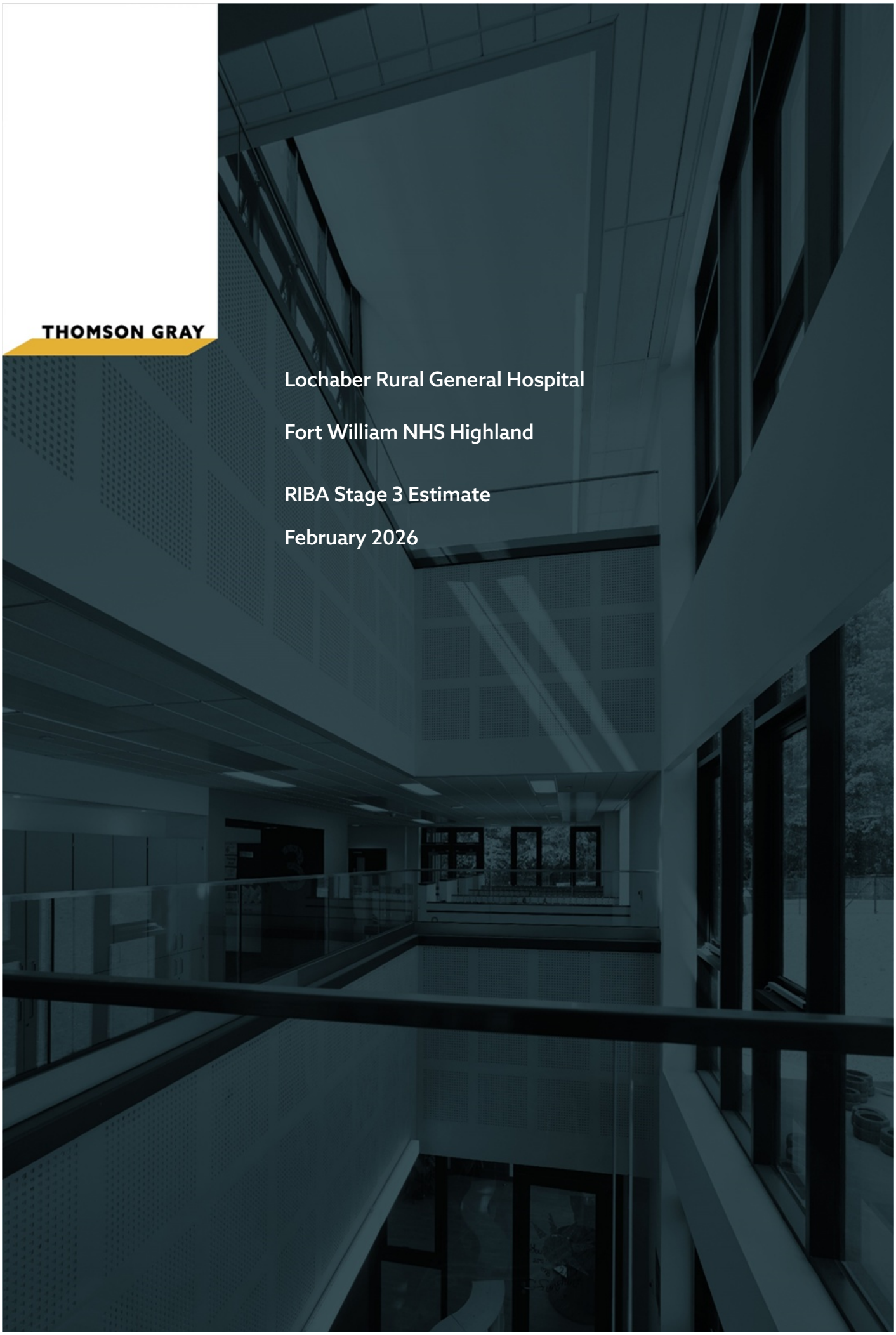


THOMSON GRAY

Lochaber Rural General Hospital

Fort William NHS Highland

RIBA Stage 3 Estimate

February 2026

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1.0 Introduction

1.1 This report gives the current estimated construction and development cost of the new Lochaber rural general hospital, Fort William.

1.2 The works comprise the new build construction of a 3 storey building comprising theatres, daycase rooms, overnight accommodation, associated ancillary spaces and external works, as well as a seperate adjacent Energy Centre . The cost plan has been fully priced and market tested for the works inclusive of PSCP construction costs, site works, contractor preliminaries and design fees. The summary includes a number of below the line on costs such as professional fees and VAT. The project comprises two buildings. The Main Building has been costed as phase 1 and the Energy Centre has been costed as phase 2

1.3 Risk allowances are based on optimism bias calculations

1.4 It is assumed the proposed works will be completed in 2Q 2030

1.5 All costs are priced at current day rates with all inflationary increases deemed included as part of the inflation calculation

1.6 Costs are based on stage 3 design information and at least 80% of the PSCP cost total has been market tested

1.7 A list of exclusions is included

2.0 Key Facts

Client	NHS Highland Assynt House Beechwood Park Inverness IV2 3BW	**PSCP**	Balfour Beatty 7 Maxim Office Park Parklands Ave Eurocentral ML1 4WQ
Quantity Surveyor	Thomson Gray Prospect House 5 Thistle Street Edinburgh	**Status of Estimate**	Stage 3 Cost Estimate
Base Date	04 2025		
Basis of Estimate	Stage 3 design		

Summary of Costs

Project Summary	**Main Works**	**Energy Centre**	**Total**	**£/m2**
Construction Works	87,212,910	1,584,221	88,797,131	7,235
Preliminaries	14,826,195	0	14,826,195	1,208
PSCP Design Fee's	6,917,645	0	6,917,645	564
PSCP Mark up	10,873,884	158,105	11,031,989	899
Total Construction Cost	119,830,633	1,742,326	121,572,959	9,906
Advisor / NHSH internal Fee's	6,516,128	0	6,516,128	531
Equipment	5,336,639	0	5,336,639	435
Design Risk	5,101,955	79,211	5,181,166	422
Inflation	14,362,462	191,261	14,553,724	1,186
Optimism Bias	15,870,521	211,344	16,081,865	1,310
VAT	33,403,668	444,829	33,848,496	2,758
VAT recovery	-3,150,204	0	-3,150,204	-257
Total Cost (Including VAT)	197,271,802	2,668,971	199,940,773	16,291

Programme	Mid point of construction anticipated to be 1Q 2029
Preliminaries	17%
Optimism Bias / Design Risk	10.5% / 5%

3.0 Summary of Costs Phase 1

	Element	£	£/m²	£/ft²	%
1.	DEMOLITION & ALTERATIONS	405,845	34.15	112.04	0.2%
2.	SUBSTRUCTURE	2,024,281	170.33	558.84	1.1%
3.	SUPERSTRUCTURE	32,491,129	2,733.99	8,969.79	16.5%
4.	INTERNAL FINISHES	4,307,862	362.49	1,189.27	2.2%
5.	FITTINGS & FURNISHINGS	2,208,747	185.86	609.77	1.1%
6.	SERVICES INSTALLATIONS	38,771,922	3,262.50	10,703.73	19.7%
7.	EXTERNAL WORKS	7,003,124	589.28	1,933.35	3.5%
8.	PRELIMINARIES (17%)	14,826,195	1,247.56	4,093.05	7.5%
9.	PSCP DESIGN FEES (INCLUDING PREVIOUS FEES)	6,917,645	582.09	1,909.75	3.5%
10.	PSCP MARK UP (9.98%)	10,873,884	914.99	3,001.94	5.5%
	TOTAL PSCP CONSTRUCTION COST	**119,830,633**	**10,083.25**	**33,081.52**	**60.74%**
11.	ADVISOR / NHSH INTERNAL FEE'S	6,516,128	548.31	1,798.90	3.3%
12.	DESIGN RISK (5%)	5,101,955	429.31	1,408.49	2.6%
13.	EQUIPMENT	5,336,639	449.06	1,473.28	2.7%
14.	INFLATION (10.5%)	14,362,462	1,208.54	3,965.03	7.3%
15.	OPTIMISM BIAS (10.5%)	15,870,521	1,335.44	4,381.36	8.0%
	TOTAL COST EXCLUDING VAT	**167,018,338**	**14,053.90**	**46,108.59**	**84.66%**
16.	VAT (20%)	33,403,668	2,810.78	9,221.72	16.9%
17.	VAT RECOVERY (ALLOWANCE MT)	(3,150,204)	(265.08)	(869.67)	(1.6)%
	TOTAL COST INCLUDING VAT	**197,271,802**	**16,599.60**	**54,460.63**	**100.00%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
DEMOLITION & ALTERATIONS						
Demolitions, Alterations and Refurbishments						
Site clearance	25,794	m2	5	128,970	11	0.1%
Site excavations - 25% of site (allowance)	3,225	m3	15	48,375	4	0.0%
Fill required to at least 25% of GF	845	m3	75	63,375	5	0.0%
Extra over for breaking out rock \ concrete \ obstructions; allow	1	item	20,000	20,000	2	0.0%
Disposal of excavated materials off site	3,225	m3	45	145,125	12	0.1%
Element Total				**405,845**	**34**	**0.2%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
SUBSTRUCTURE						
Substructure						
Excavation & disposal for founds and GF slab	3,483	m3	70	243,810	21	0.1%
Foundations; RC28/35	866	m3	275	238,150	20	0.1%
Concrete; Ground floor slab; 150 thick with edge thickenings; RC28/35	780	m3	265	206,700	17	0.1%
Surface finishes to concrete	4,858	m2	10	48,583	4	0.0%
Formwork; to groundworks; foundations / slab	1,620	m	35	56,700	5	0.0%
Formwork; to groundworks; pad foundations exceeding 500 high	1,204	m2	85	102,340	9	0.1%
Reinforcement - 65kg/m3	57	t	2,600	148,200	12	0.1%
Mesh reinforcement; A393	9,717	m2	30	291,497	25	0.1%
Concrete blinding; 50 thick	233	m3	250	58,250	5	0.0%
Insulation; 80 thick rigid insulation	4,858	m2	25	121,457	10	0.1%
Type 1 sub-base; 250 thick	1,215	m3	75	91,125	8	0.0%
Forming lift pits	5	nr	5,500	27,500	2	0.0%
Service penetrations (allowance)	100	nr	450	45,000	4	0.0%
Substructure Tanking; to ground floor slab	4,858	m2	55	267,205	22	0.1%
Concrete Upstands at base of cladding	28	m3	250	7,000	1	0.0%
Designed Joints	1,484	m	18	26,709	2	0.0%
Recesses in slab	801	m2	55	44,055	4	0.0%
Element Total				**2,024,281**	**170**	**1.1%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
SUPERSTRUCTURE						
Frame						
Steel frame; to plant rooms and canopies; including intumescent paint	165	t	3,500	577,500	49	0.3%
Secondary steel work	30	t	3,500	105,000	9	0.1%
Finishes to steelwork \ access	1	sum	50,000	50,000	4	0.0%
Upper floors	1	item	3,660,000	3,660,000	308	1.9%
Upstands	1	item	280,000	280,000	24	0.1%
Columns	1	item	480,000	480,000	40	0.3%
Core and Shear Walls	1	item	750,000	750,000	63	0.4%
Precast Stairs, Landings and Cappings	1	item	172,000	172,000	14	0.1%
Preliminaries	20	%	5,342,000	1,068,400	90	0.6%
Cranes	1	item	475,000	475,000	40	0.2%
Element Total				**7,617,900**	**641**	**3.9%**
Upper Floors						
Concrete upper floors; Included in frame	9,206	m2				-
Screeds to upper floors	9,206	m2	25	230,150	19	0.1%
Element Total				**230,150**	**19**	**0.1%**
Roof						
Roof covering; Standing seam roof system on structural purlin rails; including vapour control layer and insulation	1,095	m2	420	459,900	39	0.2%
Roof covering; Warm roof system on concrete slab; including vapour control layer and insulation	3,392	m2	900	3,053,097	257	1.5%
Roof access hatches and access ladders; allowance	3	nr	6,300	18,900	2	0.0%
Smoke hatches; allow	1	nr	5,500	5,500		0.0%
Roof mansafe; roof edge balustrade / handrail / parapet	456	m	250	114,000	10	0.1%
Place of safety	40	m2	250	10,000	1	0.0%
Walkway to plant; allowance	1	item	50,000	50,000	4	0.0%
Carry Forward				**3,711,397**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
		Brought Forward		**3,711,397**		
Roof (contd)						
Allowance for big foot framing	1	item	50,000	50,000	4	0.0%
Roof drainage	4,459	m2	45	200,655	17	0.1%
Ambulance canopy	425	m2	800	340,000	29	0.2%
Canopies	94	m2	800	75,200	6	0.0%
Soffit linings (allowance)	464	m2	400	185,600	16	0.1%
Paving slabs on pedastals	181	m2	300	54,300	5	0.0%
Parapets; 1400 high	456	m	650	296,400	25	0.2%
Element Total				**4,913,552**	**413**	**2.5%**
Stairs						
Fire escape stairs; 3nr precast staircases including landings, half landings and service risers						-
Metal balustrading to precast stairs	99	m	450	44,550	4	0.0%
Handrails to precast stair	253	m	250	63,250	5	0.0%
Feature staircase; precast construction with wall panelled finish including landings and half landings	1	item	250,000	250,000	21	0.1%
Balustrade to feature stair	40	m	450	18,000	2	0.0%
Glass balustrade; 1.5m high to void surrounding feature stair	21	m	1,100	23,100	2	0.0%
Handrails to feature stair	76	m	200	15,200	1	0.0%
Element Total				**414,100**	**35**	**0.2%**
External Walls						
Insulated aluminim cladding panels;						-
EW-1A	3,429	m2	895	3,068,722	258	1.6%
EW-1B	917	m2	895	820,831	69	0.4%
EW-1C	621	m2	895	555,732	47	0.3%
EW-1D	36	m2	895	31,916	3	0.0%
EW-1E	797	m2	895	713,297	60	0.4%
EW-1Ea		m2	895			-
		Carry Forward		**5,190,499**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
	Brought Forward			**5,190,499**		
External Walls (contd)						
EW-1F	49	m2	895	43,936	4	0.0%
EW-1G	58	m2	895	52,062	4	0.0%
EW-2A	282	m2	895	252,632	21	0.1%
EW-2B		m2	895			-
EW-2C	9	m2	895	7,813	1	0.0%
EW-3A		m2	895			-
EW-4A	20	m2	895	18,222	2	0.0%
EW-5A		m2	895			-
SFS system	6,360	m2	291	1,850,760	156	0.9%
VCL to internal linings	6,360	m2	45	286,200	24	0.1%
Allowance for patressing to inner leaf of the external wall; 20% of total area allowed	1,272	m2	85	108,120	9	0.1%
Internal fire walls; At internal Fire Wall Drywall Internal partition abutment	1	item	190,000	190,000	16	0.1%
Cavity barriers	1	item	350,000	350,000	29	0.2%
Additional detailing around windows, doors and parapets	1	item	420,000	420,000	35	0.2%
Fins within rainscreen system	1	item	1,182,000	1,182,000	99	0.6%
Extra over for solar shading (allowance)	617	m2	25	15,425	1	0.0%
Glazed external balustrade; first floor terrace	32	m	1,100	35,024	3	0.0%
Louvres (allowance)	228	m2	800	182,400	15	0.1%
Add vertical / horizontal fire barriers	1	item	250,000	250,000	21	0.1%
Add for reveals etc; allowance	1	item	50,000	50,000	4	0.0%
Element Total				**10,485,093**	**882**	**5.3%**
Windows and External Doors						
External doors; Automatic Main Entrance Doors including Screen	2	nr	15,000	30,000	3	0.0%
External doors; double leaf	22	nr	6,500	143,000	12	0.1%
Aluminium windows (allowance)	449	m2	1,150	516,350	43	0.3%
	Carry Forward			**689,350**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
		Brought Forward		**689,350**		
Windows and External Doors (contd)						
Curtain wallings	617	m2	1,450	894,650	75	0.5%
Element Total				**1,584,000**	**133**	**0.8%**
Internal Walls and Partitions						
Internal Wall Type IW-01; 200mm twin stud partition wall	98	m2	265	25,970	2	0.0%
Internal Wall Type IW-02; 154mm stud partition wall	3,761	m2	200	752,200	63	0.4%
Internal Wall Type IW-02a; 160mm stud partition wall	334	m2	200	66,800	6	0.0%
Internal Wall Type IW-03; 124mm stud partition wall	217	m2	165	35,805	3	0.0%
Internal Wall Type IW-04; 154 mm stud partition wall	755	m2	165	124,575	10	0.1%
Internal Wall Type IW-05; 124mm stud partition wall	2,283	m2	165	376,695	32	0.2%
Internal Wall Type IW-05a; 130mm stud partition wall	111	m2	165	18,315	2	0.0%
Internal Wall Type IW-06; 154mm stud partition wall	5,495	m2	165	906,675	76	0.5%
Internal Wall Type IW-06a; 160mm stud partition wall	166	m2	165	27,390	2	0.0%
Internal Wall Type IW-07; 119mm shaftwall	1,338	m2	180	240,840	20	0.1%
Internal Wall Type IW-08; 173mm shaftwall	186	m2	235	43,710	4	0.0%
Internal Wall Type IW-09; 132mm curved stud partition	32	m2	330	10,560	1	0.0%
Internal Wall Type IW-10; 208mm stud partition wall	817	m2	185	151,145	13	0.1%
Internal Wall Type IW-10a; 214mm stud partition wall	67	m2	185	12,395	1	0.0%
Internal Wall Type IW-11; lining system with various thicknesses	46	m2	110	5,060		0.0%
Internal Wall Type IW-11a; lining system with various thicknesses		m2	110			-
Internal Wall Type IW-12; 109mm independent lining system	128	m2	155	19,840	2	0.0%
Internal Wall Type IW-12a; 115mm independent lining system	5	m2	135	675.00		0.0%
Internal Wall Type IW-13; 132mm independent lining system	6,360	m2	115	731,385	62	0.4%
Internal Wall Type IW-13a; 195mm independent lining system		m2	115			-
		Carry Forward		**3,550,035**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**3,550,035**		
Internal Walls and Partitions (contd)						
Theatre areas; Safeguard	427	m2	200	85,400	7	0.0%
Allowance for plasterboard lining to columns	341	m2	55	18,755	2	0.0%
e/o for curved plasterboard walls at sanctuary	5	m	150	750.00		0.0%
Allowance for patressing to partitions	2,700	m2	85	229,500	19	0.1%
Internal lead linings / radiation protection	493	m2	650	320,450	27	0.2%
Internal linings to external walls	6,360	m2	45	286,194	24	0.1%
Internal Glazed Screens	65	m2	450	29,250	2	0.0%
Internal Glazed Partitions - Quant TBC	251	m2	850	213,350	18	0.1%
Element Total				**4,733,684**	**398**	**2.4%**
Internal Doors						
Single doors; solid particle core doors; include for frames and facings and ironmongery	152	nr	2,750	418,000	35	0.2%
Single doors; FR30 solid particle core doors; include for frames and facings and ironmongery	61	nr	3,000	183,000	15	0.1%
Single doors; FR60 solid particle core doors; include for frames and facings and ironmongery	4	nr	3,250	13,000	1	0.0%
Single and a half doors; solid particle; include for frames and facings and ironmongery	62	nr	3,500	217,000	18	0.1%
Single and a half doors; FR30 solid particle; include for frames and facings and ironmongery	42	nr	3,750	157,500	13	0.1%
Single and a half doors; FR60 solid particle; include for frames and facings and ironmongery	9	nr	4,000	36,000	3	0.0%
Double doors; solid particle core doors; include for frames and facings and ironmongery	36	nr	4,500	162,000	14	0.1%
Double doors; FR30 solid particle core doors; include for frames and facings and ironmongery	33	nr	4,750	156,750	13	0.1%
Double doors; FR60 solid particle core doors; include for frames and facings and ironmongery	97	nr	5,500	533,500	45	0.3%
Single FR30 lead lined door	8	nr	5,000	40,000	3	0.0%
Double lead lined door	5	nr	10,000	50,000	4	0.0%
Double FR30 lead lined door	2	nr	12,500	25,000	2	0.0%
Carry Forward				**1,991,750**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**1,991,750**		
Internal Doors (contd)						
Double FR60 doors to service risers	27	nr	3,500	94,500	8	0.0%
Doors within theatre areas; single; wrapped in altro or equal (post formed)	10	nr	7,500	75,000	6	0.0%
Internal Entrance Glazed sliding door to draught lobby incl automation	1	nr	15,000	15,000	1	0.0%
Internal Entrance Glazed sliding door and screen incl automation between theatres and anaesthetic and scrub-up	2	nr	15,000	30,000	3	0.0%
Extra over allowance for swing doors to bedrooms	42	nr	250	10,500	1	0.0%
Ironmongery; allow per door	538	nr	550	295,900	25	0.1%
Element Total				**2,512,650**	**211**	**1.3%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
INTERNAL FINISHES						
Bedhead panel system; fully integrated and full wall	38	nr	7,440	282,720	24	0.3%
IPS panels; ensuites / WC's / AWC / Staff showers / DSR's / Dirty Utilities; full height 2.8m	408	m	1,250	510,163	43	0.5%
Dust seal to lift shaft	963	m2	15	14,445	1	0.0%
Manifestations to glazed screens	1	item	20,000	20,000	2	0.0%
Enhanced wall finish to main entrance	63	m2	250	15,750	1	0.0%
Enhanced wall finish to feature stair	370	m2	250	92,500	8	0.1%
1200mm High Sheet Protection (above Skirting) (A-254_WF06)	2,002	m	102	204,169	17	0.2%
Acoustic Panels (A-254_WF08)	176	m2	250	43,916	4	0.0%
Concrete Sealing System (A-254_WF11)	122	m2	15	1,837		0.0%
Corner Protection 1200mm high (A-254_WF16)	192	no	175	33,600	3	0.0%
Crash Rail	117	m	110	12,833	1	0.0%
Crash Rail w/ Integrated Handrail (A-254_WF120)	203	m	125	25,410	2	0.0%
Decorative Vinyl Wall Covering (A-254_WF14)	331	m2	25	8,276	1	0.0%
Diamond Eggshell Paint (A-254_WF02)	1,781	m2	10	17,808	1	0.0%
Diamond Matt Emulsion Paint (A-254_WF01)	13,068	m2	10	130,677	11	0.1%
Full Height Corner Protection (A-254_WF15)	25	no	220	5,500		0.0%
Full Height Sheet Protection Above Skirting (A-254_WF04)	251	m2	85	21,314	2	0.0%
Full Height Sheet Protection to Wet Areas etc (A-254_WF05)	2,249	m2	125	281,117	24	0.3%
Full Height Sheet Protection w/ Graphic (A-254_WF07)	386	m2	45	17,381	1	0.0%
Handrail	263	m	70	18,392	2	0.0%
High Pressure Laminate (A-254_WF13)	179	m2	145	26,023	2	0.0%
Solid Surface Splashback (A-254_WF09)	25	m2	65	1,596		0.0%
Stainless Steel Wall Panel (A-254_WF12)	137	m2	65	8,935	1	0.0%
Sterisheld Matt Emulsion (A-254_WF03)	6,305	m2	15	94,577	8	0.1%
Element Total				**1,888,937**	**159**	**1.0%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Floor Finishes						
Matwells to Entrance Areas	147	m2	500	73,500	6	0.0%
Levelling screed throughout	9,055	m2	8	72,440	6	0.0%
Dust seal to lift shaft	45	m2	12	540.00		0.0%
Large format porcelain tile	572	m2	80	45,760	4	0.0%
Vinyl flooring; hygienic slip resistant sheet flooring	7,399	m2	75	554,925	47	0.3%
Vinyl flooring; hygienic slip resistant static dissipative sheet flooring	573	m2	75	42,975	4	0.0%
Vinyl flooring; slip resistant tile flooring	15	m2	75	1,125		0.0%
Coved skirting and capping strips to vinyl flooring	5,776	m	21	121,296	10	0.1%
Carpet tile	414	m2	60	24,840	2	0.0%
Paint; slip resistant / static dissipative	2,840	m2	12	34,080	3	0.0%
MDF skirting	1,397	m	15	20,955	2	0.0%
Risers to stairs; allow	398	m	35	13,930	1	0.0%
Transition strips; allow	714	m	20	14,280	1	0.0%
Nosings / edgings to stairs; allow	398	m	35	13,930	1	0.0%
Element Total				**1,034,576**	**87**	**0.5%**
Ceiling Finishes						
Cold Room Panel (A302_CT22)	29	m2	250	7,178	1	0.0%
Metal Verticle Baffle System (300 Deep) (A-302_CT31a)	111	m2	580	64,635	5	0.0%
Modular Suspended Ceiling System 600x600 (A-302_CT01)	2,969	m2	75	222,700	19	0.1%
Modular Suspended Ceiling System 600x1200 (A-302_CT02)	3,941	m2	145	571,383	48	0.3%
Moisture Resistant Plasterboard (A-302_CT11)	12	m2	110	1,326		0.0%
MR Modular Suspended Ceiling System 600x600	1,080	m2	125	134,943	11	0.1%
Painted Concrete Soffit (A-302_CT27)	2,118	m2	15	31,763	3	0.0%
Plasterboard Ceiling (A302_CT10)	593	m2	55	32,608	3	0.0%
Suspended Grid & Tile Plus Unistrut 600x600 (A-302_CT09)	93	m2	145	13,440	1	0.0%
Allowance for downstands / bulkheads	1	item	71,000	71,000	6	0.0%
Carry Forward				**1,150,974**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**1,150,974**		
Ceiling Finishes (contd)						
Ames taping & painting to MF ceilings	605	m2	15	9,075	1	0.0%
Cavity barriers; generally - allowance	1	item	100,000	100,000	8	0.1%
Allowance for acoustics / shadow gap details (TBC)	1	item	100,000	100,000	8	0.1%
Allowance for enhanced finish to theatre ceilings	243	m2	100	24,300	2	0.0%
Element Total				**1,384,349**	**116**	**0.7%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
FITTINGS & FURNISHINGS						
FF&E						
Reception Desks - Main	1	nr	23,000	23,000	2	0.0%
Reception Desks - Departmental	5	nr	13,000	65,000	5	0.0%
Nurse Stations	21	nr	7,000	147,000	12	0.1%
Cafe and Servery fit-out; allowance	1	item	60,000	60,000	5	0.0%
Sanctuary fit-out; allowance	1	item	25,000	25,000	2	0.0%
Shared patient kitchen fit-out; allowance	1	item	20,000	20,000	2	0.0%
Regen kitchen fit-out; allowance	1	item	20,000	20,000	2	0.0%
Laboratory fitments and shelving; allowance	1	item	20,000	20,000	2	0.0%
Resting dining room fit-out; allowance	1	item	50,000	50,000	4	0.0%
Staff rest and pantry fit-out	1	item	10,000	10,000	1	0.0%
Changing room fit-out	1	item	30,000	30,000	3	0.0%
Clinical stores and shelving	14	nr	2,500	35,000	3	0.0%
Group 1 - FF&E; supply and fit	11,884	m2	60	713,048	60	0.3%
Group 2 - FF&E; fit only	11,884	m2	4	49,795	4	0.0%
Fire fighting equipment	1	item	20,000	20,000	2	0.0%
Blinds	1	item	280,000	280,000	24	0.1%
Cubicle track and hooks; allowance	1	item	50,000	50,000	4	0.0%
Notice boards	1	item	75	75.00		0.0%
Signage	11,884	m2	12	142,610	12	0.1%
Staff Tea Prep	2	nr	4,110	8,220	1	0.0%
Hospital equipment - allowance for hoists	1	item	65,000	65,000	5	0.0%
Cold stores comprising 4 fridges	1	item	375,000	375,000	32	0.2%
Element Total				**2,208,747**	**186**	**1.1%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
SERVICES INSTALLATIONS						
Sanitary appliances						
WC's	115	nr	750	86,250	7	0.0%
WHB's (WC Areas)	24	nr	650	15,600	1	0.0%
Clinical WHB to bedrooms and corridors	11	nr	950	10,450	1	0.0%
Footwash in Theatre Area	2	nr	4,500	9,000	1	0.0%
Assisted shower (Bedrooms)	42	nr	2,000	84,000	7	0.0%
Showers to changing areas (allowance)	6	nr	2,000	12,000	1	0.0%
Doc M pack	72	nr	4,500	324,000	27	0.2%
Sinks; allowance for DSR rooms etc	4	nr	1,500	6,000	1	0.0%
Baby changing; allow	1	nr	1,800	1,800		0.0%
Hand driers; allow to WC areas and bedrooms only	96	nr	1,320	126,720	11	0.1%
Sluicemaster	8	nr	5,000	40,000	3	0.0%
Theatre scrub troughs; to theatres, anaesthetic and scrub-up	10	nr	6,500	65,000	5	0.0%
Wudu assembly; allow	1	nr	1,500	1,500		0.0%
Element Total				**782,320**	**66**	**0.4%**
Services Equipment						
Surgeon Panel to Theatre	2	nr	35,000	70,000	6	0.0%
Canopy to Theatre	2	nr	70,000	140,000	12	0.1%
Laminar flow canopy		nr	70,000			-
Pendants to Theatre	4	nr	25,000	100,000	8	0.1%
Operating Light	2	nr	50,000	100,000	8	0.1%
UPS / IPS (Theatre & IT / Server)	4	nr	65,000	260,000	22	0.1%
Pendant Misc Items	1	nr	2,600	2,600		0.0%
Operating Light (Wireless Camera)	2	nr	12,500	25,000	2	0.0%
Interconnecting cabling / PACS Consoles / Adaptable boxes	1	nr	150,000	150,000	13	0.1%
Element Total				**847,600**	**71**	**0.4%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Disposal Installations						
Foul drainage; UPVC wastes and stacks; allowance per room	123	nr	1,650	202,950	17	0.1%
Costs included for acoustic insulation in certain areas	1	item	50,000	50,000	4	0.0%
Changing	2	nr	5,500	11,000	1	0.0%
Kitchen / dining	1	nr	5,500	5,500		0.0%
Tea preps	2	item	2,500	5,000		0.0%
Element Total				**274,450**	**23**	**0.1%**
Water Installations						
Break into existing including pipework to connection point	1	nr	30,000	30,000	3	0.0%
Cartridge Filtration	1	nr	22,500	22,500	2	0.0%
Cold water storage tanks	2	nr	65,000	130,000	11	0.1%
Booster sets	1	item	70,000	70,000	6	0.0%
Buffer Vessels	4	nr	30,000	120,000	10	0.1%
Water coolers - allowance	10	nr	2,000	20,000	2	0.0%
Cold / cold water distribution per appliance	123	nr	2,000	246,000	21	0.1%
Plate heat exchanger	1	item	15,000	15,000	1	0.0%
Hot water calorifiers	4	nr	55,000	220,000	19	0.1%
Hot water pumps	4	nr	10,000	40,000	3	0.0%
Hot water distribution	11,884	m2	60	713,048	60	0.4%
Mains water supply	11,884	m2	65	772,468	65	0.4%
Cold water distribution	11,884	m2	55	653,627	55	0.3%
Dirt / Air Seperator & Dosing Pots	1	item	12,500	12,500	1	0.0%
CAT5 Booster Set	1	item	74,308	74,308	6	0.0%
Press Units	1	item	29,225	29,225	2	0.0%
Corrosion Monitors	1	item	44,199	44,199	4	0.0%
Thermal Insulation: Plumbing	11,884	m2	13	148,550	12	0.1%
Element Total				**3,361,426**	**283**	**1.7%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Heat Source						
Boilers	4	nr	140,000	560,000	47	0.3%
Booster pump sets	1	nr	50,000	50,000	4	0.0%
Pump sets	1	nr	165,000	165,000	14	0.1%
Element Total				**775,000**	**65**	**0.4%**
Space heating and air conditioning						
Door curtain	8	nr	6,500	52,000	4	0.0%
Heat Distribution	11,884	m2	195	2,317,405	195	1.2%
Air Con - Node Rooms	7	nr	20,000	140,000	12	0.1%
Radiant heat panels	1	item	100,000	100,000	8	0.1%
Trace heating	1	item	50,000	50,000	4	0.0%
Chillers	1	nr	380,000	380,000	32	0.2%
Fan Coil Units	1	nr	158,796	158,796	13	0.1%
Heating Coils	1	nr	38,180	38,180	3	0.0%
Electric Heaters	1	nr	4,310	4,310		0.0%
Thermal Insulation: LTHW/CHW	11,884	m2	25	297,100	25	0.2%
Element Total				**3,537,791**	**298**	**1.8%**
Ventilation						
Theatre Area vent	248	m2	450	111,542	9	0.1%
Vent to other areas	11,483	m2	300	3,444,900	290	1.8%
AHU'S including theatres	7	nr	160,000	1,120,000	94	0.6%
AHU Craneage	1	item	50,000	50,000	4	0.0%
Kitchen extract	1	item	50,000	50,000	4	0.0%
HEPA Filter	1	item	4,732	4,732		0.0%
HEPA Filter Terminals	1	item	5,438	5,438		0.0%
Air Pressure Stabilisers	1	item	27,434	27,434	2	0.0%
Fans	1	item	21,249	21,249	2	0.0%
VAV / CAV Boxes	1	item	10,403	10,403	1	0.0%
Thermal Insulation: Ventilation	11,884	m2	25	297,100	25	0.2%
Carry Forward				**5,142,798**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
	Brought Forward			**5,142,798**		
Ventilation (contd)						
Ductwork Cleaning	1	item	408,580	408,580	34	0.2%
Grilles & Diffusers	1	item	94,670	94,670	8	0.0%
Attenuation	1	item	29,944	29,944	3	0.0%
Element Total				**5,675,992**	**478**	**2.9%**
Electrical Installations						
LV distribution / switchgear	11,884	m2	65	772,468	65	0.4%
Submains and DB	11,884	m2	55	653,627	55	0.3%
Containment	11,884	m2	35	415,945	35	0.2%
Metering	11,884	m2	15	178,262	15	0.1%
Small power	11,884	m2	70	831,889	70	0.4%
Lighting	11,884	m2	75	891,310	75	0.5%
Lighting controls	11,884	m2	30	356,524	30	0.2%
Emergency lighting (CBU)	11,884	m2	50	594,207	50	0.3%
External Lighting	11,884	m2	50	594,207	50	0.3%
Data installation	11,884	m2	30	356,524	30	0.2%
Intruder alarms	11,884	m2	10	118,841	10	0.1%
Access controls	11,884	m2	20	237,683	20	0.1%
Patient entertainment system	11,884	m2	20	237,683	20	0.1%
Lightning protection	11,884	m2	5	59,421	5	0.0%
Earthing	11,884	m2	15	178,262	15	0.1%
Mechanical plant supplies	11,884	m2	12	142,610	12	0.1%
Standby generator	1	nr	745,000	745,000	63	0.4%
Testing and commissioning	1	Item	100,000	100,000	8	0.1%
Photovoltaics	1	item	89,218	89,218	8	0.0%
Modular Wiring	1	item	1,187,032	1,187,032	100	0.6%
Element Total				**8,740,710**	**735**	**4.4%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Fuel Installations						
Oil storage	1	item	200,000	200,000	17	0.1%
Oil pumps, equipment & distribution	1	item	100,000	100,000	8	0.1%
Element Total				**300,000**	**25**	**0.2%**
Lift and conveyor installations						
Lift; 3 stop; bed lift / evac type; 33 persons	2	nr	95,619	191,238	16	0.1%
Lift; 3 stop; bed lift / evac type; 17 persons	3	nr	65,900	197,699	17	0.1%
Allowance for additional protective internal finishes	1	Item	25,000	25,000	2	0.0%
Lifting beams	5	nr	25,000	125,000	11	0.1%
Testing and commissioning	1	Item	10,000	10,000	1	0.0%
Element Total				**548,937**	**46**	**0.3%**
Fire and lightning installations						
Fire and smoke shutters; allowance	1	item	80,000	80,000	7	0.0%
Smoke dampers (allowance)	350	nr	1,600	560,000	47	0.3%
Sprinklers - Life Safety spec	11,884	item	155	1,842,040	155	0.9%
Gas surpression system to IT hub rooms	9	nr	32,500	292,500	25	0.1%
Fire Alarms	11,884	m2	45	534,786	45	0.3%
Dry Risers	1	item	20,777	20,777	2	0.0%
Element Total				**3,330,103**	**280**	**1.7%**
Communication, security and control systems						
Patient Nurse call & bed head trunking	11,884	m2	23	267,393	23	0.1%
Staff attack; allow	11,884	item	45	534,786	45	0.3%
Induction loops	1	item	50,000	50,000	4	0.0%
Element Total				**852,179**	**72**	**0.4%**
Special Installations						
CCTV	11,884	m2	20	237,683	20	0.1%
Carry Forward				**237,683**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**237,683**		
Special Installations (contd)						
Stairwell smoke vent	4	nr	7,500	30,000	3	0.0%
BMS	11,884	m2	150	1,782,620	150	0.9%
Medical gases	11,884	m2	80	950,730	80	0.5%
RO Plant	1	Item	661,878	661,878	56	0.3%
Element Total				**3,662,911**	**308**	**1.9%**
Builderswork in connection with services						
BIM Modelling	1	item	171,977	171,977	14	0.1%
Commissioning Manager - bt moved to builderswork package.	1	item	134,239	134,239	11	0.1%
Mechanical Testing & Comissioning	1	item	234,289	234,289	20	0.1%
BWICS	3	%	38,000,000	1,140,000	96	0.6%
M&E sub-contractor attendences	1	Sum	4,402,000	4,402,000	370	2.2%
Element Total				**6,082,504**	**512**	**3.1%**

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
EXTERNAL WORKS						
Site Works						
Aphalt carriageway	7,288	m2	110	801,680	67	0.4%
Pourous block paving	2,224	m2	145	322,480	27	0.2%
extra over for car park delineation	2,379	m	15	35,685	3	0.0%
Concrete paving	2,211	m2	140	309,540	26	0.2%
Footway	2,622	m2	85	222,870	19	0.1%
Tactile paving	46	m2	175	8,050	1	0.0%
Kerbs and edgings	2,688	m	45	120,960	10	0.1%
Landscaping; generally	3,799	m2	15	56,985	5	0.0%
Courtyards; allowance	435	m2	450	195,750	16	0.1%
Sheltered cycle store	1	nr	45,000	45,000	4	0.0%
Secure cycle store	1	nr	45,000	45,000	4	0.0%
EV Chargers	30	nr	10,000	300,000	25	0.2%
EV Chargers future provision	117	nr	950	111,150	9	0.1%
Excavation associated with landscaping works	10,791	m3	10	107,910	9	0.1%
Disposal	10,791	m3	55	593,505	50	0.3%
Type 1 hardcore	4,345	m3	70	304,150	26	0.2%
External FF&E; allowance	1	item	100,000	100,000	8	0.1%
Works associated with mobile unit	1	item	15,000	15,000	1	0.0%
Element Total				**3,695,715**	**311**	**1.9%**
Drainage (allowances)						
Surface water pipework; including trenching and associated works	1,097	m	250	274,160	23	0.1%
Surface Water Manholes	35	nr	3,800	133,000	11	0.1%
Foul water pipework; including trenching and associated works	466	m	185	86,169	7	0.0%
Foul Water Manholes	14	nr	3,800	53,200	4	0.0%
Mains water pipework; including trenching and associated works	19	m	250	4,743		0.0%
Carry Forward				**551,272**		

4.0 Construction Cost Estimate Detail Phase 1

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**551,272**		
Drainage (allowances) (contd)						
Allowance for connecting into existing	1	nr	10,000	10,000	1	0.0%
Enahnced swale (allowance)	1,122	m2	250	280,400	24	0.1%
Rain garden; assume 800 deep	697	m3	250	174,232	15	0.1%
Below ground surface water storge; assume 1200 deep	3,392	m3	410	1,390,545	117	0.7%
Element Total				**2,406,448**	**202**	**1.2%**
External Services						
Water connection - allowance	1	Item	40,000	40,000	3	0.0%
Fire main connection - allowance	1	Item	20,000	20,000	2	0.0%
Electricity connection - allowance	1	Item	167,541	167,541	14	0.1%
Sewage connection - allowance	1	Item	60,000	60,000	5	0.0%
Telecoms connection - allowance	1	Item	20,000	20,000	2	0.0%
Site lighting; lighting columns and lamps - allowance	40	nr	3,000	120,000	10	0.1%
Extra over for draw pits - allowance	30	nr	550	16,500	1	0.0%
Trenching; including excavation; disposal and backfill	3,022	m	110	332,420	28	0.2%
Pumping station (allowance)	1	Item	120,000	120,000	10	0.1%
Element Total				**896,461**	**75**	**0.5%**
Minor Building works						
Making good road / entrance on completion of works	100	m2	45	4,500		0.0%
Element Total				**4,500**	**0**	**0.0%**

5.0 Summary of Costs Phase 2

	Element	£	£/m²	£/ft²	%
1.	DEMOLITION & ALTERATIONS	13,005	33.46	109.77	0.5%
2.	SUBSTRUCTURE	185,750	477.89	1,567.87	5.8%
3.	SUPERSTRUCTURE	1,012,493	2,604.89	8,546.21	37.9%
4.	INTERNAL FINISHES	56,637	145.71	478.06	2.1%
5.	FITTINGS & FURNISHINGS		0.00	0.00	0.0%
6.	SERVICES INSTALLATIONS	316,337	813.85	2,670.12	11.9%
7.	EXTERNAL WORKS		0.00	0.00	0.0%
8.	PRELIMINARIES (17%)	-	-	-	-
9.	PSCP DESIGN FEES (INCLUDING PREVIOUS FEES)	-	-	-	-
10.	PSCP MARK UP (9.98%)	158,105	406.76	1,334.53	5.9%
	TOTAL PSCP CONSTRUCTION COST	**1,742,326**	**4,482.56**	**14,706.56**	**65.28%**
11.	ADVISOR / NHSH INTERNAL FEE'S	-	-	-	-
12.	DESIGN RISK (5%)	79,211	203.79	668.60	3.0%
13.	EQUIPMENT	-	-	-	-
14.	INFLATION (10.5%)	191,261	492.07	1,614.39	7.2%
15.	OPTIMISM BIAS (15.5%)	211,344	543.73	1,783.90	7.9%
	TOTAL COST EXCLUDING VAT	**2,224,143**	**5,722.15**	**18,773.46**	**83.33%**
16.	VAT (20%)	444,829	1,144.43	3,754.69	16.7%
17.	VAT RECOVERY (ALLOWANCE MT)	-	-	-	-
	TOTAL COST INCLUDING VAT	**2,668,971**	**6,866.58**	**22,528.15**	**100.00%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
DEMOLITION & ALTERATIONS						
Demolitions, Alterations and Refurbishments						
Site clearance	500	m2	5	2,500	6	0.1%
Site excavations - 25% of site (allowance)	63	m3	15	945.00	2	0.0%
Fill required to at least 25% of GF	63	m3	75	4,725	12	0.1%
Extra over for breaking out rock \ concrete \ obstructions; allow	1	item	2,000	2,000	5	0.1%
Disposal of excavated materials off site	63	m3	45	2,835	7	0.1%
Element Total				**13,005**	**33**	**0.5%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
SUBSTRUCTURE						
Substructure						
Excavation & disposal for founds and GF slab	339	m3	70	23,730	61	0.7%
Foundations and slab; RC28/35	129	m3	275	35,475	91	1.1%
Surface finishes to concrete	524	m2	10	5,243	13	0.2%
Formwork; to groundworks; foundations / slab	500	m	35	17,500	45	0.5%
Formwork; to groundworks; pad foundations exceeding 500 high		m2	85			-
Reinforcement - 65kg/m3	9	t	2,600	23,400	60	0.7%
Mesh reinforcement; A393	524	m2	30	15,730	40	0.5%
Concrete blinding; 50 thick	27	m3	250	6,750	17	0.2%
Insulation; 80 thick rigid insulation	524	m2	25	13,108	34	0.4%
Type 1 sub-base; 250 thick	79	m3	75	5,925	15	0.2%
Service penetrations (allowance)	10	nr	450	4,500	12	0.1%
Substructure Tanking; to ground floor slab	524	m2	55	28,838	74	0.9%
Concrete Upstands at base of cladding	4	m3	250	1,000	3	0.0%
Designed Joints	100	m	18	1,800	5	0.1%
Recesses in slab	50	m2	55	2,750	7	0.1%
Element Total				**185,750**	**478**	**5.8%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
SUPERSTRUCTURE						
Frame						
Concrete frame (allowance)	389	m2	350	136,042	350	4.2%
Secondary steel work	2	t	3,500	7,000	18	0.2%
Preliminaries	20	%	136,042	27,208	70	0.8%
Design Development	20	%	136,042	27,208	70	0.8%
Element Total				**197,458**	**508**	**7.4%**
Upper Floors						
Concrete upper floors; Included in frame		m2				-
Element Total						**0.0**
Roof						
Roof covering; Warm roof system on concrete slab; including vapour control layer and insulation	448	m2	450	201,600	519	6.3%
Roof access hatches and access ladders; allowance	1	nr	6,300	6,300	16	0.2%
Smoke hatches; allow	1	nr	5,500	5,500	14	0.2%
Roof drainage	448	m2	45	20,160	52	0.6%
Parapets; 600 high	108	m	300	32,400	83	1.0%
Element Total				**265,960**	**684**	**10.0%**
External Walls						
Insulated aluminim cladding panels;						-
EC: EW-1Ea	71	m2	550	39,243	101	1.2%
EC: EW-2A	98	m2	720	70,790	182	-
EC: EW-2C	52	m2	720	37,541	97	1.2%
EC: EW-2D	157	m2	720	113,220	291	-
EC: EW-2F	38	m2	720	27,353	70	-
EC: EW-6A		m2		820.00	2	0.0%
SFS system	255	m2	345	87,975	226	2.7%
Cavity barriers	1	item	5,000	5,000	13	0.2%
Carry Forward				**381,942**		

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
Brought Forward				**381,942**		
External Walls (contd)						
Additional detailing around windows, doors and parapets	1	item	5,000	5,000	13	0.2%
Louvres (allowance)	52	m2	800	41,880	108	1.3%
Allowance for patressing to inner leaf of the external wall; 20% of total area allowed	84	m2	85	7,140	18	0.2%
Add for reveals etc; allowance	1	item	5,000	5,000	13	0.2%
Element Total				**440,962**	**1,134**	**16.5%**
Windows and External Doors						
External doors; double leaf	8	nr	6,500	52,000	134	1.6%
External doors; double leaf with access control	1	nr	7,000	7,000	18	0.2%
Aluminium windows (allowance)	4	nr	3,000	12,000	31	0.4%
Element Total				**71,000**	**183**	**2.7%**
Internal Walls and Partitions						
Internal Wall Type IW-01; 200mm twin stud partition wall		m2	265			-
Internal Wall Type IW-06; 154mm stud partition wall	71	m2	200	14,174	36	0.4%
Allowance for plasterboard lining to columns; IW 11	95	m2	55	5,239	13	0.2%
Allowance for patressing to partitions	50	m2	85	4,250	11	0.1%
Internal linings to external walls; IW 13	74	m2	45	3,329	9	0.1%
Internal linings to internal concrete walls; IW 12	113	m2	45	5,072	13	0.2%
Element Total				**32,063**	**82**	**1.2%**
Internal Doors						
Double doors; solid particle core doors; include for frames and facings and ironmongery	1	nr	4,500	4,500	12	0.1%
Ironmongery; allow per door	1	nr	550	550.00	1	0.0%
Element Total				**5,050**	**13**	**0.2%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
INTERNAL FINISHES						
1200mm High Sheet Protection (above Skirting) (A-254_WF06)	24	m	102	2,461	6	0.1%
Corner Protection 1200mm high (A-254_WF16)	4	no	175	700.00	2	0.0%
Diamond Eggshell Paint (A-254_WF02)	819	m2	10	8,191	21	0.4%
Diamond Matt Emulsion Paint (A-254_WF01)	307	m2	10	3,068	8	0.2%
Full Height Corner Protection (A-254_WF15)	4	no	220	880.00	2	0.0%
Full Height Sheet Protection Above Skirting (A-254_WF04)	178	m2	85	15,126	39	0.8%
Element Total				**30,426**	**78**	**1.1%**
Floor Finishes						
Matwells to Entrance Areas	4	m2	500	1,820	5	0.1%
Levelling screed throughout	366	m2	8	2,928	8	0.1%
Vinyl flooring; hygienic slip resistant sheet flooring	84	m2	75	6,271	16	0.2%
Paint; slip resistant / static dissipative	279	m2	12	3,351	9	0.1%
Element Total				**14,370**	**37**	**0.5%**
Ceiling Finishes						
Modular Suspended Ceiling System 600x600 (A-302_CT01)	86	m2	75	6,414	17	0.2%
Painted Concrete Soffit (A-302_CT27)	86	m2	15	1,283	3	0.0%
Plasterboard Ceiling (A302_CT10)	2	m2	55	114.00		0.0%
Allowance for downstands / bulkheads	1	item	2,000	2,000	5	0.1%
Ames taping & painting to MF ceilings	2	m2	15	30.00		0.0%
Cavity barriers; generally - allowance	1	item	2,000	2,000	5	0.1%
Element Total				**11,841**	**30**	**0.4%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
FITTINGS & FURNISHINGS						

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
SERVICES INSTALLATIONS						
Space heating and air conditioning						
Heat Distribution	389	m2	150	58,304	150	1.8%
Radiant heat panels	1	item	5,000	5,000	13	0.2%
Trace heating	1	item	5,000	5,000	13	0.2%
Element Total				**68,304**	**176**	**2.6%**
Ventilation						
Local ventilation only	389	m2	50	19,435	50	0.6%
Element Total				**19,435**	**50**	**0.7%**
Electrical Installations						
LV distribution / switchgear	389	m2	75	29,152	75	0.9%
Submains and DB	389	m2	55	21,378	55	0.7%
Containment	389	m2	35	13,604	35	0.4%
Metering	389	m2	15	5,830	15	0.2%
Small power	389	m2	65	25,265	65	0.8%
Lighting	389	m2	70	27,208	70	0.8%
Lighting controls	389	m2	15	5,830	15	0.2%
Emergency lighting (CBU)	389	m2	30	11,661	30	0.4%
External Lighting	389	m2	20	7,774	20	0.2%
Data installation	389	m2	15	5,830	15	0.2%
Intruder alarms	389	m2	10	3,887	10	0.1%
Access controls	389	m2	15	5,830	15	0.2%
Lightning protection	389	m2	5	1,943	5	0.1%
Earthing	389	m2	15	5,830	15	0.2%
Mechanical plant supplies	389	m2	12	4,664	12	0.1%
Element Total				**175,688**	**452**	**6.6%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
Fire and lightning installations						
Fire Alarms	389	m2	30	11,661	30	0.4%
Element Total				**11,661**	**30**	**0.4%**
Builderswork in connection with services						
BWICS	3	%	275,000	8,250	21	0.3%
M&E sub-contractor attendences	12	%	275,000	33,000	85	1.0%
Element Total				**41,250**	**106**	**1.5%**

6.0 Construction Cost Estimate Detail Phase 2

Element	Quantity	Unit	Rate	£	£/m²	%
EXTERNAL WORKS						

7.0 Notes and Assumptions

Project assumes a design and build contract

Project assumes mid point of construction 1Q 2029

Project assumes utility infrastructure is sufficient for development

Project costs have been market tested with at least 80% of the costs being validated through market testing

The equipment budgets are to be reviewed in stage 4 as it remains unclear what equipment is being moved from the existing hospital, and the associated costs to move versus new equipment to be provided as part of the main contract works or as part of the group 2b equipment list priced by NSS. Workshops are ongoing and updated equipment lists and turnkey quotations required for stage 4 update.

The roofing design has been identified as requiring further design development and a target rate has been agreed with BB to be reviewed and monitored within stage 4

The level of detail produced within the stage 3 MEP designs limit detailed cost analysis with regards to particular work packages e.g. water services / electrical installations / security and protection installations. TG have agreed benchmark rates with BB / BBK meantime. Significant design development anticipated in stage 4 where these costs will be closely monitored and updated as necessary.

The Energy Centre has been identified as requiring further design and potential value engineering. Through the stage 3 market testing TG have also identified a lack of market engagement with this aspect of the design. The costs included therfore witin this cost plan will need to be closely monitored and updated within stage 4.

The following exclusions apply to the estimates within the cost appraisal :

Land Purchase Costs

FM and Lifecycle costs (DBDA)

Funding costs

Off site utility diversion/upgrading costs

Invasive species removal

Maintenance costs beyond year 1

Mass ground remediation and removal of ground contamination

Land purchase costs

Finance charges and legal fees

Cost associated with discovery of antiquities/ archaeological remains

Gas venting system / membranes to ground floor slab

8.0 Inflation Calculation

Date	Index	Percentage Addition on Base Date
1Q 2026	411	0.00%
2Q2026	413	0.5%
3Q 2026	416	1.2%
4Q 2026	420	2.2%
1Q 2027	425	3.4%
2Q 2027	427	3.9%
3Q 2027	430	4.6%
4Q 2027 (Start)	433	5.4%
1Q 2028	438	6.6%
2Q 2028	441	7.3%
3Q 2028	444	8.0%
4Q 2028	448	9.0%
1Q 2029	**454**	**10.5%**
2Q 2029	455	10.7%
3Q 2029	458	11.4%
4Q 2029	463	12.7%
1Q 2030	464	12.9%
2Q 2030 (Finish)	468	13.9%

Notes:

1 Indices based on the BCIS All-in TPI as at January 2026

2 Mid-point of construction 1Q 2029

(based on forecast Start date of 4Q 2027 and Completion 2Q 2030)