

A / COST BREAKDOWN

ENCLOSED MALL

	Total cost £	£/m ² GFA	%		Total cost £	£/m ² GFA	%
Substructure	1,278,000	182.57	4.33	Internal partitions and doors	232,500	33.21	0.79
Ground slab; reinforced insitu concrete slab, ground beams; sub-base; dampproof membrane: 4,000m ² @ 180				Fire escape/service doors to mall; flush; hardwood frames; stainless steel ironmongery, finishes; single: 5nr @ 1,500			
CFA piling; pile caps: 4,000m ² @ 120				Fire escape/service doors to mall; flush; hardwood frames; stainless steel ironmongery, finishes; double: 10nr @ 2,000			
Extra for foundations to mall features: item @ 25,000				Allowance for sundry doors: item @ 15,000			
Allowance for lift pit: item @ 8,000				Internal partitions, linings and backing panels; plasterboard/blockwork; average rate used: 200m ² @ 100			
Allowance for escalator pits: 6nr @ 7,500				Glazed cladding to feature lifts; single-glazed structural glass; frame and fixings: item @ 100,000			
Frame	1,027,000	146.71	3.48	Escalator cladding: 6nr @ 10,000			
Structural steel frame supporting retail frontage, first-floor mall, etc; allowance based on 50kg/m ² ; universal and hollow sections; fire protection, surface finishes: 235t @ 2,200				Allowance for additional work in connection with partitions and doors: item @ 10,000			
Structural steel frame to support roof and clerestory; allowance based on 35kg/m ² ; universal and hollow sections; fire protection, surface finishes: 150t @ 2,200				Wall finishes	2,093,000	299.00	7.09
Allowance for feature steelwork to bridges across arcade: 6nr @ 30,000				Feature bulkhead above shopfronts; glass reinforced gypsum; framing; surface finish; accessories; 1m high by 500mm deep: 700m @ 350			
Upper floors	300,000	42.86	1.02	Feature bulkhead to first-floor voids; glass reinforced gypsum; framing; surface finish; accessories; 700mm high by 500mm deep: 600m @ 300			
Composite construction; insitu concrete slabs on metal decking; power floating: 3,000m ² @ 90				Natural stone column cladding; 1m wide by 5m high; blockwork backing; fixings: 80nr @ 3,000			
Extra for openings for staircases and escalators: item @ 30,000				Natural stone column cladding; 1m wide by 4m high; blockwork backing; fixings: 80nr @ 2,500			
Roof	6,080,000	868.57	20.62	Metal feature fascia panel above shopfronts; 1m high: 700m @ 400			
Glazed, vaulted roof at first-floor level; 15m wide on plan; sealed double-glazed units, automatic opening vents; powder-coated aluminium frame; feature secondary steelwork; rainwater goods; area measured on plan: 3,500m ² @ 1,100				Metal feature fascia panel above shopfronts; 2m high: 640m @ 700			
Aluminium panelling; to vaulted roof; 15m wide on plan; powder-coated; secondary steelwork; rainwater goods; area measured on plan: 1,500m ² @ 600				Wall finishes generally; to clerestory and internal walls; feature finishes including stone panelling features; cornice details: item @ 500,000			
Metal cladding at clerestory level to sides of mall roof; powder-coated aluminium; 3.50m high; plasterboard backing; insulation: 2,300m ² @ 250				Floor finishes	1,830,000	261.43	6.20
Feature entrance canopies; single-glazed; stainless steel supports: item @ 300,000				Stone tiling; including patterns and features; trim strips; skirting; screeds; movement joints: 7,000m ² @ 220			
Allowance for mansafe roof access system: item @ 15,000				Floor protection during tenant fit out: 7,000m ² @ 20			
External roof cleaning access; mobile gantries: item @ 400,000				Extra over for mats and matwells: item @ 100,000			
Internal cleaning access; cherry picker: item @ 40,000				Ceiling finishes	900,000	128.57	3.05
Stairs	1,100,000	157.14	3.73	Feature suspended ceilings to first floor soffit; glass reinforced gypsum; framing; surface finishes; accessories: 1,600m ² @ 250			
Feature stairs from arcade to first floor; 6m rise, cast iron balustrades, hardwood handrails, stone finishes: 2nr @ 80,000				Extra for feature finish to soffit of walkways across mall at first floor level; metal and glass panels: 400m ² @ 500			
Armoured glass balustrade; hardwood handrail; to first floor voids: 700m @ 1,200				Allowance for glazed smoke curtains at high level; fire shutters, etc: item @ 300,000			
Sundry metalwork: item @ 100,000				Furniture and fittings	925,000	132.14	3.14
External walls	550,000	78.57	1.86	Allowance for mall furniture including bins, benches, bollards, etc.: item @ 100,000			
Structural glazing to mall entrances; double-glazed; feature support frame: 550m ² @ 1,000				Allowance for statutory and directional signage to mall: item @ 75,000			
Windows/shopfronts/doors	985,500	140.79	3.34	Allowance for feature signage including banners, directories, graphics, etc: item @ 250,000			
Temporary shopfronts; painted ply; access door; quantity based on 50% requirement; (permanent shopfronts by tenant): 2,100m ² @ 75				Allowance for mall features; water features, etc: item @ 500,000			
Secondary steelwork for shopfront support: 1,340m @ 200				Disposal installations	145,000	20.71	0.49
Feature windows; double-glazed units; powder-coated aluminium frame; 1.5 x 1.5m; to clerestory wall: 50nr @ 1,200				Rainwater disposal; cast iron downpipes and fittings: item @ 60,000			
Mall entrance doors; automatic rotating doors and manual doors: 4nr @ 125,000				Below ground drainage; manholes, covers, etc: item @ 85,000			



	Total cost £	£/m ² GFA	%
Water installations	30,000	4.29	0.10
Landlord's supplies to mall only: item @ 30,000			
Space heating air treatment	1,835,000	262.14	6.22
Supply and extract ventilation installation to mall; low-temperature, hot-water heating circuit including heat source; chilled water circuit including chiller plant; air-handling units; perimeter ductwork distribution; high quality diffusers: 7,000m ² @ 200			
Warm air curtains; to mall entrances: item @ 85,000			
Smoke extract system: 7,000m ² @ 50			
Electrical installations	1,776,000	253.71	6.02
Mains and sub-mains distribution: 7,000m ² @ 35			
Electrical power to main plant: item @ 26,000			
Landlord's small power to mall: 7,000m ² @ 12			
Lighting and luminaries to mall: 7,000m ² @ 180			
Extra for emergency lighting: 7,000m ² @ 22			
Earthing and bonding: 7,000m ² @ 1			
Lift and escalator installations	890,000	127.14	3.02
Escalators from mall to first floor; 6m rise; glass balustrade; stainless steel finishes: 6nr @ 115,000			
Feature lift including glass car; 13 person; two stops; hydraulic: 1nr @ 200,000			
Protective installations	168,000	24	0.57
Lightning protection: item @ 14,000			
Sprinkler installation; heads, distribution and share of infrastructure: 7,000m ² @ 22			
Communication installations	770,000	110.00	2.61
Fire alarm system; fully addressable, smoke detectors and infra-red sensors: 7,000m ² @ 44			
Public address system: 7,000m ² @ 36			
CCTV system (rate per camera): 30 nr @ 6,000			
Special installations	596,000	85.14	2.02
Building management system; including provision for interfaces with shop units: 7,000m ² @ 28			
People counting, to arcade and shop unit entrances: item @ 400,000			
Wi-fi installation item @ 30,000			
Builders work in connection	310,000	44.14	1.05
Forming holes, chases, etc, allow 5%: item @ 310,000			
Preliminaries and contingencies	4,810,000	811.43	19.25
Contractor's overheads and profit, site establishment and site supervision, allow 20%: item @ 4,800,000			
Contingencies and design reserve. Allow 3%: item @ 880,000			
Total construction cost (building only)	28,550,000	4,214.26	100

	Total cost £	£/m ² GFA	%
EXTERNAL ARCADE			
	Total cost £	£/m² GFA	%
Substructure	1,138,000	162.57	5.06
Ground slab; 150 thick insitu concrete bed; ground beams; sub-base: 4,000m ² @ 145			
CFA piling; pile caps: 4,000m ² @ 120			
Extra for foundations to arcade features: item @ 25,000			
Allowance for lift pit: item @ 8,000			
Allowance for escalator pits: 6nr @ 7,500			
Frame	1,027,000	146.71	4.56
Structural steel frame supporting retail frontage, first floor arcade, etc.; allowance based on 50kg/m ² ; fire protection, surface finishes: 235t @ 2,200			
Structural steel frame; to support parapets, canopies and flat roof; allowance based on 35kg/m ² ; fire protection, surface finishes: 150t @ 2,200			
Allowance for feature steelwork to bridges across arcade: 6nr @ 30,000			
Upper floors	300,000	42.86	1.33
Composite construction; insitu concrete slabs on metal decking; power floating: 3,000m ² @ 90			
Extra for openings for staircases and escalators: item @ 30,000			
Roof	5,390,000	770.00	23.97
Glazed, monopitch canopies at first floor floor level; 4m wide on plan; feature secondary steelwork; rainwater goods: 3,500m ² @ 1,300			
Feature canopies spanning across open arcade; PTFE fabric; cabling and secondary support forming tension structure; rainwater goods: 400m ² @ 700			
Structural glass roofing to enclosures covering circulation areas, escalators, lift and stairs; secondary steelwork, rainwater goods: 300m ² @ 1,300			
Allowance for roof features to main entrances: item @ 100,000			
Allowance for mansafe roof access system: item @ 40,000			
Internal cleaning access; cherry picker: item @ 30,000			
Stairs	890,000	127.14	3.96
Feature stairs from arcade to first floor; 5m rise, stainless steel balustrades, hardwood handrails, stone finishes: 2nr @ 80,000			
Stainless steel balustrading; hardwood handrail; to first floor voids: 700m @ 900			
Sundry metalwork including cast iron balustrades and grilles to external walls: item @ 100,000			
External walls	3,243,000	463.29	14.41
Natural stone cladding to columns; 1m wide by 5m high; blockwork backing; insulation; stainless steel fixings: 80nr @ 3,500			
Natural stone cladding to columns; 1m wide by 4m high; blockwork backing; insulation; stainless steel fixings: 80nr @ 3,000			
Metal feature fascia panel above shopfronts; 1m high: 700m @ 400			
Metal feature fascia panel above shopfronts; 2m high: 640m @ 700			
Reconstituted stone cladding above shopfronts/walls; blockwork backing walls; including allowance for features; insulation, fixings: 700m ² @ 550			
Timber feature panelling; external quality veneer panels; above shopfronts/walls; framing, blockwork backing; fixings: 700m ² @ 400			
Rainscreen panels; powder coated aluminium; insulation, framing, blockwork backing; fixings: 1,000m ² @ 500			

	Total cost £	£/m ² GFA	%
<p>☉ Parapet detail above canopies at first floor level; 1.5m high; aluminium panelling; cornice detail; dressing to flat roof finish: 500m @ 1,000</p> <p>Glazed cladding to feature lifts; single-glazed structural glass; frame and fixings: item @ 100,000</p> <p>Allowance for wall features, including stone features at entrances: item @ 200,000</p> <p>Additional works to external walls including grilles and louvres: item @ 30,000</p>			
Windows/shopfronts/doors	548,000	78.29	2.44
<p>Temporary shopfronts; painted ply; access door; quantity based on 50% requirement; (permanent shopfronts by tenant): 2,100m² @ 80</p> <p>Secondary steelwork for shopfront support: 1,340m @ 200</p> <p>Feature windows; single-glazed units; powder coated aluminium frame; 1.5m x 1.5m: 50nr @ 1,200</p> <p>Fire escape/service doors to arcade; timber faced; sheet steel reinforced; stainless steel ironmongery; single: 5nr @ 2,000</p> <p>Fire escape/service doors to arcade; timber faced; sheet steel reinforced; stainless</p>			

	Total cost £	£/m ² GFA	%
<p>steel ironmongery; double: 10nr @ 2,700</p> <p>Allowance for sundry doors: item @ 15,000</p>			
Wall finishes	509,000	72.71	2.26
<p>Feature bulkhead above shopfronts; glass-reinforced gypsum; framing; surface finish; openings for grilles; accessories; 1m high x 500mm deep: 700m @ 350</p> <p>Feature bulkhead to first floor voids; glass-reinforced gypsum; framing; surface finish; openings for voids; accessories; 500mm high x 500mm deep: 600m @ 220</p> <p>Extra for curved bulkheads: 0m @ 150</p> <p>Natural stone trim; to edge of first floor slab: 600m @ 220</p>			
Floor finishes	1,405,000	200.71	6.24
<p>Stone paving; including patterns; features; trim strips; skirting; screeds; movement joints: 4,000m² @ 220</p> <p>Brick paving; including patterns and features: 3,000m² @ 120</p>			



	Total cost £	£/m ² GFA	%
Allowance for continuous gutter; steel grating and outlets: 300m @ 200			
Extra over for feature pattern/logo: item 5,000			
Extra over for mats and matwells: item 100,000			
Ceiling finishes	400,000	57.14	1.78
Feature ceiling below first floor colonnade; glass-reinforced gypsum; framing; surface finish; accessories: 1,600m ² @ 250			
Furniture and fittings	570,000	81.43	2.53
Allowance for street furniture; bins, benches, bollards, etc: item @ 125,000			
Allowance for statutory and directional signage to mall: item @ 45,000			
Allowance for feature signage; banners, directories, graphics, etc: item @ 200,000			
Allowance for arcade features; main entrances treatment, artworks, etc: item @ 200,000			
Disposal installations	185,000	26.43	0.82
Rainwater disposal; cast iron downpipes and fittings to upper and lower levels of retail: item @ 75,000			
Below ground drainage; manholes, covers, etc.: item @ 110,000			
Water installations	30,000	4.29	0.13
Landlord's supplies to arcade only (utilities excluded): item @ 30,000			
Electrical installations	746,000	106.57	3.32
Mains and sub-mains distribution: 7,000m ² @ 15			
Landlord's small power to arcade and circulation areas; weather proofed to IP65: 7,000m ² @ 12			
Lighting and luminaires to arcade; weather proofed to IP65: 7,000m ² @35			
Feature lighting: 200,000			
Extra for emergency lighting: 7,000m ² @ 15			
Earthing and bonding: 7,000m ² @ 1			
Lift installations	920,000	131.43	4.09
Escalators from arcade to first floor; 6m rise; glass balustrade; stainless steel finishes: 6nr @ 120,000			
Feature lift including glass car; 13 person; two stops; hydraulic: 1nr @ 200,000			
Protective installations	14,000	2.00	0.06
Lightning protection: item @ 14,000			
Communication installations	325,000	46.43	1.44
Public address system: 7,000m ² @ 25			
CCTV system (rate per camera): 20nr @ 6,000			
Wi-fi installation: item 30,000			
Special installations	434,000	62.00	1.93
Building management system; lighting control, allowance for interface with retail units: 7,000m ² @ 12			
People counting, to arcade and shop unit entrances: item @ 300,000			
Electronic information points/kiosk: item 50,000			
Builders work in connection	130,000	18.57	0.58

	Total cost £	£/m ² GFA	%
Forming holes, chases, etc, allow 5%: item @ 120,000			
Preliminaries and contingencies	4,296,000	613.71	19.09
Contractor's overheads and profit, site establishment and site supervision, allow 20%: item @ 3,581,000			
Contingencies and design reserve, 3% item @ 715,000			
Total construction cost (building only)	22,500,000	3,078.57	100.00

INDICATIVE COSTS

Development type	Unit cost (£)
Shopping centre, new build	
Shopping centre mall; comfort cooled	3,000-4,300/m ²
Factory outlet centre; shell only	500-800/m ²
Retail shells, capped-off services only	
Anchor store units	700-1,200/m ²
Medium/small store units	700-1,100/m ²
Landlord's back-up areas	
Centre management	1,800-2,600/m ²
WCs	2,000-3,000/m ²
Enclosed, surface level service yard	800-1,000/m ²
Back of house areas	1,400-1,900/m ²
Shopping centre, refurbishment	
Shopping centre mall; limited scope	1,000-1,400/m ²
Shopping centre mall; comprehensive	1,200-1,800/m ²
Additional facilities, new build	
Car parking, surface	1,500-2,200/space
Car parking, surface, landscaped	1,800-2,500/space
Car parking, multistorey, flat slab	10,000-17,000/space
Car parking, semi-basement, naturally ventilated	13,000-20,000/space
Car parking, completely underground beneath building	25,000-35,000/space
Leisure shell	800-1,200/m ²
Multiplex cinema, shell only	1,000-1,400/m ²

LOCATION FACTORS

Inner London	1.09
Outer London	1.03
South-west	0.97
East Midlands	0.92
West Midlands	0.91
East Anglia	0.92
Yorkshire and Humberside	0.93
North-west	0.90
Northern	0.95
Scotland	0.99
Wales	0.94
Northern Ireland	0.73

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