500.00	10.28	632.30
	Office x2 Person (Office 103 & Office 104)	6,200.00	11.38	544.82
7	GP SURGERIES	387,845.00	652.75	594.17
	Cleaners Store (Kitchenette)	6,300.00	10.55	597.16
	Patient Records (Flat 174a)	8,900.00	12.65	703.56
	Locker Room(Female Changing Room)	10,800.00	19.47	554.70
	General Store (Kitchen)	5,000.00	7.63	655.31
	Practice Office 01 (Cleaners Store and Office)	9,000.00	14.24	632.02
	Practice Manager (Quiet Room)	6,600.00	10.65	619.72
	Consult 01 (Bathroom 5)	10,400.00	15.89	654.50
	Dirty Utility (WC & Store)	7,200.00	9.05	795.58
	Consult/Exam 02 (Bedroom 8)	13,235.00	20.88	633.86
	Consult 03 (Bathroom 12)	9,800.00	14.60	671.23
	Consult/Exam/Treat 04 (Bedroom 16 & Bedroom 17)	12,600.00	18.43	683.67
	Store	2,000.00	3.21	623.05
	WC (WC)	2,900.00	2.63	1,102.66
	WC and Baby Change (Part Ward 23)	5,100.00	6.08	838.82
	Clean Store (Linen Store)	5,200.00	9.07	573.32
	Patient Records (Corridor Space)	5,800.00	7.50	773.23
	Consult 05 (Dirty Utility)	9,600.00	14.42	665.74
	Baby Change Acc Toilet (WC & Ensuite)	6,700.00	10.22	655.58
	Interview Room (Bedroom 19)	9,600.00	10.61	904.81
	Reception Office & Repro (Nurses Station & Kitchen 21)	42,200.00	48.66	867.24

Refurbishment Elemental Estimate

Cost Centre	GROUP ELEMENT / ELEMENT	Budget Cost Estimate Total £	GIFA	£/m2
	Waiting (Ward 23 & MDT Office & Store 16a)	85,800.00	148.66	577.16
	Store (Store 24)	1,500.00	2.40	625.00
	Consult/Exam/Treatment 05 (Single Bed Ward 24 & Single Bed Ward 26)	14,000.00	20.94	668.58
	Patient Records (Store 14a)	5,600.00	8.74	640.73
	Consult 06 (Bathroom 15a)	10,400.00	16.18	642.77
	Store (Store 12a)	1,510.00	2.46	613.82
	Consult 07 (Part Ward 11a)	8,400.00	17.09	491.52
	Consult 08 (Part Ward 11a)	13,900.00	18.81	738.97
	Dirty Utility (WC)	4,000.00	4.44	900.90
	Practice Office (Part Ward 27)	11,900.00	15.03	791.75
	Patient Records (Part Ward 27)	3,900.00	4.79	814.20
	Practice Manager 02 (Part Ward 27)	6,800.00	10.07	675.27
	Shared GP/Staff Room (Ward 29)	24,600.00	40.03	614.54
	Pantry (Lobby)	6,600.00	4.24	1,556.60
8	ADULT MENTAL HEALTH	105,630.00	202.13	522.58
	Consult 01 (Bedroom 31)	8,000.00	10.67	749.77
	Staff WC (Assisted WC)	4,300.00	5.68	757.04
	Patient WC (Assisted WC)	4,300.00	5.73	750.44
	Consult 02 (Part Sitting Room)	10,200.00	12.39	823.24
	Consult 03 (Part Sitting Room)	8,300.00	11.43	726.16
	Duty Response (Part Sitting Room)	9,400.00	13.79	681.65
	Store (Store 37a)	3,000.00	4.90	612.24
	Store (Store 30)	3,430.00	6.34	541.01
	Treatment Room (Part Dining Room 36)	10,400.00	13.64	762.46
	Sub Reception (Pantry)	9,500.00	10.00	950.00
	Sub Waiting (Part Dining Room 36)	9,300.00	15.04	618.35
	Open Plan Office (Part Dining Room 36)	25,500.00	43.77	582.59
9	OPD	207,865.00	484.01	429.46
	Treatment Room 01 (Currently Diagnosis Treatment Room 67)	12,000.00	17.32	692.84
	Primary Analysis Laboratory (Clean Utility)	7,200.00	8.24	873.79
	Dirty Utility (Currently Dirty Utility 68)	8,000.00	8.26	968.52
	Treatment Room 02 (Consulting Room 69)	14,600.00	20.91	698.23
	WC 72 (Male WC)	3,900.00	4.99	781.56
	WC 72 (Female WC)	3,900.00	4.89	797.55
	Consulting Room 04 (Consulting Room 78 & Cleaner Store 73)	13,700.00	20.09	681.93
	Consulting Room 03 (Office 81 & Consulting Room 79)	13,100.00	18.79	697.18
	Consulting Room 02 (Consulting Room 83)	7,955.00	12.81	621.00
	Consulting Room 05 (Midwives Clinic 82)	10,200.00	14.86	686.41
	Clean Utility (Store 85)	7,700.00	9.43	816.54
	Sexual Health Store(Store)	3,900.00	7.43	524.90
	Store (Store)	2,000.00	3.19	626.96
	Store (Examination Room 96)	7,235.00	10.90	663.76
	Consulting Room 01 (Exam/Consulting Room 100)	8,400.00	11.53	728.53
	Health Visitors and Midwives (Consulting Room 102)	8,400.00	11.72	716.72
	Bookable Office (Examination Room 106)	7,900.00	10.79	732.16
	Store (Store)	1,500.00	1.99	753.77
	Audiology (Treatment Room 107)	11,700.00	19.00	615.79
	Speech and Language (Procedure Room & Clean Utility)	13,900.00	19.79	702.37
	Dirty Utility (Dirty Utility)	7,900.00	10.21	773.75
	Specimen Disabled WC (Assisted WC)	3,400.00	4.32	787.04
	Counselling (01) (Sisters Office 93)	7,495.00	10.49	714.49
	Counselling (02) (Consulting Room 91)	7,395.00	11.65	634.76
	Ophthalmology Store (Store 90)	2,950.00	5.39	547.31
	Cleaners Store (Store 89)	3,830.00	5.66	676.68
	Sexual Health Interview Assessment Room (Office)	7,705.00	13.08	589.07
10	PODIATRY	17,200.00	28.56	602.24
	Podiatry (Speech and Language Therapy Room 86 & Seminar Room 84)	17,200.00	26.92	638.93
11	DAY CENTRE	10,500.00	79.36	132.31
	Activity/Dining/Sitting Room (Activity Day Room)	7,300.00	54.49	133.97
	Office (Office)	700.00	4.07	171.99
	Office (Office)	1,100.00	6.63	165.91
	Office (Office)	1,400.00	9.61	145.68
12	BOOKABLE MEETING ROOM	61,900.00	86.72	713.79
	Meeting Room and Group Room (Meeting Room 59 Health Education Room 60)	61,900.00	81.73	757.37
13	DIAGNOSIS	4,600.00	125.24	36.73
	Radiodiagnostic Room 173	1,240.00	31.40	39.49

Refurbishment Elemental Estimate

Cost Centre	GROUP ELEMENT / ELEMENT	Budget Cost Estimate Total £	GIFA	£/m2
	Changing 167	160.00	3.90	41.03
	Changing 165	80.00	1.93	41.45
	Dark Room 158	440.00	11.04	39.86
	Disabled WC 164	160.00	4.23	37.83
	Store 159	200.00	4.50	44.44
	Store 160	80.00	2.08	38.46
	Office 162	400.00	10.48	38.17
	Waiting Room 163	1,440.00	36.48	39.47
	Mens Changing 174	400.00	10.05	39.80
14	PHYSIOTHERAPY	9,120.00	241.84	37.71
	Store 42	160.00	4.04	39.60
	Community Equipment Store 43	320.00	7.68	41.67
	Reception/Office 43	360.00	9.20	39.13
	Treatment Room 44	560.00	14.14	39.60
	Waiting Room 45	1,520.00	37.60	40.43
	Cleaners Store 46	200.00	5.19	38.54
	WC 48	200.00	4.57	43.76
	WC 49	200.00	4.54	44.05
	Equipment Store 50	1,960.00	49.41	39.67
	Exercise Room 56	2,400.00	60.24	39.84
	Equipment Store 57	-	-	-
	Office 58	880.00	22.38	39.32
	Stores x4	360.00	8.94	40.27
	Corridor/Circulation Spaces	-	-	-
15	GENERAL WORKS	96,000.00	-	-
	Allow for replacing and upgrading fire stopping throughout building	65,000.00	-	-
	Allow for refreshing Decant Area	1,000.00	-	-
	Allow for replacing existing roof lights throughout building	30,000.00	-	-
16	EXTERNAL WORKS	105,000.00	-	-
	Allow to paint and repair all external fascias, soffits and gutters	10,000.00	-	-
	Allow for new parking area	95,000.00	-	-
	Total Refurbishment Works	1,251,535.00	2,754.89	454.30

Community Services

	Qty	Unit	Rate £	Amount £	Total £
1.0 Mid Wives Office (Office 116)					6,900
.01 Remove fitted counter/worktop	1	item	100	100	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to block up existing door opening	1	nr	200	200	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	11	m2	350	3,850	
.07 Allow to decorate walls and ceilings complete	11	m2	85	935	
.08 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.09 Allow for new louvre draped blinds	1	nr	100	100	
.10 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.11 Allow for window restrictors	1	nr	100	100	
				6,885	
2.0 Staff Rest Room (Office 117)					9,100
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	12	m2	80	960	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing door opening		nr	200	-	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	12	m2	350	4,200	
.06 Allow to decorate walls and ceilings complete	12	m2	85	1,020	
.07 Allow for new vinyl floor and coved skirting	12	m2	45	540	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.10 Allow for window restrictors	1	nr	100	100	
.11 Allow for new beverage bay including cupboards, wall units, stainless steel sink, worktop and wall mounted water boiler.	1	item	2,000	2,000	

Community Services

	Qty	Unit	Rate £	Amount £	Total £
				9,145	
3.0 Quiet Room (Office 118)					6,000
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	10	m2	80	800	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	10	m2	350	3,500	
.05 Allow to decorate walls and ceilings complete	10	m2	85	850	
.06 Allow for new vinyl floor and coved skirting	10	m2	45	450	
.07 Allow for new louvre draped blinds	1	nr	100	100	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.09 Allow for window restrictors	1	nr	100	100	
				6,025	
4.0 Repro (Office 119)					5,500
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	9	m2	80	720	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	9	m2	350	3,150	
.05 Allow to decorate walls and ceilings complete	9	m2	85	765	
.06 Allow for new vinyl floor and coved skirting	9	m2	45	405	
.07 Allow for new louvre draped blinds	1	nr	100	100	
.08 Allow to upgrade existing door for acoustic purposes including smoke	1	nr	150	150	
.09 Allow for window restrictors	1	nr	100	100	
				5,465	
5.0 Community Care Team Office (Store 123, Cleaners Store 125, Store 126, Office 120, Office 121, Off					64,400
.01 Remove partitions as per layout drawings	20	m	100	2,000	

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.02 Remove redundant M&E items	107	m2	80	8,560	
.03 Construct new partition as per layout drawing	-	m	130	-	
.04 Allow to block up existing door openings as per layout drawing	4	nr	200	800	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	107	m2	350	37,450	
.06 Allow to decorate walls and ceilings complete	107	m2	85	9,095	
.07 Allow for new vinyl floor and coved skirting	107	m2	45	4,815	
.08 Allow for new louvre draped blinds	6	nr	100	600	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	3	nr	150	450	
.10 Allow for window restrictors	6	nr	100	600	
.11 Allow for new beverage bay including cupboards, wall units, stainless steel sink, worktop and wall mounted water boiler.	-	item	2,000	-	
				64,370	
6.0 Community Physiotherapy & OT Team Office (Body Store, Viewing Room, Office and WC, Lobby)					34,200
.01 Remove partitions as per layout drawings	17	m	100	1,700	
.02 Remove redundant M&E items	50	m2	80	4,000	
.03 Allow to remove any equipment in association with the body store	1	item	1,000	1,000	
.04 Construct new partition as per layout drawing	5	m	130	650	
.05 Allow to replace existing external door with new window unit	1	item	2,500	2,500	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	50	m2	350	17,500	
.07 Allow to decorate walls and ceilings complete	50	m2	85	4,250	
.08 Allow for new vinyl floor and coved skirting	50	m2	45	2,250	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	2	nr	150	300	
				34,150	
7.0 Cleaners Room (Staff Utility Room)					4,300

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.01 1. Remove worktop, base and wall mounted units	1	item	100	100	
.02 2. Remove WHB and stainless steel sink	1	item	100	100	
.03 3. Remove redundant M&E items	6	m2	80	480	
.04 4. Allow to install new cleaners sink and WHB unit	1	item	750	750	
.05 5. Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	6	m2	350	2,100	
.06 6. Allow to decorate walls and ceilings complete	6	m2	85	510	
.07 7. Allow for new vinyl floor and coved skirting	6	m2	45	270	
				4,310	
8.0 Dirty Equipment Store (Dirty Linen Store 134)					1,675
.01 Allow to decorate walls and ceilings complete	15	m2	85	1,275	
.02 Allow for new shelving	1	item	400	400	
				1,675	
9.0 Health Visitors Store (Clean Linen Store 136)					1,600
.01 Allow to decorate walls and ceilings complete	14	m2	85	1,190	
.02 Allow for new shelving	1	item	400	400	
				1,590	
10.0 Community Physio & OT Store (Store 135)					2,000
.01 Allow to decorate walls and ceilings complete	19	m2	85	1,615	
.02 Allow for new shelving	1	item	400	400	
				2,015	
11.0 Store (Food Store 26)					700
.01 Allow to decorate walls and ceilings complete	3	m2	85	255	
.02 Allow for new shelving	1	item	400	400	
				655	
12.0 Store (Equipment Store)					700
.01 Allow to decorate walls and ceilings complete	3	m2	85	255	

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.02 Allow for new shelving	1	item	400	400	
				655	
13.0 Store (Store)					1,000
.01 Allow to decorate walls and ceilings complete	7	m2	85	595	
.02 Allow for new shelving	1	item	400	400	
				995	
14.0 WC (WC 140)					2,900
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	3	m2	350	1,050	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	3	m2	85	255	
.07 Allow for new vinyl floor and coved skirting	3	m2	45	135	
				2,890	
15.0 WC (WC 141)					2,900
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	3	m2	350	1,050	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	3	m2	85	255	
.07 Allow for new vinyl floor and coved skirting	3	m2	45	135	
				2,890	
16.0 Break Out (Garden Store 39)					10,000

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.01 Block up existing door way and fit window	1	item	800	800	
.02 Form new opening and install new door	1	item	1,200	1,200	
.03 Remove redundant M&E items (including gas and water supplies)	10	m2	120	1,200	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiators, power and data)	10	m2	350	3,500	
.05 Allow to decorate walls and ceilings complete	10	m2	85	850	
.06 Allow for new vinyl floor and coved skirting	10	m2	45	450	
.07 Allow for new beverage area including wall mounted zip boiler and stainless steel sink.	1	item	2,000	2,000	
				10,000	
17.0 Break Out (Cleaners Store 138)					5,800
.01 Remove redundant M&E items (including gas and water supplies)	6	m2	120	720	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiators, power and data)	6	m2	350	2,100	
.03 Allow to decorate walls and ceilings complete	6	m2	85	510	
.04 Allow for new vinyl floor and coved skirting	6	m2	45	270	
.05 Allow for new beverage area including wall mounted zip boiler and stainless steel sink.	1	item	2,000	2,000	
.06 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				5,750	
18.0 Break Out (Kitchen Area)					7,100
.01 Allow to block up existing door opening & form new opening (including new door)	1	nr	1,500	1,500	
.02 Remove redundant M&E items (including gas and water supplies)	6	m2	120	720	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiators, power and data)	6	m2	350	2,100	
.04 Allow to decorate walls and ceilings complete	6	m2	85	510	

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.05 Allow for new vinyl floor and coved skirting	6	m2	45	270	
.06 Allow for new beverage area including wall mounted zip boiler and stainless steel sink.	1	item	2,000	2,000	
				7,100	
19.0 Store (Veg Store 150)					700
.01 Allow to decorate walls and ceilings complete	3	m2	85	255	
.02 Allow for new shelving	1	item	400	400	
				655	
20.0 Store (Store 150A)					700
.01 Allow to decorate walls and ceilings complete	3	m2	85	255	
.02 Allow for new shelving	1	item	400	400	
				655	
21.0 Store (Office 142)					5,000
.01 Remove glazed screen and block up opening	1	item	250	250	
.02 Remove redundant M&E items (including gas and water supplies)	7	m2	120	840	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiators, power and data)	7	m2	350	2,450	
.04 Allow to decorate walls and ceilings complete	7	m2	85	595	
.05 Allow for new vinyl floor and coved skirting	7	m2	45	315	
.06 Allow for new shelving	1	item	400	400	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				5,000	
22.0 Community Care Team/Midwives Store (Kitchen)					21,400
.01 Remove all stainless steel catering/kitchen equipment including cookers, deep fat fryer, fridges & work benching.	1	item	500	500	
.02 Remove redundant M&E items (including gas and water supplies)	30	m2	120	3,600	

Community Services

	Qty	Unit	Rate £	Amount £	Total £
.03 Construct new partition to structural soffit (double height space)	4	m	300	1,200	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiators, power and data)	30	m2	350	10,500	
.05 Allow to move 2x 50 mm 2 core electrical supplies and 1x 25mm 4 core electrical supply	1	item	1,500	1,500	
.06 Allow to decorate walls and ceilings complete	30	m2	85	2,550	
.07 Allow for new vinyl floor and coved skirting	30	m2	45	1,350	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				21,350	

Common Services & Plant

	Qty	Unit	Rate £	Amount £	Total £
1.0 Waste & Gas Store (Machine Room)					-
.01 Allow to remove Generator and associated works		item	2,500	-	
.02 Allow for new M&E as necessary		m2	250	-	
				<hr/>	-
2.0 Electrical Store (Electrical Store)					-
.01 Allow for new M&E as necessary		m2	250	-	
				<hr/>	-
3.0 Boiler/Tank Room (Boiler /Tank Room)					-
.01 Allow for new M&E as necessary		m2	250	-	
				<hr/>	-

Catering

	Qty	Unit	Rate £	Amount £	Total £
1.0 Kitchen Area (Kitchen Area)					14,900
.01 Remove redundant M&E items	29	m2	80	2,320	
.02 Remove any asbestos board window cill	-	item	200	-	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation and new radiators)	29	m2	350	10,150	
.04 Allow to decorate walls and ceilings complete	29	m2	85	2,465	
				14,935	
2.0 Wash Up Area (Wash Up Area)					-
.01 Remove redundant M&E items	-	m2	80	-	
.02 Remove any asbestos board window cill	-	item	200	-	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation and new radiators)	-	m2	350	-	
.04 Allow to decorate walls and ceilings complete	-	m2	85	-	
				-	
3.0 Dining Area (Dining Area)					-
.01 Remove redundant M&E items		m2	80	-	
.02 Remove any asbestos board window cill		item	500	-	
.03 Remove curtains and fixed curtain pelmet		item	75	-	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation and new radiators)		m2	350	-	
.05 Allow to decorate walls and ceilings complete		m2	85	-	
.06 Allow for new vinyl floor and coved skirting		m2	45	-	
.07 Allow for new louvre draped blinds		nr	100	-	
.08 Allow for window restrictors		nr	100	-	
				-	

Reception

	Qty	Unit	Rate £	Amount £	Total £
1.0 Reception/Waiting Area/Lobby & Corridor Spaces					21,900
.01 Remove asbestos board window cill	-	item	500	-	
.02 Remove redundant M&E items	-	m2	80	-	
.03 Allow to decorate walls and ceilings complete	-	m2	85	-	
.04 Allow for new heating installation as necessary	158	m2	40	6,320	
.05 Adapt reception counter DDA	1	item	11,000	11,000	
.06 Provide handrail to internal ramp	1	item	4,550	4,550	
				21,870	
2.0 Porter (Porter)					300
.01 Remove asbestos board window cill		item	200	-	
.02 Remove curtains and fixed curtain pelmet		item	75	-	
.03 Remove internal fixtures and fittings		item	75	-	
.04 Allow for new worktops		item	250	-	
.05 Allow for new heating installation as necessary	8	m2	40	320	
.06 Allow to decorate walls and ceilings complete		m2	85	-	
				320	
3.0 WC (WC)					200
.01 Remove toilet pan and WHB		item	250	-	
.02 Allow for new toilet pan and WHB on IPS		item	800	-	
.03 Allow for new ironmongery		item	150	-	
.04 Allow for new heating installation as necessary	4	m2	40	160	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers		item	250	-	
.06 Allow to decorate walls and ceilings complete		m2	85	-	
.07 Allow for new vinyl floor and coved skirting		m2	45	-	
				160	
4.0 WC (WC)					200
.01 Remove toilet pan and WHB		item	250	-	

Reception

	Qty	Unit	Rate £	Amount £	Total £
.02 Allow for new toilet pan and WHB on IPS		item	800	-	
.03 Allow for new ironmongery		item	150	-	
.04 Allow for new heating installation as necessary	4	m2	40	160	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers		item	250	-	
.06 Allow to decorate walls and ceilings complete		m2	85	-	
.07 Allow for new vinyl floor and coved skirting		m2	45	-	
				160	
5.0 Server Room (Server Room)					400
.01 Remove redundant M&E items		m2	80	-	
.02 Allow to decorate walls and ceilings complete Allow to remove existing glazed panel and infill with blockwork and plaster		m2	95	-	
.03 Allow for new heating installation as necessary	10	m2	40	400	
				400	
6.0 WC (WC)					100
.01 Remove toilet pan and WHB		item	250	-	
.02 Allow for new toilet pan and WHB on IPS		item	800	-	
.03 Allow for new ironmongery		item	150	-	
.04 Allow for new heating installation as necessary	2	m2	40	80	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers		item	250	-	
.06 Allow to decorate walls and ceilings complete		m2	85	-	
.07 Allow for new vinyl floor and coved skirting		m2	45	-	
				80	

League of Friends

	Qty	Unit	Rate £	Amount £	Total £
1.0 Shop (Shop)					600
.01 Remove asbestos board window cill		item	200	-	
.02 Allow for new heating installation as necessary	15	m2	40	600	
.03 Allow to decorate walls and ceilings complete		m2	85	-	
				<hr/> 600	

Facilities management

	Qty	Unit	Rate £	Amount £	Total £
1.0 FM Office (Office 115)					6,500
.01 Remove fitted counter/worktop	1	item	100	100	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	10	m2	80	800	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to block up existing door opening	1	nr	200	200	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	10	m2	350	3,500	
.07 Allow to decorate walls and ceilings complete	10	m2	85	850	
.08 Allow for new vinyl floor and coved skirting	10	m2	45	450	
.09 Allow for new louvre draped blinds	2	nr	100	200	
.10 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.11 Allow for window restrictors	2	nr	100	200	
				6,525	
2.0 Office x2 Person (Office 103 & Office 104)					6,200
.01 Remove internal wall as per layout drawing	3	m	100	300	
.02 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	1	nr	200	200	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	11	m2	350	3,850	
.06 Allow to decorate walls and ceilings complete	11	m2	85	935	
.07 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.10 Allow for window restrictors	1	nr	100	100	
				6,240	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
1.0 Cleaners Store (Kitchenette)					6,300
.01 Remove all cupboards fixtures and fittings	1	item	100	100	
.02 Remove all kitchen appliances	1	item	75	75	
.03 Remove sanitaryware and associated fittings	1	item	250	250	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	11	m2	350	3,850	
.05 Allow to decorate walls and ceilings complete	11	m2	85	935	
.06 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.08 Allow for new shelving	1	item	400	400	
				6,255	
2.0 Patient Records (Flat 174a)					8,900
.01 Remove internal wall as per layout drawing	4	m	100	400	
.02 Remove WHB, bath and WC with all associated fittings	1	item	250	250	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	13	m2	80	1,040	
.04 Allow to construct new partition as per layout drawing	3	m	130	390	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	13	m2	350	4,550	
.06 Allow to decorate walls and ceilings complete	13	m2	85	1,105	
.07 Allow for new vinyl floor and coved skirting	13	m2	45	585	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.09 Allow for new shelving	1	item	400	400	
				8,870	
3.0 Locker Room(Female Changing Room)					10,800
.01 Remove redundant M&E items (including nurse call)	19	m2	80	1,520	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	19	m2	350	6,650	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.03 Allow to decorate walls and ceilings complete	19	m2	85	1,615	
.04 Allow for new vinyl floor and coved skirting	19	m2	45	855	
.05 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				10,790	
4.0 General Store (Kitchen)					5,000
.01 Remove stainless steel sink and WHB	1	item	250	250	
.02 Remove dishwasher and canopy	1	item	150	150	
.03 Remove fitted counter/worktops/cupboards	1	item	100	100	
.04 Remove redundant M&E items	8	m2	80	640	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	8	m2	350	2,800	
.06 Allow to decorate walls and ceilings complete	8	m2	85	680	
.07 Allow for new vinyl floor and coved skirting	8	m2	45	360	
				4,980	
5.0 Practice Office 01 (Cleaners Store and Office)					9,000
.01 Remove internal wall as per layout drawing	4	m	100	400	
.02 Remove stainless steel sink	1	item	150	150	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	14	m2	80	1,120	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Allow to block up existing doorway and make good	1	nr	200	200	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	14	m2	350	4,900	
.08 Allow to decorate walls and ceilings complete	14	m2	85	1,190	
.09 Allow for new vinyl floor and coved skirting	14	m2	45	630	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.12 Allow for window restrictors	1	nr	100	100	
				9,015	
6.0 Practice Manager (Quiet Room)					6,600
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	11	m2	350	3,850	
.05 Allow to decorate walls and ceilings complete	11	m2	85	935	
.06 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.07 Allow for new louvre draped blinds	1	nr	100	100	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.09 Allow for window restrictors	1	nr	100	100	
				6,585	
7.0 Consult 01 (Bathroom 5)					10,400
.01 Remove WHB, bath and WC with all associated fittings	1	item	250	250	
.02 Remove redundant M&E items (including nurse call/medical services/trunking)	16	m2	80	1,280	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	16	m2	350	5,600	
.04 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	16	m2	85	1,360	
.07 Allow for new vinyl floor and coved skirting	16	m2	45	720	
.08 Allow for new louvre draped blinds	1	nr	100	100	
				10,360	
8.0 Dirty Utility (WC & Store)					7,200
.01 Remove WC pan and associated fittings	1	item	250	250	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove redundant M&E items (including nurse call & duct to ceiling)	9	m2	80	720	
.04 Remove existing partition as per layout drawing	2	m	100	200	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	9	m2	350	3,150	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new sluice/slop hopper	1	item	250	250	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	9	m2	85	765	
.10 Allow for new vinyl floor and coved skirting	9	m2	45	405	
Allow to block up existing doorway and make good	1	nr	200	200	
				7,240	
9.0 Consult/Exam 02 (Bedroom 8)					13,235
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	21	m2	80	1,680	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	21	m2	350	7,350	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	21	m2	85	1,785	
.09 Allow for new vinyl floor and coved skirting	21	m2	45	945	
.10 Allow for new louvre draped blinds	1	nr	100	100	
				13,235	
10.0 Consult 03 (Bathroom 12)					9,800

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.01 Remove WHB, bath and WC with all associated fittings	1	item	250	250	
.02 Remove redundant M&E items (including nurse call/medical services/trunking)	15	m2	80	1,200	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	15	m2	350	5,250	
.04 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	15	m2	85	1,275	
.07 Allow for new vinyl floor and coved skirting	15	m2	45	675	
.08 Allow for new louvre draped blinds	1	nr	100	100	
				9,800	
11.0 Consult/Exam/Treat 04 (Bedroom 16 & Bedroom 17)					12,600
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	18	m2	80	1,440	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to construct new partition as per layout drawing	4	m	130	520	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	15	m2	350	5,250	
.07 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	18	m2	85	1,530	
.10 Allow for new vinyl floor and coved skirting	18	m2	45	810	
.11 Allow for new louvre draped blinds	1	nr	100	100	
.12 Allow for new door and doorset	1	nr	900	900	
Allow to block up existing doorway and make good	1	nr	250	250	
Remove internal wall as per layout drawing	4	m	100	400	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
				12,575	
12.0 Store					2,000
.01 1. Allow for new M&E as necessary (including new lighting, mechanical ventilation)	3	m2	350	1,050	
.02 2. Allow to decorate walls and ceilings complete	3	m2	85	255	
.03 3. Allow for new vinyl floor and coved skirting	3	m2	45	135	
.04 4. Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 5. Allow for new shelving	1	item	400	400	
				<u>1,990</u>	
13.0 WC (WC)					2,900
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	3	m2	350	1,050	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	3	m2	85	255	
.07 Allow for new vinyl floor and coved skirting	3	m2	45	135	
				<u>2,890</u>	
14.0 WC and Baby Change (Part Ward 23)					5,100
.01 Remove redundant M&E items (including nurse call/medical services/trunking)	6	m2	80	480	
.02 Allow to construct new partition as per layout drawing	4	m	130	520	
.03 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.04 Allow for new ironmongery	1	item	150	150	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	6	m2	350	2,100	
.06 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.07 Allow to decorate walls and ceilings complete	6	m2	85	510	
.08 Allow for new vinyl floor and coved skirting	6	m2	45	270	
				5,080	
15.0 Clean Store (Linen Store)					5,200
.01 Remove redundant M&E items (including nurse call)	9	m2	80	720	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	9	m2	350	3,150	
.03 Allow to decorate walls and ceilings complete	9	m2	85	765	
.04 Allow for new vinyl floor and coved skirting	9	m2	45	405	
.05 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				5,190	
16.0 Patient Records (Corridor Space)					5,800
.01 Allow to construct new partition as per layout drawing	2	m	130	260	
.02 Allow for new door and doorset	1	nr	900	900	
.03 Remove redundant M&E items (including nurse call)	8	m2	80	640	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	8	m2	350	2,800	
.05 Allow to decorate walls and ceilings complete	8	m2	85	680	
.06 Allow for new vinyl floor and coved skirting	8	m2	45	360	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				5,790	
17.0 Consult 05 (Dirty Utility)					9,600
.01 Remove sluice and stainless steel sink	1	item	250	250	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove redundant M&E items (including nurse call & duct to ceiling)	14	m2	80	1,120	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	14	m2	350	4,900	
.05 Allow for new WHB on IPS and associated fittings	1	item	800	800	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.06 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.07 Allow to decorate walls and ceilings complete	14	m2	85	1,190	
.08 Allow for new vinyl floor and coved skirting	14	m2	45	630	
.09 Allow for new louvre draped blinds	1	nr	100	100	
.10 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				9,640	
18.0 Baby Change Acc Toilet (WC & Ensuite)					6,700
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Remove internal wall as per layout drawing	4	m	100	400	
.03 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.04 Allow for new ironmongery	1	item	150	150	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	10	m2	350	3,500	
.06 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.07 Allow to decorate walls and ceilings complete	10	m2	85	850	
.08 Allow for new vinyl floor and coved skirting	10	m2	45	450	
				6,650	
19.0 Interview Room (Bedroom 19)					9,600
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	11	m2	80	880	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	11	m2	350	3,850	
.06 Allow to decorate walls and ceilings complete	11	m2	85	935	
.07 Allow for new vinyl floor and coved skirting	11	m2	45	495	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow for new door and doorset	1	nr	900	900	
.10 Allow for window restrictors	1	nr	100	100	
.11 Allow for new fitted counter/worktop	1	item	2,000	2,000	
				9,585	
20.0 Reception Office & Repro (Nurses Station & Kitchen 21)					42,200
.01 Remove internal wall as per layout drawing		m	100	-	
.02 Remove all kitchen appliances, cupboards and wall mounted equipment	1	item	500	500	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	49	m2	80	3,920	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Allow to construct new partition as per layout drawing	8	m	130	1,040	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	49	m2	350	17,150	
.08 Allow to decorate walls and ceilings complete	49	m2	85	4,165	
.09 Allow for new vinyl floor and coved skirting	49	m2	45	2,205	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow for new door and doorset	1	nr	900	900	
.12 Allow for purpose built reception counter	1	item	12,000	12,000	
.13 Allow for window restrictors	1	nr	100	100	
				42,155	
21.0 Waiting (Ward 23 & MDT Office & Store 16a)					85,800
.01 Remove WHBs and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	149	m2	80	11,920	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Remove old partitions as per layout drawings	20	m	100	2,000	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.06 Allow to construct new partition as per layout drawing	-	m	130	-	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	149	m2	350	52,150	
.08 Allow to decorate walls and ceilings complete	149	m2	85	12,665	
.09 Allow for new vinyl floor and coved skirting	149	m2	45	6,705	
				85,765	
22.0 Store (Store 24)					1,500
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	2	m2	350	700	
.02 Allow to decorate walls and ceilings complete	2	m2	85	170	
.03 Allow for new vinyl floor and coved skirting	2	m2	45	90	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				1,510	
23.0 Consult/Exam/Treatment 05 (Single Bed Ward 24 & Single Bed Ward 26)					14,000
.01 Remove WHBs and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	21	m2	80	1,680	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Remove old partitions as per layout drawings	4	m	100	400	
.06 Allow to construct new partition as per layout drawing	-	m	130	-	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	21	m2	350	7,350	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.10 Allow to decorate walls and ceilings complete	21	m2	85	1,785	
.11 Allow for new vinyl floor and coved skirting	21	m2	45	945	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.12 Allow for new louvre draped blinds	2	nr	100	200	
Allow to block up existing doorway and make good	1	nr	250	250	
				13,985	
24.0 Patient Records (Store 14a)					5,600
.01 Allow to construct new partition as per layout drawing	4	m	130	520	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	9	m2	350	3,150	
.03 Allow to decorate walls and ceilings complete	9	m2	85	765	
.04 Allow for new vinyl floor and coved skirting	9	m2	45	405	
.05 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.06 Allow for new shelving	1	item	400	400	
Remove old partitions as per layout drawings	2	m	100	200	
				5,590	
25.0 Consult 06 (Bathroom 15a)					10,400
.01 Remove WHB, bath and WC with all associated fittings	1	item	250	250	
.02 Remove redundant M&E items (including nurse call/medical services/trunking)	16	m2	80	1,280	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	16	m2	350	5,600	
.04 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	16	m2	85	1,360	
.07 Allow for new vinyl floor and coved skirting	16	m2	45	720	
.08 Allow for new louvre draped blinds	1	nr	100	100	
				10,360	
26.0 Store (Store 12a)					1,510
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	2	m2	350	700	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.02 Allow to decorate walls and ceilings complete	2	m2	85	170	
.03 Allow for new vinyl floor and coved skirting	2	m2	45	90	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				1,510	
27.0 Consult 07 (Part Ward 11a)					8,400
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	17	m2	80	1,360	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to construct new partition as per layout drawing		m	130	-	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	17	m2	350	5,950	
.07 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	17	m2	85	1,445	
.10 Allow for new vinyl floor and coved skirting	17	m2	45	765	
.11 Allow for new louvre draped blinds		nr	100	-	
.12 Allow for new door and doorset		nr	900	-	
.13 Allow for window restrictors		nr	100	-	
				8,435	
28.0 Consult 08 (Part Ward 11a)					13,900
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	19	m2	80	1,520	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.05 Allow to construct new partition as per layout drawing	6	m	130	780	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	19	m2	350	6,650	
.07 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	19	m2	85	1,615	
.10 Allow for new vinyl floor and coved skirting	19	m2	45	855	
.11 Allow for new louvre draped blinds	1	nr	100	100	
.12 Allow for new door and doorset	1	nr	900	900	
.13 Allow for window restrictors	1	nr	100	100	
				13,895	
29.0 Dirty Utility (WC)					4,000
.01 Remove WC pan and associated fittings	1	item	250	250	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove redundant M&E items (including nurse call & duct to ceiling)	4	m2	80	320	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	4	m2	350	1,400	
.05 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.06 Allow for new sluice/slop hopper	1	item	250	250	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	4	m2	85	340	
.09 Allow for new vinyl floor and coved skirting	4	m2	45	180	
				4,040	
30.0 Practice Office (Part Ward 27)					11,900
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	15	m2	80	1,200	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.04 Allow to construct new partition as per layout drawing	14	m	130	1,820	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	15	m2	350	5,250	
.06 Allow to decorate walls and ceilings complete	15	m2	85	1,275	
.07 Allow for new vinyl floor and coved skirting	15	m2	45	675	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow for new door and door set	1	nr	900	900	
Remove old partitions as per layout drawings	6	m	100	600	
				11,895	
31.0 Patient Records (Part Ward 27)					3,900
.01 Remove redundant M&E items (including nurse call)	5	m2	80	400	
.02 Allow to construct new partition as per layout drawing	-	m	130	-	
.03 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	5	m2	350	1,750	
.04 Allow to decorate walls and ceilings complete	5	m2	85	425	
.05 Allow for new vinyl floor and coved skirting	5	m2	45	225	
.06 Allow for new louvre draped blinds	1	nr	100	100	
.07 Allow for new door and door set	1	nr	900	900	
.08 Allow for window restrictors	1	nr	100	100	
				3,900	
32.0 Practice Manager 02 (Part Ward 27)					6,800
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	10	m2	80	800	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to construct new partition as per layout drawing	-	m	130	-	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	10	m2	350	3,500	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.06 Allow to decorate walls and ceilings complete	10	m2	85	850	
.07 Allow for new vinyl floor and coved skirting	10	m2	45	450	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow for new door and door set	1	nr	900	900	
.10 Allow for window restrictors	1	nr	100	100	
				6,775	
33.0 Shared GP/Staff Room (Ward 29)					24,600
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call/medical services/trunking)	40	m2	80	3,200	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	40	m2	350	14,000	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	40	m2	85	3,400	
.09 Allow for new vinyl floor and coved skirting	40	m2	45	1,800	
.10 Allow for new louvre draped blinds	2	nr	100	200	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	2	nr	100	200	
.13 Allow to decorate external doors (including new door catches, locks and door stops)	1	nr	300	300	
				24,625	
34.0 Pantry (Lobby)					6,600
.01 Remove redundant M&E items (including nurse call)	4	m2	80	320	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	4	m2	350	1,400	
.03 Allow for new WHB on IPS and associated fittings	1	item	250	250	

GP Surgeries

	Qty	Unit	Rate £	Amount £	Total £
.04 Allow for new stainless steel sink	1	item	150	150	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow for new base units, worktop and wall units	1	item	2,000	2,000	
.07 Allow for wall mounted water boiler	1	item	400	400	
.08 Allow to decorate walls and ceilings complete	4	m2	85	340	
.09 Allow for new vinyl floor and coved skirting	4	m2	45	180	
.10 Allow to construct new partition as per layout drawing	3	m	130	390	
.11 Allow for new door opening within wall and complete new door set	1	nr	900	900	
				6,580	

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
1.0 Consult 01 (Bedroom 31)					8,000
.01 Remove WHB and associated fittings	1	item	250	250	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	11	m2	350	3,850	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	11	m2	85	935	
.09 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	2	nr	150	300	
.12 Allow for window restrictors	1	nr	100	100	
				8,035	
2.0 Staff WC (Assisted WC)					4,300
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	6	m2	350	2,100	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	6	m2	85	510	
.07 Allow for new vinyl floor and coved skirting	6	m2	45	270	
				4,330	
3.0 Patient WC (Assisted WC)					4,300
.01 Remove toilet pan and WHB	1	item	250	250	

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	6	m2	350	2,100	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	6	m2	85	510	
.07 Allow for new vinyl floor and coved skirting	6	m2	45	270	
				4,330	
4.0 Consult 02 (Part Sitting Room)					10,200
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	12	m2	80	960	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to construct new partition as per layout drawing	4	m	130	520	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	12	m2	350	4,200	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	12	m2	85	1,020	
.09 Allow for new vinyl floor and coved skirting	12	m2	45	540	
.10 Allow for new louvre draped blinds	2	nr	100	200	
.11 Allow for new door opening within wall and complete new door set	1	nr	1,400	1,400	
.12 Allow for window restrictors	2	nr	100	200	
				10,165	
6.0 Consult 03 (Part Sitting Room)					8,300
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
.04 Allow to construct new partition as per layout drawing	4	m	130	520	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	11	m2	350	3,850	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	11	m2	85	935	
.09 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow for window restrictors	1	nr	100	100	
.12 Allow to decorate external doors (including new door catches, locks and door stops)	1	nr	300	300	
				8,305	
7.0 Duty Response (Part Sitting Room)					9,400
.01 1. Remove asbestos board window cill		item	200	-	
.02 2. Remove redundant M&E items (including nurse call)	14	m2	80	1,120	
.03 3. Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 4. Allow to construct new partition as per layout drawing	-	m	130	-	
.05 5. Allow for new M&E as necessary (including new lighting, mechanical ventilation)	14	m2	350	4,900	
.06 6. Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 7. Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 8. Allow to decorate walls and ceilings complete	14	m2	85	1,190	
.09 9. Allow for new vinyl floor and coved skirting	14	m2	45	630	
.10 10. Allow for new louvre draped blinds	2	nr	100	200	
.11 11. Allow for window restrictors	2	nr	100	200	
				9,365	
8.0 Store (Store 37a)					3,000

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
.01 1. Allow for new M&E as necessary (including new lighting, mechanical ventilation)	5	m2	350	1,750	
.02 2. Allow to decorate walls and ceilings complete	5	m2	85	425	
.03 3. Allow for new vinyl floor and coved skirting	5	m2	45	225	
.04 4. Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 5. Allow for new shelving	1	item	400	400	
				2,950	
9.0 Store (Store 30)					3,430
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	6	m2	350	2,100	
.02 Allow to decorate walls and ceilings complete	6	m2	85	510	
.03 Allow for new vinyl floor and coved skirting	6	m2	45	270	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				3,430	
10.0 Treatment Room (Part Dining Room 36)					10,400
.01 Remove redundant M&E items (including nurse call)	14	m2	80	1,120	
.02 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.03 Allow to construct new partition as per layout drawing	5	m	130	650	
.04 Allow for new door and doorset	1	nr	900	900	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	14	m2	350	4,900	
.06 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.07 Allow to decorate walls and ceilings complete	14	m2	85	1,190	
.08 Allow for new vinyl floor and coved skirting	14	m2	45	630	
				10,440	
11.0 Sub Reception (Pantry)					9,500

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
.01 Remove stainless steel sink and WHB	1	item	250	250	
.02 Remove dishwasher and canopy	1	item	150	150	
.03 Remove fitted counter/worktops/cupboards	1	item	100	100	
.04 Remove redundant M&E items	10	m2	80	800	
.05 Infill existing hatch with blockwork, plaster and make good	1	item	200	200	
.06 Allow to construct new partition as per layout drawing	2	m	130	260	
.07 Allow for new reception hatch and counter	1	item	1,500	1,500	
.08 Allow for new door and doorset	1	nr	900	900	
.09 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	10	m2	350	3,500	
.10 Allow to decorate walls and ceilings complete	10	m2	85	850	
.11 Allow for new vinyl floor and covered skirting	10	m2	45	450	
Remove existing partition as per layout drawing	5	m	100	500	
				9,460	
12.0 Sub Waiting (Part Dining Room 36)					9,300
.01 Remove redundant M&E items	15	m2	80	1,200	
.02 Infill existing door with blockwork, plaster and make good	1	nr	250	250	
.03 Allow to construct new partition as per layout drawing	5	m	130	650	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	15	m2	350	5,250	
.05 Allow to decorate walls and ceilings complete	15	m2	85	1,275	
.06 Allow for new vinyl floor and covered skirting	15	m2	45	675	
				9,300	
13.0 Open Plan Office (Part Dining Room 36)					25,500
.01 Remove stainless steel sink	1	item	150	150	
.02 Remove dishwasher and canopy	1	item	150	150	
.03 Remove fitted counter/worktops/cupboards	1	item	200	200	

Adult mental health

	Qty	Unit	Rate £	Amount £	Total £
.04 Remove redundant M&E items	43	m2	80	3,440	
.05 Allow to construct new partition as per layout drawing	-	m	130	-	
.06 Allow for new door and doorset	1	nr	900	900	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, power and data)	43	m2	350	15,050	
.08 Allow to decorate walls and ceilings complete	43	m2	85	3,655	
.09 Allow for new vinyl floor and coved skirting	43	m2	45	1,935	
				25,480	

OPD

	Qty	Unit	Rate £	Amount £	Total £
1.0 Treatment Room 01 (Currently Diagnosis Treatment Room 67)					12,000
.01 Remove stainless steel sink	1	item	150	150	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove fitted counter/worktop	1	item	100	100	
.04 Remove asbestos board window cill		item	200	-	
.05 Remove redundant M&E items (including nurse call)	17	m2	80	1,360	
.06 Remove curtains and fixed curtain pelmet	1	item	75	75	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	17	m2	350	5,950	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new stainless steel sink	1	item	200	200	
.10 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.11 Allow to decorate walls and ceilings complete	17	m2	85	1,445	
.12 Allow for new vinyl floor and coved skirting	17	m2	45	765	
.13 Allow for new louvre draped blinds	1	nr	100	100	
.14 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.15 Allow for window restrictors	1	nr	100	100	
.16 Allow to decorate external doors (including new door catches, locks and door stops)	1	nr	300	300	
				11,995	
2.0 Primary Analysis Laboratory (Clean Utility)					7,200
.01 Allow to install new base units, worktop and wall units	1	item	2,000	2,000	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	8	m2	350	2,800	
.03 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.04 Allow for new stainless steel sink	1	item	200	200	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	8	m2	85	680	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.07 Allow for new vinyl floor and coved skirting	8	m2	45	360	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				7,240	
3.0 Dirty Utility (Currently Dirty Utility 68)					8,000
.01 Remove stainless steel sink/slucice	1	item	250	250	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call & duct to ceiling)	8	m2	80	640	
.05 Allow for new door opening within wall and complete new door set	1	nr	900	900	
.06 Allow to block up existing hatch with blockwork, plaster and make good	1	nr	250	250	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	8	m2	350	2,800	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new sluice/slop hopper	1	item	500	500	
.10 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.11 Allow to decorate walls and ceilings complete	8	m2	85	680	
.12 Allow for new vinyl floor and coved skirting	8	m2	45	360	
.13 Allow for window restrictors	1	nr	100	100	
.14 Allow for new louvre draped blinds	1	nr	100	100	
.15 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				8,030	
4.0 Treatment Room 02 (Consulting Room 69)					14,600
.01 Remove stainless steel sink	1	item	150	150	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove fitted counter/worktop	1	item	100	100	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.04 Remove asbestos board window cill		item	200	-	
.05 Remove redundant M&E items (including nurse call)	21	m2	80	1,680	
.06 Remove curtains and fixed curtain pelmet	1	item	75	75	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	21	m2	350	7,350	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new stainless steel sink	1	item	200	200	
.10 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.11 Allow to decorate walls and ceilings complete	21	m2	85	1,785	
.12 Allow for new vinyl floor and coved skirting	21	m2	45	945	
.13 Allow for new louvre draped blinds	3	nr	100	300	
.14 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.15 Allow for window restrictors	3	nr	100	300	
.16 Allow to decorate external doors (including new door catches, locks and door stops)	1	nr	300	300	
				14,635	
5.0 WC 72 (Male WC)					3,900
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	5	m2	350	1,750	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	5	m2	85	425	
.07 Allow for new vinyl floor and coved skirting	5	m2	45	225	
				3,850	
6.0 WC 72 (Female WC)					3,900

OPD

	Qty	Unit	Rate £	Amount £	Total £
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	5	m2	350	1,750	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	5	m2	85	425	
.07 Allow for new vinyl floor and coved skirting	5	m2	45	225	
				3,850	
7.0 Consulting Room 04 (Consulting Room 78 & Cleaner Store 73)					13,700
.01 Remove internal wall as per layout drawing	4	m	100	400	
.02 Remove stainless steel sink	1	item	150	150	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	20	m2	80	1,600	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Allow to block up existing doorway and make good	1	nr	250	250	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	20	m2	350	7,000	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.10 Allow to make good areas of bad/blown plaster work	1	item	180	180	
.11 Allow to decorate walls and ceilings complete	20	m2	85	1,700	
.12 Allow for new vinyl floor and coved skirting	20	m2	45	900	
.13 Allow for new louvre draped blinds	1	nr	100	100	
.14 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.15 Allow for window restrictors	1	nr	100	100	
				13,655	

OPD

	Qty	Unit	Rate £	Amount £	Total £
8.0 Consulting Room 03 (Office 81 & Consulting Room 79)					13,100
.01 Remove internal wall as per layout drawing	4	m	100	400	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	19	m2	80	1,520	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to block up existing doorway and make good	1	nr	250	250	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	19	m2	350	6,650	
.07 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to make good areas of bad/blown plaster work	1	item	180	180	
.10 Allow to decorate walls and ceilings complete	19	m2	85	1,615	
.11 Allow for new vinyl floor and covered skirting	19	m2	45	855	
.12 Allow for new louvre draped blinds	2	nr	100	200	
.13 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.14 Allow for window restrictors	2	nr	100	200	
				13,145	
9.0 Consulting Room 02 (Consulting Room 83)					7,955
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	13	m2	80	1,040	
.03 Remove curtains, blackout blind and fixed curtain pelmet	1	item	75	75	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	13	m2	350	4,550	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	13	m2	85	1,105	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.07 Allow for new vinyl floor and coved skirting	13	m2	45	585	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.10 Allow for window restrictors	1	nr	100	100	
				7,955	
10.0 Consulting Room 05 (Midwives Clinic 82)					10,200
.01 Remove fitted counter/worktop	1	item	100	100	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	15	m2	80	1,200	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	15	m2	350	5,250	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	15	m2	85	1,275	
.09 Allow for new vinyl floor and coved skirting	15	m2	45	675	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	1	nr	100	100	
.13 Allow to box in all pipework	1	item	250	250	
				10,225	
11.0 Clean Utility (Store 85)					7,700
.01 Allow to install new base units, worktop and wall units	1	item	2,000	2,000	
.02 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	9	m2	350	3,150	
.03 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.04 Allow for new stainless steel sink	1	item	200	200	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	9	m2	85	765	
.07 Allow for new vinyl floor and coved skirting	9	m2	45	405	
.08 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				7,720	
12.0 Sexual Health Store(Store)					3,900
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	7	m2	350	2,450	
.02 Allow to decorate walls and ceilings complete	7	m2	85	595	
.03 Allow for new vinyl floor and coved skirting	7	m2	45	315	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				3,910	
13.0 Store (Store)					2,000
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	3	m2	350	1,050	
.02 Allow to decorate walls and ceilings complete	3	m2	85	255	
.03 Allow for new vinyl floor and coved skirting	3	m2	45	135	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				1,990	
14.0 Store (Examination Room 96)					7,235
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	1	nr	250	250	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	11	m2	350	3,850	
.06 Allow to decorate walls and ceilings complete	11	m2	85	935	
.07 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.10 Allow for window restrictors	1	nr	100	100	
.11 Allow for new shelving	1	item	400	400	
				7,235	
15.0 Consulting Room 01 (Exam/Consulting Room 100)					8,400
.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	12	m2	80	960	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	1	nr	250	250	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	12	m2	350	4,200	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	12	m2	85	1,020	
.09 Allow for new vinyl floor and coved skirting	12	m2	45	540	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	1	nr	100	100	
				8,445	
16.0 Health Visitors and Midwives (Consulting Room 102)					8,400
.01 Remove asbestos board window cill		item	200	-	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.02 Remove redundant M&E items (including nurse call)	12	m2	80	960	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	1	nr	250	250	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	12	m2	350	4,200	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	12	m2	85	1,020	
.09 Allow for new vinyl floor and coved skirting	12	m2	45	540	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	1	nr	100	100	
				8,445	

17.0 Bookable Office (Examination Room 106)

7,900

.01 Remove asbestos board window cill		item	200	-	
.02 Remove redundant M&E items (including nurse call)	11	m2	80	880	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	1	nr	250	250	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	11	m2	350	3,850	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	11	m2	85	935	
.09 Allow for new vinyl floor and coved skirting	11	m2	45	495	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.12 Allow for window restrictors	1	nr	100	100	
				7,885	
18.0 Store (Store)					1,500
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	2	m2	350	700	
.02 Allow to decorate walls and ceilings complete	2	m2	85	170	
.03 Allow for new vinyl floor and coved skirting	2	m2	45	90	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				1,510	
19.0 Audiology (Treatment Room 107)					11,700
.01 Remove stainless steel sink	1	item	150	150	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	19	m2	80	1,520	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	19	m2	350	6,650	
.07 Allow to decorate walls and ceilings complete	19	m2	85	1,615	
.08 Allow for new vinyl floor and coved skirting	19	m2	45	855	
.09 Allow for new louvre draped blinds	2	nr	100	200	
.10 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.11 Allow for window restrictors	2	nr	100	200	
				11,665	
20.0 Speech and Language (Procedure Room & Clean Utility)					13,900
.01 Remove internal wall as per layout drawing	4	m	100	400	
.02 Remove stainless steel sink	1	item	150	150	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	20	m2	80	1,600	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Allow to block up existing doorway and make good	1	nr	250	250	
.07 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	20	m2	350	7,000	
.08 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.09 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.10 Allow to decorate walls and ceilings complete	20	m2	85	1,700	
.11 Allow for new vinyl floor and coved skirting	20	m2	45	900	
.12 Allow for new louvre draped blinds	2	nr	100	200	
.13 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.14 Allow for window restrictors	2	nr	100	200	
.15 Allow to change window glazing to clear glass	1	item	200	200	
				13,875	

21.0 Dirty Utility (Dirty Utility)

7,900

.01 Remove stainless steel sink/slucie	1	item	150	150	
.02 Remove WHB and associated fittings	1	item	250	250	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call & duct to ceiling)	10	m2	80	800	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	10	m2	350	3,500	
.06 Allow for new WHB on IPS and associated fittings	1	item	800	800	
.07 Allow for new sluice/slop hopper	1	item	250	250	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	10	m2	85	850	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.10 Allow for new vinyl floor and coved skirting	10	m2	45	450	
.11 Allow for window restrictors	2	nr	100	200	
.12 Allow for new louvre draped blinds	2	nr	100	200	
.13 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
				7,850	
22.0 Specimen Disabled WC (Assisted WC)					3,400
.01 Remove toilet pan and WHB	1	item	250	250	
.02 Allow for new toilet pan and WHB on IPS	1	item	800	800	
.03 Allow for new ironmongery	1	item	150	150	
.04 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	4	m2	350	1,400	
.05 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.06 Allow to decorate walls and ceilings complete	4	m2	85	340	
.07 Allow for new vinyl floor and coved skirting	4	m2	45	180	
				3,370	
23.0 Counselling (01) (Sisters Office 93)					7,495
.01 Remove internal wall as per layout drawing	9	m	100	900	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	1	item	80	80	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to construct new partition as per layout drawing	8	m	130	1,040	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	10	m2	350	3,500	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	10	m2	85	850	
.09 Allow for new vinyl floor and coved skirting	10	m2	45	450	

OPD

	Qty	Unit	Rate £	Amount £	Total £
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	1	nr	100	100	
				7,495	
24.0 Counselling (02) (Consulting Room 91)					7,395
.01 Remove internal wall as per layout drawing	-	m	100	-	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	12	m2	80	960	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to construct new partition as per layout drawing	-	m	130	-	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	12	m2	350	4,200	
.07 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.08 Allow to decorate walls and ceilings complete	12	m2	85	1,020	
.09 Allow for new vinyl floor and coved skirting	12	m2	45	540	
.10 Allow for new louvre draped blinds	1	nr	100	100	
.11 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.12 Allow for window restrictors	1	nr	100	100	
				7,395	
25.0 Ophthalmology Store (Store 90)					2,950
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	5	m2	350	1,750	
.02 Allow to decorate walls and ceilings complete	5	m2	85	425	
.03 Allow for new vinyl floor and coved skirting	5	m2	45	225	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
				2,950	

OPD

	Qty	Unit	Rate £	Amount £	Total £
				2,950	
26.0 Cleaners Store (Store 89)					3,830
.01 Allow for new M&E as necessary (including new lighting, mechanical ventilation)	6	m2	350	2,100	
.02 Allow to decorate walls and ceilings complete	6	m2	85	510	
.03 Allow for new vinyl floor and coved skirting	6	m2	45	270	
.04 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.05 Allow for new shelving	1	item	400	400	
.06 Allow for new stainless steel sink	1	item	200	200	
.07 Allow for new stainless steel cleaners sink	1	item	200	200	
				3,830	
27.0 Sexual Health Interview Assessment Room (Office)					7,705
.01 Remove internal wall as per layout drawing	-	m	100	-	
.02 Remove redundant M&E items (including nurse call)	13	m2	80	1,040	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow to block up existing doorway and make good	-	nr	250	-	
.05 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	13	m2	350	4,550	
.06 Allow to decorate walls and ceilings complete	13	m2	85	1,105	
.07 Allow for new vinyl floor and coved skirting	13	m2	45	585	
.08 Allow for new louvre draped blinds	1	nr	100	100	
.09 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.10 Allow for window restrictors	1	nr	100	100	
				7,705	

Refurbishment

	Qty	Unit	Rate £	Amount £	Total £
1.0 Podiatry (Speech and Language Therapy Room 86 & Seminar Room 84)					17,200
.01 1Remove internal wall as per layout drawing	5	m	100	500	
.02 Remove asbestos board window cill		item	200	-	
.03 Remove redundant M&E items (including nurse call)	27	m2	80	2,160	
.04 Remove curtains and fixed curtain pelmet	1	item	75	75	
.05 Allow to block up existing doorway and make good	1	nr	200	200	
.06 Allow for new M&E as necessary (including new lighting, mechanical ventilation, new radiator, new dado trunking with power and data)	27	m2	350	9,450	
.07 Allow for new WHB on IPS and associated fittings	1	item	250	250	
.08 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.09 Allow to decorate walls and ceilings complete	27	m2	85	2,295	
.10 1Allow for new vinyl floor and coved skirting	27	m2	45	1,215	
.11 Allow for new louvre draped blinds	2	nr	100	200	
.12 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.13 Allow for window restrictors	2	nr	100	200	
.14 1Allow to box in all pipework	1	item	250	250	
				17,195	

Day Centre

	Qty	Unit	Rate £	Amount £	Total £
1.0 Activity/Dining/Sitting Room (Activity Day Room)					7,300
.01 Remove redundant M&E items (including nurse call)	-	m2	80	-	
.02 Remove curtains and fixed curtain pelmet	1	item	75	75	
.03 Allow for new heating installation as necessary	54	m2	40	2,160	
.04 Allow to decorate walls and ceilings complete	54	m2	85	4,590	
.05 Allow for new louvre draped blinds	2	nr	100	200	
.06 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	-	nr	150	-	
.07 Allow for window restrictors	-	nr	100	-	
.08 Allow to box in all pipework	1	item	250	250	
.09 Allow for wall mounted water boiler	-	item	400	-	
.10 Allow for integrated dishwasher	-	item	300	-	
				7,275	
2.0 Office (Office)					700
.01 Remove asbestos board window cill	-	item	200	-	
.02 Remove redundant M&E items	-	m2	80	-	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new heating installation as necessary	4	m2	40	160	
.05 Allow to decorate walls and ceilings complete	4	m2	85	340	
.06 Allow for new louvre draped blinds	1	nr	100	100	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	-	nr	150	-	
.08 Allow for window restrictors	-	nr	100	-	
				675	
3.0 Office (Office)					1,100
.01 Remove asbestos board window cill	-	item	200	-	
.02 Remove redundant M&E items	-	m2	80	-	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new heating installation as necessary	7	m2	40	280	

Day Centre

	Qty	Unit	Rate £	Amount £	Total £
.05 Allow to decorate walls and ceilings complete	7	m2	85	595	
.06 Allow for new louvre draped blinds	1	nr	100	100	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	-	nr	150	-	
.08 Allow for window restrictors	-	nr	100	-	
				1,050	
4.0 Office (Office)					1,400
.01 Remove asbestos board window cill	-	item	200	-	
.02 Remove redundant M&E items	-	m2	80	-	
.03 Remove curtains and fixed curtain pelmet	1	item	75	75	
.04 Allow for new heating installation as necessary	10	m2	40	400	
.05 Allow to decorate walls and ceilings complete	10	m2	85	850	
.06 Allow for new louvre draped blinds	1	nr	100	100	
.07 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	-	nr	150	-	
.08 Allow for window restrictors	-	nr	100	-	
				1,425	

Bookable Meeting Room

	Qty	Unit	Rate £	Amount £	Total £
1.0 Meeting Room and Group Room (Meeting Room 59 Health Education Room 60)					61,900
.01 Remove stainless steel sink	1	item	150	150	
.02 Remove fitted counter/worktop	1	item	100	100	
.03 Remove asbestos board window cill		item	200	-	
.04 Remove redundant M&E items (including nurse call)	82	m2	80	6,560	
.05 Remove curtains and fixed curtain pelmet	1	item	75	75	
.06 Remove redundant physio equipment	1	item	75	75	
.07 Remove glazed screen and infill with blockwork, plaster and make good	1	item	200	200	
.08 Remove all wall tiles	1	item	175	175	
.09 Explore water ingress/damp through roof and make good	1	item	500	500	
.10 Allow to block up existing doorway and make good	1	nr	200	200	
.11 Allow to replace existing flexible partition with new acoustic partition	1	item	10,000	10,000	
.12 Allow for new M&E as (including new lighting, mechanical ventilation, new radiators)	82	m2	350	28,700	
.13 Allow for new WHB on IPS and associated fittings	1	item	250	250	
.14 Allow for new stainless steel sink	1	item	150	150	
.15 Allow for new base units, wall units and worksurface	1	item	2,000	2,000	
.16 Allow for new Gel, Soap, Barrier Cream and towel dispensers	1	item	250	250	
.17 Allow to decorate walls and ceilings complete	82	m2	85	6,970	
.18 Allow for new vinyl floor and coved skirting	82	m2	45	3,690	
.19 Allow for new louvre draped blinds	5	nr	100	500	
.20 Allow to upgrade existing door for acoustic purposes including smoke seals/intumescent strips	1	nr	150	150	
.21 Allow for window restrictors	5	nr	100	500	
.22 Allow to decorate external doors (including new door catches, locks and door stops)	1	item	300	300	
.23 Allow for wall mounted water boiler	1	item	270	270	

Bookable Meeting Room

	Qty	Unit	Rate £	Amount £	Total £
.24 Allow to repair holes to ceiling	1	item	100	100	
				<hr/>	
				61,865	

Diagnosis

	Qty	Unit	Rate £	Amount £	Total £
1.0 Radiodiagnostic Room 173					1,240
.01 Allow for new heating installation as necessary	31	m2	40	1,240	
				<u>1,240</u>	
2.0 Changing 167					160
.01 Allow for new heating installation as necessary	4	m2	40	160	
				<u>160</u>	
3.0 Changing 165					80
.01 Allow for new heating installation as necessary	2	m2	40	80	
				<u>80</u>	
4.0 Dark Room 158					440
.01 Allow for new heating installation as necessary	11	m2	40	440	
				<u>440</u>	
5.0 Disabled WC 164					160
.01 Allow for new heating installation as necessary	4	m2	40	160	
				<u>160</u>	
6.0 Store 159					200
.01 Allow for new heating installation as necessary	5	m2	40	200	
				<u>200</u>	
7.0 Store 160					80
.01 Allow for new heating installation as necessary	2	m2	40	80	
				<u>80</u>	
8.0 Office 162					400
.01 Allow for new heating installation as necessary	10	m2	40	400	
				<u>400</u>	
9.0 Waiting Room 163					1,440
.01 Allow for new heating installation as necessary	36	m2	40	1,440	
				<u>1,440</u>	
10.0 Mens Changing 174					400

Diagnosis

	Qty	Unit	Rate £	Amount £	Total £
.01 Allow for new heating installation as necessary	10	m2	40	400	
				<hr/>	400

Physiotherapy

	Qty	Unit	Rate £	Amount £	Total £
1.0 Store 42					160
.01 Allow for new heating installation as necessary	4	m2	40	160	
				<u>160</u>	
2.0 Community Equipment Store 43					320
.01 Allow for new heating installation as necessary	8	m2	40	320	
				<u>320</u>	
3.0 Reception/Office 43					360
.01 Allow for new heating installation as necessary	9	m2	40	360	
				<u>360</u>	
4.0 Treatment Room 44					560
.01 Allow for new heating installation as necessary	14	m2	40	560	
				<u>560</u>	
5.0 Waiting Room 45					1,520
.01 Allow for new heating installation as necessary	38	m2	40	1,520	
				<u>1,520</u>	
6.0 Cleaners Store 46					200
.01 Allow for new heating installation as necessary	5	m2	40	200	
				<u>200</u>	
7.0 WC 48					200
.01 Allow for new heating installation as necessary	5	m2	40	200	
				<u>200</u>	
8.0 WC 49					200
.01 Allow for new heating installation as necessary	5	m2	40	200	
				<u>200</u>	
9.0 Equipment Store 50					1,960
.01 Allow for new heating installation as necessary	49	m2	40	1,960	
				<u>1,960</u>	
10.0 Exercise Room 56					2,400

Physiotherapy

	Qty	Unit	Rate £	Amount £	Total £
.01 Allow for new heating installation as necessary	60	m2	40	2,400	
				2,400	
11.0 Equipment Store 57					-
.01 Allow for new heating installation as necessary	-	m2	40	-	
				-	
12.0 Office 58					880
.01 Allow for new heating installation as necessary	22	m2	40	880	
				880	
13.0 Stores x4					360
.01 Allow for new heating installation as necessary	9	m2	40	360	
				360	
14.0 Corridor/Circulation Spaces					-
.01 Allow for new heating installation as necessary	-	m2	40	-	
				-	

Common

	Qty	Unit	Rate £	Amount £	Total £
1.0 Corridor					
2.0 Corridor					
3.0 Corridor					
4.0 Roof access					
5.0 Roof access					