

B / NURSING HOME

	Total cost (£)	£/m ² GIFA	%
Demolitions and alterations	5,000	7.69	0.86
Forming openings in existing masonry wall for double doors (2nr), keying in with existing wall and roof and making good finishes , item @ £5,000			
Substructure	37,100	57.08	6.40
Site clearance, excavation, disposal 100m ³ @ £20			
Concrete strip foings with masonry walls 90m @ £130			
Precast concrete ground floor units, insulation 325m ² @ £50			
Below slab drainage 650m ² @ £11			
Frame and upper floors	14,600	22.46	2.52
Precast concrete upper floor units 325m ² @ £45			
Roof	27,700	42.62	4.78
Softwood timber trusses (measured on plan) 325m ² @ £30			
100-thick board insulation at roof level (measured on plan) 325m ² @ £14			
Concrete roof tiles including eaves and verge details 375m ² @ £33			
PVCu rainwater gutters and downpipes, 80m @ £13			
Stairs	4,700	7.23	0.81
PCC stairs with mild steel balustrades and oak handrails 1nr @ £4,700			
External walls, windows and doors	54,900	84.46	9.47
Brick and block insulated cavity walls 300m ² @ £120			
PVCu double glazed windows 64m ² @ £240			
Softwood window boards, item @ £800			
Single-timber external door, painted, ironmongery 1nr @ £850			
PVCu framed sliding doors from ground floor communal area 4m ² @ £475			
Internal walls and partitions	21,600	33.23	3.72
140mm-thick blockwork 570m ² @ £35			
Glazed screens, 2m high, 8m ² @ £200			
Internal doors	31,400	48.31	5.41
Single softwood doors and frames; ironmongery 24nr @ £650			
Fire doors: single softwood doors and frames; ironmongery 18nr @ £700			
Fire doors: double softwood doors and frames; vision panels, stainless steel ironmongery 2nr @ £1,600			
Wall finishes	26,700	41.08	4.60
Plasterboard, skim and emulsion paint to wall surfaces generally 1,000m ² @ £18			
Ceramic tiles 140m ² @ £40			
Bump rail to corridors 70m @ £5			
Door edge guards 100m @ £27			
Floor finishes	26,700	41.08	4.60
75 thick screed to ground floor and staiwells 650m ² @ £12			
Carpet and underlay to bedrooms 225m ² @ £23			
Heavy duty carpet tiles to corridors and communal areas 295m ² @ £20			
Vinyl sheet flooring and skirting 130m ² @ £32			
Softwood skirtings and decoration 380m @ £8			
Floor finishes to internal stairs ltem @ £650			
Ceiling finishes	13,700	21.08	2.36
Plasterboard ceiling, skim and emulsion paint 520m ² @ £20			
Moisture resistant plasterboard ceiling, skim and emulsion to wet areas 130m ² @ £25			
Furniture and fittings	26,300	40.46	4.53
Kitchenette equipment including wall and base units, worktops, sink, dishwasher and fridge 2nr @ £3,400			
Fittings and fixtures to bedrooms including wardrobes, headboards, etc, item @ £14,700			
Allowance for nurses' work station in each cluster, item @ £500			
Allowance for signage, item @ £500			
Allowance for shelving 2nr @ £300			
Allowance for mirrors, vanity units, towel rails to bedrooms etc 16nr @ £200			
Sanitary fittings	36,500	56.15	6.29
WCs to ensuite or assisted bathrooms 18nr @ £390			
Washhand basins to ensuite or assisted bathrooms 18nr @ £210			
Showers to ensuite bathrooms including mixer tap, shower rail fittings 16nr @ £380			
Disabled toilet, including WC, washhand basin, grab rails and other fittings 2nr @ £1,000			
Allowance for grabrails to ensuite bathrooms 16nr @ £125			
Assisted bath 2nr @ £6,000			
Sink and slop hopper 2nr @ £1,200			
Cleaners' sink 2nr @ £600			
Services installations	5,600	8.62	0.97
Utility and sluice room equipment 2nr @ £2,800			
Disposal installations	5,200	8.00	0.90
Waste, soil and vent installation; uPVC pipework and fittings 650m ² @ £8			
Hot and cold water installations	36,900	56.77	6.36
Cold water system, per point 75nr @ £275			
Hot water system, per point 50nr @ £325			
Space heating air treatment and ventilation	28,000	43.08	4.83
Gas fired heating system with low surface temperature radiators 650m ² @ £35			
Mechanical ventilation 650m ² @ £8			
Electrical installation	40,300	62.00	6.95
Sub-mains installation 650m ² @ £15			
Small power installation 650m ² @ £22			
Lighting and general luminaires; emergency lighting 650m ² @ £22			
External lighting generally ltem @ £1,900			
Gas installations	500	0.77	0.09
Feed from existing gas supply, item @ £500			
Protective installations	1,400	2.15	0.24
Lightning protection, earthing and bonding, item @ £1,400			
Communication installations	36,400	56.00	6.28
Fire alarm installation; smoke detectors 650m ² @ £15			
Nurse call, data IT, assistive technology system, disabled WC alarm system 650m ² @ £27			
Telephone, TV and data cabling 650m ² @ £14			
Specialist installations	6,500	10.00	1.12%
BMS Controls 650m ² @ £10			
Builder's work in connection	6,600	10.15	1.14%
Allowance for forming holes and chases, etc, 3% @ £6,645			
Preliminaries	85,700	131.85	14.78
Contractor's preliminaries @ 11%			
Testing and commissioning of building services installations, item @ £5,000			
Allowance for design reserve @ 5%			
Total cost (building only)	580,000	892.32	100.00