

Item	Unit	rate	number	Calculation	Total	Total for approval
<b>OBC to FBC development cost build up.</b>						
<b>Staff costs</b>						
ncpms PM & PE	(£64ph)	474 4 days per week - 45 weeks		85320	£85,320	
ncpms project support	(£45ph)	333 weeks		22477.5	£22,478	
Estates & Commercial	(£45ph)	333 1 days per week - 45 weeks		14985	£14,985	
NEAS	(£44ph)	325 weeks		7312.5	£7,313	
<b>Staff cost sub-total</b>					<b>£130,095</b>	<b>£130k</b>
<b>Consultant costs</b>						
Project Director	FTE day 8hrs (£95ph)	760 weeks		17100	£17,100	
Project Engineer	FTE day 8hrs (£60ph)	480 2 days per week - 45 weeks		43200	£43,200	
MEICA Engineer	FTE day 8hrs (£90ph)	720 2 days per week - 45 weeks		64800	£64,800	
Reservoir Engineer	FTE day 8hrs (£110ph)	880 weeks		19800	£19,800	
Project support	FTE day 8hrs (£40ph)	320 weeks		7200	£7,200	
Environmental officer	FTE day 8hrs (£46ph)	368 weeks		8280	£8,280	
Expenses & Travel	£5k			5000	£5,000	
Gain Share				3000	£3,000	
Contingency allowance for underestimating OBC to FBC costs	10% on estimate		168380	16838	£16,838	
<b>Appraisal Consultant sub-total</b>					<b>£185,218</b>	<b>£185k</b>
<b>Cost Consultancy</b>	FTE day 8hrs (£55ph)	440 1 days per week - 45 weeks		19800	£19,800	
<b>Cost Consultancy sub-total</b>					<b>£19,800</b>	<b>20k</b>
<b>Early Supplier Engagement</b>	FTE day 8hrs (£75ph)	0.5 days per week - 45 600 weeks		13500	£13,500	
<b>ESE Subtotal</b>					<b>£13,500</b>	<b>£14k</b>
<b>Ground Investigation</b>						
Ground Investigation	Allow £12k each for concrete coring & testing, contam testing on powdermill, and MEICA survey to gate equip	£12,000	3	£36,000	£36,000	
<b>Ground Investigation</b>					<b>£36,000</b>	<b>£36k</b>
<b>Estates &amp; Legal Fees</b>						
Land agent costs	FTE day 8hrs (£150ph)	1200 weeks		27000	£27,000	
Solicitor costs	FTE day 8hrs (£250ph)	2000 weeks		18000	£18,000	
<b>Estates &amp; Legal Fees Sub total</b>					<b>£45,000</b>	<b>£45k</b>
<b>Planning Permission</b>						
<b>Planning Permission</b>					<b>£0</b>	<b>£25k</b>
<b>Year 1 sub total</b>					<b>£429,613</b>	
Risk contingency on total costs				£128,883.90	£128,884	<b>£129k</b>

<b>Year 2 Total</b>	<b>£558,497</b>	
<b>Project total</b>	<b>£558,497</b>	<b>£559k</b>