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LAND AND SITE			
Land and infrastructure			
Site acquisition costs	Depends on location / event structure / stakeholders		
nfrastructure costs	Based on pro rate share of total for that zone		
Transport costs	Based on pro rate share of total or part of overlay		
External works	•		175,000
External services and drainage			
	11,665m²	15	175,000
Site security (fencing; access		l::-+:/	
Part of overlay, unle CORE BUILDING - INTEGRAL		ı ın existing/i	egacy park
Enabling works and demolitio			576,000
Make up levels and retaining w			376,000
wake up levels and retaining w	28,800m <sup>2</sup>	20	576,000
Substructure	20,000111	20	· ·
	المسامة المسامة	~~	1,167,000
Foundations, substructure and			1 167 000
Cup a ratio at a re-	11,665m²	100	1,167,000
Superstructure	44.005.2	100	3,151,000
Frame and external envelope	11,665m²	120	1,400,000
Jpper floors	11,665m²	73	852,000
Roof access, safety balustrade			
	11,665m²	13	152,000
External doors	11,665m²	11	128,000
Internal walls and partitions	11,665m²	37	432,000
Internal doors and shutters	11,665m²	16	187,000
Internal finishes			479,000
Wall finishes; tiling to shower a	areas; paint to rem	aining areas	3
	11,665m <sup>2</sup>	16	187,000
Vinyl sheet flooring	11,665m <sup>2</sup>	3	35,000
Painted floors	11,665m <sup>2</sup>	2	23,000
Field of Play	11,665m <sup>2</sup>	15	175,000
Plasterboard or tiled ceilings	11,665m²	4	47,000
Concrete sealer to ceiling	11,665m²	1	12,000
Fittings and furnishings	,		2,130,000
Temporary seating, handrails,	vomitories, aisles		_,,
, ,	12,000	160	1,920,000
WC cubicles	11,665m²	11	128,000
Sundry fittings	11,665m²	7	82,000
Services	11,000111	,	4,297,000
Sanitary appliances	11,665m²	15	175,000
Disposal installations	11,665m²	9	105,000
Hot and cold water installation		16	187,000
iot aliu colu watel llistallatiol	DILCOU, LLG	TO	
Hoat source		6	/()()////
	11,665m²	6	70,000
	11,665m² fresh air supply, he	eating /extra	ct to arena
Space heating, air treatment, i	11,665m² fresh air supply, he 11,665m²		
Space heating, air treatment, i	11,665m² fresh air supply, he 11,665m² ent to other area	eating /extra 50	ct to arena 583,000
Space heating, air treatment, a	11,665m <sup>2</sup> fresh air supply, he 11,665m <sup>2</sup> ent to other area 11,665m <sup>2</sup>	eating /extra 50 20	ct to arena 583,000 233,000
Space heating, air treatment, of Space heating and air treatment ventilating system	11,665m <sup>2</sup> fresh air supply, he 11,665m <sup>2</sup> ent to other area 11,665m <sup>2</sup> 11,665m <sup>2</sup>	eating /extra 50	ct to arena 583,000
Space heating, air treatment, of Space heating and air treatment ventilating system	11,665m <sup>2</sup> fresh air supply, he 11,665m <sup>2</sup> ent to other area 11,665m <sup>2</sup> 11,665m <sup>2</sup> and containment	eating /extra 50 20 26	ct to arena 583,000 233,000 303,000
Space heating, air treatment, Space heating and air treatme Ventilating system Electrical installations - power	11,665m <sup>2</sup> fresh air supply, he 11,665m <sup>2</sup> ent to other area 11,665m <sup>2</sup> 11,665m <sup>2</sup> and containment 11,665m <sup>2</sup>	eating /extra 50 20 26 51	ct to arena 583,000 233,000 303,000 595,000
Space heating, air treatment, s Space heating and air treatme Ventilating system Electrical installations - power	11,665m² fresh air supply, he 11,665m² ent to other area 11,665m² 11,665m² and containment 11,665m² g 11,665m²	20 26 51 79	ct to arena 583,000 233,000 303,000
Space heating, air treatment, s Space heating and air treatme Ventilating system Electrical installations - power	11,665m² fresh air supply, he 11,665m² ent to other area 11,665m² 11,665m² and containment 11,665m² g 11,665m²	20 26 51 79 ectors	ct to arena 583,000 233,000 303,000 595,000 922,000
Space heating, air treatment, s Space heating and air treatme Ventilating system Electrical installations - power Electrical installations - lightin Protective installations - fire a	11,665m² fresh air supply, he 11,665m² ent to other area 11,665m² 11,665m² and containment 11,665m² g 11,665m² alarms, smoke dete 11,665m²	20 26 51 79 ectors	ct to arena 583,000 233,000 303,000 595,000 922,000
Heat source Space heating, air treatment, Space heating and air treatme Ventilating system Electrical installations - power Electrical installations - fire a Communication installations	11,665m² fresh air supply, he 11,665m² ent to other area 11,665m² 11,665m² and containment 11,665m² g 11,665m²	20 26 51 79 ectors	ct to arena 583,000 233,000 303,000 595,000 922,000 187,000 607,000
Space heating, air treatment, s Space heating and air treatme Ventilating system Electrical installations - power Electrical installations - lightin Protective installations - fire a	11,665m² fresh air supply, he 11,665m² ent to other area 11,665m² 11,665m² and containment 11,665m² g 11,665m² alarms, smoke dete 11,665m² 11,665m² 0.30%	20 26 51 79 ectors	ct to arena 583,000 233,000 303,000 595,000 922,000

Quantity

Cost/m<sup>2</sup> Amount (£)

	Quantity	Cost/m²	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		pends on loc	ation / timeframe
Baseline cost of venue (£) -		por 100	16.907.000
Baseline cost of venue (£) / s			1,409
Baseline cost of venue (£) /			1,449
OVERLAY COSTS Siteworks and accommoda	tion		9,629,000
Hardstanding (including prep		tion, drainag	
40 taa. 19 (11 lolddii 19 pi 6)	17,135m²	120	2,056,000
Hired/bought accommodation			2,000,000
i iii safboagiit accommodatit	17,135m²	400	6,854,000
Dismantling costs after ever			5,55-,000
2.0.11411.11119 00000 41161 6461	17,135m <sup>2</sup>	25	428,000
Perimeter site security (fenc			.20,000
. S. Ariotor Site Security (16116	17,135m²	17	291,000
LEGACY - TRANSFORMATI	'		201,000
Reversion of site / removal of			-1,286,000
Dismantle venue (i.e. core fa			_,,
2.5. Harrio vorido (1.6. COI 6 la	11,665m²	15	175,000
Remove (as applicable) found			_, 0,000
	11,665m²	7	82,000
Disposal of temporary seating		· · · · · · · · · · · · · · · · · · ·	,
, , , , , , , , , , , , , , , , , , , ,	12,000 No		-960,000
Disposal of materials with re	,		,300
pood. or materials with the	11,665m²	-130	-1,516,000
Disposal (recycle) of materia	,		_,010,000
,	11,665m <sup>2</sup>	80	933,000
	,		,
Renewal and rehabilitation o	of site		
		ls during eve	nt
Depends on impact of venue	e on site/surround		
Depends on impact of venue Utilisation of venue for a pro	e on site/surround edetermined per	iod post eve	nt
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep	e on site/surround edetermined per	iod post eve	nt
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development	e on site/surround edetermined per end on timefram	iod post eve	nt d legacy / wider
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development	e on site/surround edetermined per end on timefram	iod post eve	nt d legacy / wider
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran	e on site/surround edetermined per end on timefram ensition or legacy	iod post eve	nt Hegacy/wider 1,850,000
Renewal and rehabilitation of Depends on impact of venue Utilisation of venue for a property of the Indiana of	e on site/surround edetermined per end on timefram nsition or legacy 3% 1%	iod post evel es / intended	757,500 252,500
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals	e on site/surround edetermined per end on timefram nsition or legacy 3% 1%	iod post evel es / intended	757,500 252,500
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / con 11,665m²	iod post evel es / intended de (c.5% of k 72	757,500 252,500 240,000 -
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenance	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly)	de (c.5% of k	757,500 252,500 240,000 -
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly)	de (c.5% of k	757,500 252,500 240,000 -
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly)	de (c.5% of k	757,500 252,500 paseline) 840,000 -
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² de costs (monthly) epending on locate	de (c.5% of k	757,500 252,500 paseline) 840,000 -
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co- 11,665m² te costs (monthly) epending on locate 15%	de (c.5% of k	757,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly) epending on locate	de (c.5% of k	757,500 252,50
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees	e on site/surround edetermined per lend on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly) epending on locate 15% 6% 2.5%	de (c.5% of k	757,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500 252,500
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² te costs (monthly) epending on locate 15% 6% 2.5% 12% 1%	de (c.5% of la exclusion)	1,850,000 757,500 252,500 paseline) 840,000 - ded - 4,198,000 1,529,000 703,000 311,000 1,528,000 127,000
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees Inflation allowance	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² the costs (monthly) epending on local 15% 6% 2.5% 12% 1% Depends on local	de (c.5% of k 72 exclution)	1,850,000 757,500 252,500 paseline) 840,000 - ded - 4,198,000 1,529,000 703,000 311,000 1,528,000 127,000
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees Inflation allowance Baseline cost of venue (£) -	e on site/surround edetermined per end on timefram nsition or legacy 3% 1% h regulations / co 11,665m² the costs (monthly) epending on local 15% 6% 2.5% 12% 1% Depends on local	de (c.5% of k 72 exclution)	1,850,000 757,500 252,500 paseline) 840,000 - ded - 4,198,000 1,529,000 703,000 311,000 1,528,000 127,000 frame
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees Inflation allowance Baseline cost of venue (£) - Baseline cost of venue (£)	e on site/surround edetermined perioend on timefram nsition or legacy 3% 1% h regulations / co 11,665m² the costs (monthly) epending on locate 15% 6% 2.5% 12% 1% Depends on locate overlay and legace	de (c.5% of k 72 exclution)	### ### ##############################
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenanc MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees Inflation allowance Baseline cost of venue (£) - Baseline cost of venue (£)	e on site/surround edetermined perioend on timefram nsition or legacy 3% 1% h regulations / cor 11,665m² the costs (monthly) epending on locate 15% 6% 2.5% 12% 1% Depends on locate overlay and legace	de (c.5% of k 72 exclution)	### ### ##############################
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Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals	e on site/surround edetermined perivend on timefram nsition or legacy 3% 1% h regulations / cor 11,665m² the costs (monthly) epending on locate 15% 6% 2.5% 12% 1% Depends on locate overlay and legace eat p² of GFA	de (c.5% of k 72 exclution)	### ### #### #########################
Depends on impact of venue Utilisation of venue for a pro Note: The following will dep development Professional fees: use in tran Planning and approvals Modifications to comply with Operational and maintenance MANAGEMENT (will vary de Add-on costs / other fees Preliminaries Overheads and profit Contractor's risk Professional fees Statutory fees Inflation allowance - Baseline cost of venue (£) - Baseline cost of venue (£) / Baseline cost of venue (£)/mo Other fees and charges - (venue)	e on site/surround edetermined perivend on timefram nsition or legacy 3% 1% h regulations / cor 11,665m² the costs (monthly) epending on locate 15% 6% 2.5% 12% 1% Depends on locate overlay and legace eat p² of GFA	de (c.5% of k 72 exclution)	### ### ##############################
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	Quantity	Cost/m²	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 VA	T) - depends on e	event	
	15-20%		c. 6.9-10.2m
Development cost of venue	e(£)		c. 53m-61m



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