

Brunswick Park N11

Invitation to tender.

Introduction

It is the intention of London Borough of Barnet, NHS Barnet and Elevate Partnership to work together to procure a development at Brunswick Park that consists of three principal uses, a children's centre, library and health centre with ongoing combined services where possible. Part of the funding for this project is sourced from DCFS co-location funding and the project needs to be delivered by September 2011.

The project consists of a co-located facility comprising the Children's centre and Acorn centre, the Library and the Health centre. The purpose of the co-location is to benefit from the ability to share certain elements of the building such as reception and other common services.

The development comprises the following:

Library	396 m ²
Children's Centre (with nursery)	497 m ²
Acorn Assessment Centre	350m ²
Health centre area	1,272 m ²
Total	2515 m²

In addition there is a need to rebuild a scout hut at 175m² and new car park and sewer diversion work. The respective briefs are appended to this document.

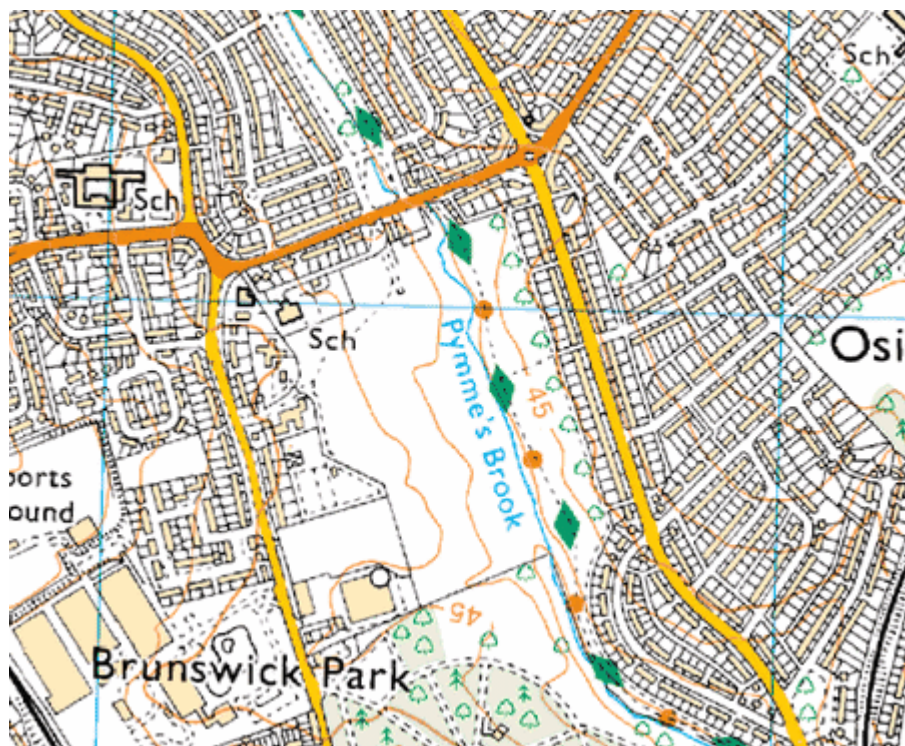
The project will be procured using the local NHS Lift Co ("Elevate Partnership") to deliver and maintain the combined children's centre, library and health centre for NHS Barnet and London Borough of Barnet (using in part DCMS Co-location funding) - including the development of construction and facilities management (FM) services design, site acquisitions, procurement of the construction, FM contracts and long term maintenance of facilities

This project is the initial and stand alone phase of a longer term master plan in 3 phases involving other buildings in the area. The later stages rely on a successful outcome of this initial co-location project. This is shown in the attached document "LB Barnet Annex 1".

Location

The site is located adjacent to Brunswick Park and shown on the OS extract below. The existing school and health centre are shown to the west of Pymmes Brook. The new co-located facility will be closer to Pymmes Brook which could result in the need for a flood risk assessment as part of the initial stages of the project.





OS map of Brunswick Park



Map showing health centre and library.

Budget

An indication of the anticipated costs have been compiled on a m² basis and this is attached as file “Brunswick Park Budget figures 20th September 2009 Rev1”.

Town planning

A planning brief has been prepared by London Borough of Barnet planners. A detailed planning application will need to be made leading to Stage 1 of the Lift process, typically at the end of Stage D of the RIBA plan of work. See indicative programme below.

Project management

The project will be managed by Elevate on behalf of NHS Barnet and London Borough of Barnet. Management will be via a Joint Project Board involving both client parties and Elevate.

Project team

The project team will comprise the architect as lead consultant along with the following principal contributors:

Mechanical and electrical designers

Structural engineer

Planning consultant

Cost consultant/Lift contractor

Programme

The timescales for this project are dictated by the need to have the building operational by September 2011. This suggests the following milestone dates.

Design commencement	20 November 2009
Planning submission	1 st February 2010
Judicial review commences	1 st April 2010
Financial Close & mobilisation	1 August 2010
Start on site	1 st September 2010
Completion	September 2011

This does not allow for any float in the programme and a prompt start is essential to achieve the timescales. The suggested dates do not accommodate any additional activities such as flood risk assessment or environmental impact assessment as it not yet known whether any of these will be required.

Invitation to tender

You are invited to submit an expression of interest before commencement of business Thursday 12th November which should include the following:

1. Your experience with examples of health projects
2. Your experience working with schools and designs for a children's centre
3. Your experience designing for a library or similar
4. Your experience working with Lift procurement.
5. An indication of your fees expressed as a percentage of the total capital value of the works.
6. A brief schedule setting out hourly rates for different levels in your company
7. Your initial assessment of the project, the problems you foresee, and your view on the programme, particularly in terms of design.
8. Your initial design ideas and principles that you believe will provide the optimum design solution for this project.

Submission

Your submission should be received by the relevant recipients by **9 AM on Thursday 12th November**. It should be sent as a full .pdf file with a paper backup either by courier or post. It should be sent to the following email addresses:-

nick.meurice@assuragroup.co.uk

D.Christian@Gardiner.com

Jan.Charman@barnet.nhs.uk

Julie.Oldale@barnet.gov.uk



Presentation

You are invited to present your submission on **Friday 13th November** to the Joint Project Board. The time and location will be advised.

Assessment

Your submission and presentation will be considered by London Borough of Barnet, NHS Barnet and Elevate following a presentation on Friday 13th November. This will be assessed by the Joint Project Board and weighting will be in the order of 70% quality and 30% cost.

Terms of appointment and responsibilities.

An indication of terms and conditions of appointment is in the file 081008_STA VERSION_CCP LIFT Schedule of Services ALL Consultants _DRAFT, which is attached.

Nick Meurice

Project Manager

Elevate Partnership

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75 Colmore Row,

Birmingham,

B32AP

and

50 Pall Mall, London. SW1Y 5JH

Schedule xxx

The stages at which the indicated Consultants carry out their various services are identified by a * in the appropriate LH column, and described below:

- i) Stage 1 (Planning Application and preparation of the Contractors Proposals) - the information available to allow Stage 1 approval to be made should include work required to allow for the submission of the planning application. It is also at this stage that the D&C estimating process starts so consequently certain additional information needs to be available to that required for the application.
- ii) Stage 2 (Preparation of Contractor's Proposals) – these are services carried out under the instruction of The Employer prior to novation to The Contractor. Some services may commence at this stage and be concluded after submission for Stage 2 approval.
- iii) Post Stage 2 (Up to and including Construction Phase) - these are services carried out under the instruction of The Employer or The Contractor following novation from The Employer

The RH columns in Section 2 show the roles and responsibilities of the different designers whereby:

R = Design Responsibility

I = Input Required

NOTE: A number of services are included in more than one stage or may be carried out following the granting of Stage 1 approval of the scheme through to Practical Completion. Agreement must be reached as to the extent of information required at each stage for each particular scheme and consequently **this base document should be reviewed and if necessary amended by LIFTCo in consultation with GTC prior to each project appointment to make it project specific. Amendments to the base document should be identified and the project specific document should be correctly headed and operated as a controlled document.**

Section 1 Generally

The following apply generally to all design disciplines and are the basic minimum requirements for the Consultant:

Item	Stage 1	Stage 2	Post Stage 2	
1	*			Receive or obtain the PCT brief, including budget and programme constraints, and attend initial Design Team Meeting, participate in first stage feasibility studies to produce a design strategy.
2	*			Visit site and carry out an initial appraisal of the site in relation to the proposals, including all aspects that could impact on the proposals and timescale.
3	*			Advise on any ambiguities and discrepancies in The Brief.
4	*			Provide the Employer with a schedule of information required from the PCT to allow the design process to progress
5	*			Carry out necessary design studies and provide advice and information to enable the cost of compliance with the Client's Requirements to be established and to allow a Cost Plan to be produced.
6	*			Specifically identify any elements of work that will need to be designed by specialist contractors, suppliers, or other consultants.
7	*	*		Obtain relevant necessary information to enable the Consultant to carry out the design works and advise The Employer of any specialist investigations required and relevant statutory requirements
8	*	*	*	Provide continued advice to the Employer on relevant statutory requirements
9	*			Appraise space planning requirements, elevation proposals etc to produce outline design proposals to allow further development of the cost plan and presentation of the draft scheme to the PCT.
10	*			Evaluate the content of revised PCT briefs and Third Party Income Requirements and advise on any ambiguities and discrepancies & carry out any further necessary design works
11	*	*		Review any proposed PCT design changes appropriate to the stage being reviewed. I.e changes to department brief at 1:500 stage, changes to room brief at 1:200 stage and changes to room content at 1:50 stage and advise on implications and incorporate changes following receipt of the necessary instructions. A reasonable amount of development to the 1:200s would be anticipated during the 1:50 stage, this being limited to the size and arrangement of rooms rather than the number or type.

12	*	*		Liaise with all relevant interested Local Authority and Public Departments to confirm that they have raised no objections to the presentation of scheme proposals, and including preparation & submission of documentation to submit applications for the necessary approvals
Item	Stage 1	Stage 2	Post Stage 2	
13	*	*		Provide any further information required to allow PCT sign off of room layout, space planning, elevations, M&E design and room data sheets.
14	*			Advise on the need to obtain statutory approvals and of the duties under the CDM Regulations
15	*	*	*	Provide design in accordance with The Brief including regulations, standards, health service documentation and legislation that is either current or is known at the time of the design to be coming into effect and will need applying to the scheme as confirmed and agreed by the Employer.
16	*	*	*	Provide relevant necessary dimensions to ensure co-ordinated information is produced at stage 1 & 2 and adequately dimension layouts and details are provided post stage 2 to enable the drawn elements to be constructed.
17	*	*	*	Provide such information as is reasonably necessary to enable the Contractor and/or Sub-contractors to prepare installation drawings. (M&E only)
18	*	*	*	Liaise with all relevant other design team members
19	*	*	*	Provide controlled issue of hard copy and/or electronic information in a suitable format to other design team members as required by the Employer for co-ordination purposes.
20		*	*	Participate in the implementation of Quality Assurance requirements as necessary to comply with Contract Specific Quality plan, the plan being made available prior to signing the appointment documents.
21	*	*	*	Ensure that none of the following are specified for use in The Works: Materials stated within the Employer's Requirements or those generally known to be deleterious at the time of specification and specifically, High Alumina Cement, Calcium Chloride, Unwashed sea aggregates, Asbestos or Woodwool slabs or any other material defined as deleterious by the Building Research Establishment. Any amendments to this Schedule will only be on the Employer's written authority.
22	*	*	*	Assist in the preparation of the Design and Information release programme in conjunction with the Employer/Contractor, and ensure that relevant information is provided within the established programme and in the agreed sequence.
23	*	*	*	In consultation with the Employer/Contractor participate in the review of alternative design & construction approaches & materials and provide necessary information for the cost implications to be assessed

Item	Stage 1	Stage 2	Post Stage 2	
24	*	*	*	Identify and integrate, in collaboration with the Contractor, the requirements of specialist sub-contractors or suppliers into the design of the works
25	*	*	*	Attend meetings as required to fully satisfy the obligations of the Design Services Appointment as required by the Employer and to include but not be limited to: <ul style="list-style-type: none"> (i) Formal site meeting if required by Employer. to coincide with site team meetings (ii) Site team meeting We anticipate a total of 25 site meetings (iii) Design Team Meeting We anticipate a total of 35 DT meetings (iv) PCT / Tenant representative meetings We anticipate a total of 35 meetings, 20 of which would fall on the same dates as DT meetings
26			*	Carry out site inspections as agreed in advance with the Contractor to verify the compliance with statute and relevant guidance and quality of the work executed and submit a written report of all inspections when requested, such requests to be made at no greater frequency than the site meetings. Such inspections are not to be considered as supervision of The Works.
27	*	*	*	Develop and carry out outline design at stage 1 & detailed design at stage 2 and post stage 2 in consultation with the Employer and provide sufficient calculations, drawings, details, schedules and specifications within the consultants discipline to enable proper execution of the works and in compliance with the brief and the design statements.
28			*	Advise on all relevant matters pertinent to your design discipline necessary to achieve Practical Completion of The Works.
29	*	*	*	Observe the requirements of CDM legislation and the CDM coordinator in the execution of the design process and provide all necessary information in the specified format/quantity for the preparation of the H&S file/O&M manuals, that format/quantity being agreed before signature of the agreement.
30			*	Provide relevant "As-Built" drawings and such information as will be required to assist other Consultants and Specialists to meet their obligations in the same respect. GallifordTry to notify consultant of any changes to construction issue drawings and define these either by marking up drawings, schedules or specifications as appropriate.(Architect & Structural Engineer)
31			*	Receive and comment on copies of M&E Record Drawings (M&E Only)

32	*	*	*	Provide support and input to the formal sign off processes required by the PCT and LiftCo. This includes sign off of the 1:200 & 1:50 General arrangement drawings and the Room Data Sheets. Specific responsibility for the management of these processes is outlined in 'Specific Services'
33	*	*	*	Liaise and co-ordinate the input of the health planners and PCT advisors into the development of the design
34	*	*	*	In consultation with the Contractor use reasonable endeavours to determine the best and most economic uses of materials and resources and ensure the buildability of The Works, including consideration of a reasonable number of alternatives during design development
Item	Stage 1	Stage 2	Post Stage 2	
35	*	*	*	Develop and carry out concept design (where needed) in consultation with the Contractor in compliance with the Brief and Design Statements (see specific Services below)
36	*	*		Provide statements on compliance of design to comply with tenants requirements, DDA, building control and planning authority and any current relevant legislation to be included in the Contractors Proposals
37	*	*		Provide outline specifications to comply with tenants requirements, DDA, building control and planning authority and any current relevant legislation to be included in the Contractors Proposals
38	*	*	*	Take part and assist in the production of AEDET and BREEAM Healthcare assessment for the project as required within the Brief, and participate in the achievement of the required accreditation level, in so far as those levels can be achieved bearing in mind other project constraints, by designing to ensure targeted elements are achieved and providing the necessary evidence in a timely manner so that the Contract requirements are met.
39		*	*	Ensure that materials specified are compatible with the defects liability and life cycle requirements within The Brief.

Section2
Specific
Services

NOTE These services may be deleted or added to as required by the specific detail of The Works and will vary with each Consultant engaged on The Works.

Item	Stage 1	Stage 2	Post Stage 2		ROLE		
					ARCH	ENG	M&E

1	*	*	*	<p>Compile the following Design Statements specifically for this project as a basis for concept and detailed design, in consultation with the Contractor, Structural/ Civil Engineer and Services Consultant. Advise the client where a specialist consultant is to be employed for the detail design.</p> <p>1 - Fire Engineering Strategy including smoke control and sprinkler provision</p> <p>2 - Access Strategy</p> <p>3 - Acoustic Strategy</p> <p>4 - Building Façade and Roof: Access Cleaning and Maintenance Strategy</p> <p>5 - Airtightness Strategy</p> <p>6 - Statement of Design Philosophy for Thermal Properties of the Building Envelope, including consideration of solar gain, U values and cold bridging</p> <p>7 - Ventilation, Heating and Cooling Strategy</p> <p>8 - Drainage Strategy</p> <p>9 - Structural Strategy</p> <p>10 - Security Strategy</p> <p>11 - Infection control strategy</p> <p>12 - Highways/ Traffic assessment and survey's</p> <p>* All items above apply Stage 1,2 & 3</p> <p>Statements 1, 2, 4, 6, 10 & 11 led by architect with input from others. Other statements led by others</p>	R	I	I
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Item	Stage 1	Stage 2	Post Stage 2		ROLE		
					ARCH	ENG	M&E
2	*	*		Participate in the compilation of the Design Statements detailed above.	R	R	R
3				<p>Prepare design proposals as a minimum that contain</p> <ul style="list-style-type: none"> • Development Statement • Schedule of Accommodation • 1:1250 site layout plan • 1:500 general arrangement block plans • 1:200 departmental layout plans for specialist elements • Typical 1:50 room layout plans for specialist rooms • Illustrative elevations, sections and perspectives • Outline building & engineering strategies & specifications <p>Prepare and submit necessary information for outline planning approval to be obtained and develop schemes in conjunction with the Client to address conditions raised.</p>	R		
6	*	*		Prepare and issue a specification of the works within the Consultants discipline	R	R	R
7	*	*		Assist in the Development of the A4 Room data sheets – including FF & E and proposed finishes and M&E	R		R
8	*	*		Co-ordinate the Building Service Data input with the Primary Care Trust in the Development of the Room data sheets	I		R
9	*			Meet with the police authority's crime prevention officer, should such an officer exists at the local police authority, to confirm/clarify secure by design requirements.	R		I
10		*	*	Design roof and storm water drainage above ground and determine surface levels to external areas in collaboration with the civil/structural Engineer.	I	I	R
11	*			Advise on requirement for investigations to confirm with LSHP all site boundaries, easements and the like.	R		
12		*	*	Issue loaded 1:100 or 1:50 GA floor plans indicating the contents of the room data sheets	R		
13		*		Co ordinate the input of Fixtures, Fittings & Equipment onto 1:50 room elevation drawings. These are to indicate plan and walls elevations of the room with all equipment (Groups 1-3). All major structure and M&E impacts to be identified to give a true reflection of room layout (including switches /sockets outlet positions).	R		I

Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
14		*	*	Compile the application for Building Regulations compliance. Assist Building Control to progress application to achieve issue of Full Plans Approval and Completion Certificates	R	I	I
15			*	Provide relevant details required by others to enable Building Regulations approval to be achieved.	R	R	R
16		*	*	Carry out design and/or prepare and submit to the satisfaction of Building Control all necessary calculations, details and reports in relation to the specified thermal properties of the building envelope and to meet specified air-tightness criteria.	R		I
17	*	*	*	At stage 1 agree principles of coordination with other designers. At stage 2 and post stage 2 act as Lead Designer to dimensionally co ordinate all design elements in so far as they are provided in a dimensionally correct format by others	R		
18		*	*	Ensure that all issues of tolerance and serviceability are considered and addressed for all building elements and at interfaces between elements.	R	I	I
19	*	*		Assist in the development of the Green Travel Plan	R		
20		*	*	Produce details and specify materials to meet the acoustic criteria set out in relevant HTM , HBN etc. in collaboration with acoustic consultant	R		R
21			*	WC layouts, IPS requirements & wall tile elevations	R		I
22		*		Issue a specification for all internal finishes (Clinical and non clinical areas to be identified)	R		
23			*	Signage and way-finding schedules and layouts.	R		
24		*	*	Requirements/details of reception desks and security screens.	R		I
25		*	*	Carry out sufficient co-ordination work to ensure all service routes and penetrations are workable and indicate their locations on drawings in so far as they are provided in a dimensionally correct format by others.	R		I
26		*	*	Carry out sufficient co-ordination work to ensure all service routes and penetrations are workable.			R
27		*	*	Furniture layouts on loaded 1:50 drawings	R		I

28			*	Comment on subcontractor designs or fabrication drawings against the Brief and Design Statements within the Consultants discipline.	R	R	R
Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
29	*	*	*	Liaise with all relevant interested Local Authority and Public bodies, including preparation and submission of documentation to seek necessary approvals appropriate to the discipline.	R	R	R
30		*	*	Identify, assist in negotiations and provide any information required for entry into any necessary section agreement	R	R	
31	*	*	*	Obtain details of all existing services within the Consultant's discipline and identify required service diversions for the Works in liaison with service providers.		R	R
32			*	Prepare & issue door and ironmongery specification. Obtain a signed off suiting arrangement from the PCT	R		
33			*	Prepare detailed and fully itemised door and ironmongery schedules.	R		I
34		*	*	Prepare window & curtain wall performance specification.	R		I
35			*	Prepare window & curtain wall schedules	R		I
36			*	Provide fully co-ordinated lintel schedule	I	R	
37	*	*	*	Design structural frame in whichever form agreed, including necessary wind posts, masonry restraints and supports, bracing and the like, and check and verify specialist fabrication drawings and calculations of frame detailing (Full frame design i.e. calculations, positioning and sizing of members by Consultant – detail design of member connections by s/c).		R	
38		*	*	Identify & design any additional structural supports (in whatever form) that do not form part of the main structural frame i.e. plant supports, additional support for curtain walls, trimming steel, balustrading and handrail fixings etc. This relates only to structural support points and does not include sub-contractors' support systems for their supplied components such as curtain walls, architectural balustrading etc.		R	
39		*	*	Structurally design all elements of the works including pile caps, ground beams, ground bearing and suspended floor slabs, lift pits, secondary framing systems but excepting those specifically noted as by others in this schedule. Take responsibility for the structural adequacy and serviceability of the works. Drawings to be fully dimensioned to reflect lead designer's requirements.		R	

Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
40	*	*	*	Design all foundations. Where piling is required undertake preliminary piling design and produce all necessary schematic drawings and specifications to enable tenders to be obtained and detailed design to be carried out by a suitable piling specialist. Specify testing and check and confirm results are in compliance with requirements.		R	
41		*	*	Structurally design all external earthworks, retaining structures and externally hard surfaced areas including ramps, steps and the like.	I	R	
42	*	*	*	Off-site or adoptable roadworks design.		R	
43		*	*	Design off-site storm, foul or adoptable drainage.		R	
44	*	*		Identify, procure and manage the site investigation works and, by demonstration of competitive pricing and agreement with Galliford Try Construction of value for money, the direct costs of the specialists to undertake the site investigation work, laboratory testing and factual reporting will be reimbursable. Determine and manage the extent and adequacy of the investigations, direct as necessary and assess the results in relation to the design of the proposed work.		R	
45	*	*		Oversee the production of factual reports and take responsibility for the production of engineer's interpretative report, environmental reports in respect of the design of the Works.		R	
46	*	*	*	Specify all ground improvement measures and testing and check and verify specialist subcontractor proposals and finished work are in compliance with the requirements.		R	
47			*	Inspect and approve foundations and site formations when requested. Number of visits to be identified in GallifordTry appointment letter.		R	
48	*	*		Provide reinforcement weights for tender estimate purposes for reinforced concrete structural elements.		R	
49			*	Prepare detailed drawings and bar bending schedules for reinforced concrete works.		R	
50	*	*	*	Gas prevention measures design where applicable	I	R	
51		*	*	Design and detail all tanking materials and waterproofing measures to all sub structures where required.	I	R	
52		*	*	Review temporary works design on behalf of the client and assess their impact on the permanent works.		R	

Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
53	*	*	*	Design all building services installations in detail to achieve the performance called for in The Brief and design statements including integration of all information provided by specialist subcontractors and suppliers. Provide builder's work details to suit construction programme. Design commissioning and test facilities to suit phased completion.			R
54	*	*		Obtain details of all existing services on and around the site and identify required diversions for the Works in liaison with statutory service providers.	I	R	R
55		*	*	Determine new statutory services requirements; obtain quotations from the service providers and co-ordinate layout and installation.			R
56		*	*	Design Roof and Storm drainage below ground.	I	R	I
57		*	*	Design Foul drainage below ground	I	R	I
58		*	*	Design Foul drainage above ground	I	I	R
59		*		Prepare specification for passenger lifts (Architect to provide specification for finishes)	R		R
60	*	*	*	Plant enclosures & layouts	I		R
61	*	*	*	Assist any other consultant in co-ordinating the design of the M&E works into the overall design			R
62	*	*	*	Establish and incorporate the supply requirements of other related services into the design.			R
63	*	*		Produce initial service calculations			R
64	*	*		Produce indicative primary service route layouts			R
65		*		Produce Data/ Voice distribution layouts			R
66		*	*	Produce co-ordinated services drawings (below ground)		R	I

Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
67		*	*	Provide such information as is reasonably necessary to enable the Contractor and/or Sub-contractors to prepare co-ordinated services drawings (above ground)	I		R
68	*	*		Produce initial service calculations and equipment size/weight information for M&E installation			R
69		*	*	Design all Building Services installations in detail to achieve compliance with the Brief and Design Statements including integration of all information provided by specialist subcontractors and suppliers.			R
70		*	*	Provide advice and assistance to the Contractor on M&E matters, including provision of detailed job specific M&E performance specifications where required.			R
71		*	*	Ensure all elements of services design are co-ordinated, and in consultation with the Architect, ensure co-ordination of the services installation within the overall Works			R
72			*	Make comment on the installation of the services and ensure installation is in compliance with the design intent			R
73	*	*	*	Co-ordinate the landscaping design and external services routes	R		I
74			*	Provide Security and Access Strategy for the building and perimeter to achieve compliance with the Brief and Design Statements	R		I
75		*	*	Building Façade and Roof: Provide Access Cleaning and maintenance design to achieve compliance with the Brief and Design Statements	R		I
76		*	*	Provide Acoustic design to satisfy statement identified in clause 2.1 in collaboration with acoustic consultant	R		R
77		*	*	Provide Air-tightness design to achieve compliance with the Brief and Design Statements	R		
78	*	*	*	Design of the building envelope to satisfy the resultant requirements of the building strategies identified and calculations or modeling as identified within the Brief and Design Statements.	R		I
79		*	*	Produce a full sanitary ware schedule that satisfies infection control as described in PCT named policy documents and tenant requirements.	R		I
80			*	Produce fully co-ordinated reflective ceiling plans.	R		I

81	*	*	*	Utilise the change order system to identify any changes that may arise through design development, that system being issued prior to signature of the agreement	R	R	R
Item	Stage 1	Stage 2	Post Stage 2		ARCH	ENG	M&E
82	*			Carry out initial assessment, calculations or thermal modelling and in collaboration with the Client and design team determine the strategy of achieving an economic design that meets the required level of ventilation (including non-mechanical ventilation measures), overheating control and carbon emissions, whether this is dictated by Building Regs, BREEAM or other targets, Planning constraints or any other requirement of The Brief.	I	I	R
83		*	*	Prepare an iterative ventilation (including non-mechanical ventilation measures) and thermal model of the building, and liaising with the Lead Designer, provide information to enable compliance with the Brief, and the strategies previously developed, to be achieved and demonstrated, including any computer modeling associated with proving the design.	I		R
84			*	Produce an Energy Performance Certificate (EPC) via an accredited energy assessor in accordance with the Brief.	I		R



Brunswick Park Development - London Borough Of Barnet

1	This budget cost plan has been prepared based on Sprunt Ltd's Feasibility Study dated March 2009
2	The cost plan sets the general parameter of capital cost that will be required for London Borough Of Barnet scheme based on Brunt's Ltd site proposals.
3	Abnormal costs and site costs are shown as a Lump Sum Figure, but are shown at a level to take account of site contours and flood plane conditions
4	Ground Contamination costs have not been considered in this appraisal
5	Allowance for green issues/renewables have not been considered in this appraisal
6	Design Costs have been included in the budget costs
7	It is to be noted that the rates included in these budget figures are at 2Q09
8	Other costs such as site purchases or legal costs etc are not included.
9	The capital costs of any utility connections are not included in the costs
10	No Allowance included for IT hardware
11	Contingency Sum of 5% has been included in the budget figures
13	No allowance has been included for any temporary building in the budget figures
14	VAT has not been included in the Budget Figures (From Dec 09 will @ 17.5%) but this is shown in the summary page notes

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Childcare Centre

	quant	unit	Rate	Total £
New Build - Children's Centre	497	gifa m2	£2,250	£1,118,250
check sub total	497			£1,118,250
Abnormals & External Works	say 20%			£223,650
Additional Abnormals Scout Hut				£75,148
Car Park				£52,376
Sewer Diversion				£34,336
Professional Fees - new build		12.5%	£1,503,760	£187,970
FF&E	1	Item	£50,000	£50,000
ICT Infrastructure containment	1	Item	£13,000	£13,000
LBB Legal Costs say				£30,000
Contingency Allowance - say 5%		5.0%	£1,754,730	£87,736
Total				£1,872,466

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Acorn Centre

	quant	unit	Rate	Total £
New Build - Acorn Centre	200	gifa m2	£2,300	£460,000
New Build - Hydro Therapy Pool	150	gifa m2	£3,200	£480,000
check sub total	350			£940,000
Abnormals & External Works	say 20%			£188,000
Additional Abnormals				
Scout Hut				£76,180
Car Park				£53,096
Sewer Diversion				£34,807
Professional Fees - new build		12.5%	£1,292,082	£161,510
FF&E	1	Item	£20,000	£20,000
ICT Infrastructure containment	1	Item	£5,000	£5,000
LBB Legal Costs say				£20,000
Contingency Allowance - say 5%		5.0%	£1,478,593	£73,930
Total				£1,572,522

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Library

	quant	unit	Rate	Total £
New Build	375	gifa m2	£2,500	£937,500
Demolitions	1	Item	£75,000	£75,000
check sub total	375			£1,012,500
Abnormals & External Works	say 20%			£202,500
Additional Abnormals Scout Hut				£81,621
Car Park				£56,888
Sewer Diversion				£37,293
Professional Fees - new build		12.5%	£1,390,803	£173,850
FF&E - say	1	Item	£100,000	£100,000
ICT Infrastructure containment	1	Item		£35,000
LBB Legal Costs Say				£30,000
Contingency Allowance - say 5%		5.0%	£1,699,653	£84,983
Total				£1,814,635

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Health Centre

New Build	1,300	gifa m2	£2,150	£2,795,000
Demolitions	1	Item	£75,000	£75,000
check sub total	1,300			£2,870,000
Abnormals & External Works	say 20%			£574,000
Additional Abnormals				
Scout Hut				£282,953
Car Park				£197,212
Sewer Diversion				£129,283
ICT Infrastructure containment	1	Item		£10,000
Contingency Allowance - say 5%		5.0%	£4,063,449	£203,172
Total				£4,266,621

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Scout Hut

New Build	135	gifa m2	£1,300	£175,500
Demolitions - Scout Hut & Community Centre etc	1	Item	£75,000	£75,000
check sub total	135			£250,500
Abnormals & External Works	say 20%			£50,100
Professional Fees - new build		12.5%	£300,600	£37,575
FF&E - say	1	Item	£20,000	£20,000
ICT Infrastructure containment -	1	Item	£5,000	£5,000
Contingency Allowance - say 5%		5.0%	£363,175	£18,159
Total				£381,334

Brunswick Park Development - London Borough Of Barnet

Order of Magnitude Capital Construction Costs

Car Park

New Build		gifa m2		£0
Demolitions etc	1	Item		£0
check sub total	0			£0
External Works	2,500	m2	£90	£225,000
Professional Fees - new build		12.5%	£225,000	£28,125
FF&E - say	1	Item		£0
ICT Infrastructure containment -	1	Item		
Contingency Allowance - say 5%		5.0%	£253,125	£12,656
Total				£265,781

Brunswick Park Development - London Borough Of Barnet

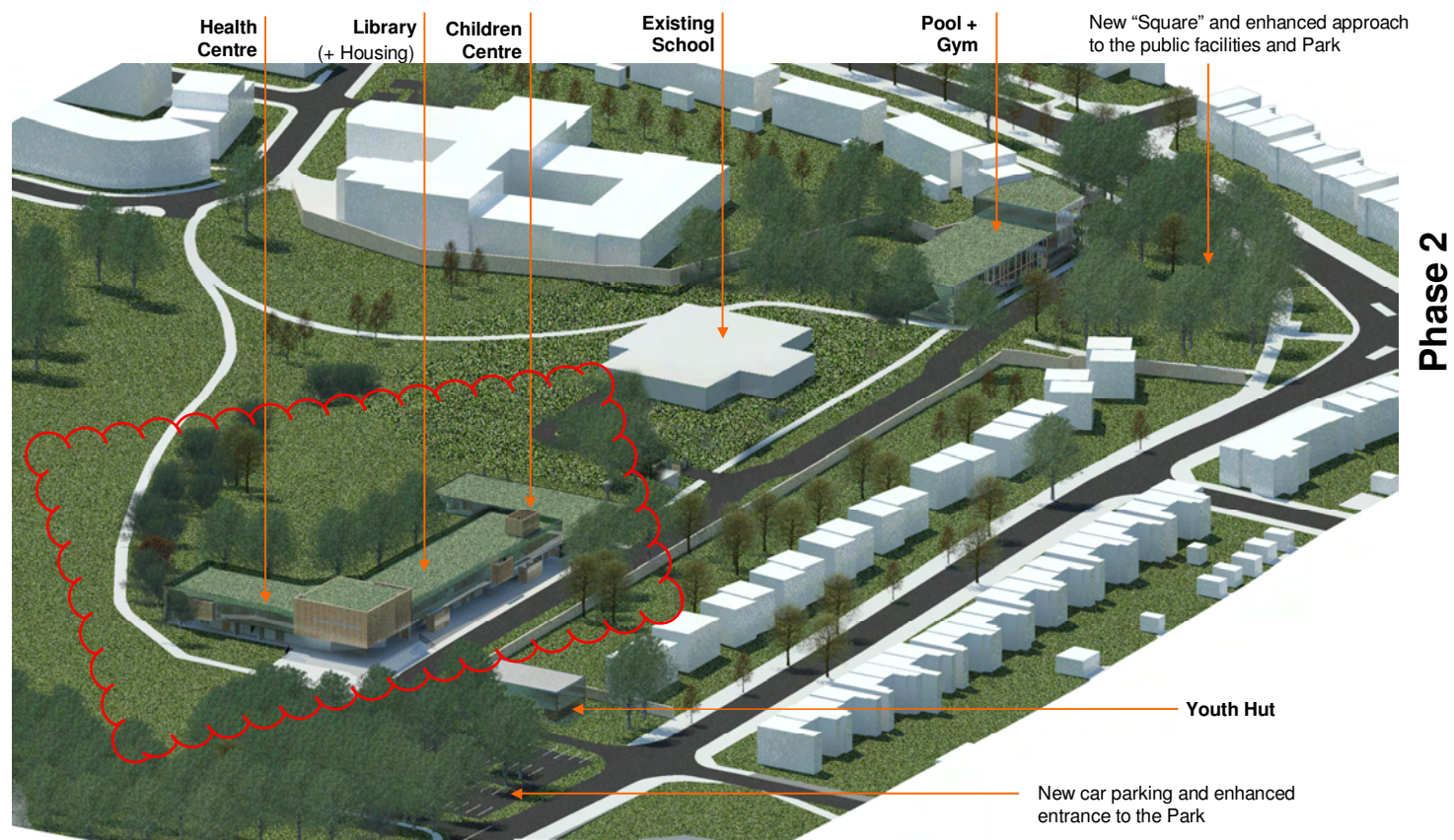
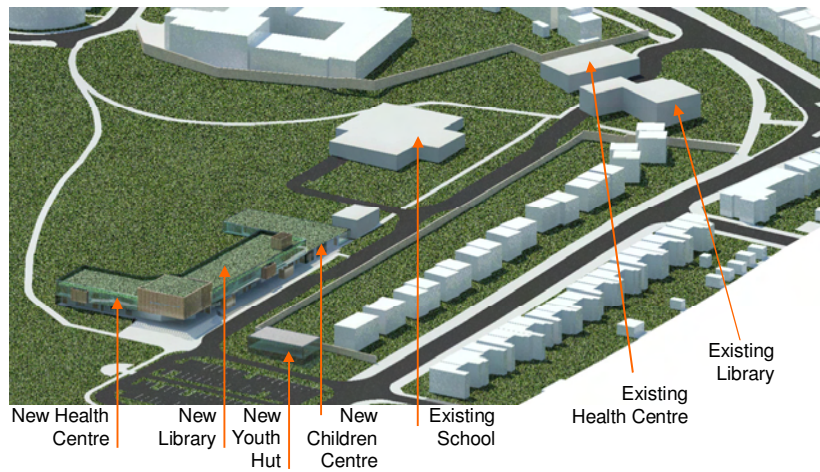
Order of Magnitude Capital Construction Costs

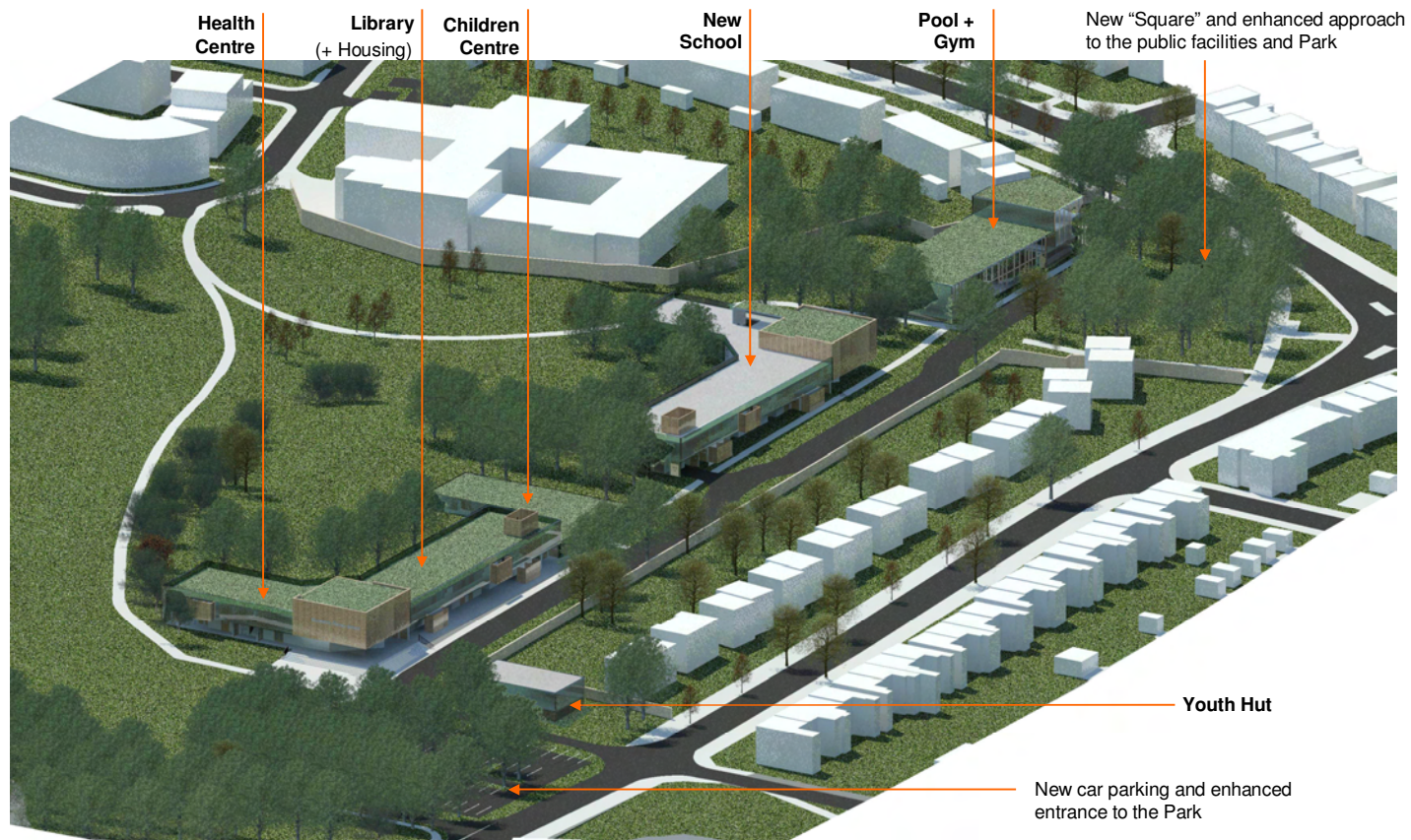
Sewer				
New Build		gifa m2		£0
Demolitions etc	1	Item		£0
check sub total	0			£0
External Works - Sewer Diversion	150	LM	£900	£135,000
External Works - Sewer Diversion - Extra over for Manholes etc	5	Nr	£2,500	£12,500
Professional Fees - new build		12.5%	£147,500	£18,438
FF&E - say	1	Item		£0
ICT Infrastructure containment -	1	Item		
Contingency Allowance - say 5%		5.0%	£165,938	£8,297
Total				£174,234

Brunswick Park Community Hub



Feasibility Study
Phasing: March 2009





Phase 3: Potential New School

Acorn Assessment Centre Collocated at Brunswick Park

Background: Acorn Assessment Centre was formerly based at Oakleigh School; during the design phase of the Colindale school build it was decided to 'split' the centre so there would be a west of the Borough location at Colindale and an East Borough collocation at Brunswick Park. The following provides the list of requirements for Acorn Centre at Brunswick Park based on the requirements (including capacity and sizes) from Colindale and cross referencing, as appropriate, with the original site assessment from Oakleigh School.

General Information: 20 total places with two groups of five in two (AM/PM) sessions. There is potential to share some of these facilities with the children's centre or health services.

Description and area approximations taken from cross referencing the following documents:

- Acorn Assessment Centre Co-location with Colindale School Feasibility Study Kier London, July 2009
- 12252 Option 4c Colindale with Acorn PDF
- 12252 Colindale Schedule of Accommodation 25.8.2009

Requirements	Approx Area	Additional Information
2 classroom areas (one to include some sensory equip)	enlarged 50sqm classrooms to allow for the provision of distraction free zones and additional PD pupil storage within the respective class	Typical areas provided within the Building Bulletins would suggest that 50 sqm class base is the appropriate size for up to 6 children - <i>Acorn Feasibility Study</i>
Office space	12sqm	12sqm area suggested in <i>Acorn Feasibility Study</i> and <i>Colindale SoA</i> (office for senior management)
Space for meeting parents/private consultations	9.40 sqm	Suggested sqm as per <i>Colindale SoA</i>
Soft play area	16sqm	Suggested sqm as per Colindale where the soft room is shared with the school. The soft play area is a large stand alone space which has a dedicated ball park area and a permanent hoist (Oakleigh Location) <i>Acorn Feasibility Study</i>
Storage for wheelchairs and equipment	6.2 sqm <i>Colindale SoA</i>	Larger size rooms accommodate some storage + Colindale 6.2m2 adjoined to both classrooms. (<i>option 4c Colindale</i>)

		<p><i>with Acorn)</i></p> <p>A large amount of storage is required for mobility aids and play equipment. Suggest around 20sqm should be considered as appropriate. <i>Acorn Feasibility Study</i></p>
Disabled Toilet and changing area (with hoists)		<p>Accessible toilets/hygiene facilities 20sqm <i>Colindale SoA</i></p> <p>En suite for each class at 7 m2 <i>Acorn Feasibility Study</i></p>
External play area		<p>Externally the play area needs to be secure; the Oakleigh School site provided a 1.2m high perimeter fence which was adequate. <i>Acorn Feasibility Study</i></p>
Other Considerations		
Entrance		Mainstream nursery entrance preferably through a reception area. <i>Acorn Feasibility Study</i>
Kitchenette	6.2 sqm <i>Colindale SoA</i>	Could be shared space
Visiting Staff		<p>A lot of therapists will come to assess the children (2/3 at anyone time). It is therefore suggested to enlarge the staff work room by 6sqm to give them some hot-desking spaces. <i>Acorn Feasibility Study</i></p> <p><i>Colindale SoA = 49.80 and is shared with the school.</i></p>
Laundry Room		<p>3.3m2 (option 4c <i>Colindale</i> with <i>Acorn</i>)</p> <p>6.0 sqm share with school <i>Colindale SoA</i></p>
Assessments and case conferences	8sqm	<p><i>Colindal SoA</i> = 8sqm for interview/social services room – the space provided within the studio.</p> <p>These meetings for 10-12 people were held at Oakleigh school within a room 9m2 <i>Acorn Feasibility Study</i></p>
Hydrotherapy pool		Still confirming this requirement.

**CHILDREN'S SERVICE CAPITAL TEAM – BRIEF FOR BRUNSWICK
PARK CO-LOCATION SITE**

RELOCATION OF HAMPDEN WAY CHILDREN'S CENTRE

AUGUST 2009

Introduction

Hampden Way Nursery and Children's centre is to be relocated to the Brunswick Park site as part of a co-location initiative alongside Osidge Library, Brunswick Park GP Clinic and the Acorn centre – an SEN unit to care for early years pupils with SEN.

Existing premises

Childcare and core services are presently delivered from the Hampden Way site. The nursery school provides 50 places for 3-5 year olds. The existing childcare premises are unsuitable for delivering an early years education for 2-5 year olds due to the size and condition of the premises. Core services are delivered from a demountable unit and can only accommodate 12 adults and children at any one time. The unit was installed in the summer of 2007 and is undersized and under equipped to provide for such usage.

The new site

A schedule of accommodation needs has previously been provided. The key accommodation differences between the present and planned services is as follows:

- In addition to the 50 place nursery school for 3-5 year olds, 12 places for 2-3 year olds nursery provision is ideal, however; it is not compulsory if space does not allow.
- There is an increase in the core offer or space allocated for the community/training room/crèche provisions from 12 places currently to 20 places; the increase has been agreed by the Children's Service in terms of capital budget and on-going revenue.

Additionally at the new site, the designers should also aim to provide:

- A building that is welcoming and easily accessible
- Clearly signed
- Makes use of natural light and ventilation

- Provides young children with stimulating and interesting environments both internally and externally that aids development both physically and mentally
- Provides safe and secure accommodation
- Provides staff and visiting professionals with suitable accommodation for both work and rest
- Provides the local community with suitable accommodation for the delivery of core services
- Provides full access to all members of the community
- Demonstrates a commitment to the sustainability agenda and the use of renewable energy to the wider community that can be used as an educational tool for young children

The new building

List of present and planned services previously provided. Other services will also include:

- appropriate support and outreach services to parents/carers and children who have been identified as in need of them
- information and advice to parents/carers on a range of subjects, including: local childcare, looking after babies and young children, local early years provision (childcare and early learning) education services for 3 & 4 year olds
- support to childminders
- drop-in sessions and other activities for children and carers at the centre links to Jobcentre Plus services

Placements

As listed in the SoA:

- Nursery provision includes 12 places for 2-3 years and 50 places for 3-5 years. Mixture of full day (8am-6pm) and part day.
- Core offer accommodation for 20 adults and 20 children in the Community/Training Room and Crèche facilities

Staff Numbers

Staff to Child Ratio

In line with best practice 1 member of staff to every 4 children for 2-3 years and 1 member of staff to every 13 children 3-5 years.

Security and Access

Is of paramount importance. The new building should provide:

- Fob or swipe card access for staff
- Secure parking for staff

- Entrance doors to be access controlled
- Secure lobby with reception
- Secure buggy storage for 20 buggies
- Parents and visitors to enter building via main entrance and to be access controlled from main office
- Main office to have full CCTV monitoring equipment
- Playrooms to have Fob / swipe card access for staff only with release mechanism inside
- External areas to be safe and secure with no access for none staff

ICT

Staff will use for admin and teaching – number of fixed PC's required are as follows:

Centre should have both hard wired and wireless flexibility for visiting professionals.

Output Specification for Osidge Library

1. The new Osidge Library will be accommodated within a floor area of approximately 400 sq.m., divisible between public and restricted access areas. It will be a bright, modern community library which feels welcoming and accessible and conforms to a developing corporate style with its graphics and colour scheme.
2. The facility will need to comply with the Disability Discrimination Act 1995 for all users of the premises. The area accessible to the public will be located on a single floor and of an open-plan, flexible nature that will allow the area to be altered to meet the changing needs of the Library Service.
3. The service is currently open 5 days a week, including Saturdays and evenings. It is expected that at least this pattern of working will continue so it is essential that any shared facilities or space is easy accessible outside of normal office hours.
4. The following gives an approximation of the individual areas utilised for the various library activities.

PUBLIC SPACE	Approx.
Self service area equipped with self-service kiosks, help point and entrance/exit circulation	25 sq m
Adult lending and quick select area/AV	127 sq m
Wi fi enabled Study/Drop in zone and IT learning zone	25 sq m
Teenage	20 sq m
Children's lending and homework areas with IT	55 sq m
Single disabled access toilet, male/female with baby changing facilities, separate male and female toilets	19 sq m
STAFF SPACE – work area, staff room	24 sq m
(Storage, corridor, server room)	(46 sq m)
Bookstart work area	55 sq m
Total	396 sq m

5. The self service area, near the entrance, will be surrounded by eye catching quick selection display units, and designed to accommodate fast moving stock. The self service kiosks and return units will be supplied separately by a specialist company.
6. A small staff counter/ desk will be required near the self service area for membership queries and registration, and payment of fines/loan charges etc. It should have the capacity for 2 work stations and till, shelving behind, and sufficient capacity to accommodate a trolley. There should be sufficient depth on both sides to accommodate disabled staff and library

users.

7. A small information/enquiry pod will also be needed further into the library which will not be permanently staffed but available for staff to help users with their enquiries as required.
8. 10 Public PCs will be allocated to this library, 6 will be for adults in a learning zone. 2 will be for teenagers, and 2 for children in the homework area. Suitable workstations and chairs will be required.
9. There should be at least one large study table and chairs in the main area, with comfortable seating throughout.
10. The teenage area should have soft seating, flexible shelving for different material types, small magazine rack and graphic novel stand. This should be clearly identified for teenagers and away from the children's area.
11. The children's zone needs to be far enough away from the study/ learning zone so that sound does not disrupt students, but not too close to the main entrance area. Three separate uses of this area need to be identified – under-fives; homework and study; relaxation and book browsing. Sufficient space for class visits and activities needs to be built in.
12. All shelving should be flexible, on castors, and broken up with benching or seats, with kinderboxes in the children's area. A mixture of graphic , slatted and fabric end panels will be required.

The total stock for the library will not exceed 18,000 with 30 - 35% expected to be on loan.
13. The staff workroom area will need work bench seating for two staff.
14. The Bookstart work area will need a table and 2 chairs plus space for materials to be received, sorted and distributed on a weekly basis.
15. The staff rest area will need four comfortable chairs, and table with chairs, plus kitchen facilities.
16. The library will need clear vehicle access for daily van deliveries of stock.

**SERVICE BRIEF FOR BRUNSWICK
PARK GP LED HEALTH CENTRE
OCTOBER 2009**

Introduction

The Primary Care Strategy for Barnet identified the Brunswick Park area for development and plan to develop a GP Led Health Centre (GPLHC) as part of the collaborative project with the London Borough of Barnet for the proposed “Brunswick Park Community Hub”. This is supported by local and national guidelines for the way forward for primary care services and the shift of services from secondary care.

Scope of Services

The GP Led Health Centre (GPLHC) will provide primary care services both routine and urgent for illness and minor injuries by appointment (scheduled) and walk-in (un-scheduled) to the registered population of the GPs based in the centre.

Walk-in patients (un-scheduled) may also come from other practices in the surrounding locality including patients from Enfield.

The GPLHC will provide and support therapies, outpatient and diagnostics services to be provided in the centre and other spokes associated with the locality.

Configuration of Services

The proposed configuration of services to be provided from within the new centre is as follows:

1. Primary care services

Five practices are in the Brunswick Park ward that have a combined total list size of about 19,000. Of these it is anticipated that approximately 12,000 patients would receive services from GPs co-located at the centre. There is an expectation that through movement of patients to the new centre this could increase up to 15,000.

Scheduled primary care services will be provided to the registered patient lists of the practices in the centre. The assumptions for the space is based on the shift of outpatient appointments from acute into primary care and that more of the non-complex care will be provided by pharmacists. This means even if there is no net increase in activity, the complexity of the case mix of patients will increase.

Unscheduled primary care services – (walk-in minor ailment services). The assumption is that the majority of unscheduled care will be provided for the registered patients of the practices in the centre; however the centre will be expected to provide walk-in and minor ailment services for any patient that attends the centre.

This centre is not being designated a Primary Care Centre, therefore it is not expected to function as an Urgent Care/Walk-in Centre; this centre will feed into the Primary Care Centre services at Finchley Memorial Hospital. This means that the scheduled and un-scheduled care service elements do not have to be identified separately and the PCT will look to integrate the two elements as far as possible.

Therefore this centre will provide scheduled primary care services to the population (up to 15,000) registered with the centre and an un-scheduled walk-in minor ailments service to both registered patients and for patients in the locality.

Although any patient could use the centre for unscheduled care most patients will live in or around the Brunswick Park ward. For planning purposes it is being assumed that all patients living in Brunswick Park ward and a proportion of patients living the surrounding wards (Coppetts, Oakleigh, Woodhouse, Bowes, Southgate and Southgate Green) may access unscheduled care services at the new centre. The estimated number of patients that would potentially access unscheduled care would therefore be approximately 29,000.

The centre will open 12 hours per day 5 days per week with some weekend opening planned, although this will be kept under review once activity data becomes available.

This equates to a total of 7 clinical rooms for scheduled and unscheduled, of which, there should be at least one GP training room and a treatment suite.

2. Outpatient/PBC Services

It is expected that the following specialties and services will be provided as part of a polysystem model:

COPD
Heart Failure
Diabetes
Sexual Health

Two generic consultation/examination/treatment rooms will be required, which will cater for about 12-13,000 capacity, this figure includes a first visit and two follow up appointments, please refer to the excel spreadsheet titled 'OPD Activity Analysis'.

There will also be linkage and cross-over into the space allocated for community/therapy/diagnostic services that should allow flexibility for room usage.

The specialties and services provided may change in line with the commissioning/PBC plans and intentions.

3. Diagnostic services – (phlebotomy, echocardiogram and ultrasound etc)

Simple diagnostics will be provided at the centre with patients traveling to Finchley Memorial Hospital for more complex diagnostic tests. Based on the population served, a space allocation of one room has been made for phlebotomy and other diagnostics.

An assumption has been made that most of the diagnostics (ultrasound, echocardiograms, BPM) can be undertaken within any of the generic clinical rooms and flexible use of space is a prerequisite within the centre.

4. Community/Therapy services – (physiotherapy, podiatry etc)

Initial indications are that most of the current services provided by Barnet Community Services at Brunswick Park Health Centre continue. Current services include orthoptics, paediatric eye clinic, ante-natal and baby clinic and over 60's clinic. Many of these services will link into and collaborate with the proposed Children's Centre and we would envisage that family planning and sexual health services are also provided within the facility to complement the holistic approach to the planned services. However, the range or type of services may change over time in response to work carried out as part of the Transforming Community Services programme. Two rooms have been allowed for community/therapy services.

5. Pharmacy services

An allowance has been made for a self contained dispensing Pharmacy to be on site. This service may also support self care by patients by providing some over the counter sales. This is not expected to be extensive.

6. Health improvement services

It is anticipated that advantage will be taken of co-location with the

Children's Centre and library for the delivery of 'Lifestyle' clinics to be undertaken for those suffering from an existing disease or at risk of developing a long term condition due to lifestyle or family history.

7. Maternity and Mental Health Outreach

These services may also be considered, along with other diagnostic services, voluntary sector and LBB services. An assumption has been made that Maternity and Mental Health services would be undertaken within the rooms allocated in outpatients/community/ diagnostics and the Interview rooms within the main entrance / reception area could be utilized by the voluntary sector.

8. General Dental Services

Brunswick Park and the surrounding locality has been identified as an area of need for the provision of general dental services (Dental Health Needs Assessment and Commissioning Intentions for Barnet PCT (2007-10)). Whilst a dental service is not currently included in the specification it could be considered if space allowed.

OVERALL CONTENT

<u>Space/Activity</u>		<u>Total Area</u>	<u>Comments</u>
MAIN ENTRANCE & RECEPTION/ADMIN/STAFF SHARED		487.4	TOTAL 1
GP PRACTICES		208.1	TOTAL 2
OTHER SERVICES		150.1	TOTAL 3
PHARMACY		150.0	TOTAL 4
FM		12	TOTAL 5
OVERALL NET TOTAL		1,007.6	
Lifts lobbies/stairwells	6%	60.5	
Communication space	12%	120.91	
Plant	7%	83.23	
GROSS TOTAL		1,272.2	

MAIN ENTRANCE

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Entrance and Community Reception				
Entrance Lobby	12.0	1	12.0	
Waiting Area	60.0	1	60.0	
Children's waiting area	10.0	1	10.0	
Office/security	9.0	1	9.0	
Interview room	9.0	1	9.0	reduced from 3
Baby feeding	5.0	1	5.0	
Nappy change	5.0	1	5.0	
WC universal	4.5	1	4.5	
WC female	8.0	1	8.0	
WC male	8.0	1	8.0	
Cleaner's room	7.0	1	7.0	
sub-total 1			137.5	

RECEPTION/ADMIN/STAFF SHARED

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Reception 3 positions	18.0	1	18.0	
Office 2 person	12.0	1	12.0	
Office open plan	48.0	1	48.0	up to 8 persons
Records storage	25.0	1	25.0	
Copy room (reporgraphics)	8.0	1	8.0	
Beverage bay	6.0	1	6.0	
Staff WC	4.5	3	13.5	
Meeting room/library	30.0	1	30.0	
Staff rest room inc kitchen	35.0	1	35.0	
Staff shower/lockers	8.0	2	16.0	
sub-total 2			211.5	
Net total 1 (sub totals 1+2)			349.0	
Planning allowance	5%		17.5	
Engineering allowance	3%		11.0	
Circulation	30%		109.9	
TOTAL 1			487.4	

GP PRACTICES

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Clinical room	16.0	5	80.0	
Clinical room (training)	18.0	1	18.0	
Treatment Suite	22.0	1	22.0	
Dirty/clean utility	22.0	1	22.0	
WC - staff	2.5	1	2.5	
WC - staff accessible	4.5	1	4.5	
sub-total 3			149.0	
Net total 2 (sub total 3)			149.0	
Planning allowance	5%		7.5	
Engineering allowance	3%		4.7	
Circulation	30%		46.9	
TOTAL 2			208.1	

OTHER SERVICES

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Outpatients/PBC	16.0	2	32.0	
Diagnostics	16.0	1	16.0	
Community services	16.0	2	32.0	
Utility room	9.0	1	9.0	
Beverage bay	6.0	1	6.0	
Store room	8.0	1	8.0	
WC - universal	4.5	1	4.5	
sub-total 4			107.5	
Net total 3 (sub total 4)			107.5	
Planning allowance	5%		5.4	
Engineering allowance	3%		3.4	
Circulation	30%		33.9	
TOTAL 3			150.1	

PHARMACY

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Pharmacy area	150	1	150.0	
sub-total 5			150.0	
Net total 4 (sub total 5)			150.0	
Planning allowance	5%		7.5	
Engineering allowance	3%		4.7	
Circulation	25%		39.4	
TOTAL 4			201.6	

FM

<u>Space/Activity</u>	<u>Area</u>	<u>Qty</u>	<u>Total</u>	<u>Comments</u>
Disposal Hold		6	1	6.0
Electrical switchgear?		3	2	6.0
sub-total 6			12.0	
TOTAL 5 (sub-total 6)			12.0	