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The cost model is for a three-storey new-build primary care health centre, for GPs, community nurses, midwifery services, mental health services, social services and support services; both internal and external finishes are to a good quality.

The building in the cost study contains a gross floor area of 2,500m² and is located in Greater London. Costs included are based upon 2Q 2018 and include for group 1 and fitting of group 2 furniture, fixtures and equipment, but exclude

external works, utilities, design/construction/client contingency, professional fees, surveys and VAT.

The rates may need to be adjusted to account for specification, site conditions, procurement route and programme.

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	Total (£)	£/m ²	%		Total (£)	£/m ²	%
Substructure	418,100	167.24	6.46				
Allowance for site clearance	20,000			Double-glazed aluminium windows and frames, incl all ironmongery, lintels, restrictors and vents, 250m ² @ £380	95,000		
Excavate and dispose to formation level	45,000			Main entrance aluminium double doors incl all ironmongery; automatic	10,000		
Perimeter footings, 0.5m wide x 1.2m deep, incl excavate, disposal, sub-base, blinding, concrete, working space, 115m ³ @ £500	57,500			Aluminium external door sets, incl all ironmongery, double, 4nr @ £2,500	10,000		
Pad foundations, 1.5m x 1.5m, not exceeding 1.2m deep, incl excavate, disposal, sub-base, blinding, concrete, working space, 220m ³ @ £465	102,300			Aluminium louvre double plant room door and frame, incl all ironmongery; fire rated FD60, 2nr @ £3,000	6,000		
Groundbearing slab, 150mm thick, incl sub-base, dpm, insulation, slab thickening, mesh reinforcement, 1,150m ² @ £125	143,800			Allowance for building signage	5,000		
Concrete lift pit and walls	10,000			Insulated render soffit, 80m ² @ £280	22,400		
Installation of new drainage system, 1,150m ² @ £30	34,500						
Allowance for soft spots/below-ground obstructions	5,000			Internal walls, partitions and doors	703,400	281.36	10.86
				Metal stud internal walls; 2 layers plasterboard to each side, 965m @ £260	250,900		
Frame and upper floors	581,250	232.50	8.97	Metal stud partitioning to rear of external wall, 1,460m ² @ £85	124,100		
Steel frame, incl fittings, brackets and supports	310,000			Allow for boxing of columns	45,000		
Allowance for intumescent paint, 60m fire rating	82,500			Allowance for single-leaf timber doors, 85nr @ £950	80,750		
150mm precast concrete floor, 1,350m ² @ £75	101,250			Allowance for 1.5- leaf timber doors, 45nr @ £1,650	74,250		
Allowance for 75mm structural screed, 1,350m ² @ £50	67,500			Allowance for double-leaf timber doors, 6nr @ £1,850	11,100		
Blockwork to lifts and stairwell, 200mm thick	20,000			Extra over allowance for acoustics and fire protection to walls and doors	50,000		
				Allowance for internal glazing/door openings	15,000		
Roof	475,900	190.36	7.35	IPS panelling	25,000		
150mm precast concrete floor, 1,200m ² @ £75	90,000			Glazed balustrade to openings, 15m @ £650	9,800		
Bitumen felt roof waterproofing system; incl underlay, vapour control layer, insulation, flashings, edge trims, etc 1,200m ² @ £125	150,000			Sliding partition wall to group room, 5m @ £1,500	7,500		
Double-glazed rooflights and frames, incl ironmongery, restrictors and vents, 80m ² @ £850	68,000			Shutter to reception, non-fire rated, 1nr @ £5,000, and bases, 2nr @ £2,500	10,000		
Rainwater goods, 1,200m ² @ £20	24,000						
Man safe system	20,000			Wall finishes	98,000	39.20	1.51
Parapet capping, 230m @ £95	21,900			Allowance to paint all walls, emulsion with mist coat and top coat, 7,250m ² @ £10	72,500		
Plant screening	35,000			Allowance for coloured perspex by reception	10,000		
Main entrance canopy	25,000			Allowance for splashback to wet areas	2,500		
Allowance for roof terrace, incl balustrade, 40m ² @ £300/m ²	12,000			Whiterock to wet areas, 100m ² @ £80	8,000		
Allowance for roof sundries, incl walkways, access hatches, plant bases	30,000			Allowance for sundry items (corner protection, handrails)	5,000		
Stairs	60,000	24.00	0.93	Floor finishes	129,050	51.62	1.99
Pre-cast concrete staircases, 2nr from ground to second floor, incl handrails, half landings and finishes	60,000			Self-levelling screed, 2,500m ² @ £10	25,000		
				Vinyl sheet flooring with 150mm high coved skirting, 2,125m ² @ £38	80,800		
External walls, windows and doors	672,500	269.00	10.38	E/O wet areas, 100m ² @ £10	1,000		
External insulated render and cavity, 1,460m ² @ £220	321,200			Heavy duty carpet to offices, incl skirting, 150m ² @ £30	4,500		
Extra over for timber cladding, 380m ² @ £175	66,500			Ceramic tiling to entrance areas, incl skirting, 150m ² @ £75	11,250		
Aluminium framed glazed system, incl all ironmongery, 220m ² @ £620	136,400			Epoxy resin floor paint to plant rooms, 75m ² @ £20	1,500		
				Barrier matting - generally	5,000		



	Total (£)	£/m ²	%		Total (£)	£/m ²	%
Ceiling finishes	123,600	49.44	1.91	Ventilation systems			
Suspended mineral fibre ceiling tiles, 2,275m ² @ £35	79,600			Combined extract systems linked to general extract distribution serving WC areas, dirty utility rooms, baby change, 2,500m ² @ £6	15,000		
Acoustic timber slatted ceiling, 150m ² @ £250	37,500						
E/O for bulkheads and access panels to services	5,000						
E/O for moisture resistant ceiling tiles, 100m ² @ £15	1,500						
FF&E	177,300	70.92	2.74	Fuel installations/systems			
Main reception desk, at building entrance	15,000			Gas distribution to serve boiler plant	6,000		
Secondary welcome points, with built-in storage, 2nr @ £6,500	13,000						
General storage, worktops and room cabinetry, 2,500m ² @ £35	87,500			Electrical installations	929,000	371.60	14.34
Internal statutory signage, user signage and wayfinding	15,000			LV distribution			
Built-in specimen and prescription drop-off boxing	5,000			Incoming LV supply, main distribution panel, containment, sub-mains cabling, distribution boards, PV panels, mechanical supplies, earthing and bonding, leak detection to IT hub rooms, 2,500m ² @ £75	187,500		
Window blinds, 470m ² @ £25	11,800			Allowance for photovoltaics, 50m ² @ £580	29,000		
Allowance for curtain tracks	7,500						
Allowance for mirrors	5,000			Lighting			
Staff lockers	2,500			Luminaires incl emergency luminaires with 3hr battery packs, final circuits, lighting control, medical lighting, enhanced lighting to reception, 2,500m ² @ £95	237,500		
Sundry and fitting of Group 2 FF&E items	15,000			Allowance for medical lighting	35,000		
Mechanical installations	918,800	367.52	14.19	Small power			
Sanitaryware				Small power distribution generally, 2,500m ² @ £30	75,000		
WCs incl pan, concealed cistern and waste, WHBs and clinical WHBs incl taps, waste and trap; disabled WCs incl pan, concealed cistern, waste and grab rails; showers incl tray, thermostatic valves and head; dirty utility disposal units, cleaners' sinks incl bib taps, waste and trap, tea point sink units incl taps, waste, trap and boiling/chilled water dispensers, 2,500m ² @ £ 40	100,000			Lightning protection			
Disposal installations				Lightning protection system, 2,500m ² @ £2	5,000		
Rainwater disposal installation including gullies and downpipes 2,500m ² @ £5	12,500			Communications, security and control systems			
Above ground SVP disposal and condensate installation, 2,500m ² @ £1.5	37,500			Data outlets, cabling and wireways, 2,500m ² @ £17	42,500		
Water installations				Fire detection and alarm system and disabled refuge, 2,500m ² @ £32	80,000		
CWS distribution including incoming MCW connection, water storage tank, booster and connections to sanitaryware, 2,500m ² @ £26	65,000			Intruder detection, CCTV, access control, nurse call, disabled WC alarm systems, intercoms, 2,500m ² @ £50	125,000		
HWS distribution including incoming storage calorifiers, circulating pumpset and connections to sanitaryware, 2,500m ² @ £30	75,000			BMS controls incl occupancy monitoring, 2,500m ² @ £45	112,500		
Miscellaneous CAT 5 water supplies	4,000			Lifts	120,000	48.00	1.85
Heat source				1nr MRL stretcher evacuation lift; 1600kg, 21 person serving 2 levels; 0.63m/s minimum speed; 1nr MRL passenger lift; 1,275kg, 13 person serving 3 levels:			
Low-nox condensing boilers, primary pumpset, primary distribution and flue	25,000			Builders' work in connection	59,000	23.60	0.91
Space heating and air treatment				Builders' work in connection with services @ 3%	59,000		
LTHW distribution incl heat emitters/underfloor heating and over door heaters, 2,500m ² @ £42	105,000			Preliminaries	1,011,200	404.48	15.61
3nr supply and extract AHUs, DX condenser unit to serve AHU cooling coils, supply and extract ductwork distribution, grilles and diffusers, 2,350m ² @ £175	411,300			Management costs, site establishment and site supervision; contractor's pre-construction services, preliminaries, overheads and profit @ 18.5%	1,011,200		
DX cooling systems to serve reception/waiting areas/ office/IT hub rooms, 2,500m ² @ £25	62,500			TOTAL CONSTRUCTION COST	6,477,100	2,591	100.00
				Acknowledgement			
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