

THE SCOTTISH PARLIAMENT



FEASIBILITY REPORT

EXECUTIVE SUMMARY

As part of a wide-ranging appraisal exercise, Davis Langdon & Everest was commissioned by The Scottish Office to provide the cost estimating input on the consideration of three potential sites as locations for The Scottish Parliament. These three sites are:-

1. Leith
2. Haymarket
3. St Andrews House

During the currency of the appraisal a fourth site (Holyrood) was added.

It is important to stress that, for each site, the estimated cost reflects only one solution to the challenges inherent in meeting with the Brief. The estimates are not intended to be cost models for a standard solution.

A brief summary of the cost estimate for each location is given below. All figures are set at 31 March 1998.

Leith

The scheme outlined for Leith has been costed at £59.2 m which reflects a gross floor area of 16833 square metres.

This figure takes account not only of the necessity to provide 250 car parking spaces and the likely ground conditions but also of the fact that it is Forth Ports stated intention to provide a fully serviced site without charge to the project.

The design as currently drawn includes a structure linking the Parliament Building with Victoria Quay. This has been excluded from the estimate total.