

	Minster Exchange Full Scheme Budget	£	£	Appendix 4 %
1	Preliminaries			
1.1	Up-front costs already incurred (incl architect's & planning fees)	42,509.41		
1.1a	Up-front costs already incurred (incl. paid direct from GH Grant)	56,191.00		
1.2	Site office	9,000.00		
1.3	Storage container	incl 1.2		
1.4	W.C.	incl 1.2		
1.5	Hoarding/ fencing	8,100.00		
1.6	Temporary water	0.00		
1.7	Temporary electric	8,200.00		
1.8	Sundry costs	4,000.00		
1.9	W.C. cleaning	incl 1.8		
1.10	Consumables	incl 1.8		
1.11	PPE (for visitors)	incl 1.8		
1.12	First aid	incl 1.8		
1.13	Fire safety	incl 1.8		
1.14	Signage	incl 1.8		
1.15	Insurance	1,975.00		
1.16	Delivery and collection of items	incl 1.2		
1.17	Plant and equipment not included in packages	10,000.00		
1.18	Waste skips	5,000.00		
1.19	Site Lighting	<u>8,000.00</u>	152,975.41	2.70%
2	Packages			
2.1	Modular units	3,294,594.00		
2.1a	Cladding to Modular Element	50,000.00		
2.2	Transport and crane costs	32,000.00		
2.3	Event space	383,013.00		
2.4	Mechanical and electrical	incl 2.1		
2.5	PV Cells	60,000.00		
2.6	Furniture and fittings	210,000.00		
2.7	Decking	43,057.00		
2.8	Perimeter skirting	5,000.00		
2.9	Ramps	7,500.00		
2.10	Steps	4,000.00		
2.11	Drainage (foul and surface)	5,000.00		
2.12	Public realm works / landscaping (CBC)	365,600.00		Note1
2.13	Jack pads	78,365.00		
2.14	Cycle storage	5,000.00		
2.15	Car charging points	4,000.00		
2.16	Electricity supply	79,464.00		
2.17	Water supply	11,224.00		
2.18	Exterior lighting	22,000.00		
2.19	Interior planting	0.00		
2.20	Siteworks & Drainage infrastructure package	66,000.00		
2.21	Building Management System	<u>25,000.00</u>	4,750,817.00	83.85%
3	Professional fees			
3.1	Architect	74,250.00		
3.2	Administration fees (CBC)	25,000.00		
3.3	Project management and administration fees (WSC)	135,000.00		
3.4	Mechanical and electrical engineer	30,000.00		
3.5	Structural engineer	8,950.00		
3.6	Landscape architect	incl 2.12		
3.7	Modular consultant	3,682.00		
3.8	Construction Manager	68,740.00		
3.9	Quantity Surveyor	56,625.00		
3.10	Site Investigation	3,550.00		
3.11	Principal Designer (CDM)	2,250.00		
3.12	Legal & other professional fees	75,000.00		
3.13	Acoustic consultant	3,800.00		
3.14	Signage and Wayfinding	20,000.00		
3.15	Environmental Consultant	7,500.00		
3.16	Drainage Survey	1,090.00		
3.17	Building Control	3,000.00		
3.18	Planning conditions	288.00		
3.19	Air testing	2,000.00		
3.20	Sound testing	2,000.00		
3.21	Warranty/ Guarantee	15,000.00		
3.22	Insurance	2,000.00		
3.23	Accounting	2,000.00		
3.24	Bank fees	1,000.00		
3.25	Marketing Sophie B	8,000.00		
3.26	Comms & Engagement	<u>12,600.00</u>	563,325.00	9.94%
4	Stamp Duty	49,000.00		
	Contingency (CBC)	<u>149,882.59</u>	198,882.59	3.51%
	TOTAL SCHEME COST:	5,666,000.00	5,666,000.00	100.00%
		Funding Sources:	LISF grant	3,114,000.00
			CBC loan	1,995,000.00
			CBC Public match	57,000.00
			LEP GH grant	500,000.00
				5,666,000.00

Note 1:	Minster Gardens - already approved in Capital programme 2021/22			
GCR	Public Realm - Creative Hub / St. Mary's Churchyard	Environmental improvements		36,900.00
S106	Public Realm - Creative Hub / St. Mary's Churchyard	Public Art Scheme		20,000.00
				56,900.00