

	Range Low End	Range High End	Change Since last Report
<b>MAIN PROJECT</b>			
Site, demolition and archaeology	5.7	5.7	
Fit Out	19.5	19.5	
Current construction commitment	247.8	247.8	plus 2.40m
Fees (capped lump sum)	50.3	50.3	
Site organisation costs	17.5	17.5	
VAT on current commitment	43.4	43.4	plus 0.42m
Construction reserve	13.5	16.5	less 2.14m
Estimated VAT on reserve	2.4	2.9	less 0.38m
<b>Total</b>	<b>400.1</b>	<b>403.6</b>	<b>plus 0.30m</b>
<b>LANDSCAPING</b>			
Muster room transfer	0.5	0.5	
Land purchase	0.3	0.3	
Construction works	10.5	10.5	
Fees (including site mgt)	1.9	1.9	
Construction reserve	2.0	2.0	
VAT	2.4	2.4	
<b>Total</b>	<b>17.6</b>	<b>17.6</b>	
<hr/>			
<b>SUBTOTAL</b>	<b>417.7</b>	<b>421.2</b>	

#### Materialisation of risk sums:

##### Risk drawn down from 'Construction Reserve':

Q H Scaffolding	500,000
Specialist Glazing	700,000
Assembly Building Roofing	(500,000)
Assembly Rooflights	75000
Stone Cladding	500000
Screed / Stone Floors	500000
Zone 1 Fit Out	(1,023,500)
Zone 2 Fit Out	1,000,000
Mechanical & Plumbing West	94,945
Mechanical & Plumbing East	430000
Building Management System	205000
West Electrical	127,805
Security	(205,000)
<b>Net Total</b>	<b>2,404,250</b>
VAT	420,744
<b>Total</b>	<b>2,824,994</b>

##### Movement from Contingency to reserve

Foyer Roof & Glazing - Mero	736000
Assembly Roofing - Coverite	500000
Assembly Rooflights - Spacedecks	(75,000)
Site Organisation	(2,364,000)
QBH Ceilings & Partitions - RD	(25,000)
Plantroom Doors	70000
Zone 3 Fit Out - Ultimate	300000
Zen Garden/ Steel and Stone Cladding	463500
Building Management System	45000

**Programme contingency (incl.  
VAT)**

7.0      9.3    less 0.30m

Security	90000
<b>Net Total</b>	<b>(259,500)</b>
VAT	(45,413)
<b>Total</b>	<b>(304,913)</b>

**Accounts Settled To Date**

QH Demolition/Reconstruction - Ballast	4,250,000
Roads - Hewcon	1,050,736
<b>Total</b>	<b>5,300,736</b>