



Order of Cost Estimate No. 2 (SUMMARY) REVISION C

Floor Area Method

					Pavilion Works 2.5				Character Areas 1 & 2 2.7		
	Residential Houses 2.1	Residential Flats 2.2	Wellbeing Centre 2.3	Care Home 2.4	Part A Pavilion Only	Part B Maintenance Facilities	Part C External Works	Budget Hotel 2.6	Character Areas 1 & 2 (Bridge and Fan Zone)	Character Areas 1 & 2 (Eastern Parking Only)	Grand Total
Works Cost	£ 30,511,202	£ 17,032,153	£ 2,885,000	£ 8,901,000	£ 4,825,000	£ 4,421,000	£ 1,524,000	£ 10,600,000	£ 4,815,000	£ 1,003,000	£ 86,517,356
D&B Contractor's Design Fees	£ 1,067,892	£ 596,125	£ 202,000	£ 445,000	£ 338,000	£ 309,000	£ 107,000	£ 742,000	£ 169,000	£ 35,000	£ 4,011,017
Other Development/ Project Costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Base Cost	£ 31,579,095	£ 17,628,279	£ 3,087,000	£ 9,346,000	£ 5,163,000	£ 4,730,000	£ 1,631,000	£ 11,342,000	£ 4,984,000	£ 1,038,000	£ 90,528,373
Risk Allowances	£ 3,157,909	£ 1,762,828	£ 309,000	£ 935,000	£ 516,000	£ 473,000	£ 163,000	£ 1,134,000	£ 498,000	£ 104,000	£ 9,052,737
Cost Estimate (excluding inflation)	£ 34,737,004	£ 19,391,106	£ 3,396,000	£ 10,281,000	£ 5,679,000	£ 5,203,000	£ 1,794,000	£ 12,476,000	£ 5,482,000	£ 1,142,000	£ 99,581,110
Tender Inflation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Construction Inflation	£ 1,042,110	£ 581,733	£ 51,000	£ 154,000	£ 85,000	£ 78,000	£ 27,000	£ 187,000	£ 82,000	£ 17,000	£ 2,304,843
Cost Estimate (including inflation)	£ 35,779,114	£ 19,972,840	£ 3,447,000	£ 10,435,000	£ 5,764,000	£ 5,281,000	£ 1,821,000	£ 12,663,000	£ 5,564,000	£ 1,159,000	£ 101,885,954
VAT Assessment	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Cost /m² of GIFA [Gross Internal Floor Area]	£2,815/m² [12,708m²]	£2,690/m² [7,424m²]	£2,846/m² [1,211m²]	£2,819/m² [3,702m²]	£1,978/m² [2,914m²]	£1,996/m² [2,646m²]		£2,902/m² [4,364m²]			