



Golden Jubilee Foundation National Hospital Elective Care- Phase 2

OBC Affordability Check

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Golden Jubilee Project 2



1.0 Inclusions

This estimate is based on the current outline drawings with the design still to be further developed to meet the cost plan requirements. See Tab for Drawing Register

The summary sheet currently excludes Vat

The summary sheet includes design development as noted and carried from the Design Development tab.

PSCP Cost includes Group 1 costs and Group 2 Fit Only costs but excludes all Group 2 Supply and Group 3 and 4 Supply and Fit Costs

Ground Condition surveys are still awaited so assumptions have been taken on the design.

No allowance for any contaminated materials to be removed off site

Assumption agreed that no allowance for Site Services separation costs are required or included.

Construction costs are at 1Q 18 current prices with inflation to 1Q19 - see summary.

Assumes external underground drainage connection is within 30m of building and is a standard connection.

All costs assumed connection to existing hospital services

All the works will be carried out in one continuous contract with no phasing

All works will be competitively tendered in Target Cost process

BREAAM Ratings based on very good

M & E allowance per m2 is based on a similar Ophthalmology Scheme

Assumes that PSCP is given Power, sewage and water connections close to site boundary for temp connections with no consumption costs being charged to PSCP

Assumes that space is provided to the PSCP free of charge for site accommodation and laydown areas within the Golden Jubilee Grounds

Assumes that the existing roads within Golden Jubilee can be used for access to site

Value of possible car park alterations are based on aecom figure provided via e mail from Robert Rankin dated 27/2/18 @ 18.21. Any changes to this will result in an adjustment to the cost plan/compensation event

Golden Jubilee Project 2

2.0 Exclusions

Site acquisition and associated costs, land, agents, legal fees, planning/building control fees
Capital allowances or other incentives / grants
Effect of discovery of archaeological artefacts or ecological restrictions or other antiquities, leading to delayed start
Any external services connections
Loose furniture and all equipment
Phasing of works
Site infrastructure and diversion of existing services
Client decant costs or finance charges
Demolition of existing buildings on Site
Client finance costs and insurances
Excludes all Cost Advisor , Supervisor and PM Fee costs .
Excludes any costs in relation to legal works.
Excludes NHS GJF Clinical Clean costs.
Excludes all External Works other than those specifically noted in the Cost Plan.
Excludes any PV or other energy requirements
Excludes any traffic management and asbestos surveys
Excludes all council tax and building rates on temp accomadation. Presumed to be provided freee of charge
Excludes all consumption costs for using existing Temp services



Golden Jubilee Project 1

3.0 Drawing Register



IBI

Architect

Curtins

Engineer

TUV

M & E

4.0 Golden Jubilee Cost Plan Review



Package Overview	7795		Comments
	Cost Plan	Rate/m2	
Remove/Divert Existing Services	£ 182,375.00	£ 23.40	See Package Tab
UXO Probing Allowance	£ 99,043.40	£ 12.71	See Package Tab
Piling	£ 502,754.80	£ 64.50	See Package Tab
Gd Works & Drainage excluding floor Slab & External works	£ 2,090,431.95	£ 268.18	See Package Tab
Hard Landscaping/Roads upgrades/ Car Parking	£ 1,188,471.39	£ 152.47	See Package Tab
Demolition/Existing Building Alterations	£ 394,350.00	£ 50.59	See Package Tab
PT Frame including slabs, columns, RC Walls, Upstands	£ 3,671,408.08	£ 471.00	See Package Tab
Pre Cast Stairs	£ 55,000.00	£ 7.06	See Package Tab
Patient Lifts	£ 891,113.70	£ 114.32	See Package Tab
Secondary Steelwork	£ 208,300.00	£ 26.72	See Package Tab
Roofs & Feature Cladding	£ 1,046,853.44	£ 134.30	See Package Tab
Brick Underbuilding & Blockwork Walls to Out Building	£ 142,460.00	£ 18.28	See Package Tab
Windows	£ 529,754.76	£ 67.96	See Package Tab
Pre Cast/Pre Fab panels	£ 1,843,057.44	£ 236.44	See Package Tab
Screed	£ 53,020.00	£ 6.80	See Package Tab
Partitions	£ 990,169.81	£ 127.03	See Package Tab
M & E	£ 11,864,336.85	£ 1,522.04	See Package Tab
Flooring	£ 421,455.00	£ 54.07	See Package Tab
Ceilings	£ 377,762.42	£ 48.46	See Package Tab
Taping & Decoration	£ 391,051.64	£ 50.17	See Package Tab
Metalwork	£ 88,275.00	£ 11.32	See Package Tab
Furniture	£ 416,694.00	£ 53.46	See Package Tab
IPS & Cubicles	£ 78,094.25	£ 10.02	See Package Tab
Wall Protection & Splashbacks	£ 256,300.00	£ 32.88	See Package Tab
Joinery, Doors & screens	£ 1,199,605.34	£ 153.89	See Package Tab
BWICS & fire stopping	£ 150,000.00	£ 19.24	Allowance based on 1.25% of M & E
Signage	£ 75,000.00	£ 9.62	See Package Tab
Net Construction Cost	£ 29,207,138.27	£ 3,746.91	
Prelims 8.33%	£ 2,432,954.62	£ 312.12	To be estimated
Additional Prelims for Fencing, Hardstanding, Temp Car parking, Temp Road, power connections, etc	£ 250,000.00	£ 32.07	To be estimated
Risk 5%	£ 1,594,504.64	£ 204.55	
PSCP Fee 4.5%	£ 1,506,806.89	£ 193.30	
Construction Cost	£ 34,991,404.42	£ 4,488.96	
Inflation	£ 1,973,515.21	£ 253.18	As per Aecom 5.64% Allowed
Construction Cost with Risk & Inflation	£ 36,964,919.63	£ 4,742.13	
Fees			
Agreed Stage 2/3 Fees to Date			
Design Fees	£ 870,000.00	£ 111.61	Agreed Stage 1 - Stage 4 Fees
IBI	£ 126,684.88	£ 16.25	Agreed Stage 1 - Stage 4 Fees
KD Health	£ 321,574.16	£ 41.25	Agreed Stage 1 - Stage 4 Fees
Kier	£ 724,538.37	£ 92.95	Agreed Stage 1 - Stage 4 Fees
TUV	£ 312,459.00	£ 40.08	Agreed Stage 1 - Stage 4 Fees
Curtins	£ 16,825.00	£ 2.16	Agreed Stage 1 - Stage 4 Fees
H & K - Breeam	£ 25,000.00	£ 3.21	Agreed Stage 1 - Stage 4 Fees
PD Services	£ -	£ -	
Survey/fees	£ 5,418.56	£ 0.70	
VR Googles for 1:200/1:50 Reviews	£ 1,800.00	£ 0.23	
A0 Plotter for Project Room	£ 14,400.00	£ 1.85	
SER Fees	£ 1,920.00	£ 0.25	
Drainage Impact Assessment	£ 12,500.00	£ 1.60	
Rebar Scheduling	£ 4,035.00	£ 0.52	
Topo & Radar	£ 12,944.00	£ 1.66	£9,244 + £3,700 Extension
Trial Digs to locate services	£ 9,240.00	£ 1.19	
Curtins SI Scope/Tests/analysis	£ 45,967.00	£ 5.90	
SI Works	£ 3,000.00	£ 0.38	
CCTV Surveys of existing drainage	£ 5,000.00	£ 0.64	
Ecology Surveys	£ 7,000.00	£ 0.90	
Matterport/Scan of Existing Building	£ 10,000.00	£ 1.28	
Existing Building Services Surveys	£ 13,950.00	£ 1.79	New Acoustic Agreed Fee
Acoustic Engineer	£ 13,794.00	£ 1.77	JGA Agreed Fee
Fire Engineer	£ 25,000.00	£ 3.21	
Landscape Architect	£ 2,000.00	£ 0.26	
Desktop Survey of Site/Coal mining	£ 2,500.00	£ 0.32	
Flood Risk Assessment	£ 32,000.00	£ 4.11	
Planning Fees	£ 80,000.00	£ 10.26	
Building Warrant Fee	£ 3,000.00	£ 0.38	
Desktop & UXO survey	£ 2,000.00	£ 0.26	
Contamination Report	£ 1,500.00	£ 0.19	
Bird Management Plan	£ 10,000.00	£ 1.28	
Bird Management Screen	£ 1,000.00	£ 0.13	
Ordnance Survey	£ 3,000.00	£ 0.38	
IBI VR Attendance if required	£ 2,000.00	£ 0.26	
Environmental Verification Survey	£ 122,492.25	£ 15.71	
O & H on the above 4.5%	£ -	£ -	
Stage 4 Fees	£ 5,000.00	£ 0.64	
Air Test	£ 5,000.00	£ 0.64	
Thermographic Survey	£ 5,000.00	£ 0.64	
Independent Fire Audit Test	£ 4,500.00	£ 0.58	
Acoustic Tests	£ 2,500.00	£ 0.32	
CBR Tests	£ 4,000.00	£ 0.51	
Breaam points Test	£ 2,000.00	£ 0.26	
Final drainage tests	£ 1,260.00	£ 0.16	
O & H on the above 4.5%	£ -	£ -	
Total Projected Cost Excluding VAT	£ 39,838,721.84	£ 5,110.80	per m2
Exclusions	£ 2,000,000.00	£ 256.57	Separate budget
Incoming services Including Back Up Generators	£ 785,584.37	£ 100.78	Unknown risk
Non Hazardous Waste			
Asbestos Surveys & Removal	exc		

Prelim Breakdown

Description	Percentage	Qty	Unit	Rate	Total	Fixed	Time Related	Comments	Haulage
Staff									
Chris McGhee (Managing Surveyor)			Weeks	£ 2,058.00	£ -	-	£ -	-	
Andy McTavish/John Gilchrist (Project Manager)			Weeks	£ 1,932.00	£ -	-	£ -	-	
Robert Hunter (Site Manager)			Weeks	£ 1,581.00	£ -	-	£ -	-	Week 43 to Week 80
Edward Balmer (Snr Site Manager)			Weeks	£ 1,656.00	£ -	-	£ -	-	
Snagging Manager			Weeks	£ 1,581.00	£ -	-	£ -	-	Week 76 - Week 80
Stephen Cunningham(Engineer)			Weeks	£ 1,330.00	£ -	-	£ -	-	Week 1 to Week 43
Colin Gray (Planner)			Weeks	£ 1,456.00	£ -	-	£ -	-	
Derek McClean (M & E Manager)			Weeks	£ 1,807.00	£ -	-	£ -	-	Week 43 to Week 80
Michael Meehan (Snr Quantity Surveyor)			Weeks	£ 1,782.00	£ -	-	£ -	-	
Maureen Piggot (Admin Support)			Weeks	£ 653.00	£ -	-	£ -	-	
Labour									
General Labour (Andy Flood)			weeks	£ 700.00	£ -	-	£ -	-	
Gateman (Gareth MacMillan)			weeks	£ 600.00	£ -	-	£ -	-	Week 43 to Week 80
Accomadation									
Oasis Unit			Weeks	£ 301.77	£ -	-	£ -	-	Wernick Quote
Site Office for Small Set up			Weeks	£ 53.45	£ -	-	£ -	-	Wernick Quote
Canteen / Mess - (24' x 9' unit complete)			Weeks	£ 60.10	£ -	-	£ -	-	Wernick Quote
Drying Room			Weeks	£ 34.57	£ -	-	£ -	-	Wernick Quote
Toilets: - (6+1 Mains fed) (Cost includes steps)			Weeks	£ 98.21	£ -	-	£ -	-	Wernick Quote
Store: - (12' x 9')			Weeks	£ 22.00	£ -	-	£ -	-	Wernick Quote
Site Office Unit 10 Cabin unit including open plan office, meeting room, kitchen, toilets, canteens, drying rooms			Weeks	£ 965.85	£ -	-	£ -	-	Wernick Quote
Stair Case			Weeks	£ 15.34	£ -	-	£ -	-	Wernick Quote
Temp Building Rates								exc	
Haulage per Cabin		Nr	£	218.00	£ -	£ -			Wernick Quote
Erect/Dismantle Cabins		Nr	£	285.00	£ -	£ -			Wernick Quote
Erect/Dismantle Stairs		Nr	£	250.00	£ -	£ -			Wernick Quote
Appointed Persons/Slings		Nr	£	2,707.10	£ -	£ -			Wernick Quote
Foundations for Cabins		Nr	£	150.00	£ -	£ -			Allowance
Drain & sewer connection		Sum	£	1,000.00	£ -	£ -			Allowance
Temp Services									
Water or Power Consumption from existing hospital								exc	No allowance for power or water consumables as the site should be fully serviced and assumed free of charge
Temp Power Connection		Sum	£	9,565.00	£ -	£ -			ESS Quote
Temp Electrics		Sum	£	30,822.00	£ -	£ -			ESS Quote
Water Connection		Sum	£	1,500.00	£ -	£ -			ESS Quote
Drinking Water		Weeks	£	25.00	£ -	-	£ -	-	
IT Broadband, Equipment/Phone Lines etc		Weeks	£	100.00	£ -	-	£ -	-	
Photocopier		Weeks	£	25.00	£ -	-	£ -	-	
Printing costs; drawings etc		Weeks	£	25.00	£ -	-	£ -	-	
Office Running costs (Petty Cash)		Weeks	£	25.00	£ -	-	£ -	-	
Waste									
Skips for General Waste for Site Cabins		Weeks	£	240.00	£ -	-	£ -	-	
Cleaning									
Site Accomadation Cleaning		Weeks	£	200.00	£ -	-	£ -	-	Based on 4hrs a day x 5 days x £10
Final Buildersclean for Hospital		m2	£	4.50	£ -	£ -			
Security									
Datascope System		Sum	£	14,610.00	£ -	£ -			See Quote
CCTV System (Based on 4 Nr)		Weeks	£	150.00	£ -	-	£ -	-	
Temp Services									
PPE		Weeks	£	25.00	£ -	-	£ -	-	
Eng Equip		Weeks	£	25.00	£ -	-	£ -	-	
Direction Signs		Weeks	£	50.00	£ -	-	£ -	-	
Considerate Contractor		Years	£	900.00	£ -	£ -			
O & M Manuals		Sum	£	4,500.00	£ -	£ -			
Snagmaster Set up		Sum	£	1,200.00	£ -	£ -			
Bull Fire Alarms (Temp Fire Alarms)		Sum	£	4,000.00	£ -	£ -			
Kier engineer Services Allowance for Temp checks on Piling, Hoarding, stec		Sum	£	5,325.00	£ -	£ -			
Forklift		Weeks	£	370.00	£ -	-	£ -	-	Required for brickworks and Fit out - Reduced cost with Kier providing rather than subcontractor which is circa £1750 a week Inc Driver
Haulage for Forklift		Sum	£	500.00	£ -	£ -			
Forklift Driver		Weeks	£	700.00	£ -	-	£ -	-	
Feul for Telehandler		Weeks	£	129.50	£ -	-	£ -	-	
Temp Accomadation Laydown Areas		m2	£	27.50	£ -	£ -			200 Stone and 100mm tar

Access Tower for All Trades Sum £ 6,000.00 £ - £ - Required for all trades. Reduced Cost by Kier
Supplying this

Fencing

Heras For Pens/Segregation	m	£	25.00	£	-	£	-	Kier to Hire and complete
Pro Mesh	m	£	51.00	£	-	£	-	Lechkin Quote
Pedestrian Gate	Sum	£	886.00	£	-	£	-	Lechkin Quote
Timber Hoarding 2.4m	m	£	109.00	£	-	£	-	Lechkin Quote
Vehicle Gate	Nr	£	1,630.00	£	-	£	-	Lechkin Quote
Red & White Barriers for Entrance	Nr	£	30.00	£	-	£	-	Allowance
Water Barriers for Walkways	Nr	£	34.00	£	-	£	-	Allowance
Replace Tar at Layby around hoarding pockets	m2	£	30.00	£	-	£	-	Allowance
Maintenance/Adaptions of Hoarding	hrs	£	25.00	£	-	£	-	Allowance

£ - £ -

PSCP Direct Prelims

£ -

Additional Prelims from HLP stage

Hardstanding
Fence Upgrade from Pro Mesh to Bird protection Screen
Cabin Foundations as no hard standing provided
Power Connection
Temp Road as Main road will be used top divert and locate new services - Unknown from HLP stage

Diversion of Existing services

Description	Qty	Unit	Rate	Total	Comments			
Remove Existing Rising Main, dispose off site & backfill area	140	m	50		7000.00			
New Rising Main including excavation, backfill, connections & Tie ins & Vac	180	m	300		54000.00			
Existing Foul sewer to be removed & disposed off site, backfilled	40	m	32		1280.00			
New manhole to cap off existing foul so it can be used in future	1	Nr	1500		1500.00			
Existing Foul manhole to removed, disposed off site & backfilled	1	Nr	250		250.00			
Existing Storm Manholes to removed, disposed off site and backfilled	2	Nr	250		500.00			
Existing surface water gullies to be removed, disposed off site and backfilled	2	Nr	150		300.00			
Existing surface water pipe to be removed, disposed off site and backfilled	115	m	32		3680.00			
Existing fire man pipe to be removed, disposed off site and backfilled	105	m	32		3360.00			
New fire main including excavation, disposal, backfill and HDPE pipework including connections	105	m	100		10500.00	plugged		
Excavation, duct, draw wire, tape & backfill for Vodaphone Line,	150	m	36		5400.00	Diversion of Vodaphone line by client as existing user		
Excavation, duct, draw wire, tape & backfill for CCTV Line,	150	m	36		5400.00	Diversion of CCTV line by client as existing user		
Excavation, duct, draw wire, tape & backfill for HV Line, backfill	250	m	135		33750.00	HV by Client/HV Cable	Length	Width Track Area
Temp Surface 100mm after services installations to provide a clean surface	1100	m2	25		27500.00	100mm base after we install services/drains	250	2 500
							300	2 600
Remove existing cycle chelters & break out and remove foundations off site, remove hoops, set aside & reposition to temp location with 150 slab, mesh and re fix shelter and hoops	2	Sets	3000	£	6,000.00			
Remove existing street Lights , set aside for re use, grub up foundation and dispose off site	6	Nr	200	£	1,200.00			
Remove existing street lighting ducts and dispose off site	210	m	18	£	3,780.00			
Remove existing CCTV Poles, set aside for re use, grub up foundation and dispose off site	1	Nr	250	£	250.00			
Remove Existing lighting Bollards set aside for re use, grub up foundation and dispose off site	9	Nr	150	£	1,350.00			
Remove Signs set aside for re use, grub up foundation and dispose off site	15	Nr	150	£	2,250.00			
Prelims for the above					13125.00	As per Dalcon		
Budget for Divert Existing Services					£ 182,375.00			

UXO

Description	Qty	Unit	Rate	Total	Comments
Pre Drilling before Intrusive Survey					Required due to Soft Ground
Mobilisation	1	Nr	2025	2025	Probe Clusers as 1st Line Defence Drg 111+8 for tower crane + 14 Nr for outbuilding =
Pre Drilling Day Rate (20 per Day)	8	Days	1520	12160	133 Clusters
Intrusive Survey					
Mobilisation/Demobilisation of Rig per week	1	Nr	2815	2815	
Mobilisation/Demobilisation of Crew per week	1	Nr	960	960	Probe Clusers as 1st Line Defence Drg 111+8 for tower crane + 14 Nr for outbuilding =
Day Rate (based on 20 location a day)	7	Days	1675	11725	133 Clusters
Data Report	1	Sum	200	200	
Groundworks Monitoring Works					
Mobilisation per week	30	weeks	480	14400	Allowed to completion of Drainage
Day rate for watching/Monitoring	150	days	340	51000	Allowed to completion of Drainage
Setting out location by Engineer	2	week	1879.2	3758.4	Allow 1 week to Set out Probs for pre drilling & 1 week for the Intrusive survey
Budget for UXO Works				£ 99,043.40	

05/12/2019 Start date
30/06/2020 Finish Date

Piling

Description	Dia	Qty	Assumed Depth	Total Meterage	Comments
Friction	600	500		15	7500 Assumed depth based on historical records 15m allowed for 64 piles reduced as per RB Quote

Description	Qty	Unit	Rate	Total	
Mobilisation	1	Sum		6500 £	6,500.00 See Roger Bullivant Quote
Set up pile position	500	Nr		50 £	25,000.00 431 nr as per RB,21 for outbuilding 24 x 2 = 48 for crane bases
Friction Piles Boring/Drilling including Concrete, rebar, etc - 300/600mm, 600 Compression	335	Nr		597 £	199,995.00 431 nr as per RB
Friction Piles Boring/Drilling including Concrete, rebar, etc - 300/600mm, 600 Compression	21	Nr		597 £	12,537.00 21 for Outbuilding
Friction Piles Boring/Drilling including Concrete, rebar, etc - 300/600mm, 600 Compression	48	Nr		597 £	28,656.00 Estimated at 48 Nr same as lift base
Friction Piles Boring/Drilling including Concrete, rebar, etc - 400/700mm, 1067 Compression	96	Nr		1235 £	118,560.00 Core Piles
Extra Over for Lateral Restaint to Lift shaft & Stair Piles for 50KN Lateral restraint	144	Nr		60 £	8,640.00 Required to Cores 96 + Crane 48 Nr

Integrity Testing

Mobilisation of Integrity Testing (40 piles per Visit)	13	Nr		200 £	2,600.00
Testing per Pile	550	Nr		12 £	6,600.00
Establish static load testing equipment on site and proof load test 2 Nr working pile to 1.5 x working load, using anchor piles as reaction, during main works	1	nr		3500 £	3,500.00 Allowance for 6 Piles to be tested or 1%
Consecutive working load test	5	Nr		3000 £	15,000.00 Allowance for 6 Piles to be tested or 1%
Vibration Monitoring	6	Weeks		600 £	3,600.00
Setting out for each pile Position	4	week		1879.2	7516.8
Wash out Skip for concrete	5	Nr		450 £	2,250.00 Required for Bored Piles
Protection to Existing Building face	1	Sum		2500 £	2,500.00 Allowance

Gd Works Attendances Associated with Piling

Groundworker attendance	30	Days		560 £	16,800.00 Proposed Programme 6 weeks
Crushing top of piles	500	nr		85 £	42,500.00 Cost to Crunch on Project 1 as per Dalcons rates

Budget for Piling

£	502,754.80
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Groundworks

Description	Qty	Unit	Rate	Total	Comments
Clearing Vegetation	3500	m2	0.5 £	1,750.00	
Excavate Topsoil for disposal	1225	m3	3 £	3,675.00	Assume 3500m2 x 350 deep
Disposal of Excavated Materials off site	1225	m3	26 £	31,850.00	3500m2 x 350 deep
Reduce Level dig down to top of pad foundation level	1575	m3	10 £	15,750.00	450mm deep
Disposal of Excavated Materials off site	1575	m3	26 £	40,950.00	
Filling levels after piling matt to bring back to level	1360	m3	34 £	46,240.00	800 deep from top of pad to slab
Excavated Material off site for Piling Spoil	500	m3	10 £	5,000.00	allowance of 1m3 per pile as noted by Piler - 500 nr x 1m3
Dispose of Excavated Materials off site	500	m3	26 £	13,000.00	Based on Inert
Excavation reduced level for Piling matt	2625	m3	3 £	7,875.00	Assumed 750mm deep same as Project 1 due to ground conditions
Dispose of Excavated Materials off site	2625	m3	26 £	68,250.00	Based on Inert
Piling Matt 750mm 6f Materials	2625	m3	32 £	84,000.00	Phase 1 was 750mm deep
Compaction of the above	3500	m2	1 £	3,500.00	
Secugrid 30/30 to Piling Matt area	7000	m2	4.5 £	31,500.00	Same Spec as Phase 1 - 2 layers
Terram t700	3500	m2	1.6 £	5,600.00	Same Spec as Phase 1
Excavate 100mm off piling matt	375	m3	5 £	1,875.00	Removal of 100mm of piling matt
Disposal of piling matt	375	m3	26 £	9,750.00	Removal of 100mm of piling matt
Working Around Existing Services		Sum	3000 £	3,000.00	Based on Services shown on Topo
Gd Water & Surface Water		Sum	5000 £	5,000.00	
Excavation for Foundations & Gd Beams					
					Pile Cap
	80	m3	10 £	796.58	PC 5
	47	m3	10 £	469.61	PC 5A
	197	m3	10 £	1,968.30	PC 6
	566	m3	10 £	5,658.86	PC 9
					Stair Cores
	262	m3	10 £	2,624.40	Lift
	175	m3	10 £	1,749.60	Stairs
					Ground Beams
	239	m3	10 £	2,389.50	B1 Beams
	120	m3	10 £	1,200.00	Perimeter Downstand Beam at slab edge
	10	m3	10 £	99.00	Column Plinths
					Lean 2 Out Building
					Estimated
	16	m3	10 £	159.32	PC 5
	49	m3	10 £	492.08	PC 6
	49	m3	10 £	492.08	PC 9
	31	m3	10 £	312.00	Perimeter beam
	62	m3	10 £	624.51	B1 Beams
	1	m3	10 £	13.50	Column Plinths
Disposal of Excavated Materials Off Site	1905	m3	26 £	49,528.25	
Working Space		Sum	5000 £	5,000.00	
Earth Work Support		Sum	5000 £	5,000.00	
Backfill with selected materials to sides of Foundations	1933	m	3 £	5,798.50	
Trimming Sloped surfaces	1933	m	1 £	1,932.83	
Blinding under foundations					Lean mix 50mm
					Pile Cap
	3	m3	145 £	385.01	PC 5
	2	m3	145 £	226.98	PC 5A
	7	m3	145 £	951.35	PC 6
	19	m3	145 £	2,735.12	PC 9
					Stair Cores
	9	m3	145 £	1,268.46	Lift
	6	m3	145 £	845.64	Stairs
					Ground Beams
	8	m3	145 £	1,154.93	B1 Beams
	10	m3	145 £	1,450.00	Perimeter Beams
					Lean 2 Out Building
	1	m3	145 £	77.00	PC 5
	2	m3	145 £	237.84	PC 6
	2	m3	145 £	237.84	PC 9
	3	m3	145 £	377.00	Perimeter beam
	2	m3	145 £	301.85	B1 Beams

Formwork

1.5m high	m	25	£
1.5m high	46 m	25	£
1.5m high	162 m	25	£
1.5m high	373 m	25	£

1.5m high	108 m	85	£
1.5m high	65 m	85	£

1.5m high	236 m	25	£
800mm high	500 m	20	£

400mm high	132 m	45	£
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1.5m high	13	25	£
1.5m high	41	25	£
1.5m high	32	25	£
800mm high	130 m	20	£
1.5m high	78 m	25	£
400mm high	18 m	45	£

Foundation Concrete	1905 m3	137	£
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Pile Cap

-	PC 5
1,140.40	PC 5A
4,050.00	PC 6
9,315.00	PC 9

Stair Cores

9,180.00	Lift
5,508.00	Stairs

Ground Beams

5,900.00	B1 Beams
10,000.00	Perimeter Beams

5,940.00	Column Plinths
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Lean 2 Out Building

325.90	PC 5
1,012.50	PC 6
810.00	PC 9
2,600.00	Perimeter beam
1,947.00	B1 Beams
810.00	Column Plinths

260,975.79	Project 1 rates were £130-£135 a m3
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Rebar**Main Building**

Pile Caps	133.400 T	1300	£
Stair Cores	104.976 T	1400	£
Ground Beams	86.148 T	1300	£
Column Plinths	1.485 T	1350	£

173,420.36	Allowance of 150kg/m3 at per Curtins
146,966.40	Allowance of 240kg/m3 s advised by Curtins 5/8/19
111,992.40	Allowance of 240kg/m3 as per Curtins
2,004.75	Allowance of 150kg/m3 at per Curtins

Outbuilding

Pile Caps	17.152 T	1300	£
Ground Beams	22.476 T	1350	£
Column Plinths	0.203 T	1350	£

22,297.59	Allowance of 150kg/m3 at per Curtins
30,342.92	Allowance of 240kg/m3 as per Curtins
273.38	Allowance of 150kg/m3 at per Curtins

Filling Below Slab after Removal of Matt:-300mm Type 1	789 m3	34	£
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26,826.00	Slab Area 2500m2, outbuilding 130m2
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Compaction of the above	2630 m2	1	£
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2,630.00	
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Gas Membrane	3199 m2	25	£
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79,975.00	Area 2630 + perimeter 300m2 up for sides, sides of Piles 269m2,
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Collars Around Pipes in sub	200 Nr	32	£
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6,400.00	Allowance for Drainage through substructure
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Sleeves through Pile Caps	100 Nr	32	£
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3,200.00	
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Below Slab Insulation 50mm thick	3199 m2	10.5	£
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33,589.50	Same Area as above
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50mm sand Blinding	132 m3	45	£
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5,917.50	
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Compaction of the above	2630 m2	1	£
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2,630.00	
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Accessories, bitumastic Paint etc	1 Sum	1500	£
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1,500.00	
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Finishes to foundations

53.10541 m2	2	£
31.3072 m2	2	£
131.22 m2	2	£
377.2575 m2	2	£

Pile Cap

106.21	PC 5
62.61	PC 5A
262.44	PC 6
754.52	PC 9

174.96 m2	5	£
116.64 m2	5	£

Stair Cores

874.80	Lift
583.20	Stairs

Ground Beams

159.3 m2	2	£
150 m2	2	£

318.60	B1 Beams
300.00	Perimeter Downstand Beam at slab edge

24.75 m2	2	£
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49.50	Column Plinths
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Lean 2 Out Building**Estimated**

10.62108 m2	2	£
32.805 m2	2	£
32.805 m2	2	£
39 m2	2	£
41.634 m2	2	£
3.375 m3	5	£

21.24	PC 5
65.61	PC 6
65.61	PC 9
78.00	Perimeter beam
83.27	B1 Beams

16.88	Column Plinths
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Isolation/Foundation Joints	Sum	22000	£
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22,000.00	check allowance from Dalcon
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Tanking to Lift Pit base	175 m2	32	£
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5,598.72	rate from Prev Project
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Taking to Lift Pit Walls	227 m2	32	£
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7,257.60	allow 1.5m high
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Drainage**Excavation of internal drainage**

Depth up to 1m	200 m	25	£
Depth 1-2m	m	30	£
Depth 2-3m	655 m	40	£
Depth 3-4m	m		

5,000.00	quickly scaled from drawing
-	
26,200.00	average at 2-3m deep

Disposal Drainage Arrisings	1824 m3	26 £	47,424.00	
Beds to Drainage	855 m	12 £	10,260.00	
Concrete under roads/Pavements	250 m	31 £	7,750.00	450 x 450mm
Concrete around pipe near building	50 m	31 £	1,550.00	450 x 450mm
UPC Pipes				
150 dia	131 m	16 £	2,096.00	allow 20% for slab connections/tails
225 dia	524 m	26 £	13,624.00	
Pop Ups	150 m	25 £	3,750.00	more to be designed, based on 1m depth
Bends	50 Nr	84 £	4,200.00	
Branches	100 Nr	141 £	14,100.00	
Top Hat Covers	150 Nr	30 £	4,500.00	
Gullies	5 Nr	425 £	2,125.00	
Filter drain	8 m	52 £	416.00	
Manholes				
1.2 Dia				
below 1m	Nr	1500		
1-2m	9 Nr	1700 £	15,300.00	includes disposal
2-3m	17 Nr	2400 £	40,800.00	includes disposal
3-4m	8 Nr	4150 £	33,200.00	includes disposal
Hydrobrake	1 Nr	2100 £	2,100.00	
Silt Traps				
Inspection Chamber				
Attenuation Tank	112 m3	210 £	23,520.00	10 x 7m x 1.6 m
High Temp hot water pipework	65 m	75 £	4,875.00	Allowance for higher grade pipework:- hatherware
Hot Water Cooling Tank		25000 £	25,000.00	Allowance for excavation, structural slab, mass fill, concrete surrounds, chambers, hot water tank, baffels
Connection into existing Foul Line	1 Nr	1500 £	1,500.00	
Connection into existing Surface Line	1 Nr	1500 £	1,500.00	
Drainage Tests Foul Line	Sum	750 £	750.00	
Clean Foul Line	Sum	1200 £	1,200.00	
CCTV Foul Line	Sum	1200 £	1,200.00	
Drainage Tests Surface Line	Sum	750 £	750.00	
Clean Foul Line	Sum	1200 £	1,200.00	
CCTV Surface Line	Sum	1200 £	1,200.00	
External Services				
External CCTV & Lighting Columns Bases 1.5m x 1.5m x 1.5m	10 Nr	675 £	6,750.00	Allowance, Not drawn yet
Draw Pits	30 Nr	525 £	15,750.00	Allowance, Not drawn yet
Earthing Pits	25 Nr	150 £	3,750.00	Allowance, Not drawn yet
Lighting Bollards bases 1m x 1m x 0.5m base	50 Nr	100 £	5,000.00	Allowance, Not drawn yet
Feedar Pillar Bases/Services bases 2m x 3m x 1.5m base	5 nr	1000 £	5,000.00	Allowance, Not drawn yet
Ducting for Lighting Bollards, Ext Lighting etc	350 m	22 £	7,700.00	Allowance, Not drawn yet
Concrete Trench in outbuilding				
Formwork for Trench	70 m2	25 £	1,750.00	plugged
Concrete for Trench	21 m3	150 £	3,150.00	plugged
Rebar at 150kg/m3	3.150 T	1350 £	4,252.50	plugged
Connections/Ducting detail and sleeves for new services ducts	5 Nr	2000 £	10,000.00	Allowance, Not drawn yet
Metal Covers for outbuilding trench	35 m2	150 £	5,250.00	
Tanking to service trench	70 m2	32 £	2,240.00	

Gd Worker Prelims/Attendances

Supervision	40 weeks	1000 £	40,000.00	check with Dalcon
Engineer	40 weeks	750 £	30,000.00	Part Time
General Labourer	40 weeks	700 £	28,000.00	
Subs Temp works	Sum	15000 £	15,000.00	
CBR Tests	5 Nr	750 £	3,750.00	
Concrete Wash Out Skips	12 Nr	450 £	5,400.00	
Skips for rebar off cuts, ply off cuts, formwork off cuts	12 nr	400 £	4,800.00	
Protection against concrete splashes	Sum	2500 £	2,500.00	
Traffic Management as main road will be used for services	Sum	5000 £	5,000.00	Traffic Management system will be required
Road Cleaning during muck shift	40 weeks	500 £	20,000.00	every other day
Clean down on Completion	Sum	2500 £	2,500.00	
Access Points for Piling	6 Nr	3000 £	18,000.00	800mm deep access ramps
Haul Road 600 GF, 150 Type 1 for access while road is being removed	350 m2	50 £	17,500.00	Existing road cannot be used
General Temp type 1 Stone up areas around building	500 m2	15 £	7,500.00	
Concrete Cube & slump Tests	Sum	£	5,000.00	
Temp Set up ducting for water, power, phone, etc	300 m	30 £	9,000.00	
O & M Manuals	Sum	500 £	500.00	
Temp Barriers/fencing Around Work Areas	300 m	15 £	4,500.00	
Subcontractor Insurances		£	20,697.35	1% of Value

Budget for Gd Works

£ 2,090,431.95

Extra over if Non Hazardous Material

10029 m3 60 £ 601,735.97

Externals

Description	Qty	Unit	Rate	Total	Comments
<u>New 2m wide footpath around new building</u>					
Exc	151.2	m3	10	1512	
Disposal	151.2	m3	26	3931.2	
New Type 1 150mm	81	m3	34	2754	
Compaction	540	m2	1	540	
Filter Drain	270	m	52	14040	
Kerbs	540	m	26	14040	
Terram/Geogrid	540	m2	4.5	2430	
50mm Sand Blinding	27	m3	45	1215	
80mm Tobemore Slabs	540	m2	60	32400	
<u>Remove & Replace Main Entrance Paving</u>					
Exc	342	m3	10	3420	
Disposal	342	m3	26	8892	
New Type 1 250mm Deep	225	m3	34	7650	
Compaction	900	m2	1	900	
Filter Drain	0	m			0 existing drain deemed suffice
kerb	410	m	26	10660	
Terram	900	m2	1.8	1620	
50mm Sand Blinding	45	m3	45	2025	
80mm Tobermore Slabs	900	m2	60	54000	
<u>Road Construction at main entrance back to start of sign including drop off</u>					
Excavate existing	1215.24	m3	5	6076.2	allow new formation
Disposal	1215.24	m3	26	31596.24	
New 6F2 600 6F	639.6	m3	32	20467.2	
Compaction	1066	m2	0.8	852.8	
New Type 1 300 Type 1	319.8	m3	34	10873.2	
Compaction	1066	m2	0.8	852.8	
Kerbs	75	m	26	1950	only where required to replace
Terram	1066	m2	1.8	1918.8	
160 Base	1066	m2	48	51168	
80 Top	1066	m2	27	28782	
Lining	2	Visits	1200	2400	
<u>Paving to Lightwells</u>					
Exc	72.8	m3	10	728	
Disposal	72.8	m3	26	1892.8	
New Type 1 150mm	39	m3	34	1326	
Compaction	260	m2	1	260	
Kerbs	100	m	26	2600	
Aco Drains	40	m	148	5920	
Terram	260	m2	1.8	468	
50mm Sand Blinding	13	m3	45	585	
80mm Tobemore Slabs	260	m2	60	15600	
Allowance for soft landscaping	1	item	30000	30000	based on Same level of Extent as Project1
Allowance for Street Furniture to enhance lightwells and main entrance	1	Sum	25000	25000	As per Hirst Aspirations to feature street furniture
Allowance for external lighting	1	item	20000	20000	As per Hirst Aspirations to feature street furniture

New Road Formation

As per Hirst (except excluding new car parking)

Excavate Reduced level for Road	923.4 m3	5	4617
Disposal of Excavated Material	923.4 m3	26	24008.4
6F2 600mm	486 m3	32	15552
Type 1 300mm	243 m3	34	8262
Terram	810 m2	1.8	1458
New road Base 160 Base	810 m2	48	38880 135m x 6 m wide
New Road wearing course 80mm	810 m2	27	21870
Kerbs	375 m	26	9750
Road Drainage			
Excavate up to 1 - 2m	135 m	76.2	10287
Disposal of Drainage arissings	216 m3	26	5616
UPC Pipe 225	135 m	26	3510
Bed & surround	135 m	15	2025
Gullys	10 Nr	425	4250

Increased Paving to enhance Entrance Main entrance

Based on increased footpah to 6.5m less 2m wide around building measured above.

Exc	143.5 m3	10	1435
Disposal	143.5 m3	26	3731
New Type 1 150mm	76.875 m3	34	2613.75
Compaction	512.5 m2	1	512.5
Kerbs	30 m	26	780
Terram/Geogrid	512.5 m2	1.8	922.5
50mm Sand Blinding	21 m3	45	945
80mm Tobemore Slabs	512.5 m2	60	30750

External works Prelims/Attendances

check with dalcon

Supervision	14 weeks	1000	14000
Engineer	14 weeks	750	10500 Part Time
General Labourer	14 weeks	700	9800
Subs Temp works	Sum	5000	5000
CBR Tests	5 Nr	750	3750
Skips for Paving, Kerbs off cuts	2 nr	400	800
Traffic Management for main entrance and new road	Sum	15000	15000 Traffic Management system will be required
Road Cleaning during muck shift	14 weeks	500	7000 every other day
Temp Barriers/fencing Around Work Areas	500 m	15	7500

Road Widening/Carparking

1 item	500000	500000 Reduced Allowance to just leave allowance for car parking spaces near helipad
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Budget for External Works

£	1,188,471.39
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Extra over if Non Hazardeous Material

3064 m3	60	£	183,848.40
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Demolition/Alterations

Description	Qty	Unit	Rate	Total	Comments
Allowance for alterations to existing building at links each floor					
Form Slap Outs/Break in at each level	9	Nr	5000	45000	3 per level
Shelf Angle	30	m	250	7500	around break in
Brickwork Patchwork around slap out	9	Nr	250	2250	
Stair Alteration Allowance	1	Sum	75000	75000	Rip out stairs, new concrete floors, alterations of services, new ceilings, new cladding, new floors, new decorations, new steel support
Internal alterations to configure corridors Partitions/Ceilings/Floors only at each level					
1st Floor					
Floors -Remove existing floors	200	m2	15	3000	
Floors - New vinyl floor	200	m2	30	6000	
New Levelling Screed to area for tie in	200	m2	30	6000	
DPM	200	m2	5	1000	
Smoothing Compound	200	m2	5	1000	
Ceilings - Remove	200	m2	15	3000	
Ceilings - New	200	m2	30	6000	
Taping & Decoration for Ceilings	200	m2	10	2000	
M & E Alterations, lights, sockets, adjustments, etc	200	m2	100	20000	
Remove existing Doors	9	Nr	100	900	Allow 9 Nr per break in
New Doors	9	Nr	1500	13500	
New Ironmongery	9	Nr	500	4500	
Partitions alterations 4 - 4.5m	20	m	300	6000	
Taping to Partitions	180	m2	5	900	
Decoration	180	m2	5	900	
Temp Signage	1	Sum	750	750	
Cleaning	200	m2	5	1000	
2nd Floor					
Floors -Remove existing floors	200	m2	15	3000	
Floors - New vinyl floor	200	m2	30	6000	
New Screed to area for tie in	200	m2	30	6000	
DPM	200	m2	5	1000	
Smoothing Compound	200	m2	5	1000	
Ceilings - Remove	200	m2	15	3000	
Ceilings - New	200	m2	30	6000	
Taping & Decoration for Ceilings	200	m2	10	2000	
M & E Alterations, lights, sockets, adjustments, etc	200	m2	100	20000	
Remove existing Doors	9	Nr	100	900	Allow 9 Nr per break in
New Doors	9	Nr	1500	13500	
New Ironmongery	9	Nr	500	4500	
Partitions alterations 4 - 4.5m	20	m	300	6000	
Taping to Partitions	180	m2	5	900	
Decoration	180	m2	5	900	
Temp Signage	1	Sum	750	750	
Cleaning	200	m2	5	1000	
1st Floor					
Floors -Remove existing floors	200	m2	15	3000	
Floors - New vinyl floor	200	m2	30	6000	
New Screed to area for tie in	200	m2	30	6000	
DPM	200	m2	5	1000	
Smoothing Compound	200	m2	5	1000	
Ceilings - Remove	200	m2	15	3000	
Ceilings - New	200	m2	30	6000	
Taping & Decoration for Ceilings	200	m2	10	2000	
M & E Alterations, lights, sockets, adjustments, etc	200	m2	100	20000	
Remove existing Doors	9	Nr	100	900	Allow 9 Nr per break in
New Doors	9	Nr	1500	13500	
New Ironmongery	9	Nr	500	4500	
Partitions alterations 4 - 4.5m	20	m	300	6000	
Taping to Partitions	180	m2	5	900	
Decoration	180	m2	5	900	
Temp Signage	1	Sum	750	750	
Cleaning	200	m2	5	1000	
Prelim/Attendances					
Disposal Allowance per Break in	9	nr	500	4500	Mixed Waste Allowance
Disposal Allowance for Stair Alterations	3	Nr	500	1500	Mixed Waste Allowance
Temp Screens	9	Nr	2500	22500	Allowance for no pressure screens
Air Pressure Tests	9	Nr	250	2250	Allowance
Scaffold Towers for Access to complete slap outs	9	Nr	500	4500	After PT is Poured
Budget for Demolition/Alteration Works			£	394,350.00	

PT Frame

Description	Qty	Unit	Rate	Total	Comments
GD Floor					
Formwork for edge of Slab	285	m	16 £	4,560.00	edge beam 800mm girth
Column Kickers	44	nr	50 £	2,200.00	
Slab Assumed at 400mm thick	1052	m3	135 £	142,020.00	2490m2+140m2
Rebar Bar allowed at 150kg/m3	157.8	T	1350 £	213,030.00	
Isolation/Movement Joints on Gd Floor Slab	250	m	30 £	7,500.00	
Construction Pour Joints	3	Nr	1500 £	4,500.00	3 poured likely
Power Floating	2630	m2	3.5 £	9,205.00	
1st Floor slab					
Sofft of Slab Formwork & falsework	2630	m2	50 £	131,500.00	2490m2+140m2
Formwork for edge of Slab	285	m	16 £	4,560.00	400-500 high
Allowance for services penetrations in slab for services			£	10,000.00	Not designed yet
Allowance for Riser Safes in Penetrations			£	10,000.00	Not designed yet
Column Kickers	44	nr	50 £	2,200.00	
Slab Assumed at 300mm thick	789	m3	135 £	106,515.00	2490m2 + 150m2
PT Strands @ 12kg/m2	31.56	T	1350 £	42,606.00	Strand Allowances
Rebar Bar allowed at 75kg/m3	59.175	T	1350 £	79,886.25	General Rebar
Isolation/Movement Joints on Gd Floor Slab	250	m	30 £	7,500.00	
Construction Pour Joints	3	Nr	1500 £	4,500.00	3 poured likely
Power Floating	2630	m2	3.5 £	9,205.00	
2nd Floor slab					
Sofft of Slab Formwork & falsework	2490	m2	50 £	124,500.00	2490m2, no outbuilding
Formwork for edge of Slab	250	m	16 £	4,800.00	400-500 high
Allowance for services penetrations in slab for services			£	10,000.00	
Allowance for Riser Safes in Penetrations			£	10,000.00	
Column Kickers	44	nr	50 £	3,250.00	
Slab Assumed at 300mm thick	747	m3	135 £	143,910.00	
PT Strands @ 12kg/m2	29.88	T	1350 £	40,338.00	Strand Allowances
Rebar Bar allowed at 75kg/m3	56.025	T	1350 £	215,865.00	General Rebar
Isolation/Movement Joints on Gd Floor Slab	250	m	30 £	7,500.00	
Construction Pour Joints	3	Nr	1500 £	4,500.00	3 poured likely
Power Floating	2490	m2	3.5 £	9,327.50	
Roof Slab					
Sofft of Slab Formwork & falsework	2640	m2	50 £	132,000.00	2490m2 + 150 m2 Roof Projection roof
Formwork for edge of Slab	330	m	16 £	4,800.00	400-500 high

Allowance for services penetrations in slab for services		£	10,000.00	
Allowance for Riser Safes in Penetrations		£	10,000.00	
Slab Assumed at 300mm thick	792 m3	135 £	143,910.00	
PT Strands @ 12kg/m2	31.68 T	1350 £	42,768.00	Strand Allowances
Rebar Bar allowed at 75kg/m3	59.4 T	1350 £	215,865.00	General Rebar
Isolation/Movement Joints on Gd Floor Slab	250 m	30 £	7,500.00	
Construction Pour Joints	3 Nr	1500 £	4,500.00	3 poured likely
Power Floating	2640 m2	3.5 £	9,327.50	

Columns

Formwork

Gd - 1st

C1 450 x 450	246.645 m2	50 £	12,332.25	24 + 5 for outbuilding
C2 500 x 500	189 m2	50 £	9,450.00	
Supports below Columns	168 m	25 £	4,200.00	150deep

1st - 2nd

C1 450 x 450	374.22 m2	50 £	18,711.00	4.5m high
C2 500 x 500	m			
Supports below Columns	168 m	25 £	4,200.00	150deep

2nd - 3rd

C1 450 x 450	326.7 m2	50 £	16,335.00	4.125m high
C2 500 x 500	m			
Supports below Columns	168 m	25 £	4,200.00	150deep

Concrete

Gd - 1st

C1 450 x 450	27.74756 m3	175 £	4,855.82	4.725m high
C2 500 x 500	23.625 m3	175 £	4,134.38	4.725m high
Supports below Columns	13.23 m3	150 £	1,984.50	20 x 2100mm x 2100mm x 150 deep

1st - 2nd

C1 450 x 450	42.09975 m3	175 £	7,367.46	4.725m high
C2 500 x 500	m3			4.725m high
Supports below Columns	13.23 m3	150 £	1,984.50	20 x 2100mm x 2100mm x 150 deep

2nd - 3rd

C1 450 x 450	36.75375 m3	175 £	6,431.91	4.125 high
C2 500 x 500	m3	175 £	-	
Supports below Columns	13.23 m3	150 £	1,984.50	20 x 2100mm x 2100mm x 150 deep

Rebar

Gd - 1st

C1 450 x 450	6.936891 T	1350 £	9,364.80	allow at 250kg/m3
C2 500 x 500	5.90625 T	1350 £	7,973.44	allow at 250kg/m3
Supports below Columns	2.646 T	1350 £	3,572.10	allow at 200kg/m3

1st - 2nd

C1 450 x 450	10.52494 T	1350 £	14,208.67	allow at 250kg/m3
C2 500 x 500	T			
Supports below Columns	2.646 T	1350 £	3,572.10	allow at 200kg/m3

2nd - 3rd

C1 450 x 450	9.188438 T	1350 £	12,404.39	allow at 250kg/m3
C2 500 x 500	T			
Supports below Columns	2.646 T	1350 £	3,572.10	allow at 200kg/m3

Downstand Beams

Formwork

Downstand beam 1.2m girth	596 m	37.5 £	22,350.00	girth 300+600+300mm
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Concrete

Downstand beam	105 m3	150 £	15,750.00	600 x 300 downstand beam
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Rebar

Downstand beam	21 T	1350 £	28,350.00	allow at 200kg/m3
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PT RC Walls

Gd - Roof

Formwork				Rates from prev tender used
	1759.32 m2	50 £	87,966.00	Lift Core
	1759.32 m2	50 £	87,966.00	Lift Core
	1172.88 m2	50 £	58,644.00	Stair Core
	586.44 m2	50 £	29,322.00	Stair Core
	384 m2	50 £	19,200.00	Roof Projected Core

Concrete	263.898 m3	135 £	35,626.23	Lift Core
	263.898 m3	135 £	35,626.23	Lift Core
	175.932 m3	135 £	23,750.82	Stair Core
	87.966 m3	135 £	11,875.41	Stair Core
	57.6 m3	135 £	7,776.00	Roof Projected Core
Rebar	50.14062 T	1350 £	67,689.84	Stair Core
	50.14062 T	1350 £	67,689.84	Stair Core
	33.42708 T	1350 £	45,126.56	Lift Core
	16.71354 T	1350 £	22,563.28	Lift Core
	10.944 T	1350 £	14,774.40	Roof Projected Core

Roof Upstands

Formwork 1.5m high	1155 m2	37.5 £	43,312.50	Includes upstand for Outbuilding & roof Projection
Concrete	115.5 m3	150 £	17,325.00	
Rebar	17.325 T	1350 £	23,388.75	

Acoustic Screen Plinths

supports at 2.5m centres

Formwork 750mm high	124.2 m	25 £	3,105.00	
Concrete	15.525 m3	150 £	2,328.75	600 x 600x 750mm
Rebar	2.32875 T	1350 £	3,143.81	

Penetration Upstands

Formwork 300mm high	64 m	16 £	1,024.00	level 01
Formwork 300mm high	11 m	16 £	176.00	level 01
Formwork 300mm high	64 m	16 £	1,024.00	level 02
Formwork 300mm high	11 m	16 £	176.00	level 02
Formwork 300mm high	64 m	16 £	1,024.00	level 03
Formwork 300mm high	11 m	16 £	176.00	level 03
Formwork 600mm high	96 m	16 £	1,536.00	Roof
Concrete	1.968 m3	150 £	295.20	level 01
Concrete	0.66 m3	150 £	99.00	level 01
Concrete	1.968 m3	150 £	295.20	level 02
Concrete	0.66 m3	150 £	99.00	level 02
Concrete	1.968 m3	150 £	295.20	level 03
Concrete	0.66 m3	150 £	99.00	level 03
Concrete	5.76 m3	150 £	864.00	Roof
Rebar	0.2952 T	1350 £	398.52	level 01
Rebar	0.099 T	1350 £	133.65	level 01
Rebar	0.2952 T	1350 £	398.52	level 02
Rebar	0.099 T	1350 £	133.65	level 02
Rebar	0.2952 T	1350 £	398.52	level 03
Rebar	0.099 T	1350 £	133.65	level 03
Rebar	0.864 T	1350 £	1,166.40	Roof

Erection of PT Frame

Tower Crane Foundation	1 Nr	25000 £	25,000.00	Same size as Ayr
Tower Crane hire & driver	31 Weeks	5000 £	155,000.00	
Power for Tower Crane		£	10,000.00	Assume separate line can be provided
Erect Tower Crane		£	40,000.00	
Dismantle Tower Crane		£	25,000.00	
Slinger	31 Weeks	1000 £	31,000.00	

Careys Prelims/Attendances

Based on Same Set up as Ayr

Contracts manager	31 Weeks	525 £	16,275.00	
Project Manager	31 Weeks	1825 £	56,575.00	
Construction manager	31 Weeks	2000 £	62,000.00	
Structures Foreman	31 Weeks	1650 £	51,150.00	
Engineer 2 Nr	62 Weeks	1500 £	93,000.00	
Graduate Eng	31 Weeks	875 £	27,125.00	
QS Part Time	31 Weeks	600 £	18,600.00	
Scaffolder	31 Weeks	1000 £	31,000.00	
Store	31 Weeks	100 £	3,100.00	
Telephones/Lines	31 Weeks	100 £	3,100.00	
Edge Protection		£	25,000.00	hire till pre cast starts
Extended Hire of Edge Protection	8 weeks	600 £	4,800.00	
Access Stairs	31 Weeks	350 £	10,850.00	
Testing & samples		£	5,000.00	
Road Brush during Concrete Works	31 Weeks	750 £	23,250.00	
Concrete Wash Out Skips	10 Nr	450 £	4,500.00	
Skips for Formwork off cuts timber, tables, etc	10 nr	400 £	4,000.00	
Clean down on completion	Sum	£	2,500.00	
Temp Barriers/fencing	Sum	£	10,000.00	
Rebar Scheduling	Sum	£	15,000.00	same as Ayr
Careys Insurances		£	35,000.00	1% of Value

Budget for PT

£ **3,671,408.08** check against careys budget

Pre Cast Stairs

Description	Qty	Unit	Rate	Total	Comments
<u>Stair 1</u>					
Flights	6.000	Nr	2000 £	12,000.00	200 thick, supply only
Landings	6.000	Nr	1250 £	7,500.00	
<u>Stair 2</u>					
Flights	4.000	Nr	2000 £	8,000.00	
Landings	4.000	Nr	1250 £	5,000.00	
<u>Prelim/Attendance Allowance</u>					
<u>PT Contractor to Land in Pre Cast Stairs</u>					
Landings	10.000	Nr	250 £	2,500.00	
Flights	10.000	Nr	500 £	5,000.00	
Angle for Stair Supports	60.000	m	250 £	15,000.00	10 nr x 6m per stair floor for angles
Budget for Pre Cast				£ 55,000.00	

Lifts

Description	Qty	Unit	Rate	Total	Comments
<u>Patient & Passenger Lifts</u>					
Lift 1	1.000	Nr	106890 £	106,890.00	See Quote from Schlinder
Lift 2	1.000	Nr	106360 £	106,360.00	See Quote from Schlinder
Lift 3	1.000	Nr	107520 £	107,520.00	See Quote from Schlinder
Lift 4	1.000	Nr	106570 £	106,570.00	See Quote from Schlinder
Lift 5	1.000	Nr	106780 £	106,780.00	See Quote from Schlinder
Lift 6	1.000	Nr	106780 £	106,780.00	See Quote from Schlinder
Lift 7	1.000	Nr	106910 £	106,910.00	See Quote from Schlinder
Lift 8	1.000	Nr	109890 £	109,890.00	See Quote from Schlinder
Saving for just Passenegr lift		Nr	-26780		£50,000 - £80,000

Attendances

Lift Access scaffold	8.000	Nr	500 £	4,000.00	
Painting of Lift Core with Dust protection	1455.24	m2	5 £	7,276.20	
Lifting Beam/Eye	8.000	Nr	750 £	6,000.00	Required for Lift
Lighting	8.000	Nr	150 £	1,200.00	

Lift Shaft Gates

Fittings lift shaft gates	25.000	Nr	100 £	2,500.00	based on fullgate 8 x 3 plus 1
Delivery/Collection	2.000	Nr	500 £	1,000.00	
Hire £1.50 per day per unit	25.000	Nr	457.5 £	11,437.50	based on 305 days hire

31/08/2020
29/10/2021**Budget for Patient & Passenger lifts****£ 891,113.70**

Steelwork

Description	Qty	Unit	Rate	Total	Comments
Allowance for secondary support to Feature Cladding & canopy	15.000	T	2750 £	41,250.00	
Support for Louver Screen	12.500	T	2750 £	34,375.00	
Drop down Steel for Pendants	12.000	T	2750 £	33,000.00	Piece works 2T per pendant
Goal Post Arrangement for Pods/Sliding Doors	50.000	Nr	425 £	21,250.00	based on Linear rate
Steel for External Riser	12.500	T	2750 £	34,375.00	
Allowance for Fittings	10.200	T	2750 £	28,050.00	
Fire Protection to Steel canopy		Sum	5000 £	5,000.00	unknown/allowances

Prelim Allowance

Edge Protection		Sum	5000 £	5,000.00	
MEWPS	8.000	Weeks	750 £	6,000.00	

Budget for Steelwork

£ 208,300.00

Roofing & Feature Cladding

Description	Qty	Unit	Rate	Total	Comments	Main Roof	Outbuilding	Roof Enclosures	
Roof									
Hot melt on concrete floor slab including insulation, water membrane, etc as per Project 1 details	2565	m2	77.66	199197.9			2360	125	80
Paving to Roof Area	2565	m2	38.75	99393.75		2360		125	80
Membrane, Insulation to sides and top of up stand girth not exceeding 2.2m	375	m	185.18	69442.5	£120 a m for Project 1 for 600 Vertical & 400 Hor		255	35	85
PPC Capping to upstands width not exceeding 600mm	375	m	80.28	30105		255		35	85
Internal upstand to stair core no greater than 600mm	85	m	79.64	6769.4					
Insulated Upstands for roof penetrations not exceeding 500mm	100	m	79.64	7964	40m drawn, Further to be added				
Soil vent pipes, vents , other penetrations to be detailed, etc		Sum	7500	7500					
Hot melt details around Louver Post	46	Nr	276.09	12700.14	at 2.5m centres				
Capping to Louver Post	46	Nr	101.39	4663.94					
Detail around Vent Penetrations through roof for theatres	20	Nr	2500	50000	Based on a Roof Nec system or Similar weathering with SFS				
Bilco hatch including controls	4	Nr	4604.85	18419.4	Same as Project 1				
Upstands to Bilco access hatch no greater than 500mm	24	m	79.64	1911.36					
Louvers/Screens									
Plant Louvers 3m high	122.5	m	661.5	81033.75	P1 screen was £400 for 1.8m,				
Extra over 3 Louver Doors	3	Nr	3500	10500	2.5 wide				
Colt louvers for Plant Roof Area	30	m2	500	15000	Rates from Project 1 for Colt Louvers				
Composite Cladding to Roof Projection									
EuroBond Panels	155	m2	191.43	29671.65	Allowance Based on Eurobond Panel				
Head Flashing	85	m	46.1	3918.5					
Drip Flashing	85	m	46.1	3918.5					
Vertical Corners	50	m	166.59	8329.5					
Opening for Doors	1	Nr	750	750	2.5m x 2.5m				
Door Flashings	10	m	46.1	461					
Cladding to M & E Riser at lightwell area	100	m2	225	22500	Allow mesh cladding or similar				
Siphonic Roof Drainage	2565	m2	10	25650	based on similar rate as prev project				
Feature Cladding									
Single Ply roof on 18mm ply	87.5	m2	42.53	3721.375	35m long x 2.5m wide				
Metal Decking	87.5	m2	50	4375					
Stone wool insulation packed into face of parapet at top	26.25	m2	30	787.5	300mm thick				
Rainwater outlets say every 2.5m	14	Nr	144.39	2021.46					
Rainwater pipe to discharge back to holt melt roof	4	m	72.43	289.72	Allow outlet and 1m of pipework including collars				
Coring for rainwater pipe through Walls	14	Nr	75	1050					
Collars for Rainwater pipe	14	Nr	100	1400					
Fascia Detail at top 350mm deep	35	m	111.91	3916.85					
Thermal break pads	30	Nr	250	7500	Allowance based on steel connections				
Secret fixed PPC Aluminium cladding as per spec of project 1	372.5	m2	450	167625					
Secondary Support off Steelwork	372.5	m2	50	18625					
Stone wool insulation packed into face of parapet at top	26.25	m2	30	787.5	300mm thick				
Concealed box gutter	35	m	74.66	2613.1					
Rainwater outlets say every 2.5m	14	Nr	144.39	2021.46					
Rainwater pipe to discharge back to holt melt roof	32	m	72.43	2317.76	Allow outlet and 8 m of pipework including collars				
Coring for rainwater pipe	14	Nr	75	1050					
Collars for Rainwater pipe	14	Nr	100	1400					
Fire Barrier 215mm x 75 deep	254	m	45.77	11625.58					
Fascia Detail at bottom 350 deep	35	m	111.91	3916.85					
Flashing to curtain walling/windows	105	m	46.1	4840.5	allow 400mm girth at 3 locations				
Subcontractor Prelims/Attendances				£ 95,168.49	Circa 10% as per Project 1				
Budget for Roofs & Feature Cladding				£ 1,046,853.44					

Brickwork

Description	Qty	Unit	Rate	Total	Comments
Underbuilding					
Brick Underbuild	320	m2	150 £	48,000.00	allow 1m high
			£	-	
Forming Cavity including Ties	320	m2	15 £	4,800.00	
			£	-	
Insulation	320	m2	30 £	9,600.00	below ground
			£	-	
DPC	320	m	15 £	4,800.00	
			£	-	
Bed Reinforcement	1280	m	5 £	6,400.00	allow for 4 course
					against existing building 6
Wall Starter	100	m	75 £	7,500.00	locations
Weeps	600	Nr	0.5 £	300.00	
Cavity Fill	48	m3	150 £	7,200.00	
Pre Cast Door Thresholds	17	Nr	125 £	2,125.00	
Service Penetration in substructure for Drainage	75	Nr	50 £	3,750.00	

Blockwork to Outbuilding

Allow 140mm	135	m2	50 £	6,750.00	3.85m high
Pre Cast Lintels	15	m	75 £	1,125.00	
Head Restaint	35	m	50 £	1,750.00	
Allowance for plant room bunding		Sum	£	5,000.00	

Prelim Allowance

Supervisor	6	Weeks	1200 £	7,200.00	
Safety Officer	3	Weeks	500 £	1,500.00	
Store	6	Weeks	60 £	360.00	
Phone	6	Weeks	50 £	300.00	
Small Plant	6	Weeks	75 £	450.00	
Block Splitters	6	Weeks	50 £	300.00	
Engineer	6	Weeks	200 £	1,200.00	
Testing	6	Weeks	250 £	1,500.00	
Transpot each Way for Telehandler	2	Nr	250 £	500.00	
Telehandler	6	Weeks	500 £	3,000.00	
Driver	6	Weeks	800 £	4,800.00	
Mortar Testing		Sum	250 £	250.00	
Protection		Sum	250 £	250.00	
Silo Base		Sum	1500 £	1,500.00	
Scaffolding for Outbuilding Block	270	m2	25 £	6,750.00	both sides need scaffold
Jet Wash Blockwork		Sum	1500 £	1,500.00	
Skips for brick/block off cuts	5	Nr	400 £	2,000.00	

Budget for Brick/Block

£	142,460.00
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Curtain Walling/Windows

Window No.	Type	Glazing				Height(m)	Length(m)	Area(m2)	Unit	Rate	Total	Comments
		PANEL 1	PANEL 2	PANEL 3	PANEL 4							
LEVEL 01												
1-001	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-002	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-003	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-004	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-005	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-006	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-007	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-008	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-009	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-010	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-011	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-012	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-013	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-014	1	DG[TQ]	DG[T]*	DG[T]#	DG[TQ]	3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-015	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-016	4	DG[T]*				0.61	1.36	0.8296	m2	600	497.76	include drip flashing and mastic
1-017	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-018	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
1-019	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
LEVEL 02												
2-001	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-002	2	DG[TQ]	DG[T]*	DG[TQ]		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-003	2	DG[TQ]	DG[T]*	DG[TQ]		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-004	3	DG[TQ]	DG[T]*	DG[T]#		3.385	0.91	3.08035	m2	600	1848.21	include drip flashing and mastic
2-005	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-006	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-007	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-008	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-009	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-010	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-011	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-012	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-013	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-014	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-015	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-016	2	DG[TQ]	DG[T]*	DG[TQ]		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-017	3	DG[TQ]	DG[T]*	DG[TQ]		3.385	0.91	3.08035	m2	600	1848.21	include drip flashing and mastic
2-018	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-019	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-020	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
2-021	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic
LEVEL 03												
3-001	2	DG[TQ]	DG[T]*	DG[T]#		3.385	1.36	4.6036	m2	600	2762.16	include drip flashing and mastic

3-002	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-003	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-004	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-005	3	DG[TQ]	DG[T]*	DG[T]#	3.385	0.91	3.08035 m2	600	1848.21 include drip flashing and mastic
3-006	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-007	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-008	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-009	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-010	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-011	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-012	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-013	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-014	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-015	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-016	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-017	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic
3-018	2	DG[TQ]	DG[T]*	DG[T]#	3.385	1.36	4.6036 m2	600	2762.16 include drip flashing and mastic

Curtain Walling

450 m2 450 202500 Allow for Flashings, Spiggots and supports

Louvers

Louvered Panels 5 16 1.36 3.385 73.6576 m2 750 55243.2 Colt equivalent

External doors

Steel Double Door	1 Nr	3500	3500 Roof Access
Single Alum/Glass Doors	4 Nr	2500	10000
Double louvered Steel Doors	6 Nr	3500	21000 Outpatients
Double Alum/Glass doors	3 Nr	3500	10500
Feature Sliding Doors	3 Nr	8000	24000 Same Spec as Project 1
Master suiting	Sum	500	500
Hose/Water Testing	Sum	5000	5000
Galv Supports to windows	80 m	25	2000
Galv Supports to Curtain Walling	100 m	25	2500

Prelims/Attendances

Full time Supervison	10 weeks	1200	12000
Telehandler & Driver	10 weeks	1500	15000
Skips	5 Nr	400	2000
Access			5000
Protection inside & out	763.4527 m2	10	7634.5265
Actuator Wiring & Controls	3 Doors	2500	7500

Total Window Budget

£ 529,754.76

Pre Cast/Pre Fab Panels

Description	Qty	Unit	M2	Rate	Total	Comments
Shelf Angle on the ground to support	320	m			250	80000 Large Angle at base for support
Panel A 1						
Panel A 4265 x 3815	19	Nr	£	309.15	650 £	200,946.54
ddt Windows Area	19	Nr	-£	87.47	650 -£	56,854.46
Add Reveal Area	19	Nr	£	28.94	650 £	18,812.14 reveal taken as 150mm depth
Panel Type A2						
Panel A 4265 x 3815	35	Nr	£	569.48	650 £	370,164.68
ddt Windows	35	Nr	-£	161.13	650 -£	104,731.90
Add Reveal Area	35	Nr	£	53.31	650 £	34,653.94 reveal taken as 150mm depth
Panel Type A3						
Panel A 4265 x 3815	4	Nr	£	65.08	650 £	42,304.54
ddt Windows	4	Nr	-£	45.83	650 -£	29,791.39
Add Reveal Area	4	Nr	£	8.12	650 £	5,280.60 reveal taken as 150mm depth
Panel Type A4						
Panel A 4265 x 3815	23	Nr	£	374.23	650 £	243,251.08
Add Reveal Area	23	Nr	£	46.71	650 £	30,363.45 reveal taken as 150mm depth
Panel Type A5						
Panel A 4265 x 3815	15	Nr	£	244.06	650 £	158,642.01
Panel Type A6						
Panel A 4265 x 3815	17	Nr	£	276.61	650 £	179,794.27
ddt Windows	17	Nr	-£	78.26	650 -£	50,869.78
Add Reveal Area	17	Nr	£	25.90	650 £	16,831.91 reveal taken as 150mm depth
Panel Type A7						
Panel A 4265 x 3815	8	Nr	£	130.17	650 £	84,609.07
ddt Windows	8	Nr	-£	36.83	650 -£	23,938.72
Add Reveal Area	8	Nr	£	12.19	650 £	7,920.90
Panel Type A8						
Panel A 4265 x 3815	6	Nr	£	97.63	650 £	63,456.80
Panel Type A9						
Panel A 4265 x 3815	1	Nr	£	16.27	650 £	10,576.13
ddt door 2.1 x 1.8	1	Nr	£	3.15	650 -£	2,047.50
Add reveal area	1	Nr	£	0.86	650 £	557.05
Panel Type A10						
Panel A 4265 x 3815	1	Nr	£	16.27	650 £	10,576.13
Panel Type A11						
Panel A 4265 x 3815	1	Nr	£	16.27	650 £	10,576.13
ddt Windows	1	Nr	£	9.21	650 -£	5,984.68
Add reveal area	1	Nr	£	1.63	650 £	1,056.90
Panel Type A12						
Panel A 4265 x 3815	2	Nr	£	32.54	650 £	21,152.27
ddt Windows	2	Nr	£	9.21	650 -£	5,984.68
Add reveal area	2	Nr	£	1.63	650 £	1,056.90
Panel Type A13						
Panel A 4265 x 3815	3	Nr	£	48.81	650 £	31,728.40
ddt Windows	3	Nr	£	1.66	650 -£	1,078.48
Add reveal area	3	Nr	£	0.52	650 £	335.40
Panel Type B						
4265 x 890	83	Nr	£	315.06	650 £	204,786.11 no reveals or window opes
Panel Type C						
4265 x 1640	42	Nr	£	293.77	650 £	190,952.58 no reveals or window opes

Ext Corners

A 450 x 3885	6 Nr	£	10.49	650 £	6,818.18	no reveals or window opes
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B 3665 x 890	2 Nr	£	6.52	650 £	4,240.41	no reveals or window opes
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C 450 x 1640	2 Nr	£	1.48	650 £	959.40	no reveals or window opes
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Int Corners

A 1228 x 3885	15 Nr	£	71.56	650 £	46,515.11	no reveals or window opes
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B 1228 x 890	8 nr	£	16.11	650 £	10,472.38	no reveals or window opes
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C 1228 x 1640	4 Nr	£	8.06	650 £	5,236.19	no reveals or window opes
3665 x 1640	1 Nr	£	6.01	650 £	3,906.89	no reveals or window opes

Outbuilding

35m x 3.815 high		£	133.53	650 £	86,791.25	
Ddt doors 2m x 2		-£	24.00	650 -£	15,600.00	
Add reveals		£	5.40	650 £	3,510.00	

60min fire barriers

Slab edge	900 m			35 £	31,500.00	each slab edge
Vertical	375 m			45 £	16,875.00	based on 12 m intervals

Prelims

Pre Cast subcontractor Prelims						inc in rate per m2
Crænage, Driver, Banksman, Slinger	15 Weeks			5500 £	82,500.00	Rate from Thorpe
Insurances	Sum			£	20,228.29	McCann at UOE 15 weeks for 365 units
Reviews of Precast Programme/methodologies					-£	200,000.00
Budget for Pre Cast/Pre Fab		£	2,834.07		£	1,843,057.44

Screed

Description	Qty	Unit	Rate	Total	Comments
75mm Screed to Theatre Areas	930	m2	30	27900	IFT rates for P1
Angle/Formwork for Support for screed edges	95	m	45	4275	
Day Joints		Sum	500	500	
Stair Landings 10 Nr @ 10m2	100	m2	30	3000	
Formwork for Support to Stair edges	35	m	75	2625	Increase rate for stairs
Pop Up Surrounds - 100mm surround	150	Nr	20	3000	
Infill to Roof Screen Plinths	46	Nr	20	920	
Screed to make levels on PT connection to existing Slabs	270	m2	30	8100	30m2 per connection
Screed CSPD Washers	30	m2	30	900	
Screed to Shower Roms	60	m2	30	1800	
Screed Budget			£	53,020.00	

Partitions						Taping	Décor
Description	Qty	Unit	Rate	Total	Comments		
Typical Specifications:							
Partition Type 1,2 or 3 - K10 127 Non Fire Rated, 30FR or 60 FR, 102mm thick, 42 DB, 70mm C or I Stud, 1 layer 15mm duraline each side, no insulation							
					Low Acoustic		
3825mm high	611	m	129.63	£ 79,203.93	Linear rates	4674.15	3666
4325mm high	33	m	187	£ 6,171.00	Linear rates	285.45	198
4425mm high	1026	m	187	£ 191,862.00	Linear rates	9080.1	6156
Partition Type 4,5 or 6- K10/128 - Non Fire Rated, 30FR or 60FR, 132mm thick, 47 DB, 70mm C or I Stud, 2 layer duraline each side, 50mm Isowool acoustic Insulation							
					Medium Acoustic		
3825mm high	60	m	141.46	£ 8,487.60	Linear rates	459	360
4425mm high	116	m	201.01	£ 23,317.16	Linear rates	1026.6	696
Partition Type 7, 8 or 9- K10/129 C- Non Fire Rated, 30Fr, 60 Fr, 132mm thick, 58DB, 70mm Acoustic C or I Stud, 1 layer soundloc 15mm, 1 layer duraline 15mm, 50mm isowool acoustic insulation							
					High Acoustics		
3825mm high	63	m	222.56	£ 14,021.28	Linear rates	481.95	378
4325mm high	90	m	259.86	£ 23,387.40	Linear rates	778.5	540
4425mm high	320	m	259.86	£ 83,155.20	Linear rates	2832	1920
External wall Lining - 60 Min Fire rated, 70 C or I stud and 2 sheets of 15mm Duraline							
External wall lining Main Building	2378	m2	30.75	£ 73,123.50	JJ Rates	2378	2378
Outbuilding Main Building	105	m2	30.75	£ 3,228.75	JJ Rates	105	105
Reveals to Windows/Curtain walling	800	m	22.27	£ 17,816.00	JJ Rates	240	240
Mineral Wool & steel angle detail to Head for fire detail	300	m	9.55	£ 2,865.00	JJ Rates		
Tyvek airguard to perimter walls	2483	m2	7.58	£ 18,821.14	JJ Rates		
Rockwool Insulation to perimter walls	2483	m2	25	£ 62,075.00	250mm - 300mm thick		
BX1 timber or metal stud box out and 1 sheet 15mm duraline							
					IPS & Riser linings		
3825mm high	3	m	89.08	£ 267.24	JJ Rates	11.475	18
3975mm high	3	m	92.05	£ 276.15	JJ Rates	11.925	18
4575mm high	23	m	104.6	£ 2,405.80	JJ Rates	105.225	138
BX2 -7 timber or metal stud box out and 1 sheet 15mm duraline							
3975mm high	3	m	92.05	£ 276.15	JJ Rates	11.925	18
4325mm high	11	m	98.99	£ 1,088.89	JJ Rates	47.575	66
4575mm high	4	m	104.6	£ 418.40	JJ Rates	18.3	24
BX3 timber or metal stud box out and 1 sheet 15mm duraline							
3825mm high	44	m	89.08	£ 3,919.52	JJ Rates	168.3	264
4325mm high	11	m	98.99	£ 1,088.89	JJ Rates	47.575	66
4425mm high	90	m	100.98	£ 9,088.20	JJ Rates	398.25	540
L1 - Allow for Shaft Wall K10/156							
3825mm high	220	m	232.05	£ 51,051.00	JJ Rates	841.5	1320
4425mm high	425	m	264.83	£ 112,552.75	JJ Rates	1880.625	2550
L2 gypliner frame & 15mm duraline							
					Lining CW		
2750mm high	1	m	72.36	£ 72.36	JJ Rates	2.75	6
3825mm high	1	m	100.11	£ 100.11	JJ Rates	3.825	6
4125mm high	1	m	106.43	£ 106.43	JJ Rates	4.125	6
4425mm high	2	m	112.75	£ 225.50	JJ Rates	8.85	12
4575mm high	18	m	119.16	£ 2,144.88	JJ Rates	82.35	108
Timber Supports to Door Openings						25985.33	m2
Single	816	m	6.39	£ 5,214.24	JJ Rates		
Door & half	165.3	m	6.39	£ 1,056.27	JJ Rates		
						21797	

Double	658.8 m	6.39 £	4,209.73	JJ Rates
Screens	50 m	6.39 £	319.50	JJ Rates
Sliding Doors	435.5 m	6.39 £	2,782.85	JJ Rates
Ply Supports	2000 m2	21.32 £	42,640.00	JJ Rates
Metal Dwangs	2500 Nr	4.8 £	12,000.00	JJ Rates
BWICS				allowance in separate section
<u>Subcontractor Prelims</u>				
Supervisor Full time	34 Weeks	1050 £	35,700.00	
Supervisor Full time	34 Weeks	1050 £	35,700.00	
Labour	34 Weeks	840 £	28,560.00	
Access/Hoisting	34 Weeks	305 £	10,370.00	
Skips Allowance	30 Nr	500 £	15,000.00	
Metal Skips	10 Nr	400 £	4,000.00	
Total for Partition Budget			£ 990,169.81	

MEP																					
Description	L1 CSPD				L2 SARU				L2 ENDOSCAPHY				L3 THEATRES				TOTAL				
	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	Qty	Unit	Rate	Total	
SanitaryWare																					
Foul Drainage above	2721	m2	35.03	95317	1239	m2	65.63	81316	1307	m2	64.45	84236	2528	m2	52.21	131987	7795	m2	51.09	398247	
Sanitaryware	2721	m2	11.04	30040	1239	m2	29.16	36129	1307	m2	37.83	49444	2528	m2	24.55	62062	7795	m2	23.27	181390	
water installations	2721	m2	117.84	320643	1239	m2	83.94	104002	1307	m2	82.43	107736	2528	m2	76.49	193367	7795	m2	92.66	722285	
heat source	2721	m2	83.36	226823													7795	m2	27.76	216389	
space heating & air conditioning																					
heating	2721	m2	137.5	374138	1239	m2	125.57	155581	1307	m2	114.61	149795	2528	m2	84.72	214172	7795	m2	114.95	896035	
cooling	2721	m2	143.19	389620	1239	m2	79.7	98748	1307	m2	78.26	102286	2528	m2	86.67	219102	7795	m2	102.73	800780	
ventilation systems	2721	m2	168.64	458869	1239	m2	269.94	334456	1307	m2	265.08	346460	2528	m2	343.79	869101	7795	m2	258.13	2012123	
Electrical installations																					
mains & sub mains distribution	2721	m2	83.43	227013	1239	m2	52.1	64552	1307	m2	51.16	66866	2528	m2	29.09	73540	7795	m2	55.26	430752	
mechanical supplies	2721	m2	18.36	49958	1239	m2	17.43	21596	1307	m2	17.12	22376	2528	m2	20.06	50712	7795	m2	18.5	144208	
IPS/UPS																					
containment	2721	m2	44.78	121846	1239	m2	44.74	55433	1307	m2	73.72	96352	2528	m2	94.31	238416	7795	m2	42.43	330742	
power installation (inc testing)	2721	m2	53.01	144240	1239	m2	54.73	67810	1307	m2	43.94	57430	2528	m2	42.16	106580	7795	m2	43.81	341499	
lighting installations (inc testing)	2721	m2	115.94	315473	1239	m2	139.78	173187	1307	m2	53.75	70251	2528	m2	63.81	161312	7795	m2	56.78	442600	
specialist lighting (examination/ warning lights)	2721	m2		0	1239	m2	23.11	28633	1307	m2	137.26	179399	2528	m2	136.92	346134	7795	m2	130.5	1017248	
earthing & bonding	2721	m2	8.46	23020	1239	m2	15.84	19626	1307	m2	5.73	7489	2528	m2	5.41	13676	7795	m2	6.81	53084	
															23.18	0	7795	m2	15.6	121602	
lighting & surge protection	2721	m2	3.01	8190	1239	m2	5.63	6976	1307	m2	5.53	7228	2528	m2	3.14	7938	7795	m2	3.97	30946	
Telephone & data	2721	m2	25.03	68107	1239	m2	36.1	44728	1307	m2	35.45	46333	2528	m2	27.74	70127	7795	m2	29.71	231589	
fire alarm/ smoke damper wiring	2721	m2	37.55	102174	1239	m2	50.18	62173	1307	m2	49.27	64396	2528	m2	43.45	109842	7795	m2	43.73	340875	
facilities for the disabled	2721	m2	0.85	2313	1239	m2	2.9	3593	1307	m2	2.85	3725	2528	m2	1.62	4095	7795	m2	1.81	14109	
nurse call & BHT					1239	m2	80.33	99529	1307	m2	50.13	65520	2528	m2	19.91	50332	7795	m2	29.47	229719	
Intruder alarm	2721	m2	6	16326													7795	m2	2	15590	
CCTV	2721	m2	20.02	54474	1239	m2	21.56	26713	1307	m2	21.17	27669	2528	m2	12.04	30437	7795	m2	18.04	140622	
Access control	2721	m2	27.53	74909	1239	m2	30.95	38347	1307	m2	30.39	39720	2528	m2	17.28	43684	7795	m2	25.49	198695	
BMS controls	2721	m2	85.16	231720	1239	m2	79.77	98835	1307	m2	78.33	102377	2528	m2	78.59	198676	7795	m2	80.94	630927	
Medical gases	2721	m2	25.05	68161	1239	m2	75.07	93012	1307	m2	73.72	96352	2528	m2	57.63	145689	7795	m2	52.79	411498	
Sub Total			£ 1,250.78	#####			£ 1,384.16	£ 1,714,974			£ 1,372.18	£ 1,793,439			£ 1,344.77	£ 3,340,980			£ 1,328.23	£ 10,353,553	
Additional abnormal costs not inc above:																					
medical equipment (pendants/ canopies/ TCP'S/ theatre lighting)																				866190	
electrical HV/LV intake																				139594	
Other plugged allowances																					
Existing Services Connections																				250000	
Chillers																				140000	
Attendances																					
Independent Commissioning manager																			35 Weeks	1500	52500
Skips																			25 Nr	400	10000
Soft Landings/Seasoning Commissioning																					15000
Plant Supports																					7500
Sealant around sanitaryware																					5000
Smoke Vent & Main Doors Wiring & Controls																					10000
M & E Enclosures																					15000
																					£ 11,864,337

Floors

Description	Qty	Unit	Rate	Total	Comments
1st	2490	m2			Macgregor Rates
2nd	2490	m2			
3rd	2490	m2			
Outbuilding	125	m2			
3mm latex	7470	m2	5.71 £	42,653.70	
Primer	7595	m2	1.38 £	10,481.10	
DPM	7595	m2	5.03 £	38,202.85	
Specification: Forbo Flooring UK Ltd Marmoleum Real/Dual linoleum sheet flooring with 100 mm high self-coved skirtings with 100 mm toe formed by carrying a separate piece of sheeting over cove former and vertically up face of wall.	1800	m2	20.55 £	36,990.00	corridors
Specification: Forbo Flooring UK Ltd Eternal Wood vinyl sheet flooring with 100 mm high set-in pvc skirtings.	2399	m2	21.16 £	50,762.84	rooms
Specification: Altro Ltd Aquarius Safety Flooring with 100 mm high self-coved skirtings with 100 mm toe formed by carrying a separate piece of sheeting over cove former and vertically up face of wall.	2200	m2	28.32 £	62,304.00	theatres & wet areas including CSPD
Cover skirting 100mm high	6000	m	11.28 £	67,680.00	3000m of Partitions x both sides
Mastci Seal to Cover skirting	6000	m	1.5 £	9,000.00	
Specification: 3M Commercial Care Group Nomad Aqua Series 85 matting with solid vinyl backing with 100 mm high coved skirtings formed by carrying carpet over Gradus Ltd ref CF20 cove former and up adjacent walls to Gradus Ltd ref CC75 pvc carpet skirting.	120	m2	120.83 £	14,499.60	Barrier Carpet at Main Entrances
Skirting	100	m	26.92 £	2,692.00	
Floor paint (watco or Similar)	1076	m2	£	-	Picked up in decorating
Pre Cast Stairs flooring					
Smoothing Compound	270	m	3 £	810.00	15 per flight x 10 flights x 1.8 wide
DPM	270	m	3 £	810.00	15 per flight x 10 flights x 1.8 wide
Vinyl to Risers	270	m	8 £	2,160.00	15 per flight x 10 flights x 1.8 wide
Vinyl to Treads	270	m	10 £	2,700.00	15 per flight x 10 flights x 1.8 wide
Nosings	270	m	25 £	6,750.00	15 per flight x 10 flights x 1.8 wide
Edge Trims	150	m	17.5 £	2,625.00	10 flights x7.5 m a flight x both sides
Forming Movement Joints , cutting, raking, mastic seal and movement joint					
Building Connections	84.6	m	75 £	6,345.00	
Screed Line	80	m	75 £	6,000.00	
Other	60	m	75 £	4,500.00	
Movement strips	224.6	m	10.85 £	2,436.91	
Transition strips	300	m	10.59 £	3,177.00	at doors and joints
Prelims/Attendances					
Non Working full time supervision	26	Weeks	1000 £	26,000.00	Required due to package value
Floor Protection (corex)	7470	m2	2.5 £	18,675.00	
Skip Allowance for carpet/vinyl off cuts	8	Nr	400 £	3,200.00	
Total Flooring Budget				£ 421,455.00	

Description	Qty	Unit	Rate	Total	Comments	Area	Batten
C1 - Plasterboard	766	m2	21.58 £	16,530.28	Rates from Linear	766	
C2 - Bioguard	2013	m2	31.54 £	63,490.02	Rates from Linear		
C3 - Dune Supreme	1869	m2	27.39 £	51,191.91	Rates from Linear		
C5 - Plasterboard OT	917	m2	21.58 £	19,788.86	Rates from Linear	917	
C7 - Platerboard Quattro	43	m2	38.22 £	1,643.46	Rates from Linear	43	
Sub Ceiling for CSPD	1200	m2	21.58 £	25,896.00	Allow C1 as above	1200	
Shadow Batten for all ceilings above	6000	m	4.5 £	27,000.00	Rates from P1		6000
Bulkhead BH1							
450mm high	6	m	16.13 £	96.78	JJ Rates	2.7	
1725mm high	34	m	61.83 £	2,102.22	JJ Rates	58.65	
2175mm high	24	m	92.46 £	2,219.04	JJ Rates	52.2	
2275mm high	16	m	96.05 £	1,536.80	JJ Rates	36.4	
2575mm high	13	m	106.8 £	1,388.40	JJ Rates	33.475	
2595mm high	5	m	107.52 £	537.60	JJ Rates	12.975	
2675mm high	23	m	110.39 £	2,538.97	JJ Rates	61.525	
2725mm high	6	m	112.18 £	673.08	JJ Rates	16.35	
2895mm high	6	m	121.5 £	729.00	JJ Rates	17.37	
Access hatches for Maintenance	250	Nr	100 £	25,000.00	General Allowance		
Fire Barriers in large ceiling spaces 1.8 - 2.1m drop	200	m	45 £	9,000.00	Rates from P1		
Service Tiles & Ply pad	2500	Nr	8 £	20,000.00			
Spares & Tools		Sum	£	2,500.00			
Mastic Sealant		Sum	£	2,500.00	Ceiling, hatches, doors		
Subs Prelims/Attendances							
Non working supervision	30	Weeks	1200 £	36,000.00			
Labour	30	Weeks	1400 £	42,000.00	2 full time		
Skips for Ceiling trims/tile off cuts	8	Nr	400 £	3,200.00			
Access	30	Weeks	600 £	18,000.00			
Stair Access	2	Nr	1100 £	2,200.00			
				£ 377,762.42		3217.645	6000

Description	Qty	Unit	Rate	Total	Comments
Taping to Partitions	25985.33	m2	4.5 £	116,933.96	
Taping to Ceilings	3217.645	m2	4.5 £	14,479.40	
Decorating to Partitions	21797	m2	5 £	108,985.00	Matt Emulsion
Decorating to Ceilings	3217.645	m2	5 £	16,088.23	Matt Emulsion
Decoration to 2 Coats Black Emulsion to Shaddow Batten	6000	m	2.5 £	15,000.00	
Decorating to Architraves	3950.2	m	3.5 £	13,825.70	
<u>Decoration to Door Frames</u>					
Single	816	m	3.5 £	2,856.00	
Door & half	165.3	m	3.5 £	578.55	
Double	658.8	m	3.5 £	2,305.80	
Decorating to Cills	175	m			Not required, plastic
Decoration to Stringers	57	m	3.5 £	199.50	
Decorating to Box outs	250	m	7.5 £	1,875.00	
Decorating to Balustrades	82	m	37.5 £	3,075.00	1.2m high
Decoration to Handrails	62	m	7.5 £	465.00	
Filling & Decoration to Flight soffits	10	Nr	250 £	2,500.00	
Floor Paint to Plant rooms	1076	m2	22 £	23,672.00	Based on epoxy resin
Extra over for Corridor in eggshell only	7200	m2	1.5 £	10,800.00	
Extra over for High performance decocartion to theatres/CSPD	1725	m2	18.5 £	31,912.50	Steridex/Sterishield to Sterile areas
<u>Prelims/Attendances</u>					
Non Working Supervisor	24	Weeks	1000 £	24,000.00	
Floor Protection	600	m2	2.5 £	1,500.00	to work areas
Budget for Taping & Decorating			£	391,051.64	

Metalwork

Description	Qty	Unit	Rate	Total	Comments
Step over Ladders	10	Nr	£ 3,500.00	£ 35,000.00	Access around roof plant space
Mild Steel Balustrades to Stairs	82	m	£ 300.00	£ 24,600.00	flights plus side of landing
Handrails to Stairs	62	m	£ 100.00	£ 6,200.00	
External hoops	34	Nr	£ 275.00	£ 9,350.00	each door both sides
Protective Bollards	15	Nr	£ 275.00	£ 4,125.00	Allowance
Roof Access Ladder to Flat Roofs & Outbuilding	3	Nr	£ 3,000.00	£ 9,000.00	Outbuilding, access hatch and top of stair projection
Budget for Metalwork				<u>£ 88,275.00</u>	

Signage

Description	Qty	Unit	Rate	Total	Comments
Temp Site Sign		Sum	£ 2,500.00	£ 2,500.00	
Feature Sign on Cladding		Sum	£ 15,000.00	£ 15,000.00	
Internal Way Signage	1500	Nr	£ 25.00	£ 37,500.00	10k for Project 1
FM Signage/Tags	1	Sum	£ 7,500.00	£ 7,500.00	
Wall Graphics		Sum	£ 12,500.00	£ 12,500.00	
				<u>£ 75,000.00</u>	

Furniture

Description	Qty	Unit	Rate	Total	Comments
Allowance for Group 1	7470	m2	£ 42.50	£ 317,475.00	Feedback from NHS team down south is that £60 a m2 should apply based on a similar scheme, Project 1 was £42.5 a m2, so £42.5 a m2 allowed for Project 2 assuming furniture requirements do not include any specialist furniture which is deemed Group 3. All standard fixed furniture only allowed for
Allowance for Group 2	7470	m2	£ 7.50	£ 56,025.00	Feedback from NHS team down south is £15 a m2, Project 1 was £5 a m2, Project 2 is allowed at £7.5 a m2 as there will be more group 2 fit only
<u>Allowance for Blinds</u>					
20 Nr Windows (1.36m x 3.385m)	92.072	m2	£ 125.00	£ 11,509.00	Not silentgliss Spec
Curtain walling	27.08	m2	£ 125.00	£ 3,385.00	Not silentgliss Spec
Allowance for Curtains, Tracks for Pods	50	Nr	£ 175.00	£ 8,750.00	Used request
Allowance for Curtains,Tracks to showers	13	Nr	£ 200.00	£ 2,600.00	
<u>Attendances</u>					
Protection to surfaces	1200	m2	£ 3.50	£ 4,200.00	
Mastic to Worktops	500	m	£ 2.50	£ 1,250.00	500m allowed for
Skips for packaging	10	Nr	£ 400.00	£ 4,000.00	
Holing for M & E		Sum	£ 2,500.00	£ 2,500.00	
Patresses		Sum	£ 5,000.00	£ 5,000.00	
Budget for Furniture				£ 416,694.00	

Protection

Description	Qty	Unit	Rate	Total	Comments
Whiterock full height based on high impact	1725	m2	£ 60.00	£ 103,500.00	3m high
Whiterock half height (non high impact)	702	m2	£ 40.00	£ 28,080.00	1.5m high
High impact		m2	£ 60.00		
Handrail		m	£ 85.00		Handrail if needed
Bump Rail 140mm	1025	m	£ 60.00	£ 61,500.00	
Rub Rail 57mm	1025	m	£ 30.00	£ 30,750.00	
Corners & end Caps	500	Nr	£ 17.50	£ 8,750.00	
Bed Rail - Rub Rail	188	m		60 £ 11,280.00	
<u>Corner Guards 75 x 75</u>					
Level 1	105	Nr	£ 40.00	£ 4,200.00	
Level 2	115	Nr	£ 40.00	£ 4,600.00	
Level 3	91	Nr	£ 40.00	£ 3,640.00	
				£ 256,300.00	

IPS Cubicles

Description	Qty	Unit	Rate	Total	Comments
Cubicles inc shower door		Nr		2000	No cubicles, all Partitions & standard Doors

IPS Panels

850mm x 2.1m	253.47	m2	£	275.00	£	69,704.25	142 Nr locations Rate from Project 1
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Attendances

Cistern Backboards	142	Nr	£	10.00	£	1,420.00	
Skip Allowance	5	Nr	£	400.00	£	2,000.00	
M & E Cut outs	142	hrs	£	35.00	£	4,970.00	1 hrs per panel

Budget for IPS/Cubicles

£ 78,094.25

Description	Qty	Unit	Rate	Total	Comments
<u>Doors</u>					
<u>Non FR</u>					
Single Oak Doors with ironmongery	112	Nr	£ 750.00	£ 84,000.00	Standard american white oak
Single Laminate/1/2 PVC with ironmongery		Nr	£ 1,150.00	£ -	
Single PVC Full With ironmongery		Nr	£ 1,600.00	£ -	
Fitting Doors & ironmongery	112	Nr	£ 220.00	£ 24,640.00	Rates from Project 1
<u>30 Min FR</u>					
Single Oak Doors with ironmongery	35	Nr	£ 850.00	£ 29,750.00	Standard american white oak
Single Laminate/1/2 PVC with ironmongery		Nr	£ 1,250.00	£ -	
Single PVC Full With ironmongery		Nr	£ 1,750.00	£ -	
Fitting	35	Nr	£ 220.00	£ 7,700.00	Rates from Project 1
<u>60 min FR</u>					
Single Oak Doors with ironmongery	13	Nr	£ 850.00	£ 11,050.00	Standard american white oak
Single Laminate/1/2 PVC with ironmongery		Nr	£ 1,250.00	£ -	
Single PVC Full With ironmongery		Nr	£ 1,750.00	£ -	
Fitting	13	Nr	£ 220.00	£ 2,860.00	Rates from Project 1
<u>Non FR</u>					
Door & a half Oak with ironmongery		Nr	£ 1,500.00	£ -	Presume All corridor doors protected
Door & a half Laminate/1.2 PVC with ironmongery		Nr	£ 2,000.00	£ -	
Door & a half PVC full with ironmongery	14	Nr	£ 2,150.00	£ 30,100.00	
Fitting	14	Nr	£ 300.00	£ 4,200.00	Rates from Project 1
<u>30 Min FR</u>					
Door & a half Oak with ironmongery		Nr	£ 1,600.00	£ -	Presume All corridor doors protected
Door & a half Laminate/1.2 PVC with ironmongery		Nr	£ 2,150.00	£ -	
Door & a half PVC full with ironmongery	15	Nr	£ 2,500.00	£ 37,500.00	
Fitting	15	Nr	£ 300.00	£ 4,500.00	Rates from Project 1
<u>60 Min FR</u>					
Door & a half Oak with ironmongery	0	Nr	£ 1,600.00	£ -	Standard american white oak
Door & a half Laminate/1.2 PVC with ironmongery	0	Nr	£ 2,150.00	£ -	
Door & a half PVC full with ironmongery	0	Nr	£ 2,500.00	£ -	
Fitting	0	Nr	£ 300.00	£ -	Rates from Project 1
<u>Non FR</u>					
Double Oak with ironmongery	42	Nr	£ 1,650.00	£ 69,300.00	
Double Laminate/1.2 PVC with ironmongery		Nr	£ 2,150.00	£ -	
Double PVC full with ironmongery		Nr	£ 2,500.00	£ -	
Fitting	42	Nr	£ 300.00	£ 12,600.00	Rates from Project 1
			£	£ -	

30 Min FR				£	-	
Double Oak with ironmongery	Nr	£	1,750.00	£	-	Presume All corridor doors protected
Double Laminate/1.2 PVC with ironmongery	Nr	£	2,250.00	£	-	
Double PVC full with ironmongery	34 Nr	£	2,600.00	£	88,400.00	missing corridor doors 18 Nr as per IBI mark up
Fitting	34 Nr	£	300.00	£	10,200.00	Rates from Project 1
60 Min FR						
Double Oak with ironmongery	Nr	£	1,750.00	£	-	Presume All corridor doors protected
Double Laminate/1.2 PVC with ironmongery	Nr	£	2,250.00	£	-	
Double PVC full with ironmongery	32 Nr	£	2,600.00	£	83,200.00	
Fitting	32 Nr	£	300.00	£	9,600.00	Rates from Project 1
Screens/Secondary Glazing						
7 Nr Screens to Theatres 1.2 x 1m high , allow for 3 more as per IBI suggestion	12 m2	£	1,500.00	£	18,000.00	As per IBI Mark up, Rate as per Project 1
Secondary Glazing to Theatres	17,308.2 m2	£	1,500.00	£	25,962.30	As per IBI Mark up
Sliding Doors						
Single Sliding Doors & associated Screen	50 Nr	£	8,500.00	£	425,000.00	Pods - Budget based on IBI info on similar door
Automatic Sliding to Theatre	15 Nr	£	9,250.00	£	138,750.00	Theatre doors - Project 1 is circa 110k for 12 doors
Pipe Box outs mdf	250 m2	£	25.00	£	6,250.00	Allowance for within rooms
Packers At windows at Cills	175 m	£	7.50	£	1,312.50	
Insulation below cill	175 m	£	5.00	£	875.00	
Window Boards						
Plastic veneered board cill board as P20/271	175 m	£	35.00	£	6,125.00	
Architraves						
Single	1632 m	£	7.50	£	12,240.00	
Door & half	330.6 m	£	7.50	£	2,479.50	
Double	1317.6 m	£	7.50	£	9,882.00	
Around Screen and Sliding Doors	670 m	£	7.50	£	5,025.00	
Stair Stringers						
150mm high						
Stair 1	32 m	£	32.50	£	1,040.00	up one side of the stairs
Stair 2	25 m	£	32.50	£	812.50	up one side of the stairs
Attendances						
Non working Supervisor	12 weeks	£	1,200.00	£	14,400.00	Package will require a full time non working manager
Prep work for Doors	297 Nr	£	25.00	£	7,425.00	Same rates as P1
Allowance for Temp Door Protection/Raking	297 Nr	£	15.00	£	4,455.00	Same rates as P1
Allowance for removing, raking & re fit	297 Nr	£	25.00	£	7,425.00	Same rates as P1
Allowance for Protection to Sliding Doors/Screens	59 m2	£	2.50	£	146.54	Same rates as P1
Skips for off cuts of Architraves/Box outs/Frames	6 Nr	£	400.00	£	2,400.00	
Budget for Joinery				£	1,199,605.34	

