

Appendix 1

Indicative Development Costs

Indicative Development Cost Summary

Site / Options	Costs			Total
	Works *	Services **	Land	
Site A - Swan Centre				
Leisure	£20,895,516	£1,805,067	£0	£22,700,583
Leisure & Hospital***	£47,972,075	£5,248,842	£0	£53,220,917
Site B - Infirmary				
Hospital	£27,896,601	£3,093,925	£0	£30,990,526
Site C - Seton Hall				
Hospital	£28,566,261	£3,093,925	£1,325,000	£32,985,186

* construction costs

** professional fees, statutory fees and surveys

*** £1.150m deducted

from Hall and Partners

Site A Swan Centre - Leisure only - Indicative Development Cost
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Construction Costs (based on Hall and Partners Cost Estimate)

Demolitions and Site Clearance	£500,000
Building	£13,495,000
External Works	£3,326,903
Sport Pitches - 1No. full size SE and 2No. 4G MUGA	£1,150,000
Site Infrastructure Works	£250,000
<i>Sub total construction cost</i>	<i>£18,721,903</i>
Contingency (5% of Construction Cost)	£936,095
Price and Design Contingency (2.5% of Construction Cost)	£468,048
Inflation cost uplift (4.11% of Construction Cost)	£769,470
Construction Cost Total	£20,895,516

Fees & Surveys

Design Team Costs (12% of 'Building' cost)	£1,619,400
Statutory Fees (LPA, Building Control, Section agreements)	£75,667
Surveys (Topographical, Site Investigation, ecology etc)	£90,000
Legal services	£15,000
Marketing	£5,000
Fees & Surveys Total	£1,805,067

Land Costs	£0
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Total Development Costs	£22,700,583
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Site A Swan Centre - Leisure & Hospital - Indicative Development Cost
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Construction Costs (based on Hall and Partners Cost Estimate)

Demolitions and Site Clearance	£500,000
Buildings	£32,844,615
External Works	£8,122,003
Site Infrastructure Works	£700,000
Economies of Scale for co-location	-£400,000
<i>Sub total construction cost</i>	<i>£41,766,618</i>
Contingency (5% of Construction Cost)	£2,088,330.90
Price and Design Contingency (2.5% of Construction Cost)	£1,044,165
Inflation cost uplift Leisure (4.11% of Construction Cost)	£811,717
Inflation cost uplift Hospital (8.57% of Construction Cost)	£2,261,243
Construction Cost Total	£47,972,075

Fees & Surveys

Design Team Costs (15% of 'Building' cost)	£4,926,692.25
Statutory Fees (LPA, Building Control, Section agreements)	£157,149
Surveys (Topographical, Site Investigation, ecology etc)	£140,000
Legal services	£20,000
Marketing	£5,000
Fees & Surveys Total	£5,248,842

Land Costs	£0
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Total Development Costs	£53,220,917
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Note:

No inclusion of costs associated with existing Infirmary site e.g. land value / demo / holding costs
 Loss of onsite outdoor sport provision - cost of £1.15m omitted from Halls costs

Site B Infirmarary Site - Hospital Only - Indicative Development Cost
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Construction Costs (based on Hall and Partners Cost Estimate)

Demolitions and Site Clearance	£500,000
Building	£19,349,615
External Works	£4,795,100
Site Infrastrucutre Works	£350,000
<i>Sub total construction cost</i>	<i>£24,994,715</i>
Contingency (5% of Construction Cost)	£1,249,736
Price and Design Contingency (2.5% of Construction Cost)	£624,868
Inflation cost uplift (4.11% of Construction Cost)	£1,027,283
Construction Cost Total	£27,896,601

Fees & Surveys

Design Team Costs (15% of 'Building' cost)	£2,902,442
Statutory Fees (LPA, Building Control, Section agreements)	£81,483
Surveys (Topographical, Site Investigation, ecology etc)	£90,000
Legal services	£15,000
Marketing	£5,000
Fees & Surveys Total	£3,093,925

Land Costs	£0
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Total Development Costs	£30,990,526
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Site C Seton Hall - Hospital Only - Indicative Development Cost
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Construction Costs (based on Hall and Partners Cost Estimate)

Demolitions and Site Clearance	£250,000
Building	£19,349,615
External Works	£4,795,100
Site Infrastructure Works	£1,200,000
<i>Sub total construction cost</i>	<i>£25,594,715</i>
Contingency (5% of Construction Cost)	£1,279,736
Price and Design Contingency (2.5% of Construction Cost)	£639,868
Inflation cost uplift (4.11% of Construction Cost)	£1,051,943
Construction Cost Total	£28,566,261

Fees & Surveys

Design Team Costs (15% of 'Building' cost)	£2,902,442.25
Statutory Fees (LPA, Building Control, Section agreements)	£81,483
Surveys (Topographical, Site Investigation, ecology etc)	£90,000
Legal services	£15,000
Marketing	£5,000
Fees & Surveys Total	£3,093,925

Land Costs

Land Value - TBC - based on highest bid for retail £2m with NCC clawback	£1,325,000
Fire Station relocation - cost TBC subject to scale of new build	
Land Costs Total	£1,325,000

Total Development Costs	£32,985,186
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