2007 Preliminary Scope of Works
The 2007 preliminary scope of works estimate was $300 million capital cost was based on an initial QS estimate prepared by Miliken Berson Madden using a regional NSW facility as an indicative template. The scope of work had not been tested against NT requirements. The estimate included nominal site works only but no allowance for contractor on-costs and other costs.

Since 2007 the scope of the prison has changed as outlined below. The announced $495 million facility is estimated at $51 million less than the estimated cost of the initial concept plan adjusted for the additional facilities now included and the current construction costs, demonstrating value for money has been achieved during the negotiations.

Expanded 2010 Scope of Works
In 2010 the final scope of works was finalised after detailed examination and in line with the New Era in Corrections requirements.

The key additional elements to the 2007 preliminary scope are:
- the expanded Mental Health and Behavioural Management Facility (5 secure beds and 6 external cottages),
- the inclusion of a Supported Accommodation and Program Centre;
- substantially greater health, and vocational training and education, and employment activities for prisoners; (the preliminary scope of works was based on an enclosed floor area of about 40 per cent less and a smaller site area than included in the final secure facilities project); and
- the inclusion of all ancillary costs and the escalation in construction costs from 2007 to 2014, estimated by Rider Levett Bucknall.

Reconciliation between 2007 and 2010 Estimates
In July 2011, Rider Levett Bucknall provided a reconciliation of the variance between the preliminary $300 million estimate by Miliken Berson Madden in 2007 and the 2010 scope of works. The reconciliation adjusted the original estimate for additional gross floor area, supported accommodation, site and project on-costs and construction escalation costs. On this basis the revised estimate is $546 million capital cost for a project to be completed in 2014 comprising:
- the escalated construction costs of $370 million on the basis of Rider Levett Bucknall advice and
- the increased 2010 scope of $176 million.

Public Sector Comparator – $534 million capital cost
In accordance with the PPP requirements a public sector comparator (PSC) was completed in November 2010. The PSC is a benchmark cost estimate if government were to deliver the project. The PSC was developed in accordance with Infrastructure Australia guidelines and has an estimated capital cost of $534 million.

Sentinel Bid - $495 million
The fixed price construction contract is $495 million and comprises construction of an 800 bed correctional facility with provision for an additional 200 beds, a 30 bed mental health and behavioural management facility a 48 bed Supported Accommodation and Program Centre as well as external facilities and site works. Construction also includes, furniture, fittings and equipment, elder's cottages, a dog unit and other facilities.

Value for Money Assessment
The Sentinel bid is $39 million less than the PSC capital cost estimate and $51 million less than the Rider Levett Bucknall reconciliation of the preliminary scope adjusted for cost escalation and final design requirements and demonstrates value for money is being achieved in the construction of this project.