

Princes Parade Project Costs Schedule

Summary - Capital Costs

Total Consultancy Appointments		£ 2,534,788
Total Confirmed Works		£ 2,750,077
Costs To Be Refunded Or Not Incurred If Project Ends		-£ 1,059,008
Abortive/Ongoing Costs		£ 171,547
Total #		£ 4,397,405

In addition £ 710,418 revenue spend was incurred 2016/17 - 2018/2019 as part of the project development costs.

Costs Committed as at 01/11/22

Core Team Faithful & Gould

Cost Consultant	F+G	£ 240,200
Principal Design (CDMC)	F+G	£ 54,481
Project Manager	Hadron	£ 293,986
Architect	GT3	£ 268,269
Civil and Structural Engineer	Engenuniti	£ 160,288
MEP Engineer	ME Engineering	£ 163,662
Landscape Architect	Mark Hanton	£ 48,468
Sub-total		£ 1,229,354

Other Consultants (Through F+G/Pagabo)

Variation 1 - Ecology (Planning Conditions)	Lloyd Bore	£ 21,235
Variation 2 - Pool consultant	Sheerwater	£ 7,647
Variation 3 - Fire Engineer (Stage 2,3,4)	Salus	£ 10,588
Variation 4 - Acoustic consultant (stage 2-3)	Cundall	£ 9,294
Variation 5 - Ecology (Coordinate on site works)	Lloyd Bore	£ 118,756
Variation 6 - Extended Programme (inc. in Core Team Fees)		
Variation 7 - Additional Ecology Scope (inc. in Variation 1 and 5)		
Variation 8 - Acoustic Consultant (Stage 4)	Apex	£ 8,635

Variation 9 - Omit Acoustic Consultant fees	Cundall	-£	4,271
Variation 10 - Fire Engineer (Additional scope)	Salus	£	3,529
Variation 11 - Archaeologist	Iceni	£	8,181
Variation 12 - Western Park design (additional scope)	Mark Hanton	£	39,347
Variation 13 - M&E redesign (additional scope)	ME Engineering	£	14,706
Variation 14 - Archaeology Geomodel	Iceni	£	3,294
Variation 15 - Heritage Design	Mark Hanton	£	5,765
Variation 16 - Additional PM & QS fees (Dec, Jan, Feb 22)	Hadron/F+G	£	33,543
Variation 17 - Additional PM & QS fees (construction phase)	Hadron/F+G	£	110,022
Variation 18 - Additional Ecology Fees (see Ecology Consultant tab)	Lloyd Bore	£	99,941
Variation 19 - Archaeological watching brief	Iceni	£	8,878
Variation TBC - Additional PM & QS fees (additional month due to delay)	Hadron/F+G	£	12,225
Sub-total		£	511,316

Other Consultants (Direct by Council)

Legals (Building Contract) - original appointment	Blake Morgan	£	20,327
Legals (Building Contract) - further work	Blake Morgan	£	8,500
Operator Procurement (original appointment, plus additional legals)	TSC	£	58,116
Planning consultant - Conditions discharge (inc. additional fee)	Tibbalds	£	69,429
Heritage consultant (final cost)	Martin McKay	£	975
Building control fees - Plan fee	Council	£	6,847
Southern Water (foul waste) - Quote fee	Southern Water	£	1,850
Southern Water (foul waste) - Design Fees	Southern Water	£	17,328
Southern Water (foul waste) - Connection and adopting fees	Southern Water	£	895
BT - Registration fee	BT	£	1,424
KCC S38 & S278 fees	KCC	£	5,500
Planning fees - PPA	Council	£	47,265
Natural England - Badger licence	Natural England	£	404
Road Stopping Up Inquiry fees - See separate tab	Various	£	284,011
Ecology Contractor (On site works)	Council	£	73,578
Residential legal fees (£16,000 fee allowance)	Browne Jacobson	£	16,000
Residential agency fee (£98,500 fee allowance)	BNP	£	98,500

FHDC media and comms specialist (allowance)	Council	£	21,472
Legal fees for Radnor Estate licence	Bottle Hatfield	£	3,516
MMO advert	KM Media Group	£	15
MMO fees	MMO	£	3,630
Land registry fees	Land Registry	£	9
Miscellaneous - Project Development Costs/Council Recharges/Legal Fees	Council	£	54,529
Sub-total		£	794,119

TOTAL CONFIRMED APPOINTMENTS

£ 2,534,788

BAM - PCSA - Preconstruction Fees/Costs			
Contractor pre-construction fee		£	412,393
Variation 001 - Promenade Testing		£	16,783
Variation 002 - Utility Searches		£	628
Variation 003 - Reptile fencing & badger sett		£	126,749
Variation 004 - CCTV to badger sett construction - Rejected		£	-
Variation 005 - Rev A - Badger sett closure		£	21,309
Variation 006 - Heras fencing to site perimeter		£	101,171
Variation 007 - Site Strip		£	154,710
Variation 008 - Site hoarding		£	658,743
Variation 009 - Canoe club design, MMO licence fee, embankment testing		£	19,268
Variation 010 - UKPN Management Fees		£	5,030
Variation 011 - Southern Water Management Fees		£	67,738
Variation 012 - Remediation Consultancy Fees from LBHGEO		£	22,712
Variation 013 - Vegetation clearance		£	11,402
Variation 014 - Lighting Control to S38 Road		£	-
Variation 015 - Closure of newly constructed badger setts		£	10,781
Variation 016 - Disposal of Giant Hogweed		£	24,641
Variation 017 - Further SI requirements as requested by RPS (budget)		£	72,149
Variation 018 - CCTV (pre-contract costs) - Rejected		£	-
Variation 019 - Additional testing / consultancy fees associated with c.25 - TBC		£	10,158
Variation 020 - 2nd round of vegetation clearance/ flailing - TBC		£	12,126

Sub-total		£ 1,748,490
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Utility Provider/Connection Works (below exclude VAT)

Affinity Water - full amount less VAT on applicable items		£ 232,637
UKPN - Initial payment		£ 46,459
Southern Water - Full amount		£ 625,632
SGN - (£97,696.42 full amount, minus £837.48 refund)		£ 96,859
Sub-total		£ 1,001,587

TOTAL CONFIRMED WORKS **£ 2,750,077**

Costs To Be Refunded Or Not Incurred If Project Ends*

Utility Refund - Affinity Water		-£ 233,202
Utility Refund - UKPN		TBC
Utility Refund - SWS		-£ 453,499
Utility Refund - SGN		TBC
Faithful & Gould Fees Not Incurred - Nov 2022 onwards		-£ 316,557
Blake Morgan Legal Fees		-£ 6,500
Residential Agency Fee		-£ 49,250
Sub-total		-£ 1,059,008

Abortive/Ongoing Costs*

BAM - Abortive Costs Claim		£ 94,947
SWS - Storage of materials cost (6 months)		£ 10,225
Securing Site/Hoarding Maintenance		£ 30,000
Flail Cutting 3 x £12,125 (6 months)		£ 36,375
Unforeseen/Unexpected Abortive Costs		TBC
Sub-total		£ 171,547

*Best Available Information At Time Of Writing