

	Quantity	Cost/m ²	Amount (£)
LAND AND SITE			
Land and infrastructure			
Site acquisition costs	<i>Depends on location / event structure / stakeholders</i>		
Infrastructure costs	<i>Based on pro rate share of total for that zone</i>		
Transport costs	<i>Based on pro rate share of total or part of overlay</i>		
External works			175,000
External services and drainage connections			
	11,665m ²	15	175,000
Site security (fencing; access control; lighting)	<i>Part of overlay, unless site integrated in existing/legacy park</i>		
CORE BUILDING - INTEGRAL PORTION			
Enabling works and demolitions			576,000
Make up levels and retaining wall (site specific)			
	28,800m ²	20	576,000
Substructure			1,167,000
Foundations, substructure and underslab drainage			
	11,665m ²	100	1,167,000
Superstructure			3,151,000
Frame and external envelope	11,665m ²	120	1,400,000
Upper floors	11,665m ²	73	852,000
Roof access, safety balustrades, roof drainage and gantries			
	11,665m ²	13	152,000
External doors	11,665m ²	11	128,000
Internal walls and partitions	11,665m ²	37	432,000
Internal doors and shutters	11,665m ²	16	187,000
Internal finishes			479,000
Wall finishes; tiling to shower areas; paint to remaining areas			
	11,665m ²	16	187,000
Vinyl sheet flooring	11,665m ²	3	35,000
Painted floors	11,665m ²	2	23,000
Field of Play	11,665m ²	15	175,000
Plasterboard or tiled ceilings	11,665m ²	4	47,000
Concrete sealer to ceiling	11,665m ²	1	12,000
Fittings and furnishings			2,130,000
Temporary seating, handrails, vomitories, aisles			
	12,000	160	1,920,000
WC cubicles	11,665m ²	11	128,000
Sundry fittings	11,665m ²	7	82,000
Services			4,297,000
Sanitary appliances	11,665m ²	15	175,000
Disposal installations	11,665m ²	9	105,000
Hot and cold water installations	11,665m ²	16	187,000
Heat source	11,665m ²	6	70,000
Space heating, air treatment, fresh air supply, heating/extract to arena			
	11,665m ²	50	583,000
Space heating and air treatment to other area			
	11,665m ²	20	233,000
Ventilating system	11,665m ²	26	303,000
Electrical installations - power and containment			
	11,665m ²	51	595,000
Electrical installations - lighting	11,665m ²	79	922,000
Protective installations - fire alarms, smoke detectors			
	11,665m ²	16	187,000
Communication installations	11,665m ²	52	607,000
Miscellaneous items	0.30%		12,000
BMS controls; basic monitoring	3.50%		139,000
Builders work in connection	4.50%		179,000
MANAGEMENT - (will vary depending on location)			

	Quantity	Cost/m ²	Amount (£)
Add-on costs / other fees			
4,932,000			
Preliminaries	15.00%		1,796,000
Overheads and profit	6.00%		826,000
Contractor's risk	2.50%		365,000
Professional fees	12.00%		1,795,000
Statutory fees	1.00%		150,000
Inflation allowance	-	Depends on location / timeframe	
Baseline cost of venue (£) - core building			16,907,000
Baseline cost of venue (£) / seat			1,409
Baseline cost of venue (£) / m² of GIA			1,449
OVERLAY COSTS			
Siteworks and accommodation			
9,629,000			
Hardstanding (including preparation, compaction, drainage)			
	17,135m ²	120	2,056,000
Hired/bought accommodation (includes 26 zones)			
	17,135m ²	400	6,854,000
Dismantling costs after event (incl. making good)			
	17,135m ²	25	428,000
Perimeter site security (fencing; access control; lighting)			
	17,135m ²	17	291,000
LEGACY - TRANSFORMATION			
Reversion of site / removal of venue			
-1,286,000			
Dismantle venue (i.e. core facility)			
	11,665m ²	15	175,000
Remove (as applicable) foundations; make good			
	11,665m ²	7	82,000
Disposal of temporary seating (sell back to market) - credit 50%			
	12,000	No	-80
			-960,000
Disposal of materials with re-use value in market - credit			
	11,665m ²	-130	-1,516,000
Disposal (recycle) of materials with no market value			
	11,665m ²	80	933,000
Renewal and rehabilitation of site			
Depends on impact of venue on site/surrounds during event			
Utilisation of venue for a predetermined period post event			
Note: The following will depend on timeframes / intended legacy / wider development			
1,850,000			
Professional fees: use in transition or legacy			
	3%		757,500
Planning and approvals	1%		252,500
Modifications to comply with regulations / code (c.5% of baseline)			
	11,665m ²	72	840,000
Operational and maintenance costs (monthly)		excluded	-
MANAGEMENT (will vary depending on location)			
Add-on costs / other fees			
4,198,000			
Preliminaries	15%		1,529,000
Overheads and profit	6%		703,000
Contractor's risk	2.5%		311,000
Professional fees	12%		1,528,000
Statutory fees	1%		127,000
Inflation allowance	-	Depends on location/timeframe	
Baseline cost of venue (£) - overlay and legacy			14,391,000
Baseline cost of venue (£)			31,298,000
Baseline cost of venue (£)/seat			2,608
Baseline cost of venue (£)/m ² of GFA			1,087
Other fees and charges - (will vary depending on location)			
c.21.5-29.8m			
Local organising body fee	15-20%		c.4.7-6.3m
Developer's fee	5-10%		c.1.6-3.1m
Other agent fees	1-3%		c.0.3-0.9m
Levies and contribution charges	1-2%		c.0.3-0.6m

	Quantity	Cost/m ²	Amount (£)
Assurance fees	0.3-0.5%		c. 94,000 to 156,000
Taxes (VAT, duties, other)	20%		c.7.7-8.5m
Project contingency (inc VAT) - depends on event			
	15-20%		c. 6.9-10.2m
Development cost of venue (£)			c. 53m-61m

