

Alterations and Refurbishment Works
The Harlington, Fleet

EXECUTIVE SUMMARY		Option A			Option B				Option C			
		Gross Area	£/m2	TOTAL £		Gross Area	£/m2	TOTAL £		Gross Area	£/m2	TOTAL £
Building Works												
Building Works		2,156	4,094	8,495,739		2,196	4,275	8,871,145		2,602	3,987	10,374,222
Tender Price Inflation to 4Q26	4%			339,830	4%			354,846	4%			414,969
				8,835,569				9,225,990				10,789,191
Design Contingencies	10%			883,557	10%			922,599	10%			1,078,919
TOTAL FOR CONSTRUCTION WORKS			4,508	9,719,125			4,621	10,148,589			4,561	11,868,110
Client Fixtures & Fittings												
Theatre Systems loose equipment fit-out as per Charcoal Blue preliminary budget guidance			250,000				250,000				250,000	
Inflation allowance	4%		10,000		4%		10,000		4%		10,000	
				260,000				260,000				260,000
TOTAL INCLUDING CLIENT FIXTURES AND FITTINGS				9,979,125				10,408,589				12,128,110
Design, tendering, planning and third party consulting												
Lead Architect	3.58%	9,979,125	357,253		3.58%	10,408,589	372,628		3.58%	12,128,110	434,186	
Project Manager	1.25%	9,979,125	124,739		1.25%	10,408,589	130,107		1.25%	12,128,110	151,601	
Quantity Surveyor/Cost Consultant	2.40%	9,979,125	239,499		2.40%	10,408,589	249,806		2.40%	12,128,110	291,075	
Mechanical & Electrical Services Engineer	2.90%	9,979,125	289,395		2.90%	10,408,589	301,849		2.90%	12,128,110	351,715	
Structural Engineer/ Civil Engineer	1.73%	9,979,125	172,639		1.73%	10,408,589	180,069		1.73%	12,128,110	209,816	
Theatre Consultant	2.10%	9,979,125	209,562		2.10%	10,408,589	218,580		2.10%	12,128,110	254,690	
Fire Engineering	0.42%	9,979,125	41,912		0.42%	10,408,589	43,716		0.42%	12,128,110	50,938	
Access Consultant	0.07%	9,979,125	6,985		0.07%	10,408,589	7,286		0.07%	12,128,110	8,490	
CDM Regs and Building Regs Principal Designer	L.S.		38,750		L.S.		38,750		L.S.		38,750	
Lump sum for Stage 1 Feasibility Study	L.S.		67,217		L.S.		67,217		L.S.		67,217	
Statutory costs (Local Authority Planning and Building Control), including associated consultants reports, survey costs and other specialist consultants	L.S.		198,396		L.S.		211,495		L.S.		263,940	
Total				1,746,347				1,821,503				2,122,419
Total excluding VAT				11,725,472				12,230,092				14,250,529
Value Added Tax												
VAT on Construction Works	excluded				excluded				excluded			
VAT on Professional Fees	excluded				excluded				excluded			
VAT on Client Fixtures and Fittings	excluded				excluded				excluded			
Total Value Added Tax				excluded				excluded				excluded
TOTAL DEVELOPMENT COSTS (subject to exclusion on page 3)			-	11,725,472			-	12,230,092			-	14,250,529
			say	£ 11,726,000			say	£ 12,231,000			say	£ 14,251,000