	Current Figs (Low end of range)	Current Figs (High end of range)	Change to Low end of range	Change to High end of range
MAIN PROJECT				
Site, demolition and archaeology	5.7	5.7		
Fit Out	19.5	19.5		
Current construction commitment	225.5	225.5	*plus 12.6m*	*plus 12.6m*
Fees (capped lump sum)	50.3	50.3		
Site organisation costs	17.5	17.5		
VAT on current commitment	39.5	39.5	*plus 2.2m*	*plus 2.2m*
Construction reserve	36.6	39.6	*minus 12.6, plus 16.8**	*minus 12.6, plus 19.8**
Estimated VAT on reserve	6.4	6.9	*plus 0.7m*	*plus 1.3m*
Total	**401.0**	**404.6**		
LANDSCAPING				
Muster room transfer	0.5	0.5		
Land purchase	0.3	0.3		
Construction works	7.8	7.8		
Fees (including site mgt)	1.9	1.9		
Construction reserve	4.7	4.7	*plus 2.0m*	*plus 2.0m*
VAT	2.4	2.4	*plus 0.4m*	*plus 0.4m*
Total	**17.6**	**17.6**		
SUBTOTAL	**418.6**	**422.2**		
Programme contingency (incl. VAT)	**6.0**	**8.4**	*minus 1.7, plus 3.2*	*minus 1.7, plus 5.5*

*additional sums include both transfer from programme contingency and the reserve estimates new at this report

FEBRUARY 2004

Materialisation of risk sums:

Risk drawn down from/added to 'Construction Reserve':

General Builders work	£	750,000
Specialist Glazing	£	2,000,000
Assembly Windows	£	3,000,000
Stone Cladding	£	400,000
Zone 1 Fit Out	£	3,000,000
Zone 2 Fit Out	£	1,000,000
Commisssioning Mngmnt	£	250,000
Tower Cranage	£	100,000
QH Scaffolding	£	1,000,000
Screens	£	113,000
QH Window Repairs	-£	6,000
Pergola Screen	£	530,000
QH Partitions / Ceilings	£	38,000
MSP / QH Timber / Linoleum Flooring	-£	32,000
Area F black granite panels	£	168,000
West Electrical	£	300,000
Total	**£**	**12,611,000**

Sums from contingency now moved to reserve

Scaffolding	£	1,000,000
Canongate Garden	£	500,000
Total	**£**	**1,500,000**