

MINISTER EXCHANGE (MX) - SUMMARY OF BUDGET VARIANCES

APPENDIX 2

Original Budget - approved by Council 16/11/20

£4,671,000

Reasons for variances

Variances to budget

Modular Building	£319,215
Event Space	£143,013
Electricity Sub station	£69,464
Professional Fees	£86,663
Stamp Duty	£49,000
Prelims	£36,775
Other Packages	£165,922
Contingency	£76,748
Marketing	£12,600
Building Management System (BMS)	£25,000
Public Realm	£10,600

1. Price of raw materials increased significantly due to brexit/supply side issues.
 2. COVID has increased demand for modular buildings (temporary hospitals, schooling etc) resulting in price inflation.
 3. Some elements taken out of Acrol contract (modular units) and sourced directly. (see other packages).
 4. Includes £45k for Acrol design, which may be negotiated away.
 5. Add'n cost of £20k for steel support for condensers plus £10k AV first fix plus £2k for crane
- Specification increased to provide better accoustics for Cheltenham Festivals / event hosting and to meet planning conditions.
- Initial plan to use existing electricity sub-station in the vicinity may not be possible, so the centre may need its own on site.
1. Increased legal spend due to complexity of project e.g. LLP requirements plus EU procurment regulations post Brexit.
 2. Project time delays expected to incur more time on site i.e. extra £7.5k Project Mgt + extra £7.5k M&E
- Ommitted from original CBC budget
- Initial estimate did not allow for items such as site lighting or temporary electric supply.
- Seperate cladding contract - offset by reduction in Modular building forecast.
- Increased contingency to refect realistic level for a project of this magnitude and complexity.
- Comms and engagement activity on MX project branding and public realm improvements with local businesses / stakeholders
- Addition of a Building Management System (BMS) to support the carbon neutral agenda ensuring optimum energy efficiency of the MX building in response to the GBF BREAM requirements
- Design Consultant - replacement design consultant cost for public realm works in excess of existing budget

Forecast

£5,666,000

Increased Funding Requirement

£995,000