Table 1 : Detailed installation costs

Shell and core installation	Traditional wired LAN installation	Wireless mesh networks
Main plant controls; two controllers in the two main motor control panel with 141 points connected; front end and PC peripherals.	£13,000 £1.75/m† (gia) £2.48/m† (nla)	£13,000 £1.75/m† (gia) £2.48/m† (nla)
Site preliminaries	£13,600 £1.83/m† (gia) £2.59/m† (nla)	£13,600 £1.83/m† (gia) £2.59/m† (nla)
Two single Form 2, wardrobe-type motor control panels MCC1 and MCC2, with feeds and drives for three boilers, one supply fan, eight extract fans, lthw and chw primary and secondary pumps, lthw and chw pressurisation units. Also includes a mimic sprinkler and fire damper monitoring panel	£24,000 £3.24/m† (gia) £4.58/m† (nla)	£24,000 £3.24/m† (gia) £4.58/m† (nla)
Associated sensors, valves and actuators, inverters and meters for the main plant items	£7,200 £0.97/m† (gia) £1.37/m† (nla)	£7,200 £0.97/m† (gia) £1.37/m† (nla)
System programming; graphical interface to represent the points connected to the system; building main menu items, excludes CAT A fit out.	£4,600 £0.62/m† (gia) £0.88/m† (nla)	£4,600 £0.62/m† (gia) £0.88/m† (nla)
Project management, strategy design, commissioning, documentation and two days on site training item, excludes CAT A fit out.	£2.43/m† (gia) £3.44/m† (nla)	£18,000 £18,000 £2.43/m† (gia) £3.44/m† (nla)
Installation of controls and power wiring from MCC1 and MCC2 to main plant; containment; controls backbone terminated in risers on each floor	£56,400 £7.61/m† (gia) £10.77/m† (nla)	£55,400 £7.48/m† (gia) £10.58/m† (nla)
Total shell and core cost	£136,800 £18.46/m† (gia) £26.11/m† (nla)	£135,800 £18.34/m† (gia) £25.94/m† (nla)
Category A fit-out		
Riser controllers on floors ground to eight	£12,600 £1.70/m† (gia) £2.41/m† (nla)	£13,300 £1.80/m† (gia) £2.54/m† (nla)
Fan coil unit controllers, valves, actuators and return air sensors for 203 FCUs	£23,350 £3.15/m† (gia) £4.46/m† (nla)	£38,600 £5.21/m† (gia) £7.37/m† (nla)
System programming, graphical interface to represent points connected to the system	£2,800 £0.38/m† (gia) £0.54/m† (nla)	£2,800 £0.38/m† (gia) £0.54/m† (nla)
Project management and commissioning	£18,000 £2.43/m† (gia) £3.44/m† (nla)	£18,000 £2.43/m† (gia) £3.44/m† (nla)
Electrical & IT network installation associated with the fan coil unit controllers, connection to a local fused connection unit (mains supply to unit by others); dedicated on floor network	£19,800 £2.67/m† (gia) £3.78/m† (nla)	£2,200 £0.30/m† (gia) £0.43/m† (nla)
Total category A fit-out cost	£76,600 £10.35/m† (gia) £14.64/m† (nla)	£74,900 £10.12/m† (gia) £14.31/m† (nla)
Total BMS cost, shell & core plus Cat A fit-out	£213,400 £28.81/m† (gia) £40.75/m† (nla)	£210,700 £28.46/m† (gia) £40.26/m† (nla)
Category B fit-out The following element is one of the more common category B items, but they will vary according to particular tenant requirements : Local control to cellular offices - upgrading return air sensor on fan coil unit to space sensor with set point adjustment	Add £122 per sensor	Add £73 per sensor

Exclusions:

■ Power supply wiring to main motor control panels ■ Pulsed output energy meters ■ Installation of valves and pipework pockets ■ Builders work in connection with BMS ■ Site organisation and management costs other than specialist contractor's allowances ■ Contingency/design reserve ■ Main contractor's overhead and profit or management fee ■ Professional fees ■ Tax allowances ■ Value Added Tax ■ Inflation beyond fourth quarter 2006