

## COST BREAKDOWN FOR RETAIL CENTRE REDEVELOPMENT

	Total (£)	£/m <sup>2</sup>	%		Total (£)	£/m <sup>2</sup>	%
<b>MARKET/F&amp;B/EVENT SPACE IN BLOCK 1</b>	<b>7,354,887</b>	<b>1,838.72</b>	<b>11</b>	<b>Roof</b>			
GIFA = 4,000m <sup>2</sup>				Holorib deck and concrete slab including insulation; waterproofing	2,597,651		
<b>Substructure</b>				<b>Stairs</b>			
Piles foundations, in-situ concrete slabs	760,785			Precast concrete stairs including balustrading	81,267		
<b>Superstructure</b>				<b>External walls</b>			
<b>Frame</b>				External brickwork; cladding above shopfronts and to pilasters; shopfront glazing to food and beverage units; temporary shopfronts to retail	4,771,342		
Steel frame structure; 8m x 8m grid; concrete core walls	743,268			<b>Windows and external doors</b>			
<b>Upper floors</b>				Part glazing to upper floor; double glazing to back-of-house areas; glazed double doors to food and beverage units	2,484,239		
Holorib deck and concrete slab including insulation	101,935			<b>Internal walls and partitions</b>			
<b>Roof</b>				Stud partitioning to back-of-house area	1,264,874		
Holorib deck and concrete slab including insulation; waterproofing	433,621			<b>Internal doors</b>			
<b>Stairs</b>				Internal single and double doors to back-of-house areas	131,472		
Precast concrete stairs including balustrading	63,757			<b>Internal finishes</b>			
<b>External walls</b>				<b>Wall finishes</b>			
External brickwork; open ventilation grills; glazing and cladding; shopfront glazing to food and beverage units	546,114			Paint or sealer to back-of-house corridors	44,787		
<b>Windows and external doors</b>				<b>Floor finishes</b>			
Double glazing to back-of-house areas; glazed-double doors to food and beverage units	166,146			Sealer to back-of-house corridors	20,949		
<b>Internal walls and partitions</b>				<b>Ceiling finishes</b>			
Stud partitioning to back-of-house areas	247,528			Sealer to back-of-house corridors	24,561		
<b>Internal doors</b>				<b>Fittings, furnishings and equipment</b>			
Internal single and double doors to back-of-house areas	62,124			General signage, metalwork	180,593		
<b>Internal finishes</b>				<b>Services</b>			
<b>Wall finishes</b>					4,683,141		
Brickwork; GRC cladding to columns; painted finish	420,421			<b>MODULAR HOMES IN BLOCKS 2&amp;3</b>	<b>20,402,400</b>	<b>2,266.93</b>	<b>31</b>
<b>Floor finishes</b>				GIFA = 9,000m <sup>2</sup>			
Polished concrete flooring generally; concrete slab to allow screed to food and beverage units	371,299			<b>Substructure</b>			
<b>Ceiling finishes</b>				n/a			
Exposed ceilings; GRC feature panels	403,084			<b>Superstructure</b>			
<b>Fittings, furnishings and equipment</b>				Steel girders to create void above retail	825,000		
General signage, metalwork	72,237			Holorib concrete deck including insulation	150,000		
<b>Services</b>				Concrete cores to receive modules; lifts; stairs	885,600		
	2,962,568			Modular units	15,012,000		
<b>RETAIL (TWO LEVELS) IN BLOCKS 2&amp;3</b>	<b>25,211,088</b>	<b>1,260.55</b>	<b>38</b>	Landlords/circulation	2,152,800		
GIFA = 20,000m <sup>2</sup>				Facade enhancements	567,000		
<b>Substructure</b>				Balconies	616,500		
Piles foundations, in-situ concrete slabs	3,604,639			<b>Fittings, furnishings and equipment</b>			
<b>Superstructure</b>					193,500		
<b>Frame</b>				<b>PRELIMINARIES, OHP AND CONTINGENCY</b>			
Steel frame structure; 8m x 8m grid; concrete core walls	4,131,971			Contractors preliminaries, overheads and profit, design development @25%	13,242,094	401	20
<b>Upper floors</b>				<b>TOTAL CONSTRUCTION COST (BUILDINGS)</b>	<b>66,210,469</b>	<b>2,006</b>	<b>100</b>
Holorib deck and concrete slab including insulation	1,189,603						