

**Holyrood**

A very rapid and broad assessment of cost has been undertaken for this location.

The scheme as currently outlined totals 20070 square metres including a basement area of 4600 square metres (car parking and plant). The estimated cost total is £49.5m.

It should be noted that the area of building as envisaged (16470 sq metres) is very close to the area included in the Brief (15880 sq metres).

This scheme includes the development of the basement of Queensberry House and the costs relate only to that area of the House (ie 355 sq metres). There will, of course, be other monies required to be allocated to the general refurbishment of Queensberry House in order that the basement may be incorporated into this scheme.

The figures as presently calculated make no allowance for grouting or other work that may be necessary in connection with the six wells and associated mineworkings that exist under the site. Detailed investigation will be necessary to establish the extent and therefore cost of any essential treatment.

**Conclusion**

It should be noted that the preferred construction period for all the locations is 24 months. This is considered to be achievable but demanding and there may be a cost penalty incurred as a result of fast track construction / management procedures that would be required to meet this programme. The estimates do not include an allowance for any such acceleration costs.

In conclusion, it bears repetition that the figures outlined above represent specific solutions and not a client-driven budget limit.

It is our view that a realistic construction cost budget for the provision of a new-build Parliament Building of around 16000 m<sup>2</sup> would be £50 m - £55 m at March 1998 rates.