

The logo for Thomson Gray, featuring the company name in a bold, sans-serif font. The text is white and is positioned on a yellow rectangular background that is slightly offset to the right, creating a layered effect.

THOMSON GRAY

Cladding Remedials

Gilbert Bain Hospital

NHS Shetland

Cost Estimate Rev B

April 2025

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Date: 03 April 2025

1.0 Introduction

1.1 This estimate has been prepared to assess the likely construction costs associated with emergency repair work to the cladding / envelope of the 4 storey and 3 storey buildings on the Gilbert Bain hospital campus, Lerwick.

1.3 The estimate is based on information provided to NHS Shetland, namely SAMS reporting, Mott MacDonald Structural Survey on the condition of the external walls and RIBA stage 1 design information

1.4 Costs assume the appointment of a main contractor through a competitive tendering process.

1.5 We have assumed the following:

The works will be carried out in phases as it is assumed the hospital will remain functional throughout

There will be a requirement for either full or partial decant of floors 1 to 3, including maternity, renal and ward 3. It is assumed decant will take the form of upgrades to RONAS and temporary modular accommodation will be required

Costs based on Master Programme Rev 5. 24 month programme in total with construction activities commencing Q3 2025

An allowance has been included enhanced u-values of the building fabric on replacement to meet wider Gov Targets; this is likely to be in the form of a rainscreen cladding system supporting by cladding rails fixed to the concrete structure of the existing building as per 360 details. Valcan Specification used in estimate

Where full replacement is proposed, windows to also be replaced. Disturbed areas re-decorated. Replacement based on Option 2

Remedial works to the remaining elevations limited to render repairs, replacement lintels, cills, movement joints and stop beads. Boss render replaced.

Assumed scaffold remains up for the full duration of works

Inflation has been calculated using the BCIS All-In TPI indices in the usual manner.

Assumed temporary accommodation or refurbishment of other hospital areas required for decant and making good on completion

Optimism Bias / risk allowance 20%

Design and professional fees included at 15%

1.6 A list of exclusions is included within Section 2.0

2.0 Key Facts

Client	NHS Shetland 26-32 Burgh Road Lerwick Shetland ZE1 OLB	Contractor	To be confirmed
		Status of Estimate	Feasibility
		Base Date	1st Quarter 2025
Lead Advisor	Thomson Gray Prospect House 5 Thistle Street Edinburgh EH2 1DF	Programme	Completion Q1 2027
		Preliminaries	15.7k per week
		Optimism Bias	20%
Basis of Estimate	Mott Macdonald Survey and 360 Architecture		
GIFA	n/a		

Summary of Costs

	Cladding Remedials	
Construction	£	6,174,332
Inflation	£	315,475
Professional Fees	£	619,099
Internal Costs	£	280,000
Optimism Bias / Risk	£	1,477,781
VAT	£	1,773,337
Sub-Total	£	10,640,024
SAY	£	10,650,000
		Repair Cost £ 4,100,000
		Decant Cost £ 6,550,000

Exclusions	Equipment Site abnormal (above those identified) ie asbestos etc Inflation beyond Q3 2026 Displaced accommodation / decants outwith Gilbert Bain Hospital Works to ground floor beyond installation and removal of propping Decant of OPD and ECG Revenue cost Hire of bus or mini bus for staff travel from car park location VAT recovery
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3.0 CLADDING REMEDIALS

Element	Qty	Unit	Rate	Total (£)
Downtakings / removal of external wall leaf	640	m2	30.00	19,200
Remove windows	25	nr	150.00	3,750
Temporary weatherproofing	640	m2	45.00	28,800
Temporary drainage		item		15,000
New windows	25	nr	1,500.00	37,500
New cladding system incl cladding rails, cavity barriers, fire stops etc - Valca	640	m2	700.00	448,000
Overcladding of elevations 38 and 39	147	m2	550.00	80,850
Replacement of movement joints and stop beads	150	m2	90.00	13,500
Replacement of lintels and cills	53	m	450.00	23,760
Replacement of boss render (assume 30%)	93	m2	150.00	13,950
Removal of boss render to elevation 38 and 39	147	m2	50.00	7,350
Temporary bracing of cladding - 170 x 75 x 18 and 300 x 90 x 41 PFCs; allow 30% fittings	20	tn	3,500.00	70,000
Inner leaf temporary supports	640	m2	75.00	48,000
Removal and replacement of AHU's, MEP items incl lightning protection		allow		200,000
Making good internals		allow		100,000
Phasing / Decant				
Move Maternity to RONAS	250	m2	3,000.00	750,000
Modular decant delivery and install		item		100,000
Modular decant for Ward 3, renal and clinical skills (refer NSS email 16.02.25)	12	month	50,000.00	600,000
Founds, drainage connections, power, water	845	m2	250.00	211,250
Enclosed / covered walkway		item		150,000
Temp fire / HAI requirements		item		100,000
Downtakings and reinstatement on completion		item		200,000
Scaffolding Erection and Dismantling including temp props		item		45,495
Scaffolding (rental Jan 25 to Jan 27)	104	wks	787.50	81,900
Re-provision of car parking and EV (off site)	20	nr	15,000.00	300,000
Re-provision of EV chargers (22 Kw)	6	nr	15,000.00	90,000
Making good after removal of temp props		item		50,000
Contractor prelims Enabling		item		98,000
Contractor Prelims	52	wks	15,700.00	816,400
Contractor OHP	5.00%			235,135
Temporary generator - incl base		item		100,000
Location factor	30%			1,136,492
Sub-Total				6,174,332
Add On Costs				
Professional Fees - briefing and scoping (Jan to Mar 25)		item		116,853
Professional Fees - completion of works	15%	item		502,246
Internal Costs - Full Time PM		item		80,000
Internal Costs - Clinical Lead		item		50,000
Internal Costs - Admin Support		item		50,000
Internal Costs - Portering / Cleaning / HAI / Estates		item		100,000
Inflation 1.5 Years [1Q25 base date (403) to 3Q2026 (421)]	4.46%	item		315,475
Optimism Bias / Risk (allowance)	20%	item		1,477,781
VAT	20%	item		1,773,337
TOTAL				10,640,024
SAY				10,650,000
		Decant	£ 6,550,000	
		Cladding replacement	£ 4,100,000	