

B / PRIMARY HEALTHCARE CENTRE COST BREAKDOWN

	£	£/m² GIFA	%	
Substructure	57,650	113.04	8.5%	Consulting rooms 6nr @ £1,660
Excavation and disposal 140m³ @ £25				Treatment rooms 2nr @ £1,140
Strip foundation with cavity masonry wall 150m @ £140				Nurse rooms, including health visitor 4nr @ £1,140
150mm thick ground floor slab with thickenings 510m² @ £65				Records store 1nr @ £500
Roof	90,410	177.27	13.4%	Admin. rooms 2nr @ £630
Precast concrete planks 510m² @ £56				Multi-purpose / interview rooms 2nr @ £930
Single-ply membrane, including tapered insulation and labours 510m² @ £102				Sanitary fittings
Allowance for roof inlets Item @ £2,650				15,220
Aluminium rainwater down pipes 30m @ £70				29.84
Sunpipes 8nr @ £635				2.3%
External walls	32,400	63.53	4.8%	WCs 6nr @ £320
Brick cavity wall, facing brick outer skin with cavity, insulation, 140mm inner blockwork leaf 240m² @ £135				Hand basins 6nr @ £200
Windows and external doors	51,680	101.33	7.7%	Medical handwash basins 12nr @ £540
Aluminium double-glazed windows 60m² @ £360				Disabled toilet, including WC, wash hand basin, grab rails and other fittings 2nr @ £1,200
Single aluminium doors 3nr @ £1,490				Cleaners' sink, 510 x 380 2nr @ £750
Double aluminium-framed glazed doors and screens to entrance 22m² @ £540				Baby changing unit 1nr @ £420
Single steel door to plant room 1nr @ £930				Sink and slop hopper 1nr @ £1,300
Fixed metal grilles to windows Item @ £5,100				Disposal installations
Electrically-operated roller shutter to glazed entrance screens, including controls 22m² @ £350				7,140
Internal walls	17,110	33.55	2.5%	14.00
100 blockwork 470m² @ £32				1.1%
Stud partition Item @ £470				Waste, soil and vent installation; uPVC pipework and fittings 510m² @ £14
Security counter grille to reception desk Item @ £1,600				Water installations
Internal doors	28,350	55.59	4.2%	13,300
Internal doors, wood veneer, stainless steel ironmongery 20nr @ £890				26.08
Internal doors and screen, inner door to lobby 5m² @ £530				2.0%
Wrot softwood storage cupboard door, stainless steel ironmongery 3nr @ £470				Cold water system 28nr @ £250
Fire rated doors, stainless steel ironmongery 5nr @ £1,000				Hot water system 21nr @ £300
Double internal fire-rated doors, stainless steel ironmongery 1nr @ £1,490				Space heating and air treatment
Wall finishes	17,760	34.82	2.6%	56,100
Plaster and 1 mist coat, 3 coats of emulsion paint 900m² @ £16				110.00
Ceramic wall tiles 60m² @ £56				8.3%
Floor finishes	26,715	52.38	4.0%	Space heating, all costs associated with the supply and installation of the heating system, temperature control and distribution pipework 510m² @ £110
Screed 510m² @ £19				Ventilation installations
Carpet tiles to reception area, staff areas 145m² @ £24				21,100
Vinyl to WC areas and practical areas, including skirtings 320m² @ £32				41.37
Heavy duty vinyl to entrance area, dirty areas 40m² @ £42				3.1%
Entrance matting with aluminium matwell 5m² @ £325				Extract ventilation to clean areas Item @ £12,900
Ceiling finishes	16,150	31.67	2.4%	Extract ventilation to dirty areas Item @ £5,600
Mineral fibre suspended ceilings 80m² @ £28				Extract ventilation to toilet areas Item @ £2,600
Plasterboard ceiling, plaster skim and emulsion paint finish 405m² @ £32				Electrical installations
Moisture-resistant plasterboard ceiling, plaster skim and emulsion paint finish 25m² @ £38				48,450
Fittings and fixings	33,200	65.10	4.9%	95.00
Reception area, desks and fixed furniture Item @ £7,800				7.2%
Waiting room Item @ £4,980				Mains and sub-mains installation 510m² @ £21
				Small power installation 510m² @ £32
				Lighting and general luminaires; emergency lighting 510m² @ £42
				Gas installation
				1,530
				3.00
				0.2%
				Gas installations, all costs associated with the supply and installation of gas 510m² @ £3
				Protective installations
				2,100
				4.12
				0.3%
				Lightning protection, earthing and bonding Item @ £2,100
				Communications installation
				25,500
				50.00
				3.8%
				Fire alarm installation; smoke detectors; call points 510m² @ £16
				Telephone and data wireways; internal telephone system 510m² @ £6
				Patient call and induction loop systems Item @ £5,100
				Security installation; intruder detection, panic buttons, disabled toilet alarm, CCTV 510m² @ £18
				Specialist installation
				4,900
				9.61
				0.7%
				BMS system Item @ £4,900
				Builders' work in connection
				4,900
				9.61
				0.7%
				Forming holes, chases, etc., allow 2.5% Item @ £4,900
				Preliminaries and contingencies
				102,935
				201.83
				15.3%
				Preliminaries @ 13% Item @ £74,335
				Contingency sum @ 5% Item @ £28,600
				Total construction cost
				Building only
				674,600
				1,322.75
				100%