

Ref.	Item	Option 1: Stage 2 scope plus works to chimney stack	Option 2: Stage 2 scope plus works to south range north elevation	Option 3: Stage 2 scope plus works to south range west elevation <i>(excluding works to the chimney stack and works to the great hall)</i>	Option 4: Stage 2 scope plus works to chimney stack and south range north elevation	Option 5: Stage 2 scope plus works to chimney stack and south range west elevation	Option 6: Stage 2 scope only
1	Works Cost Estimate	£ 167,286	£ 165,886	£ 184,486	£ 176,786	£ 195,536	£ 156,036
2	Allowance for access requirements (scaffolding generally etc.)	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000
3	Scaffolding uplift following market engagement feedback	£ 23,000	£ 25,000	£ 22,500	£ 30,000	£ 27,500	£ 18,000
4	Sub-total: Facilitating and Building Works	£ 240,286	£ 240,886	£ 256,986	£ 256,786	£ 273,036	£ 224,036
5	Main Contractor Prelims; Based on 15%	£ 36,043	£ 36,133	£ 38,548	£ 38,518	£ 40,955	£ 33,605
6	Main Contractor Overheads & Profit; Based on 10%	£ 27,633	£ 27,702	£ 29,553	£ 29,530	£ 31,399	£ 25,764
7	Total: Building Works Estimate	£ 303,961	£ 304,720	£ 325,087	£ 324,834	£ 345,390	£ 283,405
8	Project / design team fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
9	Other development / project costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
10	Base Cost Estimate	£ 303,961	£ 304,720	£ 325,087	£ 324,834	£ 345,390	£ 283,405
11	Contingency Allowance; Based on 10%	£ 30,396	£ 30,472	£ 32,509	£ 32,483	£ 34,539	£ 28,340
12	Initial Package Cost Limit (Excluding Inflation and VAT)	£ 334,357	£ 335,192	£ 357,595	£ 357,317	£ 379,929	£ 311,745
13	Inflation allowance to 2Q'22 (3.4%)	£ 11,368	£ 11,397	£ 12,158	£ 12,149	£ 12,918	£ 10,599
14	Initial Package Cost Limit (Excluding Inflation and VAT)	£ 345,726	£ 346,589	£ 369,754	£ 369,466	£ 392,847	£ 322,345
15	Pre-Tender Estimate RevA September 2021	£ 401,421	£ 401,421	£ 401,421	£ 401,421	£ 401,421	£ 401,421
16	Variance (PTE RevA September 2021 vs reduced scope of works)	-£ 55,695	-£ 54,832	-£ 31,667	-£ 31,955	-£ 8,574	-£ 79,076
	Notes - Uplifted cost included for access scaffolding (item nr 3). This is based on feedback from one local scaffolding firm and doesn't necessarily represent a competitively tendered price.						

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