

Ref.	Item	Funding consideration:	
		Stage 2 scope only mid 2022, followed by remaining scope mid 2023	Full scope mid 2022
1	Works Cost Estimate	£ 156,036	£ 241,111
2	Allowance for access requirements (scaffolding generally etc.)	£ 50,000	£ 50,000
3	Scaffolding uplift following market engagement feedback	£ 18,000	£ 34,500
4	Sub-total: Facilitating and Building Works	£ 224,036	£ 325,611
5	Main Contractor Prelims; Based on 15%	£ 33,605	£ 48,842
6	Main Contractor Overheads & Profit; Based on 10%	£ 25,764	£ 37,445
7	Total: Building Works Estimate	£ 283,405	£ 411,897
8	Project / design team fees	Excluded	Excluded
9	Other development / project costs	Excluded	Excluded
10	Base Cost Estimate	£ 283,405	£ 411,897
11	Contingency Allowance; Based on 10%	£ 28,340	£ 41,190
12	Initial Package Cost Limit (Excluding Inflation and VAT)	£ 311,745	£ 453,087
13	Inflation allowance to 2Q'22	£ 9,664	£ 14,046
14	Initial Package Cost Limit (Excluding VAT)	£ 321,410	£ 467,133
Remaining Scope of Works (as a separate contract)			
15	Works Cost Estimate	£ 85,075	
16	Allowance for access requirements (scaffolding generally etc.)	£ 50,000	
17	Sub-total: Facilitating and Building Works	£ 135,075	
18	Main Contractor Prelims; Based on 15%	£ 20,261	
19	Main Contractor Overheads & Profit; Based on 10%	£ 15,534	
20	Total: Building Works Estimate	£ 170,870	
21	Project / design team fees	Excluded	
22	Other development / project costs	Excluded	
23	Base Cost Estimate	£ 170,870	
24	Contingency Allowance; Based on 10%	£ 17,087	
25	Remaining Scope of Works Cost Limit (Excluding Inflation and VAT)	£ 187,957	
26	Inflation allowance to 2Q'23 - (provisional - programme TBC)	£ 12,217	
27	Remaining Scope of Works Cost Limit (Excluding VAT)	£ 200,174	
28	Combined Project Cost Limit (Excluding VAT)	£ 521,584	
29	Extra over cost for completing as 2 separate projects vs one continuous project	£ 54,451	

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