

b Cost breakdown: nursing home extension

	Total cost £	£/m ²	% gifa		Total cost £	£/m ²	% gifa
Demolitions and alterations	5,000	7.69	0.6	Wall finishes	34,200	52.62	4.4
Forming openings in existing masonry wall for double doors (2nr), keying in with existing wall and roof and making good finishes				Plasterboard, skim and emulsion paint to wall surfaces generally: 1,000m ² @ £20			
Substructure	45,600	70.15	5.8	Ceramic tiles: 140m ² @ £50			
Site clearance, excavation disposal: 100m ³ @ £30				Softwood skirtings and decoration: 380m @ £10			
Strip footings: 90m @ £30				Bump rail to corridors: 70m @ £5			
Precast concrete planks: 325m ² @ £60				Door edge guards: 100m @ £30			
Below slab drainage: 650m ² @ £12				Floor finishes	27,700	42.62	3.6
Frame and upper floors	19,500	30.00	2.5	75 thick screeds to floors and stairwells: 630m ² @ £15			
Precast concrete planks: 325m ² @ £60				Carpet and underlay to bedrooms: 225m ² @ £30			
Roof	31,200	48.00	4.0	Heavy duty carpet tiles to corridors and other areas: 225m ² @ £25			
Softwood timber trusses: 325m ² @ £35				Vinyl sheet flooring and skirting: 130m ² @ £40			
90 thick board insulation at roof level: 325m ² @ £10				Floor finishes to internal stairs: Item @ £700			
Concrete roof tiles: 375m ² @ £40				Ceiling finishes	16,900	26.00	2.2
PVCu rainwater pipes: 80m @ £20				Plasterboard ceiling, skim and emulsion paint: 520m ² @ £25			
Stairs	5,000	7.69	0.6	Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 130m ² @ £30			
PCC stairs with mild steel balustrades and oak handrails: 1nr @ £5,000				Furniture and fittings	26,800	41.23	3.4a
External walls, windows and doors	60,900	93.69	7.8	Kitchenette equipment including wall and base units, worktops, sink, dishwasher and fridge: 2nr @ £3,500			
Brick/block insulated cavity walls: 300m ² @ £140				Fittings and fixtures to bedrooms including wardrobes, headboards etc: Item @ £15,000			
PVCu double glazed windows: 64m ² @ £250				Allowance for nurses work station in each cluster: Item @ £500			
Single timber external door, painted, ironmongery: 1 nr @ £900				Allowance for signage: Item @ £500			
PVCu framed sliding doors from ground floor communal area: 4m ² @ £500				Shelving: 2nr @ £300			
Internal walls and partitions	24,400	37.54	3.1	Allowance for mirrors, vanity units, towel rails to bedrooms etc: 16nr @ £200			
Blockwork: 570m ² @ £40				Sanitary fittings	42,800	65.85	5.5
Glazed screens, 2m high: 8m ² @ £200				WCs to en-suite or assisted bathrooms: 18nr @ £450			
Internal doors	33,200	51.08	4.3	Wash hand basins to en-suite or assisted bathrooms: 18 nr @ £250			
Single softwood veneered doors and frames; stainless steel ironmongery: 24nr @ £13,200				Showers, mixer tap, shower rail fittings: 16 nr @ £450			
Fire doors - single softwood veneered doors and frames; stainless steel ironmongery: 18nr @ £900				Disabled toilet, including WC, wash hand basin, grab rails and other fittings: 2nr @ £1,200			
Fire doors - double softwood veneered doors and frames; vision panels, stainless steel ironmongery: 2nr @ £1,900				Allowance for grabrails to ensuite bathrooms: 16nr @ £150			
				Assisted bath 2nr 14,000 Sink & slop hopper: 2nr @ £1,400			
				Cleaners' sink: 2nr @ £700			

b Nursing home extension cost breakdown

	Total cost £	£/m ²	% gifa
Services installations	6,000	9.23	0.8
Utility and sluice room equipment: 2nr @ £3,000			
Disposal installations	6,500	10.00	0.8
Waste, soil and vent installation; uPVC pipework and fittings: 650m ² @ £10			
Hot and cold water installations	41,600	64.00	5.3
Cold water system, per point: 64nr @ £300			
Hot water system, per point: 64nr @ £350			
Space heating air treatment and ventilation	55,300	85.08	7.1
Gas fired heating system with boiler, low surface temperature radiators: 650m ² @ £48,750			
Mechanical ventilation: 650m ² @ £10			
Electrical installation	73,500	113.08	9.4
Sub-mains installation: 650m ² @ £20			
Small power installation: 650m ² @ £35			
Lighting and general luminaires; emergency lighting: 650m ² @ £55			
External lighting generally: Item @ £2,000			
Gas installations	500	0.77	0.1
Feed from existing gas supply: Item @ £500			

	Total cost £	£/m ²	% gifa
Protective installations	3,300	5.08	0.4
Lightning protection, earthing and bonding: Item @ £3,250			
Communication installations	42,300	65.08	5.4
Fire alarm installation; smoke detectors: 650m ² @ £20			
Nurse call, data IT, assistive technology system, disabled WC alarm system: 650m ² @ £30			
Telephone, TV and data cabling: 650m ² @ £15			
Specialist installations	9,800	15.08	1.3
BMS controls: 650m ² @ £15			
Builder's work in connection	15,000	23.08	1.9
Forming holes and chases etc: allowance @ 5%: Item @ £15,000			
Preliminaries	153,000	235.38	19.6
Management costs, site establishment and site supervision; contractor's preliminaries, overheads and profit @ 20%: Item @ £125,000			
Testing and commissioning of building services installations: Item @ £8,000			
Allowance for design reserve @ 3%: Item @ £20,000			
Total cost building only:	780,000	1,200.02	100.0
(square metre rate based on gifa)			