

	Range Low End	Range High End	Change at This report
<b>MAIN PROJECT</b>			
Site, demolition and archaeology	5.7	5.7	
Fit Out	19.5	19.5	
Current construction commitment	240.6	240.6	plus 13.84m
Fees (capped lump sum)	50.3	50.3	
Site organisation costs	17.5	17.5	
VAT on current commitment	42.1	42.1	plus 2.42m
Construction reserve	20.5	23.5	less 13.84m less 0.43
Estimated VAT on reserve	3.6	4.1	less 2.42m less 0.08
<b>Total</b>	<b>399.8</b>	<b>403.3</b>	<b>less 0.51m</b>
<b>LANDSCAPING</b>			
Muster room transfer	0.5	0.5	
Land purchase	0.3	0.3	
Construction works	8.6	8.6	plus 0.8
Fees (including site mgt)	1.9	1.9	
Construction reserve	3.9	3.9	less 0.8
VAT	2.4	2.4	
<b>Total</b>	<b>17.6</b>	<b>17.6</b>	
<b>SUBTOTAL</b>	<b>417.4</b>	<b>420.9</b>	
<i>Programme contingency (incl. VAT)</i>	7.3	9.6	plus 0.51m

**Materialisation of risk sums:****Risk drawn down from 'Construction Reserve':**

Tower Cranage	154,000
Assembly Windows	2,500,000
Fit out Towers 1&2 and Chamber	6,071,877
Fit out Towers 3&4 and Canongate	2,161,469
Lifts	87,233
Assembly Windows	2,000,000
Stone Cladding	500,000
QH Doors & Windows	320,000
Mechanical & Plumbing	50,000
<b>Net Total</b>	<b>13,844,579</b>
VAT	2,422,801
<b>Total</b>	<b>16,267,380</b>

**Sums from reserve moved back to contingency**

QBH Doors	395,000
South Core Screen	35,000
<b>Net Total</b>	<b>430,000</b>
VAT	75,250
<b>Total</b>	<b>505,250</b>

**Landscaping**

Roads	100,000
Hard Landscaping	500,000
Turf	37,846
Railings and Gates Reserve	190,000
<b>Total</b>	<b>827,846</b>