

**NHS Lanarkshire
Monklands Replacement / Refurbishment Project
Option Appraisal Costs**

Appendix 12

Cost Summary	Option A - Do Minimum		Option B - Refurbishment		Option C - New Build @ Monklands	
	low	high	low	high	low	high
Works	£125,272,221	£128,404,026	£335,286,112	£343,668,265	£286,419,630	£293,580,121
Design Fees	£18,790,833	£19,260,604	£43,587,195	£44,676,874	£37,234,552	£38,165,416
NHS Direct Costs	£6,263,611	£6,420,201	£35,328,611	£36,211,827	£43,750,000	£44,843,750
Risk & Optimism Bias	£48,104,533	£49,307,146	£103,550,480	£106,139,242	£77,154,878	£79,083,750
Inflation	£73,419,543	£75,255,032	£191,568,387	£196,357,597	£66,683,859	£68,350,955
VAT	£54,370,148	£55,729,402	£141,864,157	£145,410,761	£102,248,584	£104,804,798
Total	£326,220,889	£334,376,411	£851,184,942	£872,464,566	£613,491,503	£628,828,791

Cost Summary	Option D - New Build @ Gartcosh		Option D - New Build @ Glenmavis	
	low	high	low	high
Works	£270,163,950	£276,918,049	£273,323,400	£280,156,485
Design Fees	£35,121,314	£35,999,346	£35,532,042	£36,420,343
NHS Direct Costs	£52,177,000	£53,481,425	£52,177,000	£53,481,425
Risk & Optimism Bias	£53,619,340	£54,959,823	£58,126,223	£59,579,379
Inflation	£57,551,424	£58,990,210	£58,126,223	£59,579,379
VAT	£93,726,605	£96,069,771	£94,662,706	£97,843,402
Total	£562,359,633	£576,418,624	£571,947,595	£587,060,413