

EDGE

Feasibility Report

Bramcote Hills Park Café and Visitor Centre

Broxtowe Borough Council

Rev: 0

Date: 24/07/2026

Building potential into reality.

QA Sign Off

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1.0 Executive Summary

This report has been prepared by EDGE following appointment by Broxtowe Borough Council, to review high level options and viability for a new visitor centre and café at Bramcote Hills Park in Nottingham. We have developed the project to a RIBA 1 level.

The aim of the project is to provide an amenity facility for the local community to use, both users of the park and wider community. It will accommodate a café which will make the facility financially self-sustaining in the future as well as a flexible space which can be used by the community for events or exhibitions, or overflow café seating when needed. The building will need to be robust and sustainable wherever possible.

1.1 Project Team

EDGE have been employed to develop this feasibility, including project managers, cost managers and designers. Should the client wish to proceed to the next stage of the project, we would recommend the following consultants are brought on board to join the existing team:

- Principal Designer (Building regs and CDM)
- Mechanical and Electrical Engineer
- Structural and Civil Engineer
- Specialist Surveyors and Investigations (primarily to inform planning application)

1.2 Programme

Should Broxtowe Borough Council get authorization to proceed, we envisage completing the design and procuring a Contractor by the Summer 2027. We estimate that the build will take approximately 5 months and therefore the facility could be open to the public by the end of 2027. This is assuming a single stage design and build procurement route via a compliant framework; assumptions which will be tested in the next stage.

1.3 Commercial

The range of total project costs for the 5 location options reviewed range from £916k to £1.198m (excl. VAT). The fabric build cost is consistent between them, with the variance being the extent of external landscaping and incoming services works are required.

At this stage the cost estimate is high level and should be used as a guide. This estimate is based on several assumptions which are detailed in this report, and this will need firming up in the next stages to provide a more robust cost estimate.

We would recommend that the Client assume the upper estimate of £1.2m for budgeting purposes.

1.4 Recommendation

It is our recommendation that Broxtowe Borough Council seek internal approval to progress the design of the building, based on Location Option B up to RIBA 3, including appointing a wider team of consultants (as recommended in this report) and carrying out surveys and investigations.

2.0 Brief

2.1 Project Brief

Bramcote Hills Park forms part of the developing destination of significance to Broxtowe Borough Council (hereafter Broxtowe BC), boasting extensive woodlands, parkland and heritage features attracting residents and visitors. Recent public consultation has identified the lack of amenities on site causing a constraint of the visitor experience.

In response, Broxtowe Borough Council have secured £4,000 in funding to commission the feasibility study of a proposed facility consisting of the following:

- Small café – approximately 20 seats, with a light-touch kitchen to support bought-in cold and reheated food, and hot/cold drinks.
- Community / exhibition space – accommodating circa 20 people, with flexibility to open into the café area.
- Public toilets – male, female and accessible/unisex provision (operational when the café is open)
- Durable and secure construction, appropriate to the setting and resilient to antisocial behaviour, including shuttered glazing.
- Sustainability-led design, including low-embodied-carbon materials, high insulation standards, good natural daylight, and renewable technologies (e.g. green roof, solar PV, ground-source heat pump)
- Potential external covered seating, including a cantilevered canopy or roof form.

2.2 Site Layout

Broxtowe BC wish to explore options for placing the Café and Visitor centre within the main park area that includes the car park, a play area, the walled gardens and cycle and pedestrian paths. Due to the proximity of the facilities within this area, Broxtowe BC have expressed a preference to have the centre located within a convenient distance, and with visibility, of these facilities.

Broxtowe Borough Council are currently exploring the proposal to install a cricket pavilion within a different area of the park. The client has shared these design proposals, and these will be used to inform the design proposals for the Café and Visitor Centre.

3.0 Design Overview

The outline design is shown in Appendix A – Proposed Zoning Plan and Appendix B - Proposed GA. These show a relatively simple plan, delivering a café area to accommodate 36 covers internally (including flexible exhibition space) with an additional 44no. externally. The proposed palette of materials align with the Clients sustainable and maintenance objectives, with a steel frame clad in timber cladding (chemically treated for longevity and robustness), and sedum roof.

We advise that the new facility will not be covered by permitted development and will therefore require full Planning Permission. We would recommend engaging with the local authorities planning department in the next stage to gauge their thoughts on the proposed development, and expect that the relationships between the Client and the planning department will help this process, and we have therefore not recommended a planning consultant be brought on board in the next stage.

The building will be subject to all relevant Building Regulations and the Building Safety Act, and a project team with the required experience and knowledge should be assembled to progress the design in line with these.

We have reviewed 5 potential locations for the new facility within the new park, which were advised by the Client (see Appendix C – Site Locations), and reviewed them in terms of their location / design considerations (as discussed

with the Client on the site walkaround) and the cost and planning considerations). We suggest that the base design developed as part of this feasibility is developed further to respond to the specific site requirements of the chosen site. We have reviewed the benefits of each site in the below table:

3.1 Location Option A



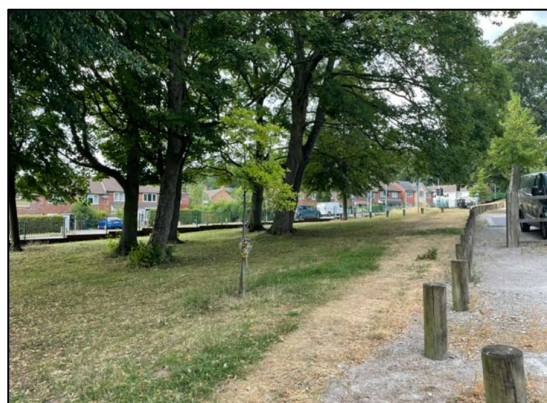
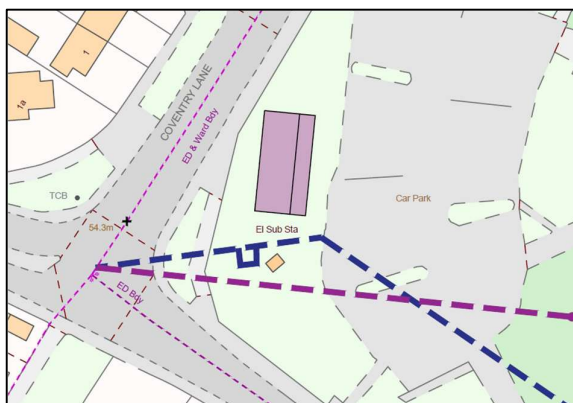
Category	Analysis	Score
Design / Location considerations	- Located within the walled garden – would remove the existing amenity space - Located adjacent to a retaining wall down to Coventry Ln. - Limited area / space for construction due to walled gardens / paths – may require modifications - Not visible from the majority of the main car park - Not visible from the play area - Moderate distance from incoming services - Proximity to data cable (would require connection over Coventry Ln) - Sloping topography	2/5
Cost	£1.067m	2/5
Planning	- Visible from surrounding public roads - Will result in loss of trees (including ones with memorial plaques) which will make Biodiversity Net Gain a greater challenge.	3/5
Risk	- Uneven site area with changing ground levels - Retaining wall risk during construction - Long connections to drainage and water mains - Likely to be a loss of parking during construction	2/5
TOTAL SCORE		9/20

3.2 Location Option B



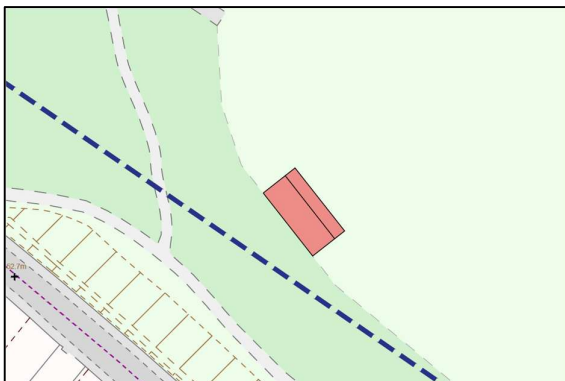
Category	Analysis	Score
Design / Location considerations	- Grass area with some trees, adjacent to main and overflow car park - Best proximity and visibility to main car park and play area - Moderate distance from incoming services - Slightly sloping topography	4/5
Cost	£1.008m	3/5
Planning	- Not very visible from surrounding public road / houses - Will result in loss of trees which will make Biodiversity Net Gain a greater challenge.	4/5
Risk	- Proximity to play area during construction - Long connections to drainage and water mains - Likely to be a loss of parking during construction	3/5
TOTAL SCORE		14/20

3.3 Location Option C



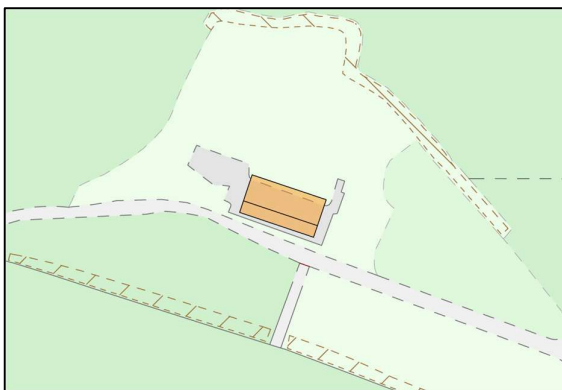
Category	Analysis	Score
Design / Location considerations	- Grass area with several significant trees, adjacent to main car park - Close proximity and visibility to main car park and play area, although lacks a clear footpath to get pedestrians safely to area - Greater visibility from surrounding roads / houses, potentially creating greater public awareness. - Sloping topography - Close to incoming services - May lead to loss of parking during construction	2/5
Cost	£917k	5/5
Planning	- Very visible from surrounding public road / houses which may make planning more contentious. - Will result in significant loss of trees which will make Biodiversity Net Gain a greater challenge.	2/5
Risk	Likely to be a loss of parking during construction	4/5
TOTAL SCORE		13/20

3.4 Location Option D



Category	Analysis	Score
Design / Location considerations	- Grass area with several adjacent trees, within main green - A short walk from main car park and play area, although lacks a clear pedestrian route which would likely need to be created - Limited visibility from car park and play area due to density of trees - Good views of the open park (beneficial for outdoor seating area) - Limited visibility from surrounding roads / houses - Moderate distance from incoming services - Less spatial restrictions during construction, although may disrupt main access route. - Flat topography	2/5
Cost	£954k	4/5
Planning	- Limited visibility from surrounding public road / houses - Limited / no loss of trees which will make Biodiversity Net Gain a lesser challenge.	4/5
Risk	- Access during construction (damage to trees) - Long connections to drainage and water mains - Proximity to general public / passing users	3/5
TOTAL SCORE		13/20

3.1 Location Option E



Category	Analysis	Score
Design / Location considerations	• In clearing where historic remains of Hills House located • Surrounded by woodland – scenic views out but limited visibility in (may be too secluded) • A few minutes walk from the main car park and play area, connected via the main cycle pedestrian path. • No visibility from main car park or play area • Limited accessibility from car park due to level difference. • No visibility of play area • Difficult access for construction	1/5
Cost	£1.198m	1/5
Planning	• Limited visibility from surrounding public road / houses • Limited / no loss of trees which will make Biodiversity Net Gain a lesser challenge. • Would require removal of a heritage asset (remains of house)	2/5
Risk	Distant from drainage system and water mains. Access during construction Disruption to main cycle / pedestrian route during construction	1/5
TOTAL SCORE		5/20

The results of the location analysis provides the following overall scores:

Option	Score (out of possible 20)
Option A	9 / 20
Option B	14 / 20
Option C	13 / 20
Option D	13 / 20
Option E	5 / 20

On this basis, locations B is the preferred location, and we recommend that the Client proceed with the next stage of design in that location, including undertaking further investigation works to check the viability of that site location.

4.0 Programme Overview

An outline programme has been produced based upon the feasibility of the design proposals. A summary of the timescales is identified below for each option.

An outline programme is included within Appendix D and the below table presents an outline of key dates based on the proposed design:

Activity	Start Date	End Date	Duration
Feasibility Report (RIBA Stage 1)	June 2026	July 2026	1.5 months
Instruction to proceed and appt of team	August 2026	September 2026	1 month
Completion of RIBA Stage 2 / 3	September 2026	December 2026	3 months
Completion of RIBA Stage 4	December 2026	March 2027	3 months
Procurement of Contractor	March 2027	June 2027	2 months
Mobilisation	June 2027	July 2027	1 month
Construction	July 2027	November 2027	5 months
Opening	December 2027	December 2027	n/a

5.0 Commercial Overview

A cost estimate has been produced based upon the feasibility of the design proposals. A summary of the costs is identified below for each option.

Option No.	Est Construction Cost	Est Project Cost
A	£607,832	£1,067,616
B*	£574,132	£1,008,424
C	£521,894	£916,672
D*	£542,874	£953,522
E	£682,087	£1,198,040

** denotes location options earlier identified as preferable.*

The following assumptions have been made in the preparation of the estimate of costs.

- Assumes 'normal' ground conditions to allow a strip foundation solution. Ground investigations will be required in the next stage to verify this.
- Assumes sufficient capacity in the sub-station and surrounding water network – no allowance has been made for upgrades to incoming services.

- No allowance has been made for provision of additional footpaths in the park for connectivity – this should be explored in the next stage.
- We have assumed that none of the trees are subject to Tree Protection Orders.
- We have made a contingency allowance of 20% which is suitable for this early stage
- We have made an allowance for professional fees and surveys of 15%
- We have excluded VAT from these costs, and request that the client seek VAT advice during the next stage to inform the costs.

A detailed cost estimate, along with the full list of assumptions and exclusions is included within Appendix E.

6.0 Risk

A summary of the top 5 risks to the projects is identified below, with a proposed mitigation strategy:

Risk ID	Description	Risk Rating	Mitigation
1	Planning – not achieving planning due to either public objection, appearance, proximity to residencies.		Early engagement with planners in RIBA 2 to gauge their opinion of location of development and overall aesthetic
2	Biodiversity Net Gain – development requires removal of biodiversity which cannot be replaced as part of development, requiring costly re-provision elsewhere		Minimise removal of biodiversity with location of footprint and re-provide where possible (ie landscaping and green roof). Consider red line boundary in terms of re-provision area
3	Construction Logistics - Access for the build and the build itself causes disruption to the park operation and public, potentially reducing use during the build period, or increasing cost to client.		Get early market involvement from Contractors to discuss logistics to reduce impact. Carry out public consultation and comms to ensure they are kept informed of plans.
4	Client Approvals / Gateways – lengthy approval periods, aligned with council meetings / gateway procedures delay the programme		Establish key milestones / cabinet meetings early on in the process to ensure these are factored in to the development programme.
5	Incoming Services – lack of capacity in current substation / water network, leading to significant increased costs		Carry out early liaison and applications to statutory bodies to establish capacity in local network and make more accurate cost allowances.

7.0 Recommendations & Next Steps

It is our recommendation that Broxtowe Borough Council seek internal approval to progress the design of the building, based on Location Option B up to RIBA 3, including appointing a wider team of consultants carrying out surveys and investigations.

Following discussion with the Client team on initial thoughts and suggestions put forward in this report, we have outlined below the key next steps and considerations to examine in the next stage:

Next steps:

1. Agreement to proceed to the next stage (up to RIBA 3)
2. The appointment of the consultants as outlined in section 1.1

3. The procurement surveys and investigations to inform the next stages
4. A review of the statutory approvals required, as advised by the project team in the next stage

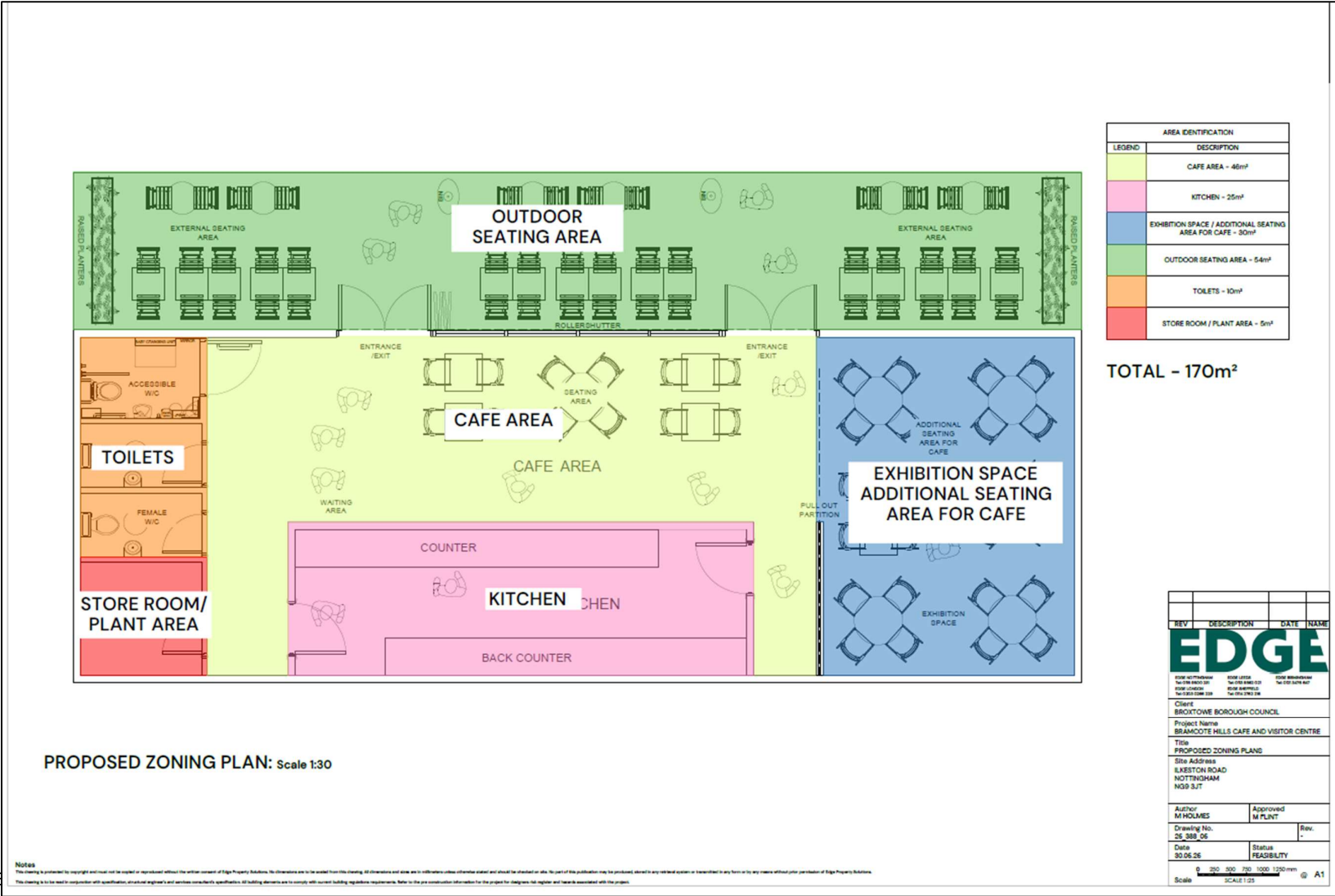
Key considerations for the next stage:

- Review of size / area in light of any budget restrictions advised by client
- Review of design in direct response to the chosen site, including accessibility, site topography and vehicle and pedestrian movements.
- Review of materials for their robustness and resistance to vandalism
- Consider inclusion of serving hatch direct to outdoors
- Consider external door to kitchen area, particularly in light of delivery and refuse proposals
- Consider inclusion of a toilet that accessible from outdoors for out of hours use
- Explore cost of Utilities via connection applications
- Consider public consultation to incorporate any public opinion and de-risk planning process

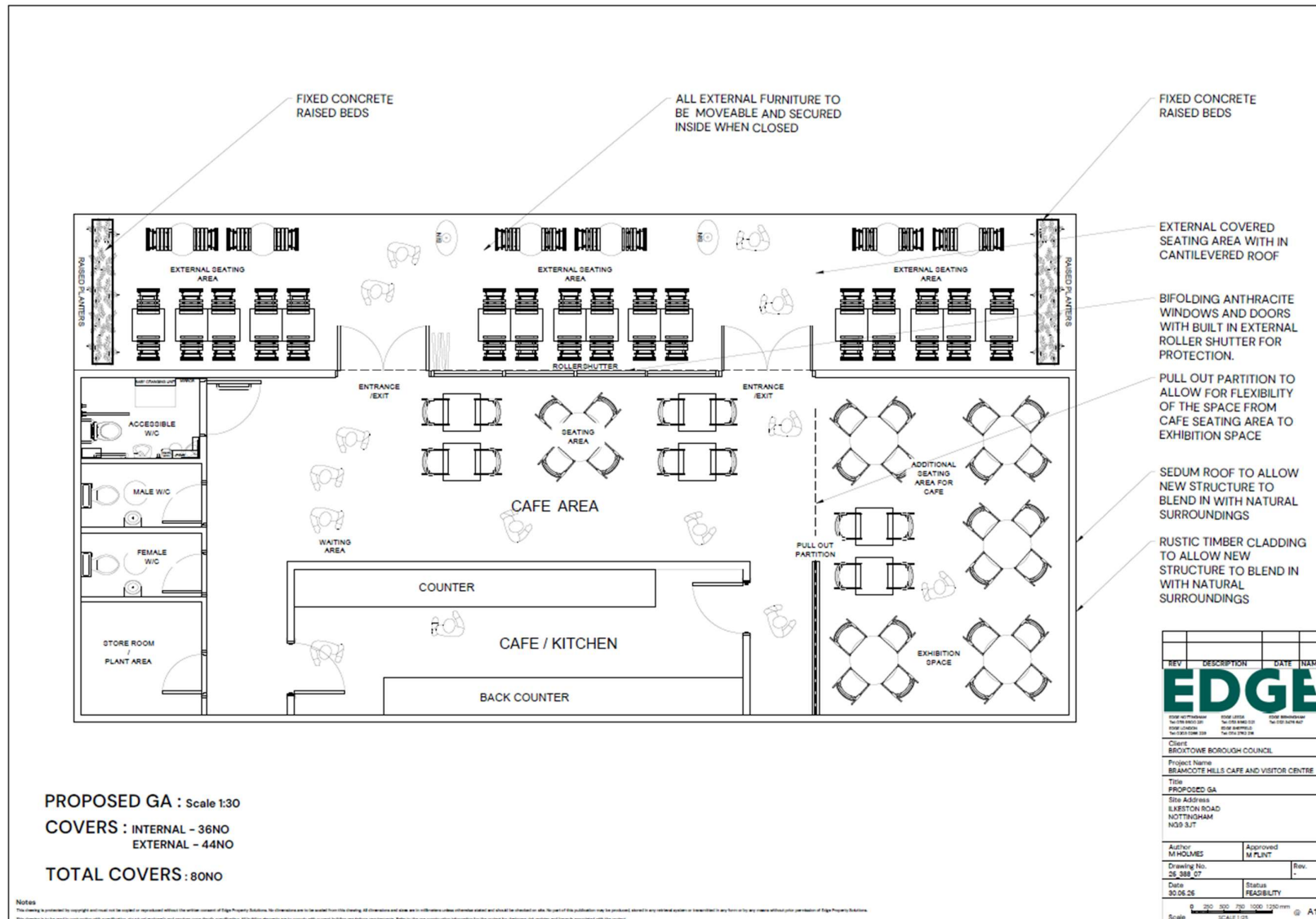
8.0 Appendices

Appendix A – Proposed Zoning Plan
Appendix B - Proposed GA
Appendix C – Site Locations
Appendix D – Outline Programme
Appendix E – Order of Cost Estimate

Appendix A – Proposed Zoning Plan



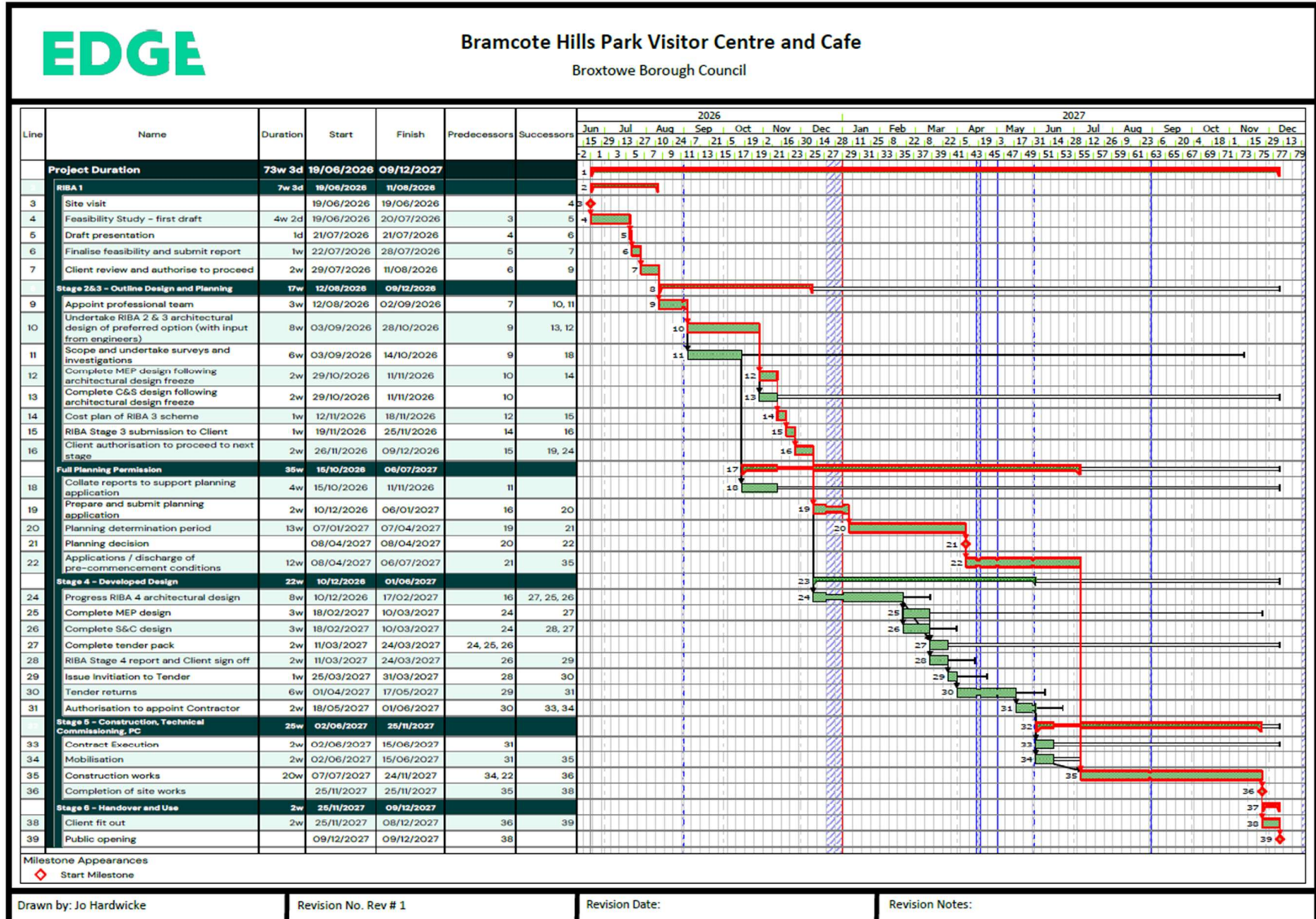
Appendix B - Proposed GA



Appendix C – Site Locations



Appendix D – Outline Programme



Appendix E – Order of Cost Estimate

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Order of Cost Estimate No 1

Bramcote Hills Cafe and Visitor Centre

Broxstow Borough Council

Date 22/07/2026

Building potential into reality.

QA Sign Off	
Prepared by	Connor Godden
Checked by	Joanne Hardwicke
Arithmetically checked by	Jayden Cozens
Design Stage	RIBA Stage 1
Gateway	-
Revision	1
Issue Date	22/07/2026

Issued by

EDGEPS LIMITED (EDGE)

(Registered Office) Third Floor, The Birkin Building, 10 Broadway, The Lace Market, Nottingham NG1 1PS

Executive Summary											
1.00	Overall project cost summary										
1.01	Total estimated project cost; <table> <tr> <td>Option A</td><td>£1,067,616</td></tr> <tr> <td>Option B</td><td>£1,008,424</td></tr> <tr> <td>Option C</td><td>£916,672</td></tr> <tr> <td>Option D</td><td>£953,522</td></tr> <tr> <td>Option E</td><td>£1,198,040</td></tr> </table>	Option A	£1,067,616	Option B	£1,008,424	Option C	£916,672	Option D	£953,522	Option E	£1,198,040
Option A	£1,067,616										
Option B	£1,008,424										
Option C	£916,672										
Option D	£953,522										
Option E	£1,198,040										
1.02	The overall cost plan summary is included at Section 2 of the report, with the basis of the cost plan included at Section 1.										
1.03	The estimated project costs includes for the following principal cost headings: a) Construction Works (see below) b) Main Contractors Preliminaries c) Main Contractors Overheads and Profit d) Main Contractors Risk										
1.04	The principal assumptions within the cost estimate are as follows: a) We have assumed the building will sit on traditional strip foundations. b) We have allowed for a sustainability-led design, including renewable technologies (i.e. green sedum roof and Ground Source Heat Pumps). c) We have allowed for the building to be clad in timber cladding, Accoya or equally approved. d) We have assumed that walls are to be painted finish. We have not allowed for any feature wallpaper or timber cladding within the buildings demise e) We have made an allowance for photovoltaic (PV) panels to be installed. We have assumed these will cover half of the roof area. f) We have assumed the buildings floor finish will be a high quality slip resistant vinyl throughout. We have made no allowance for any carpeted areas. g) We have made nominal allowances for FF&E and Kitchen Equipment. It is not assumed at this stage that these are to be procured directly through the Client. h) We have assumed that the building will require telecommunications and CCTV. Allowances have been made for these provisions. i) We have assumed that a pathway will be required around the buildings perimeter. No allowance has been made to tie in pathways within the park. j) We have allowed a nominal allowance for external furniture. At this stage, we have not assumed that these will be procured directly by the Client. k) With regards to external services, we have made allowances for remedial works to the car park where trenches may be required. Please note, with the substation being in close proximity to the main entrance of the park, there may be a requirement to close of the access whilst the works are complete. l) We have assumed that the existing substation has capacity for the building. No allowance has been made for upgrading or providing a new substation to accommodate. m) We have assumed a proposed Start on Site of Q2 2027 with the works completing in Q4 2027.										
1.05	The principal exclusions from the cost estimate includes: a) VAT b) Client contingency										

- c) Professional fees and surveys
- d) Abnormal ground conditions
- e) Abnormal drainage requirements (attenuation)
- f) Major service diversions
- g) Asbestos and the removal of other contaminants
- h) Any increase in capital cost resulting from a detailed life cycle cost assessment
- i) Any costs associated with any onerous planning obligations (e.g. Section 38, 104, 106, 278 agreements)
- j) Inflation beyond the assumed mid-point of construction
- k) Legal costs
- l) Finance costs
- m) Changes to building legislation
- n) Client installed FF&E
- o) Any costs associated with the impact of COVID-19 of the construction cost of the works
- p) Implication of Brexit including change in currency exchange rates and tariffs
- q) Land purchase
- r) IT and data requirements
- s) Out of hours working
- t) Client costs
- u) Alternative locations situated within the park
- v) Costs associated with TPO's
- w) Works associated with upgrading the existing substation or providing new substation.

2.00 Schedule of areas

The below area reflect the Gross Internal Floor Area for the scheme

Floors	Total (m ²)	Total (ft ²)
Basement	N/A	N/A
Ground Floor	170	1829.863
1st Floor	N/A	N/A
2nd Floor	N/A	N/A
3rd Floor	N/A	N/A
4th Floor	N/A	N/A
Totals	170.00	1830.00

Please note that these areas are indicative and are not to be relied upon.

3.00 Assumptions and Clarifications		
3.01	Scope Assumptions:	The item descriptions included within the detailed 'construction works estimate' (Section 3) describe the assumed scope of works and specifications for the various building elements and component parts.
3.02	Delivery Assumptions:	The works will be undertaken in a single phase without any significant restrictions or constraints on working methods or practices. No allowance has been included for significant works to be undertaken out of normal working hours.

Section 1.0 – Basis of Cost Estimate		
1.00	Project Information	
1.01	Proposed project:	The proposed scheme consists of construction of new build café and visitor centre within Bramcote Hills Park.
1.02	Location:	Bramcote Hills Park, Nottingham
1.03	Programme:	Assumed programme 30 weeks
1.04	Base date:	Q3 2026
1.05	Procurement strategy:	Single Stage Competitive
1.06	Form of Contract:	JCT Design & Build 2024
2.00	Basis of Cost Estimate	
2.01	Information used:	The cost plan is based upon the drawings and reports as indicated in Appendix A.
2.02	Quantities:	The cost plan quantities have been measured from the information listed above. As such a number of provisional quantities have been included that will require developing and refinement/amendment as the design progresses and further and better information becomes available.
2.03	Units rates:	Where quantities have been taken from the drawings, the unit rates applied to these quantities have been based upon recent tender returns for other similar projects, adjusted as necessary to reflect the scope of works being provided. Where quantities have not been established, cost per m ² allowances have been used which have been derived from other similar projects.
2.04	Main Contractor Preliminaries:	Main contractor preliminaries have been included on the basis of a percentage addition; an allowance of 12% of the net construction costs has been included.
2.05	Main Contractor OH&P:	The Main Contractor OH&P has been included on the basis of the percentage addition; an allowance of 8% has been included.
2.06	Inflation:	Tender and construction inflation has been included at x% based upon BCIS indices. We have assumed a Start on Site of Q2 2027 completing in Q4 2027.
2.07	Design Fees and Professional Advisors:	Design team fees and professional advisors, including survey costs have been included on the basis of a percentage addition. An allowance of 7.5% of the net construction costs has been included.
2.08	Design and Construction Risk Allowance:	A planning contingency/risk allowance has been included on the basis of a percentage addition. An allowance of 20% of the combined total of the gross construction costs has been included. It is to be noted that this contingency allowance has been assessed on a percentage basis and no costs have been ascertained for any scheme specific risks.

2.0 – Construction Cost Estimate Summary																	
Cost Plan Base Date: Q3 2026		GIFA(m2): 170															
Ref	Building Element	OPTION A			OPTION B			OPTION C			OPTION D			OPTION E			
		Total	Cost/m²	% Age of Job	Total	Cost/m²	% Age of Job	Total	Cost/m²	% Age of Job	Total	Cost/m²	% Age of Job	Total	Cost/m²	% Age of Job	
0	Facilitating works	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
1	Substructure	79,050	465	7%	79,050	465	7%	79,050	465	7%	79,050	465	7%	79,050	465	7%	
2.1	Frame	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
2.2	Upper floors	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
2.3	Roof	84,190	495	8%	84,190	495	8%	84,190	495	8%	84,190	495	8%	84,190	495	8%	
2.4	Stairs and ramps	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
2.5	External walls	40,800	240	4%	42,840	252	4%	42,840	252	4%	42,840	252	4%	42,840	252	4%	
2.6	Windows, curtain walling and external doors	32,500	191	3%	32,500	191	3%	32,500	191	3%	32,500	191	3%	32,500	191	3%	
2.7	Internal walls and partitions	11,210	66	1%	11,210	66	1%	11,210	66	1%	11,210	66	1%	0	0	0%	
2.8	Internal doors	7,200	42	1%	7,200	42	1%	7,200	42	1%	7,200	42	1%	7,200	42	1%	
3.1	Wall finishes	4,485	26	0%	4,485	26	0%	4,485	26	0%	4,485	26	0%	4,485	26	0%	
3.2	Floor finishes	10,355	61	1%	10,355	61	1%	10,355	61	1%	10,355	61	1%	10,355	61	1%	
3.3	Ceiling finishes	2,180	13	0%	2,180	13	0%	2,180	13	0%	2,180	13	0%	2,180	13	0%	
4	Fittings and furnishings	57,500	338	5%	57,500	338	5%	57,500	338	5%	57,500	338	5%	57,500	338	5%	
5	Services	98,404	579	9%	98,404	579	9%	98,404	579	9%	98,404	579	9%	98,404	579	9%	
6	Pre-fabricated Building Units	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
7	Works to existing buildings	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	
8.1	External Works	179,958	1,059	17%	144,218	848	14%	91,980	541	9%	112,960	664	11%	263,383	1,549	25%	
A	Total Facilitating and Building Works	607,832	3,575	57%	574,132	3,377	54%	521,894	3,070	49%	542,874	3,193	57%	682,087	4,012	57%	
9	Preliminaries:																
9a	Main Contractor's Preliminaries	12.0%	72,940	429	7%	68,896	405	6%	62,627	368	7%	65,145	383	7%	81,850	481	7%
B	Total Including Prelims		680,772	4,005	64%	643,028	3,783	64%	584,521	3,438	64%	608,019	3,577	64%	763,937	4,494	64%
10	Overheads and profit																
10a	Main Contractor's OH&P	8.0%	54,462	320	5%	51,442	303	5%	46,762	275	5%	48,642	286	5%	61,115	359	5%
C	Total Including OH&P		735,234	4,325	69%	694,470	4,085	69%	631,283	3,713	69%	656,660	3,863	69%	825,052	4,853	69%
11	Fees																
11a	Project/Design Team Fees	15.0%	110,285	649	10%	104,171	613	10%	94,692	557	10%	98,499	579	10%	123,758	728	10%
D	Total Including Fees		845,519	4,974	79%	798,641	4,698	79%	725,975	4,270	79%	755,159	4,442	79%	948,810	5,581	79%
12	Project Costs																
12a	Other Development/Project Costs	3.0%	25,366	149	2%	23,959	141	2%	21,779	128	2%	22,655	133	2%	28,464	167	2%
E	Total Including Project Costs		870,884	5,123	82%	822,600	4,839	82%	747,755	4,399	82%	777,814	4,575	82%	977,275	5,749	82%
13	Risks																
13a	Risk Allowance	20.0%	174,177	1,025	16%	164,520	968	15%	149,551	880	16%	155,563	915	16%	195,455	1,150	16%
F	Total at Base Date		1,045,061	6,147	98%	987,120	5,807	98%	897,306	5,278	98%	933,377	5,490	98%	1,172,730	6,898	98%
14	Inflation																
14a	Inflation to midpoint of construction	2.2%	22,555	133	2%	21,305	125	2%	19,366	114	2%	20,145	118	2%	25,311	149	2%
G	Total Estimated Project Cost		1,067,616	6,280	100%	1,008,424	5,932	100%	916,672	5,392	100%	953,522	5,609	89%	1,198,040	7,047	100%