







PROJECT NAME		SOHAM STATION OPTION 3 with Ramps						
OP NUMBER		0	PRICE BASE DATE		3Q16			
ESTIMATE No.		0	GRIP STAGE		GRIP 3b			
REV - OPTION		Rev 5	ANTICIPATED START DATE (construction)		01/06/2027			
DELIVERY GROUP		IP - Southern	ANTICIPATED FINISH DATE (construction)		31/03/2028			
Summary of Group Element Costs								
RMM	Group Element		Total Cost GBP £	% of Point Estimate	Comments / Assumptions			
Volume 1 Ref								
1	Direct Construction Works							
1.01	Railway Control Systems		£0					
1.02	Train Power Systems		£0					
1.03	Electric Power and Plant		£100,000					
1.04	Permanent Way		£0					
1.05	Telecommunication Systems		£10,000					
1.06	Buildings and Property		£5,655,809					
1.07	Civil Engineering		£0					
1.08	Enabling Works		£129,000					
	TOTAL DIRECT CONSTRUCTION COSTS (A)		£5,894,809					
2	Preliminaries, Overheads and Profit				Using Figures From:			
2.01	Preliminaries		£1,167,871	19.8%	RMM1 BQ			
2.02	Contractor Overheads and Profit		£656,058		RMM1 BQ			
	TOTAL INDIRECT CONSTRUCTION COSTS (B)		£1,823,929					
	TOTAL CONSTRUCTION COSTS (A + B)		£7,718,738					
3	Project / Design Team Fees and Other Project Development Costs				Using Figures From:			
3.01	Project / Design Team Fees		£1,503,082	25.5%	RMM1 BQ			
3.02	Project Management Team Fees		£2,068,752	26.8%	% Uplift Tab			
3.03	Other Project Costs		£1,167,212		% Uplift Tab			
3.03	Other Project Costs - NetworkRail Risk Fee Fund		£622,889					
3.03	Other Project Costs - Industry Risk Fund		£249,155					
	TOTAL EMPLOYER INDIRECT COSTS (C)		£5,611,090					
	POINT ESTIMATE (A + B + C)		£13,329,827					
4	Risk				Risk (% of Point Estimate)	Using Figures From:		
4.01	Risk (% of Point Estimate) or P Mean or P80		£2,350,766	17.6%	FALSE	RMM1 BQ		
	TOTAL POINT ESTIMATE + RISK (D)		£15,680,593					
5	Inflation				Base Date	Mid-point Date	Percentage Calculator	Assumption G3 - (Dates past 4Q14)
5.01	Inflation (RPI Indices)		£4,563,051		3Q16	3Q27	31.29%	Mid-point Date Warning - See Assumption G3
	TOTAL INFLATION ALLOWANCE (E)		£4,563,051					
6	Taxation and Grants				If Applicable			
6.01	Tax allowances and grants		£ -					
	TOTAL CAPITAL COST ESTIMATE (F)		£20,244,000		Excluding VAT			


PROJECT NAME		SOHAM STATION OPTION 3 with Lifts						
OP NUMBER		0	PRICE BASE DATE		3Q16			
ESTIMATE No.		0	GRIP STAGE		GRIP 3b			
REV - OPTION		REV 6	ANTICIPATED START DATE (construction)		01/06/2027			
DELIVERY GROUP		IP - Southern	ANTICIPATED FINISH DATE (construction)		31/03/2028			
Summary of Group Element Costs								
RMM Volume 1 Ref	Group Element		Total Cost GBP £		Comments / Assumptions			
1	Direct Construction Works							
1.01	Railway Control Systems		£0					
1.02	Train Power Systems		£0					
1.03	Electric Power and Plant		£100,000					
1.04	Permanent Way		£0					
1.05	Telecommunication Systems		£10,000					
1.06	Buildings and Property		£5,034,227					
1.07	Civil Engineering		£0					
1.08	Enabling Works		£129,000					
TOTAL DIRECT CONSTRUCTION COSTS (A)			£5,273,227					
2	Preliminaries, Overheads and Profit				Using Figures From:			
2.01	Preliminaries		£1,167,871	22.1%	RMM1 BQ			
2.02	Contractor Overheads and Profit		£598,921		RMM1 BQ			
TOTAL INDIRECT CONSTRUCTION COSTS (B)			£1,766,792					
TOTAL CONSTRUCTION COSTS (A + B)			£7,040,019					
3	Project / Design Team Fees and Other Project Development Costs				Using Figures From:			
3.01	Project / Design Team Fees		£1,431,600	27.1%	RMM1 BQ			
3.02	Project Management Team Fees		£2,056,123	29.2%	% Uplift Tab			
3.03	Other Project Costs		£1,158,696		RMM1 BQ and % Uplift tab			
3.03	Other Project Costs - NetworkRail Risk Fee Fund		£593,421					
3.03	Other Project Costs - Industry Risk Fund		£237,368					
TOTAL EMPLOYER INDIRECT COSTS (C)			£5,477,208					
POINT ESTIMATE (A + B + C)			£12,517,227					
4	Risk				Risk (% of Point Estimate)	Using Figures From:		
4.01	Risk (% of Point Estimate) or P Mean or P80		£2,350,766	18.8%	FALSE	RMM1 BQ		
TOTAL POINT ESTIMATE + RISK (D)			£14,867,993					
5	Inflation				Base Date	Mid-point Date	Percentage Calculator	Assumption G3 - (Dates past 4Q14)
5.01	Inflation (RPI Indices)		£4,308,803		3Q16	3Q27	31.29%	Mid-point Date Warning - See Assumption G3
TOTAL INFLATION ALLOWANCE (E)			£4,308,803					
6	Taxation and Grants				If Applicable			
6.01	Tax allowances and grants		£ -					
TOTAL CAPITAL COST ESTIMATE (F)			£19,177,000		Excluding VAT			

PROJECT NAME		SOHAM STATION OPTION 2 with Ramps						
OP NUMBER		0	PRICE BASE DATE		3Q16			
ESTIMATE No.		0	GRIP STAGE		GRIP 3b			
REV - OPTION		REV 6	ANTICIPATED START DATE (construction)		01/05/2024			
DELIVERY GROUP		IP - Southern	ANTICIPATED FINISH DATE (construction)		30/09/2024			
Summary of Group Element Costs								
RMM Volume 1 Ref	Group Element		Total Cost GBP £		Comments / Assumptions			
1	Direct Construction Works							
1.01	Railway Control Systems		£0					
1.02	Train Power Systems		£0					
1.03	Electric Power and Plant		£100,000					
1.04	Permanent Way		£0					
1.05	Telecommunication Systems		£10,000					
1.06	Buildings and Property		£5,655,809					
1.07	Civil Engineering		£0					
1.08	Enabling Works		£129,000					
TOTAL DIRECT CONSTRUCTION COSTS (A)			£5,894,809					
2	Preliminaries, Overheads and Profit				Using Figures From:			
2.01	Preliminaries		£566,131	9.6%	RMM1 BQ			
2.02	Contractor Overheads and Profit		£587,555		RMM1 BQ			
TOTAL INDIRECT CONSTRUCTION COSTS (B)			£1,153,686					
TOTAL CONSTRUCTION COSTS (A + B)			£7,048,495					
3	Project / Design Team Fees and Other Project Development Costs				Using Figures From:			
3.01	Project / Design Team Fees		£1,263,679	21.4%	RMM1 BQ			
3.02	Project Management Team Fees		£1,256,540	17.8%	% Uplift Tab			
3.03	Other Project Costs		£148,992		RMM1 BQ and % Uplift tab			
3.03	Other Project Costs - NetworkRail Risk Fee Fund		£476,025					
3.03	Other Project Costs - Industry Risk Fund		£190,410					
TOTAL EMPLOYER INDIRECT COSTS (C)			£3,335,646					
POINT ESTIMATE (A + B + C)			£10,384,141					
4	Risk				Risk (% of Point Estimate)	Using Figures From:		
4.01	Risk (% of Point Estimate) or P Mean or P80		£2,350,766	22.6%	FALSE	RMM1 BQ		
TOTAL POINT ESTIMATE + RISK (D)			£12,734,907					
5	Inflation				Base Date	Mid-point Date	Percentage Calculator	Assumption G3 - (Dates past 4Q14)
5.01	Inflation (RPI Indices)		£2,457,846		3Q16	3Q24	21.12%	Mid-point Date Warning - See Assumption G3
TOTAL INFLATION ALLOWANCE (E)			£2,457,846					
6	Taxation and Grants				If Applicable			
6.01	Tax allowances and grants		£ -					
TOTAL CAPITAL COST ESTIMATE (F)			£15,193,000		Excluding VAT			

PROJECT NAME	SOHAM STATION OPTION 1b with Ramps					
OP NUMBER	0	PRICE BASE DATE	3Q16			
ESTIMATE No.	0	GRIP STAGE	GRIP 3b			
REV - OPTION	REV 6	ANTICIPATED START DATE (construction)	01/06/2020			
DELIVERY GROUP	IP - Southern	ANTICIPATED FINISH DATE (construction)	31/07/2021			
Summary of Group Element Costs						
RMM Volume 1 Ref	Group Element	Total Cost GBP £	% of Point Estimate	Comments / Assumptions		
1	Direct Construction Works					
1.01	Railway Control Systems	£667,539				
1.02	Train Power Systems	£0				
1.03	Electric Power and Plant	£925,101				
1.04	Permanent Way	£1,105,940				
1.05	Telecommunication Systems	£80,820				
1.06	Buildings and Property	£5,655,809				
1.07	Civil Engineering	£375,018				
1.08	Enabling Works	£129,000				
	TOTAL DIRECT CONSTRUCTION COSTS (A)	£8,939,227				
2	Preliminaries, Overheads and Profit			Using Figures From:		
2.01	Preliminaries	£1,850,530	20.7%	RMM1 BQ		
2.02	Contractor Overheads and Profit	£915,746	10.2%	RMM1 BQ		
	TOTAL INDIRECT CONSTRUCTION COSTS (B)	£2,766,276				
	TOTAL CONSTRUCTION COSTS (A + B)	£11,705,503				
3	Project / Design Team Fees and Other Project Development Costs			Using Figures From:		
3.01	Project / Design Team Fees	£1,611,274	18.0%	RMM1 BQ		
3.02	Project Management Team Fees	£2,217,192	18.9%	% Uplift Tab		
3.03	Other Project Costs	£1,218,604		RMM1 BQ and % Uplift tab		
3.03	Other Project Costs - NetworkRail Risk Fee Fund	£837,628				
3.03	Other Project Costs - Industry Risk Fund	£335,051				
	TOTAL EMPLOYER INDIRECT COSTS (C)	£6,219,749				
	POINT ESTIMATE (A + B + C)	£17,925,252				
4	Risk			Risk (% of Point Estimate)	Using Figures From:	
4.01	Risk (% of Point Estimate) or P Mean or P80	£2,980,000		FALSE	RMM1 BQ	
	TOTAL POINT ESTIMATE + RISK (D)	£20,905,252				
5	Inflation			Base Date	Mid-point Date	Percentage Calculator
5.01	Inflation (RPI Indices)	£1,831,615		3Q16	4Q20	9.25%
	TOTAL INFLATION ALLOWANCE (E)	£1,831,615		Assumption G3 - (Dates past 4Q14)		
6	Taxation and Grants			Mid-point Date Waring - See Assumption G3		
6.01	Tax allowances and grants	£ -		If Applicable		
	TOTAL CAPITAL COST ESTIMATE (F)	£22,737,000		Excluding VAT		

PROJECT NAME	SOHAM STATION OPTION 2 with Lifts						
OP NUMBER	0	PRICE BASE DATE	3Q16				
ESTIMATE No.	0	GRIP STAGE	GRIP 3b				
REV - OPTION	REV 6	ANTICIPATED START DATE (construction)	01/05/2024				
DELIVERY GROUP	IP - Southern	ANTICIPATED FINISH DATE (construction)	30/09/2024				
Summary of Group Element Costs							
RMM Volume 1 Ref	Group Element	Total Cost GBP £		Comments / Assumptions			
1	Direct Construction Works						
1.01	Railway Control Systems	£0					
1.02	Train Power Systems	£0					
1.03	Electric Power and Plant	£100,000					
1.04	Permanent Way	£0					
1.05	Telecommunication Systems	£10,000					
1.06	Buildings and Property	£5,034,227					
1.07	Civil Engineering	£0					
1.08	Enabling Works	£129,000					
	TOTAL DIRECT CONSTRUCTION COSTS (A)	£5,273,227					
2	Preliminaries, Overheads and Profit			Using Figures From:			
2.01	Preliminaries	£566,131	10.7%	RMM1 BQ			
2.02	Contractor Overheads and Profit	£531,431		RMM1 BQ			
	TOTAL INDIRECT CONSTRUCTION COSTS (B)	£1,097,562					
	TOTAL CONSTRUCTION COSTS (A + B)	£6,370,789					
3	Project / Design Team Fees and Other Project Development Costs			Using Figures From:			
3.01	Project / Design Team Fees	£1,204,629	22.8%	RMM1 BQ			
3.02	Project Management Team Fees	£1,244,136	19.5%	% Uplift Tab			
3.03	Other Project Costs	£140,476		% Uplift Tab			
3.03	Other Project Costs - NetworkRail Risk Fee Fund	£448,010					
3.03	Other Project Costs - Industry Risk Fund	£476,025					
	TOTAL EMPLOYER INDIRECT COSTS (C)	£3,513,275					
	POINT ESTIMATE (A + B + C)	£9,884,064					
4	Risk			Risk (% of Point Estimate)	Using Figures From:		
4.01	Risk (% of Point Estimate) or P Mean or P80	£2,350,766	23.8%	FALSE	RMM1 BQ		
	TOTAL POINT ESTIMATE + RISK (D)	£12,234,830					
5	Inflation			Base Date	Mid-point Date	Percentage Calculator	
5.01	Inflation (RPI Indices)	£2,352,236		3Q16	3Q24	21.12%	
	TOTAL INFLATION ALLOWANCE (E)	£2,352,236		Assumption G3 - (Dates past 4Q14) Mid-point Date Warning - See Assumption G3			
6	Taxation and Grants			If Applicable			
6.01	Tax allowances and grants	£ -					
	TOTAL CAPITAL COST ESTIMATE (F)	£14,588,000		Excluding VAT			

PROJECT NAME	SOHAM STATION OPTION 1b with Lifts					
OP NUMBER	0	PRICE BASE DATE	3Q16			
ESTIMATE No.	0	GRIP STAGE	GRIP 3b			
REV - OPTION	REV 6	ANTICIPATED START DATE (construction)	01/06/2020			
DELIVERY GROUP	IP - Southern	ANTICIPATED FINISH DATE (construction)	31/07/2021			
Summary of Group Element Costs						
RMM Volume 1 Ref	Group Element	Total Cost GBP £	% of Point Estimate	Comments / Assumptions		
1	Direct Construction Works					
1.01	Railway Control Systems	£667,539				
1.02	Train Power Systems	£0				
1.03	Electric Power and Plant	£925,101				
1.04	Permanent Way	£1,105,940				
1.05	Telecommunication Systems	£80,820				
1.06	Buildings and Property	£5,034,227				
1.07	Civil Engineering	£375,018				
1.08	Enabling Works	£129,000				
	TOTAL DIRECT CONSTRUCTION COSTS (A)	£8,317,645				
2	Preliminaries, Overheads and Profit			Using Figures From:		
2.01	Preliminaries	£1,850,530	22.2%	RMM1 BQ		
2.02	Contractor Overheads and Profit	£860,483		RMM1 BQ		
	TOTAL INDIRECT CONSTRUCTION COSTS (B)	£2,711,013				
	TOTAL CONSTRUCTION COSTS (A + B)	£11,028,658				
3	Project / Design Team Fees and Other Project Development Costs			Using Figures From:		
3.01	Project / Design Team Fees	£1,562,790	18.8%	RMM1 BQ		
3.02	Project Management Team Fees	£2,204,977	20.0%	% Uplift Tab		
3.03	Other Project Costs	£1,210,088		RMM1 BQ and % Uplift tab		
3.03	Other Project Costs - NetworkRail Risk Fee Fund	£800,325				
3.03	Other Project Costs - Industry Risk Fund	£320,130				
	TOTAL EMPLOYER INDIRECT COSTS (C)	£6,098,311				
	POINT ESTIMATE (A + B + C)	£17,126,969				
4	Risk			Risk (% of Point Estimate)	Using Figures From:	
4.01	Risk (% of Point Estimate) or P Mean or P80	£2,980,000	17.4%	FALSE	RMM1 BQ	
	TOTAL POINT ESTIMATE + RISK (D)	£20,106,969				
5	Inflation			Base Date	Mid-point Date	Percentage Calculator
5.01	Inflation (RPI Indices)	£1,757,801		3Q16	4Q20	9.25%
	TOTAL INFLATION ALLOWANCE (E)	£1,757,801		Assumption G3 - (Dates past 4Q14) Mid-point Date Waring - See Assumption G3		
6	Taxation and Grants			If Applicable		
6.01	Tax allowances and grants	£ -				
	TOTAL CAPITAL COST ESTIMATE (F)	£21,865,000		Excluding VAT		

PROJECT NAME	SOHAM STATION OPTION 1a						
OP NUMBER	0	PRICE BASE DATE	3Q16				
ESTIMATE No.	0	GRIP STAGE	GRIP 3b				
REV - OPTION	REV 5	ANTICIPATED START DATE (construction)	01/06/2020				
DELIVERY GROUP	IP - Southern	ANTICIPATED FINISH DATE (construction)	31/01/2021				
Summary of Group Element Costs							
RMM Volume 1 Ref	Group Element	Total Cost GBP £	-	Comments / Assumptions			
1	Direct Construction Works						
1.01	Railway Control Systems	£0					
1.02	Train Power Systems	£0					
1.03	Electric Power and Plant	£0					
1.04	Permanent Way	£11,641					
1.05	Telecommunication Systems	£10,521					
1.06	Buildings and Property	£2,477,247					
1.07	Civil Engineering	£34,106					
1.08	Enabling Works	£14,000					
	TOTAL DIRECT CONSTRUCTION COSTS (A)	£2,547,515					
2	Preliminaries, Overheads and Profit			Using Figures From:			
2.01	Preliminaries	£693,881	27.2%	RMM1 BQ			
2.02	Contractor Overheads and Profit	£292,340		RMM1 BQ			
	TOTAL INDIRECT CONSTRUCTION COSTS (B)	£986,221					
	TOTAL CONSTRUCTION COSTS (A + B)	£3,533,736					
3	Project / Design Team Fees and Other Project Development Costs			Using Figures From:			
3.01	Project / Design Team Fees	£902,573	35.4%	RMM1 BQ			
3.02	Project Management Team Fees	£1,997,380	56.5%	% Uplift Tab			
3.03	Other Project Costs	£694,665		% Uplift Tab			
3.03	Other Project Costs - NetworkRail Risk Fee Fund	£356,417					
3.03	Other Project Costs - Industry Risk Fund	£142,567					
	TOTAL EMPLOYER INDIRECT COSTS (C)	£4,093,602					
	POINT ESTIMATE (A + B + C)	£7,627,338					
4	Risk			Risk (% of Point Estimate)	Using Figures From:		
4.01	Risk (% of Point Estimate) or P Mean or P80	£2,146,960	28.1%	FALSE	RMM1 BQ		
	TOTAL POINT ESTIMATE + RISK (D)	£9,774,298					
5	Inflation			Base Date	Mid-point Date	Percentage Calculator	
5.01	Inflation (RPI Indices)	£802,383		3Q16	4Q20	9.25%	
	TOTAL INFLATION ALLOWANCE (E)	£802,383					
6	Taxation and Grants			If Applicable			
6.01	Tax allowances and grants	£ -					
	TOTAL CAPITAL COST ESTIMATE (F)	£10,577,000		Excluding VAT			