

	Range Low End	Range High End	Change at This report
MAIN PROJECT			
Site, demolition and archaeology	5.7	5.7	
Fit Out	19.5	19.5	
Current construction commitment	245.4	245.4	plus 4.87m
Fees (capped lump sum)	50.3	50.3	
Site organisation costs	17.5	17.5	
VAT on current commitment	43.0	43.0	plus 0.85m
Construction reserve	15.7	18.7	less 4.87m
Estimated VAT on reserve	2.7	3.3	less 0.85m
Total	399.8	403.3	
LANDSCAPING			
Muster room transfer	0.5	0.5	
Land purchase	0.3	0.3	
Construction works	10.5	10.5	plus 1.87m
Fees (including site mgt)	1.9	1.9	
Construction reserve	2.0	2.0	less 1.87m
VAT	2.4	2.4	
Total	17.6	17.6	
SUBTOTAL	417.4	420.9	
Programme contingency (incl. VAT)	6.8	9.6	

Materialisation of risk sums:

Risk drawn down from 'Construction Reserve':

Q H Scaffolding	750,000
Specialist Glazing	2,000,000
MSP Mullions, Louvres & Gargoyles	100,000
QH Partitions / Ceilings	25,000
Mechanical & Plumbing East	600,000
Fire Alarm & Protection	400,000
Building Management System	100,000
Structured cabling	340,000
Security	550,000
East Electrical	400,000
Utilities (package transfer to above)	(400,000)
Net Total	4,865,000
VAT	851,375
Total	5,716,375

Risk drawn down from 'Landscaping Reserve':

Hard Landscaping	1,872,154
VAT	327,627
Total	2,199,781