

# **Appendix O**

## **Benefit Criteria and Scoring of the Options – Results**

**NHS Grampian  
Baird and ANCHOR Project - for OBC  
Revisiting of Baird Benefit Appraisal**

The weighting and scoring of benefits was revisited by key members of the Project Team, using the methodology applied during the benefit appraisal undertaken in 2014.

To ensuring end to end consistency in scoring the team examined each component of the non benefit appraisal, including benefit weighting and option scoring.

The review of each score took into account changes the passage of time, changes in policy, assets and service delivery.

**1. Weighting of Benefits**

	<b>IA</b>	<b>OBC</b>
	<b>%</b>	<b>Average</b>
	<b>%</b>	<b>%</b>
Effective and Safe Service Delivery	19.61	24
Accessibility	17.65	19
Compatible with Foresterhill Master Plan/Development Framework	16.65	14
Flexibility/Future Proofing	15.69	14
Best Use of Resources	15.69	20
Disruption	14.71	10
<b>Total Rank</b>	<b>100.00</b>	<b>100</b>

**2. Scoring**

**Option 1 - The Baird Family Hospital on the site of the existing Foresterhill Health Centre**

	<b>IA</b>	<b>OBC</b>
	<b>Score</b>	<b>Average</b>
	<b>Score</b>	<b>Score</b>
Effective and Safe Service Delivery	6	8
Accessibility	8	8
Compatible with Foresterhill Master Plan/Development Framework	10	9
Flexibility/Future Proofing	7	8
Best Use of Resources	6	8
Disruption	7	7
<b>Weighted Score</b>	<b>732.3</b>	<b>784</b>

**Option 2 - The Baird Family Hospital adjacent to Children's Hospital**

	<b>IA</b>	<b>OBC</b>
	<b>Score</b>	<b>Average</b>
	<b>Score</b>	<b>Score</b>
Effective and Safe Service Delivery	4	7
Accessibility	9	7
Compatible with Foresterhill Master Plan/Development Framework	4	6
Flexibility/Future Proofing	7	7
Best Use of Resources	4	7

Disruption	7	7
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Weighted Score	579.45	673
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**Option 3 The Baird Family Hospital located adjacent to Maggie's Centre**

	IA Score	OBC Average Score
Effective and Safe Service Delivery	7	7
Accessibility	6	6
Compatible with Foresterhill Master Plan/Development Framework	4	5
Flexibility/Future Proofing	3	5
Best Use of Resources	7	5
Disruption	5	6

Weighted Score	540.22	563
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**Option 4 The Baird Family Hospital and The ANCHOR Centre joined on site of existing Eye Clinic/adjacent to Matthew Hay Building and Radiotherapy Centre**

	IA Score	OBC Average Score
Effective and Safe Service Delivery	4	6
Accessibility	9	7
Compatible with Foresterhill Master Plan/Development Framework	4	5
Flexibility/Future Proofing	6	6
Best Use of Resources	6	7
Disruption	6	6

Weighted Score	580.43	624
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**Option 5 Backlog - £14m**

	IA Score	OBC Average Score
Effective and Safe Service Delivery	0	2
Accessibility	0	5
Compatible with Foresterhill Master Plan/Development Framework	0	4
Flexibility/Future Proofing	0	2
Best Use of Resources	0	3
Disruption	0	4

Weighted Score	0	302
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**NHS Grampian**  
**Baird and ANCHOR Project - for OBC**  
**Revisiting of ANCHOR Benefit Appraisal**

The weighting and scoring of benefits was revisited by key members of the Project Team, using the methodology applied during the benefit appraisal undertaken in 2014.

To ensuring end to end consistency in scoring the team examined each component of the non benefit appraisal, including benefit weighting and option scoring.

The review of each score took into account changes the passage of time, changes in policy, assets and service delivery.

**1. Weighting of Benefits**

	<b>IA</b>	<b>OBC Average</b>	
	<b>%</b>	<b>%</b>	
Effective and Safe Service Delivery		20	24
Accessibility		18	19
Compatible with Foresterhill Master Plan/Development Framework		17	14
Flexibility/Future Proofing		16	14
Best Use of Resources		16	20
Disruption		15	10
<b>Total</b>		<b>100</b>	<b>100</b>

**Rank**

**2. Scoring**

**Option 1 The ANCHOR Centre adjacent to the existing Radiotherapy Centre:**

	<b>IA</b>	<b>OBC Average</b>	
	<b>Score</b>	<b>Score</b>	
Effective and Safe Service Delivery		6	8
Accessibility		8	8
Compatible with Foresterhill Master Plan/Development Framework		10	9
Flexibility/Future Proofing		7	7
Best Use of Resources		6	8
Disruption		7	7
<b>Weighted Score</b>		<b>732</b>	<b>770</b>

**Option 2 The ANCHOR Centre between Radiotherapy and Matthew Hay Building**

	<b>IA</b>	<b>OBC Average</b>	
	<b>Score</b>	<b>Score</b>	
Effective and Safe Service Delivery		4	7
Accessibility		9	7
Compatible with Foresterhill Master Plan/Development Framework		4	6
Flexibility/Future Proofing		7	7
Best Use of Resources		4	5
Disruption		7	6

Weighted Score	579	621
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**Option 3 The ANCHOR Centre adjacent to the Radiotherapy Centre**

	IA Score	OBC Average Score	
Effective and Safe Service Delivery	7		8
Accessibility	6		8
Compatible with Foresterhill Master Plan/Development Framework	4		8
Flexibility/Future Proofing	3		7
Best Use of Resources	7		7
Disruption	5		8
Weighted Score	540		751

**Option 4 The Baird Family Hospital and The ANCHOR Centre joined on site of existing Eye Clinic/  
adjacent to Matthew Hay Building and Radiotherapy Centre**

	IA Score	OBC Average Score	
Effective and Safe Service Delivery	4		6
Accessibility	9		7
Compatible with Foresterhill Master Plan/Development Framework	4		6
Flexibility/Future Proofing	6		7
Best Use of Resources	6		6
Disruption	6		7
Weighted Score	580		637

**Option 5 Backlog - £2m**

	IA Score	OBC Average Score	
Effective and Safe Service Delivery	0		2
Accessibility	0		5
Compatible with Foresterhill Master Plan/Development Framework	0		3
Flexibility/Future Proofing	0		2
Best Use of Resources	0		3
Disruption	0		3
Weighted Score	0		274



# **Appendix P**

## **Summarised Capital Cost Plan**

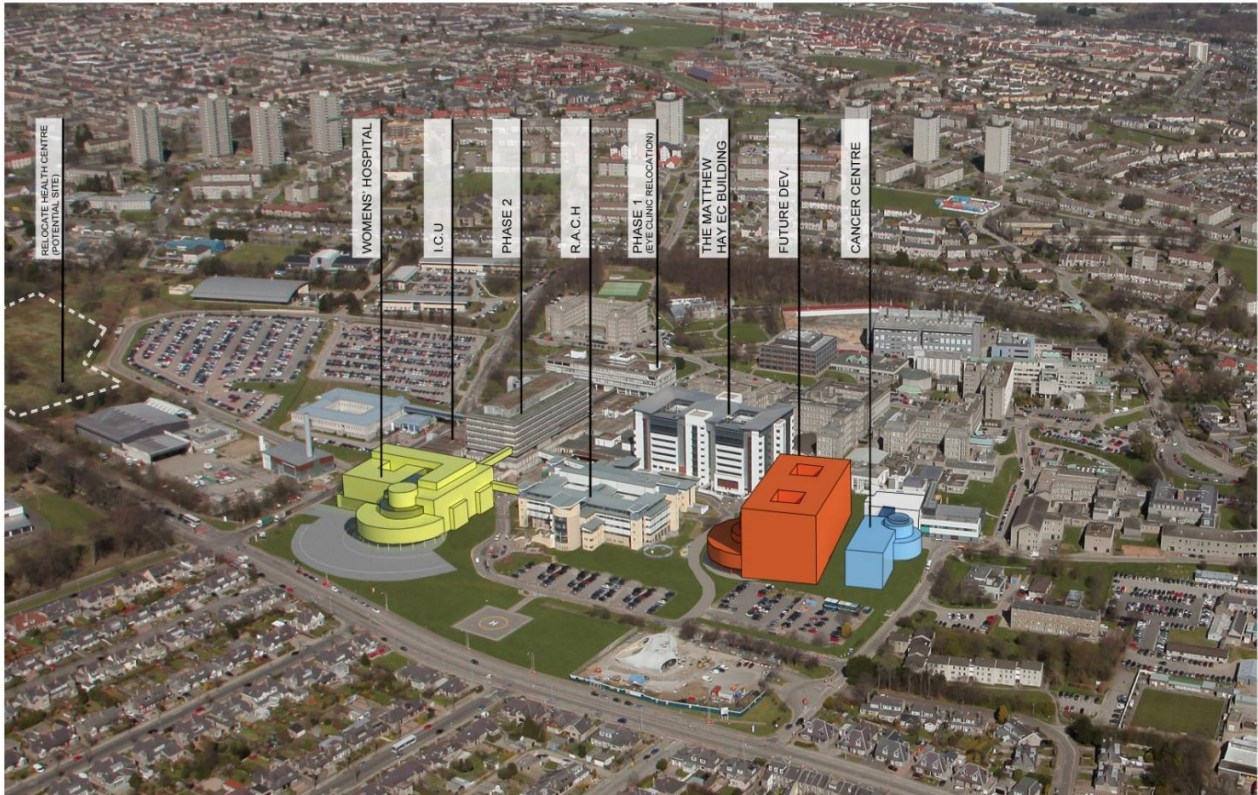
<b>Baird and ANCHOR Project</b>					
<b>Full Business Case</b>					
<b>Appendix P - Summarised Capital Plan</b>					
<b>The ANCHOR Centre</b>					
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>
	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>
Opportunity Cost - Land	170	170	170	170	0
<b>Construction Costs</b>	<b>21,032</b>	<b>17,509</b>	<b>17,711</b>	<b>17,711</b>	<b>1,856</b>
Demos - enabling	169	169	169	169	0
Site Specific Costs	1,437	4,322	2,027	2,972	0
Prelims, Fees, On-Costs	6,974	5,974	5,584	5,760	456
Equipment	963	963	963	963	482
Client Costs	1,350	1,350	1,350	1,350	0
Risk	1,911	7,461	6,867	7,135	453
<b>Enabling Projects:</b>					
EOPD	4,125	4,125	4,125	4,125	3,810
Project Development	1,350	1,350	1,350	1,350	0
Commissioning Costs	42	42	42	42	0
Risk Allowance	214	214	214	214	0
<b>Total Initial Investment</b>	<b>39,738</b>	<b>43,650</b>	<b>40,573</b>	<b>41,962</b>	<b>7,057</b>
<b>The Baird Family Hospital</b>					
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>
	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>
Opportunity Cost - Land	848	848	848	848	0
Demos - Enabling	404	400	400	400	0
Construction Costs	94,549	81,584	81,584	81,584	27,098
Site Specific Costs	9,537	11,223	10,047	11,958	0
Prelims, Fees, On-Costs	20,260	16,094	15,952	16,183	4,787
Equipment	11,187	11,187	11,187	11,187	5,593
Client Costs	2,279	2,279	2,279	2,279	0
Inflation to 4Q16	0	0	0	0	0
Risk	9,455	30,649	30,333	30,846	4,380
<b>Enabling Projects:</b>					
BSC	354	0	0	0	0
FHC	7,838	0	0	0	0
Project Development	5,398	5,398	5,398	5,398	0
Commissioning Costs	168	168	168	168	0
Risk Allowance	856	856	856	856	0
<b>Total Initial Investment</b>	<b>163,132</b>	<b>160,685</b>	<b>159,052</b>	<b>161,706</b>	<b>41,858</b>



# **Appendix Q**

## **Indicative Drawings of Site Options**

# Option 1



NHS GRAMPIAN

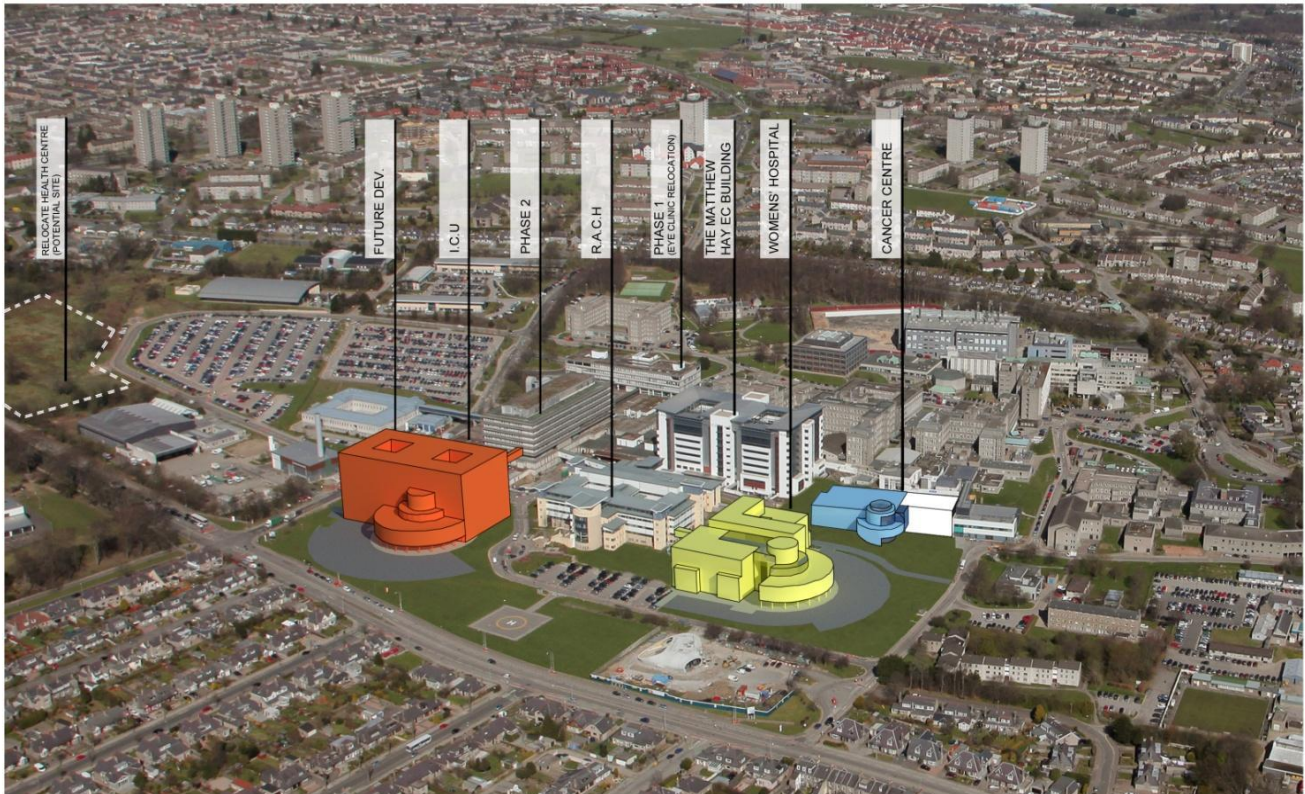
ABERDEEN ROYAL INFIRMARY  
FORESTERHILL ABERDEEN

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# Option 2



NHS GRAMPIAN

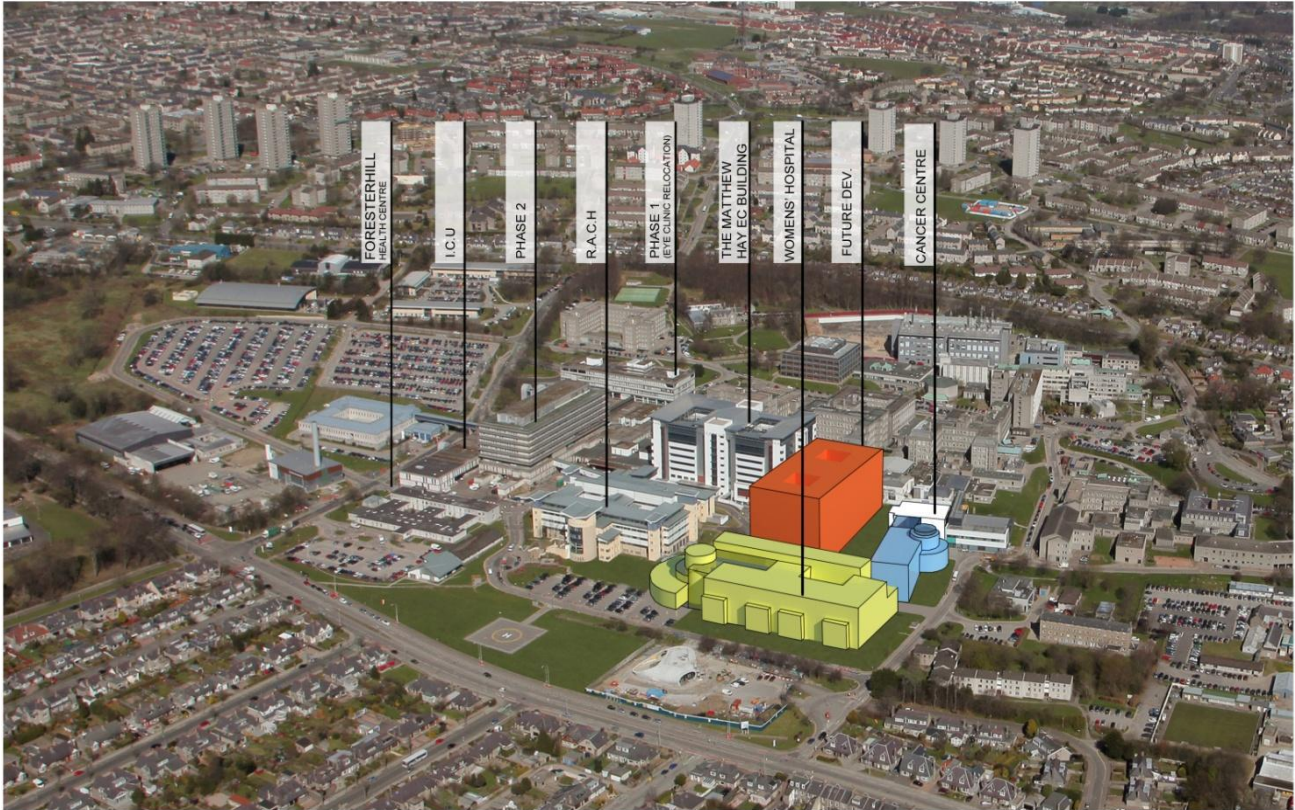
ABERDEEN ROYAL INFIRMARY  
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# Option 3



NHS GRAMPIAN

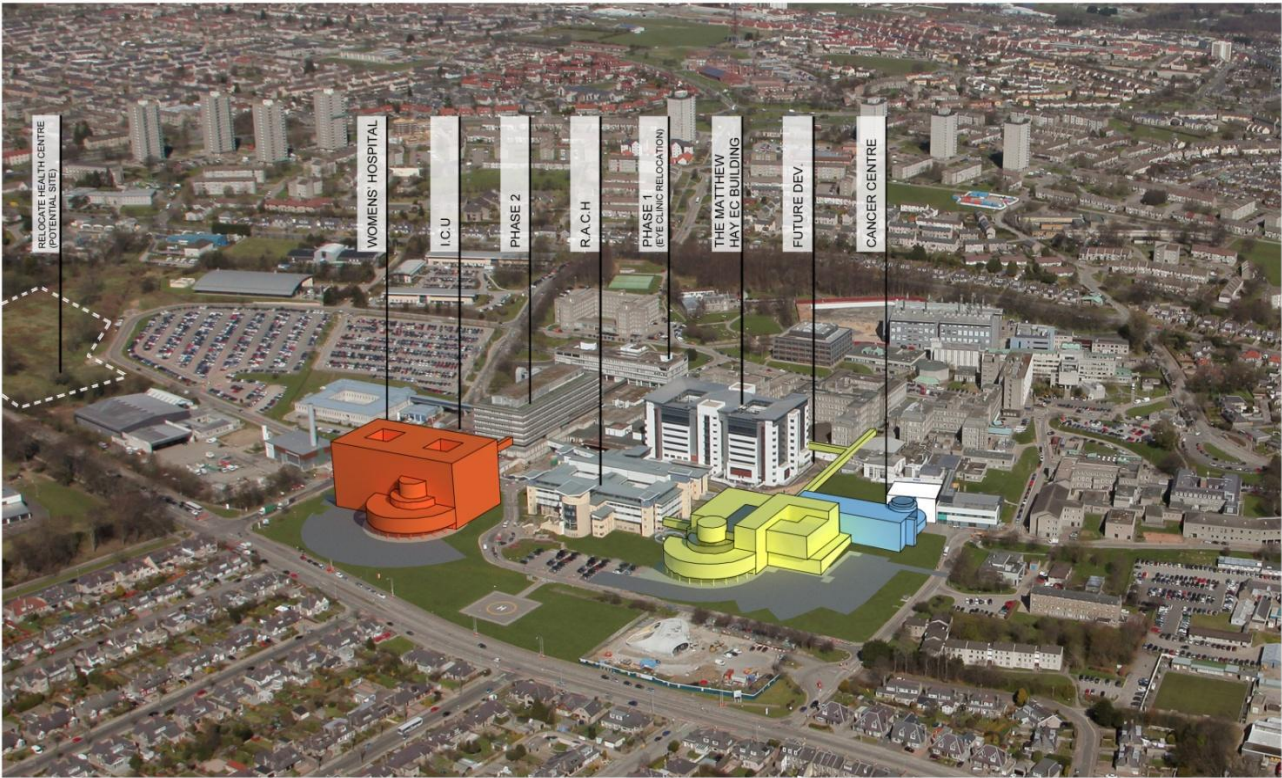
ABERDEEN ROYAL INFIRMARY  
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# Option 4



NHS GRAMPIAN

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# **Appendix R**

## **NHS Grampian Neonatal Unit Report**

**NHS Grampian  
Neonatal Unit Report**

**Background and Context**

NHS Grampian is currently in the process of finalising the design for The Baird Family Hospital (BFH) which is due to become operational in November 2021. A key component of the new facility is a Level 3 neonatal care unit (NNU).

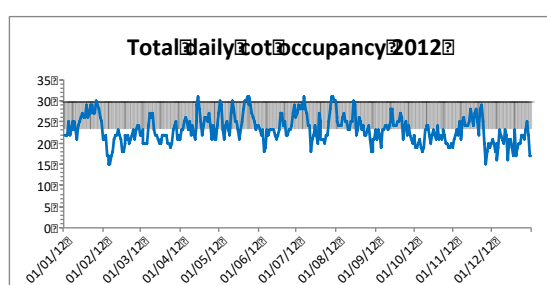
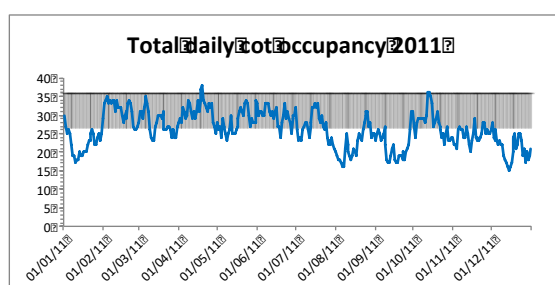
Planning for the BFH neonatal unit commenced early in 2015 and took account of NHS Grampian’s important role in providing a Level 3 neonatal service to Orkney, Shetland and parts of Highland as well as the Grampian population. Significant effort has been directed towards acquiring accurate and detailed historical activity data which was carefully analysed to ensure that future capacity is sufficient to deliver a service that will enable the NNU to fully discharge its North of Scotland regional role.

Capacity planning involved reviewing changes to clinical practice and admission trends for very pre-term babies; gestational age is a key determinant of length of stay. Overall, the trend is for shorter length of stay although a 23-week gestation baby can expect to spend in excess of 3,000 hours (125 days) in neonatal care.

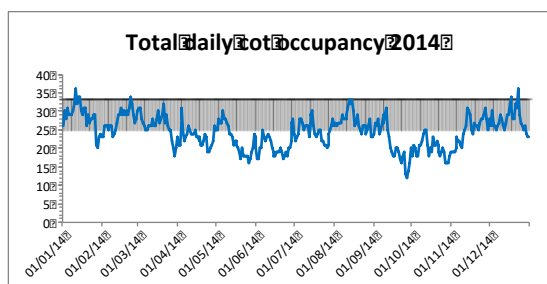
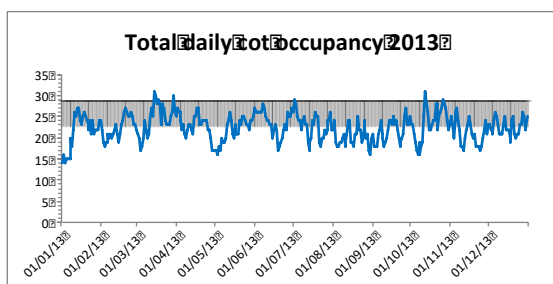
In establishing a baseline for future cot capacity planning, the historical mean daily occupancy was identified for each year from 2011 to 2014. The approach to forecasting future needs was to apply 2 Standard Deviations (2SD) to the data modelling which should result in the accommodation being provided in the NNU meeting the current catchment demand for 95% of the time. The rationale for applying the 2SD approach is to mitigate the impact of a highly unpredictable demand and a large variation in daily NNU occupancy.

The undernoted table and graphs identify the 2 Standard Deviation (2SD) daily occupancy from 2011 to 2014.

Year	Mean Daily Occupied Cots	Total Daily Cot Numbers 2SD
2011	26-27	35-36
2012	23-24	29-30
2013	22-23	28-29
2014	24-25	33-34







The preceding graphs highlight that many NNU cots would be unoccupied for long periods due to high NNU occupancy variance; the mean cot occupancy over the 4-year period was 24.

Having completed the analysis of historical activity and identified that cot demand exhibits a normal distribution, there was agreement that 2SD from the mean would be used to inform modelling for future cot capacity. The risk associated with this strategy is that, approximately 4.5% of the time, cot demand may exceed available capacity. However, future service planning has moderated this risk through a more flexible service model and infrastructure specification.

Once future capacity was determined, this was translated into a schedule of accommodation which comprises of the following accommodation.

<b>Baird Family Hospital Neonatal Unit</b>		
<b>Total Cot Capacity</b>	<b>34</b>	<b>NNU</b>
	<b>10</b>	<b>Transitional Care</b>
Level 3/2 – ITU/HDU	16	2 x 8 cot ITU/HDU pods*
Level 1 – Special Care	18	1 x 8 cot pod and 1 x 10 bed pod
Isolation Rooms	3	Included within the 16 Level 3/2 – ITU/HDU cot capacity
Transitional Care	10	6 x Transitional Care and 4 x Parentcraft - single bedroom with en-suite; Parentcraft rooms include a kitchen

\* All 16 ITU/HDU cots can be used flexibly for Level 3 or 2 care

Validation of the future cot capacity was recently updated by applying the 2017 activity data to the initial planning assumptions; this re-confirmed that the original planned capacity is correct.

New models of care, based on best evidenced-based practice, were subsequently developed to support the delivery of high quality neonatal care.

Cognisance was given to the highly specialist and technical nature of neonatal services and the NHSScotland challenge of maintaining and sustaining a workforce to deliver high quality services.

In planning for the NNU, meetings also took place with the North of Scotland Planning Group to ensure that planning assumptions were consistent with other Health Board partners in the North and national NNU MCN colleagues. At that time it was confirmed by regional colleagues

that there were no anticipated changes to service provision in Highland and Tayside. However, the planning and design of the NNU accommodation within the BFH takes account of the flexibility that would be required to accommodate such changes, should there be a need to do so e.g. the adjacency and proximity of different levels of care within the NNU design allows a high degree of flexibility between different accommodation pods.

## **‘Best Start’ Strategic Context**

In January 2017, The Scottish Government published ‘The Best Start – A Five Year Plan for Maternity and Neonatal Care in Scotland’.

The report highlights that Scotland currently has eight designated level three (neonatal ITU) units providing care to the smallest and most preterm babies. A small number of babies with the most complex conditions (mostly those requiring neonatal surgery) receive part, or all, of their neonatal care in one of the three neonatal intensive care units in Scotland which also provide neonatal surgical services.

Evidence from a review of evidence on neonatal models of care clearly shows that outcomes for very low birth weight babies (VLBW), both in terms of survival and longer term neurodevelopmental outcomes, are better when they are delivered and/or treated in neonatal intensive care units with full support services, experienced staff and a critical mass of activity.

A key recommendation of the report (recommendation 45) stated ‘The new model of neonatal services should be redesigned to accommodate the current levels of demand, with a smaller number of intensive care neonatal units, supported by local neonatal and special care units. Formal pathways should be developed between these units to ensure that clear agreements are in place to treat the highest risk preterm babies and the sickest term babies in need of complex care in fewer centres, while returning babies to their local area as soon as clinically appropriate. Three to five neonatal intensive care units should be developed, supported by 10 to 12 local neonatal and special care units’.

Given the potential impact of this recommendation on future neonatal service delivery, the remainder of this short report identifies how The Baird Family Hospital Neonatal Unit could support the implementation of recommendation 45:

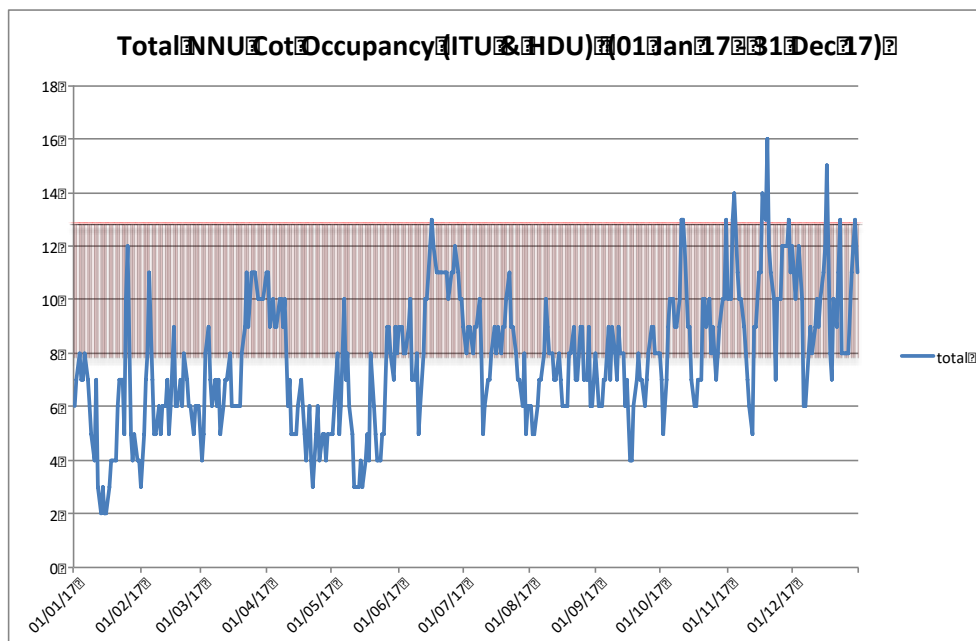
- Scenario 1 - should the BFH NNU be one of the three designated neonatal intensive care units; and
- Scenario 2 - the impact of the recommendation should the service be redesignated as a ‘Local Neonatal Unit’ delivering up to Level 2 care.

## **Scenario 1 – Designated Neonatal Intensive Care Unit**

A number of assumptions have been made in reviewing how The Baird Family Hospital NNU could be re-profiled to enable it to function as a designated Neonatal Intensive Care Unit should it be selected as one of the three national units. These include:

- The ability to accommodate the activity associated with the 2 ITU cots currently operational in NHS Highland i.e. an assumption that an additional 2 ITU cots per day would be occupied in the BFH NNU; and
- The ability to accommodate the activity associated with the 4 ITU cots currently operational in NHS Tayside i.e. an assumption that an additional 4 ITU cots per day would be occupied in the BFH NNU.

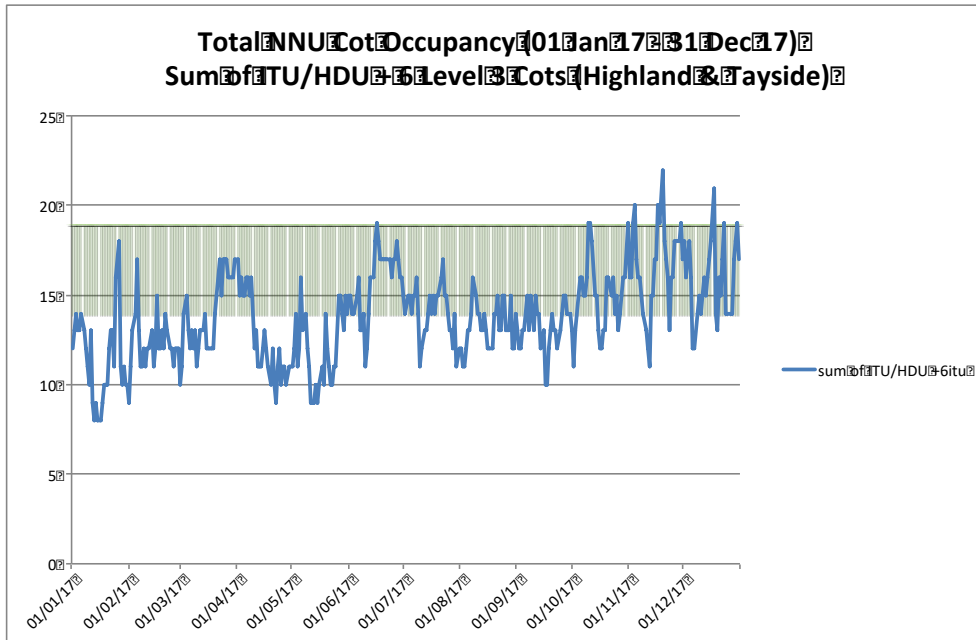
The undernoted graph shows the actual daily ITU and HDU cot occupancy (Level 3 and Level 2) at Aberdeen Maternity Hospital between 1<sup>st</sup> January 2017 – 31<sup>st</sup> December 2017.



The shaded area (pink) demonstrates a mean occupancy of 8 cots (lower bar) and 2SD of the mean 13 cots (top bar). The planned future capacity of 16 ITU/HDU cots would have accommodated all of the 2017 activity.

In the absence of clarity about the specific clinical criteria that would be applied to the movement of babies across Scotland, the following narrative assumes that 100% of Highland and Tayside neonates requiring Level 3 (ITU) care would be referred to Aberdeen should it be designated as a national neonatal intensive care unit.

In reviewing how the future Aberdeen NNU capacity could accommodate the NHS Highland and NHS Tayside activity, the undernoted graph adds the current NHS Highland and NHS Tayside Level 3 (ITU) neonatal capacity at 100% occupancy (6 cots per day) to the actual daily cot occupancy ITU (Level 3) and HDU (Level 2) at the Aberdeen NNU between 1<sup>st</sup> January 2017 – 31<sup>st</sup> December 2017.



The additional 6 ITU cots per day would increase the mean cot occupancy of the BFH NNU to 14 cots per day (lower green bar) and 2SD of the mean 18-19 cots (top bar). On the rare occasions that additional HDU capacity is required, Special Care cot spaces could be temporarily redesignated to deliver Level 2 care, as there will be additional mobile equipment which can be put in place to achieve this and the bedhead services are identical to ITU/HDU.

A key design requirement of the BFH neonatal unit has been to achieve maximum flexibility between all NNU areas including between the 18 Special Care cots and the 10 Transitional Care beds. Transitional Care has an immediate adjacency to Special Care and the bedroom accommodation has the necessary services to deliver Special Care should this be necessary in exceptional circumstances.

## Scenario 2 – Re-designated as a ‘Local Neonatal Unit’

Should a decision be made that The Baird Family Hospital NNU is not to be one of the three national neonatal intensive care units, there would be more capacity than future projections indicate.

At this point in the design of The Baird Family Hospital it would be counterproductive to instruct a redesign of the NNU to reduce the area as the costs associated with this would outweigh any potential to realise savings. More importantly, redesign would significantly impact on the project programme which would incur additional costs and may put the project at risk of progressing. NHS Grampian has a range of other capital, service and redesign projects that are reliant on The Baird Family Hospital being delivered on time; any delay to the opening of this new facility would have significant implications on essential service developments that need to be implemented.

The prudent approach to right-sizing of the BFH NNU, should Level 3 care not be required to be delivered in future, would be to defer the fit-out of one of the two 8 cot ITU/HDU pods with a view to reconfigure the space for an appropriate use in future. This could include:

- Providing additional Special Care cot spaces;
- Creating additional Transitional Care bedrooms; or
- Enhancing the teaching and learning opportunities through provision of a simulation suite.

## Conclusion

In summary, should the Aberdeen NNU be designated as one of the three national neonatal intensive care units, the future planned capacity is sufficient to manage 100% of the Level 3 demand from Highland and Tayside as demonstrated in the preceding text. In reality, the likelihood of all level 3 activity being transferred to the three national units is unlikely and the above analysis represents a probable worst-case scenario.

Should there not be a requirement for ITU (Level 3 care) in Aberdeen, then further thought is required to identify the best use of planned space to augment other neonatal activities including teaching and learning.

Buchan Associates  
October 2018



# **Appendix S**

## **Costed Risk Plan**

**Baird and ANCHOR Project**  
**Full Business Case**  
**Appendix S - Costed Risk**  
**Register - Summary**

	<b>Baird</b>	<b>ANCHOR</b>	<b>FBC Total</b>	<b>OBC Total</b>
	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>
Main Contractor	2,012	503	2,515	
Sub-Contractor Package	1,517	470	1,987	
Client	2,780	695	3,475	
<b>Total Construction Related Costs</b>	<b>6,309</b>	<b>1,668</b>	<b>7,977</b>	<b>6,748</b>



Baird and ANCHOR Project										
Full Business Case										
Appendix S - Costed Risk Register - Detail										
COST EVALUATION										
Ref No:	Risk & Opportunity Description	Cost post Mitigation			Probability	Comments	Agreed PSCP Provision	Agreed Trust Provision	Owner	Closed
		Min	Most Likely	Max						
1	Access and Scaffold - Assumptions incorrect requiring additional resources and impacting programme	£20,000.00	£30,000.00	£60,000.00	60%		£ 22,000.00		PSCP	N
2	Traffic Management - PSCP Construction traffic impedes live operations on site, resulting in delays to public / staff requiring resources to mitigate.	£5,000.00	£10,000.00	£25,000.00	60%		£ 8,000.00		PSCP	N
3	Traffic Management - NHSG - Site operations impede Construction works	£60,000.00	£100,000.00	£175,000.00	20%			£22,333.33	NHSG	N
4	Traffic Management - May fail to comply with Traffic Planning Regulations	£5,000.00	£10,000.00	£15,000.00	20%		£ 2,000.00		PSCP	N
5	Traffic Management - Brief / WI may fail to identify and address Site constraints, (Blue light, FM, Fire Access Routes, etc).	£60,000.00	£100,000.00	£175,000.00	40%			£44,666.67	NHSG	N
6	Traffic Management - Design may fail to identify and address site constraints (blue light, FM, Fire Access Routes etc)	£10,000.00	£20,000.00	£30,000.00	40%		£ 8,000.00		PSCP	N
7	Traffic Management - Risk that a 999 ambulance is unaware of the diversions in place that this causes delay to a patient being treated in ED.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
8	Traffic Management - Risk that a Fire Appliance is unaware of the diversions in place. Results in a delay to controlling a fire.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
9	Traffic Management - NHSG may require additional pedestrian and traffic management arrangements over and above the scope of the works included in the Target Price	£20,000.00	£50,000.00	£100,000.00	40%			£22,666.67	NHSG	N
10	Logistics - NHSG impose / change restrictions from Site Rules, including hours of working, permits, accessing areas of the site, and alike leading to a change of traffic management, site management, construction methodology.	£20,000.00	£50,000.00	£100,000.00	20%			£11,333.33	NHSG	N
11	Logistics - PSCP makes incorrect assumptions in logistics planning, resulting in additional costs and / . Or programme delays	£5,000.00	£10,000.00	£15,000.00	40%		£ 4,000.00		PSCP	N
12	Adjoining Properties - Claims with regards to damage to neighbouring properties as a direct result of Works, to the extent not already shown in the dilapidations surveys.	£20,000.00	£30,000.00	£40,000.00	20%		£ 6,000.00		PSCP	N
13	Adjoining Properties - Undermining roads / pavement during works.	£4,000.00	£6,000.00	£8,000.00	20%		£ 1,200.00		PSCP	N
14	Adjoining Property - Existing Fire Strategy including muster points not defined / agreed and may need to be temporarily moved / replaced	£5,000.00	£12,500.00	£20,000.00	40%			£5,000.00	NHSG	N
15	Adjoining Properties - Remedial issues to existing buildings, services, drainage, roads and alike, either not detailed in surveys completed at TP or not as a result of PSCP works.	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
16	Temporary Works - Incorrect craneage assumptions requiring additional plant and equipment	£25,000.00	£50,000.00	£75,000.00	40%		£ 20,000.00		PSCP	N
17	Temporary Works - Incorrect assumptions in general temporary works requirements	£40,000.00	£50,000.00	£60,000.00	40%		£ 20,000.00		PSCP	N
18	Ground conditions - bearing pressure, to the extent shown in the GI's, site variations require additional works.	£50,000.00	£100,000.00	£150,000.00	60%		£ 60,000.00		PSCP	N
19	Ground conditions - gas protection, to the extent identified in GI. Design accounts for gas protection measures.	£20,000.00	£30,000.00	£40,000.00	20%		£ 6,000.00		PSCP	N
20	Ground conditions - obstructions over and above 200mm, over and above that identified in the GI's completed at Target Price	£100,000.00	£200,000.00	£400,000.00	40%			£93,333.33	NHSG	N
21	Ground conditions - Rock at a Higher level than anticipated resulting in mass fill to foundations rather than piling	£50,000.00	£75,000.00	£100,000.00	80%		£ 60,000.00		PSCP	N
22	Ground conditions - under existing buildings not known at TP submission, results in additional costs and programme, eg contamination, over and above that identified in the GI's completed at Target Price	£50,000.00	£100,000.00	£200,000.00	60%			£70,000.00	NHSG	N
23	Contamination - Risk that Baird & ANCHOR , AMH, Site becomes Contaminated by Knotweed	£25,000.00	£50,000.00	£100,000.00	40%			£23,333.33	NHSG	N
24	Ground conditions - contamination incl asbestos, including any found during subsequent works (following agreement of the Works Target Price), over and above that identified in the GI's completed at Target Price	£50,000.00	£100,000.00	£200,000.00	60%			£70,000.00	NHSG	N

25	Contaminated Material - Asbestos in buildings over and above that identified in the Management Surveys available at Target Price	£100,000.00	£200,000.00	£300,000.00	80%			£160,000.00	NHSG	N
26	Contaminated Material -Asbestos as identified in the Management Surveys provided / completed at target price, under estimated	£20,000.00	£40,000.00	£60,000.00	40%		£ 16,000.00		PSCP	N
27	Contaminated Material - e.g. Aspergillus Fumigatus found on site resulting in decontamination costs and programme delays	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N
28	Groundwater - High groundwater table gives problems on both sites for basements.	£75,000.00	£100,000.00	£125,000.00	60%		£ 60,000.00		PSCP	N
29	Ground conditions - archaeology - discovery delays works	£60,000.00	£120,000.00	£240,000.00	20%			£28,000.00	NHSG	N
30	UXO - Unexploded Ordinance	£60,000.00	£120,000.00	£240,000.00	20%			£28,000.00	NHSG	N
31	Ecology - Existing Maternity - BAT's discovered and results in mitigation measures, impacts programme and costs	£10,000.00	£20,000.00	£30,000.00	40%			£8,000.00	NHSG	N
32	Ecology - issues and constraints other than the presence of Bats and Knotweed impede works	£10,000.00	£20,000.00	£30,000.00	20%		£ 4,000.00		PSCP	N
33	Environmental - NHSG amendments outwith the B&A site impact on the results of the FRA.	£10,000.00	£20,000.00	£30,000.00	20%			£4,000.00	NHSG	N
34	Existing Services - PSCP damage to existing known services without prior agreement. Repairs required as a result of damage or interference to site wide services as a result of the construction works.	£5,000.00	£20,000.00	£40,000.00	40%		£ 8,666.67		PSCP	N
35	Existing Services - Risk to loss of service , including any temporary measures required to safeguard clinical services required as a result of damage or interference to site wide services during as a result of the construction works.	£15,000.00	£30,000.00	£50,000.00	40%			£12,666.67	NHSG	N
36	Existing Services - Uncharted services - actual location and condition of existing services, found during construction, results in additional costs/time.	£50,000.00	£100,000.00	£200,000.00	60%			£70,000.00	NHSG	N
37	Existing Services - Risk of damage to MPHWP pipework resulting in repairs being required- ANCHOR	£10,000.00	£35,000.00	£50,000.00	40%		£ 12,666.67		PSCP	N
38	Existing Services - Risk of damage to MPHWP pipework resulting in repairs being required- Baird	£10,000.00	£35,000.00	£50,000.00	60%		£ 19,000.00		PSCP	N
39	Risk of damage to MPHWP pipework resulting in loss of service - Baird	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
40	Existing Services - Risk of damage to Vital pipework resulting in loss of service - ANCHOR	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
41	Existing Services - Known services - Poor Accuracy of GPR surveys of existing services below ground results in damage to services.	£5,000.00	£15,000.00	£30,000.00	60%		£ 10,000.00		PSCP	N
42	Existing Services - Insufficient resilience within existing site services for Oxygen. Including existing quality of gas / network.	£50,000.00	£100,000.00	£150,000.00	60%			£60,000.00	NHSG	N
42A	Existing Services - ViE works and duct remedials not completed preventing final road works to Rach road / Phase 2 service yard being completed impacting main Baird site works	£60,000.00	£120,000.00	£240,000.00	60%			£84,000.00	NHSG	N
42B	Existing Services - ViE works and not completed preventing BAIRD & ANCHOR works start on site				60%			£0.00	NHSG	N
43	Existing Services - System tie-ins, fire alarm and BEMS - specific requirements not known system architecture not matched	£20,000.00	£40,000.00	£60,000.00	40%		£ 16,000.00		PSCP	N
43A	Existing Services - Impact of existing cause and effects to new build cause and effect.	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
44	Existing Services - site infrastructure capacity for telecoms not available resulting in design changes during the construction phase of the project.	£25,000.00	£50,000.00	£100,000.00	20%			£11,666.67	NHSG	N
45	Existing Services - site infrastructure capacity for electricity not available resulting in design changes during the construction phase of the project.	£25,000.00	£50,000.00	£100,000.00	60%			£35,000.00	NHSG	N
46	Existing Services - mechanical, gas, Water, fire hydrant, sprinkler, Infrastructure may not have sufficient capacity for main works impacting design and costs	£50,000.00	£100,000.00	£150,000.00	40%			£40,000.00	NHSG	N
46A	Existing Services - MTHW, Infrastructure / connection points may not have sufficient capacity / size for main works impacting design and costs	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
47	Existing Services - Due to issues out with works non-achievement of n+1 heat and energy resilience impacts negatively upon capex and/or space.	£25,000.00	£50,000.00	£100,000.00	40%			£23,333.33	NHSG	N
48	Existing Services - CEF pipeline encroaches upon the construction footprint of the Baird Family Hospital and ANCHOR Centre. -Working in proximity causes issues / damage	£5,000.00	£7,000.00	£10,000.00	20%		£ 1,466.67		PSCP	N
49	Existing Services - Existing condition of existing steam main and or services and or tunnel, results in remedial or additional works required to complete project	£25,000.00	£50,000.00	£100,000.00	60%			£35,000.00	NHSG	N
50	Existing Services - Drainage Impact Assessment results in on / off site drainage capacity works (foul drainage) - over and above scope - resulting in delays and additional works	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N

51	Existing Services - Drainage connections / diversions Existing Maternity - works required over and above those identified in the CCTV surveys / drawings and specifications included in the works information.	£100,000.00	£150,000.00	£200,000.00	40%			£60,000.00	NHSG	N
52	Existing Services - Drainage Existing Maternity - remedial works required to existing drainage not amended by the PSCP either within or out with the site prior to commencement / and or after handover	£10,000.00	£20,000.00	£30,000.00	40%			£8,000.00	NHSG	N
53	Existing Services - ACC requirement for limit on discharge leads to large attenuation requirement on site where space is limited. Existing drainage from Radiotherapy also needs to be moved. Storm water attenuation due to increase in impermeable areas (Surface Water)	£50,000.00	£100,000.00	£150,000.00	40%			£40,000.00	NHSG	N
54	Existing Services - existig defects and / or issues with the current Pneumatic tube system is problematic which we need to join into.	£5,000.00	£10,000.00	£15,000.00	60%			£6,000.00	NHSG	N
55	Existing Services - Additional works may be required to complete the terminations required for the services including the steam main disconnections, over and above TP allowances, resulting in additional costs and a delay to reinstating the heating over and above those identified in the Target Price	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
56	Existing Services - Condition of steam main and or depth associated with te ANCHOR development. Steam main impacts design and or costs of work.	£10,000.00	£25,000.00	£50,000.00	60%			£17,000.00	NHSG	N
57	Existing Services - Maternity - Existing third party meters may be found within buildings for demolition resulting in a delay and additional costs.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
58	Existing Services - Existing service duct requires remedial works including back-log maintenance	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
59	Existing Services - Steam Main shutdowns periods for disconnection of Maternity impacts demolition programme	£15,000.00	£30,000.00	£60,000.00	40%			£14,000.00	NHSG	N
60	Temporary Connections - Insufficient site temporary electrical supplies. Requiring additional supplies and / or generators	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
61	Water - Temporary water outages caused by others out with construction site halt works on site	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
62	Electricity - Temporary power outages caused by others out with construction site halt works on site	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
63	Security - theft from the works	£25,000.00	£50,000.00	£75,000.00	40%		£ 20,000.00		PSCP	N
64	Planning - Failure to discharge and / or costs to comply with planning conditions (05) Replacement of planting within 5 years if due to drought and / or no maintenance (07) Bird Management Plan after Sectional Completion (11) Travel plan compliance demonstration (12) Site wide Signage (14) Public Art	£25,000.00	£50,000.00	£75,000.00	40%			£20,000.00	NHSG	N
65	Planning - Failure to discharge and / or costs to comply with planning conditions (01) Materials (02) Plantroom enclosures (03) Boundary Treatment Materials (05) Planting except where replacement required as a result of NHSG lack of maintenance / and or drought (10) Westburn Road Crossing	£50,000.00	£100,000.00	£200,000.00	60%				NHSG	N
66	Planning - Failure to discharge and / or costs to comply with planning conditions (06) Environmental Management Plan (07) Bird Management Plan up to Sectional Completion (08) Acoustic Report (09) Working Hours (13) Air Quality	£30,000.00	£45,000.00	£60,000.00	20%		£ 9,000.00		PSCP	N
67	Statutory Planning - Costs of discharging conditions of Planning Consent may be greater than allowance provided for e.g. extent of works / green space, resulting in amendment to design and cost	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
68	Building Control - Fire strategy not defined / agreed Fire Strategy remains open to testing throughout the design stage, and derogations may be challenged.	£50,000.00	£125,000.00	£250,000.00	60%			£85,000.00	NHSG	N
69	Statutory Electric - Connections to HV ring results in loss of overall ring due to parallel fault leading to loss of service	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
70	Statutory Water - Additional design fees may be necessary in relation to Scottish Water, DIA	£5,000.00	£7,500.00	£10,000.00	20%			£1,500.00	NHSG	N

71	Statutory Other - Legislative changes post Stage 4 contract that affect the scope, specification and/or the cost of the project.	£125,000.00	£250,000.00	£500,000.00	20%			£58,333.33	NHSG	N
72	Statutory Other - Fire legislative changes post Stage 4 contract that affect the scope, specification and/or the cost of the project.	£50,000.00	£100,000.00	£250,000.00	20%			£26,666.67	NHSG	N
73	Statutory Other - ACRM - HEFA require amendments to the design and or constructed works (Change in Brief)	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
74	Statutory Other - ACRM - PSCP fails to comply with Brief / URS resulting in remedial works to facility	£5,000.00	£10,000.00	£15,000.00	40%		£ 4,000.00		PSCP	N
75	Statutory others - Aseptic pharmacy brief does not meet user / GMP requirements, resulting in remedial works to facility	£10,000.00	£25,000.00	£50,000.00	20%			£5,666.67	NHSG	N
76	Statutory others - Aseptic pharmacy design does not meet brief / URS, resulting in remedial works to facility	£5,000.00	£10,000.00	£15,000.00	40%		£ 4,000.00		PSCP	N
77	Statutory Other - May fail to comply with cost of Environmental Regulations	£10,000.00	£20,000.00	£30,000.00	40%		£ 8,000.00		PSCP	N
78	Statutory Other - May fail to comply with Utilities Regulations	£20,000.00	£30,000.00	£40,000.00	20%		£ 6,000.00		PSCP	N
79	Statutory Others - External agencies cause delays, / and or request changes in main works that influence enabling costs and programme i.e. NDAP/HFS	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N
80	Statutory Other - Amendments as a result of revised SHTM 04 in relation to the removal of TMV's	£5,000.00	£10,000.00	£15,000.00	80%			£8,000.00	NHSG	N
80A	Statutory Other - 3rd Party validation of services and areas may delay handover	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
81	Adjoining Property -NHSG fail to engage with appropriate clinical stakeholders to advise of works/noise/disruption.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
82	Programme Main - The start date for the main contract may be delayed due to defects on enabling works.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
83	Aircraft - Disruption of Heli operations - Due to activities that do not comply with the site rules document.	£5,000.00	£15,000.00	£20,000.00	60%		£ 8,000.00		PSCP	N
84	Aircraft - Construction works are disrupted due to helipad operations, in the event that materials equipment are not safely secured.	£5,000.00	£15,000.00	£20,000.00	40%		£ 5,333.33		PSCP	N
85	Aircraft - Construction works are disrupted due to helipad operations beyond the allowances for standing time included within the Works Target Price.	£100,000.00	£200,000.00	£300,000.00	40%			£80,000.00	NHSG	N
86	Aircraft - Delay to completing the work for the Westburn Road lighting may delay the start of the main contract	£0.00	£0.00	£0.00	100%			£0.00	NHSG	N
87	3rd Party - Non compliance with HAI Scribe assessment controls (e.g. noise, dust) inadequate.	£5,000.00	£15,000.00	£20,000.00	40%		£ 5,333.33		PSCP	N
88	3rd Party - HAI Scribe controls over and above HIA Assessment controls (e.g. noise, dust) inadequate.	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
89	3rd Party Noise - Noise and acoustic levels exceed limits / requirements noted in the Site rules / WI during construction halting work	£40,000.00	£60,000.00	£80,000.00	40%		£ 24,000.00		PSCP	N
90	3rd Party Dust - not controlled during construction work halting work	£40,000.00	£60,000.00	£80,000.00	40%		£ 24,000.00		PSCP	N
91	3rd Party Other - Unforeseen restrictions to planned working hours over and above those in WI / Site Rules	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N
92	3rd Party Other - Vibration exceed limits / requirements noted in the Site rules / WI during construction works affecting clinical services /stopping construction work	£20,000.00	£40,000.00	£60,000.00	40%		£ 16,000.00		PSCP	N
93	3rd Party Other - Odour during construction works may become an issue in adjacent buildings halting work (e.g. fumes from construction activities)	£10,000.00	£20,000.00	£30,000.00	20%		£ 4,000.00		PSCP	N
94	3rd Party Other - Vandalism of the works	£10,000.00	£20,000.00	£30,000.00	40%		£ 8,000.00		PSCP	N
95	3rd Party Other - Risk of falling materials during craning operations.	£2,000.00	£5,000.00	£10,000.00	20%		£ 1,133.33		PSCP	N
96	3rd Party - Other - Remodelling / refurbishing the existing layout will involve working in a live hospital environment - disruption	£2,000.00	£5,000.00	£10,000.00	40%		£ 2,266.67		PSCP	N
97	3rd Party Other - Work in close proximity to acute care areas	£5,000.00	£15,000.00	£30,000.00	40%		£ 6,666.67		PSCP	N
98	Status of Design - Delays with client approval of construction drawings as per NEC clauses (Design Acceptance).	£10,000.00	£50,000.00	£100,000.00	40%			£21,333.33	NHSG	N
99	BREEAM - PSCP BREEAM target credits required for overall works are not achieved during works. e.g. material reuse etc.	£20,000.00	£30,000.00	£40,000.00	40%		£ 12,000.00		PSCP	N
100	BREEAM - NHSG BREEAM target credits required for overall works are not achieved during works . e.g. material reuse etc.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
101	Air permeability - issues with testing and / or quality results in need for remedial works	£15,000.00	£20,000.00	£25,000.00	20%		£ 4,000.00		PSCP	N
102	Acoustics - issues with testing and / or quality results in need for remedial works	£15,000.00	£20,000.00	£25,000.00	20%		£ 4,000.00		PSCP	N
103	Design Assumptions - Baird Birthing Rooms: Acoustic Performance agreed as part of the Works Information proves to be inadequate	£10,000.00	£20,000.00	£40,000.00	40%			£9,333.33	NHSG	N

104	U-Value - issues with testing and / or quality results in need for remedial works	£15,000.00	£20,000.00	£25,000.00	20%		£ 4,000.00		PSCP	N
105	BIM Requirement - Level 2 no achieved, LOD and LOI not in line with EIR's	£15,000.00	£20,000.00	£25,000.00	20%		£ 4,000.00		PSCP	N
105A	BIM - Information provided may not interface with NHSG asset & FM systems without significant rework.				80%			£0.00	NHSG	N
106	Technical - May fail to maintain a consistent interpretation of Standards	£20,000.00	£40,000.00	£60,000.00	40%		£ 16,000.00		PSCP	N
107	Design Assumptions - Scope is unclear, resulting in inappropriate facilities and cost escalation.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
108	Design Assumptions - NHSG Brief amended and / or unclear resulting in amendments to works	£50,000.00	£75,000.00	£100,000.00	20%			£15,000.00	NHSG	N
109	Design assumptions - Specialist equipment design requirements change / not advised timeously e.g. MRI	£10,000.00	£20,000.00	£30,000.00	60%			£12,000.00	NHSG	N
109a	Design Assumptions - assumptions made in the Target Price/Design around Group 2, 3 & 4 equipment change.	£50,000.00	£100,000.00	£150,000.00	80%			£80,000.00	NHSG	N
110	Design Assumptions - Art strategy and programme does not align with PSCP design and programme	£10,000.00	£25,000.00	£50,000.00	60%			£17,000.00	NHSG	N
111	Design Assumptions - Failure to agree derogations and clarifications has an impact on Target Price agreement and the potential for programme delay.	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
112	Design Assumptions - Failure to meet carbon reduction targets	£10,000.00	£20,000.00	£30,000.00	40%		£ 8,000.00		PSCP	N
113	Design Assumptions - Failure to co-ordinate with Green space strategy - resulting in amendment to scope and costs e.g. change in materials	£25,000.00	£50,000.00	£75,000.00	60%			£30,000.00	NHSG	N
114	Design Assumptions - Existing link bridge structure requires significant works for interface	£5,000.00	£10,000.00	£20,000.00	40%		£ 4,666.67		PSCP	N
115	Design Assumptions - New buildings may block the "bleep" signal. Won't be able to be determined until completion	£10,000.00	£25,000.00	£50,000.00	60%			£17,000.00	NHSG	N
116	Design Assumptions - Maternity - Additional depth of foundations may be discovered during demolitions, beyond the 2 m allowed in the Target Price and resulting in a cost and programme impact.	£15,000.00	£50,000.00	£100,000.00	40%			£22,000.00	NHSG	N
117	Design Assumptions - Vibration limits designed to for ACRM are not sufficient for equipment.	£5,000.00	£10,000.00	£15,000.00	20%			£2,000.00	NHSG	N
118	Development of the Enabling works results in change required to Main works design - risk due to TP prior to completion of the enabling works	£0.00	£0.00	£0.00	20%			£0.00	NHSG	0
119	Design Assumptions - There is a risk that the Baird Theatre design / brief is not fit for purpose for all specialities. Including achieving environmental criteria as result of brief not being compliant with HBN 26.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
120	Design Changes - May fail to define appropriately the Clinical / Non Clinical WI leading to minor changes	£50,000.00	£100,000.00	£200,000.00	60%			£70,000.00	NHSG	N
121	Design Changes - PSCP may fail to appropriately interpret the Clinical / Non Clinical WI leading to minor changes in works	£40,000.00	£80,000.00	£120,000.00	60%		£ 48,000.00		PSCP	N
122	Design Changes - May fail to define appropriately the Clinical / Non Clinical Brief leading to Major changes	£500,000.00	£1,000,000.00	£1,500,000.00	20%			£200,000.00	NHSG	N
123	PSCP may fail to appropriately interpret the Clinical / Non Clinical WI leading to major changes in works	£200,000.00	£400,000.00	£600,000.00	20%		£ 80,000.00		PSCP	N
124	Design Changes - MRI and all other Group 2,3,4 - final selected equipment impacts design post TP	£100,000.00	£250,000.00	£500,000.00	60%			£170,000.00	NHSG	N
125	Design Changes - Revised RPA requirements amend design	£10,000.00	£25,000.00	£50,000.00	40%			£11,333.33	NHSG	N
126	Design Changes - Nurse call changes to performance specification	£10,000.00	£25,000.00	£50,000.00	80%			£22,666.67	NHSG	N
127	Design Change - Theatre integration requirements require amendments to the design	£10,000.00	£25,000.00	£50,000.00	80%			£22,666.67	NHSG	N
128	Design fees - insufficient allowances for PSCP design fees and development of the design to react to ongoing coordination	£100,000.00	£150,000.00	£200,000.00	20%		£ 30,000.00		PSCP	N
129	Design Assumptions - Package development of Design from RIBA Stage 4 to 5 - Design development				20%				PSCP	N
130	Design Development - Interface between Works Information and specialist design not included in subcontractor specialist price	£5,000.00	£10,000.00	£20,000.00	40%		£ 4,666.67		PSCP	N
131	Main works Programme - Handover is delayed due to construction issues.	£268,000.00	£536,000.00	£804,000.00	60%		£ 321,600.00		PSCP	N
132	Programme Main - Handover is delayed due under estimation of construction periods				40%				PSCP	N
133	Main works Programme -Handover is delayed due to technical commissioning issues.E147	£50,000.00	£100,000.00	£150,000.00	60%		£ 60,000.00		PSCP	N

134	Adverse Weather - Weather conditions within the 1 in 10 year average disrupting the works	£60,000.00	£80,000.00	£100,000.00	40%	£	32,000.00		PSCP	N
135	Adverse Weather - Weather conditions out with the 1 in 10 year average disrupting the works	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N
136	Adverse Weather - Wind speeds over and above 38mph prevent craneage activities	£30,000.00	£60,000.00	£120,000.00	40%			£28,000.00	NHSG	N
137	Programme Resources - Availability of NHSG NEC3 Supervisor resource impacts on witness testing, commissioning and validation during the construction phases.	£30,000.00	£60,000.00	£120,000.00	20%			£14,000.00	NHSG	N
138	Sectional Completion - Client change in phasing during works impacts delivery	£10,000.00	£20,000.00	£30,000.00	20%			£4,000.00	NHSG	N
139	Programme Statutory - Building Control fail to meet dates for issues certificates to close off each construction phase.	£25,000.00	£50,000.00	£75,000.00	40%	£	20,000.00		PSCP	N
140	Defects - Zero defects at Handover not achieved				20%	£	-		PSCP	N
141	Defects - Post completion snagging	£50,000.00	£100,000.00	£150,000.00	40%	£	40,000.00		PSCP	N
142	Programme other - Capital equipment procurement (NHSG) - Procurement and lead-in times of Group 2/3/4 equipment and availability	£60,000.00	£120,000.00	£240,000.00	40%			£56,000.00	NHSG	N
143	Programme Other - NHS Directly employed subcontractors do not adhere to programme	£50,000.00	£100,000.00	£150,000.00	40%			£40,000.00	NHSG	N
144	Programme - Other - There is a risk that failure to clear / decant existing Aberdeen Maternity Hospital impacts on ability to demolish AMH.	£10,000.00	£20,000.00	£30,000.00	40%			£8,000.00	NHSG	N
145	Programme - Other - There is a risk that failure to ensure staff familiarisation with new equipment and installations may delay handover and occupation. Subject to Graham Construction having to provide the training that has been included in the Works Information.	£5,000.00	£10,000.00	£15,000.00	20%			£2,000.00	NHSG	N
146	Labour - availability including for Out of hours working	£20,000.00	£50,000.00	£100,000.00	40%	£	22,666.67		PSCP	N
147	Materials - Non availability of Materials	£50,000.00	£100,000.00	£150,000.00	20%	£	20,000.00		PSCP	N
148	Subcontractor Availability - Procurement Strategy: management of supply chain lead time.	£60,000.00	£90,000.00	£150,000.00	60%	£	60,000.00		PSCP	N
149	Subcontractor availability - Material and labour shortages due to geographical location (major developments)	£50,000.00	£100,000.00	£200,000.00	60%	£	70,000.00		PSCP	N
150	Quantities - Package Quantity Take off risk		see packages		40%				PSCP	N
151	Scope - Package scope gaps		see packages		40%				PSCP	N
152	Insurance - Additional insurance requirements lead to additional prelim costs above original tender	£0.00	£0.00	£0.00	100%			£0.00	NHSG	N
153	Insurances - If the PSCP fails to take out the agreed insurances, NHSG will deduct the cost of this from payments to Grahams, including any expenses incurred in obtaining these insurances.	£0.00	£0.00	£0.00	20%	£	-		PSCP	N
154	Quality - The level of build quality delivered by PSCP does not match brief.	£100,000.00	£200,000.00	£300,000.00	20%	£	40,000.00		PSCP	N
155	Escalation - Programme may straddle financial years and availability of funding requires to be managed.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
156	Escalation - Construction Inflation calculations may be inadequate (MIPS)	£382,500.00	£1,147,500.00	£1,530,000.00	60%	£	612,000.00		PSCP	N
157	Taxation - Changes in legislation due to BREXIT, increase costs and programme.	£100,000.00	£375,000.00	£500,000.00	60%			£195,000.00	NHSG	N
158	Contractual - PSCP fail to meet NEC3 contract obligations.	£10,000.00	£20,000.00	£30,000.00	20%	£	4,000.00		PSCP	N
159	Contractual - PSCM fail to meet NEC contract obligations.	£15,000.00	£30,000.00	£45,000.00	20%	£	6,000.00		PSCP	N
160	Design Liability - PSCP fails to obtain / deliver Sub Contractor Collateral Warranties	£75,000.00	£150,000.00	£225,000.00	60%	£	90,000.00		PSCP	N
161	Contract - Extent & requirement of delay damages unknown.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
162	Payment Terms - Project Bank Account system unproven / does not work	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
163	Payment Terms - Project Bank Account system unproven / does not work	£20,000.00	£40,000.00	£60,000.00	60%	£	24,000.00		PSCP	N
164	Contract - No relief from delay damages for matters that are contractors insurable events, e.g. flood, fire, storm	£50,000.00	£125,000.00	£200,000.00	40%	£	50,000.00		PSCP	N
165	Contractual - Failure to deliver agreed 'Community Benefits'	£5,000.00	£10,000.00	£20,000.00	40%	£	4,666.67		PSCP	N
166	Contractual - Inaccurate forecast of pain/gain share, and taking benefit prior to finalising Actual Cost, results in under / overspend	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
166A	Contractual - use of gain share results in additional contract risk to PSCP impacting profitability and forecasting.	£50,000.00	£100,000.00	£150,000.00	60%	£	60,000.00		PSCP	N
167	Resources - NHSG - Project team may not involve appropriate Professional expertise, (Design, Commercial)	£5,000.00	£10,000.00	£15,000.00	20%			£2,000.00	NHSG	N
168	Resources - PSCP Project consultancy team may not involve appropriate Professional expertise, (Design, Commercial)	£25,000.00	£50,000.00	£75,000.00	20%	£	10,000.00		PSCP	N
169	Resources - PSCP internal resources inappropriate and insufficient to deliver the works	£25,000.00	£50,000.00	£75,000.00	20%	£	10,000.00		PSCP	N
170	Resources - NHSG - Inappropriate and insufficient resources to deliver the project and associated work	£50,000.00	£100,000.00	£150,000.00	20%			£20,000.00	NHSG	N

171	Construction Market Conditions - Material and labour costs due to market conditions	£0.00	£0.00	£0.00	100%		£ -		PSCP	N
172	Construction Market Conditions - Suppliers/supply chain may suffer insolvency during the project.	£200,000.00	£350,000.00	£500,000.00	60%		£ 210,000.00		PSCP	N
173	Health and Safety - Fire within construction site	£30,000.00	£40,000.00	£50,000.00	20%		£ 8,000.00		PSCP	N
174	Overall project not achievable/deliverable within stated timescales.	£280,000.00	£560,000.00	£840,000.00	60%			£336,000.00	NHSG	N
175	Lack of clarity over scale of Scottish Government funding and conditions attached : associated with the Works	£0.00	£0.00	£0.00	80%			£0.00	NHSG	N
176	Scottish Government\NHS Grampian do not approve FBC resulting in programme delay.	£100,000.00	£200,000.00	£300,000.00	60%			£120,000.00	NHSG	N
177	There is a risk that Internal and external stakeholders feel disengaged, are not involved in shaping the project and are not kept up to date with progress.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
178	There is a risk that the lack of a clear NHSG Service Redesign Strategy and Implementation Plan will result in appropriate clinical service modelling not being achieved thereby not maximising the benefits of the facilities.	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
179	There is a risk that the facility design and/or service model do not meet with approval from users (e.g. patients, carers, staff) resulting in complaints/grievances/poor publicity/loss of reputation).	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
180	Failure to maintain the benefits of relations with the University in the current facilities, and to achieve aspirations for education, peer review and research in the future.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
181	There is a risk that service redesign will involve changes to staff terms and conditions, with the potential for staff dissatisfaction/formal action. This could potentially lead to programme delay if staff do not feel involved in the planning for the new facilities.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
182	Project team roles and responsibilities are unclear.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
183	There is a risk that failure to plan and coordinate functional commissioning activities with the aim of having a smooth commissioning period. Such as failure could lead to cost pressures and disruption/risk to clinical areas.	£50,000.00	£100,000.00	£150,000.00	40%			£40,000.00	NHSG	N
184	Affordability of scheme within the notional funding identified is not achievable	£0.00	£0.00	£0.00	100%			£0.00	NHSG	N
185	Evaluation of project does not demonstrate VFM.	£0.00	£0.00	£0.00	80%			£0.00	NHSG	N
186	Recurring building running costs are unaffordable.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
187	Potential Group 2, 3, 4 equipment costs are unaffordable.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
188	Potential double running between technical commissioning and decommissioning not budgeted.	£0.00	£0.00	£0.00	20%			£0.00	NHSG	N
189	VAT treatment assumptions could change.	£150,000.00	£330,000.00	£450,000.00	60%			£186,000.00	NHSG	N
190	There is a risk that clinical modelling assumptions are not realised.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
191	There is a risk that maternity modelling may be inaccurate if assumptions about the use of Community Maternity Units are not realised and impact of Best Start recommendations	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
192	There is a risk that future changes to medical technology/clinical care are unable to be fully anticipated and could change the service model from that which is planned. There is the associated risk that accommodation provided will then not be fit for purpose.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
193	There is a risk that the strategy for health records paper storage/electronic patient record is not realised and inadequate accommodation is provided. The project will provide for current paper records only.	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
194	There is a risk that we are unable to recruit and retain clinical staff within specialist services, reducing our ability to achieve some of the benefits outlined in the benefits registers.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
195	There is a risk that the service/project will fail to prepare and train staff to deliver redesigned services.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
196	There is a risk that Soft FM services are not redesigned appropriately to function effectively in the new buildings.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N
197	There is a risk that neonatal service modelling for the North of Scotland proves to be inaccurate (e.g. unanticipated changes to service delivery at Dr Gray's, Raigmore or Dundee which impact on Baird modelling, impact of Best Start national ITU recommendations).	£0.00	£0.00	£0.00	60%			£0.00	NHSG	N
198	There is a risk that gynaecology service modelling will prove to be inaccurate, and the predicted movement of patients from in-patient to day and out-patient care is not achieved placing an unpredicted burden on in-patient services.	£0.00	£0.00	£0.00	40%			£0.00	NHSG	N

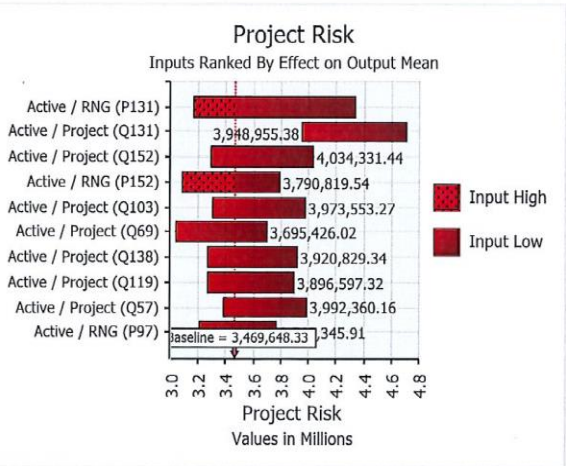
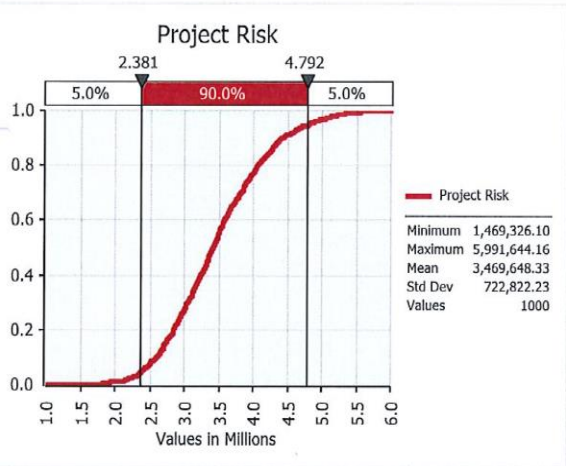
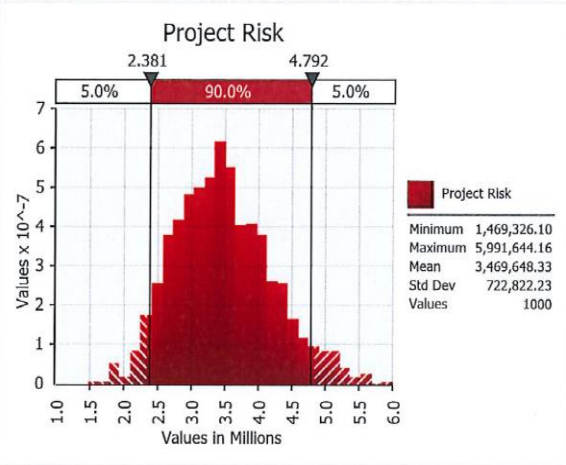




# @RISK Output Report for Baird & ANCHOR NHSG Risk

Performed By: Douglas Barnes

Date: 09 January 2020 14:20:34



Simulation Summary Information	
Workbook Name	B&A Priced Risk Model V12a C
Number of Simulations	1
Number of Iterations	1000
Number of Inputs	507
Number of Outputs	2
Sampling Type	Latin Hypercube
Simulation Start Time	09/01/2020 14:19
Simulation Duration	00:00:04
Random # Generator	Mersenne Twister
Random Seed	1595184245

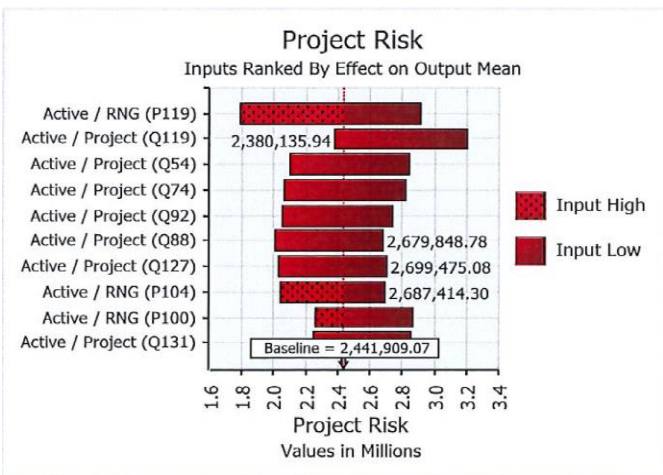
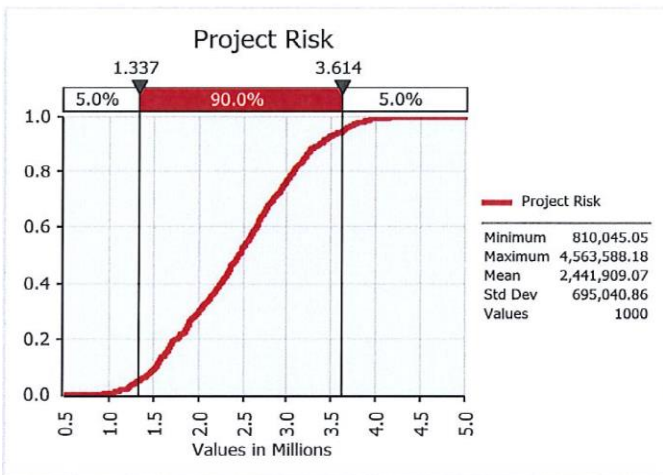
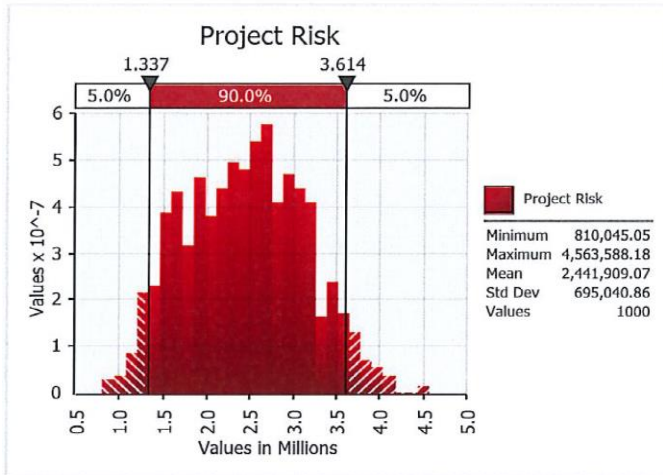
Summary Statistics for Project Risk		
Statistics	Percentile	
Minimum	5%	2,381,194
Maximum	10%	2,596,031
Mean	15%	2,713,382
Std Dev	20%	2,844,419
Variance	25%	2,947,776
Skewness	30%	3,047,359
Kurtosis	35%	3,144,650
Median	40%	3,235,505
Mode	45%	3,332,568
Left X	50%	3,416,677
Left P	55%	3,498,829
Right X	60%	3,573,888
Right P	65%	3,664,281
Diff X	70%	3,831,118
Diff P	75%	3,922,656
#Errors	80%	4,061,993
Filter Min	85%	4,234,140
Filter Max	90%	4,417,353
#Filtered	95%	4,791,733

Change in Output Statistic for Project Risk			
Rank	Name	Lower	Upper
1	Active / RNG (P131)	3,159,875	4,332,498
2	Active / Project (Q131)	3,948,955	4,710,425
3	Active / Project (Q152)	3,292,275	4,034,331
4	Active / RNG (P152)	3,077,968	3,790,820
5	Active / Project (Q103)	3,300,493	3,973,553
6	Active / Project (Q69)	3,035,351	3,695,426
7	Active / Project (Q138)	3,272,218	3,920,829
8	Active / Project (Q119)	3,261,463	3,896,597
9	Active / Project (Q57)	3,385,670	3,992,360
10	Active / RNG (P97)	3,214,424	3,767,346

# @RISK Output Report for Baird & ANCHOR PSCP Risk

Performed By: Douglas Barnes

Date: 09 January 2020 14:04:21



## Simulation Summary Information

Workbook Name	B&A Priced Risk Model V12a P
Number of Simulations	1
Number of Iterations	1000
Number of Inputs	360
Number of Outputs	2
Sampling Type	Latin Hypercube
Simulation Start Time	09/01/2020 14:03
Simulation Duration	00:00:06
Random # Generator	Mersenne Twister
Random Seed	714086912

## Summary Statistics for Project Risk

Statistics	Percentile	Value
Minimum	5%	1,336,788
Maximum	10%	1,521,538
Mean	15%	1,635,272
Std Dev	20%	1,762,653
Variance	25%	1,891,590
Skewness	30%	2,008,937
Kurtosis	35%	2,134,263
Median	40%	2,254,975
Mode	45%	2,354,506
Left X	50%	2,453,886
Left P	55%	2,555,400
Right X	60%	2,649,586
Right P	65%	2,735,959
Diff X	70%	2,838,844
Diff P	75%	2,953,928
#Errors	80%	3,068,896
Filter Min	85%	3,192,083
Filter Max	90%	3,352,735
#Filtered	95%	3,614,345

## Change in Output Statistic for Project Risk

Rank	Name	Lower	Upper
1	Active / RNG (P1)	1,786,840	2,908,746
2	Active / Project (C)	2,380,136	3,200,894
3	Active / Project (C)	2,094,283	2,841,563
4	Active / Project (C)	2,068,044	2,814,082
5	Active / Project (C)	2,050,352	2,738,645
6	Active / Project (C)	2,004,496	2,679,849
7	Active / Project (C)	2,032,806	2,699,475
8	Active / RNG (P1)	2,038,919	2,687,414
9	Active / RNG (P1)	2,256,738	2,867,395
10	Active / Project (C)	2,246,704	2,857,124

# **Appendix T**

## **Generic Economic Model (GEM) Extracts**



# **Appendix U**

## **University of Aberdeen – Agreement in Principle Letter**

King's College  
Aberdeen  
AB24 3FX  
Scotland UK

Tel: +44 (0) 1224 272 134/5  
Email: boyne@abdn.ac.uk  
Web: www.abdn.ac.uk/



Professor George Boyne MA, MLitt, PhD, AcSS  
Principal and Vice-Chancellor

Jackie Bremner, Project Director  
Baird and ANCHOR Project  
Project Office  
Rosehill Annex  
Foresterhill Health Campus  
AB25 2ZG

1 November 2019

Dear Jackie

**Agreement in principle – Occupation of parts of Baird Family Hospital and Anchor Cancer Centre**

I am writing to you to confirm the University of Aberdeen's 'Agreement in Principle' to occupy parts of the Baird Family Hospital and Anchor Cancer Centre under the terms outlined below:

NHS Grampian has included the University of Aberdeen in developing a project brief and schedule of accommodation for two new build projects on the Foresterhill campus, namely the Baird Family Hospital and the ANCHOR Cancer Centre. Within these new builds will be spaces for University activities in teaching and research and replacement space for our current IVF unit (currently located in the Maternity Hospital and will be demolished) which we intend to occupy when the buildings are completed. The arrangement will be supported by a Heads of Term agreement and this letter represents in principle agreement to occupy the space which will be created in the new facilities.

At the current time, these spaces equate to 941 m<sup>2</sup> (excluding the proposed NHS Education for Scotland funded ACT (Associated Cost of Teaching) space amounting to 382 m<sup>2</sup>) and it is proposed that the University will be recharged for its share of Property Running Costs of the New Facilities, the estimated costs are circa £160 per m<sup>2</sup> from the year of occupation 2020/2021.

Contd.../



THE QUEEN'S  
ANNIVERSARY PRIZES  
FOR HIGHER AND FURTHER EDUCATION  
2017

Registered Scottish Charity No SC013683

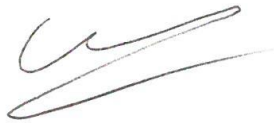
The proposed running costs includes the following elements for:-

Annual Property Running Costs (which includes Rates/Water Rates/Electricity/Heating/Domestics/Hard FM/Soft FM/Window Cleaning)

Lifecycle and other maintenance costs as incurred. For general maintenance to the whole building, this cost will be allocated pro-rata in relation to the University occupied space as a proportion of total space per building.

I trust that this in-principle agreement will allow you to proceed with both Projects.

If you have any questions, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'George Boyne', with a long horizontal flourish underneath.

Yours sincerely

**George Boyne**  
**Principal**





# **Appendix V**

## **The ANCHOR Centre Schedule of Accommodation**



THE ANCHOR CENTRE - NET ROOM AREA SCHEDULE

17.09.19 - reference **SoA14** as received 25.10.17 + **SoA17** as received 09.07.2019

N101H-NOR-XX-XX-SH-A-00001\_P03

SoA 14 OBC			SoA 17 FBC			ACTUAL FBC - OBC		
							Drawn area < 10% greater than briefed area	
							Drawn area >10% of briefed area	
							Drawn area < briefed area	

Department	Room Number	Room	Brief	Actual	Diff m2	Brief	Actual	Diff m2	Notes	
CLINICAL	A-CA001	Information Lounge	16.00	16.00	0.0	16.00	16.20	0.2		
	A-CA002	Store Room – Information Lounge	4.00	4.40	0.4	4.00	4.30	0.3		
	A-CA003	Quiet Room	9.00	9.20	0.2	9.00	9.10	0.1		
	function sub total			29.00	29.60	0.6	29.00	29.60	0.6	
	A-CA004	Parking Bay: 6 wheelchairs	4.00	4.00	0.0	4.00	4.10	0.1		
	A-CA005	Reception	9.00	9.00	0.0	9.00	9.40	0.4		
	A-CA112	Back Office	9.00	9.00	0.0	9.00	9.00	0.0		
	A-CA006	Waiting Area: 45 persons	67.50	67.60	0.1	67.50	68.00	0.5		
	A-CA008	Coffee Cart Area	10.00	10.20	0.2	10.00	10.00	0.0		
	A-CA009	Store Room - Coffee Cart	8.00	8.00	0.0	8.00	8.00	0.0		
	A-CA010	"Coffee" Lounge Area: 20 places	40.00	40.00	0.0	40.00	35.50	-4.5		
	A-CA011	Teenagers and Young Adults Lounge	16.50	16.50	0.0	16.50	17.40	0.9		
	A-CA012	WC Ambulant	2.50	3.10	0.6	2.50	2.50	0.0		
	A-CA013	WC Ambulant	2.50	3.00	0.5	2.50	3.30	0.8		
	A-CA014	WC Accessible	4.50	4.50	0.0	4.50	4.50	0.0		
	A-CA015	WC Accessible	4.50	4.90	0.4	4.50	4.90	0.4		
	A-CA016	PAMIS "Changing Places"	12.00	12.40	0.4	12.00	12.10	0.1		
	A-CA017	Infant Feeding Room	5.50	5.80	0.3	5.50	5.20	-0.3		
	A-CA018	Nappy Change	4.00	4.80	0.8	4.00	4.80	0.8		
	function sub total			199.50	202.80	3.3	199.50	198.70	-0.8	
	A-CA019	Reception	8.00	8.90	0.9	8.00	8.90	0.9		
	A-CA020	Admin Office: 2 place	11.00	11.20	0.2	11.00	11.30	0.3		
	A-CA021	Printer/IT/Admin Store Room	6.00	6.10	0.1	6.00	6.30	0.3		
	A-CA022	Staff Base	8.00	9.00	1.0	8.00	8.10	0.1		
	A-CA023	Medical Records Transit Room	9.00	9.00	0.0	9.00	9.10	0.1		
	A-CA024	Prescription Verification Room	13.50	13.90	0.4	13.50	13.50	0.0		
	A-CA025	Parking Bay - Resus Trolley	1.00	1.30	0.3	1.00	1.00	0.0		
	A-CA026	Staff Pantry	6.00	6.00	0.0	6.00	6.20	0.2		
	A-CA027	Interview/Counselling room	9.00	9.80	0.8	9.00	9.70	0.7		
	A-CA028	Sub-waiting Area: 35 place	52.50	48.00	-4.5	52.50	52.40	-0.1	total at OBC should have been 51.90m2 with a difference of 0.6m2	
	A-CA029	Phlebotomy & Physiological Measurement Room	26.00	26.10	0.1	32.30	33.00	0.7		
	A-CA030	Pneumatic Tube Station	1.00	1.00	0.0	1.00	1.00	0.0		
	A-CA031	WC Accessible - Sample Room	4.50	4.60	0.1	4.50	4.90	0.4		
	A-CA032	WC Ambulant	2.50	2.50	0.0	2.50	2.70	0.2		
	A-CA033	WC Ambulant	2.50	2.70	0.2	2.50	2.60	0.1		
	A-CA034	Clean Utility	12.00	12.50	0.5	12.00	12.50	0.5		
	A-CA035	Dirty Utility - Specimen Hatch	6.00	6.00	0.0	6.00	6.40	0.4		
	A-CA037	DSR	10.00	10.20	0.2	10.00	10.10	0.1		
	A-CA038	Disposal Hold	12.00	12.00	0.0	12.00	12.20	0.2		
A-CA039	Consulting/Examination room	15.00	15.20	0.2	15.00	15.30	0.3			

A-CA040	Consulting/Examination room	15.00	15.20	0.2	15.00	15.10	0.1	-0.1	
A-CA041	Consulting/Examination room	15.00	15.20	0.2	15.00	15.30	0.3	0.1	
A-CA042	Consulting/Examination room	15.00	15.20	0.2	15.00	15.20	0.2	0.0	
A-CA043	Consulting/Examination room	15.00	15.20	0.2	15.00	15.10	0.1	-0.1	
A-CA044	Consulting/Examination room	15.00	15.20	0.2	15.00	15.20	0.2	0.0	
A-CA045	Consulting/Examination room	15.00	15.20	0.2	15.00	15.00	0.0	-0.2	
A-CA046	Consulting/Examination room	15.00	15.10	0.1	15.00	15.00	0.0	-0.1	
A-CA047	Consulting/Examination room	15.00	15.30	0.3	15.00	15.10	0.1	-0.2	
A-CA048	Consulting/Examination room	15.00	15.20	0.2	15.00	15.00	0.0	-0.2	
A-CA049	Consulting/Examination room	15.00	15.00	0.0	15.00	15.40	0.4	0.4	
A-CA050	Consulting/Examination room	15.00	15.20	0.2	15.00	15.60	0.6	0.4	
A-CA051	Consulting/Examination room	15.00	15.00	0.0	15.00	15.20	0.2	0.2	
A-CA052	Consulting/Examination room	15.00	15.20	0.2	15.00	15.50	0.5	0.3	
A-CA053	Consulting/Examination room	15.00	15.00	0.0	15.00	15.30	0.3	0.3	
A-CA054	Consulting/Examination room	15.00	15.20	0.2	15.00	15.00	0.0	-0.2	
A-CA055	Consulting/Examination room	15.00	15.20	0.2	15.00	15.40	0.4	0.2	
A-CA056	Consulting/Examination room	15.00	15.20	0.2	15.00	15.00	0.0	-0.2	
A-CA057	Consulting/Examination room	15.00	15.20	0.2	15.00	15.40	0.4	0.2	
A-CA058	Consulting/Examination room	15.00	15.20	0.2	15.00	15.00	0.0	-0.2	
A-CA059	Store Room – Consulting Zone	4.00	4.00	0.0	4.00	4.30	0.3	0.3	
A-CA060	Store Room – Consulting Zone	4.00	4.20	0.2	4.00	4.10	0.1	-0.1	
A-CA063	WC Staff Ambulant	2.50	2.70	0.2	2.50	2.60	0.1	-0.1	
A-CA064	WC Staff Ambulant	2.50	2.70	0.2	2.50	3.40	0.9	0.7	
function sub total		513.50	517.80	4.3	519.80	530.40	10.6	12.6	
A-CA065	Sub-waiting Area: 20 place	30.00	30.40	0.4	30.00	30.10	0.1	-0.3	
A-CA066	Reception	8.00	8.30	0.3	8.00	8.70	0.7	0.4	
A-CA067	Admin Office: 3 place	16.50	16.70	0.2	16.50	16.50	0.0	-0.2	
A-CA068	Printer/IT/Admin Store Room	6.00	6.30	0.3	6.00	8.40	2.4	2.1	
A-CA069	Senior Charge Nurse office; 1 person	9.00	9.40	0.4	9.00	9.10	0.1	-0.3	
A-CA071	Prescription Verification Room	13.50	13.70	0.2	13.50	13.60	0.1	-0.1	
A-CA072	Pneumatic Tube Station	1.00	0.90	-0.1	1.00	1.10	0.1	0.2	
A-CA073	Clean Utility	30.00	29.70	-0.3	30.00	30.00	0.0	0.3	
A-CA074	Kitchen	15.00	15.20	0.2	15.00	19.10	4.1	3.9	
A-CA076	Complementary Therapies Room	16.50	16.50	0.0	16.50	16.70	0.2	0.2	
A-CA077	Store Room - Complementary Therapies	4.00	4.10	0.1	4.00	4.00	0.0	-0.1	
A-CA078	Interview/Counselling Room	9.00	11.10	2.1	9.00	9.00	0.0	-2.1	
A-CA079	Parking Bay - Resus Trolley	1.00	1.00	0.0	1.00	1.00	0.0	0.0	
A-CA080	Linen Store	4.00	4.00	0.0	4.00	4.10	0.1	0.1	
A-CA081	DSR	10.00	10.30	0.3	10.00	10.30	0.3	0.0	
A-CA082	Disposal Hold	12.00	12.10	0.1	12.00	12.00	0.0	-0.1	
A-CA083	Staff base (1)	8.00	8.00	0.0	8.00	9.00	1.0	1.0	
A-CA084	Staff base (2)	8.00	8.00	0.0	8.00	8.90	0.9	0.9	
A-CA085	Procedure Room 1	16.50	16.50	0.0	16.50	16.50	0.0	0.0	
A-CA086	Procedure Room 2	16.50	16.50	0.0	16.50	16.50	0.0	0.0	
A-CA116	Treatment Chair Area	344.00	344.00	0.0	344.00	222.40	-121.6	-121.6	plans show 222.4m2 space which includes circulation of 108.36
A-CA091	4 Chair Treatment Cluster	48.00	-	-	48.00	29.50	-18.5		
A-CA117	3 Chair Treatment Cluster	48.00	-	-	36.00	24.10	-11.9		
A-CA118	4 Chair Treatment Cluster	48.00	-	-	48.00	25.40	-22.6		
A-CA119	3 Chair Treatment Cluster	48.00	-	-	36.00	24.10	-11.9		

CLINICAL AREA	A-CA120	3 Chair Treatment Cluster	48.00	-	-	36.00	20.10	-15.9		
	A-CA121	4 Chair Treatment Cluster	48.00	-	-	48.00	22.90	-25.1		
	A-CA122	3 Chair Treatment Cluster	48.00	-	-	36.00	23.80	-12.2		
	A-CA123	4 Chair Treatment Cluster	-	-	-	48.00	25.10	-22.9		
	A-CA087	Touchdown Space	2.00	2.20	0.2	2.00	4.00	2.0	1.8	
	A-CA088	Touchdown Space	2.00	2.20	0.2	2.00	4.10	2.1	1.9	
	A-CA089	Touchdown Space	2.00	2.00	0.0	2.00	4.10	2.1	2.1	
	A-CA090	Touchdown Space	2.00	2.20	0.2	2.00	4.10	2.1	1.9	
	A-CA092	Chair Treatment Room	16.50	16.50	0.0	16.50	16.50	0.0	0.0	
	A-CA093	Chair Treatment Room	16.50	16.50	0.0	16.50	17.10	0.6	0.6	
	A-CA094	Patients en-suite with chamfered shower as per HBN 00-02	4.50	4.70	0.2	4.50	4.50	0.0	-0.2	
	A-CA095	Patients en-suite with chamfered shower as per HBN 00-02	4.50	4.60	0.1	4.50	4.50	0.0	-0.1	
	A-CA096	WC Accessible	4.50	4.60	0.1	4.50	4.90	0.4	0.3	
	A-CA097	WC Accessible	4.50	5.20	0.7	4.50	4.80	0.3	-0.4	
	A-CA098	WC Accessible - Sample Room	4.50	4.60	0.1	4.50	4.70	0.2	0.1	
	A-CA100	Store Room - Consumables	10.00	10.20	0.2	10.00	10.00	0.0	-0.2	
	A-CA101	Store Room - Equipment	10.00	10.30	0.3	10.00	10.30	0.3	0.0	
	A-CA102	Dirty Utility - Specimen Hatch	8.00	8.90	0.9	8.00	9.60	1.6	0.7	
	A-CA103	Dirty Utility - Specimen Hatch	8.00	8.50	0.5	8.00	8.60	0.6	0.1	
	A-CA113	Consulting/Examination room	15.00	15.00	0.0	15.00	15.00	0.0	0.0	
	A-CA114	WC Accessible	4.50	4.60	0.1	4.50	4.90	0.4	0.3	
	A-CA115	WC Accessible - Sample Room	4.50	5.20	0.7	4.50	5.10	0.6	-0.1	
	function sub total			694.00	702.10	8.1	694.00	798.80	104.8	96.7
A-CA104	Administration Office: 6 place	33.00	26.50	-6.5	-	-	-	-	20% reduction shown on plans at OBC stage. Room has been combined with A-CA104 at FBC stage	
A-CA105	Audit Office: 3 person	13.50	10.90	-2.6	13.50	13.60	0.1	2.7	20% reduction shown on plans at OBC stage, SOA 17 did not show this.	
A-CA106	WC Staff Ambulant	2.50	2.60	0.1	2.50	2.70	0.2	0.1		
A-CA107	Laboratory	13.50	13.50	0.0	13.50	13.60	0.1	0.1		
A-CA109	Freezer Room	13.50	13.50	0.0	13.50	13.50	0.0	0.0		
A-CA110	Records Storage Room	13.50	13.70	0.2	13.50	13.70	0.2	0.0		
A-CA111	Multi-person Offices (14 place)	77.00	61.90	-15.1	89.00	89.00	0.0	27.1	20% reduction shown on plans at OBC stage. Room has been combined with A-CA104 at FBC stage	
			166.50	142.60	-23.9	145.50	146.10	0.6	3.5	
CLINICAL AREA TOTALS		Functional	1602.50	1594.90	-7.6	1587.80	1703.60	115.8	108.7	
		Planning (5%)	80.13	207.12	127.0	79.39	101.20	21.8	-105.9	
		Engineering (3%)	50.48	89.40	38.9	50.02	51.11	1.1	-38.3	
		Circulation (30%)	504.79	522.80	18.0	500.16	452.19	-48.0	-70.6	
		TOTAL CLINICAL AREAS		2237.90	2414.22	176.3	2217.36	2308.10	90.7	-106.1
PHARMACY	A-P001	Public Reception	4.0	4.1	0.1	4.0	5.8	1.8	1.7	
	A-P002	Interview/Counselling Room	9.0	10.1	1.1	9.0	11.2	2.2	1.1	
	A-P003	Dispensing/Prefills Area	45.0	45.5	0.5	45.0	45.4	0.4	-0.1	
	A-P004	Pneumatic Tube Station	1.0	1.0	0.0	1.0	1.0	0.0	0.0	
	A-P005	Hot Desking Area: 6 person	25.0	25.1	0.1	25.0	25.1	0.1	0.0	
	A-P006	Dispensary Cold Room	10.0	10.1	0.1	10.0	10.1	0.1	0.0	
	A-P007	Dispensary Cold Room	10.0	10.1	0.1	10.0	10.0	0.0	-0.1	
	A-P008	Dispatch/Receipt/Distribution	20.0	20.0	0.0	20.0	20.9	0.9	0.9	
	A-P009	Disposal Hold	12.0	12.2	0.2	12.0	13.1	1.1	0.9	
	function sub total			136.0	138.2	2.2	136.0	142.6	6.6	4.4

A-P010	Pharmacy Store	30.0	30.2	0.2	-	-	-	
A-P011	Staff Changing (Female)	25.0	25.0	0.0	-	-	-	
A-P011	Staff Changing (Unisex)	-	-	-	18.2	17.8	-0.4	
A-P014	Staff Changing (Male)	7.5	7.5	0.0	-	-	-	
A-P015	Staff Shower Ambulant - Unisex	2.5	2.7	0.2	2.5	2.9	0.4	0.2
A-P018	Disposal Hold	12.0	12.1	0.1	12.0	13.3	1.3	1.2
A-P019	Pre-Entry Changing Area	8.0	8.1	0.1	-	-	-	
A-P020	Dirty Gown Disposal Area	6.0	6.0	0.0	6.0	6.0	0.0	0.0
A-P021	Outer Support Room	42.5	42.6	0.1	74.0	72.7	-1.3	30.1
A-P023	Stage 1 Changing Room (Support Room Change)	6.0	6.0	0.0	-	-	-	
A-P023	Change Airlock (Grade D)	-	-	-	7.1	6.8	-0.3	
A-P024	Inner Support Room	36.0	36.9	0.9	-	-	-	
A-P025	Stage 2 Changing Room (Clean Room Change 1)	4.5	4.6	0.1	-	-	-	
A-P026	Air Lock 1	4.0	4.2	0.2	-	-	-	
A-P027	Clean Room 1	32.0	32.2	0.2	-	-	-	
A-P028	Stage 2 Changing Room (Clean Room Change 2)	4.5	4.6	0.1	-	-	-	
A-P029	Air Lock 2	4.0	4.2	0.2	-	-	-	
A-P030	Clean Room 2	32.0	32.0	0.0	-	-	-	
A-P031	Stage 2 Changing Room (Clean Room Change 3)	4.5	4.5	0.0	-	-	-	
A-P032	Air Lock 3	4.0	4.0	0.0	-	-	-	
A-P033	Clean Room 3	22.0	22.4	0.4	-	-	-	
A-P034	Office – Aseptic Staff	18.0	17.9	-0.1	21.2	21.0	-0.2	3.1
A-P035	Staff Rest Room	20.0	20.1	0.1	-	-	-	
A-P046	Waste Transfer	-	-	-	5.3	5.1	-0.2	
A-P047	Material in/Out	-	-	-	9.1	9.3	0.2	
A-P048	Cyto Airlock (Grade C)	-	-	-	4.0	3.8	-0.2	
A-P049	Cyto Inner Support (Grade C)	-	-	-	26.0	26.5	0.5	
A-P050	Cyto Airlock (Grade B)	-	-	-	3.9	3.9	0.0	
A-P051	Cyto Isolater Room	-	-	-	41.0	43.9	2.9	
A-P052	Aseptic Airlock (Grade C)	-	-	-	4.0	3.8	-0.2	
A-P053	Aseptic Inner Support (Grade C)	-	-	-	26.3	25.5	-0.8	
A-P054	Aseptic Airlock (Grade B)	-	-	-	3.9	3.9	0.0	
A-P055	Aseptic Room	-	-	-	27.0	29.4	2.4	
		325.0	327.8	2.8	291.5	295.6	4.1	-32.2
A-P036	Quality Assurance Room	24.0	24.1	0.1	21.5	21.2	-0.3	-2.9
		24.0	24.1	0.1	21.5	21.2	-0.3	-2.9
A-P037	Clinical Trials Office: 5 person	27.5	27.5	0.0	27.5	27.5	0.0	0.0
A-P038	Cold Room	10.0	10.0	0.0	10.0	10.0	0.0	0.0
A-P039	Clinical Trial Store, Receipt, Dispense & Quarantine	45.0	45.0	0.0	45.0	45.1	0.1	0.1
A-P045	Clinical Trials Returns	15.0	15.1	0.1	15.0	15.1	0.1	0.0
		97.5	97.6	0.1	97.5	97.7	0.2	0.1
A-P040	WC Staff Ambulant	2.5	2.6	0.1	2.5	2.8	0.3	0.2
A-P041	WC Staff Ambulant	2.5	2.4	-0.1	2.5	2.8	0.3	0.4
A-P042	WC Staff Accessible	4.5	4.7	0.2	4.5	4.6	0.1	-0.1
A-P043	DSR	10.0	10.0	0.0	10.0	10.1	0.1	0.1
A-P044	Staff Locker Bay	5.0	5.0	0.0	5.0	4.6	-0.4	-0.4
A-P056	Clog Wash	-	-	-	1.0	0.7	-0.3	
A-P010	Pharmacy Store	-	-	-	30.0	30.8	0.8	0.6
A-P035	Staff Rest Room	-	-	-	20.0	20.0	0.0	-0.1

			24.5	24.7	0.2	75.5	76.4	0.9	51.7		
PHARMACY AREA TOTALS	Functional		607.00	612.40	5.4	622.00	633.50	11.5	21.1		
	Planning (5%)		30.35	56.80	26.5	31.10	35.90	4.8	-20.9		
	Engineering (3%)		19.12	1.60	-17.5	19.59	19.01	-0.6	17.4		
	Circualtion (25%)		159.34	16.50	-142.8	163.28	0.60	-162.7	-15.9		
	TOTAL PHARMACY AREAS		815.81	687.30	-128.5	835.97	689.00	-147.0	1.7		
TAS	A-TAS001	Multi-function Room (40 persons)	50.0	50.4	0.4	50.0	49.2	-0.8	-1.2		
	A-TAS037	Multi-function Room (20 persons)	25.0	25.0	0.0	25.0	26.0	1.0	1.0		
	A-TAS002	Multi-function Room (20 Persons)	25.0	25.0	0.0	25.0	26.9	1.9	1.9		
	A-TAS003	Cloakroom	4.0	4.0	0.0	4.0	4.2	0.2	0.2		
	A-TAS004	Hot Desking (3 person)	13.5	13.5	0.0	13.5	14.3	0.8	0.8		
	A-TAS005	Store Room	10.0	10.0	0.0	10.0	10.2	0.2	0.2		
	A-TAS006	Staff Pantry	6.0	6.4	0.4	6.0	6.0	0.0	-0.4		
				133.5	134.3	0.8	133.5	136.8	3.3	2.5	
	A-TASxxx	Office Accomodation (summary of those listed below)	470.5	380.0	-	-	-	-	-	-	OBC plans did not show break down, but included 20% reduction in office shown on plans.
	A-TAS007	Desk Spaces in Multi-person Offices (Consultants)	112.0	-	-	-	-	-	-	-	
	A-TAS007	Open Plan Office	-	-	-	304.0	301.2	-2.8	-	-	
	A-TAS008	Desk Spaces in Multi-person Offices (Registrars and Associates)	60.5	-	-	-	-	-	-	-	
	A-TAS009	Desk Spaces in Multi-person Offices (CNS, Pharmacy and Psychology)	182.0	-	-	-	-	-	-	-	
	A-TAS010	Desk Spaces in Multi-person Offices (Medical Secretaries)	77.0	-	-	-	-	-	-	-	
	A-TAS011	Desk Spaces in Multi-person Offices (Management Support)	11.0	-	-	-	-	-	-	-	
	A-TAS012	Management Office (4 Person)	28.0	-	-	-	-	-	-	-	
	A-TAS038	Breakout space 2 person	-	-	-	6.9	7.0	0.1	-	-	
	A-TAS039	Breakout space 2 person	-	-	-	5.7	9.3	3.6	-	-	
	A-TAS040	Breakout space 4 person	-	-	-	9.1	6.0	-3.1	-	-	
	A-TAS041	Breakout space 4 person	-	-	-	7.0	7.4	0.4	-	-	
	A-TAS042	Breakout space 2 person	-	-	-	6.2	6.0	-0.2	-	-	
	A-TAS043	Breakout space 2 person	-	-	-	6.0	6.1	0.1	-	-	
	A-TAS044	Breakout space 2 person	-	-	-	6.0	7.6	1.6	-	-	
	A-TAS045	Breakout space 4 person	-	-	-	7.5	5.8	-1.7	-	-	
	A-TAS046	Breakout space 4 person	-	-	-	7.9	8.3	0.4	-	-	
	A-TAS013	Staff Rest Room/Beverage Bay	56.5	56.9	0.4	56.5	56.5	0.0	-0.4	-0.4	
	A-TAS014	WC Staff Ambulant	2.5	2.7	0.2	2.5	3.2	0.7	0.5	0.5	
	A-TAS015	WC Staff Ambulant	2.5	2.7	0.2	2.5	3.3	0.8	0.6	0.6	
	A-TAS016	WC Staff Accessible	4.5	4.5	0.0	4.5	4.8	0.3	0.3	0.3	
	A-TAS036	Printer	6.0	6.0	0.0	6.0	5.9	-0.1	-0.1	-0.1	
				542.5	452.8	-89.7	438.2	438.4	0.2	-14.4	
	A-TAS017	Goods receipt/despatch area	60.0	56.6	-3.4	50.0	66.0	16.0	9.4	9.4	
	A-TAS018	Materials Management Office/Mail Room	12.0	12.1	0.1	12.0	12.0	0.0	-0.1	-0.1	
A-TAS019	Equipment Cleaning Room	10.0	10.0	0.0	10.0	10.0	0.0	0.0	0.0		
A-TAS020	Bulk Store Room	12.0	12.5	0.5	12.0	14.0	2.0	1.5	1.5		
A-TAS021	Domestic Machine Park/Charging	10.0	10.0	0.0	10.0	10.5	0.5	0.5	0.5		
A-TAS022	Clean Bin Holding Area	30.0	0.0	-30.0	30.0	30.0	0.0	30.0	30.0		
A-TAS023	Disposal Hold	30.0	30.8	0.8	-	-	-	-	-		
A-TAS024	DSR	10.0	10.1	0.1	10.0	10.2	0.2	0.1	0.1		
A-TAS025	WC Staff Ambulant	2.5	2.6	0.1	2.5	2.8	0.3	0.2	0.2		

			176.5	144.7	-31.8	136.5	155.5	19.0	10.8
	A-TAS026	Staff Changing (Female)	40.0	40.1	0.1	40.0	40.0	0.0	-0.1
	A-TAS027	Shower: Ambulant (Female)	2.5	2.7	0.2	2.5	2.6	0.1	-0.1
	A-TAS028	Shower: Ambulant (Female)	2.5	2.8	0.3	2.5	2.6	0.1	-0.2
	A-TAS029	WC Staff Ambulant (Female)	2.5	2.7	0.2	2.5	3.1	0.6	0.4
	A-TAS030	WC Staff Ambulant (Female)	2.5	2.7	0.2	2.5	3.1	0.6	0.4
	A-TAS031	Staff Changing (Male)	10.0	10.0	0.0	10.0	10.0	0.0	0.0
	A-TAS032	Shower: Ambulant (Male)	2.5	2.5	0.0	2.5	2.5	0.0	0.0
	A-TAS033	WC Staff Ambulant (Male)	2.5	4.5	2.0	2.5	2.8	0.3	-1.7
	A-TAS034	Accessible Staff Change / WC / Shower	4.5	2.5	-2.0	6.0	6.3	0.3	3.8
			69.5	70.5	1.0	71.0	73.0	2.0	2.5
<b>TAS AREA TOTALS</b>	<b>Functional</b>		<b>922.00</b>	<b>802.30</b>	<b>-119.7</b>	<b>779.23</b>	<b>803.70</b>	<b>24.5</b>	<b>1.4</b>
	<b>Planning (5%)</b>		46.10	24.24	-21.9	38.96	29.49	-9.5	5.2
	<b>Engineering (3%)</b>		29.04	22.70	-6.3	24.55	24.11	-0.4	1.4
	<b>Circulation (25%)</b>		242.34	65.70	-176.6	204.55	53.00	-151.5	-12.7
	<b>TOTAL PHARMACY AREAS</b>		<b>1239.48</b>	<b>914.94</b>	<b>-324.5</b>	<b>1047.29</b>	<b>910.30</b>	<b>-137.0</b>	<b>-4.6</b>

<b>Interdepartmental walls/ white space</b>						97.8		
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<b>TOTAL FUNCTION</b>	<b>3131.5</b>	<b>3009.6</b>	<b>-121.9</b>	<b>2989.0</b>	<b>3140.8</b>	<b>151.8</b>	<b>131.2</b>
<b>TOTAL Planning</b>	156.6	489.7	333.1	149.5	166.6	17.1	-323.1
<b>TOTAL Engineering</b>	98.6	113.7	15.1	94.2	94.2	0.0	-19.5
<b>TOTAL Circulation</b>	906.5	605.0	-301.5	868.0	505.8	-362.2	-99.2

<b>Net GIFA</b>	<b>4293.2</b>	<b>4235.5</b>	<b>-57.7</b>	<b>4100.7</b>	<b>3907.4</b>	<b>-193.3</b>	<b>-328.1</b>
<b>Plant Allowance</b>	637.5	544.8	-92.7	545	563.3	18.3	18.5
<b>Interdepartmental Comms (13%) + 75m2 link</b>	558.1	708.9	150.8	608.1	931.7	323.6	222.9
<b>Total GIFA</b>	<b>5488.8</b>	<b>5489.2</b>	<b>0.4</b>	<b>5253.8</b>	<b>5500.3</b>	<b>246.5</b>	<b>11.1</b>

<b>Outwith GIFA/ External space</b>							
A-TAS023	Disposal Hold				30.0	30.0	0.0

OBC information is taken from the document on A-site  
NHSG-TAC-GRA-SC-070-P02 schedule of Derogations/ clarifications

FBC Information is prepared with reference to the following GA Plans and revisions:  
N101H-NOR-ZZ-00-DR-A-00001\_P15  
N101H-NOR-ZZ-01-DR-A-00001\_P14  
N101H-NOR-ZZ-LG-DR-A-00001\_P12



# **Appendix W**

## **The Baird Family Hospital Schedule of Accommodation**



BAIRD FAMILY HOSPITAL - NET ROOM AREA SCHEDULE  
 N106H-NOR-XX-XX-SH-A-00004\_P06 [DRAFT] - 18.09.2019  
 OBC information as per NHSG-BFH-GRA-SC-070\_01 (Asite: S4 - 22 Dec 2017)  
 FBC information references SoA17 as received 08.07.2019; refer to note below in GA Drawings  
 referenced

			SoA 14 OBC			SoA 17 FBC			ACTUAL FBC - OBC		
Department	Room Number	Room	Brief	Actual	Diff m <sup>2</sup>	Brief	Actual	Diff m <sup>2</sup>	Diff m <sup>2</sup>	Notes	
ACRM	B-ACRM001	Reception and Back Office	10.00	10.00	0.00	10.00	10.40	0.40	0.40		
	B-ACRM002	Waiting Area: 20 Place	25.50	25.80	0.30	25.50	24.30	-1.20	-1.50		
	B-ACRM003	WC Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10		
	B-ACRM004	WC Accessible	4.50	4.50	0.00	4.50	4.30	-0.20	-0.20		
	B-ACRM005	Call Centre; 2 person	12.00	10.60	-1.40	12.00	11.10	-0.90	0.50		
	B-ACRM006	Finance Office	9.00	10.40	1.40	9.00	10.00	1.00	-0.40		
	B-ACRM007	Secretarial Office	22.00	22.00	0.00	22.00	22.30	0.30	0.30		
	<b>Clinical Area sub-total</b>			85.50	85.80	0.30	85.50	85.00	-0.50	-0.80	
	B-ACRM008	Staff Base	8.00	8.20	0.20	8.00	8.00	0.00	-0.20		
	B-ACRM009	Pneumatic Tube Station	1.00	1.00	0.00	1.00	0.60	-0.40	-0.40		
	B-ACRM010	SCN Office	9.00	10.40	1.40	9.00	10.10	1.10	-0.30		
	B-ACRM011	Staff WC Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10		
	B-ACRM012	MDT Hub/Teaching and Meeting Room	24.00	24.00	0.00	24.00	24.20	0.20	0.20		
	B-ACRM013	Consulting/Examination Room	16.50	16.60	0.10	16.50	16.40	-0.10	-0.20		
	B-ACRM014	Consulting/Examination Room	16.50	16.60	0.10	16.50	18.10	1.60	1.50		
	B-ACRM015	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.30	-0.20	-0.20		
	B-ACRM016	Consulting/Examination Room	16.50	16.60	0.10	16.50	16.30	-0.20	-0.30		
	B-ACRM017	Consulting/Examination Room	16.50	16.60	0.10	16.50	16.30	-0.20	-0.30		
	B-ACRM018	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20		
	B-ACRM019	Ultrasound Room	16.50	16.50	0.00	16.50	17.00	0.50	0.50		
	B-ACRM020	Ultrasound Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20		
	B-ACRM021	Ultrasound Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20		
	B-ACRM022	Ultrasound Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20		
	B-ACRM023	Interview/Counselling Room	9.00	10.30	1.30	9.00	10.70	1.70	0.40		
	B-ACRM024	Records Store Room	16.50	16.50	0.00	16.50	17.20	0.70	0.70		
	B-ACRM025	Store Room	8.00	8.00	0.00	8.00	7.80	-0.20	-0.20		
	<b>Consulting Zone sub-total</b>			243.00	246.30	3.30	243.00	248.40	5.40	2.10	
	B-ACRM026	Single Cubicle	13.50	13.50	0.00	13.50	12.70	-0.80	-0.80		
	B-ACRM027	Single Cubicle	13.50	13.60	0.10	13.50	13.80	0.30	0.20	Area reported incorrectly on N106H-NOR-XX-00-DR-A-00001_P012	
	B-ACRM028	Single Cubicle	13.50	13.60	0.10	13.50	13.50	0.00	-0.10		
	B-ACRM029	Single Cubicle	13.50	13.60	0.10	13.50	13.70	0.20	0.10		
	B-ACRM030	Single Cubicle	13.50	13.60	0.10	13.50	13.60	0.10	0.00		
	B-ACRM031	Single Cubicle	13.50	13.80	0.30	13.50	12.90	-0.60	-0.90		
	B-ACRM032	Chair Area	10.00	10.00	0.00	10.00	10.70	0.70	0.70		
	B-ACRM033	Procedure Room 1	16.50	17.00	0.50	16.50	16.50	0.00	-0.50		
	B-ACRM034	Procedure Room 2 (Anaesthetic)	23.50	23.50	0.00	23.50	23.20	-0.30	-0.30		
	B-ACRM035	Staff Base	8.00	8.20	0.20	10.00	10.30	0.30	2.10		
B-ACRM036	WC Accessible	4.50	4.50	0.00	4.50	8.10	3.60	3.60			
B-ACRM037	Recovery Room	20.00	20.40	0.40	20.00	20.10	0.10	-0.30			

	B-ACRM038	Clean Utility	16.00	16.00	0.00	16.00	16.30	0.30	0.30		
	B-ACRM039	Dirty Utility	8.00	10.40	2.40	8.00	7.90	-0.10	-2.50		
	B-ACRM040	Prep Room	20.00	20.00	0.00	20.00	19.90	-0.10	-0.10		
	B-ACRM041	Resuscitation Bay	1.00	1.00	0.00	1.00	1.00	0.00	0.00		
	B-ACRM042	Disposal Hold	12.00	14.00	2.00	12.00	13.90	1.90	-0.10		
	B-ACRM043	DSR	10.00	10.10	0.10	10.00	9.60	-0.40	-0.50		
	B-ACRM044	Linen Store	4.00	4.00	0.00	4.00	4.30	0.30	0.30		
	B-ACRM045	Patient Pantry	6.00	7.30	1.30	6.00	7.10	1.10	-0.20		
	B-ACRM046	Staff Locker Bay (24)	1.50	1.50	0.00	1.50	1.50	0.00	0.00	Area label omitted on N106H-NOR-XX-00-DR-A-00001_P012	
	<b>Day Treatment sub-total</b>			242.00	249.60	7.60	244.00	250.60	6.60	1.00	
	B-ACRM047	Sample Reception Area	6.00	6.10	0.10	4.00	4.90	0.90	-1.20		
	B-ACRM048	Embryology Lab	32.00	32.00	0.00	41.00	32.00	-9.00	0.00		
	B-ACRM049	ICSI	16.50	16.50	0.00	17.00	16.50	-0.50	0.00		
	B-ACRM050	Cryostorage	28.00	28.00	0.00	29.50	27.20	-2.30	-0.80		
	B-ACRM051	Liquid Nitrogen Generator	8.00	8.90	0.90	8.00	9.30	1.30	0.40		
	B-ACRM052	Sperm Preparation Laboratory	16.50	16.50	0.00	22.00	20.30	-1.70	3.80		
	B-ACRM053	Sample Production Room (Accessible)	8.00	8.00	0.00	6.50	6.50	0.00	-1.50		
	B-ACRM054	Sample Production Room	8.00	8.00	0.00	5.50	5.50	0.00	-2.50		
	B-ACRM055	Sample Production Room	8.00	8.00	0.00	5.50	5.50	0.00	-2.50		
	B-ACRM056	WC Accessible	4.50	4.50	0.00	4.50	4.70	0.20	0.20		
	B-ACRM057	Sperm Diagnostic Laboratory	16.50	16.50	0.00	22.50	21.60	-0.90	5.10		
	B-ACRM058	Store Room	14.00	13.90	-0.10	9.00	9.00	0.00	-4.90		
	B-ACRM059	Staff Changing (Male)	8.00	8.10	0.10	8.00	8.40	0.40	0.30		
	B-ACRM060	Staff Changing (Female)	8.00	9.70	1.70	8.00	9.30	1.30	-0.40		
	B-ACRM061	Unisex Staff Changing - Lab	8.00	8.00	0.00	18.00	17.20	-0.80	9.20		
	B-ACRM062	WC Staff Ambulant	2.50	2.50	0.00	2.50	2.70	0.20	0.20		
	B-ACRM063	Air Lock - Staff	4.00	4.00	0.00	4.00	3.80	-0.20	-0.20		
	B-ACRM064	Air Lock - Equipment/Consumables	4.00	4.40	0.40	4.00	3.90	-0.10	-0.50		
	B-ACRM069	Air Lock - Equipment/Consumables	0.00	0.00	0.00	2.90	2.90	0.00	2.90		
	<b>Labs sub-total</b>			200.50	203.60	3.10	222.40	211.20	-11.20	7.60	
	B-ACRM066	Store - Ready to Use Medical Gas	4.00	5.40	1.40	4.00	6.40	2.40	1.00		
	<b>Support &amp; Utility sub-total</b>			4.00	5.40	1.40	4.00	6.40	2.40	1.00	
B-ACRM067	Office - Research Staff	33.00	33.00	0.00	33.00	33.10	0.10	0.10			
B-ACRM068	Office - Nursing and Laboratory Staff	33.00	33.00	0.00	33.00	33.20	0.20	0.20			
<b>Office &amp; Admin sub-total</b>			66.00	66.00	0.00	66.00	66.30	0.30	0.30		
<b>ACRM Totals</b>	<b>Functional</b>		841.00	856.70	15.70	864.90	867.90	3.00	11.20		
	<b>Planning (5%)</b>		42.10	99.27	57.17	43.20	62.64	19.44	-36.63		
	<b>Engineering (3%)</b>		26.50	1.73	-24.77	27.20	39.46	12.26	37.73		
	<b>Circulation (30%)</b>		264.90	311.50	46.60	272.40	295.00	22.60	-16.50		
	<b>Department Total</b>		<b>1174.50</b>	<b>1269.20</b>	<b>94.70</b>	<b>1207.70</b>	<b>1265.00</b>	<b>57.30</b>	<b>-4.20</b>		
ADMINISTRATION	B-ADM001	Open Plan Office	633.50	657.00	23.50	442.00	537.90	95.90	-119.10		
	B-ADM002	DSR	10.00	10.80	0.80	10.00	9.90	-0.10	-0.90		
	B-ADM003	WC Staff Ambulant	2.50	2.80	0.30	2.50	3.20	0.70	0.40		
	B-ADM004	WC Staff Ambulant	2.50	2.80	0.30	2.50	3.20	0.70	0.40		
	B-ADM005	WC Staff Accessible	4.50	4.50	0.00	4.50	4.60	0.10	0.10		
	B-ADM006	Staff Pantry	6.00	6.00	0.00	6.00	6.10	0.10	0.10		

B-ADM007	Shared Printer/IT space	6.00	6.00	0.00	6.00	6.00	0.00	0.00
B-ADM008	Shared Printer/IT space	6.00	6.20	0.20	6.00	6.00	0.00	-0.20
B-ADM009	Break Out Space	0.00	0.00	0.00	4.00	4.00	0.00	4.00
B-ADM010	Break Out Space	0.00	0.00	0.00	4.00	4.00	0.00	4.00
B-ADM011	Break Out Space	0.00	0.00	0.00	6.00	6.30	0.30	6.30
B-ADM012	Small Breakout Room	0.00	0.00	0.00	5.00	5.00	0.00	5.00
B-ADM013	Small Breakout Room	0.00	0.00	0.00	5.00	5.00	0.00	5.00
B-ADM014	Break Out Space	0.00	0.00	0.00	6.00	6.20	0.20	6.20
B-ADM015	Large Break Out Room	0.00	0.00	0.00	7.50	7.20	-0.30	7.20
B-ADM016	Small Break Out Room	0.00	0.00	0.00	5.50	5.30	-0.20	5.30
B-ADM017	Large Break Out Room	0.00	0.00	0.00	7.50	7.20	-0.30	7.20
B-ADM018	Small Break Out Room	0.00	0.00	0.00	5.50	5.30	-0.20	5.30
B-ADM019	Small Break Out Room	0.00	0.00	0.00	5.50	5.30	-0.20	5.30
B-ADM020	Small Break Out Room	0.00	0.00	0.00	5.50	5.40	-0.10	5.40
B-ADM021	Staff Pantry	6.00	6.10	0.10	6.00	5.90	-0.10	-0.20
B-ADM022	Cloaks	0.00	0.00	0.00	4.00	4.00	0.00	4.00
B-ADM023	Cloaks	0.00	0.00	0.00	4.00	4.00	0.00	4.00
<b>Administration</b>		677.00	702.20	25.20	560.50	657.00	96.50	-45.20
<b>Admin Totals</b>	<b>Functional</b>	677.00	702.20	25.20	560.50	657.00	96.50	-45.20
	<b>Planning (5%)</b>	33.90	8.00	-25.90	28.00	14.29	-13.71	6.29
	<b>Engineering (3%)</b>	21.30	16.20	-5.10	17.70	9.01	-8.69	-7.19
	<b>Circulation (23%)</b>	163.50	19.40	-144.10	135.40	48.60	-86.80	29.20
	<b>Department Total</b>	<b>895.70</b>	<b>745.80</b>	<b>-149.90</b>	<b>741.60</b>	<b>728.90</b>	<b>-12.70</b>	<b>-16.90</b>

B-BS001	Hand-wash Station	1.50	1.40	-0.10	1.50	1.10	-0.40	-0.30
B-BS002	Reception	8.00	8.20	0.20	8.00	8.00	0.00	-0.20
B-BS003	WC Accessible	4.50	4.50	0.00	4.50	4.40	-0.10	-0.10
B-BS004	Parking Bay: 6 wheelchairs	4.00	4.00	0.00	4.00	4.10	0.10	0.10
<b>Entrance sub-total</b>		18.00	18.10	0.10	18.00	17.60	-0.40	-0.50
B-BS005	Birthing Room	26.00	26.20	0.20	26.00	26.20	0.20	0.00
B-BS006	Birthing Room	26.00	26.40	0.40	26.00	26.10	0.10	-0.30
B-BS007	Birthing Room	26.00	26.40	0.40	26.00	26.20	0.20	-0.20
B-BS008	Birthing Room	26.00	26.40	0.40	26.00	26.50	0.50	0.10
B-BS009	Birthing Room	26.00	26.70	0.70	26.00	26.70	0.70	0.00
B-BS010	Birthing Room	26.00	26.00	0.00	26.00	26.00	0.00	0.00
B-BS011	Birthing Room	26.00	26.00	0.00	26.00	25.90	-0.10	-0.10
B-BS012	Birthing Room	26.00	26.00	0.00	26.00	25.80	-0.20	-0.20
B-BS013	Birthing Room	26.00	26.00	0.00	26.00	26.00	0.00	0.00
B-BS014	Birthing Room	26.00	25.40	-0.60	26.00	25.70	-0.30	0.30
B-BS015	En-suite Assisted	5.00	5.20	0.20	5.00	4.60	-0.40	-0.60
B-BS016	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-BS017	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-BS018	En-suite Assisted	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30
B-BS019	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-BS020	En-suite Assisted	5.00	5.30	0.30	5.00	4.60	-0.40	-0.70
B-BS021	En-suite Assisted	5.00	5.20	0.20	5.00	4.80	-0.20	-0.40
B-BS022	En-suite Assisted	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
B-BS023	En-suite Assisted	5.00	5.20	0.20	5.00	4.70	-0.30	-0.50
B-BS024	En-suite Assisted	5.00	5.00	0.00	5.00	5.70	0.70	0.70
B-BS025	Birthing Room (with pool)	31.50	31.20	-0.30	31.50	31.60	0.10	0.40

BIRTHING SUITE

B-BS026	En-suite Assisted	5.00	5.20	0.20	5.00	4.60	-0.40	-0.60	
B-BS027	Store Room - Birthing Room Store	2.00	2.20	0.20	2.00	2.20	0.20	0.00	
B-BS028	Parking Bay - Resus Trolley	1.00	1.00	0.00	1.00	0.90	-0.10	-0.10	
B-BS029	Parking Bay - Resus Trolley	1.00	1.50	0.50	1.00	1.50	0.50	0.00	
<b>Birthing Suite Rooms sub-total</b>		350.50	353.60	3.10	350.50	349.80	-0.70	-3.80	
B-BS030	Birthing Room	26.00	26.80	0.80	26.00	26.60	0.60	-0.20	
B-BS031	Birthing Room	26.00	26.60	0.60	26.00	26.40	0.40	-0.20	
B-BS032	En-suite Assisted	5.00	5.10	0.10	5.00	4.30	-0.70	-0.80	
B-BS033	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
B-BS034	Interview/Counselling Room	12.00	12.00	0.00	12.00	12.00	0.00	0.00	
B-BS035	Team Office	9.00	9.00	0.00	9.00	9.00	0.00	0.00	
B-BS036	Family Room	12.00	12.00	0.00	12.00	11.70	-0.30	-0.30	
B-BS037	Dirty Utility	8.00	10.60	2.60	8.00	8.00	0.00	-2.60	
<b>Birthing Suite Annex sub-total</b>		103.00	107.20	4.20	103.00	102.60	-0.40	-4.60	
B-BS038	Interview/Counselling Room	9.00	9.00	0.00	9.00	8.50	-0.50	-0.50	
B-BS039	Ward Pantry	12.00	12.10	0.10	12.00	12.20	0.20	0.10	
B-BS040	Food Service Bay	3.50	3.50	0.00	3.50	3.50	0.00	0.00	
B-BS041	Patient Pantry	6.00	6.70	0.70	6.00	6.10	0.10	-0.60	
B-BS042	Partners Lounge	12.00	12.00	0.00	12.00	11.90	-0.10	-0.10	
<b>Patient Support Facilities sub-total</b>		42.50	43.30	0.80	42.50	42.20	-0.30	-1.10	
B-BS043	Dirty Utility	8.00	9.60	1.60	8.00	7.90	-0.10	-1.70	
B-BS044	Linen Store	4.00	4.70	0.70	4.00	4.80	0.80	0.10	
B-BS045	Linen Store	4.00	4.20	0.20	4.00	4.00	0.00	-0.20	
B-BS046	Clean Utility	16.00	16.20	0.20	16.00	16.60	0.60	0.40	
B-BS047	Pneumatic Tube Station	1.00	1.30	0.30	1.00	1.00	0.00	-0.30	
B-BS048	Disposal Hold	12.00	11.80	-0.20	12.00	12.70	0.70	0.90	
B-BS049	DSR	10.00	10.00	0.00	10.00	11.60	1.60	1.60	
B-BS050	Point of Care Testing Room	9.00	9.10	0.10	9.00	9.60	0.60	0.50	
B-BS061	Staff Changing & Acc. Shower	0.00	0.00	0.00	10.00	10.70	0.70	10.70	Sub-Department of Room amended between SoA14 and SoA17
<b>Utilities sub-total</b>		64.00	66.90	2.90	74.00	78.90	4.90	12.00	
B-BS051	Store Room – Resuscitation Trolley Store	9.00	9.70	0.70	9.00	9.00	0.00	-0.70	
B-BS052	Store Room - Large Equipment Store	12.00	11.80	-0.20	12.00	12.30	0.30	0.50	
B-BS053	Store Room - Large Equipment Store	12.00	12.10	0.10	12.00	12.00	0.00	-0.10	
<b>Backup Storage sub-total</b>		33.00	33.60	0.60	33.00	33.30	0.30	-0.30	
B-BS054	SCN/SCM Office - 2 person	12.00	12.10	0.10	12.00	11.90	-0.10	-0.20	
B-BS055	Staff Base	8.00	8.30	0.30	10.00	10.50	0.50	2.20	
B-BS056	Hot Desk Room/MDT	30.00	30.00	0.00	25.00	25.10	0.10	-4.90	
B-BS057	Staff Locker Bay (30)	2.00	2.00	0.00	2.00	2.10	0.10	0.10	
B-BS058	WC Staff Ambulant	2.50	2.60	0.10	2.50	2.70	0.20	0.10	
B-BS059	WC Staff Accessible	4.50	6.50	2.00	4.50	5.00	0.50	-1.50	
B-BS060	Printer/IT/Admin Store Room	6.00	6.00	0.00	6.00	6.10	0.10	0.10	
B-BS061	Staff Changing & Acc. Shower	4.50	10.00	5.50	0.00	0.00	0.00	-10.00	Sub-Department of Room amended between SoA14 and SoA17
<b>Office &amp; Admin sub-total</b>		69.50	77.50	8.00	62.00	63.40	1.40	-14.10	
<b>BS Totals</b>	<b>Functional</b>	680.50	700.20	19.70	683.00	687.80	4.80	-12.40	
	<b>Planning (5%)</b>	34.00	72.44	38.44	34.20	44.36	10.16	-28.08	
	<b>Engineering (3%)</b>	21.40	3.26	-18.14	21.50	27.94	6.44	24.68	
	<b>Circulation (35%)</b>	250.10	268.50	18.40	251.00	274.20	23.20	5.70	
	<b>Department Total</b>	<b>986.00</b>	<b>1044.40</b>	<b>58.40</b>	<b>989.70</b>	<b>1034.30</b>	<b>44.60</b>	<b>-10.10</b>	

BREAST OPD	B-BOPD001	WC Accessible	4.50	4.50	0.00	4.50	4.40	-0.10	-0.10
	<b>Reception sub-total</b>		4.50	4.50	0.00	4.50	4.40	-0.10	-0.10
	B-BOPD002	Staff Base	8.00	8.00	0.00	8.00	8.00	0.00	0.00
	B-BOPD003	Waiting Area: 10 Place	16.50	16.50	0.00	16.50	16.60	0.10	0.10
	B-BOPD004	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.80	0.30	0.30
	B-BOPD005	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.80	0.30	0.30
	B-BOPD006	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-BOPD007	Consulting/Examination Room	16.50	16.60	0.10	16.50	16.80	0.30	0.20
	B-BOPD008	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20
	B-BOPD009	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-BOPD010	Consulting/Examination Room	16.50	16.60	0.10	16.50	16.60	0.10	0.00
	B-BOPD011	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-BOPD012	Treatment Room/Ultrasound Room	16.50	16.50	0.00	16.50	16.60	0.10	0.10
	B-BOPD013	Cytology Laboratory	10.00	10.10	0.10	10.00	10.70	0.70	0.60
	B-BOPD014	Ultrasound Room	16.50	16.50	0.00	16.50	17.80	1.30	1.30
	B-BOPD015	Ultrasound Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-BOPD016	Ultrasound Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-BOPD017	Ultrasound Changing Room Accessible	4.50	4.50	0.00	4.50	5.10	0.60	0.60
	B-BOPD018	Ultrasound Changing Room Accessible	4.50	4.50	0.00	4.50	4.80	0.30	0.30
	B-BOPD019	Mammography X-Ray Room with Stereotactic Facilities	22.00	23.40	1.40	22.00	23.00	1.00	-0.40
	B-BOPD020	Mammography X-Ray Room with Stereotactic Facilities	22.00	22.00	0.00	22.00	21.40	-0.60	-0.60
	B-BOPD021	Mammography X-Ray Room	15.00	15.20	0.20	15.00	15.40	0.40	0.20
	B-BOPD022	Mammography X-Ray Room	15.00	15.00	0.00	15.00	15.50	0.50	0.50
	B-BOPD023	Mammography Changing Room Accessible	4.50	4.50	0.00	4.50	3.50	-1.00	-1.00
	B-BOPD024	Mammography Changing Room Ambulant	2.50	2.60	0.10	2.50	2.70	0.20	0.10
	B-BOPD025	Mammography Changing Room Ambulant	2.50	2.60	0.10	2.50	2.70	0.20	0.10
	B-BOPD026	Mammography Changing Room Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00
	B-BOPD027	Mammography Changing Room Ambulant	2.50	2.60	0.10	2.50	2.70	0.20	0.10
	B-BOPD028	Mammography Changing Room Ambulant	2.50	2.70	0.20	2.50	2.00	-0.50	-0.70
	B-BOPD029	Mammography Changing Room Ambulant	2.50	2.50	0.00	2.50	3.00	0.50	0.50
	B-BOPD030	Mammography Changing Room Ambulant	2.50	2.50	0.00	2.50	2.40	-0.10	-0.10
	B-BOPD031	Faxitron Machine Storage Bay	1.00	1.20	0.20	1.00	1.00	0.00	-0.20
	B-BOPD032	Interview/Counselling Room	9.00	9.50	0.50	9.00	9.10	0.10	-0.40
	B-BOPD033	WC Accessible	4.50	4.80	0.30	4.50	4.20	-0.30	-0.60
	B-BOPD034	Radiographer Hub	19.00	19.30	0.30	19.00	19.60	0.60	0.30
	B-BOPD035	PACS Room/QA Radiographer; 3 person	11.00	11.30	0.30	11.00	10.90	-0.10	-0.40
	B-BOPD036	MDT Clinic Room	20.00	20.00	0.00	20.00	20.20	0.20	0.20
	B-BOPD037	Symptomatic Radiologist Hub	12.00	12.20	0.20	12.00	11.70	-0.30	-0.50
	B-BOPD038	Radiologist Reporting/Reading Room	20.00	20.00	0.00	20.00	19.80	-0.20	-0.20
	B-BOPD039	Interview/Counselling Room	9.00	9.50	0.50	9.00	9.60	0.60	0.10
	B-BOPD040	Prosthetic Room/Store	20.00	20.00	0.00	20.00	20.90	0.90	0.90
	B-BOPD041	Parking Bay - Resus Trolley	1.00	1.00	0.00	1.00	1.00	0.00	0.00
	<b>Combined Services / RS sub-total</b>		464.00	468.70	4.70	464.00	470.10	6.10	1.40
	B-BOPD042	Store Room	8.00	8.00	0.00	8.00	8.10	0.10	0.10
<b>Support &amp; Utility sub-total</b>		8.00	8.00	0.00	8.00	8.10	0.10	0.10	
<b>BOPD Totals</b>	<b>Functional</b>	476.50	481.20	4.70	476.50	482.60	6.10	1.40	
	<b>Planning (5%)</b>	23.80	59.40	35.60	23.80	36.26	12.46	-23.14	
	<b>Engineering (3%)</b>	15.00	0.70	-14.30	15.00	22.84	7.84	22.14	
	<b>Circulation (30%)</b>	150.10	211.00	60.90	150.10	208.10	58.00	-2.90	

		Department Total	665.40	752.30	86.90	665.40	749.80	84.40	-2.50
CMU	B-CMU001	Hand-wash Station	1.50	1.20	-0.30	1.50	1.00	-0.50	-0.20
	B-CMU002	Reception/Staff Base	8.00	8.80	0.80	8.00	9.00	1.00	0.20
	B-CMU003	Parking Bay: 3 wheelchairs	2.00	3.10	1.10	2.00	2.50	0.50	-0.60
	B-CMU004	Partners Lounge	12.00	15.50	3.50	12.00	13.70	1.70	-1.80
	B-CMU005	Patient Pantry	6.00	6.00	0.00	6.00	6.60	0.60	0.60
	B-CMU006	WC Accessible	4.50	4.60	0.10	4.50	4.80	0.30	0.20
	<b>Entrance sub-total</b>		34.00	39.20	5.20	34.00	37.60	3.60	-1.60
	B-CMU007	Birthing Room	26.00	26.00	0.00	26.00	26.40	0.40	0.40
	B-CMU008	Birthing Room	26.00	26.20	0.20	26.00	26.60	0.60	0.40
	B-CMU009	Birthing Room	26.00	26.20	0.20	26.00	26.50	0.50	0.30
	B-CMU010	Birthing Room	26.00	26.30	0.30	26.00	26.50	0.50	0.20
	B-CMU011	En-suite Assisted	5.00	5.10	0.10	5.00	5.10	0.10	0.00
	B-CMU012	En-suite Assisted	5.00	5.20	0.20	5.00	5.00	0.00	-0.20
	B-CMU013	En-suite Assisted	5.00	5.10	0.10	5.00	5.10	0.10	0.00
	B-CMU014	En-suite Assisted	5.00	5.20	0.20	5.00	5.00	0.00	-0.20
	B-CMU015	Birthing Room (with pool)	31.50	32.60	1.10	31.50	32.80	1.30	0.20
	B-CMU016	Birthing Room (with pool)	31.50	31.60	0.10	31.50	31.50	0.00	-0.10
	B-CMU017	Birthing Room (with pool)	31.50	31.50	0.00	31.50	32.00	0.50	0.50
	B-CMU018	En-suite Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
	B-CMU019	En-suite Assisted	5.00	5.00	0.00	5.00	4.80	-0.20	-0.20
	B-CMU020	En-suite Assisted	5.00	5.00	0.00	5.00	5.00	0.00	0.00
	B-CMU021	Store Room - Birthing Room Store	6.00	6.20	0.20	6.00	7.40	1.40	1.20
	<b>Birthing Suite Rooms sub-total</b>		239.50	242.30	2.80	239.50	244.40	4.90	2.10
	B-CMU022	Ward Pantry	12.00	12.10	0.10	12.00	12.80	0.80	0.70
	B-CMU023	Food Service Bay	3.50	3.60	0.10	3.50	7.80	4.30	4.20
	B-CMU024	Parking Bay - Resuscitaire	4.00	4.30	0.30	4.00	4.00	0.00	-0.30
	B-CMU025	Baby Feed/Prep Room	6.00	6.00	0.00	6.00	6.00	0.00	0.00
	<b>Patient Support Facilities sub-total</b>		25.50	26.00	0.50	25.50	30.60	5.10	4.60
	B-CMU026	Dirty Utility	8.00	8.20	0.20	8.00	8.40	0.40	0.20
	B-CMU027	Clean Utility	12.00	12.00	0.00	12.00	13.50	1.50	1.50
	B-CMU028	Disposal Hold	12.00	11.80	-0.20	12.00	12.10	0.10	0.30
	B-CMU029	Linen Store	4.00	4.30	0.30	4.00	4.70	0.70	0.40
	B-CMU030	Pneumatic tube station	1.00	1.00	0.00	1.00	1.00	0.00	0.00
	B-CMU031	DSR	10.00	9.60	-0.40	10.00	10.20	0.20	0.60
	<b>Utilities sub-total</b>		47.00	46.90	-0.10	47.00	49.90	2.90	3.00
B-CMU032	Store Room - Large Equipment Store	12.00	12.00	0.00	12.00	12.20	0.20	0.20	
<b>Office &amp; Admin sub-total</b>		12.00	12.00	0.00	12.00	12.20	0.20	0.20	
B-CMU033	SCN/SCM Office (1 person)	9.00	9.80	0.80	9.00	9.10	0.10	-0.70	
B-CMU034	Hot Desking/MDT/Handover Room	16.50	18.00	1.50	16.50	19.40	2.90	1.40	
B-CMU035	Staff Locker Bay (24)	1.50	1.50	0.00	1.50	1.60	0.10	0.10	
<b>Office &amp; Admin sub-total</b>		27.00	29.30	2.30	27.00	30.10	3.10	0.80	
CMU Totals	<b>Functional</b>	385.00	395.70	10.70	385.00	404.80	19.80	9.10	
	<b>Planning (5%)</b>	19.30	41.00	21.70	19.30	28.71	9.41	-12.29	
	<b>Engineering (3%)</b>	12.10	2.80	-9.30	12.10	18.09	5.99	15.29	
	<b>Circulation (35%)</b>	141.50	139.70	-1.80	141.50	139.30	-2.20	-0.40	
	<b>Department Total</b>	557.90	579.20	21.30	557.90	590.90	33.00	11.70	
EPAU	B-EPU001	Reception/Staff Base	9.50	9.70	0.20	9.50	9.70	0.20	0.00



EPAU	B-EPU002	Waiting Area 10 Place	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30	
	B-EPU003	WC Ambulant	2.50	3.00	0.50	2.50	2.90	0.40	-0.10	
	B-EPU004	Ultrasound Room	16.50	16.50	0.00	16.50	17.40	0.90	0.90	
	B-EPU005	Treatment Room	16.50	16.50	0.00	16.50	16.80	0.30	0.30	
	B-EPU006	Treatment Room	16.50	16.50	0.00	16.50	16.60	0.10	0.10	
	B-EPU007	Treatment Room	16.50	16.50	0.00	16.50	16.60	0.10	0.10	
	B-EPU008	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30	
	B-EPU009	En-suite Assisted	5.00	5.00	0.00	5.00	4.40	-0.60	-0.60	
	B-EPU010	Hyperemesis Room	16.50	16.50	0.00	16.50	16.60	0.10	0.10	
	B-EPU011	En-suite Ambulant	2.50	3.20	0.70	2.50	2.60	0.10	-0.60	
	B-EPU012	Interview/Counselling Room	9.00	9.50	0.50	9.00	8.90	-0.10	-0.60	
	B-EPU013	Recovery Area	20.00	20.00	0.00	20.00	20.10	0.10	0.10	
	B-EPU014	Pneumatic Tube Station	1.00	1.00	0.00	1.00	1.10	0.10	0.10	
	B-EPU015	Clean Utility	12.00	11.70	-0.30	12.00	12.70	0.70	1.00	
	B-EPU016	Dirty Utility	8.00	8.00	0.00	8.00	7.30	-0.70	-0.70	
	B-EPU017	Store Room	4.00	4.10	0.10	4.00	4.10	0.10	0.00	
	B-EPU018	Resuscitation Bay	1.00	0.90	-0.10	1.00	1.00	0.00	0.10	
	<b>EPAU</b>			<b>178.50</b>	<b>180.10</b>	<b>1.60</b>	<b>178.50</b>	<b>179.70</b>	<b>1.20</b>	<b>-0.40</b>
	<b>EPAU Totals</b>	<b>Functional</b>		178.50	180.10	1.60	178.50	179.70	1.20	-0.40
<b>Planning (5%)</b>		8.90	19.56	10.66	8.90	13.19	4.29	-6.37		
<b>Engineering (3%)</b>		5.60	0.84	-4.76	5.60	8.31	2.71	7.47		
<b>Circulation (30%)</b>		56.20	69.90	13.70	56.20	70.20	14.00	0.30		
<b>Department Total</b>		<b>249.20</b>	<b>270.40</b>	<b>21.20</b>	<b>249.20</b>	<b>271.40</b>	<b>22.20</b>	<b>1.00</b>		
FOETAL MEDICINE	B-FMED001	Waiting Area - 5 Place	9.00	9.00	0.00	9.00	9.50	0.50	0.50	
	B-FMED002	Ultrasound Procedure Room	16.50	16.50	0.00	16.50	16.70	0.20	0.20	
	B-FMED003	Interview/Counselling Room	9.00	9.00	0.00	9.00	8.80	-0.20	-0.20	
	B-FMED004	Interview/Counselling Room	9.00	9.00	0.00	9.00	9.00	0.00	0.00	
	B-FMED005	Store Room	4.00	4.00	0.00	4.00	4.30	0.30	0.30	
	<b>Foetal Medicine</b>			<b>47.50</b>	<b>47.50</b>	<b>0.00</b>	<b>47.50</b>	<b>48.30</b>	<b>0.80</b>	<b>0.80</b>
	<b>FMED Totals</b>	<b>Functional</b>		47.50	47.50	0.00	47.50	48.30	0.80	0.80
		<b>Planning (5%)</b>		2.40	4.40	2.00	2.40	2.33	-0.07	-2.07
		<b>Engineering (3%)</b>		1.50	0.00	-1.50	1.50	1.47	-0.03	1.47
<b>Circulation (30%)</b>		15.00	10.10	-4.90	15.00	9.60	-5.40	-0.50		
<b>Department Total</b>			<b>66.40</b>	<b>62.00</b>	<b>-4.40</b>	<b>66.40</b>	<b>61.70</b>	<b>-4.70</b>	<b>-0.30</b>	
FM HUB	B-FMH001	Equipment Store	12.00	12.00	0.00	12.00	12.30	0.30	0.30	
	B-FMH002	Bed and Mattress Store	30.00	30.00	0.00	30.00	30.60	0.60	0.60	
	B-FMH003	Equipment Cleaning, Maintenance and Repair	30.00	30.00	0.00	30.00	29.90	-0.10	-0.10	
	B-FMH004	Mop Laundry/Store	10.00	10.00	0.00	10.00	9.40	-0.60	-0.60	
	B-FMH005	Laundry Transition Area and Emergency Linen Store	18.00	18.00	0.00	18.00	18.10	0.10	0.10	
	B-FMH006	Dirty Linen Store	8.00	8.30	0.30	8.00	8.80	0.80	0.50	
	B-FMH007	Paper Product Bulk Store	16.00	15.30	-0.70	16.00	15.80	-0.20	0.50	
	B-FMH008	Refrigerated Store for Retail Outlet	8.00	8.50	0.50	8.00	8.90	0.90	0.40	
	B-FMH009	Refrigerated Store for Retail Outlet	8.00	8.00	0.00	8.00	8.40	0.40	0.40	
	B-FMH010	Dry Goods Store for Retail Outlet	8.00	10.10	2.10	8.00	10.10	2.10	0.00	
	B-FMH011	FM Office	22.00	22.00	0.00	22.00	22.50	0.50	0.50	
	B-FMH012	Staff WC Acc.	2.50	2.40	-0.10	4.50	4.30	-0.20	1.90	
	B-FMH013	Goods Receipt/Dispatch Area	75.00	75.00	0.00	75.00	74.60	-0.40	-0.40	
	B-FMH014	Ward Product Management Store	25.00	25.00	0.00	25.00	25.00	0.00	0.00	

	B-FMH015	Temporary Clean Bin Holding Area	30.00	30.00	0.00	30.00	30.90	0.90	0.90	
	<b>FM Hub</b>		302.50	304.60	2.10	304.50	309.60	5.10	5.00	
	<b>FM Hub Totals</b>	<b>Functional</b>	302.50	304.60	2.10	304.50	309.60	5.10	5.00	
		<b>Planning (5%)</b>	15.10	18.56	3.46	15.20	11.78	-3.42	-6.78	
		<b>Engineering (3%)</b>	9.50	0.24	-9.26	9.60	7.42	-2.18	7.18	
		<b>Circulation (25%)</b>	79.40	91.80	12.40	79.90	93.10	13.20	1.30	
		<b>Department Total</b>	<b>406.50</b>	<b>415.20</b>	<b>8.70</b>	<b>409.20</b>	<b>421.90</b>	<b>12.70</b>	<b>6.70</b>	
GYN & BREAST IPU	B-GBIU001	Hand-wash Station	1.50	1.50	0.00	0.00	0.00	0.00	-1.50	
	B-GBIU002	Reception/Staff Base (7 day ward)	8.00	8.10	0.10	10.00	10.40	0.40	2.30	
	B-GBIU003	Waiting area: 10 person including 1 wheelchair user	16.50	16.50	0.00	18.00	18.00	0.00	1.50	
	B-GBIU004	WC Accessible	4.50	4.60	0.10	4.50	4.50	0.00	-0.10	
	B-GBIU005	Parking Bay: 6 Wheelchairs	4.00	4.00	0.00	4.00	4.00	0.00	0.00	
	B-GBIU006	Multi-purpose Sitting Room	12.00	12.00	0.00	12.00	13.80	1.80	1.80	
	B-GBIU007	Interview/Counselling Room	9.00	9.00	0.00	9.00	9.00	0.00	0.00	
		<b>Entrance sub-total</b>		55.50	55.70	0.20	57.50	59.70	2.20	4.00
		B-GBIU008	Single Bedroom	19.00	19.00	0.00	19.00	20.50	1.50	1.50
		B-GBIU009	Single Bedroom	19.00	19.00	0.00	19.00	20.70	1.70	1.70
		B-GBIU010	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
		B-GBIU011	Single Bedroom	19.00	19.40	0.40	19.00	19.80	0.80	0.40
		B-GBIU012	Single Bedroom	19.00	18.90	-0.10	19.00	18.90	-0.10	0.00
		B-GBIU013	Single Bedroom	19.00	18.90	-0.10	19.00	19.10	0.10	0.20
		B-GBIU014	Single Bedroom	19.00	18.90	-0.10	19.00	19.70	0.70	0.80
		B-GBIU015	Single Bedroom	19.00	19.60	0.60	19.00	19.80	0.80	0.20
		B-GBIU016	Single Bedroom	19.00	19.40	0.40	19.00	19.30	0.30	-0.10
		B-GBIU017	Single Bedroom	19.00	19.40	0.40	19.00	19.80	0.80	0.40
		B-GBIU018	Single Bedroom	19.00	19.40	0.40	19.00	19.50	0.50	0.10
		B-GBIU019	Single Bedroom	19.00	19.40	0.40	19.00	19.30	0.30	-0.10
		B-GBIU020	Single Bedroom - Disabled	19.00	19.00	0.00	19.00	19.20	0.20	0.20
		B-GBIU021	Single Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00
		B-GBIU022	Single Bedroom	19.00	18.90	-0.10	19.00	19.10	0.10	0.20
		B-GBIU023	Single Bedroom	19.00	18.90	-0.10	19.00	19.30	0.30	0.40
		B-GBIU024	Single Bedroom	19.00	18.90	-0.10	19.00	19.30	0.30	0.40
		B-GBIU025	Single Bedroom	19.00	18.90	-0.10	19.00	19.20	0.20	0.30
		B-GBIU026	Single Bedroom	19.00	19.70	0.70	19.00	20.00	1.00	0.30
		B-GBIU027	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
		B-GBIU028	Single Bedroom	19.00	19.20	0.20	19.00	18.60	-0.40	-0.60
		B-GBIU029	Single Bedroom	19.00	19.00	0.00	19.00	18.90	-0.10	-0.10
		B-GBIU030	Single Bedroom	19.00	19.00	0.00	19.00	19.30	0.30	0.30
		B-GBIU031	Single Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00
		B-GBIU032	Single Bedroom	19.00	19.00	0.00	19.00	19.40	0.40	0.40
		B-GBIU033	Single Bedroom	19.00	19.00	0.00	19.00	19.30	0.30	0.30
		B-GBIU034	Single Bedroom	19.00	19.00	0.00	19.00	19.10	0.10	0.10
		B-GBIU035	Single Bedroom	19.00	19.60	0.60	19.00	19.70	0.70	0.10
		B-GBIU036	Single Bedroom	19.00	19.00	0.00	19.00	20.70	1.70	1.70
		B-GBIU037	Single Bedroom	19.00	21.10	2.10	19.00	21.60	2.60	0.50
		B-GBIU038	Single Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00
		B-GBIU039	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
	B-GBIU040	Single Bedroom - Bariatric	19.00	19.60	0.60	19.00	20.10	1.10	0.50	

B-GBIU041	Single Bedroom - Entonox	19.00	19.00	0.00	19.00	19.20	0.20	0.20
B-GBIU042	Single Bedroom - Entonox	19.00	19.60	0.60	19.00	19.30	0.30	-0.30
B-GBIU043	Single Bedroom - Entonox	19.00	19.00	0.00	19.00	19.20	0.20	0.20
B-GBIU044	Single Bedroom - Entonox	19.00	19.00	0.00	19.00	19.30	0.30	0.30
B-GBIU045	Single Bedroom - High Temp	19.00	19.60	0.60	19.00	19.60	0.60	0.00
B-GBIU046	Single Bedroom - High Temp	19.00	19.10	0.10	19.00	19.40	0.40	0.30
B-GBIU047	Single Bedroom - Scanning/Procedure Room	19.00	19.60	0.60	19.00	19.60	0.60	0.00
B-GBIU048	En-suite - Assisted	5.00	5.30	0.30	5.00	4.70	-0.30	-0.60
B-GBIU049	En-suite - Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50
B-GBIU050	En-suite - Assisted	5.00	5.00	0.00	5.00	4.50	-0.50	-0.50
B-GBIU051	En-suite - Assisted	5.00	5.10	0.10	5.00	4.30	-0.70	-0.80
B-GBIU052	En-suite - Assisted	5.00	5.00	0.00	5.00	4.30	-0.70	-0.70
B-GBIU053	En-suite - Assisted	5.00	5.00	0.00	5.00	4.80	-0.20	-0.20
B-GBIU054	En-suite - Assisted	5.00	5.00	0.00	5.00	4.40	-0.60	-0.60
B-GBIU055	En-suite - Assisted	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30
B-GBIU056	En-suite - Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-GBIU057	En-suite - Assisted	5.00	5.10	0.10	5.00	4.40	-0.60	-0.70
B-GBIU058	En-suite - Assisted	5.00	5.30	0.30	5.00	4.40	-0.60	-0.90
B-GBIU059	En-suite - Assisted	5.00	4.80	-0.20	5.00	4.40	-0.60	-0.40
B-GBIU060	En-suite - Assisted	5.00	5.20	0.20	5.00	4.60	-0.40	-0.60
B-GBIU061	En-suite - Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-GBIU062	En-suite - Assisted	5.00	5.20	0.20	5.00	4.90	-0.10	-0.30
B-GBIU063	En-suite - Assisted	5.00	4.90	-0.10	5.00	5.40	0.40	0.50
B-GBIU064	En-suite - Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-GBIU065	En-suite - Assisted	5.00	5.50	0.50	5.00	5.00	0.00	-0.50
B-GBIU066	En-suite - Assisted	5.00	5.20	0.20	5.00	5.00	0.00	-0.20
B-GBIU067	En-suite - Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-GBIU068	En-suite - Assisted	5.00	5.30	0.30	5.00	4.70	-0.30	-0.60
B-GBIU069	En-suite - Assisted	5.00	5.00	0.00	5.00	4.40	-0.60	-0.60
B-GBIU070	En-suite - Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-GBIU071	En-suite - Assisted	5.00	4.90	-0.10	5.00	4.40	-0.60	-0.50
B-GBIU072	En-suite - Assisted	5.00	5.30	0.30	5.00	5.10	0.10	-0.20
B-GBIU073	En-suite - Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-GBIU074	En-suite - Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-GBIU075	En-suite - Assisted	5.00	5.20	0.20	5.00	4.80	-0.20	-0.40
B-GBIU076	En-suite - Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-GBIU077	En-suite - Assisted	5.00	5.10	0.10	5.00	5.00	0.00	-0.10
B-GBIU078	En-suite - Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-GBIU079	En-suite - Assisted	5.00	5.10	0.10	5.00	5.20	0.20	0.10
B-GBIU080	En-suite - Assisted	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
B-GBIU081	En-suite - Assisted	5.00	5.10	0.10	5.00	5.20	0.20	0.10
B-GBIU082	En-suite - Assisted	5.00	5.10	0.10	5.00	5.00	0.00	-0.10
B-GBIU083	En-suite - Assisted	5.00	5.30	0.30	5.00	5.10	0.10	-0.20
B-GBIU084	En-suite - Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-GBIU085	En-suite - Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
B-GBIU086	En-suite - Disabled	5.00	5.00	0.00	5.00	5.10	0.10	0.10
B-GBIU087	En-suite - Bariatric	7.50	7.90	0.40	7.50	7.60	0.10	-0.30
B-GBIU088	Staff Base (5 day ward)	8.00	8.00	0.00	8.00	8.00	0.00	0.00
<b>Inpatient Beds sub-total</b>		970.50	984.90	14.40	970.50	981.20	10.70	-3.70

	B-GBIU089	Touchdown Spaces	2.00	2.00	0.00	2.00	2.00	0.00	0.00
	B-GBIU090	Touchdown Spaces	2.00	2.00	0.00	2.00	1.90	-0.10	-0.10
	B-GBIU091	Touchdown Spaces	2.00	2.00	0.00	2.00	2.20	0.20	0.20
	B-GBIU092	Touchdown Spaces	2.00	2.70	0.70	2.00	2.90	0.90	0.20
	B-GBIU093	Touchdown Spaces	2.00	2.00	0.00	2.00	2.00	0.00	0.00
	B-GBIU094	Touchdown Spaces	2.00	2.00	0.00	2.00	1.90	-0.10	-0.10
	B-GBIU095	Parking Bay - Resus Trolley	1.00	1.80	0.80	1.00	1.00	0.00	-0.80
	B-GBIU096	Ward Pantry	12.00	12.00	0.00	12.00	14.60	2.60	2.60
	B-GBIU097	Food Service Bay	3.50	3.50	0.00	3.50	3.60	0.10	0.10
	B-GBIU098	Food Service Bay	3.50	3.50	0.00	3.50	3.50	0.00	0.00
	B-GBIU099	Patient Pantry	8.00	8.10	0.10	8.00	7.90	-0.10	-0.20
	<b>Patient Support Facilities sub-total</b>		40.00	41.60	1.60	40.00	43.50	3.50	1.90
	B-GBIU100	Clean Utility (7 day ward)	20.50	20.50	0.00	20.50	23.10	2.60	2.60
	B-GBIU101	Clean Utility (5 day ward)	16.00	16.20	0.20	16.00	16.20	0.20	0.00
	B-GBIU102	Dirty Utility	8.00	8.00	0.00	8.00	7.50	-0.50	-0.50
	B-GBIU103	Dirty Utility	8.00	8.10	0.10	8.00	8.00	0.00	-0.10
	B-GBIU104	Linen Store	4.00	5.00	1.00	4.00	4.80	0.80	-0.20
	B-GBIU105	Linen Store	4.00	6.00	2.00	4.00	4.10	0.10	-1.90
	B-GBIU106	Disposal Hold	12.00	12.00	0.00	12.00	12.70	0.70	0.70
	B-GBIU107	Pneumatic Tube Station	1.00	1.40	0.40	1.00	0.90	-0.10	-0.50
	B-GBIU108	DSR	10.00	10.50	0.50	10.00	11.00	1.00	0.50
	B-GBIU109	DSR	10.00	10.50	0.50	10.00	10.60	0.60	0.10
	<b>Utilities sub-total</b>		93.50	98.20	4.70	93.50	98.90	5.40	0.70
	B-GBIU110	Store Room - Large Store	22.00	25.10	3.10	22.00	24.30	2.30	-0.80
	B-GBIU111	Store Room - Equipment Store	8.00	8.00	0.00	8.00	8.00	0.00	0.00
	B-GBIU112	Store Room - Equipment Store	8.00	8.10	0.10	8.00	8.00	0.00	-0.10
	<b>Backup Storage sub-total</b>		38.00	41.20	3.20	38.00	40.30	2.30	-0.90
	B-GBIU113	SCN Office - 2 Person	12.00	12.00	0.00	12.00	11.90	-0.10	-0.10
	B-GBIU114	MDT/Handover Room	20.00	20.10	0.10	47.00	47.10	0.10	27.00
	B-GBIU115	Printer/IT/admin Store Room	6.00	6.60	0.60	6.00	6.40	0.40	-0.20
	B-GBIU116	MDT/Handover/Hot Desking: 7 Day Ward	27.00	27.20	0.20	0.00	0.00	0.00	-27.20
	B-GBIU117	WC Staff Ambulant	2.50	2.50	0.00	2.50	3.00	0.50	0.50
	B-GBIU118	WC Staff Accessible	4.50	4.50	0.00	4.50	5.20	0.70	0.70
	B-GBIU119	Staff Locker Bay (30)	2.00	2.00	0.00	2.00	2.00	0.00	0.00
	<b>Office &amp; Admin sub-total</b>		74.00	74.90	0.90	74.00	75.60	1.60	0.70
	<b>GBIU Totals</b>	<b>Functional</b>	1271.50	1296.50	25.00	1273.50	1299.20	25.70	2.70
		<b>Planning (5%)</b>	63.60	183.67	120.07	63.70	117.61	53.91	-66.06
		<b>Engineering (3%)</b>	40.10	10.63	-29.47	40.10	74.09	33.99	63.46
		<b>Circulation (35%)</b>	467.30	522.00	54.70	468.00	521.90	53.90	-0.10
		<b>Department Total</b>	<b>1842.50</b>	<b>2012.80</b>	<b>170.30</b>	<b>1845.30</b>	<b>2012.80</b>	<b>167.50</b>	<b>0.00</b>
GYN OPD	B-GOPD001	WC Accessible	4.50	4.50	0.00	4.50	4.50	0.00	0.00
	<b>Reception sub-total</b>		4.50	4.50	0.00	4.50	4.50	0.00	0.00
	B-GOPD002	Staff Base	8.00	8.00	0.00	8.00	8.00	0.00	0.00
	B-GOPD003	Phlebotomy/Physical Measurement	8.00	8.00	0.00	8.00	8.00	0.00	0.00
	B-GOPD004	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-GOPD005	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.50	0.00	0.00
	B-GOPD006	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-GOPD007	Consulting/Examination Room	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30

	B-GOPD008	Store Room - Pre-Assessment	8.00	8.00	0.00	8.00	7.90	-0.10	-0.10
	<b>Pre-Assessment sub-total</b>		90.00	90.00	0.00	90.00	89.40	-0.60	-0.60
	B-GOPD009	Staff Base	8.00	8.10	0.10	8.00	8.20	0.20	0.10
	B-GOPD010	Consult Exam Room	16.50	16.50	0.00	16.50	16.80	0.30	0.30
	B-GOPD011	Consult Exam Room	16.50	16.50	0.00	16.50	16.90	0.40	0.40
	B-GOPD012	Consult Exam Room	16.50	16.50	0.00	16.50	17.00	0.50	0.50
	B-GOPD013	Consult Exam Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-GOPD014	Consult Exam Room	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10
	B-GOPD015	Consult Exam Room	16.50	16.50	0.00	16.50	17.00	0.50	0.50
	B-GOPD016	Consult/Examination/Treatment Room	16.50	16.60	0.10	16.50	16.40	-0.10	-0.20
	B-GOPD017	Interview/Counselling Room	9.00	9.00	0.00	9.00	9.00	0.00	0.00
	B-GOPD018	Store Room - Consulting	8.00	8.00	0.00	8.00	8.50	0.50	0.50
	<b>Consulting Zone sub-total</b>		140.50	140.70	0.20	140.50	142.60	2.10	1.90
	B-GOPD019	Procedure Suite Waiting Area	16.00	16.00	0.00	16.00	16.90	0.90	0.90
	B-GOPD020	Interview/Counselling Room	9.00	9.00	0.00	9.00	8.90	-0.10	-0.10
	B-GOPD021	Interview/Counselling Room	9.00	9.10	0.10	9.00	9.40	0.40	0.30
	B-GOPD022	Interview/Counselling Room	9.00	9.00	0.00	9.00	8.90	-0.10	-0.10
	B-GOPD023	Specialist Procedure Room	20.00	20.00	0.00	20.00	20.10	0.10	0.10
	B-GOPD024	Specialist Procedure Room	20.00	20.00	0.00	20.00	20.10	0.10	0.10
	B-GOPD025	Specialist Procedure Room (large)	25.00	25.00	0.00	25.00	25.40	0.40	0.40
	B-GOPD026	Ensuite Changing Room/WC	4.50	4.40	-0.10	4.50	4.10	-0.40	-0.30
	B-GOPD027	Ensuite Changing Room/WC	4.50	4.50	0.00	4.50	4.20	-0.30	-0.30
	B-GOPD028	Ensuite Changing Room/WC	4.50	4.50	0.00	4.50	4.50	0.00	0.00
	B-GOPD029	Procedure Suite Recovery Room	20.00	20.00	0.00	20.00	20.30	0.30	0.30
	B-GOPD030	Ensuite WC Accessible/Recovery	4.50	4.50	0.00	4.50	3.80	-0.70	-0.70
	B-GOPD031	Parking Bay - Resuscitation Trolley	1.00	1.90	0.90	1.00	1.00	0.00	-0.90
	B-GOPD032	Patient Pantry	6.00	6.10	0.10	6.00	6.00	0.00	-0.10
	<b>Procedure Suite sub-total</b>		153.00	154.00	1.00	153.00	153.60	0.60	-0.40
	B-GOPD033	Store Room - Procedure	16.00	16.00	0.00	16.00	16.00	0.00	0.00
	B-GOPD034	Dirty Utility	8.00	0.00	-8.00	0.00	0.00	0.00	0.00
	B-GOPD035	Parking Bay - Mobile Hoist	2.00	2.60	0.60	2.00	1.90	-0.10	-0.70
	<b>Support &amp; Utility sub-total</b>		26.00	18.60	-7.40	18.00	17.90	-0.10	-0.70
	B-GOPD036	Senior Nurses Office	12.00	12.50	0.50	12.00	12.70	0.70	0.20
	B-GOPD037	Hot Desking (3 person)	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30
	<b>Office &amp; Admin sub-total</b>		28.50	29.00	0.50	28.50	28.90	0.40	-0.10
	<b>GOPD Totals</b>	<b>Functional</b>	442.50	436.80	-5.70	434.50	436.90	2.40	0.10
		<b>Planning (5%)</b>	22.10	57.66	35.56	21.70	32.27	10.57	-25.39
		<b>Engineering (3%)</b>	13.90	0.84	-13.06	13.70	20.33	6.63	19.49
		<b>Circulation (30%)</b>	139.40	198.10	58.70	136.90	197.40	60.50	-0.70
		<b>Department Total</b>	<b>617.90</b>	<b>693.40</b>	<b>75.50</b>	<b>606.80</b>	<b>686.90</b>	<b>80.10</b>	<b>-6.50</b>
HEALTH RECORDS	B-HRE001	Records/Store/Admin	55.00	55.60	0.60	25.00	18.20	-6.80	-37.40
	B-HRE002	Records/Store/Admin	0.00	0.00	0.00	30.00	30.00	0.00	30.00
	<b>Health Records</b>		55.00	55.60	0.60	55.00	48.20	-6.80	-7.40
	<b>HRE Totals</b>	<b>Functional</b>	55.00	55.60	0.60	55.00	48.20	-6.80	-7.40
		<b>Planning (5%)</b>	2.80	1.00	-1.80	2.80	0.92	-1.88	-0.08
		<b>Engineering (3%)</b>	1.70	0.00	-1.70	1.70	0.58	-1.12	0.58
		<b>Circulation (25%)</b>	14.40	0.00	-14.40	14.40	0.00	-14.40	0.00
	<b>Department Total</b>	<b>73.90</b>	<b>56.60</b>	<b>-17.30</b>	<b>73.90</b>	<b>49.70</b>	<b>-24.20</b>	<b>-6.90</b>	

HOTEL	B-HOT001	Bedroom (single)	13.00	13.90	0.90	13.00	14.20	1.20	0.30
	B-HOT002	Bedroom (single)	13.00	13.90	0.90	13.00	14.10	1.10	0.20
	B-HOT003	Bedroom (single)	13.00	13.80	0.80	13.00	13.60	0.60	-0.20
	B-HOT004	Bedroom (single)	13.00	13.90	0.90	13.00	14.10	1.10	0.20
	B-HOT005	En-suite (Single)	3.00	4.10	1.10	3.00	3.90	0.90	-0.20
	B-HOT006	En-suite (Single)	3.00	4.20	1.20	3.00	3.80	0.80	-0.40
	B-HOT007	En-suite (Single)	3.00	4.20	1.20	3.00	3.90	0.90	-0.30
	B-HOT008	En-suite (Single)	3.00	4.10	1.10	3.00	3.80	0.80	-0.30
	B-HOT009	Bedroom (twin/double)	15.00	15.30	0.30	15.00	15.10	0.10	-0.20
	B-HOT010	Bedroom (twin/double)	15.00	15.00	0.00	15.00	15.00	0.00	0.00
	B-HOT011	Bedroom (twin/double)	15.00	15.00	0.00	15.00	14.90	-0.10	-0.10
	B-HOT012	Bedroom (twin/double)	15.00	15.30	0.30	15.00	15.00	0.00	-0.30
	B-HOT013	Bedroom (twin/double)	15.00	15.20	0.20	15.00	16.00	1.00	0.80
	B-HOT014	Bedroom (twin/double)	15.00	15.20	0.20	15.00	14.90	-0.10	-0.30
	B-HOT015	Bedroom (twin/double)	15.00	14.90	-0.10	15.00	14.90	-0.10	0.00
	B-HOT016	Bedroom (twin/double)	15.00	15.20	0.20	15.00	14.90	-0.10	-0.30
	B-HOT017	Bedroom (twin/double)	15.00	15.10	0.10	15.00	14.90	-0.10	-0.20
	B-HOT018	Bedroom (twin/double)	15.00	15.00	0.00	15.00	15.30	0.30	0.30
	B-HOT019	Bedroom Accessible (twin/double)	15.00	15.20	0.20	16.00	16.00	0.00	0.80
	B-HOT020	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	3.70	-1.30	-1.30
	B-HOT021	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.90	-0.10	-0.10
	B-HOT022	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
	B-HOT023	En-suite (Twin/Double)	5.00	4.60	-0.40	5.00	4.50	-0.50	-0.10
	B-HOT024	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
	B-HOT025	En-suite (Twin/Double)	5.00	4.90	-0.10	5.00	4.60	-0.40	-0.30
	B-HOT026	En-suite (Twin/Double)	5.00	4.90	-0.10	5.00	4.50	-0.50	-0.40
	B-HOT027	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
	B-HOT028	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
	B-HOT029	En-suite (Twin/Double)	5.00	5.00	0.00	5.00	4.50	-0.50	-0.50
	B-HOT030	En-suite Accessible (Twin/Double)	5.00	5.00	0.00	6.00	6.50	0.50	1.50
	B-HOT031	Bedroom Large (family use)	19.00	19.90	0.90	19.00	19.00	0.00	-0.90
	B-HOT032	En-suite Accessible (Family Use)	5.00	5.20	0.20	6.00	6.50	0.50	1.30
	B-HOT033	Kitchen/Sitting Room/Dining Room	35.00	35.40	0.40	35.00	36.30	1.30	0.90
	B-HOT034	DSR	10.00	10.10	0.10	10.00	11.80	1.80	1.70
	B-HOT035	Linen Store	4.00	4.00	0.00	4.00	6.90	2.90	2.90
	B-HOT036	Office	9.00	8.90	-0.10	9.00	10.70	1.70	1.80
	B-HOT037	Laundry Room	6.00	6.90	0.90	6.00	7.30	1.30	0.40
	B-HOT038	Disposal Hold	0.00	6.20	6.20	6.00	7.70	1.70	1.50
<b>Hotel</b>			372.00	389.50	17.50	381.00	396.10	15.10	6.60
<b>HOT Totals</b>	<b>Functional</b>		372.00	389.50	17.50	381.00	396.10	15.10	6.60
	<b>Planning (5%)</b>		18.60	40.63	22.03	19.10	36.50	17.40	-4.13
	<b>Engineering (3%)</b>		11.70	4.07	-7.63	12.00	23.00	11.00	18.93
	<b>Circulation (25%)</b>		97.70	110.50	12.80	100.00	119.60	19.60	9.10
	<b>Department Total</b>		<b>500.00</b>	<b>544.70</b>	<b>44.70</b>	<b>512.10</b>	<b>575.20</b>	<b>63.10</b>	<b>30.50</b>
INDUCTION	B-MIS001	Staff Base	8.00	8.00	0.00	8.00	9.40	1.40	1.40
	B-MIS002	WC Accessible	4.50	4.50	0.00	4.50	4.90	0.40	0.40
	<b>Entrance sub-total</b>		12.50	12.50	0.00	12.50	14.30	1.80	1.80

MIS	B-MIS003	Single Bedroom	19.00	19.30	0.30	19.00	19.10	0.10	-0.20	
	B-MIS004	Single Bedroom	19.00	19.80	0.80	19.00	19.50	0.50	-0.30	
	B-MIS005	Single Bedroom	19.00	20.00	1.00	19.00	19.70	0.70	-0.30	
	B-MIS006	Single Bedroom	19.00	22.20	3.20	19.00	24.40	5.40	2.20	
	B-MIS007	Single Bedroom	19.00	22.20	3.20	19.00	21.50	2.50	-0.70	
	B-MIS008	Single Bedroom	19.00	22.20	3.20	19.00	21.40	2.40	-0.80	
	B-MIS009	Single Bedroom	19.00	20.30	1.30	19.00	19.00	0.00	-1.30	
	B-MIS010	Single Bedroom	19.00	19.80	0.80	19.00	18.60	-0.40	-1.20	
	B-MIS011	Single Bedroom	19.00	19.80	0.80	19.00	18.60	-0.40	-1.20	
	B-MIS012	Single Bedroom	19.00	19.70	0.70	19.00	19.20	0.20	-0.50	
	B-MIS013	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-MIS014	En-suite Assisted	5.00	5.90	0.90	5.00	5.50	0.50	-0.40	
	B-MIS015	En-suite Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40	
	B-MIS016	En-suite Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40	
	B-MIS017	En-suite Assisted	5.00	5.10	0.10	5.00	5.10	0.10	0.00	
	B-MIS018	En-suite Assisted	5.00	5.90	0.90	5.00	6.60	1.60	0.70	
	B-MIS019	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-MIS020	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-MIS021	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-MIS022	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-MIS023	Bathroom	8.00	8.00	0.00	8.00	7.40	-0.60	-0.60	
	<b>Induction Suite Rooms sub-total</b>			248.00	266.30	18.30	248.00	258.40	10.40	-7.90
	B-MIS024	Dirty Utility	8.00	8.00	0.00	8.00	8.90	0.90	0.90	
	B-MIS025	Linen Store	4.00	4.00	0.00	4.00	4.90	0.90	0.90	
	B-MIS026	Clean Utility	12.00	12.00	0.00	12.00	13.00	1.00	1.00	
	B-MIS027	Patient Pantry	6.00	6.00	0.00	6.00	7.10	1.10	1.10	
	B-MIS028	DSR	10.00	14.30	4.30	10.00	10.00	0.00	-4.30	
	<b>Utilities sub-total</b>			40.00	44.30	4.30	40.00	43.90	3.90	-0.40
	B-MIS029	Store Room - Large Equipment Store	12.00	12.50	0.50	12.00	12.20	0.20	-0.30	
	<b>Back Up Storage sub-total</b>			12.00	12.50	0.50	12.00	12.20	0.20	-0.30
B-MIS030	WC Staff Ambulant	2.50	2.70	0.20	2.50	2.40	-0.10	-0.30		
<b>Office &amp; Admin sub-total</b>			2.50	2.70	0.20	2.50	2.40	-0.10	-0.30	
<b>MIS Totals</b>	<b>Functional</b>	315.00	338.30	23.30	315.00	331.20	16.20	-7.10		
	<b>Planning (5%)</b>	15.80	36.60	20.80	15.80	27.55	11.75	-9.05		
	<b>Engineering (3%)</b>	9.90	2.50	-7.40	9.90	17.35	7.45	14.85		
	<b>Circulation (35%)</b>	115.80	156.70	40.90	115.80	155.50	39.70	-1.20		
	<b>Department Total</b>	<b>456.50</b>	<b>534.10</b>	<b>77.60</b>	<b>456.50</b>	<b>531.60</b>	<b>75.10</b>	<b>-2.50</b>		
MAIN ENTRANCE	B-ENT001	Draught Lobby	15.00	15.00	0.00	15.00	18.50	3.50	3.50	
	B-ENT002	Concourse	100.00	422.60	322.60	100.00	463.70	363.70	41.10	
	B-ENT003	Wheelchair Parking Bay	4.00	4.00	0.00	1.00	1.00	0.00	-3.00	
	B-ENT004	Waiting Area	22.00	22.10	0.10	0.00	0.00	0.00	-22.10	
	B-ENT005	WC Accessible	4.50	4.60	0.10	4.50	4.50	0.00	-0.10	
	B-ENT006	WC Accessible	4.50	5.10	0.60	4.50	4.70	0.20	-0.40	
	B-ENT007	WC Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00	
	B-ENT008	WC Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00	
	B-ENT009	WC Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00	
	B-ENT010	WC Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00	
	B-ENT011	WC Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10	

	B-ENT012	WC Ambulant	2.50	2.50	0.00	2.50	4.30	1.80	1.80
	B-ENT013	Infant Feeding Room	5.50	5.50	0.00	5.50	5.40	-0.10	-0.10
	B-ENT014	Nappy Change	4.00	4.00	0.00	4.00	4.30	0.30	0.30
	B-ENT015	Changing Places	12.00	12.00	0.00	12.00	13.50	1.50	1.50
	B-ENT016	Third Sector Resource Area	20.00	20.00	0.00	20.00	20.60	0.60	0.60
	B-ENT017	Third Sector Store Room	5.00	5.00	0.00	5.00	5.10	0.10	0.10
	B-ENT018	Snack Bar Servery	25.00	25.20	0.20	25.00	37.60	12.60	12.40
	B-ENT019	Snack Bar Seating	60.00	60.00	0.00	60.00	60.60	0.60	0.60
	B-ENT021	Retail Space	25.00	25.80	0.80	25.00	29.10	4.10	3.30
	B-ENT023	Vending Area	6.00	6.00	0.00	3.00	2.70	-0.30	-3.30
	B-ENT024	DSR	10.00	10.00	0.00	10.00	10.60	0.60	0.60
	B-ENT025	Disposal Hold	6.00	6.00	0.00	6.00	7.60	1.60	1.60
	B-ENT026	Cashpoint	2.00	2.00	0.00	2.00	2.10	0.10	0.10
	B-ENT027	Interview/Counselling Room	9.00	9.00	0.00	9.00	9.50	0.50	0.50
	B-ENT028	Secondary Ambulance Draught Lobby	15.00	15.00	0.00	15.00	60.00	45.00	45.00
	B-ENT029	Large Store Room - Retail & Snack Bar	18.00	18.00	0.00	18.00	18.80	0.80	0.80
	B-ENT030	Wheelchair Parking Bay	0.00	2.00	2.00	2.00	2.10	0.10	0.10
	B-ENT031	Wheelchair Parking Bay	0.00	0.00	0.00	1.00	1.00	0.00	1.00
	B-ENT032	Vending Area	0.00	0.00	0.00	3.00	2.70	-0.30	2.70
	<b>Main Entrance</b>			387.50	713.90	326.40	365.50	802.60	437.10
<b>ENT Totals</b>	<b>Functional</b>		387.50	713.90	326.40	365.50	802.60	437.10	88.70
	<b>Planning (5%)</b>		19.40	30.92	11.52	18.30	28.16	9.86	-2.76
	<b>Engineering (3%)</b>		12.20	2.18	-10.02	11.50	17.74	6.24	15.56
	<b>Circulation (30%)</b>		122.10	72.30	-49.80	115.10	71.80	-43.30	-0.50
	<b>Department Total</b>		541.20	819.30	278.10	510.40	920.30	409.90	101.00

MATERNITY SERVICES - IPD	B-MIA001	Hand-wash Station	1.50	1.50	0.00	0.00	0.00	0.00	-1.50	
	B-MIA002	Waiting Area 10 place (inc childrens play area)	16.50	16.50	0.00	18.00	18.40	0.40	1.90	
	B-MIA004	WC Ambulant	2.50	2.50	0.00	2.50	2.80	0.30	0.30	
	B-MIA005	WC Accessible	4.50	4.50	0.00	4.50	4.70	0.20	0.20	
	<b>Entrance sub-total</b>			25.00	25.00	0.00	25.00	25.90	0.90	0.90
	B-MIA006	Staff Base	8.00	8.10	0.10	8.00	9.50	1.50	1.40	
	B-MIA007	Staff Base	8.00	7.40	-0.60	8.00	8.00	0.00	-0.10	
	B-MIA008	Pneumatic Tube Station	1.00	1.00	0.00	1.00	1.00	0.00	-6.40	
	B-MIA009	Printer/IT/Admin Store Room	6.00	6.00	0.00	6.00	6.40	0.40	5.40	
	B-MIA010	Parking Bay: 6 wheelchairs	4.00	4.00	0.00	4.00	4.00	0.00	-2.00	
	B-MIA011	Kitchen: Milk feeds preparation	8.00	7.90	-0.10	8.00	7.90	-0.10	3.90	
	B-MIA012	Ward Pantry	12.00	12.10	0.10	12.00	12.90	0.90	5.00	
	B-MIA013	Food Service Bay	3.50	3.50	0.00	3.50	3.00	-0.50	-9.10	
	B-MIA014	Food Service Bay	3.50	4.10	0.60	3.50	3.70	0.20	0.20	
	B-MIA015	Expressed Milk Room	7.00	7.40	0.40	7.00	7.90	0.90	3.80	
	B-MIA016	Multi Purpose Sitting Room 10 Person	18.00	18.00	0.00	18.00	17.80	-0.20	10.40	
	B-MIA017	Interview/Counselling room	9.00	9.00	0.00	9.00	9.30	0.30	-8.70	
	B-MIA018	Resuscitaire Room	9.00	9.00	0.00	9.00	9.30	0.30	0.30	
	B-MIA144	Parking Bay - Resus Trolley	1.00	1.00	0.00	1.00	2.00	1.00	-7.00	
	B-MIA019	Parking Bay - Resus Trolley	1.00	1.90	0.90	1.00	2.10	1.10	0.20	
	B-MIA020	Disposal Hold	12.00	12.00	0.00	12.00	12.50	0.50	0.50	
	B-MIA021	WC Staff Ambulant	2.50	4.00	1.50	2.50	2.80	0.30	-1.20	
B-MIA022	WC Staff Accessible	4.50	4.50	0.00	4.50	4.40	-0.10	-0.10		



B-MIA143	Consulting/Examination Room	13.00	13.00	0.00	13.00	13.20	0.20	0.20
B-MIA023	Staff Locker Bay (30)	2.00	2.00	0.00	2.00	2.00	0.00	0.00
<b>Shared Areas sub-total</b>		133.00	135.90	2.90	133.00	139.70	6.70	3.80
B-MIA024	Single Bedroom	19.00	19.30	0.30	19.00	19.10	0.10	-0.20
B-MIA025	Single Bedroom	19.00	19.30	0.30	19.00	19.00	0.00	-0.30
B-MIA026	Single Bedroom	19.00	18.90	-0.10	19.00	19.30	0.30	0.40
B-MIA027	Single Bedroom	19.00	18.90	-0.10	19.00	19.10	0.10	0.20
B-MIA028	Single Bedroom	19.00	18.90	-0.10	19.00	19.30	0.30	0.40
B-MIA029	Single Bedroom	19.00	18.90	-0.10	19.00	19.20	0.20	0.30
B-MIA030	Single Bedroom	19.00	18.90	-0.10	19.00	19.30	0.30	0.40
B-MIA031	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
B-MIA032	Single Bedroom	19.00	19.60	0.60	19.00	20.00	1.00	0.40
B-MIA033	Single Bedroom	19.00	20.10	1.10	19.00	20.30	1.30	0.20
B-MIA034	Single Bedroom	19.00	19.40	0.40	19.00	19.20	0.20	-0.20
B-MIA035	Single Bedroom	19.00	20.10	1.10	19.00	19.70	0.70	-0.40
B-MIA036	Single Bedroom	19.00	19.40	0.40	19.00	19.80	0.80	0.40
B-MIA037	Single Bedroom	19.00	19.40	0.40	19.00	20.10	1.10	0.70
B-MIA038	Single Bedroom	19.00	19.00	0.00	19.00	19.30	0.30	0.30
B-MIA039	Single Bedroom	19.00	19.00	0.00	19.00	19.10	0.10	0.10
B-MIA040	Single Bedroom	19.00	19.00	0.00	19.00	19.30	0.30	0.30
B-MIA041	Single Bedroom	19.00	19.00	0.00	19.00	19.40	0.40	0.40
B-MIA042	Single Bedroom	19.00	19.00	0.00	19.00	19.40	0.40	0.40
B-MIA043	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
B-MIA044	Single Bedroom	19.00	19.00	0.00	19.00	19.20	0.20	0.20
B-MIA045	Single Bedroom	19.00	20.50	1.50	19.00	20.90	1.90	0.40
B-MIA046	Single Bedroom	19.00	19.00	0.00	19.00	19.40	0.40	0.40
B-MIA047	Single Bedroom	19.00	20.50	1.50	19.00	20.50	1.50	0.00
B-MIA048	Single Bedroom	19.00	20.50	1.50	19.00	20.50	1.50	0.00
B-MIA049	Single Bedroom	19.00	20.50	1.50	19.00	20.90	1.90	0.40
B-MIA050	Single Bedroom	19.00	19.00	0.00	19.00	18.90	-0.10	-0.10
B-MIA051	Single Bedroom	19.00	19.00	0.00	19.00	19.10	0.10	0.10
B-MIA052	Single Bedroom	19.00	19.60	0.60	19.00	20.30	1.30	0.70
B-MIA053	Single Bedroom	19.00	19.30	0.30	19.00	20.10	1.10	0.80
B-MIA054	Single Bedroom	19.00	19.00	0.00	19.00	19.50	0.50	0.50
B-MIA055	Single Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00
B-MIA056	Single Bedroom	19.00	19.10	0.10	19.00	19.20	0.20	0.10
B-MIA057	Single Bedroom	19.00	19.20	0.20	19.00	21.20	2.20	2.00
B-MIA058	Single Bedroom	19.00	22.10	3.10	19.00	20.90	1.90	-1.20
B-MIA059	Single Bedroom	19.00	19.00	0.00	19.00	20.70	1.70	1.70
B-MIA060	Single Bedroom	19.00	19.00	0.00	19.00	19.80	0.80	0.80
B-MIA061	Single Bedroom	19.00	19.10	0.10	19.00	19.80	0.80	0.70
B-MIA062	Single Bedroom	19.00	19.00	0.00	19.00	19.10	0.10	0.10
B-MIA063	Single Bedroom	19.00	19.00	0.00	19.00	19.40	0.40	0.40
B-MIA064	Single Bedroom	19.00	19.00	0.00	19.00	20.30	1.30	1.30
B-MIA065	Single Bedroom	19.00	19.10	0.10	19.00	18.70	-0.30	-0.40
B-MIA066	Single Bedroom	19.00	19.40	0.40	19.00	21.10	2.10	1.70
B-MIA067	Single Bedroom	19.00	19.40	0.40	19.00	21.50	2.50	2.10
B-MIA068	Single Bedroom	19.00	19.40	0.40	19.00	21.20	2.20	1.80
B-MIA069	Single Bedroom	19.00	19.40	0.40	19.00	22.10	3.10	2.70

B-MIA070	Single Bedroom - Bariatric	19.00	18.90	-0.10	19.00	19.00	0.00	0.10
B-MIA071	En-suite Assisted	5.00	5.40	0.40	5.00	4.80	-0.20	-0.60
B-MIA072	En-suite Assisted	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
B-MIA073	En-suite Assisted	5.00	5.00	0.00	5.00	4.60	-0.40	-0.40
B-MIA074	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50
B-MIA075	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-MIA076	En-suite Assisted	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30
B-MIA077	En-suite Assisted	5.00	4.90	-0.10	5.00	5.20	0.20	0.30
B-MIA078	En-suite Assisted	5.00	5.30	0.30	5.00	5.00	0.00	-0.30
B-MIA079	En-suite Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-MIA080	En-suite Assisted	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30
B-MIA081	En-suite Assisted	5.00	5.30	0.30	5.00	4.70	-0.30	-0.60
B-MIA082	En-suite Assisted	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50
B-MIA083	En-suite Assisted	5.00	5.30	0.30	5.00	4.20	-0.80	-1.10
B-MIA084	En-suite Assisted	5.00	5.10	0.10	5.00	5.00	0.00	-0.10
B-MIA085	En-suite Assisted	5.00	5.20	0.20	5.00	4.50	-0.50	-0.70
B-MIA086	En-suite Assisted	5.00	4.90	-0.10	5.00	4.70	-0.30	-0.20
B-MIA087	En-suite Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-MIA088	En-suite Assisted	5.00	6.70	1.70	5.00	5.40	0.40	-1.30
B-MIA089	En-suite Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-MIA090	En-suite Assisted	5.00	5.30	0.30	5.00	4.60	-0.40	-0.70
B-MIA091	En-suite Assisted	5.00	5.30	0.30	5.00	4.90	-0.10	-0.40
B-MIA092	En-suite Assisted	5.00	5.20	0.20	5.00	5.10	0.10	-0.10
B-MIA093	En-suite Assisted	5.00	5.60	0.60	5.00	5.20	0.20	-0.40
B-MIA094	En-suite Assisted	5.00	5.10	0.10	5.00	5.20	0.20	0.10
B-MIA095	En-suite Assisted	5.00	5.30	0.30	5.00	5.00	0.00	-0.30
B-MIA096	En-suite Assisted	5.00	5.40	0.40	5.00	5.00	0.00	-0.40
B-MIA097	En-suite Assisted	5.00	5.50	0.50	5.00	5.00	0.00	-0.50
B-MIA098	En-suite Assisted	5.00	5.40	0.40	5.00	4.80	-0.20	-0.60
B-MIA099	En-suite Assisted	5.00	5.30	0.30	5.00	4.60	-0.40	-0.70
B-MIA100	En-suite Assisted	5.00	5.10	0.10	5.00	4.50	-0.50	-0.60
B-MIA101	En-suite Assisted	5.00	5.30	0.30	5.00	4.70	-0.30	-0.60
B-MIA102	En-suite Assisted	5.00	6.60	1.60	5.00	5.40	0.40	-1.20
B-MIA103	En-suite Assisted	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30
B-MIA104	En-suite Assisted	5.00	5.00	0.00	5.00	4.80	-0.20	-0.20
B-MIA105	En-suite Assisted	5.00	5.30	0.30	5.00	4.80	-0.20	-0.50
B-MIA106	En-suite Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
B-MIA107	En-suite Assisted	5.00	6.10	1.10	5.00	5.40	0.40	-0.70
B-MIA108	En-suite Assisted	5.00	5.30	0.30	5.00	4.60	-0.40	-0.70
B-MIA109	En-suite Assisted	5.00	5.30	0.30	5.00	4.40	-0.60	-0.90
B-MIA110	En-suite Assisted	5.00	5.30	0.30	5.00	4.70	-0.30	-0.60
B-MIA111	En-suite Assisted	5.00	5.30	0.30	5.00	4.60	-0.40	-0.70
B-MIA112	En-suite Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
B-MIA113	En-suite Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
B-MIA114	En-suite Assisted	5.00	5.00	0.00	5.00	4.70	-0.30	-0.30
B-MIA115	En-suite Assisted	5.00	5.10	0.10	5.00	4.90	-0.10	-0.20
B-MIA116	En-suite Assisted	5.00	5.10	0.10	5.00	4.70	-0.30	-0.40
B-MIA117	En-suite Bariatric	7.50	7.20	-0.30	7.50	7.80	0.30	0.60
B-MIA118	Touchdown Space	2.00	2.00	0.00	2.00	2.10	0.10	0.10

	B-MIA119	Touchdown Space	2.00	2.00	0.00	2.00	1.80	-0.20	-0.20	
	B-MIA120	Touchdown Space	2.00	2.00	0.00	2.00	2.20	0.20	0.20	
	B-MIA121	Touchdown Space	2.00	2.00	0.00	2.00	2.00	0.00	0.00	
	B-MIA122	Touchdown Space	2.00	2.00	0.00	2.00	2.30	0.30	0.30	
	B-MIA123	Touchdown Space	2.00	2.00	0.00	2.00	2.00	0.00	0.00	
	<b>Maternity Inpatient Beds sub-total</b>			1142.50	1171.30	28.80	1142.50	1171.90	29.40	0.60
	B-MIA124	Patient Pantry	8.00	8.00	0.00	8.00	7.30	-0.70	-0.70	
	<b>Patient Support Facilities sub-total</b>			8.00	8.00	0.00	8.00	7.30	-0.70	-0.70
	B-MIA125	Clean Utility	16.00	18.20	2.20	16.00	18.20	2.20	0.00	
	B-MIA126	Clean Utility	16.00	16.00	0.00	16.00	16.70	0.70	0.70	
	B-MIA127	Dirty Utility	8.00	8.00	0.00	8.00	7.50	-0.50	-0.50	
	B-MIA128	Dirty Utility	8.00	8.20	0.20	8.00	7.60	-0.40	-0.60	
	B-MIA129	Linen Store	4.00	5.00	1.00	4.00	4.90	0.90	-0.10	
	B-MIA130	Linen Store	4.00	4.90	0.90	4.00	4.70	0.70	-0.20	
	B-MIA131	Linen Store	4.00	6.00	2.00	4.00	5.60	1.60	-0.40	
	B-MIA132	DSR	10.00	10.00	0.00	10.00	10.00	0.00	0.00	
	B-MIA133	DSR	10.00	10.00	0.00	10.00	10.30	0.30	0.30	
	<b>Utilities sub-total</b>			80.00	86.30	6.30	80.00	85.50	5.50	-0.80
	B-MIA134	Store Room – Large Store	8.00	8.20	0.20	8.00	8.20	0.20	0.00	
	B-MIA135	Store Room – Large Store	8.00	8.00	0.00	8.00	8.10	0.10	0.10	
	B-MIA136	Store Room – Large Equipment Store	12.00	12.00	0.00	12.00	12.60	0.60	0.60	
	B-MIA137	Store Room – Large Equipment Store	12.00	12.30	0.30	12.00	12.60	0.60	0.30	
	<b>Utilities sub-total</b>			40.00	40.50	0.50	40.00	41.50	1.50	1.00
	B-MIA138	SCN/SCM Office - 2 person	12.00	12.20	0.20	12.00	13.00	1.00	0.80	
	B-MIA139	MDT/Handover Room	15.00	15.00	0.00	30.00	28.50	-1.50	13.50	
	B-MIA140	MDT/Handover Room	15.00	15.00	0.00	0.00	0.00	0.00	-15.00	
	B-MIA141	Hot Desking (3 person)	16.50	16.50	0.00	16.50	17.10	0.60	0.60	
	B-MIA142	Hot Desking (3 person)	16.50	16.60	0.10	16.50	17.70	1.20	1.10	
	<b>Office &amp; Admin sub-total</b>			75.00	75.30	0.30	75.00	76.30	1.30	1.00
	<b>MIA Totals</b>	<b>Functional</b>	1503.50	1542.30	38.80	1503.50	1548.10	44.60	5.80	
<b>Planning (5%)</b>		75.20	170.65	95.45	75.20	106.01	30.81	-64.64		
<b>Engineering (3%)</b>		47.40	13.35	-34.05	47.40	66.79	19.39	53.44		
<b>Circulation (35%)</b>		552.50	541.50	-11.00	552.50	545.70	-6.80	4.20		
<b>Department Total</b>		<b>2178.60</b>	<b>2267.80</b>	<b>89.20</b>	<b>2178.60</b>	<b>2266.60</b>	<b>88.00</b>	<b>-1.20</b>		

<b>MATERNITY OPD</b>	B-MOPD001	Staff Base	10.00	10.10	0.10	10.00	11.10	1.10	1.00	
	B-MOPD002	Children’s Play Area	8.00	8.00	0.00	8.00	8.10	0.10	0.10	
	B-MOPD003	WC Accessible	4.50	4.50	0.00	4.50	4.60	0.10	0.10	
	B-MOPD022	WC Ambulant	2.50	2.20	-0.30	0.00	0.00	0.00	-2.20	
	<b>Entrance sub-total</b>			25.00	24.80	-0.20	22.50	23.80	1.30	-1.00
	B-MOPD004	Phlebotomy and Physiological Measurement Room	13.50	13.60	0.10	13.50	13.40	-0.10	-0.20	
	B-MOPD005	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.30	-0.20	-0.20	
	B-MOPD006	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.80	0.30	0.30	
	B-MOPD007	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.80	0.30	0.30	
	B-MOPD008	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.30	-0.20	-0.20	
	B-MOPD009	Consult/Exam Room (double sided access)	16.50	16.60	0.10	16.50	16.90	0.40	0.30	
	B-MOPD010	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.60	0.10	0.10	
	B-MOPD011	Consult/Exam Room (double sided access)	16.50	16.50	0.00	16.50	16.40	-0.10	-0.10	
	B-MOPD012	Interview/Counselling room	9.00	9.10	0.10	9.00	8.70	-0.30	-0.40	

	B-MOPD013	Patient Pantry	6.00	6.00	0.00	6.00	6.20	0.20	0.20
	<b>Consulting Zone sub-total</b>		144.00	144.30	0.30	144.00	144.40	0.40	0.10
	B-MOPD014	Antenatal Day Assessment Area	26.00	26.00	0.00	26.00	24.60	-1.40	-1.40
	B-MOPD015	Day Case Lounge	16.50	16.70	0.20	16.50	17.70	1.20	1.00
	B-MOPD016	Office - Day Assessment	9.00	9.10	0.10	9.00	10.90	1.90	1.80
	<b>Day Assessment sub-total</b>		51.50	51.80	0.30	51.50	53.20	1.70	1.40
	B-MOPD017	Dirty Utility	8.00	8.10	0.10	8.00	7.20	-0.80	-0.90
	B-MOPD018	Store Room	8.00	8.00	0.00	8.00	9.20	1.20	1.20
	<b>Utilities sub-total</b>		16.00	16.10	0.10	16.00	16.40	0.40	0.30
	B-MOPD019	SCM office; 4 person	22.00	22.00	0.00	22.00	22.60	0.60	0.60
	B-MOPD020	Breakout Room	9.00	8.50	-0.50	9.00	9.20	0.20	0.70
	B-MOPD021	WC Staff Accessible	4.50	4.50	0.00	4.50	4.70	0.20	0.20
	<b>Office &amp; Admin sub-total</b>		35.50	35.00	-0.50	35.50	36.50	1.00	1.50
MOPD Totals	<b>Functional</b>		272.00	272.00	0.00	269.50	274.30	4.80	2.30
	<b>Planning (5%)</b>		13.60	29.99	16.39	13.50	17.79	4.29	-12.20
	<b>Engineering (3%)</b>		8.60	1.11	-7.49	8.50	11.21	2.71	10.10
	<b>Circulation (30%)</b>		85.70	122.20	36.50	84.90	118.20	33.30	-4.00
	<b>Department Total</b>		<b>379.90</b>	<b>425.30</b>	<b>45.40</b>	<b>376.40</b>	<b>421.50</b>	<b>45.10</b>	<b>-3.80</b>

MRI	B-MRI001	Reception and Office	10.00	10.10	0.10	10.00	11.20	1.20	1.10	
	B-MRI002	Waiting Area - 5 Place	9.00	9.00	0.00	9.00	9.00	0.00	0.00	
	B-MRI003	Waiting Area - Children	9.00	9.00	0.00	9.00	8.80	-0.20	-0.20	
	B-MRI004	Baby Prep Room	9.00	9.00	0.00	9.00	9.20	0.20	0.20	
	B-MRI005	Bed/Trolley Waiting Area	8.00	8.00	0.00	9.00	9.70	0.70	1.70	
	B-MRI006	WC Accessible	4.50	4.50	0.00	4.50	4.60	0.10	0.10	
	B-MRI007	Changing Cubicle - Accessible	4.50	4.50	0.00	4.50	4.60	0.10	0.10	
	B-MRI008	Changing Cubicle - Accessible	4.50	4.70	0.20	4.50	4.60	0.10	-0.10	
	B-MRI009	Linen Cupboard	0.50	1.40	0.90	0.50	1.00	0.50	-0.40	
	B-MRI010	Interview/Counselling Room	9.00	9.00	0.00	9.00	9.40	0.40	0.40	
	B-MRI011	Dirty Utility	8.00	8.00	0.00	8.00	7.40	-0.60	-0.60	
	B-MRI012	Store - Ready to Use Medical Gas	2.00	2.00	0.00	1.00	1.00	0.00	-1.00	
	B-MRI013	Store Room	8.00	8.00	0.00	8.00	8.10	0.10	0.10	
	B-MRI014	Store - DSR Cupboard: Non Ferrous	2.00	2.00	0.00	2.00	2.10	0.10	0.10	
	B-MRI015	Staff Rest Room	10.00	10.00	0.00	10.00	9.50	-0.50	-0.50	
	B-MRI016	WC Staff Ambulant	2.50	2.50	0.00	2.50	3.40	0.90	0.90	
	B-MRI017	MDT Handover Room	9.00	8.90	-0.10	9.00	9.40	0.40	0.50	
	B-MRI018	Image Review/Reporting Area	11.00	11.00	0.00	11.00	11.20	0.20	0.20	
	B-MRI019	Parking Bay - Resus Trolley	1.00	1.60	0.60	1.00	1.30	0.30	-0.30	
		<b>Zone 2 sub-total</b>		121.50	123.20	1.70	121.50	125.50	4.00	2.30
		B-MRI020	Prep Room	15.00	15.00	0.00	15.00	15.00	0.00	0.00
		B-MRI021	WC Accessible	4.50	5.20	0.70	4.50	4.60	0.10	-0.60
		B-MRI022	Anaesthesia/Recovery Area and Associated Clinical Support	19.00	19.00	0.00	19.00	19.00	0.00	0.00
		B-MRI023	Anaesthetic Induction Area	15.00	15.00	0.00	15.00	15.20	0.20	0.20
		B-MRI024	Parking Bay - MRI Trolley/Wheelchair and Associated Equipment	5.00	5.00	0.00	5.00	5.00	0.00	0.00
		<b>Zone 3 sub-total</b>		58.50	59.20	0.70	58.50	58.80	0.30	-0.40
		B-MRI025	Control Room	16.00	16.30	0.30	16.00	16.10	0.10	-0.20
		B-MRI026	Scanner Room	45.00	44.90	-0.10	45.00	45.20	0.20	0.30
	B-MRI027	Engineering/Technical Room	20.00	20.10	0.10	20.00	20.10	0.10	0.00	

	<b>Zone 4 sub-total</b>		81.00	81.30	0.30	81.00	81.40	0.40	0.10	
	<b>MRI Totals</b>	<b>Functional</b>	261.00	263.70	2.70	261.00	265.70	4.70	2.00	
		<b>Planning (5%)</b>	13.10	23.89	10.79	13.10	16.99	3.89	-6.90	
		<b>Engineering (3%)</b>	8.20	0.41	-7.79	8.20	10.71	2.51	10.30	
		<b>Circulation (33%)</b>	90.40	99.40	9.00	90.40	103.20	12.80	3.80	
		<b>Department Total</b>	<b>372.70</b>	<b>387.40</b>	<b>14.70</b>	<b>372.70</b>	<b>396.60</b>	<b>23.90</b>	<b>9.20</b>	
	B-NUU001	Visitors Locker Station	8.00	8.00	0.00	8.00	8.50	0.50	0.50	
	B-NUU002	Reception/Staff Base	8.00	8.70	0.70	8.00	8.00	0.00	-0.70	
	B-NUU003	Waiting Area: 10 person including play area	22.50	22.60	0.10	22.50	22.60	0.10	0.00	
	B-NUU004	Interview/Counselling Room	9.00	9.20	0.20	9.00	10.00	1.00	0.80	
	B-NUU005	WC Ambulant	2.50	3.00	0.50	2.50	2.80	0.30	-0.20	
	B-NUU006	WC Accessible	4.50	5.30	0.80	4.50	4.40	-0.10	-0.90	
	B-NUU113	WC Accessible	0.00	0.00	0.00	4.50	4.40	-0.10	4.40	
	<b>Entrance sub-total</b>		54.50	56.80	2.30	59.00	60.70	1.70	3.90	
	B-NUU009	MDT/Handover Room	18.00	18.30	0.30	18.00	18.90	0.90	0.60	
	B-NUU104	ICR - (7 Cot)	161.00	75.50	-85.50	0.00	0.00	0.00	-75.50	Circulation in ITU reported as Net in NHSG-BFH-GRA-SC-070_1, and as circulation in SoA17. This does not indicate a reduction in gross area.
	B-NUU010	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.00	23.00	23.00	22.80	-0.20	-0.20	SoA14 Includes in B-NUU104
	B-NUU011	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.00	23.00	23.00	23.60	0.60	0.60	
	B-NUU012	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	25.40	25.40	23.00	23.80	0.80	-1.60	
	B-NUU013	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.90	23.90	23.00	24.60	1.60	0.70	
	B-NUU014	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.90	23.90	23.00	23.30	0.30	-0.60	
	B-NUU015	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.90	23.90	23.00	23.20	0.20	-0.70	
	B-NUU016	Intensive Care Cot Bay	<i>inc. in B-NUU104</i>	23.70	23.70	23.00	23.00	0.00	-0.70	
	B-NUU105	ICR - (6 Cot)	138.00	61.40	-76.60	0.00	0.00	0.00	-61.40	Circulation in ITU reported as Net in NHSG-BFH-GRA-SC-070_1, and as circulation in SoA17. This does not indicate a reduction in gross area.
	B-NUU017	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.00	23.00	23.00	22.70	-0.30	-0.30	
	B-NUU018	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.30	23.30	23.00	23.20	0.20	-0.10	
	B-NUU019	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.70	23.70	23.00	23.00	0.00	-0.70	
	B-NUU020	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.90	23.90	23.00	22.90	-0.10	-1.00	
	B-NUU021	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.90	23.90	23.00	22.30	-0.70	-1.60	
	B-NUU022	Intensive Care Cot Bay	<i>inc. in B-NUU105</i>	23.20	23.20	23.00	23.00	0.00	-0.20	
	B-NUU023	Isolation Room	19.50	19.70	0.20	23.00	23.60	0.60	3.90	
	B-NUU024	Isolation Room	19.50	19.40	-0.10	23.00	24.30	1.30	4.90	
	B-NUU025	Isolation Room	19.50	19.90	0.40	20.50	21.90	1.40	2.00	
	B-NUU026	Isolation Gowning Lobby	3.50	3.50	0.00	0.00	0.00	0.00	-3.50	
	B-NUU027	Isolation Gowning Lobby	3.50	3.50	0.00	0.00	0.00	0.00	-3.50	
	B-NUU028	Isolation Gowning Lobby	3.50	3.50	0.00	3.50	3.70	0.20	0.20	
	B-NUU007	Staff Base (SCBU 8 cot)	15.50	15.50	0.00	15.50	15.30	-0.20	-0.20	
	B-NUU110	Special Care Room (8 cots)	112.00	0.00	-3.40	104.80	0.00	2.60	0.00	
	B-NUU040	Special Care Cot Bay	<i>inc. in B-NUU111</i>	12.10	12.10	<i>inc. in B-NUU110</i>	11.90	11.90	-0.20	
	B-NUU041	Special Care Cot Bay	<i>inc. in B-NUU111</i>	12.10	12.10	<i>inc. in B-NUU110</i>	12.00	12.00	-0.10	
	B-NUU042	Special Care Cot Bay	<i>inc. in B-NUU111</i>	12.10	12.10	<i>inc. in B-NUU110</i>	12.10	12.10	0.00	
	B-NUU043	Special Care Cot Bay	<i>inc. in B-NUU111</i>	13.60	13.60	<i>inc. in B-NUU110</i>	13.90	13.90	0.30	
	B-NUU044	Special Care Cot Bay	<i>inc. in B-NUU111</i>	12.10	12.10	<i>inc. in B-NUU110</i>	11.00	11.00	-1.10	
	B-NUU039	Special Care Cot Bay	<i>inc. in B-NUU111</i>	12.10	12.10	<i>inc. in B-NUU110</i>	12.10	12.10	0.00	
NEONATAL										

B-NNU045	Special Care Cot Bay	inc. in B-NNU111	12.10	12.10	inc. in B-NNU110	12.10	12.10	0.00		
B-NNU046	Special Care Cot Bay	inc. in B-NNU111	12.10	12.10	inc. in B-NNU110	12.60	12.60	0.50		
B-NNU106	Handwash & Utility Sink Station	inc. in B-NNU110	5.90	5.90	inc. in B-NNU110	5.60	5.60	-0.30		
B-NNU107	Handwash Station	inc. in B-NNU110	4.40	4.40	inc. in B-NNU110	4.10	4.10	-0.30		
B-NNU008	Staff Base (SCBU 10 cot)		15.50	15.50		15.50	15.50	0.00		
B-NNU111	Special Care Room (10 cots)		138.00	0.00	-5.30	129.00	0.00	2.60	0.00	
B-NNU029	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	12.60	12.60	0.50		
B-NNU030	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	12.60	12.60	0.50		
B-NNU031	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	12.50	12.50	0.40		
B-NNU032	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	12.60	12.60	0.50		
B-NNU033	Special Care Cot Bay	inc. in B-NNU110	13.60	13.60	inc. in B-NNU111	12.50	12.50	-1.10		
B-NNU034	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	11.70	11.70	-0.40		
B-NNU035	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	11.90	11.90	-0.20		
B-NNU036	Special Care Cot Bay	inc. in B-NNU110	12.10	12.10	inc. in B-NNU111	12.50	12.50	0.40		
B-NNU037	Special Care Cot Bay	inc. in B-NNU111	12.10	12.10	inc. in B-NNU111	11.50	11.50	-0.60		
B-NNU038	Special Care Cot Bay	inc. in B-NNU111	12.10	12.10	inc. in B-NNU111	12.30	12.30	0.20		
B-NNU108	Handwash & Utility Sink Station	inc. in B-NNU111	5.90	5.90	inc. in B-NNU111	4.50	4.50	-1.40		
B-NNU109	Handwash Station	inc. in B-NNU111	4.30	4.30	inc. in B-NNU111	4.40	4.40	0.10		
B-NNU047	Neonatal Treatment Room		16.50	16.50	0.00	16.50	15.70	-0.80	-0.80	
B-NNU048	Office - Transport Team (2 person)		12.00	12.00	0.00	12.00	12.00	0.00	0.00	
B-NNU049	Store Room - Transfer equipment store for air and road		15.00	14.80	-0.20	15.00	15.20	0.20	0.40	
<b>Cot Spaces sub-total</b>			710.50	848.10	137.60	695.30	706.50	11.20	-141.60	Circulation in ITU reported as Net in NHSG-BFH-GRA-SC-070_1 and as circulation in SoA17. This does not indicate a reduction in gross area.
B-NNU050	Parent Rest Room		15.00	15.90	0.90	15.00	16.60	1.60	0.70	
<b>Parent Support sub-total</b>			15.00	15.90	0.90	15.00	16.60	1.60	0.70	
B-NNU051	Expressed Milk Room		12.00	13.00	1.00	10.00	9.80	-0.20	-3.20	
B-NNU052	Kitchen: Milk Feeds Preparation		12.00	12.00	0.00	12.00	12.00	0.00	0.00	
B-NNU053	Store Room - Refrigerated Storage		8.00	7.90	-0.10	8.00	8.00	0.00	0.10	
B-NNU054	Point of Care Testing Room		9.00	9.00	0.00	9.00	10.80	1.80	1.80	
B-NNU055	Clean Utility		16.00	16.00	0.00	16.00	16.90	0.90	0.90	
B-NNU056	Dirty Utility		8.00	8.00	0.00	8.00	8.10	0.10	0.10	
B-NNU057	Disposal Hold		12.00	13.30	1.30	12.00	12.60	0.60	-0.70	
B-NNU058	Equipment Room		48.00	48.00	0.00	48.00	48.00	0.00	0.00	
B-NNU060	Store: Clinical Equipment		40.00	40.00	0.00	40.00	39.90	-0.10	-0.10	
B-NNU061	Store: Ready to use Medical Gas Cylinders		4.00	4.00	0.00	4.00	4.20	0.20	0.20	
B-NNU062	Linen Store		4.00	4.00	0.00	4.00	4.10	0.10	0.10	
B-NNU063	Parking Bay - Large Equipment		4.00	4.50	0.50	4.00	4.00	0.00	-0.50	
B-NNU064	Parking Bay - Large Equipment		4.00	5.60	1.60	4.00	4.30	0.30	-1.30	
B-NNU065	Parking Bay - Resus Trolley		1.00	1.00	0.00	1.00	1.00	0.00	0.00	
B-NNU066	Pneumatic Tube Station		1.00	0.90	-0.10	1.00	0.90	-0.10	0.00	
B-NNU067	Printer/IT/admin Store Room		6.00	6.00	0.00	6.00	6.80	0.80	0.80	
B-NNU068	DSR		10.00	11.80	1.80	12.00	11.70	-0.30	-0.10	
B-NNU069	Laundry Room (neonates)		10.00	9.90	-0.10	10.00	9.80	-0.20	-0.10	
<b>Clinical Support sub-total</b>			209.00	214.90	5.90	209.00	212.90	3.90	-2.00	
B-NNU070	Staff WC Ambulant		2.50	2.50	0.00	2.50	2.50	0.00	0.00	
B-NNU071	Staff WC Accessible		4.50	4.50	0.00	4.50	4.30	-0.20	-0.20	
B-NNU103	Hot Desking Room		38.00	38.00	0.00	38.00	38.70	0.70	0.70	
B-NNU073	Seminar Room: 15 places		25.00	25.00	0.00	25.00	25.10	0.10	0.10	
B-NNU074	Store Room - Teaching		8.00	8.00	0.00	8.00	8.00	0.00	0.00	

	B-NUU075	Staff Locker Bay (30)	2.00	3.20	1.20	2.00	3.30	1.30	0.10	
	B-NUU076	Staff Rest Room	32.00	32.00	0.00	32.00	31.80	-0.20	-0.20	
	B-NUU077	Store Room - "Friends of the Neonatal Unit"	4.00	5.70	1.70	4.00	6.10	2.10	0.40	
	B-NUU078	SCN/SCM Office (2 person)	12.00	12.30	0.30	12.00	12.90	0.90	0.60	
	<b>Staff Spaces sub-total</b>		128.00	131.20	3.20	128.00	132.70	4.70	1.50	
	B-NUU079	Parentcraft Room	23.00	23.00	0.00	23.00	23.60	0.60	0.60	
	B-NUU080	Parentcraft Room	23.00	23.00	0.00	23.00	23.00	0.00	0.00	
	B-NUU081	Parentcraft Room	23.00	23.00	0.00	23.00	22.80	-0.20	-0.20	
	B-NUU082	Parentcraft Room	23.00	23.60	0.60	23.00	23.00	0.00	-0.60	
	B-NUU083	En-suite	5.00	5.10	0.10	5.00	4.50	-0.50	-0.60	
	B-NUU084	En-suite Accessible	5.00	5.10	0.10	6.00	6.60	0.60	1.50	
	B-NUU085	En-suite	5.00	5.10	0.10	5.00	4.40	-0.60	-0.70	
	B-NUU086	En-suite	5.00	5.10	0.10	5.00	4.40	-0.60	-0.70	
	B-NUU087	Transitional Care Bedroom	19.00	21.70	2.70	19.00	19.30	0.30	-2.40	
	B-NUU088	Transitional Care Bedroom	19.00	21.10	2.10	19.00	19.50	0.50	-1.60	
	B-NUU089	Transitional Care Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00	
	B-NUU090	Transitional Care Bedroom	19.00	19.00	0.00	19.00	19.10	0.10	0.10	
	B-NUU091	Transitional Care Bedroom	19.00	19.00	0.00	19.00	19.00	0.00	0.00	
	B-NUU092	Transitional Care Bedroom	19.00	22.40	3.40	19.00	19.00	0.00	-3.40	
	B-NUU093	En-suite	5.00	5.10	0.10	5.00	4.60	-0.40	-0.50	
	B-NUU094	En-suite	5.00	5.10	0.10	5.00	5.00	0.00	-0.10	
	B-NUU095	En-suite	5.00	5.10	0.10	5.00	4.10	-0.90	-1.00	
	B-NUU096	En-suite	5.00	5.00	0.00	5.00	5.10	0.10	0.10	
	B-NUU097	En-suite	5.00	5.00	0.00	5.00	5.40	0.40	0.40	
	B-NUU098	En-suite	5.00	5.10	0.10	5.00	4.80	-0.20	-0.30	
	B-NUU099	Multipurpose Sitting Room/Pantry	18.00	18.30	0.30	18.00	18.20	0.20	-0.10	
	B-NUU100	Store Room	8.00	8.50	0.50	8.00	9.10	1.10	0.60	
	B-NUU101	Linen Store	4.00	4.10	0.10	4.00	4.00	0.00	-0.10	
	B-NUU102	Team Office and Clinical Store	9.00	13.30	4.30	9.00	13.20	4.20	-0.10	
	B-NUU112	Store Room - Refrigerated Storage - Transitional Care	0.00	0.00	0.00	1.00	1.00	0.00	1.00	
	<b>Transitional Care sub-total</b>		295.00	309.80	14.80	297.00	301.70	4.70	-8.10	
	<b>NUU Totals</b>	<b>Functional</b>	1412.00	1576.70	164.70	1403.30	1431.10	27.80	-145.60	
		<b>Planning (5%)</b>	70.60	115.20	44.60	70.20	76.99	6.79	-38.21	
		<b>Engineering (3%)</b>	40.10	3.20	-36.90	44.20	48.51	4.31	45.31	
		<b>Circulation (35%)</b>								Circulation in ITU reported as Net in NHSG-BFH-GRA-SC-070_1, and as circulation in SoA17. This does not indicate a reduction in gross area.
				518.10	413.80	-104.30	514.90	552.00	37.10	138.20
	<b>Department Total</b>		<b>2040.80</b>	<b>2108.90</b>	<b>68.10</b>	<b>2032.60</b>	<b>2108.60</b>	<b>76.00</b>	<b>-0.30</b>	Note that reduction reflects change of 136.9m <sup>2</sup> circulation area in ITU from being reported as net in SoA14 to circulation in SoA17.
STAFF OVERNIGHT STAY	B-ONS001	Bedroom	10.00	10.10	0.10	10.00	11.10	1.10	1.00	
	B-ONS002	Bedroom	10.00	10.10	0.10	10.00	10.50	0.50	0.40	
	B-ONS003	En-suite Shower/WC	3.00	3.00	0.00	3.00	3.00	0.00	0.00	
	B-ONS004	En-suite Shower/WC	3.00	3.00	0.00	3.00	3.80	0.80	0.80	
	<b>Staff Overnight Stay</b>		26.00	26.20	0.20	26.00	28.40	2.40	2.20	
	<b>ONS Totals</b>	<b>Functional</b>	26.00	26.20	0.20	26.00	28.40	2.40	2.20	
<b>Planning (5%)</b>		1.30	3.60	2.30	1.30	2.15	0.85	-1.45		
<b>Engineering (3%)</b>		0.80	0.30	-0.50	0.80	1.35	0.55	1.05		

		<b>Circulation (25%)</b>	6.80	18.70	11.90	6.80	11.70	4.90	-7.00		
		<b>Department Total</b>	<b>34.90</b>	<b>48.80</b>	<b>13.90</b>	<b>34.90</b>	<b>43.60</b>	<b>8.70</b>	<b>-5.20</b>		
RESEARCH & TEACHING	B-R&T001	Fridge/Freezer Specimen Store	9.00	8.20	-0.80	9.00	7.60	-1.40	-0.60		
	B-R&T005	Staff WC Accessible	4.50	4.60	0.10	4.50	4.30	-0.20	-0.30		
	B-R&T028	Staff Pantry	4.50	4.70	0.20	4.50	5.10	0.60	0.40		
	B-R&T029	Office; 8 person	88.00	44.20	-43.80	44.00	44.40	0.40	0.20	B-R&T029 and B-R&T031 were one 88m <sup>2</sup> room in SoA14, but had been divided prior to OBC.	
	B-R&T030	Meeting / Breakout Rooms	14.00	14.00	0.00	14.00	14.40	0.40	0.40		
	B-R&T031	Office; 8 person	0.00	44.10	44.10	44.00	45.10	1.10	1.00	B-R&T029 and B-R&T031 were one 88m <sup>2</sup> room in SoA14, but had been divided prior to OBC.	
	<b>Research sub-total</b>			120.00	119.80	-0.20	120.00	120.90	0.90	1.10	
	B-R&T007	Reception and Back Office	21.50	21.20	-0.30	21.50	22.10	0.60	0.90		
	B-R&T008	Seminar Room 60 places	75.00	75.30	0.30	75.00	78.20	3.20	2.90		
	B-R&T009	Seminar Room 60 places	75.00	75.40	0.40	75.00	77.70	2.70	2.30		
	B-R&T010	Breakout Room	28.00	28.20	0.20	28.00	28.80	0.80	0.60		
	B-R&T011	Breakout Room	28.00	28.20	0.20	28.00	28.80	0.80	0.60		
	B-R&T012	Breakout Room	28.00	28.60	0.60	28.00	29.20	1.20	0.60		
	B-R&T013	Breakout Room	28.00	29.80	1.80	28.00	30.20	2.20	0.40		
	B-R&T014	Computer Room/eLearning	18.00	18.00	0.00	18.00	18.40	0.40	0.40		
	B-R&T015	Store Room - Training Aids	20.00	20.00	0.00	20.00	21.00	1.00	1.00		
	B-R&T017	Meeting Rooms; VC enabled	16.00	16.00	0.00	16.00	16.50	0.50	0.50		
	B-R&T018	Meeting Rooms; VC enabled	16.00	16.20	0.20	16.00	16.60	0.60	0.40		
	B-R&T033	Lockers	0.00	0.00	0.00	2.00	2.10	0.10	2.10		
	<b>Teaching and Meeting sub-total</b>			353.50	356.90	3.40	355.50	369.60	14.10	12.70	
	B-R&T022	WC Staff Ambulant	2.50	2.70	0.20	2.50	2.80	0.30	0.10		
	B-R&T023	WC Staff Ambulant	2.50	2.70	0.20	2.50	2.80	0.30	0.10		
	B-R&T024	WC Staff Ambulant	2.50	2.70	0.20	2.50	2.50	0.00	-0.20		
	B-R&T025	WC Staff Ambulant	2.50	2.70	0.20	2.50	2.80	0.30	0.10		
	B-R&T026	WC Accessible	4.50	4.90	0.40	4.50	4.70	0.20	-0.20		
	B-R&T027	DSR	10.00	12.00	2.00	10.00	10.40	0.40	-1.60		
	B-R&T032	Disposal Hold	0.00	7.00	7.00	6.00	6.60	0.60	-0.40		
	<b>Shared Spaces sub-total</b>			24.50	34.70	10.20	30.50	32.60	2.10	-2.10	
R&T Totals	<b>Functional</b>		498.00	511.40	13.40	506.00	523.10	17.10	11.70		
	<b>Planning (5%)</b>		24.90	35.85	10.95	25.30	18.28	-7.02	-17.57		
	<b>Engineering (3%)</b>		15.70	2.45	-13.25	15.90	11.52	-4.38	9.07		
	<b>Circulation (25%)</b>		130.70	176.40	45.70	132.80	187.70	54.90	11.30		
	<b>Department Total</b>			<b>669.30</b>	<b>726.10</b>	<b>56.80</b>	<b>680.00</b>	<b>740.60</b>	<b>60.60</b>	<b>14.50</b>	
SANCTUARY	B-SAN001	Sanctuary; Quiet Room	36.00	36.30	0.30	36.00	36.10	0.10	-0.20		
	B-SAN002	Ablutions area	4.50	4.30	-0.20	4.50	4.80	0.30	0.50		
	<b>Sanctuary</b>			40.50	40.60	0.10	40.50	40.90	0.40	0.30	
	SAN Totals	<b>Functional</b>		40.50	40.60	0.10	40.50	40.90	0.40	0.30	
		<b>Planning (5%)</b>		2.00	3.23	1.23	2.00	1.84	-0.16	-1.39	
		<b>Engineering (3%)</b>		1.30	0.47	-0.83	1.30	1.16	-0.14	0.69	
		<b>Circulation (25%)</b>		10.60	7.50	-3.10	10.60	7.90	-2.70	0.40	
<b>Department Total</b>			<b>54.40</b>	<b>51.80</b>	<b>-2.60</b>	<b>54.40</b>	<b>51.80</b>	<b>-2.60</b>	<b>0.00</b>		
SHARED OPD	B-SOU001	Self "check in" kiosks (4 consoles)	4.00	4.00	0.00	4.00	4.40	0.40	0.40		



	B-SOU002	Self "check in" kiosks (2 consoles)	4.00	4.00	0.00	2.00	2.00	0.00	-2.00	
	B-SOU027	Self "check in" kiosks (1 console)	0.00	0.00	0.00	1.00	1.00	0.00	1.00	
	B-SOU028	Self "check in" kiosks (1 console)	0.00	0.00	0.00	1.00	1.00	0.00	1.00	
	B-SOU003	Reception and Back Office	28.00	28.00	0.00	28.00	28.40	0.40	0.40	
	B-SOU004	Waiting Area: 20 place including 2 Wheelchair Users	33.00	33.10	0.10	33.00	33.20	0.20	0.10	
	B-SOU005	Waiting Area: 20 place including 2 Wheelchair Users	33.00	33.00	0.00	33.00	33.50	0.50	0.50	
	B-SOU006	Waiting Area: 20 place including 2 Wheelchair Users	33.00	32.60	-0.40	33.00	33.20	0.20	0.60	
	B-SOU007	Dirty Utility	8.00	8.60	0.60	8.00	7.00	-1.00	-1.60	
	B-SOU008	Dirty Utility	8.00	8.00	0.00	8.00	8.00	0.00	0.00	
	B-SOU009	Clean Utility (Breast/Gynae)	12.00	15.40	3.40	12.00	12.00	0.00	-3.40	
	B-SOU010	Clean Utility (Maternity/Gynae)	10.00	10.80	0.80	10.00	10.10	0.10	-0.70	
	B-SOU011	Linen Store	4.00	5.00	1.00	4.00	4.00	0.00	-1.00	
	B-SOU012	Linen Store	4.00	4.10	0.10	4.00	4.30	0.30	0.20	
	B-SOU013	Pneumatic Tube Station	1.00	1.00	0.00	1.00	1.00	0.00	0.00	
	B-SOU014	Pneumatic Tube Station	1.00	1.00	0.00	1.00	1.00	0.00	0.00	
	B-SOU015	Disposal Hold	12.00	12.00	0.00	12.00	12.80	0.80	0.80	
	B-SOU016	Disposal Hold	12.00	12.00	0.00	12.00	12.00	0.00	0.00	
	B-SOU017	DSR	10.00	10.00	0.00	10.00	10.00	0.00	0.00	
	B-SOU018	DSR	10.00	10.10	0.10	10.00	9.80	-0.20	-0.30	
	B-SOU019	WC Staff Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10	
	B-SOU021	WC Staff Accessible	4.50	4.60	0.10	4.50	5.00	0.50	0.40	
	B-SOU022	Staff Locker Bay (24)	1.50	1.70	0.20	1.50	1.90	0.40	0.20	
	B-SOU023	Staff Locker Bay (24)	1.50	1.70	0.20	1.50	1.90	0.40	0.20	
	B-SOU024	Printer/IT/Admin	6.00	6.30	0.30	6.00	6.00	0.00	-0.30	
	B-SOU025	Printer/IT/Admin	6.00	7.60	1.60	6.00	7.60	1.60	0.00	
	B-SOU026	OPD Waiting Area	0.00	0.00	0.00	22.00	22.50	0.50	22.50	
	<b>Shared OPD</b>			249.00	257.10	8.10	271.00	276.20	5.20	19.10
<b>SOU Totals</b>	<b>Functional</b>		249.00	257.10	8.10	271.00	276.20	5.20	19.10	
	<b>Planning (5%)</b>		12.50	25.14	12.64	13.60	21.96	8.36	-3.18	
	<b>Engineering (3%)</b>		7.80	0.26	-7.54	8.50	13.84	5.34	13.58	
	<b>Circulation (30%)</b>		78.40	57.20	-21.20	85.40	56.80	-28.60	-0.40	
	<b>Department Total</b>		<b>347.70</b>	<b>339.70</b>	<b>-8.00</b>	<b>378.50</b>	<b>368.80</b>	<b>-9.70</b>	<b>29.10</b>	
<b>STAFF FACILITIES</b>	B-SF001	Staff Rest Room/Beverage Bay	60.00	60.00	0.00	60.00	59.40	-0.60	-0.60	
	B-SF002	Staff Changing Room (Female)	56.00	57.20	1.20	54.00	54.10	0.10	-3.10	
	B-SF003	Staff Shower Ambulant (Female)	2.50	2.50	0.00	0.00	0.00	0.00	-2.50	
	B-SF003	Staff Shower - Accessible (Female)	0.00	0.00	0.00	4.50	4.40	-0.10	4.40	
	B-SF004	Staff Shower Ambulant (Female)	2.50	2.50	0.00	2.50	2.70	0.20	0.20	
	B-SF005	Staff WC Ambulant (Female)	2.50	2.30	-0.20	2.00	2.90	0.90	0.60	
	B-SF006	Staff WC Ambulant (Female)	2.50	2.50	0.00	2.00	2.40	0.40	-0.10	
	B-SF007	Staff Changing Room (Male)	12.00	12.00	0.00	12.00	11.80	-0.20	-0.20	
	B-SF010	Staff WC Ambulant (Male)	2.50	2.50	0.00	2.50	2.80	0.30	0.30	
	B-SF011	Staff WC Ambulant (Male)	2.50	2.50	0.00	2.50	2.80	0.30	0.30	
	B-SF012	Staff WC / Shower - Assisted	4.50	4.50	0.00	0.00	0.00	0.00	-4.50	
	B-SF012	Staff WC Acc.	0.00	0.00	0.00	4.50	4.50	0.00	4.50	
	B-SF013	Staff WC / Shower - Assisted	4.50	4.00	-0.50	0.00	0.00	0.00	-4.00	
	B-SF013	Staff WC Acc.	0.00	0.00	0.00	4.50	4.40	-0.10	4.40	
	B-SF014	Staff WC Acc.	0.00	0.00	0.00	4.50	4.40	-0.10	4.40	
<b>Staff Facilities</b>			152.00	152.50	0.50	155.50	156.60	1.10	4.10	

	SF Totals	Functional	152.00	152.50	0.50	155.50	156.60	1.10	4.10	
		Planning (5%)	7.60	5.12	-2.48	7.80	5.52	-2.28	0.40	
		Engineering (3%)	4.80	0.98	-3.82	4.90	3.48	-1.42	2.50	
		Circulation (25%)	39.90	0.00	-39.90	40.80	0.00	-40.80	0.00	
		Department Total	204.30	158.60	-45.70	209.00	165.60	-43.40	7.00	
THEATRES	B-THE001	Reception	10.00	10.10	0.10	10.00	9.90	-0.10	-0.20	
	B-THE002	Admin Office; 2 person	12.00	12.00	0.00	12.00	12.30	0.30	0.30	
	B-THE003	Waiting Room/Lounge (32 places)	64.00	64.40	0.40	64.00	64.70	0.70	0.30	
	B-THE004	Store Room - Seminar Equipment	6.00	6.00	0.00	6.00	6.80	0.80	0.80	
	B-THE005	WC Ambulant	2.50	2.90	0.40	2.50	3.10	0.60	0.20	
	B-THE007	WC Accessible	4.50	4.50	0.00	4.50	6.50	2.00	2.00	
	<b>Entrance sub-total</b>			99.00	99.90	0.90	99.00	103.30	4.30	3.40
	B-THE008	Staff Base - General	6.00	5.90	-0.10	6.00	6.00	0.00	0.10	
	B-THE009	Changing Room Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10	
	B-THE010	Changing Room Ambulant	2.50	2.50	0.00	2.50	2.50	0.00	0.00	
	B-THE011	Changing Room Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10	
	B-THE012	Changing Room Accessible	4.00	4.00	0.00	4.00	4.00	0.00	0.00	
	B-THE013	Consulting Room (small)	6.00	6.00	0.00	6.00	5.90	-0.10	-0.10	
	B-THE014	Consulting Room (small)	6.00	6.00	0.00	6.00	5.80	-0.20	-0.20	
	B-THE015	Consulting Room (small)	6.00	6.00	0.00	6.00	6.50	0.50	0.50	
	B-THE016	Consulting Room (small)	6.00	6.00	0.00	6.00	6.10	0.10	0.10	
	B-THE017	Consulting Room (small)	6.00	6.00	0.00	6.00	6.30	0.30	0.30	
	B-THE018	Consulting Room (small)	6.00	6.00	0.00	6.00	6.10	0.10	0.10	
	B-THE019	Consulting/Examination Room	13.50	13.90	0.40	13.50	13.70	0.20	-0.20	
	B-THE020	Consulting/Examination Room	13.50	13.50	0.00	13.50	13.90	0.40	0.40	
	B-THE021	Secondary Waiting Area: 10 Persons	20.00	19.40	-0.60	20.00	20.10	0.10	0.70	
	B-THE022	In-patient Waiting Area	10.00	10.00	0.00	10.00	10.20	0.20	0.20	
	B-THE023	In-patient Waiting Area	10.00	10.00	0.00	10.00	10.30	0.30	0.30	
	B-THE024	Store Room - Patient Belongings	6.00	6.00	0.00	6.00	6.10	0.10	0.10	
	B-THE025	WC Accessible	4.50	4.60	0.10	4.50	4.20	-0.30	-0.40	
	B-THE027	WC Ambulant	2.50	2.50	0.00	2.50	2.60	0.10	0.10	
	B-THE028	Partners Changing Room with WC	9.00	9.00	0.00	9.00	8.50	-0.50	-0.50	
	B-THE029	Store Room - Clinical Equipment	8.50	8.50	0.00	8.50	8.50	0.00	0.00	
	<b>Patient Prep sub-total</b>			151.00	150.80	-0.20	151.00	152.50	1.50	1.70
	B-THE030	Operating Theatre: Breast (UCV)	55.00	55.70	0.70	55.00	56.00	1.00	0.30	
	B-THE031	Operating Theatre: Emergency	55.00	55.70	0.70	55.00	55.90	0.90	0.20	
	B-THE032	Operating Theatre: Gynae Integrated	55.00	55.70	0.70	55.00	56.10	1.10	0.40	
	B-THE033	Operating Theatre: Gynae Integrated	55.00	55.70	0.70	55.00	56.20	1.20	0.50	
	B-THE034	Operating Theatre: Obstetrics	55.00	56.80	1.80	55.00	57.60	2.60	0.80	
	B-THE035	Operating Theatre: Obstetrics	55.00	55.70	0.70	55.00	56.20	1.20	0.50	
	B-THE036	MDT Prep Room	14.00	14.10	0.10	14.00	13.70	-0.30	-0.40	
	B-THE037	MDT Prep Room	14.00	14.40	0.40	14.00	14.20	0.20	-0.20	
	B-THE038	MDT Prep Room	14.00	14.10	0.10	14.00	13.90	-0.10	-0.20	
	B-THE039	Scrub-up and Gowning Room	11.00	11.40	0.40	11.00	13.50	2.50	2.10	
	B-THE040	Scrub-up and Gowning Room	11.00	11.30	0.30	11.00	11.20	0.20	-0.10	
	B-THE041	Scrub-up and Gowning Room	11.00	11.30	0.30	11.00	11.10	0.10	-0.20	
	B-THE042	Scrub-up and Gowning Room	11.00	11.40	0.40	11.00	11.20	0.20	-0.20	
	B-THE043	Scrub-up and Gowning Room	11.00	11.40	0.40	11.00	11.70	0.70	0.30	

B-THE044	Scrub-up and Gowning Room	11.00	11.70	0.70	11.00	11.70	0.70	0.00	
B-THE119	Preparation Store Room	16.00	16.10	0.10	16.00	16.90	0.90	0.80	
B-THE120	Preparation Store Room	16.00	16.20	0.20	16.00	16.40	0.40	0.20	
B-THE121	Preparation Store Room	16.00	15.90	-0.10	16.00	17.40	1.40	1.50	
B-THE122	Preparation Store Room	16.00	16.20	0.20	16.00	16.40	0.40	0.20	
B-THE123	Preparation Store Room	16.00	16.00	0.00	16.00	15.80	-0.20	-0.20	
B-THE124	Preparation Store Room	16.00	15.90	-0.10	16.00	16.10	0.10	0.20	
B-THE051	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.30	0.30	0.00	
B-THE052	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.30	0.30	0.00	
B-THE053	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.40	0.40	0.10	
B-THE054	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.40	0.40	0.10	
B-THE055	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.40	0.40	0.10	
B-THE056	Theatre Entry/Exit Area	10.00	10.30	0.30	10.00	10.20	0.20	-0.10	
B-THE060	Dirty Utility	12.00	12.20	0.20	12.00	10.70	-1.30	-1.50	
B-THE061	Dirty Utility	12.00	12.10	0.10	12.00	10.80	-1.20	-1.30	
B-THE062	Dirty Utility	12.00	12.10	0.10	12.00	10.70	-1.30	-1.40	
B-THE063	Dirty Utility	12.00	12.30	0.30	12.00	11.20	-0.80	-1.10	
B-THE064	Dirty Utility	12.00	12.30	0.30	12.00	10.50	-1.50	-1.80	
B-THE065	Dirty Utility	12.00	12.10	0.10	12.00	10.80	-1.20	-1.30	
<b>OT Suite Facilities sub-total</b>		666.00	677.60	11.60	666.00	675.90	9.90	-1.70	
B-THE066	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	13.50	0.00	0.00	
B-THE067	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	13.50	0.00	0.00	
B-THE068	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	13.00	-0.50	-0.50	
B-THE069	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	12.80	-0.70	-0.70	
B-THE070	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	13.60	0.10	0.10	
B-THE071	Recovery Bay Non-Obstetric	13.50	13.50	0.00	13.50	13.90	0.40	0.40	
B-THE072	Recovery Double Bay Room	33.00	33.10	0.10	33.00	33.30	0.30	0.20	
B-THE073	Recovery Single Bay Room	16.50	16.50	0.00	16.50	16.00	-0.50	-0.50	
B-THE074	Recovery Single Bay Room	16.50	16.50	0.00	16.50	16.30	-0.20	-0.20	
B-THE075	Resuscitaire Room	9.00	10.70	1.70	9.00	10.50	1.50	-0.20	
B-THE076	Staff Base - Recovery Non-Obstetric	8.00	8.20	0.20	7.50	9.10	1.60	0.90	
B-THE077	Staff Base - Recovery Obstetric	8.00	8.10	0.10	7.50	6.80	-0.70	-1.30	Area label omitted on N106H-NOR-XX-00-DR-A-00001_P012
B-THE128	WHB	0.00	0.00	0.00	1.00	1.70	0.70	1.70	
B-THE129	WHB	0.00	0.00	0.00	1.00	0.90	-0.10	0.90	
B-THE130	Equipment Charge Bay	0.00	0.00	0.00	0.50	0.50	0.00	0.50	Area label omitted on N106H-NOR-XX-00-DR-A-00001_P012
B-THE131	Equipment Charge Bay	0.00	0.00	0.00	0.50	0.50	0.00	0.50	Area label omitted on N106H-NOR-XX-00-DR-A-00001_P012
B-THE078	Clean Utility	16.00	16.10	0.10	16.00	15.40	-0.60	-0.70	
B-THE079	Dirty Utility	8.00	8.40	0.40	8.00	7.60	-0.40	-0.80	
B-THE080	Parking Bay - Resus Trolley	1.00	2.00	1.00	1.00	1.10	0.10	-0.90	
B-THE081	DSR	10.00	11.00	1.00	10.00	10.70	0.70	-0.30	
<b>Stage 1 Recovery sub-total</b>		207.00	211.60	4.60	209.00	210.70	1.70	-0.90	
B-THE082	Theatre Management Office - 2 person	12.00	12.00	0.00	12.00	12.10	0.10	0.10	
B-THE083	Blood Bank Refrigerator Bay	6.00	6.00	0.00	6.00	6.70	0.70	0.70	
B-THE084	Point of Care Testing Room	8.50	8.50	0.00	8.50	8.50	0.00	0.00	
B-THE085	Service Room: Equipment	13.50	13.50	0.00	13.50	12.70	-0.80	-0.80	
B-THE086	Parking Bay - Mobile X-Ray & USS	5.00	5.10	0.10	5.00	5.00	0.00	-0.10	
B-THE087	Parking Bay - Mobile X-Ray & USS	5.00	5.10	0.10	5.00	5.00	0.00	-0.10	

	B-THE088	Parking Bay - Resus Trolley	1.00	1.10	0.10	1.00	1.00	0.00	-0.10
	B-THE090	Emergency Drug Bay (MH)	1.00	1.20	0.20	1.00	1.00	0.00	-0.20
	B-THE091	Parking Bay - Bronchoscope Trolley and Emergency Scope	1.00	1.10	0.10	1.00	1.00	0.00	-0.10
	B-THE092	Store Room: Bulk Supplies	44.00	46.20	2.20	44.00	48.00	4.00	1.80
	B-THE093	Store Room: Clinical Equipment	8.50	8.50	0.00	8.50	8.70	0.20	0.20
	B-THE094	Store Room: Clinical Equipment - Large	20.00	20.60	0.60	20.00	20.70	0.70	0.10
	B-THE095	Linen Store	2.00	2.70	0.70	2.00	2.00	0.00	-0.70
	B-THE126	Linen Store	2.00	2.20	0.20	2.00	1.80	-0.20	-0.40
	B-THE096	Store Room: Ready to Use Medical Gas Cylinders	4.00	4.10	0.10	4.00	4.20	0.20	0.10
	B-THE097	Disposal Hold	12.00	12.20	0.20	12.00	12.30	0.30	0.10
	B-THE098	Pneumatic Tube Station	1.00	1.00	0.00	1.00	1.20	0.20	0.20
	B-THE099	DSR	10.00	11.00	1.00	10.00	11.50	1.50	0.50
	B-THE100	Printer/IT/Admin	6.00	6.00	0.00	6.00	6.00	0.00	0.00
	<b>Support Services sub-total</b>		162.50	168.10	5.60	162.50	169.40	6.90	1.30
	B-THE101	Staff Rest Room	28.00	28.00	0.00	28.00	25.30	-2.70	-2.70
	B-THE102	Hot Desking - 4 person	18.00	18.00	0.00	18.00	17.60	-0.40	-0.40
	<b>Staff Support Facilities sub-total</b>		46.00	46.00	0.00	46.00	42.90	-3.10	-3.10
	B-THE103	Staff Changing Room including Boot Change: 12 places	12.00	12.10	0.10	12.00	13.70	1.70	1.60
	B-THE104	Staff Changing Room including Boot Change: 28 places	24.00	24.00	0.00	24.00	21.20	-2.80	-2.80
	B-THE105	Linen Store	4.00	2.00	-2.00	2.00	3.70	1.70	1.70
	B-THE127	Linen Store	0.00	3.50	3.50	2.00	3.50	1.50	0.00
	B-THE106	Footwear Wash Room	6.00	6.00	0.00	6.00	6.30	0.30	0.30
	B-THE107	Clean Footwear Store	6.00	6.00	0.00	6.00	6.30	0.30	0.30
	B-THE108	Staff WC/Shower/Changing Room: Accessible	4.50	4.50	0.00	4.50	4.10	-0.40	-0.40
	B-THE110	WC Staff Ambulant (Female)	2.50	2.50	0.00	2.50	2.20	-0.30	-0.30
	B-THE111	WC Staff Ambulant (Female)	2.50	2.50	0.00	2.50	2.40	-0.10	-0.10
	B-THE112	WC Staff Ambulant (Female)	2.50	2.50	0.00	2.50	2.30	-0.20	-0.20
	B-THE113	WC Staff Ambulant (Male)	2.50	2.60	0.10	2.50	2.50	0.00	-0.10
	B-THE114	Shower Staff Ambulant (Female)	2.50	2.50	0.00	2.50	2.40	-0.10	-0.10
	B-THE115	Shower Staff Ambulant (Male)	2.50	2.50	0.00	2.50	2.80	0.30	0.30
	<b>Shared Support Facilities sub-total</b>		71.50	73.20	1.70	71.50	73.40	1.90	0.20
	B-THE118	Anaesthetic Office	22.00	22.10	0.10	22.00	21.30	-0.70	-0.80
	B-THE125	Anaesthetic Break Out	6.00	6.00	0.00	6.00	5.80	-0.20	-0.20
	<b>Anaesthetic Offices sub-total</b>		28.00	28.10	0.10	28.00	27.10	-0.90	-1.00
	<b>THE Totals</b>	<b>Functional</b>	1431.00	1455.30	24.30	1433.00	1455.20	22.20	-0.10
		<b>Planning (5%)</b>	71.60	132.81	61.21	71.70	95.22	23.52	-37.59
		<b>Engineering (3%)</b>	45.10	3.69	-41.41	45.10	59.98	14.88	56.29
		<b>Circulation (25%)</b>	375.60	511.10	135.50	376.20	511.90	135.70	0.80
		<b>Department Total</b>	<b>1923.30</b>	<b>2102.90</b>	<b>179.60</b>	<b>1926.00</b>	<b>2122.30</b>	<b>196.30</b>	<b>19.40</b>
TRIAGE	B-TRI001	Reception	5.50	5.70	0.20	5.50	5.60	0.10	-0.10
	B-TRI002	Waiting Area - 10 Place	16.50	16.50	0.00	16.50	16.30	-0.20	-0.20
	B-TRI003	Triage Room	16.50	16.60	0.10	16.50	16.90	0.40	0.30
	B-TRI004	Triage Room	16.50	16.60	0.10	16.50	16.50	0.00	-0.10
	B-TRI005	Triage Room	16.50	16.60	0.10	16.50	17.20	0.70	0.60
	B-TRI006	Triage Room	16.50	17.30	0.80	16.50	16.90	0.40	-0.40
	B-TRI007	"Intermezzo" Lounge	16.50	16.50	0.00	16.50	16.50	0.00	0.00
	B-TRI008	WC Ambulant	2.50	4.20	1.70	2.50	2.40	-0.10	-1.80
		<b>Entrance sub-total</b>		107.00	110.00	3.00	107.00	108.30	1.30

	B-TRI009	Dirty Utility	8.00	7.60	-0.40	8.00	7.40	-0.60	-0.20
	B-TRI010	Clean Utility	12.00	11.90	-0.10	12.00	13.80	1.80	1.90
	B-TRI011	Pneumatic Tube Station	1.00	1.10	0.10	1.00	0.70	-0.30	-0.40
	B-TRI012	Parking Bay - Resus Trolley	1.00	1.00	0.00	1.00	1.00	0.00	0.00
	<b>Utilities sub-total</b>		22.00	21.60	-0.40	22.00	22.90	0.90	1.30
	B-TRI013	Store Room - Large Store	8.00	9.50	1.50	8.00	10.90	2.90	1.40
	<b>Backup Storage sub-total</b>		8.00	9.50	1.50	8.00	10.90	2.90	1.40
	B-TRI014	Hot Desking/Call Centre	16.50	16.50	0.00	16.50	16.80	0.30	0.30
	B-TRI015	Staff WC Accessible	4.50	4.50	0.00	4.50	4.50	0.00	0.00
	<b>Office &amp; Admin sub-total</b>		21.00	21.00	0.00	21.00	21.30	0.30	0.30
	<b>TRI Totals</b>	<b>Functional</b>	158.00	162.10	4.10	158.00	163.40	5.40	1.30
		<b>Planning (5%)</b>	7.90	18.40	10.50	7.90	7.73	-0.17	-10.67
<b>Engineering (3%)</b>		5.00	0.40	-4.60	5.00	4.87	-0.13	4.47	
<b>Circulation (30%)</b>		49.80	70.00	20.20	49.80	83.20	33.40	13.20	
<b>Department Total</b>		<b>220.70</b>	<b>250.90</b>	<b>30.20</b>	<b>220.70</b>	<b>259.20</b>	<b>38.50</b>	<b>8.30</b>	

ULTRASOUND	B-USI001	Reception/Staff Base	8.00	8.20	0.20	8.00	8.10	0.10	-0.10
	B-USI002	WC Ambulant	2.50	2.50	0.00	2.50	2.20	-0.30	-0.30
	B-USI003	WC Accessible	4.50	4.50	0.00	4.50	4.70	0.20	0.20
	B-USI004	Ultrasound Room	16.50	16.50	0.00	16.50	17.00	0.50	0.50
	B-USI005	Ultrasound Room	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30
	B-USI006	Ultrasound Room	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30
	B-USI007	Ultrasound Room	16.50	16.50	0.00	16.50	16.60	0.10	0.10
	B-USI008	Ultrasound Room	16.50	16.50	0.00	16.50	16.20	-0.30	-0.30
	B-USI009	Ultrasound Room	16.50	16.50	0.00	16.50	15.50	-1.00	-1.00
	B-USI010	Ultrasound Room	16.50	16.50	0.00	16.50	16.80	0.30	0.30
	B-USI011	Hot Desking (3 person)	13.50	13.50	0.00	13.50	14.10	0.60	0.60
	<b>Ultrasound</b>		144.00	144.20	0.20	144.00	143.60	-0.40	-0.60
	<b>USI Totals</b>	<b>Functional</b>	144.00	144.20	0.20	144.00	143.60	-0.40	-0.60
<b>Planning (5%)</b>		7.20	16.90	9.70	7.20	11.35	4.15	-5.55	
<b>Engineering (3%)</b>		4.50	0.60	-3.90	4.50	7.15	2.65	6.55	
<b>Circulation (30%)</b>		45.40	47.40	2.00	45.40	47.20	1.80	-0.20	
<b>Department Total</b>		<b>201.10</b>	<b>209.10</b>	<b>8.00</b>	<b>201.10</b>	<b>209.30</b>	<b>8.20</b>	<b>0.20</b>	

MEDICAL GAS STORE		Medical Gas Store	0.00	30.00	30.00	0.00	0.00	0.00	-30.00	Medical Gas Store counted as Net at OBC; but should be included within Plant.
	<b>Medical Gas Store</b>		0.00	30.00	30.00	0.00	0.00	0.00	-30.00	
	<b>USI Totals</b>	<b>Functional</b>	0.00	30.00	30.00	0.00	0.00	0.00	-30.00	
		<b>Planning</b>	0.00	1.40	1.40	0.00	0.00	0.00	-1.40	
		<b>Engineering</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>Circulation</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Department Total</b>		<b>0.00</b>	<b>31.40</b>	<b>31.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-31.40</b>		

<b>Planning area outwith Departments</b>	0.00	546.90		0.00	350.90	-196.00
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<b>TOTAL Functional</b>	12579.00	13332.90	753.90	12496.20	13258.50	762.30	-74.40
<b>TOTAL Planning</b>	629.30	1802.19	1172.89	625.20	1189.31	564.11	-612.88

<b>TOTAL Engineering</b>	391.70	73.21	-318.49	393.40	528.19	134.79	454.98
<b>TOTAL Circulation</b>	4061.30	4246.70	185.40	4042.20	4429.80	387.60	183.10
<b>Whitespace not within a Department</b>	0.00	119.40		0.00	65.60		-53.80
<b>Net GIFA</b>	17661.30	19574.40	1913.10	17557.00	19471.40	1914.40	-103.00
<b>Plant Allowance</b>	1597.80	3466.10	1868.30	3466.00	3780.60	314.60	314.50
<b>Interdepartmental Comms (13%)</b>	2296.00	2853.20	557.20	2282.40	2698.60	416.20	-154.60
<b>Total GIFA</b>	21555.10	25893.70	4338.60	23305.40	25950.60	2645.20	56.90

FBC Figure excludes Plant within Light Weight Structure  
FBC figure includes 199m<sup>2</sup> Link Bridge

EXTERNAL SPACES	B-ESA001	Waste Hold	0.00	0.00	0.00	71.50	77.30	5.80	77.30
	B-ESA002	Redundant Equipment Store	0.00	0.00	0.00	16.00	15.90	-0.10	15.90
		<b>Department Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>87.50</b>	<b>93.20</b>	<b>5.70</b>	<b>93.20</b>

FBC Actual prepared with reference to the following GA Plans and revisions:

**FBC:**

- N106H-NOR-XX-00-DR-A-00001\_P012
- N106H-NOR-XX-01-DR-A-00001\_P09
- N106H-NOR-XX-02-DR-A-00001\_P09
- N106H-NOR-XX-03-DR-A-00001\_P07
- N106H-NOR-XX-LG-DR-A-00001\_P05

# **Appendix X**

## **Capital Cost Plan**

Ref	Package	Works Cost ( Final GC Submission)	OBC Cost Plan (incl tender inflation)	Difference from OBC Cost Plan	Difference Reasons					
					Add Inflation	Cost Impact (Rates)	Cost Impact (Qty)	Cost Impact (Design)	Cost Impact (Client)	Cost Plan
WP6000	MEP	£ 49,428,021.70	£ 35,379,900.90	£ 14,048,120.80	£ 2,957,759.72	£ 4,500,000.00		£ 3,960,000.00	£ 240,000.00	£ 2,390,361
WP4300	Internal Partitions	£ 8,221,059.19	£ 2,951,265.38	£ 5,269,793.81	£ 246,725.79	£ 1,748,880	£ 913,643	£ 1,541,664		£ 818,881
WP2600	Insitu Concrete Frame	£ 16,485,966.98	£ 10,640,071.91	£ 5,845,895.07	£ 889,510.01	£ 1,335,624	£ 176,759	£ 1,793,092		£ 1,650,909
WP4300A	Ceilings	£ 3,066,509.16	£ 1,754,305.09	£ 1,312,204.07	£ 146,659.91	£ 287,000	£ 141,700	£ 479,859		£ 256,985
WP3000D	Curtain Walling	£ 3,442,148.61	£ 2,553,932.03	£ 888,216.59	£ 213,508.72	£ 375,268	£ 183,203	£ 116,237		
WP2200	Groundworks & Hard Landscaping	£ 4,575,650.75	£ 4,188,329.78	£ 387,320.98	£ 350,144.37			£ 37,177		
WP3000F	Wall/Roof Cladding	£ 2,821,142.27	£ 1,118,314.35	£ 1,702,827.92	£ 93,491.08	£ 624,688	£ 496,270	£ 488,379		
WP4207	IPS	£ 856,914.58	£ 66,040.31	£ 790,874.27	£ 5,520.97					£ 785,353



WP3000C	Rainscreen Cladding	£ 1,484,437.24	£ 779,378.96	£ 705,058.28	£ 65,156.08	£ 434,284	£ 61,439	£ 144,179		
WP2100	Piling	£ 4,290,631.26	£ 3,636,764.33	£ 653,866.94	£ 304,033.50	£ 101,128	-£ 19,820	£ 230,485		£ 38,040
WP6200	Aseptic	£ 1,166,414.84	£ 527,929.65	£ 638,485.19	£ 44,134.92		£ 297,175		£ 25,000	£ 272,175
WP4200	SFS	£ 1,713,022.90	£ 1,423,356.30	£ 289,666.60	£ 118,992.59	-£ 320,743	£ 409,232	£ 82,185		
WP2900	Brickwork	£ 895,678.91	£ 572,147.55	£ 323,531.36	£ 47,831.54	£ 65,558	£ 165,689	£ 44,453		
WP6500B	BWICS	£ 1,225,700.54	£ 918,468.11	£ 307,232.43	£ 76,783.93	£ 230,448				
W3000B	Render	£ 1,747,041.42	£ 1,561,352.96	£ 185,688.46	£ 130,529.11	£ 106,123	-£ 208,027	£ 157,063		
WPxxx	Signage	£ 270,306.72	£ -	£ 270,306.72	£ -			£ 270,307		
WP9501	Westburn Rd Crossing	£ 182,343.72	£ 100,000.00	£ 82,343.72	£ 8,360.00			£ 51,789		£ 22,195
WP7500	Lifts	£ 1,124,406.51	£ 901,125.00	£ 223,281.51	£ 75,334.05	£ 78,400		£ 69,547		
WP5100	FF&E	£ 3,010,395.02	£ 2,018,950.31	£ 991,444.71	£ 168,784.25				£ 822,660	
WP2400	Steelwork	£ 3,207,996.54	£ 2,757,090.15	£ 450,906.39	£ 230,492.74			£ 154,290		£ 66,124
WP4700	Arch Metalwork	£ 1,204,920.77	£ 1,012,602.26	£ 192,318.51	£ 84,653.55			£ 107,665		
WP6100	ACRM	£ 848,655.05	£ 751,033.01	£ 97,622.04	£ 62,786.36				£ 34,836	
WP9502	Westburn Road Lighting	£ 80,460.18	£ 15,000.00	£ 65,460.18	£ 1,254.00				£ 64,206	
WP4704B	Fire Curtains	£ 78,953.26	£ -	£ 78,953.26	£ -			£ 78,953		
WP9500	Soft Landscaping	£ 196,151.03	£ 135,029.03	£ 61,122.01	£ 11,288.43		£ 100,000	-£ 67,608		£ 17,442
WP5100B	Coldrooms	£ 156,947.65	£ -	£ 156,947.65	£ -			£ 156,948		
WP9503	Westburn Rd Entrance Reinstatement	£ 22,928.81	£ -	£ 22,928.81	£ -			£ 22,929		
WP4202	Folding Partitions	£ 82,974.13	£ 39,476.36	£ 43,497.77	£ 3,300.22					£ 40,198
WP4400	Flooring	£ 1,530,083.90	£ 1,521,795.60	£ 8,288.29	£ 127,222.11					-£ 118,934
WP4401	Raised Access Flooring	£ 80,292.41	£ 63,489.83	£ 16,802.59	£ 5,307.75					£ 11,495
WP2605	Precast Stairs	£ 61,840.00	£ 52,572.04	£ 9,267.96	£ 4,395.02					£ 4,873
WP4704C	Transfer Hatch	£ 9,895.00	£ -	£ 9,895.00	£ -			£ 9,895		
WP4704A	Roller Shutters	£ 22,006.00	£ 38,653.20	-£ 16,647.20	£ 3,231.41					-£ 19,879
WP3000A	Roofing	£ 1,668,431.87	£ 1,799,365.39	-£ 130,933.52	£ 150,426.95			-£ 168,816		-£ 112,544
WP4903	Internal Screens	£ 645,470.51	£ 611,861.85	£ 33,608.66	£ 51,151.65					-£ 17,543
	Link works	£ -	£ 130,515.30	-£ 130,515.30	£ 10,911.08			-£ 141,426		
WP4800	Décor & Ames Taping	£ 1,609,044.56	£ 1,819,214.44	-£ 210,169.87	£ 152,086.33					-£ 362,256

WP4606	Joinerwork	£ 2,547,779.82	£ 2,752,129.91	-£ 204,350.09	£ 230,078.06							-£ 434,428
WP6500C	Demolition	£ 966,290.73	£ 1,442,812.50	-£ 476,521.77	£ 120,619.13							-£ 597,141
WP4802	Hygienic Wall Finishes & Bump Rails/Corner Protection	£ 619,399.67	£ 1,109,556.23	-£ 490,156.56	£ 92,758.90							-£ 582,915
WP6050	Vital	£ 481,355.55	£ -	£ 481,355.55	£ -					£ 481,356		
				£ -	£ -							
<b>Works Costs</b>		<b>£ 122,129,669.76</b>	<b>£ 87,143,830.00</b>	<b>£ 34,985,839.76</b>	<b>£ 7,285,224</b>	<b>£ 9,566,658</b>	<b>£ 2,717,264</b>	<b>£ 9,619,245</b>	<b>£ 1,668,058</b>	<b>£ 4,129,390</b>		
				£ -								
				£ -								
Additional Items (not included in target price work packages)		£ 1,097,376.76	£ -	£ 1,097,376.76								
				£ -								
Works Cost		£ 123,227,046.52	£ 87,143,830.00	£ 36,083,216.52								
				£ -								
Prelims		£ 10,641,977.64	£ 7,304,481.00	£ 3,337,496.64								
Bonds		£ 500,840.55		£ 500,840.55								
Package Prelims		£ 506,137.90		£ 506,137.90								
				£ -								
				£ -								
Design Fees		£ 1,888,029.33		£ 1,888,029.33								
				£ -								
		£ 1,888,029.33	£ 1,540,942.00	£ 347,087.33								
				£ -								
Inflation		£ 7,016,319.10	£ 4,179,762.79	£ 2,836,556.31								
				£ -								
Risk	Package	£ 1,986,297.96		£ 1,986,297.96								
	General	£ 2,515,000.00		£ 2,515,000.00								
		£ 4,501,297.96	£ 2,113,142.11	£ 2,388,155.85								
				£ -								
		<b>£ 148,281,649.00</b>	<b>£ 102,282,157.90</b>	<b>£ 45,999,491.10</b>								
				£ -								
Fee	4%	£ 5,931,265.96	£ 4,091,286.32	£ 1,839,979.64								4%
				£ -								
<b>GC Stg 4 Target Price</b>		<b>£ 154,212,914.96</b>	<b>£ 106,373,444.22</b>	<b>£ 47,839,470.74</b>								
				£ -								
Enabling Works		£ 6,006,181.41	£ 5,754,834.49	£ 251,346.92								
				£ -								
Stage 2/3 PSCP & Design costs		£ 6,037,505.07	£ 5,591,359.15	£ 446,145.92								
				£ -								
<b>Total GRAHAM Cost</b>		<b>£ 166,256,601.44</b>	<b>£ 117,719,637.86</b>	<b>£ 48,536,963.58</b>								
				£ -								
PSC Fees		£ 1,217,676.00	£ 755,094.00	£ 462,582.00								
				£ -								
Other project costs		£ 2,440,632.00	£ 2,660,000.00	-£ 219,368.00								
				£ -								
Client Risk		£ 3,475,500.00	£ 2,496,986.35	£ 978,513.66								
				£ -								
Forecasted Works Costs		£ 1,203,302.39		£ 1,203,302.39								
				£ -								
Equipment		£ 14,166,666.64	£ 14,166,666.64	£ -								
				£ -								
NHSG Inflation		£ 416,872.00	£ 628,850.00	-£ 211,978.00								
				£ -								
VAT		£ 34,446,549.21	£ 25,289,119.26	£ 9,157,429.95								
				£ -								
<b>Total</b>		<b>£ 223,623,799.68</b>	<b>£ 163,716,354.10</b>	<b>£ 59,907,445.58</b>								

