

## Project Case Study

**Project Description:** Primary Care Centre  
**Location:** Nairn, Scotland  
**Client:** Bailey Building Services  
**Project Value:** £20m  
**Project Duration:** June 2008 – Sept 2010



Callidus Design Limited was appointed by Bailey Building Services to carry out the mechanical & electrical building services design for the Primary Care Centre in Nairn. The end client was NHS Highland and the project was carried out under a PPP contract. The project has been split into 3 separate phases of construction. The first two phases were new build, with the 3<sup>rd</sup> phase being a refurbishment of an existing building to incorporate a large dentistry suite and stand alone pharmacy.

Phase 1 Gross Internal Floor Area: 2440m<sup>2</sup>

Phase 2 Gross Internal Floor Area: 2510m<sup>2</sup>

Phase 3 Gross Internal Floor Area: 654m<sup>2</sup>

**Total Floor Area: 5604m<sup>2</sup>**

Phase 1 Construction Start Date: June 2008

Phase 1 Completion Date: June 2009

Phase 2 & 3 Construction start date: August 2009

Phase 2 & 3 Completion date: September 2010

Client: NHS Highland

Developer: Prime plc

Main Contractor: Morrison Construction Ltd

Architect: PMP Ltd / 360 Architecture

Civil / Structural Engineer: HGA Consulting Engineers Ltd

M&E Contractor: Bailey Building Services Ltd

M&E Building Services Engineer: Callidus Design Limited

The Primary Care Centre, Nairn incorporates the following:

- 3No. 4 bed warded areas
- 6No. en-suite private bedroom areas
- Palliative care en-suite bedroom
- Physiotherapy suites
- X-Ray department
- Day Hospital c/w multipurpose room
- Private Treatment Rooms
- Dentistry Suite c/w 5 consulting rooms, LDU and reception area

- Standalone Pharmacy
- Minor Surgery Rooms
- 15No. GP Consulting Rooms
- 4No. GP practice nurse treatment rooms
- Interview Rooms
- 110 person waiting room
- Various Primary Care Trust (PCT) Offices
- Ambulance Bay & associated services
- Recovery Rooms
- Conference rooms, meeting rooms & staff support areas
- Staff Kitchen, In-patient kitchen & Day hospital kitchen
- Social Services department, including district nurse facility

Callidus Design were responsible for producing a fully co-ordinated design & all specification documentation for the mechanical & electrical services associated with the above project, including the following:

- Above Ground Drainage Installation
- Hot & Cold Water Services Installation
- Natural Gas Installation
- Medical Vacuum Installation
- Chilled Water Installation (serving warded area AHU's and waiting area FCU's)
- LTHW Boiler Plant & Heating Distribution to fan coil units & radiant panels
- HVAC Installation (including full air conditioning within all bedded areas and main waiting area)
- Low Voltage Distribution & Switchgear
- Small Power & Lighting Installation
- Fire Alarm & Detection Installation
- BMS & Controls Installation
- Intruder Detection System
- CCTV Installation
- Public Address Installation
- Data Installation
- Radio & TV Installation
- Lightning Protection Installation
- Standby Generator Installation
- Nurse Call System