

Prepared for
Department of Infrastructure, Transport, Regional Development,
Communications and the Arts
ABN: 86 267 354 017

AECOM

Concept Design Cost Plan Report

Townsville Concert Hall

27-Sep-2023
Townsville Concert Hall Business Case
Commercial-in-Confidence

Concept Design Cost Plan Report

Townsville Concert Hall

Client: Department of Infrastructure, Transport, Regional Development, Communications and the Arts

ABN: 86 267 354 017

Prepared by

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Quality Information

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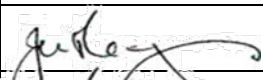
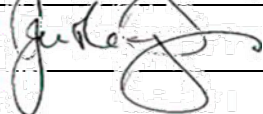
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1.0 Introduction and Scope of Works

The following cost report identifies the risk adjusted Forecast Capital Cost and Whole of Life (Capital Replacement, Maintenance and Operational Costs) for the proposed Townsville Concert Hall project, over three (3) different site options, to inform the development of a Business Case.

The Cost Plan allows for the following project scope as identified in the Concept Design for each site option:

- Construction of Concert Hall with optional Basement Carpark
- Site preparation works including infrastructure relocations and diversions
- External works and services connections
- Non-construction Costs
- Escalation and Contingency Allowances

The Risk Adjusted Concept Design Cost Plans for each site can be summarised as follows:

Table 1 P90 – Risk Adjusted Cost Plan Summary

Site Option	Concert Hall	Basement Car Park	Total (Excl. GST)
Option 1 - Hive Site	\$ 214,484,192.09	\$ 12,267,253.19	\$ 226,751,445.28
Option 2 - Strand Site	\$ 235,837,767.98	\$ 15,719,297.94	\$ 251,557,065.92
Option 3 - Dean St Site	\$ 220,886,551.19	\$ 11,117,640.88	\$ 232,004,192.07

Table 2 P50 – Risk Adjusted Cost Plan Summary

Site Option	Concert Hall	Basement Car Park	Total (Excl. GST)
Option 1 - Hive Site	\$ 197,902,076.86	\$ 11,318,852.27	\$ 209,220,929.12
Option 2 - Strand Site	\$ 217,508,695.12	\$ 14,497,609.99	\$ 232,006,305.11
Option 3 - Dean St Site	\$ 204,262,212.82	\$ 10,280,906.27	\$ 214,543,119.09

We note that the concept designs used for preparation of the cost plans have not undergone any value management exercise which may provide significant opportunities to rationalise design and reduce the estimated costs. An example of this is an option to provide on-grade car parking at the Strand Site which would offer a potential saving in the order of \$8M to \$9M.

Please refer to Section 7.0 for the list full list of Assumptions, Inclusions and Exclusions from the cost plans and Section 7.4 for the list of information used in preparing cost plans.

2.0 Schedule of Areas

The following functional areas have been measured from the concept design documents.

Table 3 Schedule of Areas (All Options)

Functional Areas	Opt 1 The Hive Current Concept Design Areas (m ²)	Opt 2 The Strand Current Concept Design Areas (m ²)	Opt 3 Dean St Current Concept Design Areas (m ²)
Basement			
Carpark	3,306	3,315	3,195
Plant / Services	496	115	169
Back of House	135	166	282
Sub-Total – Basement Areas	3,937	3,596	3,646
Building			
Front of House			
Reception Areas	87	145	87
Foyer	1,840	2,275	1,637
Bar / Concession Areas	173	181	187
Offices	129	111	126
Amenities	253	324	339
Other Areas (Lifts, Stairs)	380	402	239
Theatre Areas			
Main Theatre	1,264	1,262	1,262
Black Box Studio / Rehearsal Studio	704	607	705
Sound / Projection / Lighting Control	75	153	132
Vestibules	93	168	45
Theatre Support Areas			
Dressing Rooms	385	410	381
General workshops	408	278	456
Circulation	492	748	590
Amenities	127	19	79
Offices	72	168	81
Kitchen	97	84	96
Other back of house areas	450	503	647
Administration / Venue Management			
Administration Offices	288	239	250
Meeting / Board Rooms	68	113	47
Circulation	164	372	215
Kitchen	77	78	61
Amenities	39	57	17
Other back of house areas	166	375	26
Sub-Total – Building Areas	7,831	9,072	7,705
Total - Functional Areas incl. Basement	11,768	12,668	11,351
Other areas forming part of Fully Enclosed Covered Area (FECA)	2,724	2,482	2,366
Total - Fully Enclosed Covered Area (FECA) incl. Basement	14,492	15,150	13,717

3.0 Concept Design Cost Plan Summary

The following table summarised the concept design cost plan by major cost centres. The actual detailed cost plans have been prepared in elemental format and prepared using key high-level measurements taken from the concept drawings.

Where fit-outs have yet to be fully designed, for example fitment/joinery elements, we have applied metre square rates on the usable area type, based on historical cost data from similar projects. External works and external services have been costed as per the scope demarcated on the concept drawings. Please refer to Appendix A for a detailed breakdown of each cost plan.

Table 4 Concept Design Cost Plan Summary (All Options)

Item	Description	Option 1 – Hive Site	Option 2 – Strand Site	Option 3 – Dean St Site
		\$	\$	\$
1	Site Enabling Works	775,746.04	1,336,423.80	747,905.18
2	Basement Car Park Building Works	8,588,955.58	10,905,044.60	8,014,056.99
3	Townsville Concert Hall Building Works	70,668,944.85	76,545,005.45	70,668,944.85
4	Site Specific and External Works	2,026,365.85	2,258,731.30	4,338,545.15
5	Specialist Performance FFE	1,250,000.00	1,250,000.00	1,250,000.00
6	Estimated Net Construction Cost	83,310,012.32	92,295,205.16	85,019,452.16
7	Contractor Preliminaries, Overheads & Margin	15,662,282.32	17,351,498.57	15,983,657.01
8	MC Fees & Allowances	28,187,309.51	31,227,381.22	28,765,685.49
9	6 Star Green Star	12,715,960.41	14,087,408.49	12,976,879.47
10	Forecast Contract Costs	139,875,564.56	154,961,493.44	142,745,674.13
11	FF&E and Active ICT Equipment	5,000,000.00	5,000,000.00	5,000,000.00
12	Statutory Fees, Authority Fees and Charges	2,707,884.60	2,964,345.39	2,756,676.46
13	Principal's Consultants	4,486,142.50	4,953,806.30	4,575,115.90
14	Major Project Fees	6,574,151.53	7,283,190.19	6,709,046.68
15	Preliminary Works	350,000.00	350,000.00	350,000.00
16	Specialist Consultant Advice	1,680,000.00	1,680,000.00	1,680,000.00
17	Other Project Costs	350,000.00	350,000.00	350,000.00
18	Project Validation Report (Business Case)	1,000,000.00	1,000,000.00	1,000,000.00
19	PM Allowances	8,101,187.16	8,927,141.77	8,258,325.66
20	P50 Unallocated Project Contingency (Unreserved)	7,533,543.54	8,405,869.90	8,754,605.46
21	Q-Leave Levy	1,021,536.22	1,126,286.12	1,047,531.80
22	P50 Estimated Current Day Total Cost (Excl. GST)	178,680,010.12	197,002,133.11	183,226,976.09
23	Escalation	30,540,919.00	35,004,172.00	31,316,143.00
24	P50 Estimated Total Cost (Excl. GST)	209,220,929.12	232,006,305.11	214,543,119.09
25	Extra Over for P90 Unallocated Project Contingency (Unreserved)	14,877,693.42	16,469,286.41	14,943,978.93
26	Extra Over for P90 Q-Leave Levy	85,546.74	94,698.40	-42,991.95
27	Extra Over for P90 Escalation	2,567,276.00	2,986,776.00	2,560,086.00
28	P90 Estimated Total Cost (Excl. GST)	226,751,445.28	251,557,065.92	232,004,192.07

4.0 Risk Adjusted Contingencies

4.1 Methodology

As part of the cost estimating process a quantitative analysis using @Risk was undertaken to calculate the risk adjusted contingency.

Risks are categorised into inherent and contingent risks:

a. Inherent Risks

Inherent risks relate to the potential variability in the quantities and rates used in an estimate due to design growth, minor omissions, and changes in detailed functional requirements (but not project design criteria).

b. Contingent Risks

Contingent risks are risks that may or may not occur, e.g., natural events causing loss of power or access to the project site, industrial issues, unavailability of trained construction resources, contamination removal, external influences etc. which have been excluded from the estimate. These are extracted from the project risk register and modelled on the likelihood of occurrence for each risk.

Inherent risks were modelled from the cost estimate at a detailed level with a confidence range applied to each quantity and each rate depending on the reliability of the source information, e.g., measured from concept drawings or an allowance only based on previous projects or benchmark quantities. Rates are similarly ranged using the confidence in the source, i.e., taken from historic data or market tested.

This allows the estimators to define the level of accuracy of each measured quantity and each rate to provide inputs into the Risk Model.

The Project Risk Register was developed and circulated to the project team for input and risk identification. The identified risks were analysed in a risk workshop attended by AECOM and AEC Group to determine the likely risk impacts on the three options and the likelihood of these risks occurring. Additional risks that were identified at the workshop were added to the register and analysed accordingly.

The consequences for each risk were then priced for the best, the most likely, and the worst-case cost consequence to the capital cost should the individual risk occur. These inputs were modelled in a RiskPert distribution against a RiskBernoulli of the likelihood of occurrence.

This risk modelling assessment should be repeated at intervals during the project so that, as mitigation activity is completed and risk rating reduces to targeted residual levels, the cost contingency can be adjusted to reflect the reduction in the overall level of risk and the total cost estimate for the project revised accordingly.

4.2 Risk Model Results

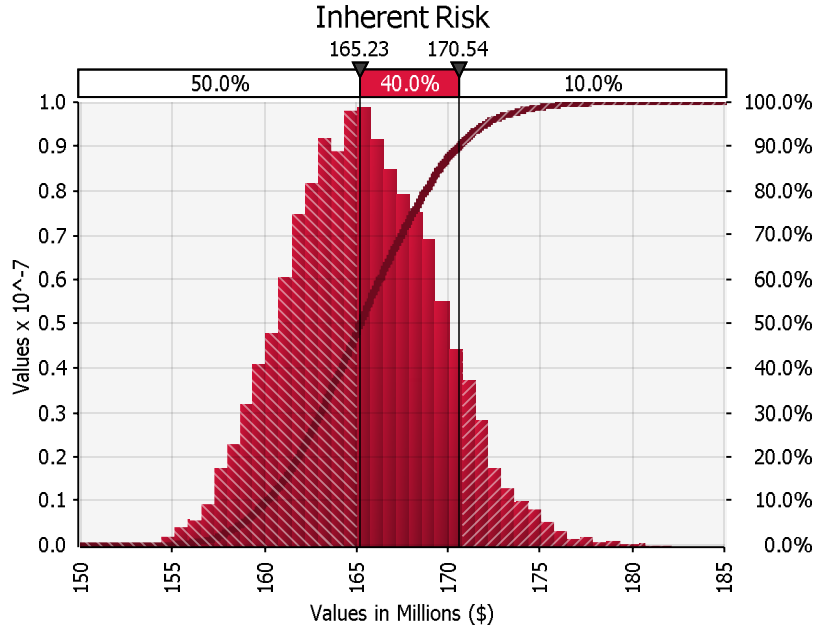
The risk model outputs were utilised to determine the P₅₀ and P₉₀ values for Contingent and Inherent Risk for each option. The risk model output reports are included in Appendix B of this report.

Inherent risk results are shown in the following three charts with the value for the P₅₀ at the first vertical line and the value for the P₉₀ at the second vertical line. These values indicate the Inherent cost that would not be exceeded for the percentage of times the project is modelled. In this case the P₅₀ value would not be exceeded in 5000 cases, should it be constructed 10,000 times.

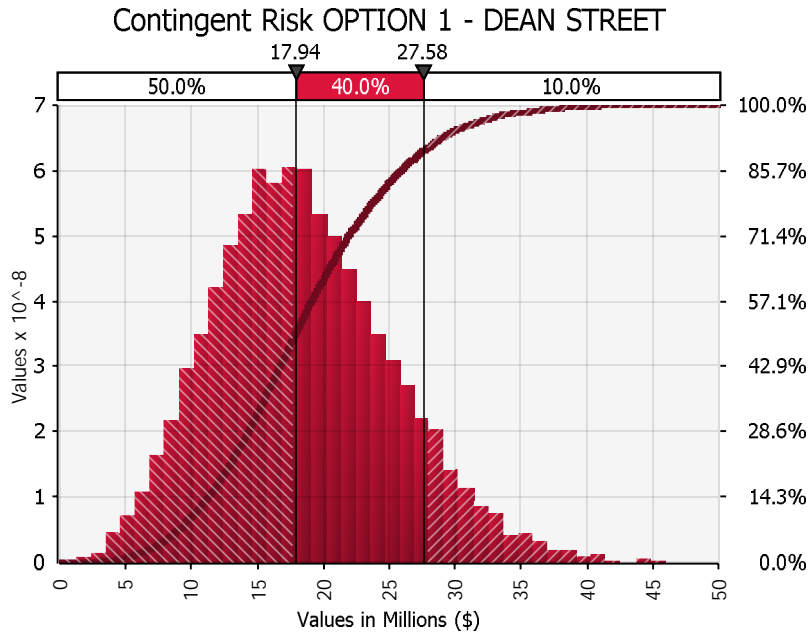
4.2.1 Dean Street

This chart of the risk modelled output for Inherent Risk shows that 50% of the time the Inherent project value would not exceed \$165.23m and 90% of the time it would not exceed \$170.54m Note that this

value excludes the Contingent risk as defined by the risk register and is current day cost excluding escalation.

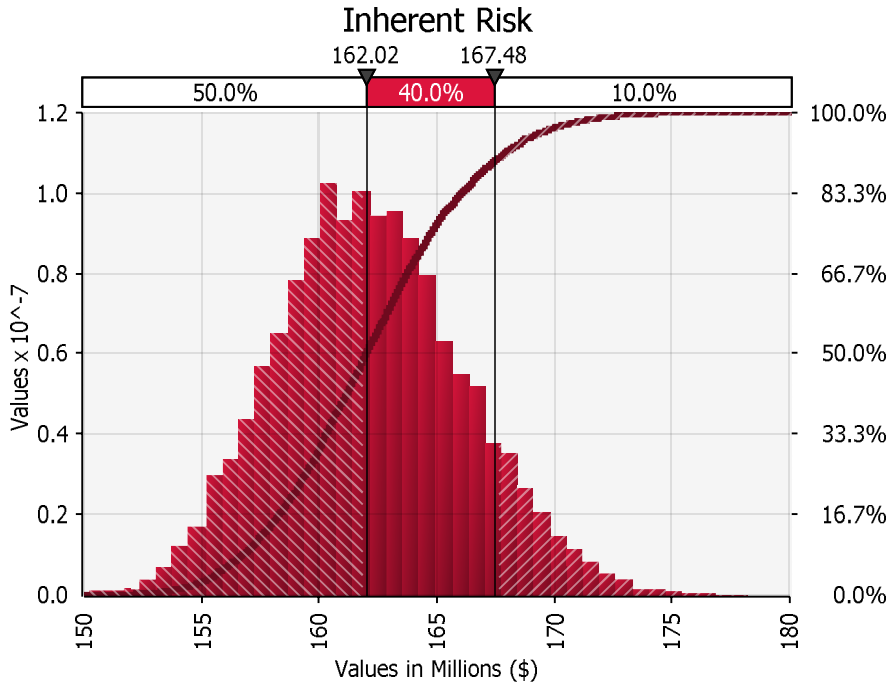


The current day contingent risk results are shown in the following table and add \$17.9m to the P₅₀ modelled contingency and \$27.58m to the P₉₀ modelled contingency for the Dean Street option

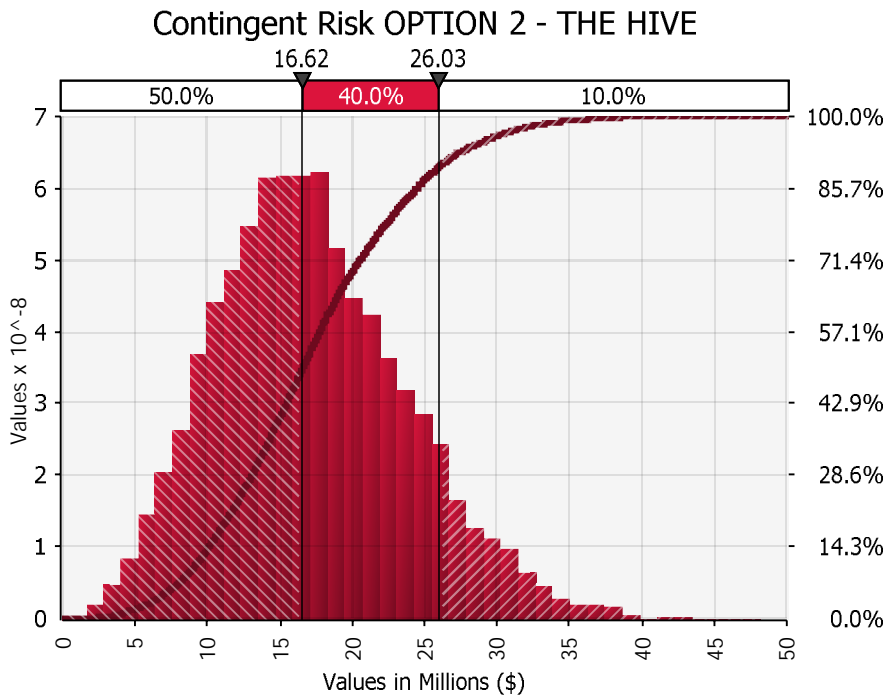


4.2.2 The Hive Option

This chart of the risk modelled output for Inherent Risk shows that 50% of the time the Inherent project value would not exceed \$162.02m and 90% of the time it would not exceed \$167.48m Note that this value excludes the Contingent risk as defined by the risk register and is current day cost excluding escalation.

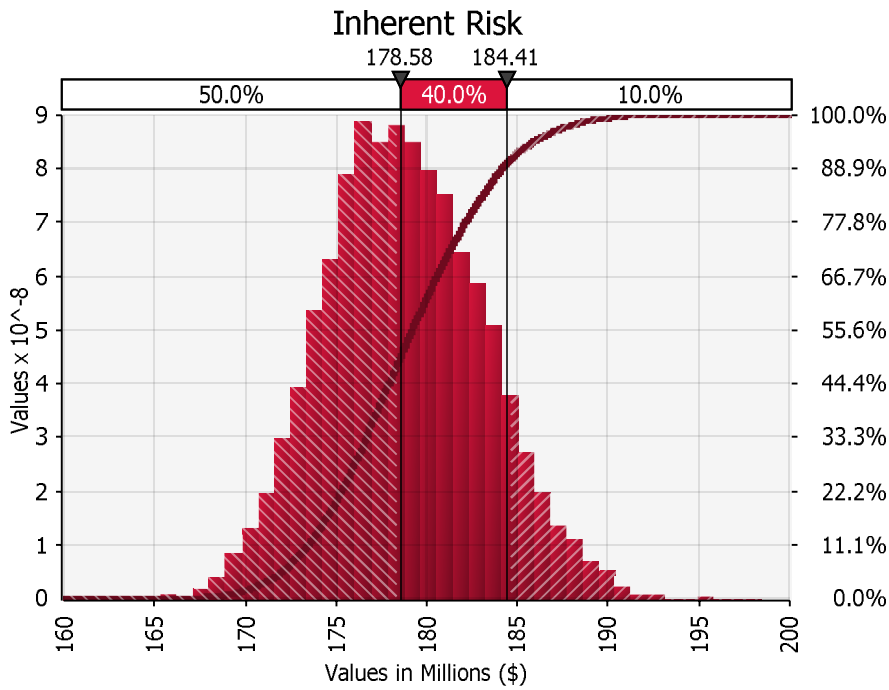


The current day contingent risk results are shown in the following table and add \$16.62m to the P₅₀ modelled contingency and \$26.03m to the P₉₀ modelled contingency for the Hive option

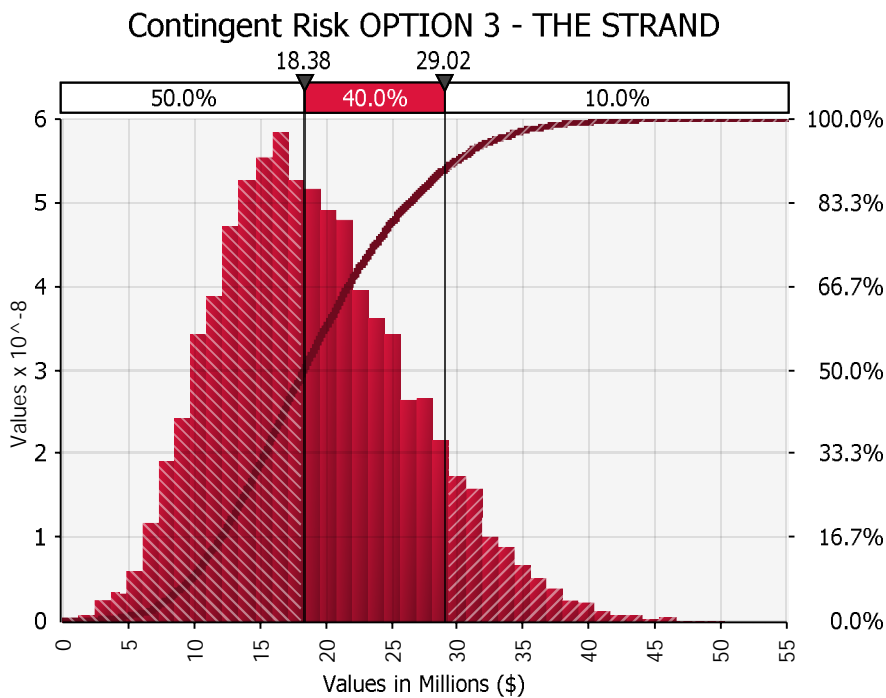


4.2.3 The Strand Option

This chart of the risk modelled output for Inherent Risk shows that 50% of the time the Inherent project value would not exceed \$178.58m and 90% of the time it would not exceed \$184.41m Note that this value excludes the Contingent risk as defined by the risk register and is current day cost excluding escalation.



The current day contingent risk results are shown in the following table and add \$18.38m to the P₅₀ modelled contingency and \$29.02m to the P₉₀ modelled contingency for the Strand option



4.3 Contingency Distribution

The combined Inherent and Contingent risk values for P₉₀ and P₅₀ of the three options are shown in the following tables. These determine the total amount of contingency required to achieve the P value levels of confidence

RISK ADJUSTED CONTINGENCY SUMMARY		P90	DEAN STREET	THE HIVE	THE STRAND
Inherent Risk	P90		\$ 170,542,464.70	\$ 167,481,205.52	\$ 184,408,056.47
Less Base Estimate			\$ 155,054,148.42	\$ 152,105,724.57	\$ 167,603,290.60
Inherent Risk Contingency			\$ 15,488,316.29 10.0%	\$ 15,375,480.95 10.1%	\$ 16,804,765.87 10.0%
Contingent Risk Contingency	P90		\$ 27,578,151.34 17.8%	\$ 26,033,180.15 17.1%	\$ 29,015,029.30 17.3%
TOTAL CONTINGENCY			\$ 43,066,467.62 27.8%	\$ 41,408,661.10 27.2%	\$ 45,819,795.17 27.3%

RISK ADJUSTED CONTINGENCY SUMMARY		P50	DEAN STREET	THE HIVE	THE STRAND
Inherent Risk	P50		\$ 165,232,190.49	\$ 162,016,084.67	\$ 178,577,934.47
Less Base Estimate			\$ 155,054,148.42	\$ 152,105,724.57	\$ 167,603,290.60
Inherent Risk Contingency			\$ 10,178,042.07 6.6%	\$ 9,910,360.10 6.5%	\$ 10,974,643.87 6.5%
Contingent Risk Contingency	P50		\$ 17,944,446.62 11.6%	\$ 16,620,607.58 10.9%	\$ 18,375,864.89 11.0%
TOTAL CONTINGENCY			\$ 28,122,488.69 18.1%	\$ 26,530,967.68 17.4%	\$ 29,350,508.76 17.5%

These contingency values have been distributed to the individual contingency items in the estimates for design, construction, and general project contingencies.

5.0 Cashflow, Program and Escalation

The following programme has been used to determine likely cash flow and escalation for the project.

Table 5 Programme

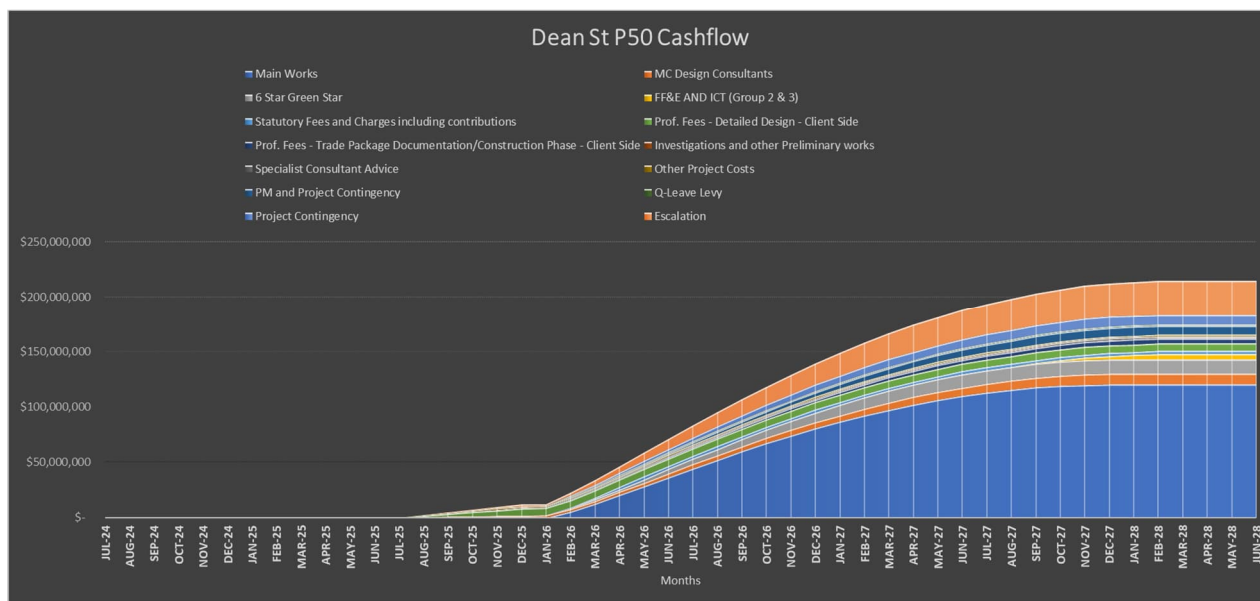
Base Date of Estimate	June 2023
Start of Construction	1 st Quarter 2026
Completion Date	4 th Quarter 2027

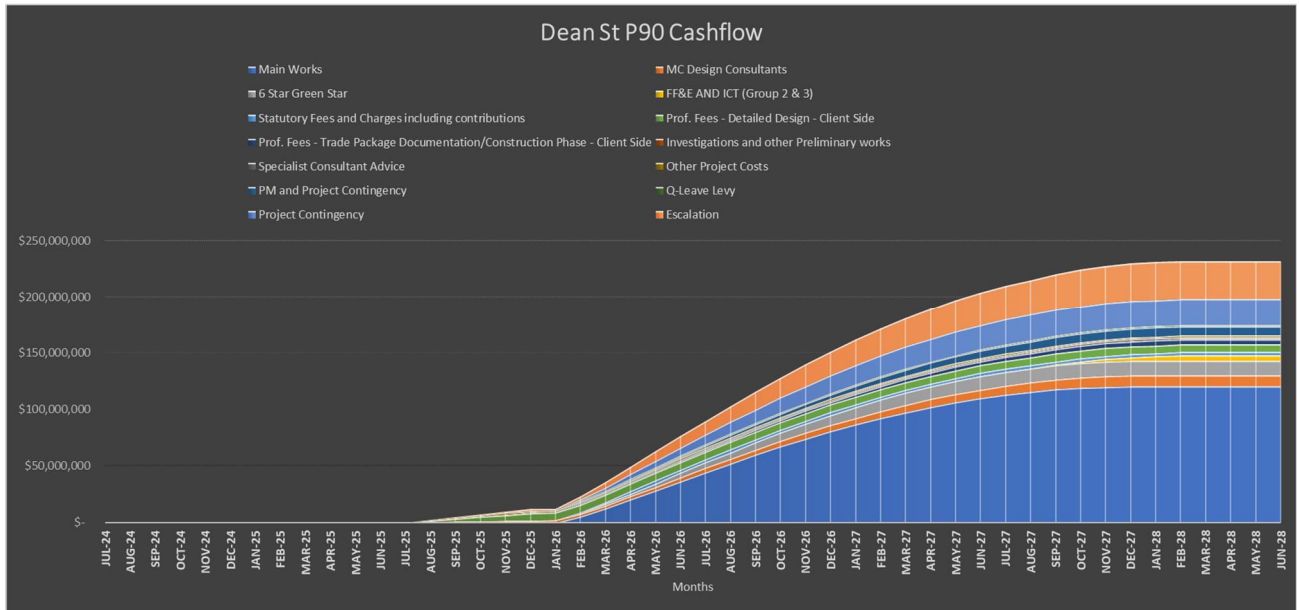
Current market feedback in Townsville is indicating a shortage of labour and escalation is forecast to continue to run high until the end of FY24.

The options have been cash flowed on the P₅₀ and P₉₀ project values utilising the project cost estimates and the Programme in table 5 to determine the likely expenditure profiles.

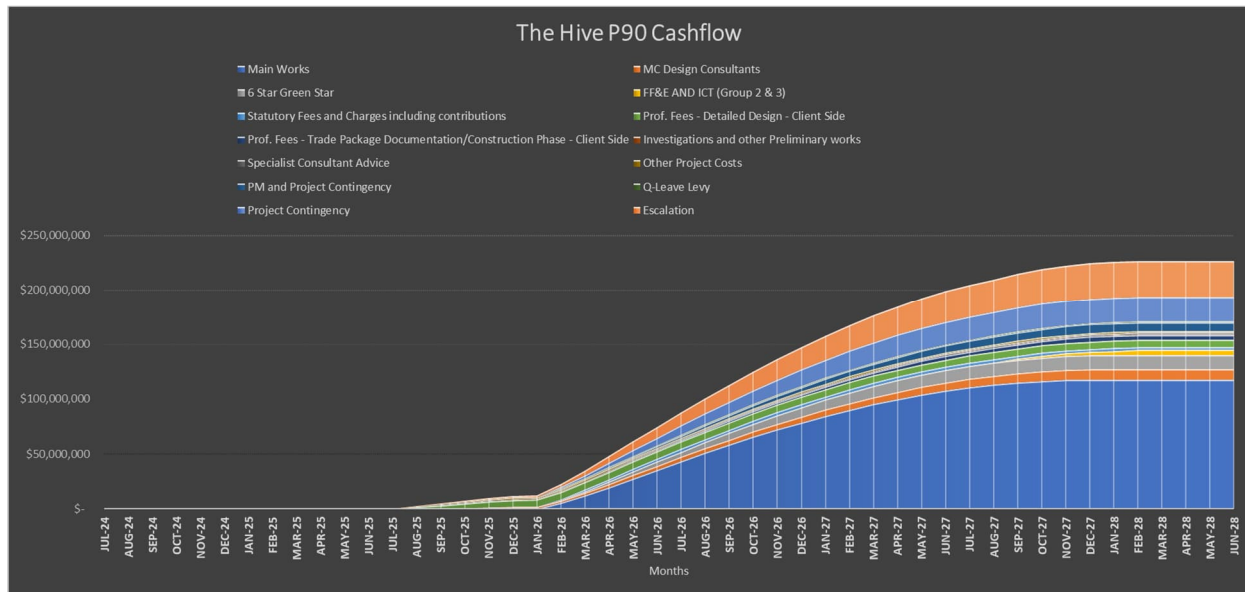
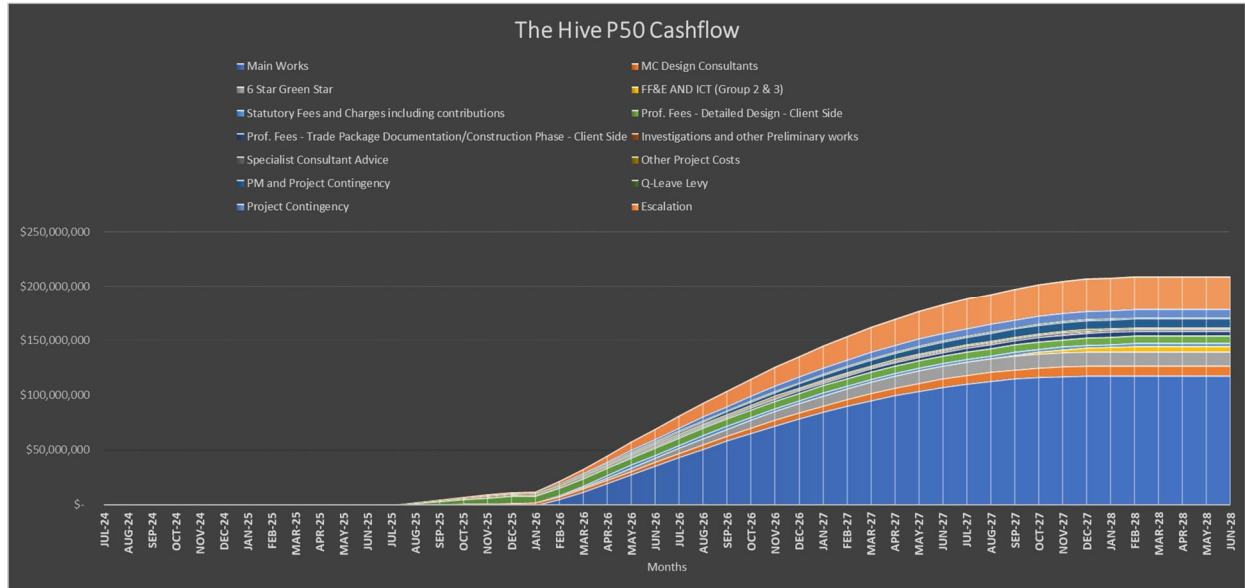
Refer to Appendix C for detailed cash flow forecasts for each option.

5.1 Dean Street Option

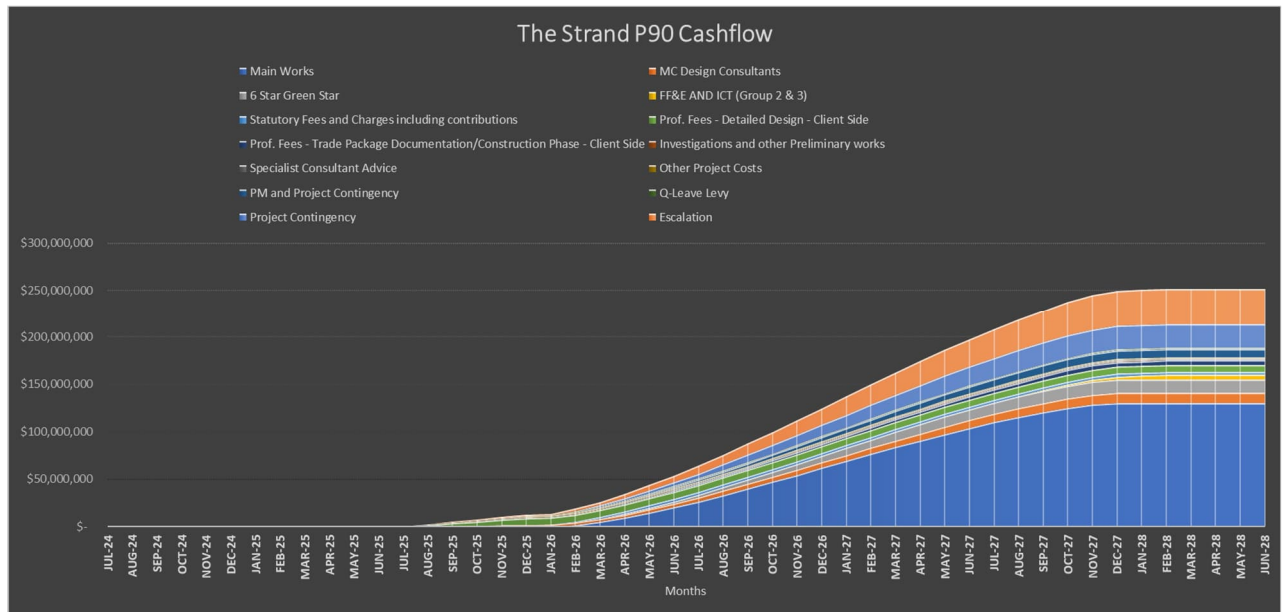
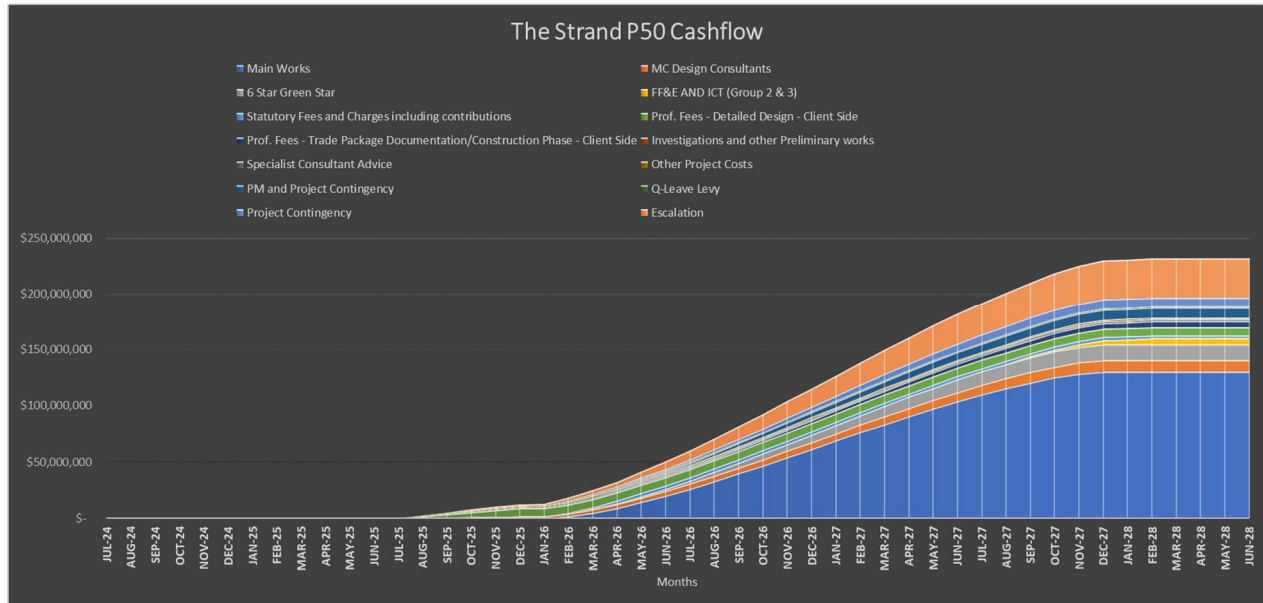




5.2 The Hive Option



5.3 The Strand Option



6.0 Whole of Life Costing

6.1 Whole of Life Overview

Whole of Life Costing (WLC), also referred to as ‘Whole of Life’ (WOL), is an economic evaluation method that considers all identified costs over the period of analysis. The WLC considers the total cost of the asset over the study period, including construction, revenue, externalities, maintenance, operation, occupancy, and disposal, as defined in the agreed scope.

This WLC analysis for each option of the proposed Townsville Concert Hall includes for capital replacement, maintenance, and operational costs over a 30-year analysis period, as part of the greater WOL evaluation. We note that whilst the base date of the model is FY2023 (current day), an adjustment has been applied to commence modelling in FY2029 as this reflects the first full year of operation.

AEC Group (‘AEC’), as part of the FINCOM team, will be modelling projected facility income and employee expenses, shown as excluded in our works.

This WLC has been developed using a standard structure which is compliant with BS ISO 15686-5:2017 Buildings and Constructed Assets – Service Life Planning – Part 5: Life Cycle Costing.

The overall structure of the WLC analysis for the proposed Townsville Concert Hall is shown in Figure 1. The categories shown in dark green have been included in our analysis. AEC have captured the cost categories shown in pink. The cost categories highlighted in light green are provided separately with this report.

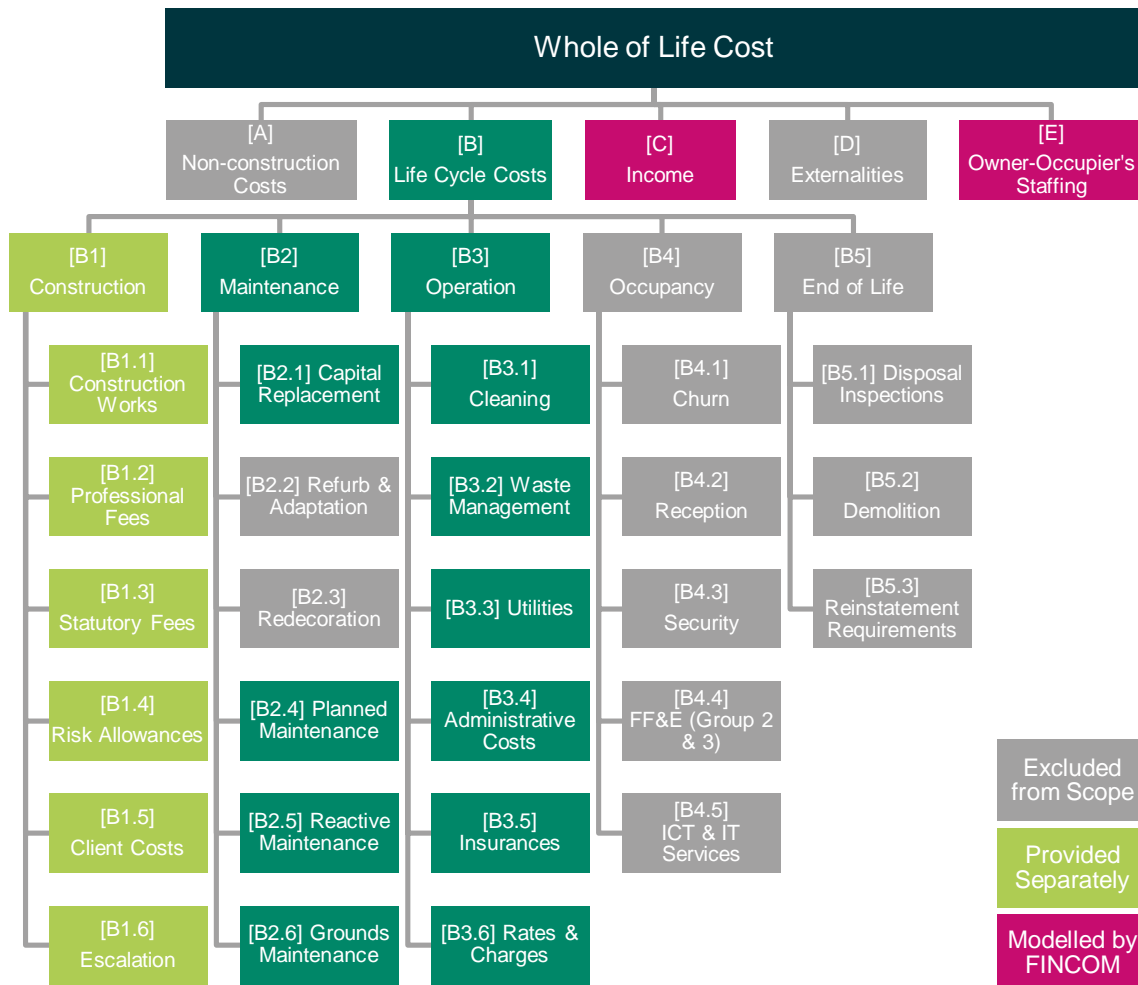


Figure 1 Whole of Life Cost Components

6.2 Whole of Life Costing Methodology

As the project is currently at the concept design stage, there is limited information available with regards to materials, finishes, equipment, and plant. We have used our WLC model to assign typical plant, equipment, and materials based on the measured concept design cost plan for each option to develop likely replacement and maintenance scenarios.

We have assumed likely Replacement Strategy, Environmental Condition, and Maintenance Strategy scenarios to determine the overall typical life expectancy for each building and infrastructure component, as shown in Figure 2. For consistency, the same assumptions have been applied to each option modelled.

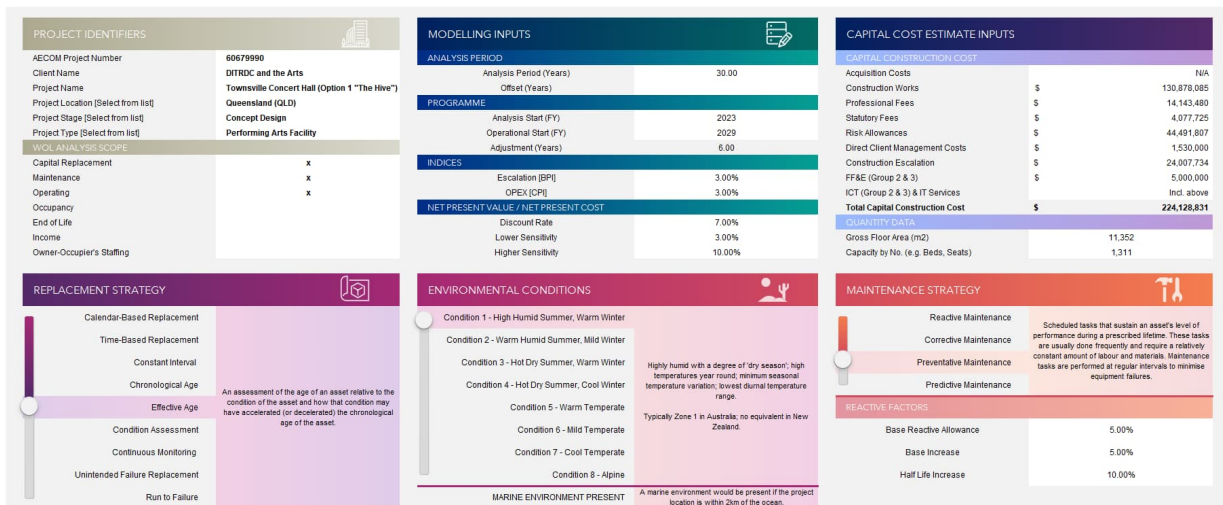


Figure 2 Replacement and Maintenance Assumptions

Our Replacement and Maintenance Strategy assumptions are further summarised below:

Replacement Strategy

Effective Age

- An assessment of the age of an asset relative to the condition of the asset and how that condition may have accelerated (or decelerated) the chronological age of the asset.

Environmental Conditions

Condition 1 - High Humid Summer, Warm Winter

- Selected based on project location as per the National Construction Code (NCC) Climate Zones
- Highly humid with a degree of 'dry season'; high temperatures year round; minimum seasonal temperature variation; lowest diurnal temperature range.
- Typically Zone 1 in Australia; no equivalent in New Zealand.

Maintenance Strategy

Preventative Maintenance

- Scheduled tasks that sustain an asset's level of performance during a prescribed lifetime. These tasks are usually done frequently and require a relatively constant amount of labour and materials. Maintenance tasks are performed at regular intervals to minimise equipment failures.

While WOL models account for the entire life of the building which will likely exceed 50 years, the period of analysis is 30 years for the purpose of this report. We have, therefore, not allowed for any end-of-life costs including demolition and disposal; or omitted major replacement in the final years of the analysis period.

Due to the nature of forecasting financials over long periods, the costs contained within this report are indicative only and provide estimates of the likely or potential expenditure that may be incurred over the 30-year analysis period. We note that the 30-year analysis period should be taken as a snapshot of the life of the built assets, as the facilities are likely to continue to operate beyond the analysis period and major capital replacement, maintenance and operational costs will continue to occur.

This analysis includes for capital replacement, maintenance, and operational costs for each option of the proposed Townsville Concert Hall, based on the scope of works noted in Section 1.0 of this report.

Planned maintenance costs have been calculated on a rate per seat basis by benchmarking publicly published annual maintenance expenditure for similar facilities, escalated to current day. We have assumed that maintenance activities undertaken prior to operation will be completed by the Contractor. These costs have been excluded from our WOL analysis but are usually included by the Contractor in their tender.

Reactive maintenance costs have been calculated by taking 5% of the planned maintenance costs, increasing each year as the assets continue to age. This is to account for maintenance and/or minor replacement that is carried out only after the unforeseen failure of an asset, or in response to an emerging need for maintenance outside of the planned maintenance schedule.

An allowance for grounds maintenance has been made to account for the routine maintenance and upkeep of external works such as landscape maintenance, line marking, and maintenance to site improvements.

Operational costs have been modelled on a high-level indicative basis and include for cleaning, waste management, utilities, administrative costs, insurances, and rates and charges. We note that at the time of preparing this report, FINCOM-modelled projections for annual venue utilisation had not been provided. We recommend that the WOL analysis be updated in future phases of the project to reflect FINCOM advice.

Table 6 below summarises the assumptions and methodology adopted for each operational cost component for the purpose of our modelling.

Table 6 Operational Cost Modelling Assumptions & Methodology

Operational Cost Component	Modelling Assumptions & Methodology
Cleaning	Adopted Theatre Cleaning Fees and methodology published by Townsville City Council (TCC). Theatre cleaning required after every show. Assumed the following variables: <ul style="list-style-type: none"> - 7 No. shows per week (2x matinee; 5x evening) - 6 No. Cleaning staff per show - 3 hrs. min fee per show, per staff
Waste Management	Adopted benchmark waste generation rates for a range of commercial / industrial functional uses, assigned the equivalent commercial functional use to each TCH functional area to calculate approx. average waste & recycling volume. Volumes then used to calculate approx. No. of bins as per TCC Non-Residential Waste Management Charges
Utilities	Electricity, water, and wastewater consumption calculated using annual consumption benchmarks for a range of commercial building categories; prorated based on building area (i.e. kWh or kL / m2) Annual electricity charges and usage costs calculated using methodology defined by Ergon for adopted tariff structure Annual water, wastewater, and trade waste costs calculated using methodology published by TCC.

Operational Cost Component	Modelling Assumptions & Methodology
Administrative Costs	Administration costs calculated on a rate per seat basis by benchmarking published annual admin expenditure for similar facilities, escalated to FY23 base date and adjusted for location.
Insurances	Allowances for Insurances calculated on a rate per seat basis by benchmarking published annual Insurances expenditure for similar facilities, escalated to FY23 base date.
Rates & Charges	Allowance for rates and charges calculated by using methodology published by TCC (<i>Unimproved land value x Differential General Rate (DGR) for land use category</i>). Benchmarked land value using data published by Queensland Government; adopted TCC Category 4a DGR.

6.3 WOL Cost Summary

AECOM have assumed an average Building Price Index (BPI) escalation rate of 3.00% per annum for capital replacement over the analysis period. Escalation for maintenance and operational costs has been assumed at 3.00% per annum based on the average Consumer Price Index (CPI) forecast from the Reserve Bank of Australia Statement on Monetary Policy, published May 2023.

A summary of the WLC analysis for each option over the 30-year analysis period, commencing FY2029, can be found in Table 7. We note these are out-turned costs in Australian Dollars (AUD) and exclude GST.

Table 7 WLC Analysis Summary Over 30 Years (Outturned \$'s)

Description	Option 1 “The Hive”	Option 2 “Strand”	Option 3 “Dean St”
Total Cost Over 30 Years	135,814,541	141,546,423	137,313,536
Mean Cost p.a. Over 30 Years	4,527,151	4,718,214	4,577,118
Total Cost / m2 GFA	11,964	11,647	12,096
Mean Cost / m2 GFA / p.a.	399	388	403
% of Annual Cost p.a. / Construction Cost	3.24%	3.04%	3.21%

Please refer to Appendix D for a detailed summary and cashflow for each option.

7.0 Basis of Estimate

7.1 Assumptions and Allowances

The following assumptions and allowances have been made and incorporated in preparation of the cost plans:

- The project will be delivered via a Two-Stage Managing Contractor, with GCS arrangement, as per the Queensland Government's Department of Public Works Two-Stage MC contract
- Construction duration has been based on a 2-year build programme
- It has been assumed that the project will be delivered using Qld Government Procurement Policy, Capital Works Management Framework, and the Building Policy Framework
- Based on experience on projects in Townsville the following geotechnical / ground conditions have been assumed for the different sites:
 - Hive Site – weathered rock
 - Strand Site – combination of rock, at deeper levels, with less firm material covering
 - Dean Street Site – poor / soft to very soft material with relatively high-water table

7.2 Inclusions

The cost plans include and make allowance for the following:

- Construction trade costs for scope of works detailed in Section 1.0
- Trade preliminaries
- Design Development and Construction Contingency
- Design, Management and Specialist Consultant Fees
- Managing Contractor Fees and Allowances (Stage 1 & Stage 2)
- Allowance for additional 6 Star Green Star
- Escalation based on a 2-year construction duration completing in December 2027
- Fixtures, Furniture and Equipment allowances
- Infrastructure and Headworks Contributions, Fees and Charges
- Authority Fees & Charges
- Preliminary site investigations
- Project Validation Report
- PM Reserved Contingency Allowance
- Unreserved Project Contingency, balance of P₉₀ or P₅₀ value
- QLeave Levy

7.3 Exclusions

- Demolition or Works to existing adjacent buildings other than noted in cost plan
- Fluctuations in exchange rates
- Costs associated with development of Business Case by DITRDCA
- Additional ESD/Environmental aspirations not incorporated in the cost plan
- Costs associated with Land / Site Purchase (including purchase price, legal costs, stamp duties and replanning costs)
- Work outside site boundary other than those noted in the estimate and excessive headworks charges
- Excessive Out of hours working
- Treatment or removal of Asbestos contaminated materials
- Treatment or removal of acid sulphate soils
- Latent Conditions
- Temporary facilities
- Operating costs
- Goods and Services Tax (GST)

7.4 Information Used for this cost plan

- Architectural Design Report prepared by Blight Rayner, including concept design drawings received on 16th May 2023.

Appendix A

Cost Plan Breakdown

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	Construction Costs				
	Site Enabling Works				775,746
1	Basement Car Park Building Works	3,970	m2	2,163	8,588,956
2	TCH Building Works	11,352	m2	6,225	70,668,945
	Site Specific and External Works				2,026,366
	Specialist Performance FFE				1,250,000
	Estimated Net Construction Cost [A]				83,310,012
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.00	%	83,310,012	6,664,801
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.00	%	89,974,813	8,997,481
	Managing Contractor Target GCS Construction Sum [B]				98,972,295
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.50	%	98,972,295	1,484,584
6	Off-site Overheads [5% x B]	5.00	%	98,972,295	4,948,615
7	On-site Overheads [12% x B]	12.00	%	98,972,295	11,876,675
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.00	%	117,282,169	9,382,574
9	Provisional Delay Allowances [0.5% x B]	0.50	%	98,972,295	494,861
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				127,159,604
10	6 Star Green Star (Allowance)	10.00	%	127,159,604	12,715,960
	Total Project Construction Cost Estimate [D]				139,875,565
	Non-Contract Costs				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.10	%	139,875,565	139,876
12	Statutory Charges and Headworks	0.70	%	139,875,565	979,129
13	Power Authority Charges	0.40	%	139,875,565	559,502
14	Statutory Fees and Authority Charges Contingency	0.50	%	139,875,565	699,378
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,707,885
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.00	%	139,875,565	2,797,511

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.50	%	139,875,565	699,378
17	Audit Programmer	0.10	%	139,875,565	139,876
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.50	%	139,875,565	699,378
	Sub-Total - Estimated Principal's Consultants				4,486,143
19	Project Management/Professional Services Fees	2.40	%	139,875,565	3,357,014
20	Principal's Representative	1.70	%	139,875,565	2,377,885
21	Site Representative	0.60	%	139,875,565	<u>839,253</u>
	Sub-Total - Estimated Major Project Fees				6,574,152
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				500,000
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				22,148,179
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	162,023,743.1	8,101,187
24	P50 Unallocated Project Contingency (Unreserved)	1	Item	7,533,543.54	7,533,544
25	P90 Unallocated Project Contingency (Unreserved)	1	Item	25,994,383.49	0
	Sub-Total - Project Total Contingency				15,634,731
	Q-Leave 0.575%				
26	Q-Leave Levy (0.575%)	0.57	%	177,658,473.9	1,021,536
	ESTIMATED CURRENT DAY TOTAL COST				178,680,010
27	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.09	%	178,680,010	30,540,919
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				209,220,929
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				209,220,929

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION					
<u>Existing Buildings</u>					
1	Demolition of two storey masonry building (Lilac Court - Subject to heritage approvals etc.)	768	m2	300.00	230,400
2	Demolition of split level buildings	180	m2	300.00	54,000
3	Demolition of single level retail (Flinders Street. Subject to heritage approvals etc.)	220	m2	300.00	66,000
4	Demolish single storey masonry brick carpark services building	40	m2	300.00	12,000
5	Extra over Provision for asbestos removal	1	Prov.S	50,000.00	50,000
6	Removal of existing foundations and hardstands within site footprint	9,363	m2	25.00	234,083
<u>Existing Services Connections</u>					
Allow to terminate existing services feed:					
7	- Power & Electrical	1	Item	5,000.00	5,000
8	- Water	1	Item	5,000.00	5,000
9	- Sewer	1	Item	5,000.00	5,000
10	- Stormwater	1	Item	5,000.00	5,000
TRUNK SERVICES AND INFRASTRUCTURE DIVERSIONS					
Demolition Works					
11	Remove 150 dia. PVC Sewer line in trench including backfilling and compaction	160	m	150.00	24,000
12	Demolish and remove 1200 dia. RC manholes including backfilling and compaction	2	No	1,000.00	2,000
13	Allowance for making good disturbed surfaces	530	m2	25.00	13,250
Infrastructure Diversion Installation Works					
<u>Sewer</u>					
14	Install 150 dia. Sewer line in trench	170	m	137.58	23,389
15	New 1200 dia. manhole over new 150 sewer line	1	No	7,500.00	7,500
16	New 1200 dia. manhole over existing 375 sewer line	1	No	7,500.00	7,500
<u>Water</u>					
17	New 32 dia. water service	50	m	125.00	6,250
18	Meter to suit above	1	No	1,500.00	1,500

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1



Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
19	<u>Stormwater</u> New stormwater drainage connection to existing 375dia. line	50	m	477.48	23,874
TOTAL NET CONSTRUCTION COST					775,746

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	10,387	m3	52.00	540,124
2	Disposal of excavated material	10,387	m3		Incl.
3	Allowance for dewatering	4,155	m2	25.00	103,875
4	Extra over allowance for associated works due to site condition	1	P.Sum	50,000.00	50,000
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	4,155	m2	35.00	145,425
RAMP SLAB					
6	Extra over Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	185	m2	50.00	9,250
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
7	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	1,122	m2	1,041.43	1,168,480
8	Foundation allowance to ditto	303	m	1,077.36	326,441
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Lift pits - Service Lift Only	1	No	24,984.00	24,984
10	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
11	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[48 no]	178	m	1,511.43	269,035
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					
12	250-300 thick suspended slab with attached beams propping up to 4200 high	3,876	m2	495.00	1,918,620
13	Allowance for movement joints	3,876	m2	15.00	58,140

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	Allowance for setdowns to accommodate selected flooring system	3,876	m2	15.00	58,140
15	Allowance for forming services related openings &/or penetrations	3,876	m2	5.00	19,380
	STAIRCASES				
16	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	12	mrise	4,600.00	55,200
	WINDOWS				
	Allowance for windows				N/A
	EXTERNAL DOORS				
17	Auto Roller Shutter to Basement Carpark entry ramp	1	No	19,688.00	19,688
18	Solid core fire rated timber doors, single leaf, to external stair	1	No	3,025.90	3,026
	INTERNAL WALLS				
	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
19	Lift Core Walls, Basement to Ground Level	202	m2	955.00	192,910
	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
20	Isolated Stair Walls, Basement to Ground Level	250	m2	942.00	235,500
	Internal Wall Partitions				
21	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	449	m2	350.00	157,150
	INTERNAL DOORS				
22	Solid core fire rated timber doors, single leaf, to staircases	4	No	3,025.90	12,104
23	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
	WALL FINISHES				
24	Paint finish to carpark walls and columns	2,040	m2	25.00	51,000
25	Paint finish to services	773	m2	25.00	19,325
26	Paint finish to store room	168	m2	25.00	4,200
27	Paint finish to corridor	81	m2	25.00	2,025
28	Paint finish to stairs	223	m2	25.00	5,575

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
FLOOR FINISHES					
29	Epoxy floor finish to car park area	3,306	m2	45.00	148,770
30	Epoxy floor finish to services	496	m2	45.00	22,320
31	Epoxy floor finish to store room	54	m2	45.00	2,430
32	Epoxy floor finish to corridor	15	m2	45.00	675
33	Epoxy floor finish to stairs	66	m2	45.00	2,970
CEILING FINISHES					
34	Paint / sealant to exposed concrete soffits at car park area	3,306	m2	22.50	74,385
35	Suspended plasterboard ceiling including paint finish to services	496	m2	22.50	11,160
36	Suspended plasterboard ceiling including paint finish to store room	54	m2	22.50	1,215
37	Suspended plasterboard ceiling including paint finish to corridor	15	m2	22.50	338
38	Paint to exposed concrete soffits to stairs	66	m2	22.50	1,485
FITMENTS					
39	Allowance for precast concrete wheel stops	100	No	250.00	25,000
40	Allowance for island pavement including kerbs to carpark area	397	m2	250.00	99,250
41	Allowance for wall guards and corner guards to carpark area	3,970	m2	15.00	59,550
42	Allowance for bollards to services area	4	No	500.00	2,000
43	Allowance for shelvings to store room	54	m2	100.00	5,400
44	Allowance for statutory and directional signages	3,970	m2	10.00	39,700
45	Allowance for carpark line markings	3,970	m2	1.20	4,764
HYDRAULIC SERVICES					
46	Hydraulic services, complete	3,970	m2	50.00	198,500
MECHANICAL SERVICES					
47	Mechanical services, complete	3,970	m2	135.00	535,950
ELECTRICAL SERVICES					
48	Electrical services, complete	3,970	m2	125.00	496,250
COMMUNICATION SERVICES					
49	Communications services, complete	3,970	m2	40.00	158,800
FIRE PROTECTION SERVICES					
50	Fire Protection services, complete	3,970	m2	125.00	496,250
SECURITY SERVICES					
51	Security services, complete	3,970	m2	25.00	99,250

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
TRANSPORT SERVICES					
52	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
53	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000
BWIC					
54	Builders Works in Connection with Services	5	%	2,245,000.00	112,250
UNMEASURED SUNDRIES					
55	Allowance for Unmeasured Sundry Items	2.5	%	8,269,956.66	206,749
TOTAL NET CONSTRUCTION COST					8,588,956

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,293	m2	927.66	5,837,782
2	Columns	10,522	m2	105.20	1,106,915
3	Upper Floors	5,366	m2	811.62	4,355,180
4	Staircases	60	m.rise	9,009.00	540,540
5	Roof	8,885	m2	775.47	6,890,058
6	External Walls and Windows	7,365	m2	1,625.92	11,974,883
7	External Doors	22	No	8,745.58	192,403
8	Internal Walls and Screens	9,703	m2	705.04	6,841,027
9	Internal Doors	99	No	2,914.11	288,497
10	Wall Finishes	23,215	m2	175.51	4,074,578
11	Floor Finishes	7,658	m2	175.75	1,345,864
12	Ceiling Finishes	7,658	m2	644.19	4,933,178
13	Fitments	8,866	m2	327.81	2,906,348
14	Special Equipment	786	m2	2,500.00	1,965,000
15	Hydraulic Services	10,522	m2	111.21	1,170,200
16	Mechanical Services	7,576	m2	785.93	5,954,211
17	Electrical Services	11,352	m2	576.82	6,548,105
18	Communication Services	10,522	m2	26.25	276,203
19	Fire Protection Services	10,522	m2	199.50	2,099,139
20	Security Services	10,522	m2	32.30	339,837
21	Transport Services	10,522	m2	97.80	1,029,000
TOTAL NET CONSTRUCTION COST					70,668,945

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	10,522	m2	36.66	385,716
2	External Works and Services	10,522	m2	155.93	1,640,650
TOTAL NET CONSTRUCTION COST					2,026,366

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P50 Rev 1

Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	Construction Costs				
	Site Enabling Works				775,746
1	Basement Car Park Building Works	3,970	m2	2,163	8,588,956
2	TCH Building Works	11,352	m2	6,225	70,668,945
	Site Specific and External Works				2,026,366
	Specialist Performance FFE				1,250,000
	Estimated Net Construction Cost [A]				83,310,012
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.00	%	83,310,012	6,664,801
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.00	%	89,974,813	8,997,481
	Managing Contractor Target GCS Construction Sum [B]				98,972,295
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.50	%	98,972,295	1,484,584
6	Off-site Overheads [5% x B]	5.00	%	98,972,295	4,948,615
7	On-site Overheads [12% x B]	12.00	%	98,972,295	11,876,675
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.00	%	117,282,169	9,382,574
9	Provisional Delay Allowances [0.5% x B]	0.50	%	98,972,295	494,861
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				127,159,604
10	6 Star Green Star (Allowance)]	10.00	%	127,159,604	12,715,960
	Total Project Construction Cost Estimate [D]				139,875,565
	Non-Contract Costs				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.10	%	139,875,565	139,876
12	Statutory Charges and Headworks	0.70	%	139,875,565	979,129
13	Power Authority Charges	0.40	%	139,875,565	559,502
14	Statutory Fees and Authority Charges Contingency	0.50	%	139,875,565	699,378
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,707,885
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.00	%	139,875,565	2,797,511

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.50	%	139,875,565	699,378
17	Audit Programmer	0.10	%	139,875,565	139,876
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.50	%	139,875,565	699,378
	Sub-Total - Estimated Principal's Consultants				4,486,143
19	Project Management/Professional Services Fees	2.40	%	139,875,565	3,357,014
20	Principal's Representative	1.70	%	139,875,565	2,377,885
21	Site Representative	0.60	%	139,875,565	<u>839,253</u>
	Sub-Total - Estimated Major Project Fees				6,574,152
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				500,000
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 1 - Hive Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				22,148,179
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	162,023,743.1	8,101,187
24	P50 Unallocated Project Contingency (Unreserved)	1	Item	7,533,543.54	0
25	P90 Unallocated Project Contingency (Unreserved)	1	Item	22,411,236.96	22,411,237
	Sub-Total - Project Total Contingency				30,512,424
	Q-Leave 0.575%				
26	Q-Leave Levy (0.575%)	0.57	%	192,536,167.3	1,107,083
	ESTIMATED CURRENT DAY TOTAL COST				193,643,250
27	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.10	%	193,643,250	33,108,195
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				226,751,445
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				226,751,445

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION					
<u>Existing Buildings</u>					
1	Demolition of two storey masonry building (Lilac Court - Subject to heritage approvals etc.)	768	m2	300.00	230,400
2	Demolition of split level buildings	180	m2	300.00	54,000
3	Demolition of single level retail (Flinders Street. Subject to heritage approvals etc.)	220	m2	300.00	66,000
4	Demolish single storey masonry brick carpark services building	40	m2	300.00	12,000
5	Extra over Provision for asbestos removal	1	Prov.S	50,000.00	50,000
6	Removal of existing foundations and hardstands within site footprint	9,363	m2	25.00	234,083
<u>Existing Services Connections</u>					
Allow to terminate existing services feed:					
7	- Power & Electrical	1	Item	5,000.00	5,000
8	- Water	1	Item	5,000.00	5,000
9	- Sewer	1	Item	5,000.00	5,000
10	- Stormwater	1	Item	5,000.00	5,000
TRUNK SERVICES AND INFRASTRUCTURE DIVERSIONS					
Demolition Works					
11	Remove 150 dia. PVC Sewer line in trench including backfilling and compaction	160	m	150.00	24,000
12	Demolish and remove 1200 dia. RC manholes including backfilling and compaction	2	No	1,000.00	2,000
13	Allowance for making good disturbed surfaces	530	m2	25.00	13,250
Infrastructure Diversion Installation Works					
<u>Sewer</u>					
14	Install 150 dia. Sewer line in trench	170	m	137.58	23,389
15	New 1200 dia. manhole over new 150 sewer line	1	No	7,500.00	7,500
16	New 1200 dia. manhole over existing 375 sewer line	1	No	7,500.00	7,500
<u>Water</u>					
17	New 32 dia. water service	50	m	125.00	6,250
18	Meter to suit above	1	No	1,500.00	1,500

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1



Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
19	<u>Stormwater</u> New stormwater drainage connection to existing 375dia. line	50	m	477.48	23,874
TOTAL NET CONSTRUCTION COST					775,746

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	10,387	m3	52.00	540,124
2	Disposal of excavated material	10,387	m3		Incl.
3	Allowance for dewatering	4,155	m2	25.00	103,875
4	Extra over allowance for associated works due to site condition	1	P.Sum	50,000.00	50,000
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	4,155	m2	35.00	145,425
RAMP SLAB					
6	Extra over Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	185	m2	50.00	9,250
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
7	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	1,122	m2	1,041.43	1,168,480
8	Foundation allowance to ditto	303	m	1,077.36	326,441
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Lift pits - Service Lift Only	1	No	24,984.00	24,984
10	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
11	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[48 no]	178	m	1,511.43	269,035
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					
12	250-300 thick suspended slab with attached beams propping up to 4200 high	3,876	m2	495.00	1,918,620
13	Allowance for movement joints	3,876	m2	15.00	58,140

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	Allowance for setdowns to accommodate selected flooring system	3,876	m2	15.00	58,140
15	Allowance for forming services related openings &/or penetrations	3,876	m2	5.00	19,380
	STAIRCASES				
16	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	12	mrise	4,600.00	55,200
	WINDOWS				
	Allowance for windows				N/A
	EXTERNAL DOORS				
17	Auto Roller Shutter to Basement Carpark entry ramp	1	No	19,688.00	19,688
18	Solid core fire rated timber doors, single leaf, to external stair	1	No	3,025.90	3,026
	INTERNAL WALLS				
	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
19	Lift Core Walls, Basement to Ground Level	202	m2	955.00	192,910
	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
20	Isolated Stair Walls, Basement to Ground Level	250	m2	942.00	235,500
	Internal Wall Partitions				
21	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	449	m2	350.00	157,150
	INTERNAL DOORS				
22	Solid core fire rated timber doors, single leaf, to staircases	4	No	3,025.90	12,104
23	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
	WALL FINISHES				
24	Paint finish to carpark walls and columns	2,040	m2	25.00	51,000
25	Paint finish to services	773	m2	25.00	19,325
26	Paint finish to store room	168	m2	25.00	4,200
27	Paint finish to corridor	81	m2	25.00	2,025
28	Paint finish to stairs	223	m2	25.00	5,575

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
FLOOR FINISHES					
29	Epoxy floor finish to car park area	3,306	m2	45.00	148,770
30	Epoxy floor finish to services	496	m2	45.00	22,320
31	Epoxy floor finish to store room	54	m2	45.00	2,430
32	Epoxy floor finish to corridor	15	m2	45.00	675
33	Epoxy floor finish to stairs	66	m2	45.00	2,970
CEILING FINISHES					
34	Paint / sealant to exposed concrete soffits at car park area	3,306	m2	22.50	74,385
35	Suspended plasterboard ceiling including paint finish to services	496	m2	22.50	11,160
36	Suspended plasterboard ceiling including paint finish to store room	54	m2	22.50	1,215
37	Suspended plasterboard ceiling including paint finish to corridor	15	m2	22.50	338
38	Paint to exposed concrete soffits to stairs	66	m2	22.50	1,485
FITMENTS					
39	Allowance for precast concrete wheel stops	100	No	250.00	25,000
40	Allowance for island pavement including kerbs to carpark area	397	m2	250.00	99,250
41	Allowance for wall guards and corner guards to carpark area	3,970	m2	15.00	59,550
42	Allowance for bollards to services area	4	No	500.00	2,000
43	Allowance for shelvings to store room	54	m2	100.00	5,400
44	Allowance for statutory and directional signages	3,970	m2	10.00	39,700
45	Allowance for carpark line markings	3,970	m2	1.20	4,764
HYDRAULIC SERVICES					
46	Hydraulic services, complete	3,970	m2	50.00	198,500
MECHANICAL SERVICES					
47	Mechanical services, complete	3,970	m2	135.00	535,950
ELECTRICAL SERVICES					
48	Electrical services, complete	3,970	m2	125.00	496,250
COMMUNICATION SERVICES					
49	Communications services, complete	3,970	m2	40.00	158,800
FIRE PROTECTION SERVICES					
50	Fire Protection services, complete	3,970	m2	125.00	496,250
SECURITY SERVICES					
51	Security services, complete	3,970	m2	25.00	99,250

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
TRANSPORT SERVICES					
52	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
53	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000
BWIC					
54	Builders Works in Connection with Services	5	%	2,245,000.00	112,250
UNMEASURED SUNDRIES					
55	Allowance for Unmeasured Sundry Items	2.5	%	8,269,956.66	206,749
TOTAL NET CONSTRUCTION COST					8,588,956

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,293	m2	927.66	5,837,782
2	Columns	10,522	m2	105.20	1,106,915
3	Upper Floors	5,366	m2	811.62	4,355,180
4	Staircases	60	m.rise	9,009.00	540,540
5	Roof	8,885	m2	775.47	6,890,058
6	External Walls and Windows	7,365	m2	1,625.92	11,974,883
7	External Doors	22	No	8,745.58	192,403
8	Internal Walls and Screens	9,703	m2	705.04	6,841,027
9	Internal Doors	99	No	2,914.11	288,497
10	Wall Finishes	23,215	m2	175.51	4,074,578
11	Floor Finishes	7,658	m2	175.75	1,345,864
12	Ceiling Finishes	7,658	m2	644.19	4,933,178
13	Fitments	8,866	m2	327.81	2,906,348
14	Special Equipment	786	m2	2,500.00	1,965,000
15	Hydraulic Services	10,522	m2	111.21	1,170,200
16	Mechanical Services	7,576	m2	785.93	5,954,211
17	Electrical Services	11,352	m2	576.82	6,548,105
18	Communication Services	10,522	m2	26.25	276,203
19	Fire Protection Services	10,522	m2	199.50	2,099,139
20	Security Services	10,522	m2	32.30	339,837
21	Transport Services	10,522	m2	97.80	1,029,000
	TOTAL NET CONSTRUCTION COST				70,668,945

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	10,522	m2	36.66	385,716
2	External Works and Services	10,522	m2	155.93	1,640,650
TOTAL NET CONSTRUCTION COST					2,026,366

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 1 - Hive Site - P90 Rev 1

Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	Construction Costs				
	Site Enabling Works				1,336,424
1	Basement Car Park Building Works	3,624	m2	3,009	10,905,045
2	TCH Building Works	12,153	m2	6,298	76,545,005
	Site Specific and External Works				2,258,731
	Specialist Performance FFE				1,250,000
	Estimated Net Construction Cost [A]				92,295,205
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.0	%	92,295,205	7,383,616
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.0	%	99,678,822	9,967,882
	Managing Contractor Target GCS Construction Sum [B]				109,646,704
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.5	%	109,646,704	1,644,701
6	Off-site Overheads [5% x B]	5.0	%	109,646,704	5,482,335
7	On-site Overheads [12% x B]	12.0	%	109,646,704	13,157,604
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.0	%	129,931,344	10,394,508
9	Provisional Delay Allowances [0.5% x B]	0.5	%	109,646,704	548,234
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				140,874,085
10	6 Star Green Star (Allowance)]	10.00	%	140,874,085	14,087,408
	Total Project Construction Cost Estimate [D]				154,961,493
	Non-Contract Costs				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.1	%	154,961,493	154,961
12	Statutory Charges and Head works	0.7	%	154,961,493	1,084,730
13	Power Authority Charges	0.4	%	154,961,493	619,846
14	Statutory Fees and Authority Charges Contingency	0.5	%	154,961,493	774,807
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,964,345
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.0	%	154,961,493	3,099,230

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.5	%	154,961,493	774,807
17	Audit Programmer	0.1	%	154,961,493	154,961
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.5	%	154,961,493	774,807
	Sub-Total - Estimated Principal's Consultants				4,953,806
19	Project Management/Professional Services Fees	2.4	%	154,961,493	3,719,076
20	Principal's Representative	1.7	%	154,961,493	2,634,345
21	Site Representative	0.6	%	154,961,493	929,769
	Sub-Total - Estimated Major Project Fees				7,283,190
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				<u>500,000</u>
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				23,581,342
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	178,542,835.3	8,927,142
24	P50 Unallocated Project Contingency (Unreserved)	1	Item	8,405,869.90	8,405,870
25	P90 Unallocated Project Contingency (Unreserved)	1	Item	24,875,156.31	0
	Sub-Total - Project Total Contingency				17,333,012
	Q-Leave 0.575%				
26	Q-Leave Levy (0.575%)	0.57	%	195,875,846.9	1,126,286
	ESTIMATED CURRENT DAY TOTAL COST				197,002,133
27	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.77	%	197,002,133	35,004,172
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				232,006,305
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				232,006,305

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION					
<u>Existing Buildings</u>					
1	Demolition of two level concrete and steel framed building (Enterprise House)	1,480	m2	300.00	444,000
2	Demolition of single level concrete masonry building (Bowls Club)	215	m2	300.00	64,500
3	Demolish single storey timber clad building	122	m2	275.00	33,550
4	Extra over Provision for asbestos removal	1	Prov.S	50,000.00	50,000
5	Removal of existing foundations and hardstands within site footprint	10,725	m2	25.00	268,130
<u>Existing Services Connections</u>					
Allow to terminate existing services feed:					
6	- Power & Electrical	1	Item	5,000.00	5,000
7	- Water	1	Item	5,000.00	5,000
8	- Sewer	1	Item	5,000.00	5,000
9	- Stormwater	1	Item	5,000.00	5,000
TRUNK SERVICES AND INFRASTRUCTURE DIVERSIONS					
Demolition Works					
10	Remove DN500 HDPE Pressure Sewer Pipeline.	75	m	250.00	18,750
11	Remove DN150 PVC Pressure Sewer Pipeline under proposed property footprint.	70	m	150.00	10,500
12	Remove DN225 Sewer	92	m	165.00	15,180
13	Remove DN100 Sewer	57	m	150.00	8,550
14	Remove DN375 Trunk Sewer	375	m	175.00	65,625
<u>Sewer</u>					
15	Install DN500 HDPE Pressure Sewer pipeline adjacent to The Strand. (20m under roadway)	90	m	1,524.06	137,165
16	500mm Sluice valve	4	No	5,000.00	20,000
17	500mm Tees	2	No	2,500.00	5,000
18	Extend DN150PVC Pressure sewer pipeline down Sir Leslie Thiess Drive	50	m	1,524.06	76,203
19	150mm sluice valves, 1x DN500 valve	3	No	2,000.00	6,000
20	500mm Valve	1	No	5,000.00	5,000
21	Install D150 PVC diversion sewer from MH 12/1A1 to MH14/1A1 (50m of road crossing)	260	m	137.58	35,772

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
22	Install DN1200 manholes <u>Water</u>	3	No	7,500.00	22,500
23	Standard 32mm water service connection and meter <u>Stormwater</u>	1	Item	5,000.00	5,000
24	New drainage connection to DN525 RCP stormwater main.	1	Item	25,000.00	25,000
TOTAL NET CONSTRUCTION COST					1,336,424

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	9,414	m3	52.00	489,528
2	Disposal of excavated material	9,414	m3		Incl.
3	Allowance for dewatering	3,766	m2	50.00	188,300
4	Extra over allowance for associated works due to site condition	1	P.Sum	100,000.00	100,000
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	3,766	m2	35.00	131,810
6	Extra over for hydrostatic slab and associated drainage, joints etc.	3,766	m2	750.00	2,824,500
RAMP SLAB					
7	Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	140	m2	50.00	7,000
8	Carpark road paving connecting carpark entry ramp	196	m2	350.00	68,600
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	963	m2	1,041.43	1,002,893
10	Foundation allowance to ditto	261	m	1,077.36	281,192
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
11	Lift pits - Service Lift Only	1	No	24,984.00	24,984
12	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
13	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[31 no]	115	m	1,511.43	173,815
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	250-300 thick suspended slab with attached beams propping up to 4200 high	3,488	m2	495.00	1,726,560
15	Allowance for movement joints	3,488	m2	15.00	52,320
16	Allowance for setdowns to accommodate selected flooring system	3,488	m2	15.00	52,320
17	Allowance for forming services related openings &/or penetrations	3,488	m2	5.00	17,440
STAIRCASES					
18	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	19	mrise	4,600.00	87,400
WINDOWS					
	Allowance for windows				N/A
EXTERNAL DOORS					
19	Auto Roller Shutter to Basement Carpark entry ramp	1	No	21,000.00	21,000
INTERNAL WALLS					
N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks					
20	Lift Core Walls, Basement to Ground Level	195	m2	955.00	186,225
N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks					
21	Isolated Stair Walls, Basement to Ground Level	351	m2	942.00	330,642
22	Concrete wall partition to Store Room	27	m2	942.00	25,434
Internal Wall Partitions					
23	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	182	m2	350.00	63,700
INTERNAL DOORS					
24	Solid core fire rated timber doors, single leaf, to staircases	5	No	3,025.90	15,130
25	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
WALL FINISHES					
26	Paint finish to carpark walls and columns	1,656	m2	25.00	41,400
27	Paint finish to services	324	m2	25.00	8,100
28	Paint finish to store room	114	m2	25.00	2,850

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
29	Paint finish to stairs	363	m2	25.00	9,075
	FLOOR FINISHES				
30	Epoxy floor finish to car park area	3,315	m2	45.00	149,175
31	Epoxy floor finish to services	115	m2	45.00	5,175
32	Epoxy floor finish to store room	59	m2	45.00	2,655
33	Epoxy floor finish to stairs	107	m2	45.00	4,815
	CEILING FINISHES				
34	Paint / sealant to exposed concrete soffits at car park area	3,315	m2	22.50	74,588
35	Suspended plasterboard ceiling including paint finish to services	115	m2	22.50	2,588
36	Suspended plasterboard ceiling including paint finish to store room	59	m2	22.50	1,328
37	Paint to exposed concrete soffits to stairs	107	m2	22.50	2,408
	FITMENTS				
38	Allowance for precast concrete wheel stops	94	No	250.00	23,500
39	Allowance for island pavement including kerbs to carpark area	363	m2	250.00	90,750
40	Allowance for wall guards and corner guards to carpark area	3,624	m2	15.00	54,360
41	Allowance for bollards to services area	4	No	500.00	2,000
42	Allowance for shelvings to store room	59	m2	100.00	5,900
43	Allowance for statutory and directional signages	3,624	m2	10.00	36,240
44	Allowance for carpark line markings	3,624	m2	1.20	4,349
	HYDRAULIC SERVICES				
45	Hydraulic services, complete	3,624	m2	50.00	181,200
	MECHANICAL SERVICES				
46	Mechanical services, complete	3,624	m2	135.00	489,240
	ELECTRICAL SERVICES				
47	Electrical services, complete	3,624	m2	125.00	453,000
	COMMUNICATION SERVICES				
48	Communications services, complete	3,624	m2	40.00	144,960
	FIRE PROTECTION SERVICES				
49	Fire Protection services, complete	3,624	m2	125.00	453,000
	SECURITY SERVICES				
50	Security services, complete	3,624	m2	25.00	90,600
	TRANSPORT SERVICES				

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
51	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
52	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000
	BWIC				
53	BWIC to services	5	%	2,072,000.00	103,600
	UNMEASURED SUNDRIES				
54	Allowance for Unmeasured Sundry Items	2.5	%	10,537,994.74	263,450
	TOTAL NET CONSTRUCTION COST				10,905,045

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,477	m2	1,064.67	6,895,872
2	Columns	11,527	m2	104.06	1,199,525
3	Upper Floors	5,676	m2	854.63	4,850,893
4	Staircases	57	m.rise	9,228.95	526,050
5	Roof	7,302	m2	1,071.07	7,820,946
6	External Walls and Windows	8,208	m2	1,565.84	12,852,394
7	External Doors	31	No	7,860.14	243,664
8	Internal Walls and Screens	10,742	m2	715.08	7,681,388
9	Internal Doors	99	No	3,497.51	346,254
10	Wall Finishes	25,560	m2	170.45	4,356,671
11	Floor Finishes	8,650	m2	174.95	1,513,343
12	Ceiling Finishes	8,650	m2	577.36	4,994,145
13	Fitments	7,634	m2	368.99	2,816,859
14	Special Equipment	703	m2	2,503.56	1,760,000
15	Hydraulic Services	11,527	m2	92.14	1,062,050
16	Mechanical Services	8,495	m2	784.12	6,661,057
17	Electrical Services	12,153	m2	574.79	6,985,451
18	Communication Services	11,527	m2	26.25	302,584
19	Fire Protection Services	11,527	m2	199.50	2,299,637
20	Security Services	11,527	m2	30.12	347,223
21	Transport Services	11,527	m2	89.27	1,029,000
TOTAL NET CONSTRUCTION COST					76,545,005

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	11,527	m2	36.90	425,381
2	External Works and Services	11,527	m2	159.05	1,833,350
TOTAL NET CONSTRUCTION COST					2,258,731

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P50 Rev 1



Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	Construction Costs				
	Site Enabling Works				1,336,424
1	Basement Car Park Building Works	3,624	m2	3,009	10,905,045
2	TCH Building Works	12,153	m2	6,298	76,545,005
	Site Specific and External Works				2,258,731
	Specialist Performance FFE				1,250,000
	Estimated Net Construction Cost [A]				92,295,205
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.0	%	92,295,205	7,383,616
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.0	%	99,678,822	9,967,882
	Managing Contractor Target GCS Construction Sum [B]				109,646,704
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.5	%	109,646,704	1,644,701
6	Off-site Overheads [5% x B]	5.0	%	109,646,704	5,482,335
7	On-site Overheads [12% x B]	12.0	%	109,646,704	13,157,604
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.0	%	129,931,344	10,394,508
9	Provisional Delay Allowances [0.5% x B]	0.5	%	109,646,704	548,234
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				140,874,085
10	6 Star Green Star (Allowance)]	10.00	%	140,874,085	14,087,408
	Total Project Construction Cost Estimate [D]				154,961,493
	Non-Contract Costs				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.1	%	154,961,493	154,961
12	Statutory Charges and Head works	0.7	%	154,961,493	1,084,730
13	Power Authority Charges	0.4	%	154,961,493	619,846
14	Statutory Fees and Authority Charges Contingency	0.5	%	154,961,493	774,807
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,964,345
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.0	%	154,961,493	3,099,230

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.5	%	154,961,493	774,807
17	Audit Programmer	0.1	%	154,961,493	154,961
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.5	%	154,961,493	774,807
	Sub-Total - Estimated Principal's Consultants				4,953,806
19	Project Management/Professional Services Fees	2.4	%	154,961,493	3,719,076
20	Principal's Representative	1.7	%	154,961,493	2,634,345
21	Site Representative	0.6	%	154,961,493	929,769
	Sub-Total - Estimated Major Project Fees				7,283,190
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				<u>500,000</u>
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 2 - Strand Site - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				23,581,342
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	178,542,835.3	8,927,142
24	P50 Unallocated Project Contingency (Unreserved)	1	Item	8,405,869.90	0
25	P90 Unallocated Project Contingency (Unreserved)	1	Item	24,875,156.31	24,875,156
	Sub-Total - Project Total Contingency				33,802,298
	Q-Leave 0.575%				
26	Q-Leave Levy (0.575%)	0.57	%	212,345,133.4	1,220,985
	ESTIMATED CURRENT DAY TOTAL COST				213,566,118
27	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.79	%	213,566,118	37,990,948
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				251,557,066
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				251,557,066

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION					
<u>Existing Buildings</u>					
1	Demolition of two level concrete and steel framed building (Enterprise House)	1,480	m2	300.00	444,000
2	Demolition of single level concrete masonry building (Bowls Club)	215	m2	300.00	64,500
3	Demolish single storey timber clad building	122	m2	275.00	33,550
4	Extra over Provision for asbestos removal	1	Prov.S	50,000.00	50,000
5	Removal of existing foundations and hardstands within site footprint	10,725	m2	25.00	268,130
<u>Existing Services Connections</u>					
Allow to terminate existing services feed:					
6	- Power & Electrical	1	Item	5,000.00	5,000
7	- Water	1	Item	5,000.00	5,000
8	- Sewer	1	Item	5,000.00	5,000
9	- Stormwater	1	Item	5,000.00	5,000
TRUNK SERVICES AND INFRASTRUCTURE DIVERSIONS					
Demolition Works					
10	Remove DN500 HDPE Pressure Sewer Pipeline.	75	m	250.00	18,750
11	Remove DN150 PVC Pressure Sewer Pipeline under proposed property footprint.	70	m	150.00	10,500
12	Remove DN225 Sewer	92	m	165.00	15,180
13	Remove DN100 Sewer	57	m	150.00	8,550
14	Remove DN375 Trunk Sewer	375	m	175.00	65,625
<u>Sewer</u>					
15	Install DN500 HDPE Pressure Sewer pipeline adjacent to The Strand. (20m under roadway)	90	m	1,524.06	137,165
16	500mm Sluice valve	4	No	5,000.00	20,000
17	500mm Tees	2	No	2,500.00	5,000
18	Extend DN150PVC Pressure sewer pipeline down Sir Leslie Thiess Drive	50	m	1,524.06	76,203
19	150mm sluice valves, 1x DN500 valve	3	No	2,000.00	6,000
20	500mm Valve	1	No	5,000.00	5,000
21	Install D150 PVC diversion sewer from MH 12/1A1 to MH14/1A1 (50m of road crossing)	260	m	137.58	35,772

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
22	Install DN1200 manholes <u>Water</u>	3	No	7,500.00	22,500
23	Standard 32mm water service connection and meter <u>Stormwater</u>	1	Item	5,000.00	5,000
24	New drainage connection to DN525 RCP stormwater main.	1	Item	25,000.00	25,000
TOTAL NET CONSTRUCTION COST					1,336,424

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	9,414	m3	52.00	489,528
2	Disposal of excavated material	9,414	m3		Incl.
3	Allowance for dewatering	3,766	m2	50.00	188,300
4	Extra over allowance for associated works due to site condition	1	P.Sum	100,000.00	100,000
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	3,766	m2	35.00	131,810
6	Extra over for hydrostatic slab and associated drainage, joints etc.	3,766	m2	750.00	2,824,500
RAMP SLAB					
7	Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	140	m2	50.00	7,000
8	Carpark road paving connecting carpark entry ramp	196	m2	350.00	68,600
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	963	m2	1,041.43	1,002,893
10	Foundation allowance to ditto	261	m	1,077.36	281,192
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
11	Lift pits - Service Lift Only	1	No	24,984.00	24,984
12	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
13	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[31 no]	115	m	1,511.43	173,815
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	250-300 thick suspended slab with attached beams propping up to 4200 high	3,488	m2	495.00	1,726,560
15	Allowance for movement joints	3,488	m2	15.00	52,320
16	Allowance for setdowns to accommodate selected flooring system	3,488	m2	15.00	52,320
17	Allowance for forming services related openings &/or penetrations	3,488	m2	5.00	17,440
STAIRCASES					
18	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	19	mrise	4,600.00	87,400
WINDOWS					
	Allowance for windows				N/A
EXTERNAL DOORS					
19	Auto Roller Shutter to Basement Carpark entry ramp	1	No	21,000.00	21,000
INTERNAL WALLS					
N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks					
20	Lift Core Walls, Basement to Ground Level	195	m2	955.00	186,225
N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks					
21	Isolated Stair Walls, Basement to Ground Level	351	m2	942.00	330,642
22	Concrete wall partition to Store Room	27	m2	942.00	25,434
Internal Wall Partitions					
23	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	182	m2	350.00	63,700
INTERNAL DOORS					
24	Solid core fire rated timber doors, single leaf, to staircases	5	No	3,025.90	15,130
25	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
WALL FINISHES					
26	Paint finish to carpark walls and columns	1,656	m2	25.00	41,400
27	Paint finish to services	324	m2	25.00	8,100
28	Paint finish to store room	114	m2	25.00	2,850

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
29	Paint finish to stairs	363	m2	25.00	9,075
	FLOOR FINISHES				
30	Epoxy floor finish to car park area	3,315	m2	45.00	149,175
31	Epoxy floor finish to services	115	m2	45.00	5,175
32	Epoxy floor finish to store room	59	m2	45.00	2,655
33	Epoxy floor finish to stairs	107	m2	45.00	4,815
	CEILING FINISHES				
34	Paint / sealant to exposed concrete soffits at car park area	3,315	m2	22.50	74,588
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37	Paint to exposed concrete soffits to stairs	107	m2	22.50	2,408
	FITMENTS				
38	Allowance for precast concrete wheel stops	94	No	250.00	23,500
39	Allowance for island pavement including kerbs to carpark area	363	m2	250.00	90,750
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42	Allowance for shelvings to store room	59	m2	100.00	5,900
43	Allowance for statutory and directional signages	3,624	m2	10.00	36,240
44	Allowance for carpark line markings	3,624	m2	1.20	4,349
	HYDRAULIC SERVICES				
45	Hydraulic services, complete	3,624	m2	50.00	181,200
	MECHANICAL SERVICES				
46	Mechanical services, complete	3,624	m2	135.00	489,240
	ELECTRICAL SERVICES				
47	Electrical services, complete	3,624	m2	125.00	453,000
	COMMUNICATION SERVICES				
48	Communications services, complete	3,624	m2	40.00	144,960
	FIRE PROTECTION SERVICES				
49	Fire Protection services, complete	3,624	m2	125.00	453,000
	SECURITY SERVICES				
50	Security services, complete	3,624	m2	25.00	90,600
	TRANSPORT SERVICES				

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
51	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
52	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000
	BWIC				
53	BWIC to services	5	%	2,072,000.00	103,600
	UNMEASURED SUNDRIES				
54	Allowance for Unmeasured Sundry Items	2.5	%	10,537,994.74	263,450
	TOTAL NET CONSTRUCTION COST				10,905,045

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1



TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,477	m2	1,064.67	6,895,872
2	Columns	11,527	m2	104.06	1,199,525
3	Upper Floors	5,676	m2	854.63	4,850,893
4	Staircases	57	m.rise	9,228.95	526,050
5	Roof	7,302	m2	1,071.07	7,820,946
6	External Walls and Windows	8,208	m2	1,565.84	12,852,394
7	External Doors	31	No	7,860.14	243,664
8	Internal Walls and Screens	10,742	m2	715.08	7,681,388
9	Internal Doors	99	No	3,497.51	346,254
10	Wall Finishes	25,560	m2	170.45	4,356,671
11	Floor Finishes	8,650	m2	174.95	1,513,343
12	Ceiling Finishes	8,650	m2	577.36	4,994,145
13	Fitments	7,634	m2	368.99	2,816,859
14	Special Equipment	703	m2	2,503.56	1,760,000
15	Hydraulic Services	11,527	m2	92.14	1,062,050
16	Mechanical Services	8,495	m2	784.12	6,661,057
17	Electrical Services	12,153	m2	574.79	6,985,451
18	Communication Services	11,527	m2	26.25	302,584
19	Fire Protection Services	11,527	m2	199.50	2,299,637
20	Security Services	11,527	m2	30.12	347,223
21	Transport Services	11,527	m2	89.27	1,029,000
TOTAL NET CONSTRUCTION COST					76,545,005

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	11,527	m2	36.90	425,381
2	External Works and Services	11,527	m2	159.05	1,833,350
TOTAL NET CONSTRUCTION COST					2,258,731

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 2 - Strand Site - P90 Rev 1

Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	<u>Construction Costs</u>				
	Site Enabling Works				747,905
1	Basement Car Park Building Works	3,670	m2	2,183.67	8,014,057
2	TCH Building Works	11,352	m2	6,225	70,668,945
	Site Specific and External Works				4,338,545
	Specialist Performance FFE				<u>1,250,000</u>
	Estimated Net Construction Cost [A]				85,019,452
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.00	%	85,019,452	6,801,556
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.00	%	91,821,008	9,182,101
	Managing Contractor Target GCS Construction Sum [B]				101,003,109
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.50	%	101,003,109	1,515,047
6	Off-site Overheads [5% x B]	5.00	%	101,003,109	5,050,155
7	On-site Overheads [12% x B]	12.00	%	101,003,109	12,120,373
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.00	%	119,688,684	9,575,095
9	Provisional Delay Allowances [0.5% x B]	0.50	%	101,003,109	505,016
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				129,768,795
10	6 Star Green Star (Allowance)]	10.00	%	129,768,795	12,976,879
	Total Project Construction Cost Estimate [D]				142,745,674
	<u>Non-Contract Costs</u>				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.10	%	142,745,674	142,746
12	Statutory Charges and Headworks	0.70	%	142,745,674	999,220
13	Power Authority Charges	0.40	%	142,745,674	570,983
14	Statutory Fees and Authority Charges Contingency	0.50	%	142,745,674	713,728
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,756,676
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.00	%	142,745,674	2,854,913

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.50	%	142,745,674	713,728
17	Audit Programmer	0.10	%	142,745,674	142,746
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.50	%	142,745,674	713,728
	Sub-Total - Estimated Principal's Consultants				4,575,116
19	Project Management/Professional Services Fees	2.40	%	142,745,674	3,425,896
20	Principal's Representative	1.70	%	142,745,674	2,426,676
21	Site Representative	0.60	%	142,745,674	856,474
	Sub-Total - Estimated Major Project Fees				6,709,047
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				500,000
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P50 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				22,420,839
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	165,166,513.1	8,258,326
	P50 Unallocated Project Contingency (Unreserved)	1		8,754,605.46	8,754,605
	P90 Unallocated Project Contingency (Unreserved)	1		23,698,584.39	0
	Sub-Total - Project Total Contingency				17,012,931
	Q-Leave 0.575%				
24	Q-Leave Levy (0.575%)	0.57	%	182,179,444.2	1,047,532
	ESTIMATED CURRENT DAY TOTAL COST				183,226,976
25	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.09	%	183,226,976	31,316,143
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				214,543,119
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				214,543,119

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1



Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION WORKS					
<u>Demolish Existing Bus Stop Shelters</u>					
1	Demolish and remove existing bus stop shelters	2	No	5,000.00	10,000
<u>Demountable Buildings</u>					
2	Remove demountable ablutions block including capping of services	1	Item	5,000.00	5,000
SITE CLEARING					
3	Clear carpark islands, lighting and plants	24,644	m2	25.00	616,100
INFRASTRUCTURE DIVERSIONS & INSTALLATION WORKS					
<u>Sewer</u>					
4	Install 150 dia. Sewer line in trench and connection to manhole	50	m	137.58	6,879
<u>Water</u>					
5	New 32 dia. water service	50	m	125.00	6,250
6	Meter to suit above	1	No	1,500.00	1,500
<u>Stormwater</u>					
7	New stormwater drainage connection to existing 1200dia. line	50	m	2,043.52	102,176
TOTAL NET CONSTRUCTION COST					747,905

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	9,641	m3	52.00	501,332
2	Disposal of excavated material	9,641	m3		Incl.
3	Allowance for dewatering	3,857	m2	50.00	192,850
4	Extra over allowance for associated works due to site condition	1	Item		
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	3,857	m2	35.00	134,995
RAMP SLAB					
6	Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	125	m2	50.00	6,250
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
7	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	1,110	m2	1,041.43	1,155,983
8	Foundation allowance to ditto	300	m	1,077.36	323,209
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Lift pits - Service Lift Only	1	No	24,984.00	24,984
10	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
11	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[48 no]	178	m	1,511.43	269,035
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					
12	250-300 thick suspended slab with attached beams propping up to 4200 high	3,575	m2	495.00	1,769,625
13	Allowance for movement joints	3,575	m2	15.00	53,625

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	Allowance for setdowns to accommodate selected flooring system	3,575	m2	15.00	53,625
15	Allowance for forming services related openings &/or penetrations	3,575	m2	5.00	17,875
	STAIRCASES				
16	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	12	mrise	4,600.00	55,200
	WINDOWS				
	Allowance for windows				N/A
	EXTERNAL DOORS				
17	Auto Roller Shutter to Basement Carpark entry ramp	1	No	19,688.00	19,688
	INTERNAL WALLS				
	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
18	Lift Core Walls, Basement to Ground Level	118	m2	955.00	112,690
	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
19	Isolated Stair Walls, Basement to Ground Level	210	m2	942.00	197,820
	Internal Wall Partitions				
20	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	344	m2	350.00	120,400
	INTERNAL DOORS				
21	Solid core fire rated timber doors, single leaf, to staircases	4	No	3,025.90	12,104
22	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
	WALL FINISHES				
23	Paint finish to carpark walls and columns	1,894	m2	25.00	47,350
24	Paint finish to services	276	m2	25.00	6,900
25	Wall finish including waterproofing to tank room	241	m2	25.00	6,025
26	Paint finish to stairs	235	m2	25.00	5,875
	FLOOR FINISHES				
27	Epoxy floor finish to car park area	3,195	m2	45.00	143,775

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
28	Epoxy floor finish to services	169	m2	45.00	7,605
29	Floor finish including waterproofing to tank room	210	m2	45.00	9,450
30	Epoxy floor finish to stairs	72	m2	45.00	3,240
CEILING FINISHES					
31	Paint / sealant to exposed concrete soffits at car park area	3,195	m2	22.50	71,888
32	Suspended plasterboard ceiling including paint finish to services	169	m2	22.50	3,803
33	Exposed concrete soffits finish including waterproofing to tank room	210	m2	22.50	4,725
34	Paint to exposed concrete soffits to stairs	72	m2	22.50	1,620
FITMENTS					
35	Allowance for precast concrete wheel stops	96	No	250.00	24,000
36	Allowance for island pavement including kerbs to carpark area	367	m2	250.00	91,750
37	Allowance for wall guards and corner guards to carpark area	3,670	m2	15.00	55,050
38	Allowance for bollards to services area	4	No	500.00	2,000
39	Allowance for statutory and directional signages	3,670	m2	10.00	36,700
40	Allowance for carpark line markings	3,670	m2	1.20	4,404
HYDRAULIC SERVICES					
41	Hydraulic services, complete	3,670	m2	50.00	183,500
MECHANICAL SERVICES					
42	Mechanical services, complete	3,670	m2	135.00	495,450
ELECTRICAL SERVICES					
43	Electrical services, complete	3,670	m2	125.00	458,750
COMMUNICATION SERVICES					
44	Communications services, complete	3,670	m2	40.00	146,800
FIRE PROTECTION SERVICES					
45	Fire Protection services, complete	3,670	m2	125.00	458,750
SECURITY SERVICES					
46	Security services, complete	3,670	m2	25.00	91,750
TRANSPORT SERVICES					
47	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
48	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
UNMEASURED SUNDRIES					
49	BWIC to services	5	%	2,095,000.00	104,750
50	Allowance for Unmeasured Sundry Items	2.5	%	7,716,397.06	192,910
TOTAL NET CONSTRUCTION COST					8,014,057

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,293	m2	927.66	5,837,782
2	Columns	10,522	m2	105.20	1,106,915
3	Upper Floors	5,366	m2	811.62	4,355,180
4	Staircases	60	m.rise	9,009.00	540,540
5	Roof	8,885	m2	775.47	6,890,058
6	External Walls and Windows	7,365	m2	1,625.92	11,974,883
7	External Doors	22	No	8,745.58	192,403
8	Internal Walls and Screens	9,703	m2	705.04	6,841,027
9	Internal Doors	99	No	2,914.11	288,497
10	Wall Finishes	23,215	m2	175.51	4,074,578
11	Floor Finishes	7,658	m2	175.75	1,345,864
12	Ceiling Finishes	7,658	m2	644.19	4,933,178
13	Fitments	8,866	m2	327.81	2,906,348
14	Special Equipment	786	m2	2,500.00	1,965,000
15	Hydraulic Services	10,522	m2	111.21	1,170,200
16	Mechanical Services	7,576	m2	785.93	5,954,211
17	Electrical Services	11,352	m2	576.82	6,548,105
18	Communication Services	10,522	m2	26.25	276,203
19	Fire Protection Services	10,522	m2	199.50	2,099,139
20	Security Services	10,522	m2	32.30	339,837
21	Transport Services	10,522	m2	97.80	1,029,000
TOTAL NET CONSTRUCTION COST					70,668,945

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	10,522	m2	65.93	693,665
2	External Works and Services	10,522	m2	346.41	3,644,880
TOTAL NET CONSTRUCTION COST					4,338,545

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P50 Rev 1



Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	<u>Construction Costs</u>				
	Site Enabling Works				747,905
1	Basement Car Park Building Works	3,670	m2	2,183.67	8,014,057
2	TCH Building Works	11,352	m2	6,225	70,668,945
	Site Specific and External Works				4,338,545
	Specialist Performance FFE				<u>1,250,000</u>
	Estimated Net Construction Cost [A]				85,019,452
	Contractor Preliminaries, Overheads & Margin				
3	Trade Preliminaries Allowance [8% x A]	8.00	%	85,019,452	6,801,556
4	Design & Construction Contingency [10% x A07+Trade Prel]	10.00	%	91,821,008	9,182,101
	Managing Contractor Target GCS Construction Sum [B]				101,003,109
	MC Fees & Allowances				
5	Management Fee [1.5% x B]	1.50	%	101,003,109	1,515,047
6	Off-site Overheads [5% x B]	5.00	%	101,003,109	5,050,155
7	On-site Overheads [12% x B]	12.00	%	101,003,109	12,120,373
8	Managing Contractors Design Consultants [8% x (B+C01+C02+C03)]	8.00	%	119,688,684	9,575,095
9	Provisional Delay Allowances [0.5% x B]	0.50	%	101,003,109	505,016
	Best Practice Principle Provisions				Incl.
	Total MC Contract Costs (C)				129,768,795
10	6 Star Green Star (Allowance)]	10.00	%	129,768,795	12,976,879
	Total Project Construction Cost Estimate [D]				142,745,674
	<u>Non-Contract Costs</u>				
	Group 2 and 3 FF&E and Active ICT Equipment				5,000,000
	Sub-Total - FF&E and Active ICT				5,000,000
	Financial Checks on Tenders				30,000
	OH&S Audits & Reporting				50,000
	Public Notification				100,000
	QFES Fees				150,000
	Development Approval Fees				Excl.
11	Green Building Council Certification	0.10	%	142,745,674	142,746
12	Statutory Charges and Headworks	0.70	%	142,745,674	999,220
13	Power Authority Charges	0.40	%	142,745,674	570,983
14	Statutory Fees and Authority Charges Contingency	0.50	%	142,745,674	713,728
	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges				2,756,676
	Land Acquisition Costs				Excl.
15	Principals Consultant (PD and 50% SD)	2.00	%	142,745,674	2,854,913

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
16	Audit Quantity Surveyor (0.50%)	0.50	%	142,745,674	713,728
17	Audit Programmer	0.10	%	142,745,674	142,746
	Probity Advisor				50,000
	Town Planning				100,000
18	Principal's Consultants Contingency	0.50	%	142,745,674	713,728
	Sub-Total - Estimated Principal's Consultants				4,575,116
19	Project Management/Professional Services Fees	2.40	%	142,745,674	3,425,896
20	Principal's Representative	1.70	%	142,745,674	2,426,676
21	Site Representative	0.60	%	142,745,674	856,474
	Sub-Total - Estimated Major Project Fees				6,709,047
	Preliminary Site Investigations				100,000
	Preliminary Survey				100,000
	Preliminary QS				100,000
	Preliminary Programmer				50,000
	Sub-Total - Estimated Preliminary Works				350,000
	Design Brief				100,000
	Design Competition Fees				Excl.
	Site Survey				100,000
	Native Title Assessment				30,000
	Cultural Heritage				100,000
	Specialist Lighting				50,000
	Building Services Audit/Advisor				100,000
	Legal Advice				100,000
	Geotechnical Services				200,000
	AV/IT				50,000
	Security				50,000
	Sustainability				50,000
	Accessibility				50,000
	Crowd Modelling				100,000
	BIM				100,000
	Consultant Contingency				500,000
	Sub-Total - Estimated Specialist Consultant Advice				1,680,000
	Communications & Stakeholder Management				200,000
	Travel				50,000
	Disbursements				100,000
	Sub-Total - Estimated Other Project Costs				350,000
	Client Managed Costs 1 (Resources)				TBA
	Client Managed Costs 2 (Temporary Accommodation/Relocation)				TBA

Project : Townsville Concert Hall
 Cost Plan : TSV Concert Hall - Concept Site Options
 Revision : Option 3 - Dean Street - P90 Rev 1



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
22	Project Validation Report (Business Case)	1.00	Item	1,000,000	1,000,000
	Total Non-Contract Costs				22,420,839
23	PM Allowances (Risk Items Held Against Contingency)	5.00	%	165,166,513.1	8,258,326
	P50 Unallocated Project Contingency (Unreserved)	1		8,754,605.46	0
	P90 Unallocated Project Contingency (Unreserved)	1		23,698,584.39	23,698,584
	Sub-Total - Project Total Contingency				31,956,910
	Q-Leave 0.575%				
24	Q-Leave Levy (0.575%)	0.57	%	174,702,584.1	1,004,540
	ESTIMATED CURRENT DAY TOTAL COST				198,127,963
25	Escalation Provision Through Construction to an Assumed Completion Date [4Qtr 2027 - Based On Cash Flow Forecast]	17.10	%	198,127,963	33,876,229
	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)				232,004,192
	Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST				232,004,192

Project : Townsville Concert Hall

Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1



Site Enabling Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
DEMOLITION WORKS					
<u>Demolish Existing Bus Stop Shelters</u>					
1	Demolish and remove existing bus stop shelters	2	No	5,000.00	10,000
<u>Demountable Buildings</u>					
2	Remove demountable ablutions block including capping of services	1	Item	5,000.00	5,000
SITE CLEARING					
3	Clear carpark islands, lighting and plants	24,644	m2	25.00	616,100
INFRASTRUCTURE DIVERSIONS & INSTALLATION WORKS					
<u>Sewer</u>					
4	Install 150 dia. Sewer line in trench and connection to manhole	50	m	137.58	6,879
<u>Water</u>					
5	New 32 dia. water service	50	m	125.00	6,250
6	Meter to suit above	1	No	1,500.00	1,500
<u>Stormwater</u>					
7	New stormwater drainage connection to existing 1200dia. line	50	m	2,043.52	102,176
TOTAL NET CONSTRUCTION COST					747,905

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
EXCAVATION					
1	Bulk excavation	9,641	m3	52.00	501,332
2	Disposal of excavated material	9,641	m3		Incl.
3	Allowance for dewatering	3,857	m2	50.00	192,850
4	Extra over allowance for associated works due to site condition	1	Item		
WATERPROOFING					
5	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	3,857	m2	35.00	134,995
RAMP SLAB					
6	Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	125	m2	50.00	6,250
RETAINING WALL					
N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
7	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	1,110	m2	1,041.43	1,155,983
8	Foundation allowance to ditto	300	m	1,077.36	323,209
N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill					
9	Lift pits - Service Lift Only	1	No	24,984.00	24,984
10	Foundation pad to ditto	1	No	28,800.00	28,800
CONCRETE COLUMNS					
N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					
11	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[48 no]	178	m	1,511.43	269,035
UPPER FLOORS					
N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish					
12	250-300 thick suspended slab with attached beams propping up to 4200 high	3,575	m2	495.00	1,769,625
13	Allowance for movement joints	3,575	m2	15.00	53,625

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
14	Allowance for setdowns to accommodate selected flooring system	3,575	m2	15.00	53,625
15	Allowance for forming services related openings &/or penetrations	3,575	m2	5.00	17,875
	STAIRCASES				
16	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	12	mrise	4,600.00	55,200
	WINDOWS				
	Allowance for windows				N/A
	EXTERNAL DOORS				
17	Auto Roller Shutter to Basement Carpark entry ramp	1	No	19,688.00	19,688
	INTERNAL WALLS				
	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
18	Lift Core Walls, Basement to Ground Level	118	m2	955.00	112,690
	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				
19	Isolated Stair Walls, Basement to Ground Level	210	m2	942.00	197,820
	Internal Wall Partitions				
20	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	344	m2	350.00	120,400
	INTERNAL DOORS				
21	Solid core fire rated timber doors, single leaf, to staircases	4	No	3,025.90	12,104
22	Allowance for double leaf fire rated internal doors to services and store room	10	No	4,514.86	45,149
	WALL FINISHES				
23	Paint finish to carpark walls and columns	1,894	m2	25.00	47,350
24	Paint finish to services	276	m2	25.00	6,900
25	Wall finish including waterproofing to tank room	241	m2	25.00	6,025
26	Paint finish to stairs	235	m2	25.00	5,875
	FLOOR FINISHES				
27	Epoxy floor finish to car park area	3,195	m2	45.00	143,775

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
28	Epoxy floor finish to services	169	m2	45.00	7,605
29	Floor finish including waterproofing to tank room	210	m2	45.00	9,450
30	Epoxy floor finish to stairs	72	m2	45.00	3,240
CEILING FINISHES					
31	Paint / sealant to exposed concrete soffits at car park area	3,195	m2	22.50	71,888
32	Suspended plasterboard ceiling including paint finish to services	169	m2	22.50	3,803
33	Exposed concrete soffits finish including waterproofing to tank room	210	m2	22.50	4,725
34	Paint to exposed concrete soffits to stairs	72	m2	22.50	1,620
FITMENTS					
35	Allowance for precast concrete wheel stops	96	No	250.00	24,000
36	Allowance for island pavement including kerbs to carpark area	367	m2	250.00	91,750
37	Allowance for wall guards and corner guards to carpark area	3,670	m2	15.00	55,050
38	Allowance for bollards to services area	4	No	500.00	2,000
39	Allowance for statutory and directional signages	3,670	m2	10.00	36,700
40	Allowance for carpark line markings	3,670	m2	1.20	4,404
HYDRAULIC SERVICES					
41	Hydraulic services, complete	3,670	m2	50.00	183,500
MECHANICAL SERVICES					
42	Mechanical services, complete	3,670	m2	135.00	495,450
ELECTRICAL SERVICES					
43	Electrical services, complete	3,670	m2	125.00	458,750
COMMUNICATION SERVICES					
44	Communications services, complete	3,670	m2	40.00	146,800
FIRE PROTECTION SERVICES					
45	Fire Protection services, complete	3,670	m2	125.00	458,750
SECURITY SERVICES					
46	Security services, complete	3,670	m2	25.00	91,750
TRANSPORT SERVICES					
47	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	200,000.00	200,000
48	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	20,000.00	60,000

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Basement Car Park Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
UNMEASURED SUNDRIES					
49	BWIC to services	5	%	2,095,000.00	104,750
50	Allowance for Unmeasured Sundry Items	2.5	%	7,716,397.06	192,910
TOTAL NET CONSTRUCTION COST					8,014,057

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

TCH Building Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Substructure	6,293	m2	927.66	5,837,782
2	Columns	10,522	m2	105.20	1,106,915
3	Upper Floors	5,366	m2	811.62	4,355,180
4	Staircases	60	m.rise	9,009.00	540,540
5	Roof	8,885	m2	775.47	6,890,058
6	External Walls and Windows	7,365	m2	1,625.92	11,974,883
7	External Doors	22	No	8,745.58	192,403
8	Internal Walls and Screens	9,703	m2	705.04	6,841,027
9	Internal Doors	99	No	2,914.11	288,497
10	Wall Finishes	23,215	m2	175.51	4,074,578
11	Floor Finishes	7,658	m2	175.75	1,345,864
12	Ceiling Finishes	7,658	m2	644.19	4,933,178
13	Fitments	8,866	m2	327.81	2,906,348
14	Special Equipment	786	m2	2,500.00	1,965,000
15	Hydraulic Services	10,522	m2	111.21	1,170,200
16	Mechanical Services	7,576	m2	785.93	5,954,211
17	Electrical Services	11,352	m2	576.82	6,548,105
18	Communication Services	10,522	m2	26.25	276,203
19	Fire Protection Services	10,522	m2	199.50	2,099,139
20	Security Services	10,522	m2	32.30	339,837
21	Transport Services	10,522	m2	97.80	1,029,000
TOTAL NET CONSTRUCTION COST					70,668,945

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Site Specific and External Works

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Site Preparation	10,522	m2	65.93	693,665
2	External Works and Services	10,522	m2	346.41	3,644,880
TOTAL NET CONSTRUCTION COST					4,338,545

Project : Townsville Concert Hall



Cost Plan : TSV Concert Hall - Concept Site Options

Revision : Option 3 - Dean Street - P90 Rev 1

Specialist Performance FFE

Item	Description	Elemental Qty	Unit	Elemental Rate	Total
1	Performance lighting and rigging system	1	P.Sum	500,000.00	500,000
2	Sound system	1	P.Sum	500,000.00	500,000
3	Orchestral provision	1	P.Sum	100,000.00	100,000
4	Specialist stage access	1	P.Sum	150,000.00	150,000
TOTAL NET CONSTRUCTION COST					1,250,000

Appendix B

Risk Analysis Outputs

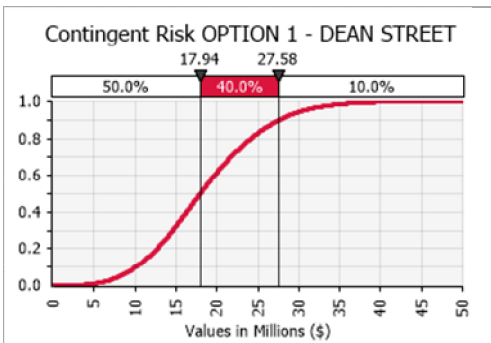


Contingent Risk - DEAN STREET - 'Contingent Risk'!BY54

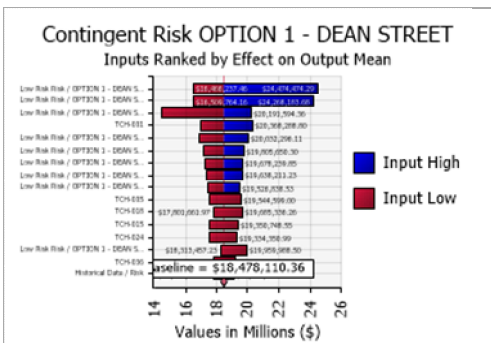
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 1,231,066.25
Maximum	\$ 45,963,660.15
Mean	\$ 18,478,110.36
Std. Deviation	\$ 6,795,814.90
Variance	4.618E+013
Skewness	0.4163
Kurtosis	3.0808
Median	\$ 17,944,446.62
Mode	\$ 17,031,241.11
Left X	\$ 17,944,446.62
Left P	50%
Right X	\$ 27,578,151.34
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 5,106,536.38
2.5%	\$ 6,618,396.32
5%	\$ 8,135,235.35
10%	\$ 10,072,071.73
20%	\$ 12,659,388.34
25%	\$ 13,653,503.59
50%	\$ 17,944,446.62
75%	\$ 22,839,004.27
80%	\$ 24,156,453.37
90%	\$ 27,578,151.34
95%	\$ 30,458,036.14
97.5%	\$ 33,048,117.94
99%	\$ 36,308,294.83



Change in Output			
Rank	Name	Lower	Upper
1	Low Risk Risk / OPTION 1 - DEAN STREET (BY20)	\$ 16,466,237.46	\$ 24,474,474.29
2	Low Risk Risk / OPTION 1 - DEAN STREET (BY33)	\$ 16,509,764.16	\$ 24,268,183.68
3	Low Risk Risk / OPTION 1 - DEAN STREET (BY16)	\$ 14,479,981.04	\$ 20,191,594.36
4	TCH-001	\$ 16,935,008.28	\$ 20,368,288.80
5	Low Risk Risk / OPTION 1 - DEAN STREET (BY42)	\$ 16,923,924.61	\$ 20,032,296.11
6	Low Risk Risk / OPTION 1 - DEAN STREET (BY30)	\$ 17,150,570.42	\$ 19,805,650.30
7	Low Risk Risk / OPTION 1 - DEAN STREET (BY39)	\$ 17,277,980.87	\$ 19,678,239.85
8	Low Risk Risk / OPTION 1 - DEAN STREET (BY51)	\$ 17,318,009.50	\$ 19,638,211.23
9	Low Risk Risk / OPTION 1 - DEAN STREET (BY35)	\$ 17,429,382.19	\$ 19,526,838.53
10	TCH-005	\$ 17,557,847.31	\$ 19,544,599.00
11	TCH-018	\$ 17,801,661.97	\$ 19,685,336.26
12	TCH-015	\$ 17,517,982.84	\$ 19,350,748.55
13	TCH-024	\$ 17,507,764.55	\$ 19,334,350.99

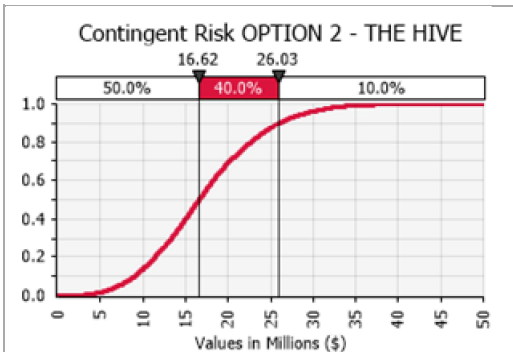


Contingent Risk - THE HIVE - 'Contingent Risk'!BZ54

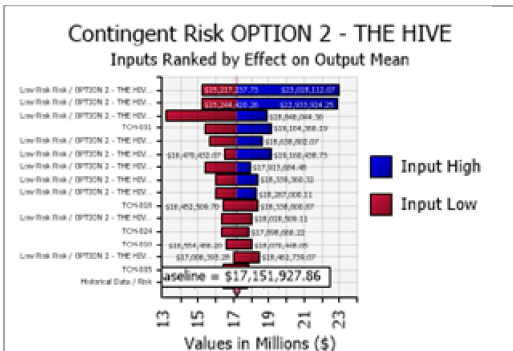
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 404,015.07
Maximum	\$ 48,232,163.11
Mean	\$ 17,151,927.86
Std. Deviation	\$ 6,618,430.18
Variance	4.380E+013
Skewness	0.4222
Kurtosis	3.0458
Median	\$ 16,620,607.58
Mode	\$ 17,176,616.16
Left X	\$ 16,620,607.58
Left P	50%
Right X	\$ 26,033,180.15
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 4,083,768.89
2.5%	\$ 5,652,060.13
5%	\$ 7,061,526.59
10%	\$ 9,051,858.71
20%	\$ 11,417,016.88
25%	\$ 12,422,634.69
50%	\$ 16,620,607.58
75%	\$ 21,433,051.00
80%	\$ 22,755,489.33
90%	\$ 26,033,180.15
95%	\$ 29,047,230.82
97.5%	\$ 31,438,662.99
99%	\$ 34,261,503.04

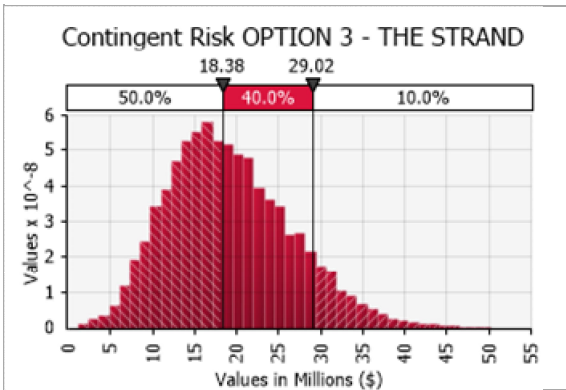


Change in Output			
Rank	Name	Lower	Upper
1	Low Risk Risk / OPTION 2 - THE HIVE (BZ33)	\$ 15,217,237.73	\$ 23,018,112.07
2	Low Risk Risk / OPTION 2 - THE HIVE (BZ20)	\$ 15,244,420.26	\$ 22,933,924.25
3	Low Risk Risk / OPTION 2 - THE HIVE (BZ16)	\$ 13,198,989.34	\$ 18,846,044.36
4	TCH-001	\$ 15,384,575.11	\$ 19,164,366.19
5	Low Risk Risk / OPTION 2 - THE HIVE (BZ42)	\$ 15,665,053.64	\$ 18,638,802.07
6	Low Risk Risk / OPTION 2 - THE HIVE (BZ24)	\$ 16,470,432.07	\$ 19,160,438.73
7	Low Risk Risk / OPTION 2 - THE HIVE (BZ25)	\$ 15,374,495.74	\$ 17,913,684.48
8	Low Risk Risk / OPTION 2 - THE HIVE (BZ39)	\$ 15,964,495.39	\$ 18,339,360.32
9	Low Risk Risk / OPTION 2 - THE HIVE (BZ35)	\$ 16,016,855.60	\$ 18,287,000.11
10	TCH-018	\$ 16,452,509.70	\$ 18,338,800.87
11	Low Risk Risk / OPTION 2 - THE HIVE (BZ31)	\$ 16,285,346.60	\$ 18,018,509.11
12	TCH-024	\$ 16,346,594.98	\$ 17,898,666.22
13	TCH-010	\$ 16,554,486.20	\$ 18,070,448.05

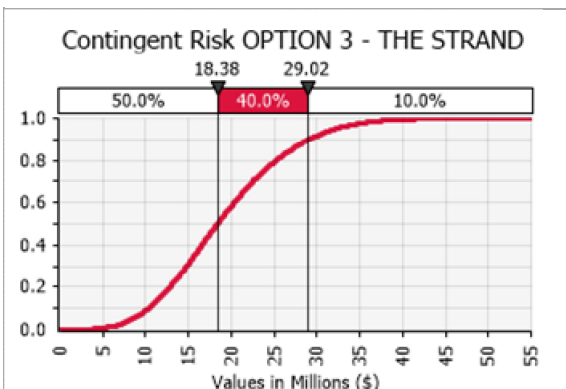


Contingent Risk - THE STRAND - 'Contingent Risk'!CA54

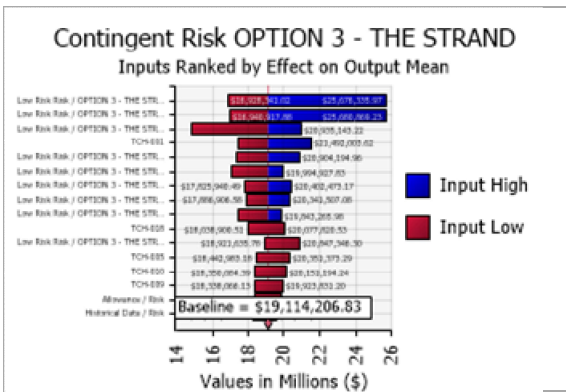
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 1,170,900.79
Maximum	\$ 50,254,462.51
Mean	\$ 19,114,206.83
Std. Deviation	\$ 7,272,965.67
Variance	5.290E+013
Skewness	0.4767
Kurtosis	3.0462
Median	\$ 18,375,864.89
Mode	\$ 14,298,813.60
Left X	\$ 18,375,864.89
Left P	50%
Right X	\$ 29,015,029.30
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 5,112,869.41
2.5%	\$ 6,996,858.65
5%	\$ 8,362,046.92
10%	\$ 10,316,610.33
20%	\$ 12,786,723.46
25%	\$ 13,845,616.11
50%	\$ 18,375,864.89
75%	\$ 23,810,835.74
80%	\$ 25,251,051.94
90%	\$ 29,015,029.30
95%	\$ 32,001,711.90
97.5%	\$ 34,881,015.74
99%	\$ 37,945,939.38

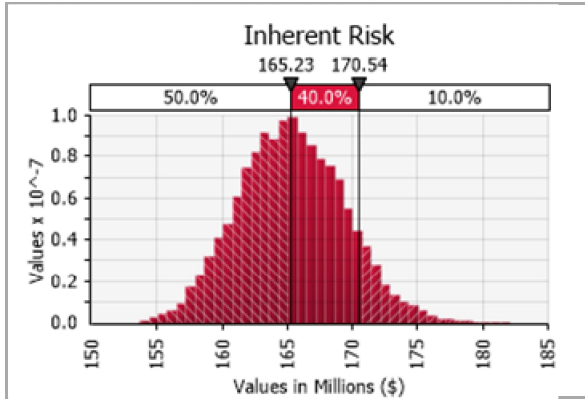


Change in Output			
Rank	Name	Lower	Upper
1	Low Risk Risk / OPTION 3	\$ 16,928,341.02	\$ 25,676,335.97
2	Low Risk Risk / OPTION 3	\$ 16,940,917.88	\$ 25,680,869.23
3	Low Risk Risk / OPTION 3	\$ 14,865,355.26	\$ 20,935,143.22
4	TCH-001	\$ 17,403,111.35	\$ 21,492,003.62
5	Low Risk Risk / OPTION 3	\$ 17,324,218.70	\$ 20,904,194.96
6	Low Risk Risk / OPTION 3	\$ 17,059,191.15	\$ 19,994,927.83
7	Low Risk Risk / OPTION 3	\$ 17,825,940.49	\$ 20,402,473.17
8	Low Risk Risk / OPTION 3	\$ 17,886,906.58	\$ 20,341,507.08
9	Low Risk Risk / OPTION 3	\$ 17,413,068.82	\$ 19,843,265.98
10	TCH-018	\$ 18,038,900.51	\$ 20,077,820.53
11	Low Risk Risk / OPTION 3	\$ 18,921,635.78	\$ 20,847,346.30
12	TCH-005	\$ 18,442,983.18	\$ 20,351,373.29
13	TCH-010	\$ 18,350,084.39	\$ 20,151,194.24

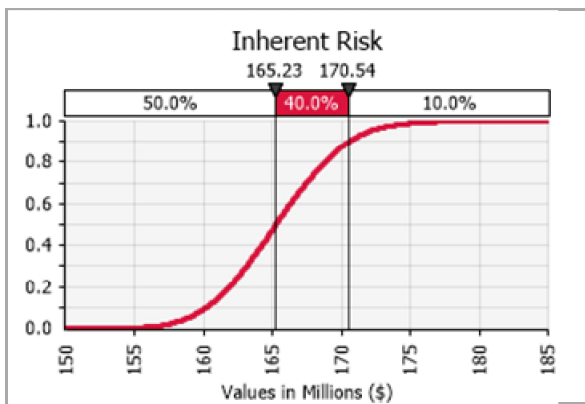


Inherent Risk - 'Inherent Risk Opt 1' O1155

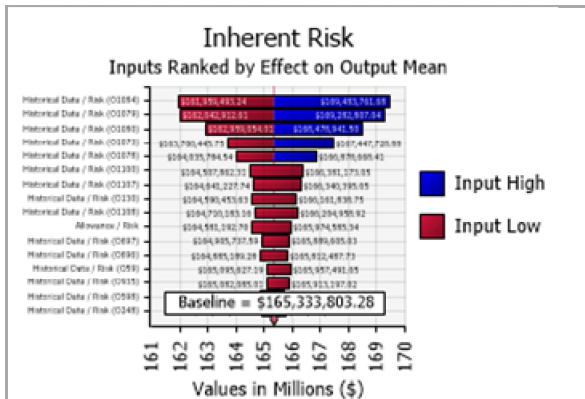
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 153,669,707.21
Maximum	\$ 182,140,852.46
Mean	\$ 165,333,803.28
Std. Deviation	\$ 4,026,239.65
Variance	1.621E+013
Skewness	0.1675
Kurtosis	2.9127
Median	\$ 165,232,190.49
Mode	\$ 165,076,533.05
Left X	\$ 165,232,190.49
Left P	50%
Right X	\$ 170,542,464.70
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 156,690,907.89
2.5%	\$ 157,802,708.20
5%	\$ 158,850,469.03
10%	\$ 160,168,141.54
20%	\$ 161,875,694.20
25%	\$ 162,498,128.10
50%	\$ 165,232,190.49
75%	\$ 168,092,394.12
80%	\$ 168,773,051.98
90%	\$ 170,542,464.70
95%	\$ 171,987,961.83
97.5%	\$ 173,480,761.33
99%	\$ 175,122,267.33

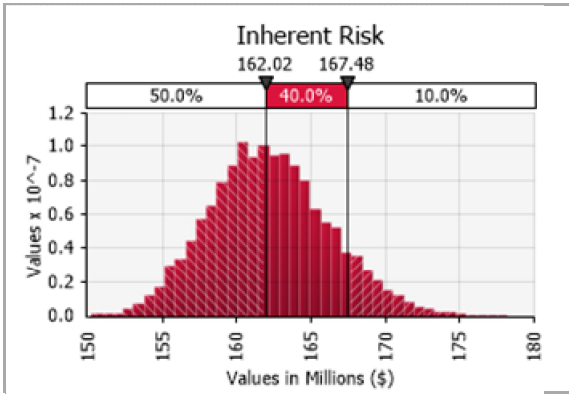


Change in Output			
Rank	Name	Lower	Upper
1	Historical Data / Risk (O1E4)	\$ 161,959,493.24	\$ 169,483,761.68
2	Historical Data / Risk (O1E7)	\$ 162,042,912.61	\$ 169,282,807.04
3	Historical Data / Risk (O1E8)	\$ 162,959,054.01	\$ 168,478,941.50
4	Historical Data / Risk (O1E7)	\$ 163,700,445.75	\$ 167,447,728.88
5	Historical Data / Risk (O1E7)	\$ 164,035,784.54	\$ 166,878,668.41
6	Historical Data / Risk (O1E7)	\$ 164,507,862.31	\$ 166,381,173.05
7	Historical Data / Risk (O1E7)	\$ 164,641,227.74	\$ 166,340,395.05
8	Historical Data / Risk (O1E7)	\$ 164,590,453.63	\$ 166,161,838.75
9	Historical Data / Risk (O1E7)	\$ 164,710,183.16	\$ 166,204,958.92
10	Allowance / Risk	\$ 164,581,192.70	\$ 165,974,585.34
11	Historical Data / Risk (O6E7)	\$ 164,905,737.59	\$ 165,889,605.03
12	Historical Data / Risk (O6E7)	\$ 164,885,189.28	\$ 165,812,487.73
13	Historical Data / Risk (O5E7)	\$ 165,095,627.19	\$ 165,957,491.05

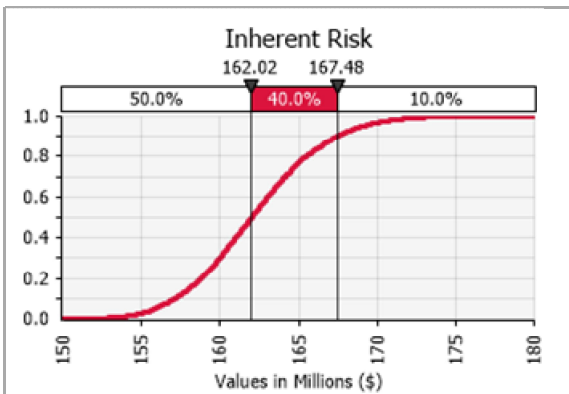


Inherent Risk - 'Inherent Risk Opt 2' 01177

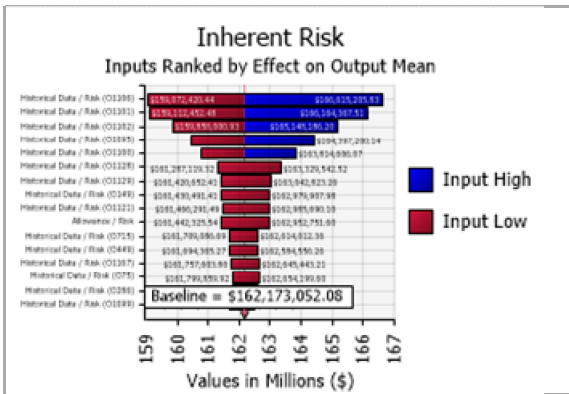
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 150,279,362.89
Maximum	\$ 178,210,270.21
Mean	\$ 162,173,052.08
Std. Deviation	\$ 3,977,154.66
Variance	1.582E+013
Skewness	0.2180
Kurtosis	2.9087
Median	\$ 162,016,084.67
Mode	\$ 160,124,234.27
Left X	\$ 162,016,084.67
Left P	50%
Right X	\$ 167,481,205.52
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 153,736,497.62
2.5%	\$ 154,887,422.18
5%	\$ 155,834,679.98
10%	\$ 157,141,200.59
20%	\$ 158,788,271.24
25%	\$ 159,409,308.30
50%	\$ 162,016,084.67
75%	\$ 164,766,022.02
80%	\$ 165,484,549.09
90%	\$ 167,481,205.52
95%	\$ 169,023,890.87
97.5%	\$ 170,449,882.05
99%	\$ 171,874,117.78

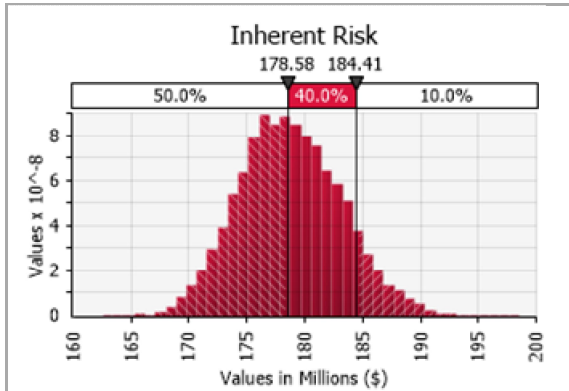


Change in Output			
Rank	Name	Lower	Upper
1	Historical Data / Risk (O1)	\$ 159,072,420.44	\$ 166,615,205.83
2	Historical Data / Risk (O1)	\$ 159,112,452.48	\$ 166,164,367.51
3	Historical Data / Risk (O1)	\$ 159,858,000.93	\$ 165,148,186.20
4	Historical Data / Risk (O1)	\$ 160,429,388.34	\$ 164,397,200.14
5	Historical Data / Risk (O1)	\$ 160,797,125.74	\$ 163,814,606.07
6	Historical Data / Risk (O1)	\$ 161,287,119.32	\$ 163,329,542.52
7	Historical Data / Risk (O1)	\$ 161,420,652.41	\$ 163,042,823.26
8	Historical Data / Risk (O1)	\$ 161,430,491.41	\$ 162,979,907.98
9	Historical Data / Risk (O1)	\$ 161,466,291.49	\$ 162,985,690.10
10	Allowance / Risk	\$ 161,442,325.54	\$ 162,952,751.60
11	Historical Data / Risk (O7)	\$ 161,709,086.69	\$ 162,614,012.36
12	Historical Data / Risk (O4)	\$ 161,694,365.27	\$ 162,584,556.26
13	Historical Data / Risk (O1)	\$ 161,757,603.80	\$ 162,645,443.21

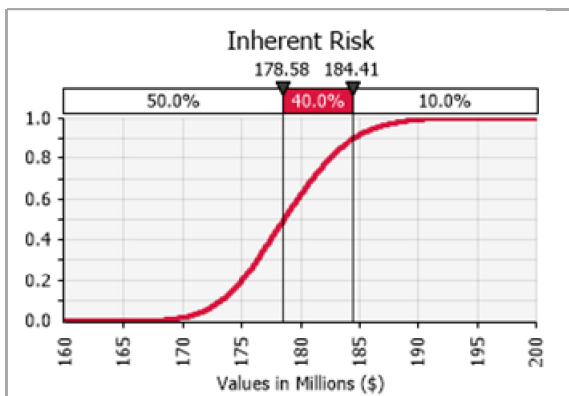


Inherent Risk - 'Inherent Risk Opt 3' 01162

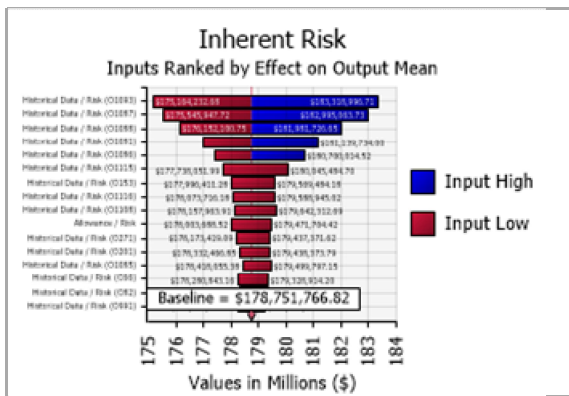
Report: Compact Output Report
 Performed By: foleys
 Date: Thursday, 8 June 2023



Summary Statistics	
Statistic	Value
Minimum	\$ 162,610,392.31
Maximum	\$ 198,492,433.28
Mean	\$ 178,751,766.82
Std. Deviation	\$ 4,352,208.14
Variance	1.894E+013
Skewness	0.1710
Kurtosis	2.8552
Median	\$ 178,577,934.47
Mode	\$ 176,700,210.96
Left X	\$ 178,577,934.47
Left P	50%
Right X	\$ 184,408,056.47
Right P	90%



Percentiles	
Percentile	Value
1%	\$ 169,430,100.50
2.5%	\$ 170,646,437.90
5%	\$ 171,875,714.91
10%	\$ 173,262,917.44
20%	\$ 175,028,406.66
25%	\$ 175,682,357.00
50%	\$ 178,577,934.47
75%	\$ 181,736,567.87
80%	\$ 182,511,823.69
90%	\$ 184,408,056.47
95%	\$ 186,116,096.81
97.5%	\$ 187,679,867.08
99%	\$ 189,207,653.58



Change in Output			
Rank	Name	Lower	Upper
1	Historical Data / Risk (O1)	\$ 175,164,232.68	\$ 183,318,996.71
2	Historical Data / Risk (O1)	\$ 175,545,947.72	\$ 182,995,063.73
3	Historical Data / Risk (O1)	\$ 176,152,100.75	\$ 181,981,726.65
4	Historical Data / Risk (O1)	\$ 177,013,151.49	\$ 181,139,734.00
5	Historical Data / Risk (O1)	\$ 177,392,614.26	\$ 180,700,014.52
6	Historical Data / Risk (O1)	\$ 177,738,051.99	\$ 180,045,484.70
7	Historical Data / Risk (O1)	\$ 177,996,411.28	\$ 179,569,484.18
8	Historical Data / Risk (O1)	\$ 178,073,716.18	\$ 179,588,945.02
9	Historical Data / Risk (O1)	\$ 178,157,963.91	\$ 179,642,312.69
10	Allowance / Risk	\$ 178,003,688.52	\$ 179,471,704.42
11	Historical Data / Risk (O2)	\$ 178,173,419.09	\$ 179,437,371.62
12	Historical Data / Risk (O2)	\$ 178,332,466.85	\$ 179,438,373.79
13	Historical Data / Risk (O1)	\$ 178,418,055.38	\$ 179,499,797.15




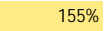

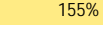





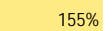

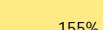

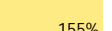



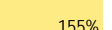

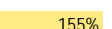







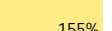

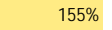

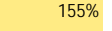

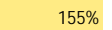

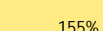

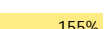

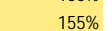

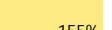
RISK ADJUSTED CONTINGENCY SUMMARY		P90		DEAN STREET	THE HIVE	THE STRAND	
Inherent Risk	P90	\$	170,542,464.70	\$	167,481,205.52	\$	184,408,056.47
Less Base Estimate		\$	155,054,148.42	\$	152,105,724.57	\$	167,603,290.60
Inherent Risk Contingency		\$	15,488,316.29	10.0%	\$	15,375,480.95	10.1%
Contingent Risk Contingency	P90	\$	27,578,151.34	17.8%	\$	26,033,180.15	17.1%
TOTAL CONTINGENCY		\$	43,066,467.62	27.8%	\$	41,408,661.10	27.2%

RISK ADJUSTED CONTINGENCY SUMMARY		P50		DEAN STREET	THE HIVE	THE STRAND	
Inherent Risk	P50	\$	165,232,190.49	\$	162,016,084.67	\$	178,577,934.47
Less Base Estimate		\$	155,054,148.42	\$	152,105,724.57	\$	167,603,290.60
Inherent Risk Contingency		\$	10,178,042.07	6.6%	\$	9,910,360.10	6.5%
Contingent Risk Contingency	P50	\$	17,944,446.62	11.6%	\$	16,620,607.58	10.9%
TOTAL CONTINGENCY		\$	28,122,488.69	18.1%	\$	26,530,967.68	17.4%








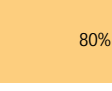

















DEAN STREET
CONTINGENT RISK COST DATA

<u>Program</u>			
Design Phase	Jun-26 Months	36	
Construction Phase	Jun-28 Months	24	
Preliminaries			\$ 25,487,131.37
Preliminaries per calendar day			\$ 34,887.12
Escalation		0%	\$ -
Escalation per calendar day			\$ -
Construction Cost			\$ 138,563,573.29
Project Cost (excl contingencies and escalation)			\$ 155,054,148.42
Bulk Earthworks and Substructure (piling) cost			\$ 4,280,328.44


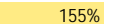

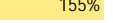

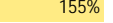

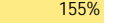



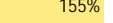

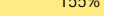



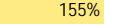

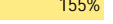

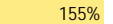

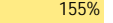





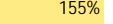

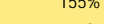

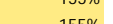



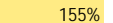



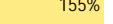

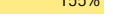



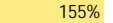
Base Estimate							Risk Analysis							
Item	Sort Code	Description	Quantity	Unit	Rate	Amount	Confidence Level - Quantity	Confidence Level - Rate	Low Range	High Range	Minimum	Most Likely	Maximum	Risk
	1													
A00	3	Construction Costs												
A01	5	SITE ENABLING WORKS												
	6	DEMOLITION WORKS												
	7	Demolish Existing Bus Stop Shelters												
	8	Demolish and remove existing bus stop shelters	2	No	\$ 5,000.00	\$ 10,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 8,100.00	\$ 10,000.00	\$ 15,525.00	\$ 10,604.17
	9	Demountable Buildings				\$ -								
	10	Remove demountable ablutions block including capping of services	1	Item	\$ 5,000.00	\$ 5,000.00	Fixed Quantity Allowance		80%	130%	\$ 4,000.00	\$ 5,000.00	\$ 6,500.00	\$ 5,083.33
	11	SITE CLEARING				\$ -								
	12	Clear carpark islands, lighting and plants	24644	m2	\$ 25.00	\$ 616,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 499,041.00	\$ 616,100.00	\$ 956,495.25	\$ 653,322.71
	13	INFRASTRUCTURE DIVERSIONS & INSTALLATION WORKS				\$ -								
	14	Sewer				\$ -								
	15	Install 150 dia. Sewer line in trench and connection to manhole	50	m	\$ 137.58	\$ 6,879.15	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 5,572.11	\$ 6,879.15	\$ 10,679.87	\$ 7,294.76
	16	Water				\$ -								
	17	New 32 dia. water service	50	m	\$ 125.00	\$ 6,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 5,062.50	\$ 6,250.00	\$ 9,703.13	\$ 6,627.60
	18	Meter to suit above	1	No	\$ 1,500.00	\$ 1,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 1,215.00	\$ 1,500.00	\$ 2,328.75	\$ 1,590.63
	19	Stormwater				\$ -								
	20	New stormwater drainage connection to existing 1200dia. line	50	m	\$ 2,043.52	\$ 102,176.04	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 82,762.59	\$ 102,176.04	\$ 158,628.29	\$ 108,349.17
	21	TOTAL Site Enabling Works				\$ -								
A02	23	BASEMENT CAR PARK BUILDING WORKS				\$ -								
	24	EXCAVATION				\$ -								
	25	Bulk excavation	9,641	m3	\$ 52.00	\$ 501,332.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 406,078.92	\$ 501,332.00	\$ 778,317.93	\$ 531,620.81
	26	Disposal of excavated material	9,641	m3		Incl.								
	27	Allowance for dewatering	3,857	m2	\$ 50.00	\$ 192,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 156,208.50	\$ 192,850.00	\$ 299,399.63	\$ 204,501.35
	28	Extra over allowance for associated works due to site condition	1	Item		\$ -								
	29	WATERPROOFING				\$ -								
	30	Waterproofing membrane below Basement Ground Slab on and including concrete blinding layer	3,857	m2	\$ 35.00	\$ 134,995.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 109,345.95	\$ 134,995.00	\$ 209,579.74	\$ 143,150.95
	31	RAMP SLAB				\$ -								
	32	Carpark ramp, complete including concrete, reinforcement, formworks, side walls and finishes	125	m2	\$ 50.00	\$ 6,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 5,062.50	\$ 6,250.00	\$ 9,703.13	\$ 6,627.60
	33	RETAINING WALL				\$ -								
	34	N60 Concrete retaining wall with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill				\$ -								
	35	Basement retaining wall including concrete, reinforcement, formwork, tanking, backfill and drainage, allow 250 - 350 thick	1110	m2	\$ 1,041.43	\$ 1,155,982.98	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$ 936,346.22	\$ 1,155,982.98	\$ 1,794,663.58	\$ 1,225,823.62

36	Foundation allowance to ditto	300 m	\$	1,077.36	\$	323,208.97	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	261,799.26	\$	323,208.97	\$	501,781.92	\$	342,736.18
37	N60 Concrete lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill				\$	-													
38	Lift pits - Service Lift Only	1 No	\$	24,984.00	\$	24,984.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	20,237.04	\$	24,984.00	\$	38,787.66	\$	26,493.45
39	Foundation pad to ditto	1 No	\$	28,800.00	\$	28,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	23,328.00	\$	28,800.00	\$	44,712.00	\$	30,540.00
40	CONCRETE COLUMNS				\$	-													
41	N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork				\$	-													
42	Concrete columns, allow 500 x 1000, height varies from 2200-4200mm :[48 no]	178 m	\$	1,511.43	\$	269,034.91	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	217,918.28	\$	269,034.91	\$	417,676.70	\$	285,289.10
43	UPPER FLOORS				\$	-													
44	N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish				\$	-													
45	250-300 thick suspended slab with attached beams propping up to 4200 high	3575 m2	\$	495.00	\$	1,769,625.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	1,433,396.25	\$	1,769,625.00	\$	2,747,342.81	\$	1,876,539.84
46	Allowance for movement joints	3,575 m2	\$	15.00	\$	53,625.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	43,436.25	\$	53,625.00	\$	83,252.81	\$	56,864.84
47	Allowance for setdowns to accommodate selected flooring system	3,575 m2	\$	15.00	\$	53,625.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	43,436.25	\$	53,625.00	\$	83,252.81	\$	56,864.84
48	Allowance for forming services related openings &/or penetrations	3575 m2	\$	5.00	\$	17,875.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	14,478.75	\$	17,875.00	\$	27,750.94	\$	18,954.95
49	STAIRCASES				\$	-													
50	Concrete staircase, complete including landings, tread and riser, handrails and balustrading, 1600 wide	12 mrise	\$	4,600.00	\$	55,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	44,712.00	\$	55,200.00	\$	85,698.00	\$	58,535.00
51	WINDOWS				\$	-													
52	Allowance for windows				N/A														
53	EXTERNAL DOORS				\$	-													
54	Auto Roller Shutter to Basement Carpark entry ramp	1 No	\$	19,688.00	\$	19,688.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	15,947.28	\$	19,688.00	\$	30,565.62	\$	20,877.48
55	INTERNAL WALLS				\$	-													
56	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				\$	-													
57	Lift Core Walls, Basement to Ground Level	118 m2	\$	955.00	\$	112,690.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	91,278.90	\$	112,690.00	\$	174,951.23	\$	119,498.35
58	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks				\$	-													
59	Isolated Stair Walls, Basement to Ground Level	210 m2	\$	942.00	\$	197,820.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	160,234.20	\$	197,820.00	\$	307,115.55	\$	209,771.63
60	Internal Wall Partitions				\$	-													
61	Allow fire rated partitions including studs, insulation, acoustic and fire treatment (where required), to services and store room	344 m2	\$	350.00	\$	120,400.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	97,524.00	\$	120,400.00	\$	186,921.00	\$	127,674.17
62	INTERNAL DOORS				\$	-													
63	Solid core fire rated timber doors, single leaf, to staircases	4 No	\$	3,025.90	\$	12,103.60	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	9,803.92	\$	12,103.60	\$	18,790.84	\$	12,834.86
64	Allowance for double leaf fire rated internal doors to services and store room	10 No	\$	4,514.86	\$	45,148.60	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	36,570.37	\$	45,148.60	\$	70,093.20	\$	47,876.33
65	WALL FINISHES				\$	-													
66	Paint finish to carpark walls and columns	1894 m2	\$	25.00	\$	47,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	38,353.50	\$	47,350.00	\$	73,510.88	\$	50,210.73
67	Paint finish to services	276 m2	\$	25.00	\$	6,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	5,589.00	\$	6,900.00	\$	10,712.25	\$	7,316.88
68	Wall finish including waterproofing to tank room	241 m2	\$	25.00	\$	6,025.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	4,880.25	\$	6,025.00	\$	9,353.81	\$	6,389.01
69	Paint finish to stairs	235 m2	\$	25.00	\$	5,875.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	4,758.75	\$	5,875.00	\$	9,120.94	\$	6,229.95
70	FLOOR FINISHES				\$	-													
71	Epoxy floor finish to car park area	3195 m2	\$	45.00	\$	143,775.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	116,457.75	\$	143,775.00	\$	223,210.69	\$	152,461.41
72	Epoxy floor finish to services	169 m2	\$	45.00	\$	7,605.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	6,160.05	\$	7,605.00	\$	11,806.76	\$	8,064.47
73	Floor finish including waterproofing to tank room	210 m2	\$	45.00	\$	9,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	7,654.50	\$	9,450.00	\$	14,671.13	\$	10,020.94

123	N32 RC Ground Slab with mesh / fabric reinforcement + 10kg/m3 bar reo including all preparation, formwork and finishing			\$	-														
124	150-200 thick ground slab	6,293 m2	\$	135.00	\$	849,555.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	688,139.55	\$	849,555.00	\$	1,318,934.14	\$	900,882.28		
125	Extra over for thickenings	6,293 m2	\$	25.00	\$	157,325.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	127,433.25	\$	157,325.00	\$	244,247.06	\$	166,830.05		
126	Extra over for joints	6,293 m2	\$	15.00	\$	94,395.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	76,459.95	\$	94,395.00	\$	146,548.24	\$	100,098.03		
127	THERMAL INSULATION			\$	-														
128	Allowance for thermal insulation to slab at Ground Level	5,463 m2	\$	35.00	\$	191,205.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	154,876.05	\$	191,205.00	\$	296,845.76	\$	202,756.97		
129	UNMEASURED SUNDRIES			\$	-														
130	Allowance for Unmeasured Sundry Items	5 %	\$	5,377,692.08	\$	268,884.60	Factored or Percentage Based Cost Historical Data	77%	173%	\$	205,696.72	\$	268,884.60	\$	463,825.94	\$	290,843.51		
131	TOTAL Substructure	6,293 m2	\$	927.66	\$	-													
132				\$	-														
133	Columns			\$	-														
134	CONCRETE COLUMNS			\$	-														
135	N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork			\$	-														
136	Ground - Level 1	5,463 m2	\$	100.00	\$	382,410.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	309,752.10	\$	382,410.00	\$	593,691.53	\$	405,513.94		
137	Level 1 - Level 2	1,437 m2	\$	85.00	\$	85,501.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	69,256.22	\$	85,501.50	\$	132,741.08	\$	90,667.22		
138	Level 2 - Plant Level	1,865 m2	\$	85.00	\$	110,967.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	89,883.68	\$	110,967.50	\$	172,277.04	\$	117,671.79		
139	Plant - Roof	1,759 m2	\$	85.00	\$	104,660.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	84,775.01	\$	104,660.50	\$	162,485.43	\$	110,983.74		
140	STRUCTURAL STEEL COLUMNS			\$	-														
141	Allowance for structural steel columns (UC / UB / WB) sections complete including all connections, priming and protective / architectural finishes			\$	-														
142	Ground - Level 1	5,463 m2	\$	100.00	\$	109,260.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	88,500.60	\$	109,260.00	\$	169,626.15	\$	115,861.13		
143	Level 1 - Level 2	1,437 m2	\$	85.00	\$	24,429.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	19,787.49	\$	24,429.00	\$	37,926.02	\$	25,904.92		
144	Level 2 - Plant Level	1,865 m2	\$	85.00	\$	31,705.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	25,681.05	\$	31,705.00	\$	49,222.01	\$	33,620.51		
145	Plant - Roof	1,759 m2	\$	85.00	\$	29,903.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	24,221.43	\$	29,903.00	\$	46,424.41	\$	31,709.64		
146	Allowance for structural steel columns (SHS / RHS / CHS) sections complete including all connections, priming, and protective / architectural finishes			\$	-														
147	Ground - Level 1	6,293 m2	\$	100.00	\$	62,930.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	50,973.30	\$	62,930.00	\$	97,698.83	\$	66,732.02		
148	Level 1 - Level 2	1,437 m2	\$	85.00	\$	12,214.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,893.75	\$	12,214.50	\$	18,963.01	\$	12,952.46		
149	Level 2 - Plant Level	1,865 m2	\$	85.00	\$	15,852.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	12,840.53	\$	15,852.50	\$	24,611.01	\$	16,810.26		
150	Plant - Roof	1,759 m2	\$	85.00	\$	14,951.50	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	12,110.72	\$	14,951.50	\$	23,212.20	\$	15,854.82		
151	Extra Over for High Columns to Main Theatre and Studio			\$	-														
152	Extra over for high columns to perimeter of Main Theatre, Level 1 - Plant Level, approx. 16m high	966 m2	\$	50.00	\$	48,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	39,123.00	\$	48,300.00	\$	74,985.75	\$	51,218.13		
153	Extra over for high columns to perimeter of Studio, Level 1 - Plant Level, approx. 7.2m high	704 m2	\$	30.00	\$	21,120.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,107.20	\$	21,120.00	\$	32,788.80	\$	22,396.00		
154	UNMEASURED SUNDRIES			\$	-														
155	Allowance for Unmeasured Sundry Items	5 %	\$	1,054,205.00	\$	52,710.25	Factored or Percentage Based Cost Historical Data	77%	173%	\$	40,323.34	\$	52,710.25	\$	90,925.18	\$	57,014.92		
156	TOTAL Columns	10,522 m2	\$	105.20	\$	-													
157				\$	-														
158	Upper Floors			\$	-														
159	SUSPENDED CONCRETE SLABS			\$	-														
160	N40 Concrete suspended slabs reo @ 180kg/m3 complete including formwork and finish			\$	-														
161	Av. 250 thick suspended slab with attached beams propping up to 3500 high	3,235 m2	\$	441.00	\$	1,426,635.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	1,155,574.35	\$	1,426,635.00	\$	2,214,850.84	\$	1,512,827.53		
162	Extra over for propping 3500 - 7000	3,235 m2	\$	60.00	\$	194,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	157,221.00	\$	194,100.00	\$	301,340.25	\$	205,826.88		
163	Extra over for propping over raking base	3,235 m2	\$	25.00	\$	80,875.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	65,508.75	\$	80,875.00	\$	125,558.44	\$	85,761.20		
164	STEEL FRAMED FLOORS			\$	-														
165	Structural steel framed floors @ 40kg/m2 complete including connections, priming, protective finish and flooring system			\$	-														
166	To services risers	103 m2	\$	880.00	\$	90,640.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	73,418.40	\$	90,640.00	\$	140,718.60	\$	96,116.17		

167	To plant room above Studio	708 m2	\$	660.00	\$	467,280.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	378,496.80	\$	467,280.00	\$	725,452.20	\$	495,511.50
168	To plant room above Main Theatre	1,051 m2	\$	660.00	\$	693,660.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	561,864.60	\$	693,660.00	\$	1,076,907.15	\$	735,568.63
169	CATWALK				\$	-										
170	Structural steel framed catwalk / gantry @ 150kg/m2 complete including connections, priming. protective finish and flooring system				\$	-										
171	1600w catwalk / gantry suspended from roof framing over main theatre	362 m2	\$	3,300.00	\$	1,194,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	967,626.00	\$	1,194,600.00	\$	1,854,616.50	\$	1,266,773.75
172	UNMEASURED SUNDRIES				\$	-										
173	Allowance for Unmeasured Sundry Items	5 %	\$	4,147,790.00	\$	207,389.50	Factored or Percentage Based Cost Historical Data		\$	158,652.97	\$	207,389.50	\$	357,746.89	\$	224,326.31
174	TOTAL Upper Floors	5,366 m2	\$	811.62	\$	-										
175					\$	-										
176	Staircases				\$	-										
177	CIRCULATION STAIRS				\$	-										
178	Feature FOH circulation stairs complete including all structure, finishes, and fitments				\$	-										
179	Main Foyer - approx. 1800w	14 m.rise	\$	15,000.00	\$	210,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	170,100.00	\$	210,000.00	\$	326,025.00	\$	222,687.50
180	Reception - approx. 1200w	8 m.rise	\$	10,000.00	\$	80,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	64,800.00	\$	80,000.00	\$	124,200.00	\$	84,833.33
181	EGRESS STAIRS				\$	-										
182	Fire isolated egress stairs complete including all structure, finishes and fitments				\$	-										
183	1600w fire rated egress stairs	38 m.rise	\$	4,600.00	\$	174,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	141,588.00	\$	174,800.00	\$	271,377.00	\$	185,360.83
184	ACCESS STAIRS AND LADDERS				\$	-										
185	Allowance for steel fabricated access stairs and ladders to roof and plant areas complete with HD Galv. Finish	1 Item	\$	50,000.00	\$	50,000.00	Fixed Quantity Allowance		\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33
186	UNMEASURED SUNDRIES				\$	-										
187	Allowance for Unmeasured Sundry Items	5 %	\$	514,800.00	\$	25,740.00	Factored or Percentage Based Cost Historical Data		\$	19,691.10	\$	25,740.00	\$	44,401.50	\$	27,842.10
188	TOTAL Staircases	60 m.rise	\$	9,009.00	\$	-										
189					\$	-										
190	Roof				\$	-										
191	CONCRETE ROOF AREAS				\$	-										
192	N32 Concrete roof / lid complete including 220kg/m2 reinforcement, formwork, and finish				\$	-										
193	To lift shafts	62 m2	\$	480.00	\$	29,760.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	24,105.60	\$	29,760.00	\$	46,202.40	\$	31,558.00
194	To isolated egress stairs	95 m2	\$	480.00	\$	45,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	36,936.00	\$	45,600.00	\$	70,794.00	\$	48,355.00
195	To services risers	57 m2	\$	480.00	\$	27,360.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	22,161.60	\$	27,360.00	\$	42,476.40	\$	29,013.00
196	STEEL FRAMED ROOF AREAS				\$	-										
197	Structural steel framed roof areas allow 40kg/m2 (excl. purlins)				\$	-										
198	Roof over Ground Floor areas	2,005 m2	\$	660.00	\$	1,323,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	1,071,873.00	\$	1,323,300.00	\$	2,054,423.25	\$	1,403,249.38
199	Roof over Level 1 areas	212 m2	\$	660.00	\$	139,920.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	113,335.20	\$	139,920.00	\$	217,225.80	\$	148,373.50
200	Roof over Level 2 areas	783 m2	\$	660.00	\$	516,780.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	418,591.80	\$	516,780.00	\$	802,300.95	\$	548,002.13
201	Roof over Level 3 areas	54 m2	\$	660.00	\$	35,640.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	28,868.40	\$	35,640.00	\$	55,331.10	\$	37,793.25
202	Roof over Main Foyer areas (extra allowance for larger spans)	1,441 m2	\$	660.00	\$	951,060.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	770,358.60	\$	951,060.00	\$	1,476,520.65	\$	1,008,519.88
203	Roof over Theatre Plant Room	1,222 m2	\$	660.00	\$	806,520.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	653,281.20	\$	806,520.00	\$	1,252,122.30	\$	855,247.25
204	Roof over Studio Plant Room	777 m2	\$	660.00	\$	512,820.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	415,384.20	\$	512,820.00	\$	796,153.05	\$	543,802.88
205	Purlins and Bridging				\$	-										
206	Allowance for purlins at 900 centres including bridging	6,494 m2	\$	50.00	\$	324,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	263,007.00	\$	324,700.00	\$	504,096.75	\$	344,317.29
207	ROOF SHEETING / COVERINGS				\$	-										
208	Allowance for metal roof sheeting complete including acoustic treatment, thermal insulation and the like				\$	-										
209	Profiled metal roof sheeting (long span)	6494 m2	\$	150.00	\$	974,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	789,021.00	\$	974,100.00	\$	1,512,290.25	\$	1,032,951.88
210	Extra over for aluminium base material	6,494 m2	\$	35.00	\$	227,290.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	184,104.90	\$	227,290.00	\$	352,867.73	\$	241,022.10
211	Extra over for special run colour	6,494 m2	\$	25.00	\$	162,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	131,503.50	\$	162,350.00	\$	252,048.38	\$	172,158.65
212	ROOF PLUMBING AND RAINWATER GOODS				\$	-										
213	Allowance for marine grade stainless steel gutters and downpipes	6,494 m2	\$	25.00	\$	162,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	131,503.50	\$	162,350.00	\$	252,048.38	\$	172,158.65
214	Allowance for flashings and cappings to match roof sheeting	6,494 m2	\$	15.00	\$	97,410.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		\$	78,902.10	\$	97,410.00	\$	151,229.03	\$	103,295.19

333	Ground to Level 1	946 m2	\$	75.00	\$	70,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	57,469.50	\$	70,950.00	\$	110,149.88	\$	75,236.56
334	Level 1 to Level 2	536 m2	\$	75.00	\$	40,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	32,562.00	\$	40,200.00	\$	62,410.50	\$	42,628.75
335	Level 2 to Level 3	2,084 m2	\$	75.00	\$	156,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	126,603.00	\$	156,300.00	\$	242,655.75	\$	165,743.13
336	Acoustic Treatment to Framed Theatre Walls (Excludes Specialist Linings)				\$	-											
337	Ground to level 1	946 m2	\$	50.00	\$	47,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	38,313.00	\$	47,300.00	\$	73,433.25	\$	50,157.71
338	Level 1 to Level 2	536 m2	\$	50.00	\$	26,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	21,708.00	\$	26,800.00	\$	41,607.00	\$	28,419.17
339	Level 2 to Level 3	2084 m2	\$	50.00	\$	104,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	84,402.00	\$	104,200.00	\$	161,770.50	\$	110,495.42
340	ACOUSTIC RATED PARTITIONS				\$	-											
341	Metal Stud Framed High Acoustic Rated Partitions (full height to underside of structure above)				\$	-											
342	Ground to Level 1	2358 m2	\$	180.00	\$	424,440.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	343,796.40	\$	424,440.00	\$	658,943.10	\$	450,083.25
343	Level 1 to Level 2	825 m2	\$	180.00	\$	148,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	120,285.00	\$	148,500.00	\$	230,546.25	\$	157,471.88
344	Level 2 to Level 3	917 m2	\$	180.00	\$	165,060.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	133,698.60	\$	165,060.00	\$	256,255.65	\$	175,032.38
345	Level 3 to Roof	183 m2	\$	180.00	\$	32,940.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	26,681.40	\$	32,940.00	\$	51,139.35	\$	34,930.13
346	Extra Over For the Following				\$	-											
347	CFC Linings to BOH and Kitchen Areas	3,280 m2	\$	35.00	\$	114,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	92,988.00	\$	114,800.00	\$	178,227.00	\$	121,735.83
348	FC Linings to wet areas	820 m2	\$	15.00	\$	12,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,963.00	\$	12,300.00	\$	19,095.75	\$	13,043.13
349	GLAZED SCREENS AND BALUSTRADES				\$	-											
350	Aluminium Glazed Internal Screen / Partition in Acoustic Rated Partition to 2700h				\$	-											
351	Ground Level to Level 1	472 m2	\$	750.00	\$	353,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	286,497.00	\$	353,700.00	\$	549,119.25	\$	375,069.38
352	Level 1 to Level 2	165 m2	\$	750.00	\$	123,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	100,237.50	\$	123,750.00	\$	192,121.88	\$	131,226.56
353	Level 2 to Level 3	183 m2	\$	750.00	\$	137,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	111,415.50	\$	137,550.00	\$	213,546.38	\$	145,860.31
354	Heavy Duty Frameless Glazed Balustrades with Stainless Steel Fixings and Handrail				\$	-											
355	Level 1 to Level 2	36 m	\$	1,750.00	\$	63,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	51,030.00	\$	63,000.00	\$	97,807.50	\$	66,806.25
356	Level 2 to Level 3	87 m	\$	1,750.00	\$	152,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	123,322.50	\$	152,250.00	\$	236,368.13	\$	161,448.44
357	THEATRE BALCONY BALUSTRADE				\$	-											
358	Structural Steel Framed Theatre Balcony Balustrade with lightweight infill				\$	-											
359	Level 1 to Level 2	117 m	\$	1,750.00	\$	204,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	165,847.50	\$	204,750.00	\$	317,874.38	\$	217,120.31
360	OPERABLE / BI-FOLD SCREENS				\$	-											
361	Operable Security Screens / Grilles to 2700h to divide Foyer Space				\$	-											
362	Ground to Level 1	25 m2	\$	1,250.00	\$	31,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	25,312.50	\$	31,250.00	\$	48,515.63	\$	33,138.02
363	Operable Overhead Security Screens / Grilles Above Counters to Bars and Serveries				\$	-											
364	Ground to Level 1	177 m2	\$	1,250.00	\$	221,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	179,212.50	\$	221,250.00	\$	343,490.63	\$	234,617.19
365	Level 1 to Level 2	m2			\$	N/A											
366	Level 2 to Level 3	113 m2	\$	1,250.00	\$	141,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	114,412.50	\$	141,250.00	\$	219,290.63	\$	149,783.85
367	TOILET / SHOWER SCREENS				\$	-											
368	Prefabricated compact laminate Toilet & Shower Screens / Cubicles complete including door, support frames, hardware and the like				\$	-											
369	Ground to Level 3	77 No	\$	1,500.00	\$	115,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	93,555.00	\$	115,500.00	\$	179,313.75	\$	122,478.13
370	UNMEASURED SUNDRIES				\$	-											
371	Allowance for Unmeasured Sundry Items	5 %	\$	6,515,264.00	\$	325,763.20	Factored or Percentage Based Cost Historical Data	77%	173%	\$	249,208.85	\$	325,763.20	\$	561,941.52	\$	352,367.19
372	TOTAL Internal Walls and Screens	9,703 m2	\$	705.04	\$	-											
373					\$	-											
374	Internal Doors				\$	-											
375	GLAZED DOORS				\$	-											
376	Double Leaf Aluminium Framed Doors complete with frame, hardware and decals				\$	-											
377	Ground Level	No			\$	N/A											
378	Level 1	2 No	\$	6,500.00	\$	13,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	10,530.00	\$	13,000.00	\$	20,182.50	\$	13,785.42
379	Level 2	No			\$	N/A											
380	Single Leaf Aluminium Framed doors complete with frame, hardware and decals				\$	-											
381	Ground Level	3 No	\$	3,500.00	\$	10,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	8,505.00	\$	10,500.00	\$	16,301.25	\$	11,134.38
382	Level 1	3 No	\$	3,500.00	\$	10,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	8,505.00	\$	10,500.00	\$	16,301.25	\$	11,134.38
383	Level 2	6 No	\$	3,500.00	\$	21,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,010.00	\$	21,000.00	\$	32,602.50	\$	22,268.75

384	FIRE RATED DOORS & FRAMES				\$	-														
385	Double Leaf Fire Rated Doors including Frame, Hardware and Finishes				\$	-														
386	To Front of House Areas				\$	-														
387	Ground Level	5	No	\$	4,514.86	\$	22,574.30	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	18,285.18	\$	22,574.30	\$	35,046.60	\$	23,938.16
388	Level 1		No				N/A													
389	Level 2	2	No	\$	4,514.86	\$	9,029.72	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	7,314.07	\$	9,029.72	\$	14,018.64	\$	9,575.27
390	Extra over for double fire doors as Theatre Entry doors					\$	-													
391	To Back of House Areas				\$	-														
392	Ground Level	4	No	\$	4,514.86	\$	18,059.44	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	14,628.15	\$	18,059.44	\$	28,037.28	\$	19,150.53
393	Level 1		No				N/A													
394	Level 2		No				N/A													
395	Single Leaf Fire Rated Doors including Frame, Hardware and Finishes					\$	-													
396	To Front of House Areas					\$	-													
397	Ground Level	10	No	\$	3,025.90	\$	30,259.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	24,509.79	\$	30,259.00	\$	46,977.10	\$	32,087.15
398	Level 1		No				N/A													
399	Level 2		No				N/A													
400	Extra over for single fire doors as Theatre Entry doors					\$	-													
401	To Back of House Areas				\$	-														
402	Ground Level	4	No	\$	3,025.90	\$	12,103.60	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	9,803.92	\$	12,103.60	\$	18,790.84	\$	12,834.86
403	Level 1	5	No	\$	3,025.90	\$	15,129.50	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	12,254.90	\$	15,129.50	\$	23,488.55	\$	16,043.57
404	Level 2	4	No	\$	3,025.90	\$	12,103.60	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	9,803.92	\$	12,103.60	\$	18,790.84	\$	12,834.86
405	TIMBER DOORS					\$	-													
406	Double Leaf Solid Core Timber Doors including Frame, Hardware and Finishes					\$	-													
407	To Front of House Areas					\$	-													
408	Ground Level		No				N/A													
409	Level 1		No				N/A													
410	Level 2	2	No	\$	2,500.00	\$	5,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	4,050.00	\$	5,000.00	\$	7,762.50	\$	5,302.08
411	To Back of House Areas					\$	-													
412	Ground Level	9	No	\$	2,500.00	\$	22,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	18,225.00	\$	22,500.00	\$	34,931.25	\$	23,859.38
413	Level 1	4	No	\$	2,500.00	\$	10,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	8,100.00	\$	10,000.00	\$	15,525.00	\$	10,604.17
414	Level 2		No				N/A													
415	Single Leaf Solid Core Timber Doors including Frame, Hardware and Finishes					\$	-													
416	To Front of House Areas					\$	-													
417	Ground Level		No				N/A													
418	Level 1		No				N/A													
419	Level 2		No				N/A													
420	To Back of House Areas					\$	-													
421	Ground Level	25	No	\$	1,750.00	\$	43,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	35,437.50	\$	43,750.00	\$	67,921.88	\$	46,393.23
422	Level 1	5	No	\$	1,750.00	\$	8,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	7,087.50	\$	8,750.00	\$	13,584.38	\$	9,278.65
423	Level 2	6	No	\$	1,750.00	\$	10,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	8,505.00	\$	10,500.00	\$	16,301.25	\$	11,134.38
424	UNMEASURED SUNDRIES					\$	-													
425	Allowance for Unmeasured Sundry Items	5	%	\$	274,759.16	\$	13,737.96	Factored or Percentage Based Cost Historical Data		77%		173%	\$	10,509.54	\$	13,737.96	\$	23,697.98	\$	14,859.89
426	TOTAL Internal Doors	99	No	\$	2,914.11	\$	-													
427						\$	-													
428	Wall Finishes					\$	-													
429	FRONT OF HOUSE AREAS					\$	-													
430	Allowance for Wall Finishes to the following Front of House Areas					\$	-													
431	Ground Level					\$	-													
432	Foyer Areas	2089	m2	\$	150.00	\$	313,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	253,813.50	\$	313,350.00	\$	486,475.88	\$	332,281.56
433	Merch / Ticket Office	77	m2	\$	50.00	\$	3,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	3,118.50	\$	3,850.00	\$	5,977.13	\$	4,082.60
434	Reception Areas	180	m2	\$	50.00	\$	9,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	7,290.00	\$	9,000.00	\$	13,972.50	\$	9,543.75
435	Bar / Concession Areas	298	m2	\$	150.00	\$	44,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	36,207.00	\$	44,700.00	\$	69,396.75	\$	47,400.63
436	Cloak Room	141	m2	\$	50.00	\$	7,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	5,710.50	\$	7,050.00	\$	10,945.13	\$	7,475.94
437	Ticketing and FOH Staff Room	105	m2	\$	50.00	\$	5,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	4,252.50	\$	5,250.00	\$	8,150.63	\$	5,567.19
438	Amenities Areas	617	m2	\$	250.00	\$	154,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	124,942.50	\$	154,250.00	\$	239,473.13	\$	163,569.27
439	Information Office	69	m2	\$	50.00	\$	3,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	2,794.50	\$	3,450.00	\$	5,356.13	\$	3,658.44
440	Fire Egress Stairs	556	m2	\$	5.00	\$	2,780.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	2,251.80	\$	2,780.00	\$	4,315.95	\$	2,947.96
441	Passenger Lifts	147	m2				Incl.													
442	Level 1					\$	-													
443	Mezzanine Foyer	116	m2	\$	150.00		Incl.													
444	Fire Egress Stairs	326	m2	\$	5.00	\$	1,630.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%		155%	\$	1,320.30	\$	1,630.00	\$	2,530.58	\$	1,728.48

445	Passenger Lifts	129 m2			Incl.														
446	Level 2				\$	-													
447	Foyer Areas	1145 m2	\$	150.00	\$	171,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	139,117.50	\$	171,750.00	\$	266,641.88	\$	182,126.56		
448	Amenities Areas	228 m2	\$	250.00	\$	57,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	46,170.00	\$	57,000.00	\$	88,492.50	\$	60,443.75		
449	Bar / Concession Areas	213 m2	\$	150.00	\$	31,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	25,879.50	\$	31,950.00	\$	49,602.38	\$	33,880.31		
450	Fire Egress Stairs	253 m2	\$	5.00	\$	1,265.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	1,024.65	\$	1,265.00	\$	1,963.91	\$	1,341.43		
451	Passenger Lifts	129 m2				Incl.													
452	THEATRE AREAS				\$	-													
453	Allowance for Wall Finishes to the following Theatre Areas				\$	-													
454	Ground Level				\$	-													
455	Main Theatre	574 m2	\$	350.00	\$	200,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	162,729.00	\$	200,900.00	\$	311,897.25	\$	213,037.71		
456	Black Box Studio	520 m2	\$	350.00	\$	182,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	147,420.00	\$	182,000.00	\$	282,555.00	\$	192,995.83		
457	Vestibules / Air Locks	258 m2	\$	250.00	\$	64,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	52,245.00	\$	64,500.00	\$	100,136.25	\$	68,396.88		
458	Sound / Projection / Lighting Control Rooms	367 m2	\$	100.00	\$	36,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	29,727.00	\$	36,700.00	\$	56,976.75	\$	38,917.29		
459	Level 1				\$	-													
460	Main Theatre	504 m2	\$	350.00	\$	176,400.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	142,884.00	\$	176,400.00	\$	273,861.00	\$	187,057.50		
461	Black Box Studio	407 m2	\$	350.00	\$	142,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	115,384.50	\$	142,450.00	\$	221,153.63	\$	151,056.35		
462	Sound / Projection / Lighting Control Rooms	243 m2	\$	100.00	\$	24,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	19,683.00	\$	24,300.00	\$	37,725.75	\$	25,768.13		
463	Level 2				\$	-													
464	Main Theatre	1974 m2	\$	350.00	\$	690,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	559,629.00	\$	690,900.00	\$	1,072,622.25	\$	732,641.88		
465	Main Theatre Balcony Areas	482 m2	\$	350.00		Incl.													
466	Black Box Studio	407 m2	\$	100.00	\$	40,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	32,967.00	\$	40,700.00	\$	63,186.75	\$	43,158.96		
467	Vestibules / Air Locks	116 m2	\$	250.00	\$	29,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	23,490.00	\$	29,000.00	\$	45,022.50	\$	30,752.08		
468	Extra Over Above for Specialist Acoustic Treatment				\$	-													
469	Main Theatre & Balcony Areas	3051 m2	\$	150.00	\$	457,650.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	370,696.50	\$	457,650.00	\$	710,501.63	\$	485,299.69		
470	Black Box Studio	1,332 m2	\$	150.00	\$	199,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	161,838.00	\$	199,800.00	\$	310,189.50	\$	211,871.25		
471	THEATRE SUPPORT AREAS				\$	-													
472	Allowance for Wall Finishes to the following Theatre Support Areas				\$	-													
473	Ground Level				\$	-													
474	Dressing Rooms	649 m2	\$	200.00	\$	129,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	105,138.00	\$	129,800.00	\$	201,514.50	\$	137,642.08		
475	Warm-Up Rooms	242 m2	\$	75.00	\$	18,150.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	14,701.50	\$	18,150.00	\$	28,177.88	\$	19,246.56		
476	Band / Orchestra / Musician Room	262 m2	\$	150.00	\$	39,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	31,833.00	\$	39,300.00	\$	61,013.25	\$	41,674.38		
477	Conductor Room	111 m2	\$	50.00	\$	5,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,495.50	\$	5,550.00	\$	8,616.38	\$	5,885.31		
478	Tour Manager / Stage Door Office	147 m2	\$	50.00	\$	7,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	5,953.50	\$	7,350.00	\$	11,410.88	\$	7,794.06		
479	Piano Store	58 m2	\$	50.00	\$	2,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	2,349.00	\$	2,900.00	\$	4,502.25	\$	3,075.21		
480	Stage Door	57 m2	\$	50.00	\$	2,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	2,308.50	\$	2,850.00	\$	4,424.63	\$	3,022.19		
481	Assembly Area / Back Stage Circulation	1054 m2	\$	50.00	\$	52,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	42,687.00	\$	52,700.00	\$	81,816.75	\$	55,883.96		
482	Instrument Store	175 m2	\$	50.00	\$	8,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	7,087.50	\$	8,750.00	\$	13,584.38	\$	9,278.65		
483	Workshop	277 m2	\$	50.00	\$	13,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	11,218.50	\$	13,850.00	\$	21,502.13	\$	14,686.77		
484	Staff Amenities	335 m2	\$	250.00	\$	83,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	67,837.50	\$	83,750.00	\$	130,021.88	\$	88,809.90		
485	Cleaners	148 m2	\$	150.00	\$	22,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,982.00	\$	22,200.00	\$	34,465.50	\$	23,541.25		
486	Kitchen	178 m2	\$	250.00	\$	44,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	36,045.00	\$	44,500.00	\$	69,086.25	\$	47,188.54		
487	Store Room	49 m2	\$	50.00	\$	2,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	1,984.50	\$	2,450.00	\$	3,803.63	\$	2,598.02		
488	Service / BOH Lifts	95 m2	\$	50.00		Incl.													
489	Level 1				\$	-													
490	Management / Security Office	108 m2	\$	50.00	\$	5,400.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,374.00	\$	5,400.00	\$	8,383.50	\$	5,726.25		
491	Store Room	212 m2	\$	50.00	\$	10,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	8,586.00	\$	10,600.00	\$	16,456.50	\$	11,240.42		
492	Staff Amenities	275 m2	\$	250.00	\$	68,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	55,687.50	\$	68,750.00	\$	106,734.38	\$	72,903.65		
493	Back Stage Circulation	327 m2	\$	50.00	\$	16,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	13,243.50	\$	16,350.00	\$	25,383.38	\$	17,337.81		
494	Dressing Room	396 m2	\$	200.00	\$	79,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	64,152.00	\$	79,200.00	\$	122,958.00	\$	83,985.00		
495	Green Room	148 m2	\$	150.00	\$	22,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,982.00	\$	22,200.00	\$	34,465.50	\$	23,541.25		
496	Service / BOH Lifts	43 m2				Incl.													
497	Level 2				\$	-													
498	Service / BOH Lifts	43 m2				Incl.													
499	Level 3				\$	-													
500	Follow Spot Room	194 m2	\$	50.00	\$	9,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	7,857.00	\$	9,700.00	\$	15,059.25	\$	10,286.04		
501	ADMINISTRATION / VENUE MANAGEMENT AREAS				\$	-													
502	Allowance for Wall Finishes to the following Administration / Venue Management Areas				\$	-													
503	Ground Level				\$	-													
504	Tech Office	115 m2	\$	50.00	\$	5,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,657.50	\$	5,750.00	\$	8,926.88	\$	6,097.40		

692	Instrument Store	86 m2	\$	150.00	\$	12,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	10,449.00	\$	12,900.00	\$	20,027.25	\$	13,679.38
693	Workshop	146 m2	\$	150.00	\$	21,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,739.00	\$	21,900.00	\$	33,999.75	\$	23,223.13
694	Staff Amenities	58 m2	\$	150.00	\$	8,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	7,047.00	\$	8,700.00	\$	13,506.75	\$	9,225.63
695	Cleaners	39 m2	\$	150.00	\$	5,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,738.50	\$	5,850.00	\$	9,082.13	\$	6,203.44
696	Kitchen	97 m2	\$	150.00	\$	14,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	11,785.50	\$	14,550.00	\$	22,588.88	\$	15,429.06
697	Store Room	9 m2	\$	150.00	\$	1,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	1,093.50	\$	1,350.00	\$	2,095.88	\$	1,431.56
698	Service / BOH Lifts	17 m2			Incl.												
699	Level 1				\$	-											
700	Management / Security Office	40 m2	\$	150.00	\$	6,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,860.00	\$	6,000.00	\$	9,315.00	\$	6,362.50
701	Store Room	122 m2	\$	150.00	\$	18,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	14,823.00	\$	18,300.00	\$	28,410.75	\$	19,405.63
702	Staff Amenities	69 m2	\$	175.00	\$	12,075.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,780.75	\$	12,075.00	\$	18,746.44	\$	12,804.53
703	Back Stage Circulation	114 m2	\$	150.00	\$	17,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	13,851.00	\$	17,100.00	\$	26,547.75	\$	18,133.13
704	Dressing Room	227 m2	\$	175.00	\$	39,725.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	32,177.25	\$	39,725.00	\$	61,673.06	\$	42,125.05
705	Green Room	77 m2	\$	175.00	\$	13,475.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	10,914.75	\$	13,475.00	\$	20,919.94	\$	14,289.11
706	Service / BOH Lifts	9 m2			Incl.												
707	Level 2				\$	-											
708	Service / BOH Lifts	9 m2			Incl.												
709	Level 3				\$	-											
710	Follow Spot Room	82 m2	\$	150.00	\$	12,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,963.00	\$	12,300.00	\$	19,095.75	\$	13,043.13
711	ADMINISTRATION / VENUE MANAGEMENT AREAS				\$	-											
712	Allowance for Ceiling Finishes to the following Administration / Venue Management Areas				\$	-											
713	Ground Level				\$	-											
714	Tech Office	44 m2	\$	150.00	\$	6,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	5,346.00	\$	6,600.00	\$	10,246.50	\$	6,998.75
715	Level 1				\$	-											
716	Admin Foyer	53 m2	\$	200.00	\$	10,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	8,586.00	\$	10,600.00	\$	16,456.50	\$	11,240.42
717	Meeting Room	21 m2	\$	250.00	\$	5,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,252.50	\$	5,250.00	\$	8,150.63	\$	5,567.19
718	Staff Board Room	47 m2	\$	250.00	\$	11,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,517.50	\$	11,750.00	\$	18,241.88	\$	12,459.90
719	Level 2				\$	-											
720	Admin Supplies	27 m2	\$	150.00	\$	4,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	3,280.50	\$	4,050.00	\$	6,287.63	\$	4,294.69
721	Admin Finance Office	30 m2	\$	150.00	\$	4,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	3,645.00	\$	4,500.00	\$	6,986.25	\$	4,771.88
722	Staff Amenities	39 m2	\$	150.00	\$	5,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,738.50	\$	5,850.00	\$	9,082.13	\$	6,203.44
723	Admin Foyer	111 m2	\$	200.00	\$	22,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,982.00	\$	22,200.00	\$	34,465.50	\$	23,541.25
724	Manager's Office	33 m2	\$	150.00	\$	4,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,009.50	\$	4,950.00	\$	7,684.88	\$	5,249.06
725	Marketing Staff Office	37 m2	\$	150.00	\$	5,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,495.50	\$	5,550.00	\$	8,616.38	\$	5,885.31
726	Operations Manager	28 m2	\$	150.00	\$	4,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	3,402.00	\$	4,200.00	\$	6,520.50	\$	4,453.75
727	Printer	31 m2	\$	150.00	\$	4,650.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	3,766.50	\$	4,650.00	\$	7,219.13	\$	4,930.94
728	Programmer / Venue Hire Manager Office	52 m2	\$	150.00	\$	7,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	6,318.00	\$	7,800.00	\$	12,109.50	\$	8,271.25
729	Staff Kitchenette	77 m2	\$	150.00	\$	11,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	9,355.50	\$	11,550.00	\$	17,931.38	\$	12,247.81
730	Venue Manager	33 m2	\$	150.00	\$	4,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	4,009.50	\$	4,950.00	\$	7,684.88	\$	5,249.06
731	BACK OF HOUSE AREAS				\$	-											
732	Allowance for Ceiling Finishes to the following Back of House Areas				\$	-											
733	Ground Level				\$	-											
734	Risers	37 m2			Incl.												
735	Level 1				\$	-											
736	Risers	90 m2			Incl.												
737	Level 2				\$	-											
738	Risers	12 m2			Incl.												
739	UNMEASURED SUNDRIES				\$	-											
740	Allowance for Unmeasured Sundry Items	5 %	\$	4,698,265.00	\$	234,913.25	Factored or Percentage Based Cost Historical Data	77%	173%	\$	179,708.64	\$	234,913.25	\$	405,225.36	\$	254,097.83
741	TOTAL Ceiling Finishes	7658 m2	\$	644.19	\$	-											
742					\$	-											
743	Fitments				\$	-											
744	FRONT OF HOUSE AREAS				\$	-											
745	Allowance for Fitments / Joinery Works to the following Front of House Areas				\$	-											
746	Ground Level				\$	-											
747	Foyer Areas	1256 m2	\$	50.00	\$	62,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	50,868.00	\$	62,800.00	\$	97,497.00	\$	66,594.17
748	Merch / Ticket Office	22 m2	\$	1,000.00	\$	22,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	17,820.00	\$	22,000.00	\$	34,155.00	\$	23,329.17
749	Reception Areas	87 m2	\$	50.00	\$	4,350.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	3,523.50	\$	4,350.00	\$	6,753.38	\$	4,612.81
750	Bar / Concession Areas	112 m2	\$	1,500.00	\$	168,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	136,080.00	\$	168,000.00	\$	260,820.00	\$	178,150.00
751	Cloak Room	57 m2	\$	500.00	\$	28,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	23,085.00	\$	28,500.00	\$	44,246.25	\$	30,221.88
752	Ticketing and FOH Staff Room	37 m2	\$	250.00	\$	9,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	7,492.50	\$	9,250.00	\$	14,360.63	\$	9,808.85
753	Amenities Areas	185 m2	\$	350.00	\$	64,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	52,447.50	\$	64,750.00	\$	100,524.38	\$	68,661.98
754	Information Office	13 m2	\$	1,000.00	\$	13,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data	81%	155%	\$	10,530.00	\$	13,000.00	\$	20,182.50	\$	13,785.42







































































817	Level 3			\$	-													
818	Follow Spot Room	82 m2	\$	250.00	\$	20,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	16,605.00	\$	20,500.00	\$	31,826.25	\$	21,738.54
819	ADMINISTRATION / VENUE MANAGEMENT AREAS				\$	-												
820	Allowance for Fitments / Joinery Works to the following Administration / Venue Management Areas				\$	-												
821	Ground Level				\$	-												
822	Tech Office	44 m2	\$	250.00	\$	11,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	8,910.00	\$	11,000.00	\$	17,077.50	\$	11,664.58
823	Level 1				\$	-												
824	Admin Foyer	53 m2	\$	100.00	\$	5,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	4,293.00	\$	5,300.00	\$	8,228.25	\$	5,620.21
825	Meeting Room	21 m2	\$	100.00	\$	2,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,701.00	\$	2,100.00	\$	3,260.25	\$	2,226.88
826	Staff Board Room	47 m2	\$	250.00	\$	11,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	9,517.50	\$	11,750.00	\$	18,241.88	\$	12,459.90
827	Level 2				\$	-												
828	Admin Supplies	27 m2	\$	350.00	\$	9,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	7,654.50	\$	9,450.00	\$	14,671.13	\$	10,020.94
829	Admin Finance Office	30 m2	\$	100.00	\$	3,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,430.00	\$	3,000.00	\$	4,657.50	\$	3,181.25
830	Staff Amenities	39 m2	\$	1,500.00	\$	58,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	47,385.00	\$	58,500.00	\$	90,821.25	\$	62,034.38
831	Admin Foyer	111 m2	\$	100.00	\$	11,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	8,991.00	\$	11,100.00	\$	17,232.75	\$	11,770.63
832	Manager's Office	33 m2	\$	100.00	\$	3,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,673.00	\$	3,300.00	\$	5,123.25	\$	3,499.38
833	Marketing Staff Office	37 m2	\$	100.00	\$	3,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,997.00	\$	3,700.00	\$	5,744.25	\$	3,923.54
834	Operations Manager	28 m2	\$	100.00	\$	2,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,268.00	\$	2,800.00	\$	4,347.00	\$	2,969.17
835	Printer	31 m2	\$	250.00	\$	7,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	6,277.50	\$	7,750.00	\$	12,031.88	\$	8,218.23
836	Programmer / Venue Hire Manager Office	52 m2	\$	250.00	\$	13,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	10,530.00	\$	13,000.00	\$	20,182.50	\$	13,785.42
837	Staff Kitchenette	77 m2	\$	500.00	\$	38,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	31,185.00	\$	38,500.00	\$	59,771.25	\$	40,826.04
838	Venue Manager	33 m2	\$	100.00	\$	3,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,673.00	\$	3,300.00	\$	5,123.25	\$	3,499.38
839	BACK OF HOUSE AREAS				\$	-												
840	Allowance for Fitments / Joinery Works to the following Back of House Areas				\$	-												
841	Ground Level				\$	-												
842	Risers	37 m2			Incl.	-												
843	Level 1				\$	-												
844	Risers	90 m2			Incl.	-												
845	Level 2				\$	-												
846	Risers	12 m2			Incl.	-												
847	UNMEASURED SUNDRIES				\$	-												
848	Allowance for Unmeasured Sundry Items	5 %	\$	2,767,950.00	\$	138,397.50	Factored or Percentage Based Cost Historical Data		77%	173%	\$	105,874.09	\$	138,397.50	\$	238,735.69	\$	149,699.96
849	TOTAL Fitments	8866 m2	\$	327.81	\$	-												
850					\$	-												
851	Special Equipment				\$	-												
852	SPECIAL CONSTRUCTION				\$	-												
853	Allowance for Stage construction / build up to Main Theatre	460 m2	\$	2,500.00	\$	1,150,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	931,500.00	\$	1,150,000.00	\$	1,785,375.00	\$	1,219,479.17
854	Allowance for Stage construction / build up to Black Box Studio	326 m2	\$	2,500.00	\$	815,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	660,150.00	\$	815,000.00	\$	1,265,287.50	\$	864,239.58
855	TOTAL Special Equipment	786 m2	\$	2,500.00	\$	-												
856					\$	-												
857	Hydraulic Services				\$	-												
858	PLUMBING FIXTURES				\$	-												
859	Plumbing fixtures complete including pipes, fittings, connections and accessories				\$	-												
860	Handwash Basins	47 No	\$	4,000.00	\$	188,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	152,280.00	\$	188,000.00	\$	291,870.00	\$	199,358.33
861	Cleaners Sink	1 No	\$	4,000.00	\$	4,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	3,240.00	\$	4,000.00	\$	6,210.00	\$	4,241.67
862	Kitchen Sink	5 No	\$	5,000.00	\$	25,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	20,250.00	\$	25,000.00	\$	38,812.50	\$	26,510.42
863	Shower	5 No	\$	3,500.00	\$	17,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	14,175.00	\$	17,500.00	\$	27,168.75	\$	18,557.29
864	Tap	53 No	\$	1,500.00	\$	79,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	64,395.00	\$	79,500.00	\$	123,423.75	\$	84,303.13
865	Urinals	6 No	\$	5,000.00	\$	30,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	24,300.00	\$	30,000.00	\$	46,575.00	\$	31,812.50
866	Water Closet (WC) including cistern tank	86 No	\$	5,000.00	\$	430,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	348,300.00	\$	430,000.00	\$	667,575.00	\$	455,979.17
867	Ancillary fixture points - Water coolers etc.	10 No	\$	5,000.00	\$	50,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	40,500.00	\$	50,000.00	\$	77,625.00	\$	53,020.83
868	Ancillary drainage points - Mechanical tundish, floor wastes etc.	1 Item	\$	25,000.00	\$	25,000.00	Fixed Quantity Allowance		80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67
869	SUNDRY WATER POINTS				\$	-												
870	Hose cocks	10 No	\$	1,000.00	\$	10,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	8,100.00	\$	10,000.00	\$	15,525.00	\$	10,604.17
871	Irrigation connection	1 Item	\$	2,500.00	\$	2,500.00	Fixed Quantity Allowance		80%	130%	\$	2,000.00	\$	2,500.00	\$	3,250.00	\$	2,541.67
872	Mechancial service water supply	1 Item	\$	20,000.00	\$	20,000.00	Fixed Quantity Allowance		80%	130%	\$	16,000.00	\$	20,000.00	\$	26,000.00	\$	20,333.33
873	Mains/fire interface supply	1 Item	\$	25,000.00	\$	25,000.00	Fixed Quantity Allowance		80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67
874	Hot water generation & storage	1 Item	\$	150,000.00	\$	150,000.00	Fixed Quantity Allowance		80%	130%	\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00

875	STORMWATER			\$	-														
876	Roof drainage/downpipes	1 Item	\$	25,000.00	\$	25,000.00	Fixed Quantity	Allowance	80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67	
877	Perimeter catchment points and connections	1 Item	\$	50,000.00	\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
878	BWIC			\$	-														
879	Builders Works in Connection with Services	5 %	\$	774,000.00	\$	38,700.00	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	29,605.50	\$	38,700.00	\$	66,757.50	\$	41,860.50	
880	TOTAL Hydraulic Services	10522 m2	\$	111.21	\$	-													
881				\$	-														
882	Mechanical Services			\$	-														
883	FRONT OF HOUSE MECHANICAL SERVICES			\$	-														
884	Ground Level			\$	-														
885	Foyer Areas	1256 m2	\$	850.00	\$	1,067,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	864,756.00	\$	1,067,600.00	\$	1,657,449.00	\$	1,132,100.83	
886	Merch / Ticket Office	22 m2	\$	650.00	\$	14,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	11,583.00	\$	14,300.00	\$	22,200.75	\$	15,163.96	
887	Reception Areas	87 m2	\$	650.00	\$	56,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	45,805.50	\$	56,550.00	\$	87,793.88	\$	59,966.56	
888	Bar / Concession Areas	112 m2	\$	850.00	\$	95,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	77,112.00	\$	95,200.00	\$	147,798.00	\$	100,951.67	
889	Cloak Room	57 m2	\$	350.00	\$	19,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	16,159.50	\$	19,950.00	\$	30,972.38	\$	21,155.31	
890	Ticketing and FOH Staff Room	37 m2	\$	650.00	\$	24,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	19,480.50	\$	24,050.00	\$	37,337.63	\$	25,503.02	
891	Amenities Areas	185 m2	\$	85.00	\$	15,725.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	12,737.25	\$	15,725.00	\$	24,413.06	\$	16,675.05	
892	Information Office	13 m2	\$	700.00	\$	9,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	7,371.00	\$	9,100.00	\$	14,127.75	\$	9,649.79	
893	Fire Egress Stairs	132 m2	\$	20.00	\$	2,640.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,138.40	\$	2,640.00	\$	4,098.60	\$	2,799.50	
894	Level 1			\$	-														
895	Mezzanine Foyer	122 m2	\$	850.00	\$	103,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	83,997.00	\$	103,700.00	\$	160,994.25	\$	109,965.21	
896	Fire Egress Stairs	95 m2	\$	20.00	\$	1,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,539.00	\$	1,900.00	\$	2,949.75	\$	2,014.79	
897	Level 2			\$	-														
898	Foyer Areas	462 m2	\$	850.00	\$	392,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	318,087.00	\$	392,700.00	\$	609,666.75	\$	416,425.63	
899	Amenities Areas	68 m2	\$	85.00	\$	5,780.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	4,681.80	\$	5,780.00	\$	8,973.45	\$	6,129.21	
900	Bar / Concession Areas	61 m2	\$	850.00	\$	51,850.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	41,998.50	\$	51,850.00	\$	80,497.13	\$	54,982.60	
901	Fire Egress Stairs	72 m2	\$	20.00	\$	1,440.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,166.40	\$	1,440.00	\$	2,235.60	\$	1,527.00	
902	THEATRE AREAS			\$	-														
903	Ground Level			\$	-														
904	Main Theatre	966 m2	\$	1,000.00	\$	966,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	782,460.00	\$	966,000.00	\$	1,499,715.00	\$	1,024,362.50	
905	Black Box Studio	704 m2	\$	1,000.00	\$	704,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	570,240.00	\$	704,000.00	\$	1,092,960.00	\$	746,533.33	
906	Vestibules / Air Locks	66 m2	\$	850.00	\$	56,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	45,441.00	\$	56,100.00	\$	87,095.25	\$	59,489.38	
907	Sound / Projection / Lighting Control Rooms	75 m2	\$	650.00	\$	48,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	39,487.50	\$	48,750.00	\$	75,684.38	\$	51,695.31	
908	Level 2			\$	-														
909	Main Theatre Balcony Areas	298 m2	\$	1,000.00	\$	298,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	241,380.00	\$	298,000.00	\$	462,645.00	\$	316,004.17	
910	Vestibules / Air Locks	27 m2	\$	850.00	\$	22,950.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	18,589.50	\$	22,950.00	\$	35,629.88	\$	24,336.56	
911	THEATRE SUPPORT AREAS			\$	-														
912	Ground Level			\$	-														
913	Dressing Rooms	158 m2	\$	650.00	\$	102,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	83,187.00	\$	102,700.00	\$	159,441.75	\$	108,904.79	
914	Warm-Up Rooms	90 m2	\$	650.00	\$	58,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	47,385.00	\$	58,500.00	\$	90,821.25	\$	62,034.38	
915	Band / Orchestra / Musician Room	101 m2	\$	650.00	\$	65,650.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	53,176.50	\$	65,650.00	\$	101,921.63	\$	69,616.35	
916	Conductor Room	46 m2	\$	650.00	\$	29,900.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	24,219.00	\$	29,900.00	\$	46,419.75	\$	31,706.46	
917	Tour Manager / Stage Door Office	32 m2	\$	650.00	\$	20,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	16,848.00	\$	20,800.00	\$	32,292.00	\$	22,056.67	
918	Piano Store	13 m2	\$	650.00	\$	8,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	6,844.50	\$	8,450.00	\$	13,118.63	\$	8,960.52	
919	Stage Door	12 m2	\$	650.00	\$	7,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	6,318.00	\$	7,800.00	\$	12,109.50	\$	8,271.25	
920	Assembly Area / Back Stage Circulation	378 m2	\$	375.00	\$	141,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	114,817.50	\$	141,750.00	\$	220,066.88	\$	150,314.06	
921	Instrument Store	86 m2	\$	350.00	\$	30,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	24,381.00	\$	30,100.00	\$	46,730.25	\$	31,918.54	
922	Workshop	146 m2	\$	550.00	\$	80,300.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	65,043.00	\$	80,300.00	\$	124,665.75	\$	85,151.46	
923	Staff Amenities	58 m2	\$	85.00	\$	4,930.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	3,993.30	\$	4,930.00	\$	7,653.83	\$	5,227.85	
924	Cleaners	39 m2	\$	375.00	\$	14,625.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	11,846.25	\$	14,625.00	\$	22,705.31	\$	15,508.59	
925	Kitchen	97 m2	\$	800.00	\$	77,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	62,856.00	\$	77,600.00	\$	120,474.00	\$	82,288.33	
926	Store Room	9 m2	\$	350.00	\$	3,150.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,551.50	\$	3,150.00	\$	4,890.38	\$	3,340.31	
927	Level 1			\$	-														
928	Management / Security Office	40 m2	\$	650.00	\$	26,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	21,060.00	\$	26,000.00	\$	40,365.00	\$	27,570.83	
929	Store Room	122 m2	\$	350.00	\$	42,700.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	34,587.00	\$	42,700.00	\$	66,291.75	\$	45,279.79	
930	Staff Amenities	69 m2	\$	85.00	\$	5,865.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	4,750.65	\$	5,865.00	\$	9,105.41	\$	6,219.34	
931	Back Stage Circulation	114 m2	\$	500.00	\$	57,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	46,170.00	\$	57,000.00	\$	88,492.50	\$	60,443.75	
932	Dressing Room	227 m2	\$	650.00	\$	147,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	119,515.50	\$	147,550.00	\$	229,071.38	\$	156,464.48	
933	Green Room	77 m2	\$	650.00	\$	50,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	40,540.50	\$	50,050.00	\$	77,702.63	\$	53,073.85	
934	Level 3			\$	-														
935	Follow Spot Room	82 m2	\$	550.00	\$	45,100.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	36,531.00	\$	45,100.00	\$	70,017.75	\$	47,824.79	
936	ADMINISTRATION / VENUE MANAGEMENT AREAS			\$	-														
937	Ground Level			\$	-														
938	Tech Office	44 m2	\$	650.00	\$	28,600.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	23,166.00	\$	28,600.00	\$	44,401.50	\$	30,327.92	

939	Level 1			\$	-														
940	Admin Foyer	53 m2	\$	650.00	\$	34,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	27,904.50	\$	34,450.00	\$	53,483.63	\$	36,531.35	
941	Meeting Room	21 m2	\$	675.00	\$	14,175.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	11,481.75	\$	14,175.00	\$	22,006.69	\$	15,031.41	
942	Staff Board Room	47 m2	\$	750.00	\$	35,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	28,552.50	\$	35,250.00	\$	54,725.63	\$	37,379.69	
943	Level 2			\$	-														
944	Admin Supplies	27 m2	\$	650.00	\$	17,550.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	14,215.50	\$	17,550.00	\$	27,246.38	\$	18,610.31	
945	Admin Finance Office	30 m2	\$	650.00	\$	19,500.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	15,795.00	\$	19,500.00	\$	30,273.75	\$	20,678.13	
946	Staff Amenities	39 m2	\$	85.00	\$	3,315.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	2,685.15	\$	3,315.00	\$	5,146.54	\$	3,515.28	
947	Admin Foyer	111 m2	\$	650.00	\$	72,150.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	58,441.50	\$	72,150.00	\$	112,012.88	\$	76,509.06	
948	Manager's Office	33 m2	\$	650.00	\$	21,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	17,374.50	\$	21,450.00	\$	33,301.13	\$	22,745.94	
949	Marketing Staff Office	37 m2	\$	650.00	\$	24,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	19,480.50	\$	24,050.00	\$	37,337.63	\$	25,503.02	
950	Operations Manager	28 m2	\$	650.00	\$	18,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	14,742.00	\$	18,200.00	\$	28,255.50	\$	19,299.58	
951	Printer	31 m2	\$	650.00	\$	20,150.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	16,321.50	\$	20,150.00	\$	31,282.88	\$	21,367.40	
952	Programmer / Venue Hire Manager Office	52 m2	\$	650.00	\$	33,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	27,378.00	\$	33,800.00	\$	52,474.50	\$	35,842.08	
953	Staff Kitchenette	77 m2	\$	750.00	\$	57,750.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	46,777.50	\$	57,750.00	\$	89,656.88	\$	61,239.06	
954	Venue Manager	33 m2	\$	650.00	\$	21,450.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	17,374.50	\$	21,450.00	\$	33,301.13	\$	22,745.94	
955	BWIC			\$	-														
956	Builders Works in Connection with Services	5 %	\$	5,400,645.00	\$	270,032.25	Factored or Percentage Based Cost Historical Data		77%	173%	\$	206,574.67	\$	270,032.25	\$	465,805.63	\$	292,084.88	
957	UNMEASURED SUNDRIES			\$	-														
958	Allowance for Unmeasured Sundry Items	5 %	\$	5,670,677.25	\$	283,533.86	Factored or Percentage Based Cost Historical Data		77%	173%	\$	216,903.40	\$	283,533.86	\$	489,095.91	\$	306,689.13	
959	TOTAL Mechanical Services	7576 m2	\$	785.93	\$	-													
960				\$	-														
961	Electrical Services			\$	-														
962	Supply reticulation	11352 m2	\$	120.00	\$	1,362,240.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,103,414.40	\$	1,362,240.00	\$	2,114,877.60	\$	1,444,542.00	
963	Switchgear	11352 m2	\$	100.00	\$	1,135,200.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	919,512.00	\$	1,135,200.00	\$	1,762,398.00	\$	1,203,785.00	
964	Light reticulation	11352 m2	\$	75.00	\$	851,400.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	689,634.00	\$	851,400.00	\$	1,321,798.50	\$	902,838.75	
965	Light fittings	11352 m2	\$	150.00	\$	1,702,800.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,379,268.00	\$	1,702,800.00	\$	2,643,597.00	\$	1,805,677.50	
966	Power reticulation	11352 m2	\$	75.00	\$	851,400.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	689,634.00	\$	851,400.00	\$	1,321,798.50	\$	902,838.75	
967	Wayfinding seating lighting to main theatre	133 m	\$	250.00	\$	33,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	26,932.50	\$	33,250.00	\$	51,620.63	\$	35,258.85	
968	Lighting control system including specialist lighting to performance zones	1 P.Sum	\$	50,000.00	\$	50,000.00	Fixed Quantity Allowance		80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
969	Standby Generator provision including fuel storage tank	1 P.Sum	\$	250,000.00	\$	250,000.00	Fixed Quantity Allowance		80%	130%	\$	200,000.00	\$	250,000.00	\$	325,000.00	\$	254,166.67	
970	BWIC			\$	-														
971	Builders Works in Connection with Services	5 %	\$	6,236,290.00	\$	311,814.50	Factored or Percentage Based Cost Historical Data		77%	173%	\$	238,538.09	\$	311,814.50	\$	537,880.01	\$	337,279.35	
972	TOTAL Electrical Services	11352 m2	\$	576.82	\$	-													
973				\$	-														
974	Communication Services			\$	-														
975	General comms/IT patch points	10522 m2	\$	25.00	\$	263,050.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	213,070.50	\$	263,050.00	\$	408,385.13	\$	278,942.60	
976	BWIC			\$	-														
977	Builders Works in Connection with Services	5 %	\$	263,050.00	\$	13,152.50	Factored or Percentage Based Cost Historical Data		77%	173%	\$	10,061.66	\$	13,152.50	\$	22,688.06	\$	14,226.62	
978	TOTAL Communication Services	10522 m2	\$	26.25	\$	-													
979				\$	-														
980	Fire Protection Services			\$	-														
981	Wet Fire	10522 m2	\$	125.00	\$	1,315,250.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	1,065,352.50	\$	1,315,250.00	\$	2,041,925.63	\$	1,394,713.02	
982	Dry fire	10522 m	\$	65.00	\$	683,930.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	553,983.30	\$	683,930.00	\$	1,061,801.33	\$	725,250.77	
983	BWIC			\$	-														
984	Builders Works in Connection with Services	5 %	\$	1,999,180.00	\$	99,959.00	Factored or Percentage Based Cost Historical Data		77%	173%	\$	76,468.64	\$	99,959.00	\$	172,429.28	\$	108,122.32	
985	TOTAL Fire Protection Services	10522 m2	\$	199.50	\$	-													
986				\$	-														
987	Security Services			\$	-														
988	CCTV			\$	-														
989	External perimeter cameras - low light buiding mounted	10 No	\$	2,500.00	\$	25,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	20,250.00	\$	25,000.00	\$	38,812.50	\$	26,510.42	
990	External perimeter cameras - low light pole mounted	10 No	\$	5,000.00	\$	50,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	40,500.00	\$	50,000.00	\$	77,625.00	\$	53,020.83	
991	Internal cameras av. 1 per 100sq.m	100 No	\$	1,500.00	\$	150,000.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	121,500.00	\$	150,000.00	\$	232,875.00	\$	159,062.50	
992	Dedecated server and storage	1 Item	\$	15,000.00	\$	15,000.00	Fixed Quantity Allowance		80%	130%	\$	12,000.00	\$	15,000.00	\$	19,500.00	\$	15,250.00	
993	Monitors and interface	1 Item	\$	10,000.00	\$	10,000.00	Fixed Quantity Allowance		80%	130%	\$	8,000.00	\$	10,000.00	\$	13,000.00	\$	10,166.67	
994	ACCESS CONTROL			\$	-														
995	Door access system	10522 m2	\$	2.00	\$	21,044.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	17,045.64	\$	21,044.00	\$	32,670.81	\$	22,315.41	
996	DETECTION & ALARMS			\$	-														
997	Internal sensors & speaker system	10522 m2	\$	5.00	\$	52,610.00	Take off from Plans, GA, PFD, Previous Proje Historical Data		81%	155%	\$	42,614.10	\$	52,610.00	\$	81,677.03	\$	55,788.52	

E34	1104	Building Services Audit/Advisor			\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E35	1105	Legal Advice			\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E36	1106	Geotechnical Services			\$	200,000.00	Fixed Quantity	Allowance	80%	130%	\$	160,000.00	\$	200,000.00	\$	260,000.00	\$	203,333.33	
E37	1107	AV/IT			\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E38	1108	Security			\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E39	1109	Sustainability			\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E40	1110	Accessibility			\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E41	1111	Crowd Modelling			\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E42	1112	BIM			\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E43	1113	Consultant Contingency																	
E44	1114	Sub-Total - Estimated Specialist Consultant Advice			\$	-													
E44	1115	Communications & Stakeholder Management			\$	200,000.00	Fixed Quantity	Allowance	80%	130%	\$	160,000.00	\$	200,000.00	\$	260,000.00	\$	203,333.33	
E45	1116	Travel			\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E47	1117	Disbursements			\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E48	1118	Sub-Total - Estimated Other Project Costs			\$	-													
E49	1119	Client Managed Costs 1 (Resources)			\$	-													
E50	1120	Client Managed Costs 2 (Temporary Accommodation/Relocation)			\$	-													
E51	1121	Project Validation Report (Business Case)	1 Item	\$	1,000,000.00	\$	1,000,000.00	Fixed Quantity	Allowance	80%	130%	\$	800,000.00	\$	1,000,000.00	\$	1,300,000.00	\$	1,016,666.67
E52	1122	Total Non-Contract Costs			\$	-													
E53	1123	PM Allowances (Risk Items Held Against Contingency)	5 %	\$	165,166,513.17														
E54	1124	P50 Unallocated Project Contingency (Unreserved)	1	\$	10,844,552.77														
E55	1125	P90 Unallocated Project Contingency (Unreserved)	1	\$	27,795,475.77														
F01	1126	Sub-Total - Project Total Contingency			\$	-													
F02	1127	Q-Leave 0.575%			\$	-													
F03	1128	Q-Leave Levy (0.575%)	0.575 %	\$	173,424,838.83	\$	997,192.82	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	762,852.51	\$	997,192.82	\$	1,720,157.62	\$	1,078,630.24
F04	1129	ESTIMATED CURRENT DAY TOTAL COST			\$	-													
F05	1130	Escalation to Assumed Construction Start Date (1Qtr 2026)	15.01 %		\$	-													
	1131	Escalation Provision Though Construction to an Assumed Completion Date [4Qtr 2027 - Mid Point Av. Adopted]	3.87 %		\$	-													
	1132	ESTIMATED TOTAL OUTTURN COST (EXCL. GST)			\$	-													
	1133	Goods and Services Tax			\$	-													
	1134	ESTIMATED TOTAL COST			\$	-													
	1136																		
ROWS ABOVE T	1137																		
	1138				\$	155,054,148.42						\$	122,534,730.79	\$	155,054,148.42	\$	249,251,242.78	\$	165,333,761.21

51	Lift pits - Service Lift Only	1	No	\$	24,984.00	\$	24,984.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	20,237.04	\$	24,984.00	\$	38,787.66	\$	26,493.45
52	Foundation pad to ditto	1	No	\$	28,800.00	\$	28,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	23,328.00	\$	28,800.00	\$	44,712.00	\$	30,540.00
53	CONCRETE COLUMNS																	
54	N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork																	
55	Concrete columns, allow 500 x 1000, height varies fi	178	m	\$	1,511.43	\$	269,034.91	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	217,918.28	\$	269,034.91	\$	417,676.70	\$	285,289.10
56	UPPER FLOORS																	
57	N40 Concrete suspended slabs with reo @ 180kg/m3 complete including formwork and finish																	
58	250-300 thick suspended slab with attached beams	3,876	m2	\$	495.00	\$	1,918,620.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,554,082.20	\$	1,918,620.00	\$	2,978,657.55	\$	2,034,536.63
59	Allowance for movement joints	3876	m2	\$	15.00	\$	58,140.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	47,093.40	\$	58,140.00	\$	90,262.35	\$	61,652.63
60	Allowance for setdowns to accommodate selected fl	3,876	m2	\$	15.00	\$	58,140.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	47,093.40	\$	58,140.00	\$	90,262.35	\$	61,652.63
61	Allowance for forming services related openings &/o	3,876	m2	\$	5.00	\$	19,380.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	15,697.80	\$	19,380.00	\$	30,087.45	\$	20,550.88
62	STAIRCASES																	
63	Concrete staircase, complete including landings	12	mrise	\$	4,600.00	\$	55,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	44,712.00	\$	55,200.00	\$	85,698.00	\$	58,535.00
64	WINDOWS																	
65	Allowance for windows						N/A											
66	EXTERNAL DOORS																	
67	Auto Roller Shutter to Basement Carpark entry ramp	1	No	\$	19,688.00	\$	19,688.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	15,947.28	\$	19,688.00	\$	30,565.62	\$	20,877.48
68	Solid core fire rated timber doors, single leaf, to exte	1	No	\$	3,025.90	\$	3,025.90	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,450.98	\$	3,025.90	\$	4,697.71	\$	3,208.71
69	INTERNAL WALLS																	
70	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks																	
71	Lift Core Walls, Basement to Ground Level	202	m2	\$	955.00	\$	192,910.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	156,257.10	\$	192,910.00	\$	299,492.78	\$	204,564.98
72	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement and formworks																	
73	Isolated Stair Walls, Basement to Ground Level	250	m2	\$	942.00	\$	235,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	190,755.00	\$	235,500.00	\$	365,613.75	\$	249,728.13
74	Internal Wall Partitions																	
75	Allow fire rated partitions including studs, insulation,	449	m2	\$	350.00	\$	157,150.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	127,291.50	\$	157,150.00	\$	243,975.38	\$	166,644.48
76	INTERNAL DOORS																	
77	Solid core fire rated timber doors, single leaf, to	4	No	\$	3,025.90	\$	12,103.60	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	9,803.92	\$	12,103.60	\$	18,790.84	\$	12,834.86
78	Allowance for double leaf fire rated internal doors to	10	No	\$	4,514.86	\$	45,148.60	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	36,570.37	\$	45,148.60	\$	70,093.20	\$	47,876.33
79	WALL FINISHES																	
80	Paint finish to carpark walls and columns	2040	m2	\$	25.00	\$	51,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	41,310.00	\$	51,000.00	\$	79,177.50	\$	54,081.25
81	Paint finish to services	773	m2	\$	25.00	\$	19,325.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	15,653.25	\$	19,325.00	\$	30,002.06	\$	20,492.55
82	Paint finish to store room	168	m2	\$	25.00	\$	4,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,402.00	\$	4,200.00	\$	6,520.50	\$	4,453.75
83	Paint finish to corridor	81	m2	\$	25.00	\$	2,025.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,640.25	\$	2,025.00	\$	3,143.81	\$	2,147.34
84	Paint finish to stairs	223	m2	\$	25.00	\$	5,575.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	4,515.75	\$	5,575.00	\$	8,655.19	\$	5,911.82
85	FLOOR FINISHES																	
86	Epoxy floor finish to car park area	3306	m2	\$	45.00	\$	148,770.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	120,503.70	\$	148,770.00	\$	230,965.43	\$	157,758.19
87	Epoxy floor finish to services	496	m2	\$	45.00	\$	22,320.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	18,079.20	\$	22,320.00	\$	34,651.80	\$	23,668.50
88	Epoxy floor finish to store room	54	m2	\$	45.00	\$	2,430.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,968.30	\$	2,430.00	\$	3,772.58	\$	2,576.81
89	Epoxy floor finish to corridor	15	m2	\$	45.00	\$	675.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	546.75	\$	675.00	\$	1,047.94	\$	715.78
90	Epoxy floor finish to stairs	66	m2	\$	45.00	\$	2,970.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,405.70	\$	2,970.00	\$	4,610.93	\$	3,149.44
91	CEILING FINISHES																	
92	Paint / sealant to exposed concrete soffits at car par	3,306	m2	\$	22.50	\$	74,385.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	60,251.85	\$	74,385.00	\$	115,482.71	\$	78,879.09
93	Suspended plasterboard ceiling including paint finis	496	m2	\$	22.50	\$	11,160.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	9,039.60	\$	11,160.00	\$	17,325.90	\$	11,834.25
94	Suspended plasterboard ceiling including paint finis	54	m2	\$	22.50	\$	1,215.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	984.15	\$	1,215.00	\$	1,886.29	\$	1,288.41
95	Suspended plasterboard ceiling including paint finis	15	m2	\$	22.50	\$	337.50	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	273.38	\$	337.50	\$	523.97	\$	357.89
96	Paint to exposed concrete soffits to stairs	66	m2	\$	22.50	\$	1,485.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,202.85	\$	1,485.00	\$	2,305.46	\$	1,574.72
97	FITMENTS																	
98	Allowance for precast concrete wheel stops	100	No	\$	250.00	\$	25,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	20,250.00	\$	25,000.00	\$	38,812.50	\$	26,510.42
99	Allowance for island pavement including kerbs to ca	397	m2	\$	250.00	\$	99,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	80,392.50	\$	99,250.00	\$	154,085.63	\$	105,246.35
100	Allowance for wall guards and corner guards to carp	3,970	m2	\$	15.00	\$	59,550.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	48,235.50	\$	59,550.00	\$	92,451.38	\$	63,147.81
101	Allowance for bollards to services area	4	No	\$	500.00	\$	2,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,620.00	\$	2,000.00	\$	3,105.00	\$	2,120.83
102	Allowance for shelvings to store room	54	No	\$	100.00	\$	5,400.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	4,374.00	\$	5,400.00	\$	8,383.50	\$	5,726.25
103	Allowance for statutory and directional signages	3,970	m2	\$	10.00	\$	39,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	32,157.00	\$	39,700.00	\$	61,634.25	\$	42,098.54
104	Allowance for carpark line markings	3,970	m2	\$	1.20	\$	4,764.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,858.84	\$	4,764.00	\$	7,396.11	\$	5,051.83
105	HYDRAULIC SERVICES																	
106	Hydraulic services, complete	3,970	m2	\$	50.00	\$	198,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	160,785.00	\$	198,500.00	\$	308,171.25	\$	210,492.71
107	MECHANICAL SERVICES																	
108	Mechanical services, complete	3,970	m2	\$	135.00	\$	535,950.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	434,119.50	\$	535,950.00	\$	832,062.38	\$	568,330.31
109	ELECTRICAL SERVICES																	
110	Electrical services, complete	3,970	m2	\$	125.00	\$	496,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	401,962.50	\$	496,250.00	\$	770,428.13	\$	526,231.77
111	COMMUNICATION SERVICES																	
112	Communications services, complete	3,970	m2	\$	40.00	\$	158,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	128,628.00	\$	158,800.00	\$	246,537.00	\$	168,394.17
113	FIRE PROTECTION SERVICES																	
114	Fire Protection services, complete	3,970	m2	\$	125.00	\$	496,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	401,962.50	\$	496,250.00	\$	770,428.13	\$	526,231.77
115	SECURITY SERVICES																	

	116	Security services, complete	3,970	m2	\$	25.00	\$	99,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	80,392.50	\$	99,250.00	\$	154,085.63	\$	105,246.35
	117	TRANSPORT SERVICES					\$	-											
	118	Goods / Service lift servicing Basement and Ground	1	No	\$	200,000.00	\$	200,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	162,000.00	\$	200,000.00	\$	310,500.00	\$	212,083.33
	119	Extra Over for Additional Stop servicing Basement t	3	No	\$	20,000.00	\$	60,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	48,600.00	\$	60,000.00	\$	93,150.00	\$	63,625.00
	120	BWIC					\$	-											
	121	Builders Works in Connection with Services	5	%	\$	2,245,000.00	\$	112,250.00	Factored or Percentage Based Cost Historical Data			\$	85,871.25	\$	112,250.00	\$	193,631.25	\$	121,417.08
	122	UNMEASURED SUNDRIES					\$	-											
	123	Allowance for Unmeasured Sundry Items	2.5	%	\$	8,269,956.66	\$	206,748.92	Factored or Percentage Based Cost Historical Data			\$	158,162.92	\$	206,748.92	\$	356,641.88	\$	223,633.41
	124	TOTAL Basement Car Park Building Works	3,970	m2	\$	2,163.46													
	125																		
A03	126	TCH BUILDING WORKS																	
	127	Substructure																	
	128	PILING																	
	129	Bored Piers																	
	130	Site Establishment & Demobilisation (1No. Piling Riq	1	Item	\$	150,000.00	\$	150,000.00	Fixed Quantity Allowance			\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00
	131	Pile testing to Australian Standards	1	Item	\$	50,000.00	\$	50,000.00	Fixed Quantity Allowance			\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33
	132	Allowance for Bored Piers complete including trimmi	6,293	m2	\$	538.08	\$	3,386,146.44	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	2,742,778.62	\$	3,386,146.44	\$	5,256,992.35	\$	3,590,726.12
	133	PILE CAPS & FOOTINGS					\$	-											
	134	N40 RC Pile Caps with reo @ 140kg/m3 complete including detailed excavation, working space, formw					\$	-											
	135	Allowance for pile caps	6,293	m2	\$	53.81	\$	338,614.64	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	274,277.86	\$	338,614.64	\$	525,699.23	\$	359,072.61
	136	Allowance for sundry pad footings	6,293	m2	\$	15.00	\$	94,395.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	76,459.95	\$	94,395.00	\$	146,548.24	\$	100,098.03
	137	Allowance for ground beams	6,293	m2	\$	25.00	\$	157,325.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	127,433.25	\$	157,325.00	\$	244,247.06	\$	166,830.05
	138	LIFT PITS					\$	-											
	139	N60 RC lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, form					\$	-											
	140	Lift pits	4	No	\$	24,984.00	\$	99,936.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	80,948.16	\$	99,936.00	\$	155,150.64	\$	105,973.80
	141	GROUND SLABS					\$	-											
	142	N32 RC Ground Slab with mesh / fabric reinforcement + 10kg/m3 bar reo including all preparation, forn					\$	-											
	143	150-200 thick ground slab	6,293	m2	\$	135.00	\$	849,555.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	688,139.55	\$	849,555.00	\$	1,318,934.14	\$	900,882.28
	144	Extra over for thickenings	6,293	m2	\$	25.00	\$	157,325.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	127,433.25	\$	157,325.00	\$	244,247.06	\$	166,830.05
	145	Extra over for joints	6,293	m2	\$	15.00	\$	94,395.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	76,459.95	\$	94,395.00	\$	146,548.24	\$	100,098.03
	146	THERMAL INSULATION					\$	-											
	147	Allowance for thermal insulation to slab at Ground L	5,463	m2	\$	35.00	\$	191,205.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	154,876.05	\$	191,205.00	\$	296,845.76	\$	202,756.97
	148	UNMEASURED SUNDRIES					\$	-											
	149	Allowance for Unmeasured Sundry Items	5	%	\$	5,377,692.08	\$	268,884.60	Factored or Percentage Based Cost Historical Data			\$	205,696.72	\$	268,884.60	\$	463,825.94	\$	290,843.51
	150	TOTAL Substructure	6,293	m2	\$	927.66	\$	-											
	151						\$	-											
	152	Columns					\$	-											
	153	CONCRETE COLUMNS					\$	-											
	154	N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork					\$	-											
	155	Ground - Level 1	5,463	m2	\$	100.00	\$	382,410.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	309,752.10	\$	382,410.00	\$	593,691.53	\$	405,513.94
	156	Level 1 - Level 2	1,437	m2	\$	85.00	\$	85,501.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	69,256.22	\$	85,501.50	\$	132,741.08	\$	90,667.22
	157	Level 2 - Plant Level	1,865	m2	\$	85.00	\$	110,967.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	89,883.68	\$	110,967.50	\$	172,277.04	\$	117,671.79
	158	Plant - Roof	1,759	m2	\$	85.00	\$	104,660.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	84,775.01	\$	104,660.50	\$	162,485.43	\$	110,983.74
	159	STRUCTURAL STEEL COLUMNS					\$	-											
	160	Allowance for structural steel columns (UC / UB / WB) sections complete including all connections, pri					\$	-											
	161	Ground - Level 1	5,463	m2	\$	100.00	\$	109,260.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	88,500.60	\$	109,260.00	\$	169,626.15	\$	115,861.13
	162	Level 1 - Level 2	1,437	m2	\$	85.00	\$	24,429.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	19,787.49	\$	24,429.00	\$	37,926.02	\$	25,904.92
	163	Level 2 - Plant Level	1,865	m2	\$	85.00	\$	31,705.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	25,681.05	\$	31,705.00	\$	49,222.01	\$	33,620.51
	164	Plant - Roof	1,759	m2	\$	85.00	\$	29,903.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	24,221.43	\$	29,903.00	\$	46,424.41	\$	31,709.64
	165	Allowance for structural steel columns (SHS / RHS / CHS) sections complete including all connections,					\$	-											
	166	Ground - Level 1	6,293	m2	\$	100.00	\$	62,930.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	50,973.30	\$	62,930.00	\$	97,698.83	\$	66,732.02
	167	Level 1 - Level 2	1,437	m2	\$	85.00	\$	12,214.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	9,893.75	\$	12,214.50	\$	18,963.01	\$	12,952.46
	168	Level 2 - Plant Level	1,865	m2	\$	85.00	\$	15,852.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	12,840.53	\$	15,852.50	\$	24,611.01	\$	16,810.26
	169	Plant - Roof	1,759	m2	\$	85.00	\$	14,951.50	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	12,110.72	\$	14,951.50	\$	23,212.20	\$	15,854.82
	170	Extra Over for High Columns to Main Theatre and Studio					\$	-											
	171	Extra over for high columns to perimeter of Main Thr	966	m2	\$	50.00	\$	48,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	39,123.00	\$	48,300.00	\$	74,985.75	\$	51,218.13
	172	Extra over for high columns to perimeter of Studio, L	704	m2	\$	30.00	\$	21,120.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	17,107.20	\$	21,120.00	\$	32,788.80	\$	22,396.00
	173	UNMEASURED SUNDRIES					\$	-											
	174	Allowance for Unmeasured Sundry Items	5	%	\$	1,054,205.00	\$	52,710.25	Factored or Percentage Based Cost Historical Data			\$	40,323.34	\$	52,710.25	\$	90,925.18	\$	57,014.92
	175	TOTAL Columns	10,522	m2	\$	105.20	\$	-											
	176						\$	-											
	177	Upper Floors					\$	-											
	178	SUSPENDED CONCRETE SLABS					\$	-											
	179	N40 Concrete suspended slabs reo @ 180kg/m3 complete including formwork and finish					\$	-											
	180	Av. 250 thick suspended slab with attached beams p	3,235	m2	\$	441.00	\$	1,426,635.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	1,155,574.35	\$	1,426,635.00	\$	2,214,850.84	\$	1,512,827.53
	181	Extra over for propping 3500 - 7000	3,235	m2	\$	60.00	\$	194,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	157,221.00	\$	194,100.00	\$	301,340.25	\$	205,826.88
	182	Extra over for propping over raking base	3,235	m2	\$	25.00	\$	80,875.00	Take off from Plans, GA, PFD, Previous Projec Historical Data			\$	65,508.75	\$	80,875.00	\$	125,558.44	\$	85,761.20

317	To Loading Dock (approx. 7500w x 4000h)	1	No	\$	22,500.00	\$	22,500.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	18,225.00	\$	22,500.00	\$	34,931.25	\$	23,859.38
318	UNMEASURED SUNDRIES					\$	-											
319	Allowance for Unmeasured Sundry Items	5	%	\$	183,240.74	\$	9,162.04	Factored or Percentage Based Cost Historical Data	77%	173%	\$	7,008.96	\$	9,162.04	\$	15,804.51	\$	9,910.27
320	TOTAL External Doors	22	No	\$	8,745.58	\$	-											
321						\$	-											
322	Internal Walls and Screens					\$	-											
323	LIFT CORE WALLS					\$	-											
324	N50 Reinforced Concrete Wall with 220kg/m3 reinforcement					\$	-											
325	Ground to Level 1	252	m2	\$	955.00	\$	240,660.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	194,934.60	\$	240,660.00	\$	373,624.65	\$	255,199.88
326	Level 1 to Level 2	171	m2	\$	955.00	\$	163,305.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	132,277.05	\$	163,305.00	\$	253,531.01	\$	173,171.34
327	Level 2 to Roof	239	m2	\$	955.00	\$	228,245.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	184,878.45	\$	228,245.00	\$	354,350.36	\$	242,034.80
328	Level 2 to Plant Level		m2				N/A											
329	Plant Level to Roof		m2				N/A											
330	ISOLATED STAIR WALLS					\$	-											
331	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement					\$	-											
332	Ground to Level 1	463	m2	\$	942.00	\$	436,146.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	353,278.26	\$	436,146.00	\$	677,116.67	\$	462,496.49
333	Level 1 to Level 2	271	m2	\$	942.00	\$	255,282.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	206,778.42	\$	255,282.00	\$	396,325.31	\$	270,705.29
334	Level 2 to Level 3	283	m2	\$	942.00	\$	266,586.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	215,934.66	\$	266,586.00	\$	413,874.77	\$	282,692.24
335	Level 3 to Roof		m2				N/A											
336	Level 3 to Plant Level		m2				N/A											
337	Plant level to Roof		m2				N/A											
338	SERVICE RISER WALLS					\$	-											
339	N40 Reinforced Concrete Wall with 220kg/m3 reinforcement					\$	-											
340	Ground to Level 1	87	m2	\$	942.00	\$	81,954.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	66,382.74	\$	81,954.00	\$	127,233.59	\$	86,905.39
341	Level 1 to Level 2	51	m2	\$	942.00	\$	48,042.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	38,914.02	\$	48,042.00	\$	74,585.21	\$	50,944.54
342	Level 2 to Level 3	37	m2	\$	942.00	\$	34,854.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	28,231.74	\$	34,854.00	\$	54,110.84	\$	36,959.76
343	Level 3 to Roof		m2				N/A											
344	Level 3 to Plant Level		m2				N/A											
345	Plant level to Roof		m2				N/A											
346	THEATRE WALLS					\$	-											
347	Structural Steel Framed Theatre Internal Walls					\$	-											
348	Ground to Level 1	946	m2	\$	525.00	\$	496,650.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	402,286.50	\$	496,650.00	\$	771,049.13	\$	526,655.94
349	Level 1 to Level 2	536	m2	\$	525.00	\$	281,400.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	227,934.00	\$	281,400.00	\$	436,873.50	\$	298,401.25
350	Level 2 to Level 3	2,084	m2	\$	525.00	\$	1,094,100.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	886,221.00	\$	1,094,100.00	\$	1,698,590.25	\$	1,160,201.88
351	Infill Framing to Framed Theatre Internal Walls					\$	-											
352	Ground to Level 1	946	m2	\$	75.00	\$	70,950.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	57,469.50	\$	70,950.00	\$	110,149.88	\$	75,236.56
353	Level 1 to Level 2	536	m2	\$	75.00	\$	40,200.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	32,562.00	\$	40,200.00	\$	62,410.50	\$	42,628.75
354	Level 2 to Level 3	2,084	m2	\$	75.00	\$	156,300.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	126,603.00	\$	156,300.00	\$	242,655.75	\$	165,743.13
355	Acoustic Treatment to Framed Theatre Walls (Excludes Specialist Linings)					\$	-											
356	Ground to level 1	946	m2	\$	50.00	\$	47,300.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	38,313.00	\$	47,300.00	\$	73,433.25	\$	50,157.71
357	Level 1 to Level 2	536	m2	\$	50.00	\$	26,800.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	21,708.00	\$	26,800.00	\$	41,607.00	\$	28,419.17
358	Level 2 to Level 3	2,084	m2	\$	50.00	\$	104,200.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	84,402.00	\$	104,200.00	\$	161,770.50	\$	110,495.42
359	ACOUSTIC RATED PARTITIONS					\$	-											
360	Metal Stud Framed High Acoustic Rated Partitions (full height to underside of structure above)					\$	-											
361	Ground to Level 1	2,358	m2	\$	180.00	\$	424,440.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	343,796.40	\$	424,440.00	\$	658,943.10	\$	450,083.25
362	Level 1 to Level 2	825	m2	\$	180.00	\$	148,500.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	120,285.00	\$	148,500.00	\$	230,546.25	\$	157,471.88
363	Level 2 to Level 3	917	m2	\$	180.00	\$	165,060.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	133,698.60	\$	165,060.00	\$	256,255.65	\$	175,032.38
364	Level 3 to Roof	183	m2	\$	180.00	\$	32,940.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	26,681.40	\$	32,940.00	\$	51,139.35	\$	34,930.13
365	Extra Over For the Following					\$	-											
366	CFC Linings to BOH and Kitchen Areas	3,280	m2	\$	35.00	\$	114,800.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	92,988.00	\$	114,800.00	\$	178,227.00	\$	121,735.83
367	FC Linings to wet areas	820	m2	\$	15.00	\$	12,300.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	9,963.00	\$	12,300.00	\$	19,095.75	\$	13,043.13
368	GLAZED SCREENS AND BALUSTRADES					\$	-											
369	Aluminium Glazed Internal Screen / Partition in Acoustic Rated Partition to 2700h					\$	-											
370	Ground Level to Level 1	472	m2	\$	750.00	\$	353,700.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	286,497.00	\$	353,700.00	\$	549,119.25	\$	375,069.38
371	Level 1 to Level 2	165	m2	\$	750.00	\$	123,750.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	100,237.50	\$	123,750.00	\$	192,121.88	\$	131,226.56
372	Level 2 to Level 3	183	m2	\$	750.00	\$	137,550.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	111,415.50	\$	137,550.00	\$	213,546.38	\$	145,860.31
373	Heavy Duty Frameless Glazed Balustrades with Stainless Steel Fixings and Handrail					\$	-											
374	Level 1 to Level 2	36	m	\$	1,750.00	\$	63,000.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	51,030.00	\$	63,000.00	\$	97,807.50	\$	66,806.25
375	Level 2 to Level 3	87	m	\$	1,750.00	\$	152,250.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	123,322.50	\$	152,250.00	\$	236,368.13	\$	161,448.44
376	THEATRE BALCONY BALUSTRADE					\$	-											
377	Structural Steel Framed Theatre Balcony Balustrade with lightweight infill					\$	-											
378	Level 1 to Level 2	117	m	\$	1,750.00	\$	204,750.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	165,847.50	\$	204,750.00	\$	317,874.38	\$	217,120.31
379	OPERABLE / BI-FOLD SCREENS					\$	-											
380	Operable Security Screens / Grilles to 2700h to divide Foyer Space					\$	-											
381	Ground to Level 1	25	m2	\$	1,250.00	\$	31,250.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	25,312.50	\$	31,250.00	\$	48,515.63	\$	33,138.02
382	Operable Overhead Security Screens / Grilles Above Counters to Bars and Serveries					\$	-											
383	Ground to Level 1	177	m2	\$	1,250.00	\$	221,250.00	Take off from Plans, GA, PFD, Previous Proj Historical Data	81%	155%	\$	179,212.50	\$	221,250.00	\$	343,490.63	\$	234,617.19

786	THEATRE AREAS				\$	-													
787	Allowance for Fitments / Joinery Works to the following Theatre Areas				\$	-													
788	Ground Level				\$	-													
789	Main Theatre	966	m2	\$	50.00	\$	48,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	39,123.00	\$	48,300.00	\$	74,985.75	\$	51,218.13	
790	Black Box Studio	704	m2	\$	50.00	\$	35,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	28,512.00	\$	35,200.00	\$	54,648.00	\$	37,326.67	
791	Vestibules / Air Locks	66	m2	\$	50.00	\$	3,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,673.00	\$	3,300.00	\$	5,123.25	\$	3,499.38	
792	Sound / Projection / Lighting Control Rooms	75	m2	\$	50.00	\$	3,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,037.50	\$	3,750.00	\$	5,821.88	\$	3,976.56	
793	Level 1				\$	-													
794	Main Theatre		m2				N/A												
795	Black Box Studio		m2				N/A												
796	Sound / Projection / Lighting Control Rooms		m2				N/A												
797	Level 2				\$	-													
798	Main Theatre		m2				N/A												
799	Main Theatre Balcony Areas	298	m2	\$	50.00	\$	14,900.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	12,069.00	\$	14,900.00	\$	23,132.25	\$	15,800.21	
800	Black Box Studio		m2				N/A												
801	Vestibules / Air Locks	27	m2	\$	50.00	\$	1,350.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,093.50	\$	1,350.00	\$	2,095.88	\$	1,431.56	
802	Extra Over Above for Specialist Acoustic Treatment				\$	-													
803	Main Theatre & Balcony Areas	1,263	m2	\$	50.00	\$	63,150.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	51,151.50	\$	63,150.00	\$	98,040.38	\$	66,965.31	
804	Black Box Studio	704	m2	\$	50.00	\$	35,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	28,512.00	\$	35,200.00	\$	54,648.00	\$	37,326.67	
805	Extra over for Main Theatre and Studio Seating				\$	-													
806	Main Theatre Seats	1,011	No	\$	750.00	\$	758,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	614,182.50	\$	758,250.00	\$	1,177,183.13	\$	804,060.94	
807	Studio Retractable Seats	300	No	\$	1,000.00	\$	300,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	243,000.00	\$	300,000.00	\$	465,750.00	\$	318,125.00	
808	THEATRE SUPPORT AREAS				\$	-													
809	Allowance for Fitments / Joinery Works to the following Theatre Support Areas				\$	-													
810	Ground Level				\$	-													
811	Dressing Rooms	158	m2	\$	350.00	\$	55,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	44,793.00	\$	55,300.00	\$	85,853.25	\$	58,641.04	
812	Warm-Up Rooms	90	m2	\$	250.00	\$	22,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	18,225.00	\$	22,500.00	\$	34,931.25	\$	23,859.38	
813	Band / Orchestra / Musician Room	101	m2	\$	250.00	\$	25,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	20,452.50	\$	25,250.00	\$	39,200.63	\$	26,775.52	
814	Conductor Room	46	m2	\$	250.00	\$	11,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	9,315.00	\$	11,500.00	\$	17,853.75	\$	12,194.79	
815	Tour Manager / Stage Door Office	32	m2	\$	100.00	\$	3,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,592.00	\$	3,200.00	\$	4,968.00	\$	3,393.33	
816	Piano Store	13	m2	\$	100.00	\$	1,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,053.00	\$	1,300.00	\$	2,018.25	\$	1,378.54	
817	Stage Door	12	m2				NA												
818	Assembly Area / Back Stage Circulation	378	m2	\$	25.00	\$	9,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	7,654.50	\$	9,450.00	\$	14,671.13	\$	10,020.94	
819	Instrument Store	86	m2	\$	500.00	\$	43,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	34,830.00	\$	43,000.00	\$	66,757.50	\$	45,597.92	
820	Workshop	146	m2	\$	250.00	\$	36,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	29,565.00	\$	36,500.00	\$	56,666.25	\$	38,705.21	
821	Staff Amenities	58	m2	\$	1,500.00	\$	87,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	70,470.00	\$	87,000.00	\$	135,067.50	\$	92,256.25	
822	Cleaners	39	m2	\$	50.00	\$	1,950.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,579.50	\$	1,950.00	\$	3,027.38	\$	2,067.81	
823	Kitchen	97	m2	\$	1,500.00	\$	145,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	117,855.00	\$	145,500.00	\$	225,888.75	\$	154,290.63	
824	Store Room	9	m2	\$	250.00	\$	2,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,822.50	\$	2,250.00	\$	3,493.13	\$	2,385.94	
825	Service / BOH Lifts	17	m2				Incl.												
826	Level 1				\$	-													
827	Management / Security Office	40	m2	\$	100.00	\$	4,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,240.00	\$	4,000.00	\$	6,210.00	\$	4,241.67	
828	Store Room	122	m2	\$	350.00	\$	42,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	34,587.00	\$	42,700.00	\$	66,291.75	\$	45,279.79	
829	Staff Amenities	69	m2	\$	1,500.00	\$	103,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	83,835.00	\$	103,500.00	\$	160,683.75	\$	109,753.13	
830	Back Stage Circulation	114	m2	\$	25.00	\$	2,850.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,308.50	\$	2,850.00	\$	4,424.63	\$	3,022.19	
831	Dressing Room	227	m2	\$	350.00	\$	79,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	64,354.50	\$	79,450.00	\$	123,346.13	\$	84,250.10	
832	Green Room	77	m2	\$	350.00	\$	26,950.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	21,829.50	\$	26,950.00	\$	41,839.88	\$	28,578.23	
833	Service / BOH Lifts	9	m2				Incl.												
834	Level 2				\$	-													
835	Service / BOH Lifts	9	m2				Incl.												
836	Level 3				\$	-													
837	Follow Spot Room	82	m2	\$	250.00	\$	20,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	16,605.00	\$	20,500.00	\$	31,826.25	\$	21,738.54	
838	ADMINISTRATION / VENUE MANAGEMENT AREAS				\$	-													
839	Allowance for Fitments / Joinery Works to the following Administration / Venue Management Areas				\$	-													
840	Ground Level				\$	-													
841	Tech Office	44	m2	\$	250.00	\$	11,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	8,910.00	\$	11,000.00	\$	17,077.50	\$	11,664.58	
842	Level 1				\$	-													
843	Admin Foyer	53	m2	\$	100.00	\$	5,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	4,293.00	\$	5,300.00	\$	8,228.25	\$	5,620.21	
844	Meeting Room	21	m2	\$	100.00	\$	2,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,701.00	\$	2,100.00	\$	3,260.25	\$	2,226.88	
845	Staff Board Room	47	m2	\$	250.00	\$	11,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	9,517.50	\$	11,750.00	\$	18,241.88	\$	12,459.90	
846	Level 2				\$	-													
847	Admin Supplies	27	m2	\$	350.00	\$	9,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	7,654.50	\$	9,450.00	\$	14,671.13	\$	10,020.94	
848	Admin Finance Office	30	m2	\$	100.00	\$	3,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,430.00	\$	3,000.00	\$	4,657.50	\$	3,181.25	
849	Staff Amenities	39	m2	\$	1,500.00	\$	58,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	47,385.00	\$	58,500.00	\$	90,821.25	\$	62,034.38	
850	Admin Foyer	111	m2	\$	100.00	\$	11,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	8,991.00	\$	11,100.00	\$	17,232.75	\$	11,770.63	
851	Manager's Office	33	m2	\$	100.00	\$	3,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,673.00	\$	3,300.00	\$	5,123.25	\$	3,499.38	
852	Marketing Staff Office	37	m2	\$	100.00	\$	3,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,997.00	\$	3,700.00	\$	5,744.25	\$	3,923.54	

853	Operations Manager	28	m2	\$	100.00	\$	2,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,268.00	\$	2,800.00	\$	4,347.00	\$	2,969.17
854	Printer	31	m2	\$	250.00	\$	7,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	6,277.50	\$	7,750.00	\$	12,031.88	\$	8,218.23
855	Programmer / Venue Hire Manager Office	52	m2	\$	250.00	\$	13,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	10,530.00	\$	13,000.00	\$	20,182.50	\$	13,785.42
856	Staff Kitchenette	77	m2	\$	500.00	\$	38,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	31,185.00	\$	38,500.00	\$	59,771.25	\$	40,826.04
857	Venue Manager	33	m2	\$	100.00	\$	3,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,673.00	\$	3,300.00	\$	5,123.25	\$	3,499.38
858	BACK OF HOUSE AREAS					\$	-											
859	Allowance for Fitments / Joinery Works to the following Back of House Areas					\$	-											
860	Ground Level					\$	-											
861	Risers	37	m2				Incl.											
862	Level 1					\$	-											
863	Risers	90	m2				Incl.											
864	Level 2					\$	-											
865	Risers	12	m2				Incl.											
866	UNMEASURED SUNDRIES					\$	-											
867	Allowance for Unmeasured Sundry Items	5	%	\$	2,767,950.00	\$	138,397.50	Factored or Percentage Based Cost Historical Data	77%	173%	\$	105,874.09	\$	138,397.50	\$	238,735.69	\$	149,699.96
868	TOTAL Fitments	8,866	m2	\$	327.81	\$	-											
869						\$	-											
870	Special Equipment					\$	-											
871	SPECIAL CONSTRUCTION					\$	-											
872	Allowance for Stage construction / build up to Main 1	460	m2	\$	2,500.00	\$	1,150,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	931,500.00	\$	1,150,000.00	\$	1,785,375.00	\$	1,219,479.17
873	Allowance for Stage construction / build up to Black	326	m2	\$	2,500.00	\$	815,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	660,150.00	\$	815,000.00	\$	1,265,287.50	\$	864,239.58
874	TOTAL Special Equipment	786	m2	\$	2,500.00	\$	-											
875						\$	-											
876	Hydraulic Services					\$	-											
877	PLUMBING FIXTURES					\$	-											
878	Plumbing fixtures complete including pipes, fittings, connections and accessories					\$	-											
879	Handwash Basins	47	No	\$	4,000.00	\$	188,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	152,280.00	\$	188,000.00	\$	291,870.00	\$	199,358.33
880	Cleaners Sink	1	No	\$	4,000.00	\$	4,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,240.00	\$	4,000.00	\$	6,210.00	\$	4,241.67
881	Kitchen Sink	5	No	\$	5,000.00	\$	25,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	20,250.00	\$	25,000.00	\$	38,812.50	\$	26,510.42
882	Shower	5	No	\$	3,500.00	\$	17,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	14,175.00	\$	17,500.00	\$	27,168.75	\$	18,557.29
883	Tap	53	No	\$	1,500.00	\$	79,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	64,395.00	\$	79,500.00	\$	123,423.75	\$	84,303.13
884	Urinals	6	No	\$	5,000.00	\$	30,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	24,300.00	\$	30,000.00	\$	46,575.00	\$	31,812.50
885	Water Closet (WC) including cistern tank	86	No	\$	5,000.00	\$	430,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	348,300.00	\$	430,000.00	\$	667,575.00	\$	455,979.17
886	Ancillary fixture points - Water coolers etc.	10	No	\$	5,000.00	\$	50,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	40,500.00	\$	50,000.00	\$	77,625.00	\$	53,020.83
887	Ancillary drainage points - Mechanical tundish, floor	1	Item	\$	25,000.00	\$	25,000.00	Fixed Quantity Allowance	80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67
888	SUNDRY WATER POINTS					\$	-											
889	Hose cocks	10	No	\$	1,000.00	\$	10,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	8,100.00	\$	10,000.00	\$	15,525.00	\$	10,604.17
890	Irrigation connection	1	Item	\$	2,500.00	\$	2,500.00	Fixed Quantity Allowance	80%	130%	\$	2,000.00	\$	2,500.00	\$	3,250.00	\$	2,541.67
891	Mechanical service water supply	1	Item	\$	20,000.00	\$	20,000.00	Fixed Quantity Allowance	80%	130%	\$	16,000.00	\$	20,000.00	\$	26,000.00	\$	20,333.33
892	Mains/fire interface supply	1	Item	\$	25,000.00	\$	25,000.00	Fixed Quantity Allowance	80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67
893	Hot water generation & storage	1	Item	\$	150,000.00	\$	150,000.00	Fixed Quantity Allowance	80%	130%	\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00
894	STORMWATER					\$	-											
895	Roof drainage/downpipes	1	Item	\$	25,000.00	\$	25,000.00	Fixed Quantity Allowance	80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67
896	Perimeter catchment points and connections	1	Item	\$	50,000.00	\$	50,000.00	Fixed Quantity Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33
897	BWIC					\$	-											
898	Builders Works in Connection with Services	5	%	\$	774,000.00	\$	38,700.00	Factored or Percentage Based Cost Historical Data	77%	173%	\$	29,605.50	\$	38,700.00	\$	66,757.50	\$	41,860.50
899	TOTAL Hydraulic Services	10,522	m2	\$	111.21	\$	-											
900						\$	-											
901	Mechanical Services					\$	-											
902	FRONT OF HOUSE MECHANICAL SERVICES					\$	-											
903	Ground Level					\$	-											
904	Foyer Areas	1,256	m2	\$	850.00	\$	1,067,600.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	864,756.00	\$	1,067,600.00	\$	1,657,449.00	\$	1,132,100.83
905	Merch / Ticket Office	22	m2	\$	650.00	\$	14,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	11,583.00	\$	14,300.00	\$	22,200.75	\$	15,163.96
906	Reception Areas	87	m2	\$	650.00	\$	56,550.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	45,805.50	\$	56,550.00	\$	87,793.88	\$	59,966.56
907	Bar / Concession Areas	112	m2	\$	850.00	\$	95,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	77,112.00	\$	95,200.00	\$	147,798.00	\$	100,951.67
908	Cloak Room	57	m2	\$	350.00	\$	19,950.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	16,159.50	\$	19,950.00	\$	30,972.38	\$	21,155.31
909	Ticketing and FOH Staff Room	37	m2	\$	650.00	\$	24,050.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	19,480.50	\$	24,050.00	\$	37,337.63	\$	25,503.02
910	Amenities Areas	185	m2	\$	85.00	\$	15,725.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	12,737.25	\$	15,725.00	\$	24,413.06	\$	16,675.05
911	Information Office	13	m2	\$	700.00	\$	9,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	7,371.00	\$	9,100.00	\$	14,127.75	\$	9,649.79
912	Fire Egress Stairs	132	m2	\$	20.00	\$	2,640.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,138.40	\$	2,640.00	\$	4,098.60	\$	2,799.50
913	Level 1					\$	-											
914	Mezzanine Foyer	122	m2	\$	850.00	\$	103,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	83,997.00	\$	103,700.00	\$	160,994.25	\$	109,965.21
915	Fire Egress Stairs	95	m2	\$	20.00	\$	1,900.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,539.00	\$	1,900.00	\$	2,949.75	\$	2,014.79
916	Level 2					\$	-											
917	Foyer Areas	462	m2	\$	850.00	\$	392,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	318,087.00	\$	392,700.00	\$	609,666.75	\$	416,425.63
918	Amenities Areas	68	m2	\$	85.00	\$	5,780.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	4,681.80	\$	5,780.00	\$	8,973.45	\$	6,129.21
919	Bar / Concession Areas	61	m2	\$	850.00	\$	51,850.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	41,998.50	\$	51,850.00	\$	80,497.13	\$	54,982.60

920	Fire Egress Stairs	72	m2	\$	20.00	\$	1,440.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,166.40	\$	1,440.00	\$	2,235.60	\$	1,527.00	
921	THEATRE AREAS					\$	-												
922	Ground Level					\$	-												
923	Main Theatre	966	m2	\$	1,000.00	\$	966,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	782,460.00	\$	966,000.00	\$	1,499,715.00	\$	1,024,362.50	
924	Black Box Studio	704	m2	\$	1,000.00	\$	704,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	570,240.00	\$	704,000.00	\$	1,092,960.00	\$	746,533.33	
925	Vestibules / Air Locks	66	m2	\$	850.00	\$	56,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	45,441.00	\$	56,100.00	\$	87,095.25	\$	59,489.38	
926	Sound / Projection / Lighting Control Rooms	75	m2	\$	650.00	\$	48,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	39,487.50	\$	48,750.00	\$	75,684.38	\$	51,695.31	
927	Level 2					\$	-												
928	Main Theatre Balcony Areas	298	m2	\$	1,000.00	\$	298,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	241,380.00	\$	298,000.00	\$	462,645.00	\$	316,004.17	
929	Vestibules / Air Locks	27	m2	\$	850.00	\$	22,950.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	18,589.50	\$	22,950.00	\$	35,629.88	\$	24,336.56	
930	THEATRE SUPPORT AREAS					\$	-												
931	Ground Level					\$	-												
932	Dressing Rooms	158	m2	\$	650.00	\$	102,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	83,187.00	\$	102,700.00	\$	159,441.75	\$	108,904.79	
933	Warm-Up Rooms	90	m2	\$	650.00	\$	58,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	47,385.00	\$	58,500.00	\$	90,821.25	\$	62,034.38	
934	Band / Orchestra / Musician Room	101	m2	\$	650.00	\$	65,650.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	53,176.50	\$	65,650.00	\$	101,921.63	\$	69,616.35	
935	Conductor Room	46	m2	\$	650.00	\$	29,900.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	24,219.00	\$	29,900.00	\$	46,419.75	\$	31,706.46	
936	Tour Manager / Stage Door Office	32	m2	\$	650.00	\$	20,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	16,848.00	\$	20,800.00	\$	32,292.00	\$	22,056.67	
937	Piano Store	13	m2	\$	650.00	\$	8,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	6,844.50	\$	8,450.00	\$	13,118.63	\$	8,960.52	
938	Stage Door	12	m2	\$	650.00	\$	7,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	6,318.00	\$	7,800.00	\$	12,109.50	\$	8,271.25	
939	Assembly Area / Back Stage Circulation	378	m2	\$	375.00	\$	141,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	114,817.50	\$	141,750.00	\$	220,066.88	\$	150,314.06	
940	Instrument Store	86	m2	\$	350.00	\$	30,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	24,381.00	\$	30,100.00	\$	46,730.25	\$	31,918.54	
941	Workshop	146	m2	\$	550.00	\$	80,300.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	65,043.00	\$	80,300.00	\$	124,665.75	\$	85,151.46	
942	Staff Amenities	58	m2	\$	85.00	\$	4,930.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	3,993.30	\$	4,930.00	\$	7,653.83	\$	5,227.85	
943	Cleaners	39	m2	\$	375.00	\$	14,625.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	11,846.25	\$	14,625.00	\$	22,705.31	\$	15,508.59	
944	Kitchen	97	m2	\$	800.00	\$	77,600.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	62,856.00	\$	77,600.00	\$	120,474.00	\$	82,288.33	
945	Store Room	9	m2	\$	350.00	\$	3,150.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,551.50	\$	3,150.00	\$	4,890.38	\$	3,340.31	
946	Level 1					\$	-												
947	Management / Security Office	40	m2	\$	650.00	\$	26,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	21,060.00	\$	26,000.00	\$	40,365.00	\$	27,570.83	
948	Store Room	122	m2	\$	350.00	\$	42,700.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	34,587.00	\$	42,700.00	\$	66,291.75	\$	45,279.79	
949	Staff Amenities	69	m2	\$	85.00	\$	5,865.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	4,750.65	\$	5,865.00	\$	9,105.41	\$	6,219.34	
950	Back Stage Circulation	114	m2	\$	500.00	\$	57,000.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	46,170.00	\$	57,000.00	\$	88,492.50	\$	60,443.75	
951	Dressing Room	227	m2	\$	650.00	\$	147,550.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	119,515.50	\$	147,550.00	\$	229,071.38	\$	156,464.48	
952	Green Room	77	m2	\$	650.00	\$	50,050.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	40,540.50	\$	50,050.00	\$	77,702.63	\$	53,073.85	
953	Level 3					\$	-												
954	Follow Spot Room	82	m2	\$	550.00	\$	45,100.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	36,531.00	\$	45,100.00	\$	70,017.75	\$	47,824.79	
955	ADMINISTRATION / VENUE MANAGEMENT AREAS					\$	-												
956	Ground Level					\$	-												
957	Tech Office	44	m2	\$	650.00	\$	28,600.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	23,166.00	\$	28,600.00	\$	44,401.50	\$	30,327.92	
958	Level 1					\$	-												
959	Admin Foyer	53	m2	\$	650.00	\$	34,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	27,904.50	\$	34,450.00	\$	53,483.63	\$	36,531.35	
960	Meeting Room	21	m2	\$	675.00	\$	14,175.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	11,481.75	\$	14,175.00	\$	22,006.69	\$	15,031.41	
961	Staff Board Room	47	m2	\$	750.00	\$	35,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	28,552.50	\$	35,250.00	\$	54,725.63	\$	37,379.69	
962	Level 2					\$	-												
963	Admin Supplies	27	m2	\$	650.00	\$	17,550.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	14,215.50	\$	17,550.00	\$	27,246.38	\$	18,610.31	
964	Admin Finance Office	30	m2	\$	650.00	\$	19,500.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	15,795.00	\$	19,500.00	\$	30,273.75	\$	20,678.13	
965	Staff Amenities	39	m2	\$	85.00	\$	3,315.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	2,685.15	\$	3,315.00	\$	5,146.54	\$	3,515.28	
966	Admin Foyer	111	m2	\$	650.00	\$	72,150.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	58,441.50	\$	72,150.00	\$	112,012.88	\$	76,509.06	
967	Manager's Office	33	m2	\$	650.00	\$	21,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	17,374.50	\$	21,450.00	\$	33,301.13	\$	22,745.94	
968	Marketing Staff Office	37	m2	\$	650.00	\$	24,050.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	19,480.50	\$	24,050.00	\$	37,337.63	\$	25,503.02	
969	Operations Manager	28	m2	\$	650.00	\$	18,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	14,742.00	\$	18,200.00	\$	28,255.50	\$	19,299.58	
970	Printer	31	m2	\$	650.00	\$	20,150.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	16,321.50	\$	20,150.00	\$	31,282.88	\$	21,367.40	
971	Programmer / Venue Hire Manager Office	52	m2	\$	650.00	\$	33,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	27,378.00	\$	33,800.00	\$	52,474.50	\$	35,842.08	
972	Staff Kitchenette	77	m2	\$	750.00	\$	57,750.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	46,777.50	\$	57,750.00	\$	89,656.88	\$	61,239.06	
973	Venue Manager	33	m2	\$	650.00	\$	21,450.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	17,374.50	\$	21,450.00	\$	33,301.13	\$	22,745.94	
974	BWIC					\$	-												
975	Builders Works in Connection with Services	5	%	\$	5,400,645.00	\$	270,032.25	Factored or Percentage Based Cost Historical Data	77%	173%	\$	206,574.67	\$	270,032.25	\$	465,805.63	\$	292,084.88	
976	UNMEASURED SUNDRIES					\$	-												
977	Allowance for Unmeasured Sundry Items	5	%	\$	5,670,677.25	\$	283,533.86	Factored or Percentage Based Cost Historical Data	77%	173%	\$	216,903.40	\$	283,533.86	\$	489,095.91	\$	306,689.13	
978	TOTAL Mechanical Services	7,576	m2	\$	785.93	\$	-												
979						\$	-												
980	Electrical Services					\$	-												
981	Supply reticulation	11,352	m2	\$	120.00	\$	1,362,240.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,103,414.40	\$	1,362,240.00	\$	2,114,877.60	\$	1,444,542.00	
982	Switchgear	11,352	m2	\$	100.00	\$	1,135,200.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	919,512.00	\$	1,135,200.00	\$	1,762,398.00	\$	1,203,785.00	
983	Light reticulation	11,352	m2	\$	75.00	\$	851,400.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	689,634.00	\$	851,400.00	\$	1,321,798.50	\$	902,838.75	
984	Light fittings	11,352	m2	\$	150.00	\$	1,702,800.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	1,379,268.00	\$	1,702,800.00	\$	2,643,597.00	\$	1,805,677.50	
985	Power reticulation	11,352	m2	\$	75.00	\$	851,400.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	689,634.00	\$	851,400.00	\$	1,321,798.50	\$	902,838.75	
986	Wayfinding seating lighting to main theatre	133	m	\$	250.00	\$	33,250.00	Take off from Plans, GA, PFD, Previous Projec Historical Data	81%	155%	\$	26,932.50	\$	33,250.00	\$	51,620.63	\$	35,258.85	

	1054	Internal Roads	1,974	m2	\$	350.00	\$	690,900.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	559,629.00	\$	690,900.00	\$	1,072,622.25	\$	732,641.88	
	1055	LANDSCAPE					\$	-													
	1056	Allowance for hard and soft landscaping	1,109	m2	\$	250.00	\$	277,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	224,572.50	\$	277,250.00	\$	430,430.63	\$	294,000.52	
	1057	Streetscape upgrades	1	P.Sum	\$	150,000.00	\$	150,000.00	Fixed Quantity	Allowance	80%	130%	\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00	
	1058	BUILDING SERVICES CONNECTIONS					\$	-													
	1059	Stormwater infrastructure	1	Item	\$	75,000.00	\$	75,000.00	Fixed Quantity	Allowance	80%	130%	\$	60,000.00	\$	75,000.00	\$	97,500.00	\$	76,250.00	
	1060	Stormwater connection	1	Item	\$	10,000.00	\$	10,000.00	Fixed Quantity	Allowance	80%	130%	\$	8,000.00	\$	10,000.00	\$	13,000.00	\$	10,166.67	
	1061	Sewer infrastructure	1	Item	\$	50,000.00	\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
	1062	Sewer connection	1	Item	\$	10,000.00	\$	10,000.00	Fixed Quantity	Allowance	80%	130%	\$	8,000.00	\$	10,000.00	\$	13,000.00	\$	10,166.67	
	1063	Water supply	1	Item	\$	25,000.00	\$	25,000.00	Fixed Quantity	Allowance	80%	130%	\$	20,000.00	\$	25,000.00	\$	32,500.00	\$	25,416.67	
	1064	Water connection	1	Item	\$	10,000.00	\$	10,000.00	Fixed Quantity	Allowance	80%	130%	\$	8,000.00	\$	10,000.00	\$	13,000.00	\$	10,166.67	
	1065	TOTAL External Works and Services	10,522	m2	\$	155.93															
	1066	TOTAL Site Specific and External Works																			
	1067						\$	-													
A05	1068	SPECIALIST PERFORMANCE FFE					\$	-													
	1069	Performance lighting and rigging system	1	P.Sum	\$	500,000.00	\$	500,000.00	Fixed Quantity	Allowance	80%	130%	\$	400,000.00	\$	500,000.00	\$	650,000.00	\$	508,333.33	
	1070	Sound system	1	P.Sum	\$	500,000.00	\$	500,000.00	Fixed Quantity	Allowance	80%	130%	\$	400,000.00	\$	500,000.00	\$	650,000.00	\$	508,333.33	
	1071	Orchestral provision	1	P.Sum	\$	100,000.00	\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
	1072	Specialist stage access	1	P.Sum	\$	150,000.00	\$	150,000.00	Fixed Quantity	Allowance	80%	130%	\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00	
E02	1072	OH&S Audits & Reporting					\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
	1073	TOTAL Specialist Performance FFE					\$	-													
	1074						\$	-													
A06	1075	Estimated Net Construction Cost [A]					\$	-													
B00	1076	Contractor Preliminaries, Overheads & Margin					\$	-													
B01	1077	Trade Preliminaries Allowance [8% x A]	8	%	\$	83,310,012.32	\$	6,664,800.99	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	5,098,572.75	\$	6,664,800.99	\$	11,496,781.70	\$	7,209,093.07	
B02	1078	Design & Construction Contingency [10% x A07+Tr	10	%	\$	89,974,813.30															
B03	1079	Managing Contractor Target GCS Construction Sum [B]					\$	-													
C00	1080	MC Fees & Allowances					\$	-													
C01	1081	Management Fee [1.5% x B]	2	%	\$	98,972,294.63	\$	1,484,584.42	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	1,135,707.08	\$	1,484,584.42	\$	2,560,908.12	\$	1,605,825.48	
C02	1082	Off-site Overheads [5% x B]	5	%	\$	98,972,294.63	\$	4,948,614.73	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	3,785,690.27	\$	4,948,614.73	\$	8,536,360.41	\$	5,352,751.60	
C03	1083	On-site Overheads [12% x B]	12	%	\$	98,972,294.63	\$	11,876,675.36	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	9,085,656.65	\$	11,876,675.36	\$	20,487,264.99	\$	12,846,603.84	
C04	1084	Managing Contractors Design Consultants [8% x (B-	8	%	\$	117,282,169.14	\$	9,382,573.53	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	7,177,668.75	\$	9,382,573.53	\$	16,184,939.34	\$	10,148,817.04	
C05	1085	Provisional Delay Allowances [0.5% x B]	1	%	\$	98,972,294.63	\$	494,861.47	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	378,569.03	\$	494,861.47	\$	853,636.04	\$	535,275.16	
C06	1086	Best Practice Principle Provisions					\$	-													
C07	1087	Total MC Contract Costs (C)					\$	-													
D01	1088	6 Star Green Star (Allowance)	10	%	\$	127,159,604.15	\$	12,715,960.41	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	9,727,709.72	\$	12,715,960.41	\$	21,935,031.72	\$	13,754,430.52	
D02	1089	Total Project Construction Cost Estimate [D]					\$	-													
D03	1090	Non-Contract Costs					\$	-													
D04	1091	Group 2 and 3 FF&E and Active ICT Equipment					\$	5,000,000.00	Fixed Quantity	Allowance	80%	130%	\$	4,000,000.00	\$	5,000,000.00	\$	6,500,000.00	\$	5,083,333.33	
E01	1092	Sub-Total - FF&E and Active ICT					\$	-													
E02	1093	Financial Checks on Tenders					\$	30,000.00	Fixed Quantity	Allowance	80%	130%	\$	24,000.00	\$	30,000.00	\$	39,000.00	\$	30,500.00	
E03	1094	Public Notification					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E04	1095	QFES Fees					\$	150,000.00	Fixed Quantity	Allowance	80%	130%	\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00	
E05	1096	Development Approval Fees						Excl.													
E06	1097	Green Building Council Certification	0	%	\$	139,875,564.56	\$	139,875.56	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	107,004.81	\$	139,875.56	\$	241,285.35	\$	151,298.74	
E07	1098	Statutory Charges and Headworks	1	%	\$	139,875,564.56	\$	979,128.95	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	749,033.65	\$	979,128.95	\$	1,688,997.44	\$	1,059,091.15	
E08	1099	Power Authority Charges	0	%	\$	139,875,564.56	\$	559,502.26	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	428,019.23	\$	559,502.26	\$	965,141.40	\$	605,194.94	
E09	1100	Statutory Fees and Authority Charges Contingency	1	%																	
E10	1101	Sub-Total - Estimated Statutory Fees & Authority Fees & Charges					\$	-													
E11	1102	Land Acquisition Costs					\$	-													
E12	1103	Principals Consultant (PD and 50% SD)	2	%	\$	139,875,564.56	\$	2,797,511.29	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	2,140,096.14	\$	2,797,511.29	\$	4,825,706.98	\$	3,025,974.71	
E13	1104	Audit Quantity Surveyor (0.50%)	1	%	\$	139,875,564.56	\$	699,377.82	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	535,024.03	\$	699,377.82	\$	1,206,426.74	\$	756,493.68	
E14	1105	Audit Programmer	0	%	\$	139,875,564.56	\$	139,875.56	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	107,004.81	\$	139,875.56	\$	241,285.35	\$	151,298.74	
E15	1106	Probity Advisor					\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E16	1107	Town Planning					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E17	1108	Principal's Consultants Contingency	1	%																	
E18	1109	Sub-Total - Estimated Principal's Consultants					\$	-													
E19	1110	Project Management/Professional Services Fees	2	%	\$	139,875,564.56	\$	3,357,013.55	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	2,568,115.37	\$	3,357,013.55	\$	5,790,848.37	\$	3,631,169.66	
E20	1111	Principal's Representative	2	%	\$	139,875,564.56	\$	2,377,884.60	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	1,819,081.72	\$	2,377,884.60	\$	4,101,850.93	\$	2,572,078.51	
E21	1112	Site Representative	1	%	\$	139,875,564.56	\$	839,253.39	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	642,028.84	\$	839,253.39	\$	1,447,712.09	\$	907,792.41	
E22	1113	Sub-Total - Estimated Major Project Fees					\$	-													
E23	1114	Preliminary Site Investigations					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E24	1115	Preliminary Survey					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E25	1116	Preliminary QS					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	
E26	1117	Preliminary Programmer					\$	50,000.00	Fixed Quantity	Allowance	80%	130%	\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
E27	1118	Sub-Total - Estimated Preliminary Works					\$	-													
E28	1119	Design Brief					\$	100,000.00	Fixed Quantity	Allowance	80%	130%	\$	80,000.00	\$	100,000.00	\$	130,000.00	\$	101,666.67	

A03	122	Goods / Service lift servicing Basement and Ground Level Only (2 Stops)	1	No	\$	200,000.00	\$	200,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	162,000.00	\$	200,000.00	\$	310,500.00	\$	212,083.33
	123	Extra Over for Additional Stop servicing Basement to Passenger Lifts	3	No	\$	20,000.00	\$	60,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	48,600.00	\$	60,000.00	\$	93,150.00	\$	63,625.00
	124	BWIC			\$		\$	-											
	125	BWIC to services	5	%	\$	2,072,000.00	\$	103,600.00	Factored or Percentage Based Cost	Historical Data		\$	79,254.00	\$	103,600.00	\$	178,710.00	\$	112,060.67
	126	UNMEASURED SUNDRIES			\$		\$	-											
	127	Allowance for Unmeasured Sundry Items	3	%	\$	10,537,994.74	\$	263,449.87	Factored or Percentage Based Cost	Historical Data		\$	201,539.15	\$	263,449.87	\$	454,451.02	\$	284,964.94
	128	TOTAL Basement Car Park Building Works	3,624	m2	\$	3,009.12													
	129				\$		\$	-											
	130	TCH BUILDING WORKS			\$		\$	-											
	131	Substructure			\$		\$	-											
132	PILING			\$		\$	-												
133	Bored Piers			\$		\$	-												
134	Site Establishment & Demobilisation (1No. Piling Rig & Associated Plant)	1	Item	\$	150,000.00	\$	150,000.00	Fixed Quantity	Allowance		\$	120,000.00	\$	150,000.00	\$	195,000.00	\$	152,500.00	
135	Pile testing to Australian Standards	1	Item	\$	50,000.00	\$	50,000.00	Fixed Quantity	Allowance		\$	40,000.00	\$	50,000.00	\$	65,000.00	\$	50,833.33	
136	Allowance for Bored Piers complete including trimming and scabbling	6,477	m2	\$	672.60	\$	4,356,441.78	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	3,528,717.84	\$	4,356,441.78	\$	6,763,375.86	\$	4,619,643.47	
137	PILE CAPS & FOOTINGS			\$		\$	-												
138	N40 RC Pile Caps with reo @ 140kg/m3 complete including detailed excavation, working space, formwork and blinding			\$		\$	-												
139	Allowance for pile caps	6,477	m2	\$	53.81	\$	348,515.34	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	282,297.43	\$	348,515.34	\$	541,070.07	\$	369,571.48	
140	Allowance for sundry pad footings	6,477	m2	\$	15.00	\$	97,155.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	78,695.55	\$	97,155.00	\$	150,833.14	\$	103,024.78	
141	Allowance for ground beams	6,477	m2	\$	25.00	\$	161,925.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	131,159.25	\$	161,925.00	\$	251,388.56	\$	171,707.97	
142	LIFT PITS			\$		\$	-												
143	N60 RC lift pit walls with reo @ 220kg/m3 complete including detailed excavation, working space, formwork, drainage and backfill			\$		\$	-												
144	Lift pits	3	No	\$	24,984.00	\$	74,952.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	60,711.12	\$	74,952.00	\$	116,362.98	\$	79,480.35	
145	GROUND SLABS			\$		\$	-												
146	N32 RC Ground Slab with mesh / fabric reinforcement + 10kg/m3 bar reo including all preparation, formwork and finishing			\$		\$	-												
147	150-200 thick ground slab	6,477	m2	\$	135.00	\$	874,395.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	708,259.95	\$	874,395.00	\$	1,357,498.24	\$	927,223.03	
148	Extra over for thickenings	6,477	m2	\$	25.00	\$	161,925.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	131,159.25	\$	161,925.00	\$	251,388.56	\$	171,707.97	
149	Extra over for joints	6,477	m2	\$	15.00	\$	97,155.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	78,695.55	\$	97,155.00	\$	150,833.14	\$	103,024.78	
150	THERMAL INSULATION			\$		\$	-												
151	Allowance for thermal insulation to slab at Ground Level	5,851	m2	\$	35.00	\$	204,785.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	165,875.85	\$	204,785.00	\$	317,928.71	\$	217,157.43	
152	UNMEASURED SUNDRIES			\$		\$	-												
153	Allowance for Unmeasured Sundry Items	5	%	\$	6,372,464.12	\$	318,623.21	Factored or Percentage Based Cost	Historical Data		\$	243,746.75	\$	318,623.21	\$	549,625.03	\$	344,644.10	
154	TOTAL Substructure	6477	m2	\$	1,064.67	\$	-												
155				\$		\$	-												
156	Columns			\$		\$	-												
157	CONCRETE COLUMNS			\$		\$	-												
158	N50 Concrete columns complete including reinforcement @ 220kg/m3 and formwork			\$		\$	-												
159	Ground - Level 1	5851	m2	\$	100.00	\$	409,570.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	331,751.70	\$	409,570.00	\$	635,857.43	\$	434,314.85	
160	Level 1 - Level 2	1369	m2	\$	85.00	\$	81,455.50	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	65,978.96	\$	81,455.50	\$	126,459.66	\$	86,376.77	
161	Level 2 - Plant Level	2,476	m2	\$	85.00	\$	147,322.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	119,330.82	\$	147,322.00	\$	228,717.41	\$	156,222.70	
162	Plant - Roof	1,832	m2	\$	85.00	\$	109,004.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	88,293.24	\$	109,004.00	\$	169,228.71	\$	115,589.66	
163	STRUCTURAL STEEL COLUMNS			\$		\$	-												
164	Allowance for structural steel columns (UC / UB / WB) sections complete including all connections, priming and protective / architectural finishes			\$		\$	-												
165	Ground - Level 1	5,851	m2	\$	100.00	\$	117,020.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	94,786.20	\$	117,020.00	\$	181,673.55	\$	124,089.96	
166	Level 1 - Level 2	1,369	m2	\$	85.00	\$	23,273.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	18,851.13	\$	23,273.00	\$	36,131.33	\$	24,679.08	
167	Level 2 - Plant Level	2,476	m2	\$	85.00	\$	42,092.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	34,094.52	\$	42,092.00	\$	65,347.83	\$	44,635.06	
168	Plant - Roof	1,832	m2	\$	85.00	\$	31,144.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	25,226.64	\$	31,144.00	\$	48,351.06	\$	33,025.62	

268	Plant Room Level	1210	m2	\$	75.00	\$	90,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	73,507.50	\$	90,750.00	\$	140,889.38	\$	96,232.81
269	Cladding & Insulation					\$	-											
270	Ground Level	760	m2	\$	425.00	\$	323,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	261,630.00	\$	323,000.00	\$	501,457.50	\$	342,514.58
271	Level 1	273	m2	\$	425.00	\$	116,025.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	93,980.25	\$	116,025.00	\$	180,128.81	\$	123,034.84
272	Level 2	2,174	m2	\$	425.00	\$	923,950.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	748,399.50	\$	923,950.00	\$	1,434,432.38	\$	979,771.98
273	Plant Room Level	1,210	m2	\$	425.00	\$	514,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	416,542.50	\$	514,250.00	\$	798,373.13	\$	545,319.27
274	REINFORCED CONCRETE WALLS					\$	-											
275	Reinforced Concrete External Walls					\$	-											
276	Ground Level	90	m2	\$	500.00	\$	45,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	36,450.00	\$	45,000.00	\$	69,862.50	\$	47,718.75
277	Level 1	51	m2	\$	500.00	\$	25,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	20,655.00	\$	25,500.00	\$	39,588.75	\$	27,040.63
278	Level 2	163	m2	\$	500.00	\$	81,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	66,015.00	\$	81,500.00	\$	126,528.75	\$	86,423.96
279	Extra Over Above for Reinforced Concrete External Walls					\$	-											
280	Ground Level	380	m2	\$	500.00	\$	190,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	153,900.00	\$	190,000.00	\$	294,975.00	\$	201,479.17
281	Level 1	137	m2	\$	500.00	\$	68,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	55,282.50	\$	68,250.00	\$	105,958.13	\$	72,373.44
282	Level 2	1,087	m2	\$	500.00	\$	543,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	440,235.00	\$	543,500.00	\$	843,783.75	\$	576,336.46
283	WINDOWS					\$	-											
284	Aluminium Framed Windows (Double Glazed with Performance Glass)					\$	-											
285	Ground Level	585	m2	\$	1,500.00	\$	877,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	710,775.00	\$	877,500.00	\$	1,362,318.75	\$	930,515.63
286	Level 1	158	m2	\$	1,500.00	\$	237,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	191,970.00	\$	237,000.00	\$	367,942.50	\$	251,318.75
287	Level 2	308	m2	\$	1,500.00	\$	462,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	374,220.00	\$	462,000.00	\$	717,255.00	\$	489,912.50
288	SUNSHADING / SCREENING					\$	-											
289	Allowance for screening / sunshading (50% of window area)					\$	-											
290	Ground Level	293	m2	\$	1,200.00	\$	351,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	284,310.00	\$	351,000.00	\$	544,927.50	\$	372,206.25
291	Level 1	79	m2	\$	1,200.00	\$	94,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	76,788.00	\$	94,800.00	\$	147,177.00	\$	100,527.50
292	Level 2	154	m2	\$	1,200.00	\$	184,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	149,688.00	\$	184,800.00	\$	286,902.00	\$	195,965.00
293	LOUVRES					\$	-											
294	Two Stage Acoustic Rated Aluminium Framed Louvres including frame and vermon / bird proofing					\$	-											
295	Extra over Cladding					\$	-											
296	Ground Level	38	m2	\$	500.00	\$	19,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	15,390.00	\$	19,000.00	\$	29,497.50	\$	20,147.92
297	Level 1	14	m2	\$	500.00	\$	6,825.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	5,528.25	\$	6,825.00	\$	10,595.81	\$	7,237.34
298	Level 2	109	m2	\$	500.00	\$	54,350.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	44,023.50	\$	54,350.00	\$	84,378.38	\$	57,633.65
299	Plant Room Level	605	m2	\$	500.00	\$	302,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	245,025.00	\$	302,500.00	\$	469,631.25	\$	320,776.04
300	FACADE FEATURES					\$	-											
301	Nominal allowance for Facade Features	7,157	m2	\$	75.00	\$	536,775.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	434,787.75	\$	536,775.00	\$	833,343.19	\$	569,205.16
302	UNMEASURED SUNDRIES					\$	-											
303	Allowance for Unmeasured Sundry Items	5	%	\$	12,240,375.00	\$	612,018.75	Factored or Percentage Based Cost	Historical Data		\$	468,194.34	\$	612,018.75	\$	1,055,732.34	\$	662,000.28
304						\$	-											
305	TOTAL External Walls and Windows	8208	m2	\$	1,565.84	\$	-											
306						\$	-											
307	External Doors					\$	-											
308	GLAZED ENTRY DOORS					\$	-											
309	Double Leaf Auto Glazed Entry Doors					\$	-											
310	Ground Level	10	No	\$	15,000.00	\$	150,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	121,500.00	\$	150,000.00	\$	232,875.00	\$	159,062.50
311	FIRE RATED TIMBER DOORS					\$	-											
312	Double Leaf solid core fire rated doors complete with frame, hardware and finish					\$	-											
313	Ground Level	5	No	\$	4,514.86	\$	22,574.30	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	18,285.18	\$	22,574.30	\$	35,046.60	\$	23,938.16
314	Extra over for metal clad doors to loading dock	5	No	\$	750.00	\$	3,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	3,037.50	\$	3,750.00	\$	5,821.88	\$	3,976.56
315	Plant Room Level	2	No	\$	4,514.86	\$	9,029.72	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	7,314.07	\$	9,029.72	\$	14,018.64	\$	9,575.27
316	Single Leaf solid core fire rated doors complete with frame, hardware and finish					\$	-											
317	Ground Level	6	No	\$	3,025.90	\$	18,155.40	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	14,705.87	\$	18,155.40	\$	28,186.26	\$	19,252.29
318	Plant Room Level	2	No	\$	3,025.90	\$	6,051.80	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	4,901.96	\$	6,051.80	\$	9,395.42	\$	6,417.43
319	ROLLER SHUTTERS AND OVERHEAD DOORS					\$	-											
320	Full height Cyclone Rated Roller Shutter complete including framing, hardware and motor					\$	-											
321	To Loading Dock (approx. 7500w x 4000h)	1	No	\$	22,500.00	\$	22,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data		\$	18,225.00	\$	22,500.00	\$	34,931.25	\$	23,859.38
322	UNMEASURED SUNDRIES					\$	-											
323	Allowance for Unmeasured Sundry Items	5	%	\$	232,061.22	\$	11,603.06	Factored or Percentage Based Cost	Historical Data		\$	8,876.34	\$	11,603.06	\$	20,015.28	\$	12,550.64

556	Ground Level				\$	-														
557	Foyer Areas	1531	m2	\$	250.00	\$	382,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	310,027.50	\$	382,750.00	\$	594,219.38	\$	405,874.48	
558	Merch / Ticket Office	13	m2	\$	85.00	\$	1,105.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	895.05	\$	1,105.00	\$	1,715.51	\$	1,171.76	
559	Reception Areas	145	m2	\$	350.00	\$	50,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	41,107.50	\$	50,750.00	\$	78,789.38	\$	53,816.15	
560	Bar / Concession Areas	119	m2	\$	250.00	\$	29,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	24,097.50	\$	29,750.00	\$	46,186.88	\$	31,547.40	
561	Cloak Room	59	m2	\$	85.00	\$	5,015.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,062.15	\$	5,015.00	\$	7,785.79	\$	5,317.99	
562	Ticketing and FOH Staff Room	39	m2	\$	85.00	\$	3,315.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,685.15	\$	3,315.00	\$	5,146.54	\$	3,515.28	
563	Amenities Areas	225	m2	\$	250.00	\$	56,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	45,562.50	\$	56,250.00	\$	87,328.13	\$	59,648.44	
564	Fire Egress Stairs	110	m2	\$	15.00	\$	1,650.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	1,336.50	\$	1,650.00	\$	2,561.63	\$	1,749.69	
565	Passenger Lifts	30	m2	\$	150.00	\$	4,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,645.00	\$	4,500.00	\$	6,986.25	\$	4,771.88	
566	Level 1					\$	-													
567	Mezzanine Foyer	120	m2	\$	250.00	\$	30,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	24,300.00	\$	30,000.00	\$	46,575.00	\$	31,812.50	
568	Fire Egress Stairs	107	m2	\$	15.00	\$	1,605.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	1,300.05	\$	1,605.00	\$	2,491.76	\$	1,701.97	
569	Passenger Lifts	31	m2			Incl.														
570	Level 2					\$	-													
571	Foyer Areas	624	m2	\$	250.00	\$	156,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	126,360.00	\$	156,000.00	\$	242,190.00	\$	165,425.00	
572	Amenities Areas	99	m2	\$	250.00	\$	24,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	20,047.50	\$	24,750.00	\$	38,424.38	\$	26,245.31	
573	Bar / Concession Areas	62	m2	\$	250.00	\$	15,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	12,555.00	\$	15,500.00	\$	24,063.75	\$	16,436.46	
574	Fire Egress Stairs	93	m2	\$	15.00	\$	1,395.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	1,129.95	\$	1,395.00	\$	2,165.74	\$	1,479.28	
575	Passenger Lifts	31	m2			Incl.														
576	THEATRE AREAS					\$	-													
577	Allowance for Floor Finishes to the following Theatre Areas					\$	-													
578	Ground Level					\$	-													
579	Main Theatre	965	m2	\$	150.00	\$	144,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	117,247.50	\$	144,750.00	\$	224,724.38	\$	153,495.31	
580	Black Box Studio	607	m2	\$	150.00	\$	91,050.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	73,750.50	\$	91,050.00	\$	141,355.13	\$	96,550.94	
581	Vestibules / Air Locks	144	m2	\$	150.00	\$	21,600.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	17,496.00	\$	21,600.00	\$	33,534.00	\$	22,905.00	
582	Sound / Projection / Lighting Control Rooms	114	m2	\$	85.00	\$	9,690.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	7,848.90	\$	9,690.00	\$	15,043.73	\$	10,275.44	
583	Level 1					\$	-													
584	Main Theatre		m2			N/A														
585	Black Box Studio		m2			N/A														
586	Sound / Projection / Lighting Control Rooms	39	m2	\$	85.00	\$	3,315.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,685.15	\$	3,315.00	\$	5,146.54	\$	3,515.28	
587	Level 2					\$	-													
588	Main Theatre		m2			N/A														
589	Main Theatre Balcony Areas	297	m2	\$	150.00	\$	44,550.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	36,085.50	\$	44,550.00	\$	69,163.88	\$	47,241.56	
590	Black Box Studio		m2			N/A														
591	Vestibules / Air Locks	24	m2	\$	150.00	\$	3,600.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,916.00	\$	3,600.00	\$	5,589.00	\$	3,817.50	
592	Extra Over Above for Specialist Acoustic Treatment					\$	-													
593	Main Theatre & Balcony Areas	1261	m2	\$	50.00	\$	63,050.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	51,070.50	\$	63,050.00	\$	97,885.13	\$	66,859.27	
594	Black Box Studio	607	m2	\$	50.00	\$	30,350.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	24,583.50	\$	30,350.00	\$	47,118.38	\$	32,183.65	
595	THEATRE SUPPORT AREAS					\$	-													
596	Allowance for Floor Finishes to the following Theatre Support Areas					\$	-													
597	Ground Level					\$	-													
598	Dressing Rooms	192	m2	\$	85.00	\$	16,320.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	13,219.20	\$	16,320.00	\$	25,336.80	\$	17,306.00	
599	Warm-Up Rooms	49	m2	\$	85.00	\$	4,165.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,373.65	\$	4,165.00	\$	6,466.16	\$	4,416.64	
600	Band / Orchestra / Musician Room	117	m2	\$	85.00	\$	9,945.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	8,055.45	\$	9,945.00	\$	15,439.61	\$	10,545.84	
601	Conductor Room		m2			Incl.														
602	Piano Store		m2			Incl.														
603	Stage Door		m2			Incl.														
604	Assembly Area / Back Stage Circulation	581	m2	\$	50.00	\$	29,050.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	23,530.50	\$	29,050.00	\$	45,100.13	\$	30,805.10	
605	Instrument Store		m2			Incl.														
606	Workshop	111.69	m2	\$	50.00	\$	5,584.50	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,523.45	\$	5,584.50	\$	8,669.94	\$	5,921.90	
607	Staff Amenities	19	m2	\$	250.00	\$	4,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,847.50	\$	4,750.00	\$	7,374.38	\$	5,036.98	
608	Kitchen	84	m2	\$	250.00	\$	21,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	17,010.00	\$	21,000.00	\$	32,602.50	\$	22,268.75	
609	Store Room	70	m2	\$	50.00	\$	3,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,835.00	\$	3,500.00	\$	5,433.75	\$	3,711.46	
610	Service / BOH Lifts	12	m2			Incl.														
611	Level 1					\$	-													
612	Management / Security Office	43	m2	\$	85.00	\$	3,655.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,960.55	\$	3,655.00	\$	5,674.39	\$	3,875.82	
613	Store Room	77	m2	\$	85.00	\$	6,545.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	5,301.45	\$	6,545.00	\$	10,161.11	\$	6,940.43	
614	Staff Amenities	57	m2	\$	250.00	\$	14,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	11,542.50	\$	14,250.00	\$	22,123.13	\$	15,110.94	
615	Back Stage Circulation	167	m2	\$	50.00	\$	8,350.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,763.50	\$	8,350.00	\$	12,963.38	\$	8,854.48	
616	Dressing Room	218	m2	\$	85.00	\$	18,530.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	15,009.30	\$	18,530.00	\$	28,767.83	\$	19,649.52	
617	Green Room	189	m2	\$	85.00	\$	16,065.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	13,012.65	\$	16,065.00	\$	24,940.91	\$	17,035.59	
618	Laundry	56	m2	\$	250.00	\$	14,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	11,340.00	\$	14,000.00	\$	21,735.00	\$	14,845.83	

681	Main Theatre	965	m2	\$	350.00	\$	337,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	273,577.50	\$	337,750.00	\$	524,356.88	\$	358,155.73
682	Black Box Studio	607	m2	\$	350.00	\$	212,450.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	172,084.50	\$	212,450.00	\$	329,828.63	\$	225,285.52
683	Vestibules / Air Locks	144	m2	\$	350.00	\$	50,400.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	40,824.00	\$	50,400.00	\$	78,246.00	\$	53,445.00
684	Sound / Projection / Lighting Control Rooms	114	m2	\$	200.00	\$	22,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	18,468.00	\$	22,800.00	\$	35,397.00	\$	24,177.50
685	Level 1					\$	-												
686	Main Theatre		m2			N/A													
687	Black Box Studio		m2			N/A													
688	Sound / Projection / Lighting Control Rooms	39	m2	\$	200.00	\$	7,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,318.00	\$	7,800.00	\$	12,109.50	\$	8,271.25
689	Level 2					\$	-												
690	Main Theatre		m2			N/A													
691	Main Theatre Balcony Areas	297	m2	\$	350.00	\$	103,950.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	84,199.50	\$	103,950.00	\$	161,382.38	\$	110,230.31
692	Black Box Studio		m2			N/A													
693	Vestibules / Air Locks	24	m2	\$	350.00	\$	8,400.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,804.00	\$	8,400.00	\$	13,041.00	\$	8,907.50
694	Extra Over Above for Specialist Acoustic Treatment					\$	-												
695	Main Theatre & Balcony Areas	1261	m2	\$	1,500.00	\$	1,891,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	1,532,115.00	\$	1,891,500.00	\$	2,936,553.75	\$	2,005,778.13
696	Black Box Studio	607	m2	\$	1,500.00	\$	910,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	737,505.00	\$	910,500.00	\$	1,413,551.25	\$	965,509.38
697	THEATRE SUPPORT AREAS					\$	-												
698	Allowance for Ceiling Finishes to the following Theatre Support Areas					\$	-												
699	Ground Level					\$	-												
700	Dressing Rooms	192	m2	\$	150.00	\$	28,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	23,328.00	\$	28,800.00	\$	44,712.00	\$	30,540.00
701	Warm-Up Rooms	49	m2	\$	150.00	\$	7,350.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	5,953.50	\$	7,350.00	\$	11,410.88	\$	7,794.06
702	Band / Orchestra / Musician Room	117	m2	\$	175.00	\$	20,475.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	16,584.75	\$	20,475.00	\$	31,787.44	\$	21,712.03
703	Conductor Room		m2			Incl.													
704	Piano Store		m2			Incl.													
705	Stage Door		m2			Incl.													
706	Assembly Area / Back Stage Circulation	581	m2	\$	150.00	\$	87,150.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	70,591.50	\$	87,150.00	\$	135,300.38	\$	92,415.31
707	Instrument Store		m2			Incl.													
708	Workshop	111.69	m2	\$	150.00	\$	16,753.50	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	13,570.34	\$	16,753.50	\$	26,009.81	\$	17,765.69
709	Staff Amenities	19	m2	\$	150.00	\$	2,850.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	2,308.50	\$	2,850.00	\$	4,424.63	\$	3,022.19
710	Kitchen	84	m2	\$	150.00	\$	12,600.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	10,206.00	\$	12,600.00	\$	19,561.50	\$	13,361.25
711	Store Room	70	m2	\$	150.00	\$	10,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	8,505.00	\$	10,500.00	\$	16,301.25	\$	11,134.38
712	Service / BOH Lifts	12	m2			Incl.													
713	Level 1					\$	-												
714	Management / Security Office	43	m2	\$	150.00	\$	6,450.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	5,224.50	\$	6,450.00	\$	10,013.63	\$	6,839.69
715	Store Room	77	m2	\$	150.00	\$	11,550.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	9,355.50	\$	11,550.00	\$	17,931.38	\$	12,247.81
716	Staff Amenities	57	m2	\$	175.00	\$	9,975.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	8,079.75	\$	9,975.00	\$	15,486.19	\$	10,577.66
717	Back Stage Circulation	167	m2	\$	150.00	\$	25,050.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	20,290.50	\$	25,050.00	\$	38,890.13	\$	26,563.44
718	Dressing Room	218	m2	\$	175.00	\$	38,150.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	30,901.50	\$	38,150.00	\$	59,227.88	\$	40,454.90
719	Green Room	189	m2	\$	175.00	\$	33,075.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	26,790.75	\$	33,075.00	\$	51,348.94	\$	35,073.28
720	Service / BOH Lifts	11	m2			Incl.													
721	Level 2					\$	-												
722	Tour Manager / Stage Door Office	125	m2	\$	150.00	\$	18,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	15,187.50	\$	18,750.00	\$	29,109.38	\$	19,882.81
723	Service / BOH Lifts	11	m2			Incl.													
724	Level 3					\$	-												
725	Follow Spot Room	77	m2	\$	150.00	\$	11,550.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	9,355.50	\$	11,550.00	\$	17,931.38	\$	12,247.81
726	ADMINISTRATION / VENUE MANAGEMENT AREAS					\$	-												
727	Allowance for Ceiling Finishes to the following Administration / Venue Management Areas					\$	-												
728	Ground Level					\$	-												
729	Staff Kitchenette	38	m2	\$	150.00	\$	5,700.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,617.00	\$	5,700.00	\$	8,849.25	\$	6,044.38
730	Venue Manager	70	m2	\$	150.00	\$	10,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	8,505.00	\$	10,500.00	\$	16,301.25	\$	11,134.38
731	Level 2					\$	-												
732	Admin Office	49	m2	\$	200.00	\$	9,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	7,938.00	\$	9,800.00	\$	15,214.50	\$	10,392.08
733	Meeting Room	8	m2	\$	250.00	\$	2,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	1,620.00	\$	2,000.00	\$	3,105.00	\$	2,120.83
734	Staff Board Room	83	m2	\$	250.00	\$	20,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	16,807.50	\$	20,750.00	\$	32,214.38	\$	22,003.65
735	Broadcast	30	m2	\$	250.00	\$	7,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,075.00	\$	7,500.00	\$	11,643.75	\$	7,953.13
736	Staff Amenities					Incl.													
737	Admin Foyer	219	m2	\$	200.00	\$	43,800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	35,478.00	\$	43,800.00	\$	67,999.50	\$	46,446.25
738	Manager's Office	41	m2	\$	150.00	\$	6,150.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,981.50	\$	6,150.00	\$	9,547.88	\$	6,521.56
739	Marketing Staff Office	56	m2	\$	150.00	\$	8,400.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,804.00	\$	8,400.00	\$	13,041.00	\$	8,907.50
740	Staff Kitchen	40	m2	\$	150.00	\$	6,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,860.00	\$	6,000.00	\$	9,315.00	\$	6,362.50
741	Technical Staff Office	64	m2	\$	150.00	\$	9,600.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	7,776.00	\$	9,600.00	\$	14,904.00	\$	10,180.00

802	Allowance for Fitments / Joinery Works to the following Theatre Support Areas				\$	-													
803	Ground Level				\$	-													
804	Dressing Rooms	192	m2	\$	350.00	\$	67,200.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	54,432.00	\$	67,200.00	\$	104,328.00	\$	71,260.00
805	Warm-Up Rooms	49	m2	\$	250.00	\$	12,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	9,922.50	\$	12,250.00	\$	19,018.13	\$	12,990.10
806	Band / Orchestra / Musician Room	117	m2	\$	250.00	\$	29,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	23,692.50	\$	29,250.00	\$	45,410.63	\$	31,017.19
807	Conductor Room		m2			Incl.													
808	Piano Store		m2			Incl.													
809	Stage Door		m2			Incl.													
810	Assembly Area / Back Stage Circulation	581	m2	\$	25.00	\$	14,525.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	11,765.25	\$	14,525.00	\$	22,550.06	\$	15,402.55
811	Instrument Store		m2			Incl.													
812	Workshop	111.69	m2	\$	250.00	\$	27,922.50	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	22,617.23	\$	27,922.50	\$	43,349.68	\$	29,609.48
813	Staff Amenities	19	m2	\$	1,500.00	\$	28,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	23,085.00	\$	28,500.00	\$	44,246.25	\$	30,221.88
814	Kitchen	84	m2	\$	1,500.00	\$	126,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	102,060.00	\$	126,000.00	\$	195,615.00	\$	133,612.50
815	Store Room	70	m2	\$	250.00	\$	17,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	14,175.00	\$	17,500.00	\$	27,168.75	\$	18,557.29
816	Service / BOH Lifts	12	m2			Incl.													
817	Level 1					\$	-												
818	Management / Security Office	43	m2	\$	100.00	\$	4,300.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,483.00	\$	4,300.00	\$	6,675.75	\$	4,559.79
819	Store Room	77	m2	\$	350.00	\$	26,950.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	21,829.50	\$	26,950.00	\$	41,839.88	\$	28,578.23
820	Staff Amenities	57	m2	\$	1,500.00	\$	85,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	69,255.00	\$	85,500.00	\$	132,738.75	\$	90,665.63
821	Back Stage Circulation	167	m2	\$	25.00	\$	4,175.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,381.75	\$	4,175.00	\$	6,481.69	\$	4,427.24
822	Dressing Room	218	m2	\$	350.00	\$	76,300.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	61,803.00	\$	76,300.00	\$	118,455.75	\$	80,909.79
823	Green Room	189	m2	\$	350.00	\$	66,150.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	53,581.50	\$	66,150.00	\$	102,697.88	\$	70,146.56
824	Service / BOH Lifts	11	m2			Incl.													
825	Level 2					\$	-												
826	Tour Manager / Stage Door Office	125	m2	\$	100.00	\$	12,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	10,125.00	\$	12,500.00	\$	19,406.25	\$	13,255.21
827	Service / BOH Lifts	11	m2			Incl.													
828	Level 3					\$	-												
829	Follow Spot Room	77	m2	\$	250.00	\$	19,250.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	15,592.50	\$	19,250.00	\$	29,885.63	\$	20,413.02
830	ADMINISTRATION / VENUE MANAGEMENT AREAS				\$	-													
831	Allowance for Fitments / Joinery Works to the following Administration / Venue Management Areas				\$	-													
832	Ground Level				\$	-													
833	Staff Kitchenette	38	m2	\$	500.00	\$	19,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	15,390.00	\$	19,000.00	\$	29,497.50	\$	20,147.92
834	Venue Manager	70	m2	\$	100.00	\$	7,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	5,670.00	\$	7,000.00	\$	10,867.50	\$	7,422.92
835	Level 2				\$	-													
836	Admin Office	49	m2	\$	100.00	\$	4,900.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,969.00	\$	4,900.00	\$	7,607.25	\$	5,196.04
837	Meeting Room	8	m2	\$	100.00	\$	800.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	648.00	\$	800.00	\$	1,242.00	\$	848.33
838	Staff Board Room	83	m2	\$	250.00	\$	20,750.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	16,807.50	\$	20,750.00	\$	32,214.38	\$	22,003.65
839	Broadcast	30	m2	\$	250.00	\$	7,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	6,075.00	\$	7,500.00	\$	11,643.75	\$	7,953.13
840	Staff Amenities					Incl.													
841	Admin Foyer	219	m2	\$	100.00	\$	21,900.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	17,739.00	\$	21,900.00	\$	33,999.75	\$	23,223.13
842	Manager's Office	41	m2	\$	100.00	\$	4,100.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	3,321.00	\$	4,100.00	\$	6,365.25	\$	4,347.71
843	Marketing Staff Office	56	m2	\$	100.00	\$	5,600.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,536.00	\$	5,600.00	\$	8,694.00	\$	5,938.33
844	Staff Kitchen	40	m2	\$	500.00	\$	20,000.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	16,200.00	\$	20,000.00	\$	31,050.00	\$	21,208.33
845	Technical Staff Office	64	m2	\$	100.00	\$	6,400.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	5,184.00	\$	6,400.00	\$	9,936.00	\$	6,786.67
846	Office Circulation	101	m2	\$	100.00	\$	10,100.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	8,181.00	\$	10,100.00	\$	15,680.25	\$	10,710.21
847	Office Reception	52	m2	\$	100.00	\$	5,200.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	4,212.00	\$	5,200.00	\$	8,073.00	\$	5,514.17
848	BACK OF HOUSE AREAS				\$	-													
849	Allowance for Fitments / Joinery Works to the following Back of House Areas				\$	-													
850	Ground Level				\$	-													
851	Risers	74	m2			Incl.													
852	Level 1					\$	-												
853	Risers	142	m2			Incl.													
854	Level 2					\$	-												
855	Risers	110	m2			Incl.													
856	UNMEASURED SUNDRIES				\$	-													
857	Allowance for Unmeasured Sundry Items	5	%	\$	2,682,722.50	\$	134,136.13	Factored or Percentage Based Cost	Historical Data	77%	173%	\$	102,614.14	\$	134,136.13	\$	231,384.82	\$	145,090.58
858	TOTAL Fitments	7634	m2	\$	368.99	\$	-												
859					\$	-													
860	Special Equipment				\$	-													
861	SPECIAL CONSTRUCTION				\$	-													
862	Allowance for Stage construction / build up to Main Theatre	459	m2	\$	2,500.00	\$	1,147,500.00	Take off from Plans, GA, PFD, Previous Proj	Historical Data	81%	155%	\$	929,475.00	\$	1,147,500.00	\$	1,781,493.75	\$	1,216,828.13

\$ 167,603,290.60

\$ 132,442,466.61 \$ 167,603,290.60 \$ 269,655,235.19 \$ 178,751,810.70

Appendix C

Cashflow

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P50
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	May-23 18	Jun-23 19	Jul-23 20	Aug-23 21	Sep-23 22
	Start		End		Duration (Months)	Alpha	Beta						
	Date	Period	Date	Period		20	13						
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 120,193,700					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1.0	1.0	\$ 9,575,095					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 12,976,879					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,756,676					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 6,770,498					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,513,665					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,258,326					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	1.5	1.5	\$ 1,047,532					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 8,754,605					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 183,226,976	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.1%	\$ 31,316,143	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 214,543,119	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 214,543,119	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P50
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	45	46	47	48	49	50	51	52	53	54	55	56
CONSTRUCTION COSTS												
Main Works						-	5,362,951	7,137,934	7,754,552	8,012,857	8,071,211	7,996,996
DESIGN COSTS												
MC Design Consultants	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176
ESD												
6 Star Green Star						-	579,018	770,657	837,231	865,119	871,420	863,407
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions						-	689,169	689,169	689,169	689,169		
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,354,100	1,354,100	1,354,100	1,354,100	1,354,100							
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side						-	196,246	196,246	196,246	196,246	196,246	196,246
Preliminary Works												
Investigations and other Preliminary works	40,965	66,692	74,257	72,079	60,900	35,107						
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500	337,500	337,500								
Contingency												
PM and Project Contingency						-	135,290	240,935	303,010	347,951	382,125	408,410
Q-Leave												
Q-Leave Levy						-	1,047,532					
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency						-	390,624	519,909	564,822	583,636	587,887	582,481
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,120,671	\$ 2,146,398	\$ 2,153,964	\$ 2,151,785	\$ 1,803,106	\$ 423,214	\$ 8,788,937	\$ 9,942,958	\$ 10,733,137	\$ 11,083,087	\$ 10,496,995	\$ 10,435,646
ESCALATION												
Escalation	259,856	270,864	279,701	287,293	247,339	59,603	1,269,940	1,473,076	1,629,424	1,723,111	1,670,406	1,692,866
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,380,527	\$ 2,417,262	\$ 2,433,665	\$ 2,439,078	\$ 2,050,445	\$ 482,816	\$ 10,058,877	\$ 11,416,034	\$ 12,362,561	\$ 12,806,198	\$ 12,167,402	\$ 12,128,512
Cumulative Total	\$ 2,380,527	\$ 4,797,789	\$ 7,231,454	\$ 9,670,532	\$ 11,720,977	\$ 12,203,793	\$ 22,262,670	\$ 33,678,704	\$ 46,041,265	\$ 58,847,462	\$ 71,014,864	\$ 83,143,376

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - DEAN ST P50
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
	57	58	59	60	61	62	63	64	65	66	67	68
CONSTRUCTION COSTS												
Main Works	7,826,583	7,582,401	7,279,543	6,928,823	6,538,363	6,114,504	5,662,346	5,186,108	4,689,357	4,175,172	3,646,263	3,105,053
DESIGN COSTS												
MC Design Consultants	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176
ESD												
6 Star Green Star	845,008	818,644	785,946	748,080	705,923	660,161	611,343	559,925	506,293	450,778	393,674	335,241
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side												
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246
Preliminary Works												
Investigations and other Preliminary works												
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs												
Contingency												
PM and Project Contingency	428,405	443,100	453,147	458,988	460,925	459,152	453,780	444,843	432,295	416,004	395,720	371,035
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency	570,069	552,283	530,224	504,678	476,238	445,365	412,431	377,743	341,561	304,109	265,585	226,164
TOTAL PROJECT COST EXCL. ESCALATION	\$ 10,254,417	\$ 9,980,781	\$ 9,633,212	\$ 9,224,922	\$ 8,765,802	\$ 8,263,535	\$ 7,724,254	\$ 7,152,973	\$ 6,553,860	\$ 5,930,416	\$ 5,285,594	\$ 4,621,846
ESCALATION												
Escalation	1,695,129	1,680,713	1,651,928	1,610,397	1,557,315	1,493,598	1,419,975	1,337,041	1,245,290	1,145,142	1,036,949	920,788
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 11,949,546	\$ 11,661,493	\$ 11,285,141	\$ 10,835,319	\$ 10,323,117	\$ 9,757,133	\$ 9,144,229	\$ 8,490,014	\$ 7,799,150	\$ 7,075,558	\$ 6,322,544	\$ 5,542,635
Cumulative Total	\$ 95,092,922	\$ 106,754,415	\$ 118,039,556	\$ 128,874,875	\$ 139,197,992	\$ 148,955,124	\$ 158,099,353	\$ 166,589,367	\$ 174,388,517	\$ 181,464,075	\$ 187,786,619	\$ 193,329,254

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P50
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28
	69	70	71	72	73	74	75	76	77	78	79
CONSTRUCTION COSTS											
Main Works	2,553,748	1,994,386	1,428,877	859,040	286,631						
DESIGN COSTS											
MC Design Consultants	330,176	330,176	330,176	330,176	330,176						
ESD											
6 Star Green Star	275,719	215,327	154,271	92,747	30,947						
CLIENT AND OTHER PROJECT COSTS											
FF&E AND ICT (Group 2 & 3)	-	833,333	833,333	833,333	833,333	833,333	833,333				
FEES AND CHARGES											
Statutory Fees and Charges including contributions											
CONSULTANT FEES											
Prof. Fees - Detailed Design - Client Side											
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	196,246	196,246	196,246	196,246	196,246						
Preliminary Works											
Investigations and other Preliminary works											
Specialist Consultant Advice											
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931						
Other Project Costs											
Other Project Costs											
Contingency											
PM and Project Contingency	341,279	305,315	261,021	203,548	112,048						
Q-Leave											
Q-Leave Levy											
DESIGN AND CONSTRUCTION CONTINGENCY											
Project Contingency	186,009	145,266	104,076	62,570	20,877						
TOTAL PROJECT COST EXCL. ESCALATION	\$ 3,941,107	\$ 4,077,980	\$ 3,365,930	\$ 2,635,592	\$ 1,868,190	\$ 833,333	\$ 833,333	\$ -	\$ -	\$ -	\$ -
ESCALATION											
Escalation	797,153	837,239	701,286	557,137	400,597	181,226	183,761	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 4,738,260	\$ 4,915,219	\$ 4,067,217	\$ 3,192,729	\$ 2,268,787	\$ 1,014,560	\$ 1,017,094	\$ -	\$ -	\$ -	\$ -
Cumulative Total	\$ 198,067,514	\$ 202,982,733	\$ 207,049,950	\$ 210,242,679	\$ 212,511,466	\$ 213,526,025	\$ 214,543,119	\$ 214,543,119	\$ 214,543,119	\$ 214,543,119	\$ 214,543,119

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	May-23 18	Jun-23 19	Jul-23 20	Aug-23 21	Sep-23 22
	Start		End		Duration (Months)	Alpha	Beta						
	Date	Period	Date	Period		20	13						
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 120,193,700					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1.0	1.0	\$ 9,575,095					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 12,976,879					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,756,676					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 6,770,498					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,513,665					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,258,326					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	1.5	1.5	\$ 1,004,540					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	2.0	1.3	\$ 23,698,584					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 198,127,963	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.1%	\$ 33,876,229	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 232,004,192	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 232,004,192	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25
	35	36	37	38	39	40	41	42	43	44	45	46
CONSTRUCTION COSTS												
Main Works												
DESIGN COSTS												
MC Design Consultants										-	330,176	330,176
ESD												
6 Star Green Star												
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side										-	1,354,100	1,354,100
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side												
Preliminary Works												
Investigations and other Preliminary works										-	40,965	66,692
Specialist Consultant Advice												
Specialist Consultant Advice										-	57,931	57,931
Other Project Costs												
Other Project Costs										-	337,500	337,500
Contingency												
PM and Project Contingency												
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency												
TOTAL PROJECT COST EXCL. ESCALATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,120,671	\$ 2,146,398
ESCALATION												
Escalation											259,856	270,864
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,380,527	\$ 2,417,262
Cumulative Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,380,527	\$ 4,797,789

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
	47	48	49	50	51	52	53	54	55	56	57	58
CONSTRUCTION COSTS												
Main Works				-	5,362,951	7,137,934	7,754,552	8,012,857	8,071,211	7,996,996	7,826,583	7,582,401
DESIGN COSTS												
MC Design Consultants	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176
ESD												
6 Star Green Star				-	579,018	770,657	837,231	865,119	871,420	863,407	845,008	818,644
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions				-	689,169	689,169	689,169	689,169				
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,354,100	1,354,100	1,354,100									
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side				-	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246
Preliminary Works												
Investigations and other Preliminary works	74,257	72,079	60,900	35,107								
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500										
Contingency												
PM and Project Contingency				-	135,290	240,935	303,010	347,951	382,125	408,410	428,405	443,100
Q-Leave												
Q-Leave Levy				-	1,004,540							
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency				-	1,057,413	1,407,386	1,528,965	1,579,895	1,591,400	1,576,767	1,543,167	1,495,021
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,153,964	\$ 2,151,785	\$ 1,803,106	\$ 423,214	\$ 9,412,734	\$ 10,830,435	\$ 11,697,280	\$ 12,079,345	\$ 11,500,509	\$ 11,429,932	\$ 11,227,515	\$ 10,923,519
ESCALATION												
Escalation	279,701	287,293	247,339	59,603	1,360,074	1,604,558	1,775,793	1,878,002	1,830,097	1,854,158	1,855,989	1,839,465
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,433,665	\$ 2,439,078	\$ 2,050,445	\$ 482,816	\$ 10,772,808	\$ 12,434,993	\$ 13,473,072	\$ 13,957,346	\$ 13,330,606	\$ 13,284,091	\$ 13,083,504	\$ 12,762,984
Cumulative Total	\$ 7,231,454	\$ 9,670,532	\$ 11,720,977	\$ 12,203,793	\$ 22,976,601	\$ 35,411,594	\$ 48,884,666	\$ 62,842,013	\$ 76,172,619	\$ 89,456,710	\$ 102,540,214	\$ 115,303,199

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - DEAN ST P90
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27
	59	60	61	62	63	64	65	66	67	68	69	70	71
CONSTRUCTION COSTS													
Main Works	7,279,543	6,928,823	6,538,363	6,114,504	5,662,346	5,186,108	4,689,357	4,175,172	3,646,263	3,105,053	2,553,748	1,994,386	1,428,877
DESIGN COSTS													
MC Design Consultants	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176	330,176
ESD													
6 Star Green Star	785,946	748,080	705,923	660,161	611,343	559,925	506,293	450,778	393,674	335,241	275,719	215,327	154,271
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)											-	833,333	833,333
FEES AND CHARGES													
Statutory Fees and Charges including contributions													
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side													
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246	196,246
Preliminary Works													
Investigations and other Preliminary works													
Specialist Consultant Advice													
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs													
Other Project Costs													
Contingency													
PM and Project Contingency	453,147	458,988	460,925	459,152	453,780	444,843	432,295	416,004	395,720	371,035	341,279	305,315	261,021
Q-Leave													
Q-Leave Levy													
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	1,435,307	1,366,156	1,289,169	1,205,596	1,116,444	1,022,545	924,600	823,218	718,933	612,223	503,522	393,233	281,732
TOTAL PROJECT COST EXCL. ESCALATION	\$ 10,538,296	\$ 10,086,399	\$ 9,578,733	\$ 9,023,766	\$ 8,428,267	\$ 7,797,775	\$ 7,136,899	\$ 6,449,526	\$ 5,738,943	\$ 5,007,905	\$ 4,258,621	\$ 4,325,947	\$ 3,543,586
ESCALATION													
Escalation	1,807,134	1,760,785	1,701,738	1,631,006	1,549,396	1,457,568	1,356,073	1,245,380	1,125,889	997,701	861,375	888,149	738,301
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 12,345,430	\$ 11,847,185	\$ 11,280,471	\$ 10,654,772	\$ 9,977,664	\$ 9,255,343	\$ 8,492,972	\$ 7,694,906	\$ 6,864,832	\$ 6,005,606	\$ 5,119,996	\$ 5,214,096	\$ 4,281,887
Cumulative Total	\$ 127,648,629	\$ 139,495,814	\$ 150,776,285	\$ 161,431,057	\$ 171,408,721	\$ 180,664,064	\$ 189,157,035	\$ 196,851,941	\$ 203,716,774	\$ 209,722,380	\$ 214,842,376	\$ 220,056,472	\$ 224,338,358

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - DEAN ST P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28
	72	73	74	75	76	77	78	79
CONSTRUCTION COSTS								
Main Works	859,040	286,631						
DESIGN COSTS								
MC Design Consultants	330,176	330,176						
ESD								
6 Star Green Star	92,747	30,947						
CLIENT AND OTHER PROJECT COSTS								
FF&E AND ICT (Group 2 & 3)	833,333	833,333	833,333	833,333				
FEES AND CHARGES								
Statutory Fees and Charges including contributions								
CONSULTANT FEES								
Prof. Fees - Detailed Design - Client Side								
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	196,246	196,246						
Preliminary Works								
Investigations and other Preliminary works								
Specialist Consultant Advice								
Specialist Consultant Advice	57,931	57,931						
Other Project Costs								
Other Project Costs								
Contingency								
PM and Project Contingency	203,548	112,048						
Q-Leave								
Q-Leave Levy								
DESIGN AND CONSTRUCTION CONTINGENCY								
Project Contingency	169,377	56,515						
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,742,399	\$ 1,903,827	\$ 833,333	\$ 833,333	\$ -	\$ -	\$ -	\$ -
ESCALATION								
Escalation	579,714	408,239	181,226	183,761	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 3,322,113	\$ 2,312,066	\$ 1,014,560	\$ 1,017,094	\$ -	\$ -	\$ -	\$ -
Cumulative Total	\$ 227,660,472	\$ 229,972,538	\$ 230,987,098	\$ 232,004,192	\$ 232,004,192	\$ 232,004,192	\$ 232,004,192	\$ 232,004,192

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - THE HIVE P50
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	Month				
	Start		End		Duration (Months)	Alpha	Beta		May-23	Jun-23	Jul-23	Aug-23	Sep-23
	Date	Period	Date	Period		20	13		18	19	20	21	22
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 117,777,031					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1	1.0	\$ 9,382,574					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 12,715,960					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,707,885					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 6,636,176					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,424,118					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,101,187					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	2	1.261842108	\$ 1,021,536					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 7,533,544					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 178,680,010	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.1%	\$ 30,540,919	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 209,220,930	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 209,220,930	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE HIVE P50
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	45	46	47	48	49	50	51	52	53	54	55	56
CONSTRUCTION COSTS												
Main Works						-	5,255,121	6,994,416	7,598,636	7,851,747	7,908,928	7,836,205
DESIGN COSTS												
MC Design Consultants	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537
ESD												
6 Star Green Star						-	567,376	755,162	820,397	847,725	853,898	846,047
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions						-	676,971	676,971	676,971	676,971		
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,327,235	1,327,235	1,327,235	1,327,235	1,327,235							
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side						-	192,353	192,353	192,353	192,353	192,353	192,353
Preliminary Works												
Investigations and other Preliminary works	40,965	66,692	74,257	72,079	60,900	35,107						
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500	337,500	337,500								
Contingency												
PM and Project Contingency						-	132,715	236,350	297,244	341,331	374,854	400,638
Q-Leave												
Q-Leave Levy						-	1,021,536					
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency						-	336,141	447,394	486,043	502,233	505,890	501,239
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,087,168	\$ 2,112,895	\$ 2,120,461	\$ 2,118,282	\$ 1,769,603	\$ 416,575	\$ 8,563,682	\$ 9,684,114	\$ 10,453,112	\$ 10,793,828	\$ 10,217,391	\$ 10,157,949
ESCALATION												
Escalation	255,751	266,636	275,351	282,820	242,743	58,668	1,237,392	1,434,728	1,586,912	1,678,140	1,625,912	1,647,818
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,342,919	\$ 2,379,531	\$ 2,395,811	\$ 2,401,102	\$ 2,012,346	\$ 475,243	\$ 9,801,074	\$ 11,118,842	\$ 12,040,024	\$ 12,471,967	\$ 11,843,304	\$ 11,805,767
Cumulative Total	\$ 2,342,919	\$ 4,722,450	\$ 7,118,262	\$ 9,519,364	\$ 11,531,710	\$ 12,006,953	\$ 21,808,027	\$ 32,926,869	\$ 44,966,893	\$ 57,438,860	\$ 69,282,164	\$ 81,087,931

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE HIVE P50
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
	57	58	59	60	61	62	63	64	65	66	67	68
CONSTRUCTION COSTS												
Main Works	7,669,218	7,429,945	7,133,177	6,789,509	6,406,900	5,991,563	5,548,497	5,081,834	4,595,071	4,091,225	3,572,949	3,042,621
DESIGN COSTS												
MC Design Consultants	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537
ESD												
6 Star Green Star	828,018	802,184	770,143	733,039	691,730	646,887	599,051	548,667	496,113	441,715	385,758	328,501
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side												
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353
Preliminary Works												
Investigations and other Preliminary works												
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs												
Contingency												
PM and Project Contingency	420,253	434,669	444,525	450,255	452,154	450,415	445,146	436,379	424,070	408,088	388,191	363,975
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency	490,557	475,252	456,270	434,287	409,814	383,247	354,907	325,057	293,921	261,693	228,542	194,620
TOTAL PROJECT COST EXCL. ESCALATION	\$ 9,981,867	\$ 9,715,872	\$ 9,377,936	\$ 8,980,910	\$ 8,534,419	\$ 8,045,933	\$ 7,521,421	\$ 6,965,758	\$ 6,382,996	\$ 5,776,541	\$ 5,149,261	\$ 4,503,538
ESCALATION												
Escalation	1,650,075	1,636,103	1,608,153	1,567,800	1,516,207	1,454,267	1,382,688	1,302,046	1,212,825	1,115,429	1,010,203	897,218
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 11,631,942	\$ 11,351,975	\$ 10,986,088	\$ 10,548,710	\$ 10,050,627	\$ 9,500,201	\$ 8,904,109	\$ 8,267,804	\$ 7,595,821	\$ 6,891,970	\$ 6,159,464	\$ 5,400,756
Cumulative Total	\$ 92,719,873	\$ 104,071,848	\$ 115,057,936	\$ 125,606,647	\$ 135,657,273	\$ 145,157,474	\$ 154,061,583	\$ 162,329,387	\$ 169,925,208	\$ 176,817,178	\$ 182,976,642	\$ 188,377,398

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - THE HIVE P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	Cashflow				
	Start		End		Duration (Months)	Alpha	Beta		May-23	Jun-23	Jul-23	Aug-23	Sep-23
	Date	Period	Date	Period		20	13		18	19	20	21	22
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 117,777,031					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1	1.0	\$ 9,382,574					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 12,715,960					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,707,885					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 6,636,176					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,424,118					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,101,187					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	2	1.261842108	\$ 1,107,083					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	2	1.3	\$ 22,411,237					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 193,643,250	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.1%	\$ 33,108,195	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 226,751,445	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 226,751,445	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE HIVE P90
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	45	46	47	48	49	50	51	52	53	54	55	56
CONSTRUCTION COSTS												
Main Works						-	5,255,121	6,994,416	7,598,636	7,851,747	7,908,928	7,836,205
DESIGN COSTS												
MC Design Consultants	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537
ESD												
6 Star Green Star						-	567,376	755,162	820,397	847,725	853,898	846,047
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions						-	676,971	676,971	676,971	676,971		
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,327,235	1,327,235	1,327,235	1,327,235	1,327,235							
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side						-	192,353	192,353	192,353	192,353	192,353	192,353
Preliminary Works												
Investigations and other Preliminary works	40,965	66,692	74,257	72,079	60,900	35,107						
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500	337,500	337,500								
Contingency												
PM and Project Contingency						-	132,715	236,350	297,244	341,331	374,854	400,638
Q-Leave												
Q-Leave Levy						-	1,107,083					
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency						-	999,972	1,330,934	1,445,909	1,494,072	1,504,953	1,491,115
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,087,168	\$ 2,112,895	\$ 2,120,461	\$ 2,118,282	\$ 1,769,603	\$ 416,575	\$ 9,313,060	\$ 10,567,655	\$ 11,412,978	\$ 11,785,667	\$ 11,216,454	\$ 11,147,825
ESCALATION												
Escalation	255,751	266,636	275,351	282,820	242,743	58,668	1,345,672	1,565,627	1,732,632	1,832,343	1,784,895	1,808,395
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,342,919	\$ 2,379,531	\$ 2,395,811	\$ 2,401,102	\$ 2,012,346	\$ 475,243	\$ 10,658,732	\$ 12,133,282	\$ 13,145,610	\$ 13,618,010	\$ 13,001,349	\$ 12,956,220
Cumulative Total	\$ 2,342,919	\$ 4,722,450	\$ 7,118,262	\$ 9,519,364	\$ 11,531,710	\$ 12,006,953	\$ 22,665,685	\$ 34,798,966	\$ 47,944,576	\$ 61,562,586	\$ 74,563,935	\$ 87,520,155

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE HIVE P90
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
	57	58	59	60	61	62	63	64	65	66	67	68
CONSTRUCTION COSTS												
Main Works	7,669,218	7,429,945	7,133,177	6,789,509	6,406,900	5,991,563	5,548,497	5,081,834	4,595,071	4,091,225	3,572,949	3,042,621
DESIGN COSTS												
MC Design Consultants	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537	323,537
ESD												
6 Star Green Star	828,018	802,184	770,143	733,039	691,730	646,887	599,051	548,667	496,113	441,715	385,758	328,501
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side												
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353	192,353
Preliminary Works												
Investigations and other Preliminary works												
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs												
Contingency												
PM and Project Contingency	420,253	434,669	444,525	450,255	452,154	450,415	445,146	436,379	424,070	408,088	388,191	363,975
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency	1,459,339	1,413,809	1,357,339	1,291,944	1,219,139	1,140,106	1,055,797	966,998	874,374	778,500	679,880	578,966
TOTAL PROJECT COST EXCL. ESCALATION	\$ 10,950,649	\$ 10,654,429	\$ 10,279,005	\$ 9,838,567	\$ 9,343,744	\$ 8,802,793	\$ 8,222,312	\$ 7,607,699	\$ 6,963,449	\$ 6,293,348	\$ 5,600,599	\$ 4,887,884
ESCALATION												
Escalation	1,810,221	1,794,151	1,762,670	1,717,521	1,659,990	1,591,066	1,511,535	1,422,039	1,323,116	1,215,223	1,098,748	973,789
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 12,760,870	\$ 12,448,580	\$ 12,041,675	\$ 11,556,088	\$ 11,003,735	\$ 10,393,859	\$ 9,733,847	\$ 9,029,738	\$ 8,286,565	\$ 7,508,571	\$ 6,699,347	\$ 5,861,674
Cumulative Total	\$ 100,281,026	\$ 112,729,606	\$ 124,771,281	\$ 136,327,369	\$ 147,331,103	\$ 157,724,962	\$ 167,458,809	\$ 176,488,547	\$ 184,775,113	\$ 192,283,683	\$ 198,983,030	\$ 204,844,704

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - THE STRAND P50
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	Month				
	Start		End		Duration (Months)	Alpha	Beta		May-23	Jun-23	Jul-23	Aug-23	Sep-23
	Date	Period	Date	Period		15	16		18	19	20	21	22
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 130,479,577					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1	1.0	\$ 10,394,508					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 14,087,408					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,964,345					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 7,342,198					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,894,799					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,927,142					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	1.5	1.6	\$ 1,126,286					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 8,405,870					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 197,002,133	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.8%	\$ 35,004,172	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 232,006,305	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 232,006,305	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE STRAND P50
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	45	46	47	48	49	50	51	52	53	54	55	56
CONSTRUCTION COSTS												
Main Works						-	1,729,693	3,340,488	4,366,245	5,141,187	5,751,432	6,237,081
DESIGN COSTS												
MC Design Consultants	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431
ESD												
6 Star Green Star						-	186,749	360,660	471,408	555,075	620,961	673,395
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions						-	741,086	741,086	741,086	741,086		
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,468,440	1,468,440	1,468,440	1,468,440	1,468,440							
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side						-	212,817	212,817	212,817	212,817	212,817	212,817
Preliminary Works												
Investigations and other Preliminary works	40,965	66,692	74,257	72,079	60,900	35,107						
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500	337,500	337,500								
Contingency												
PM and Project Contingency						-	146,246	260,447	327,550	376,131	413,072	441,485
Q-Leave												
Q-Leave Levy						-	1,126,286					
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency						-	111,432	215,204	281,286	331,210	370,524	401,811
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,263,267	\$ 2,288,994	\$ 2,296,559	\$ 2,294,381	\$ 1,945,702	\$ 451,469	\$ 4,670,672	\$ 5,547,065	\$ 6,816,755	\$ 7,773,869	\$ 7,785,168	\$ 8,382,952
ESCALATION												
Escalation	277,329	288,858	298,218	306,332	266,899	63,582	674,879	821,813	1,034,868	1,208,620	1,238,868	1,359,879
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,540,596	\$ 2,577,852	\$ 2,594,777	\$ 2,600,712	\$ 2,212,601	\$ 515,051	\$ 5,345,551	\$ 6,368,878	\$ 7,851,623	\$ 8,982,489	\$ 9,024,036	\$ 9,742,830
Cumulative Total	\$ 2,540,596	\$ 5,118,448	\$ 7,713,225	\$ 10,313,938	\$ 12,526,538	\$ 13,041,590	\$ 18,387,141	\$ 24,756,019	\$ 32,607,642	\$ 41,590,131	\$ 50,614,167	\$ 60,356,998

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE STRAND P50
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
	57	58	59	60	61	62	63	64	65	66	67	68
CONSTRUCTION COSTS												
Main Works	6,620,845	6,916,983	7,134,982	7,281,323	7,360,409	7,375,077	7,326,863	7,216,102	7,041,890	6,801,886	6,491,888	6,105,013
DESIGN COSTS												
MC Design Consultants	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431
ESD												
6 Star Green Star	714,829	746,802	770,338	786,138	794,677	796,260	791,055	779,096	760,287	734,375	700,906	659,136
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side												
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817
Preliminary Works												
Investigations and other Preliminary works												
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs												
Contingency												
PM and Project Contingency	463,100	478,985	489,846	496,160	498,254	496,337	490,531	480,870	467,306	449,694	427,768	401,084
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency	426,534	445,612	459,656	469,084	474,179	475,124	472,018	464,882	453,659	438,197	418,226	393,302
TOTAL PROJECT COST EXCL. ESCALATION	\$ 8,854,487	\$ 9,217,561	\$ 9,484,002	\$ 9,661,885	\$ 9,756,698	\$ 9,771,978	\$ 9,709,646	\$ 9,570,130	\$ 9,352,321	\$ 9,053,332	\$ 8,667,968	\$ 8,187,715
ESCALATION												
Escalation	1,463,711	1,552,190	1,626,341	1,686,678	1,733,355	1,766,242	1,784,956	1,788,858	1,777,022	1,748,166	1,700,517	1,631,199
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 10,318,198	\$ 10,769,752	\$ 11,110,343	\$ 11,348,562	\$ 11,490,053	\$ 11,538,221	\$ 11,494,602	\$ 11,358,988	\$ 11,129,343	\$ 10,801,498	\$ 10,368,485	\$ 9,818,914
Cumulative Total	\$ 70,675,195	\$ 81,444,947	\$ 92,555,290	\$ 103,903,852	\$ 115,393,905	\$ 126,932,126	\$ 138,426,728	\$ 149,785,716	\$ 160,915,059	\$ 171,716,557	\$ 182,085,042	\$ 191,903,956

Project: TOWNSVILLE CONCERT HALL
 CASHFLOW - THE STRAND P90
 Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Timeline					S-Curve Profile		Cost (\$)	Month				
	Start		End		Duration (Months)	Alpha	Beta		May-23	Jun-23	Jul-23	Aug-23	Sep-23
	Date	Period	Date	Period		15	16		18	19	20	21	22
CONSTRUCTION COSTS													
Main Works	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 130,479,577					
DESIGN COSTS													
MC Design Consultants	Jul-25	44.00	Dec-27	73.00	29.00	1	1.0	\$ 10,394,508					
ESD													
6 Star Green Star	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 14,087,408					
CLIENT AND OTHER PROJECT COSTS													
FF&E AND ICT (Group 2 & 3)	Aug-27	69.00	Feb-28	75.00	6.00	1	1	\$ 5,000,000					
FEES AND CHARGES													
Statutory Fees and Charges including contributions	Jan-26	50.00	May-26	54.00	4.00	1	1	\$ 2,964,345					
CONSULTANT FEES													
Prof. Fees - Detailed Design - Client Side	Jul-25	44.00	Dec-25	49.00	5.00	1	1	\$ 7,342,198					
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	Jan-26	50.00	Dec-27	73.00	23.00	1	1	\$ 4,894,799					
Preliminary Works													
Investigations and other Preliminary works	Jul-25	44.00	Jan-26	50.00	6.00	1.5	1.5	\$ 350,000					
Specialist Consultant Advice													
Specialist Consultant Advice	Jul-25	44.00	Dec-27	73.00	29.00	1	1	\$ 1,680,000					
Other Project Costs													
Other Project Costs	Jul-25	44.00	Nov-25	48.00	4.00	1	1	\$ 1,350,000					
Contingency													
PM and Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.5	\$ 8,927,142					
Q-Leave													
Q-Leave Levy	Jan-26	50.00	Feb-26	51.00	1.00	1.5	1.6	\$ 1,220,985					
DESIGN AND CONSTRUCTION CONTINGENCY													
Project Contingency	Jan-26	50.00	Dec-27	73.00	23.00	1.5	1.6	\$ 24,875,156					
TOTAL PROJECT COST EXCL. ESCALATION								\$ 213,566,118	\$ -	\$ -	\$ -	\$ -	\$ -
ESCALATION													
Escalation							17.8%	\$ 37,990,948	-	-	-	-	-
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)								\$ 251,557,066	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Total								\$ 251,557,066	\$ -	\$ -	\$ -	\$ -	\$ -

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE STRAND P90
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	45	46	47	48	49	50	51	52	53	54	55	56
CONSTRUCTION COSTS												
Main Works						-	1,729,693	3,340,488	4,366,245	5,141,187	5,751,432	6,237,081
DESIGN COSTS												
MC Design Consultants	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431
ESD												
6 Star Green Star						-	186,749	360,660	471,408	555,075	620,961	673,395
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions						-	741,086	741,086	741,086	741,086		
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side	1,468,440	1,468,440	1,468,440	1,468,440	1,468,440							
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side						-	212,817	212,817	212,817	212,817	212,817	212,817
Preliminary Works												
Investigations and other Preliminary works	40,965	66,692	74,257	72,079	60,900	35,107						
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs	337,500	337,500	337,500	337,500								
Contingency												
PM and Project Contingency						-	146,246	260,447	327,550	376,131	413,072	441,485
Q-Leave												
Q-Leave Levy						-	1,220,985					
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency						-	329,756	636,844	832,399	980,137	1,096,476	1,189,062
TOTAL PROJECT COST EXCL. ESCALATION	\$ 2,263,267	\$ 2,288,994	\$ 2,296,559	\$ 2,294,381	\$ 1,945,702	\$ 451,469	\$ 4,983,694	\$ 5,968,705	\$ 7,367,868	\$ 8,422,796	\$ 8,511,121	\$ 9,170,204
ESCALATION												
Escalation	277,329	288,858	298,218	306,332	266,899	63,582	720,109	884,280	1,118,534	1,309,510	1,354,390	1,487,586
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 2,540,596	\$ 2,577,852	\$ 2,594,777	\$ 2,600,712	\$ 2,212,601	\$ 515,051	\$ 5,703,803	\$ 6,852,985	\$ 8,486,402	\$ 9,732,306	\$ 9,865,511	\$ 10,657,790
Cumulative Total	\$ 2,540,596	\$ 5,118,448	\$ 7,713,225	\$ 10,313,938	\$ 12,526,538	\$ 13,041,590	\$ 18,745,392	\$ 25,598,378	\$ 34,084,779	\$ 43,817,085	\$ 53,682,596	\$ 64,340,386

Project: TOWNSVILLE CONCERT HALL
CASHFLOW - THE STRAND P90
Date: 7th June 2023

CASHFLOW MODEL - CAPEX

Description	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
	57	58	59	60	61	62	63	64	65	66	67	68
CONSTRUCTION COSTS												
Main Works	6,620,845	6,916,983	7,134,982	7,281,323	7,360,409	7,375,077	7,326,863	7,216,102	7,041,890	6,801,886	6,491,888	6,105,013
DESIGN COSTS												
MC Design Consultants	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431	358,431
ESD												
6 Star Green Star	714,829	746,802	770,338	786,138	794,677	796,260	791,055	779,096	760,287	734,375	700,906	659,136
CLIENT AND OTHER PROJECT COSTS												
FF&E AND ICT (Group 2 & 3)												
FEES AND CHARGES												
Statutory Fees and Charges including contributions												
CONSULTANT FEES												
Prof. Fees - Detailed Design - Client Side												
Prof. Fees - Trade Package Documentation/Construction Phase - Client Side	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817	212,817
Preliminary Works												
Investigations and other Preliminary works												
Specialist Consultant Advice												
Specialist Consultant Advice	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931	57,931
Other Project Costs												
Other Project Costs												
Contingency												
PM and Project Contingency	463,100	478,985	489,846	496,160	498,254	496,337	490,531	480,870	467,306	449,694	427,768	401,084
Q-Leave												
Q-Leave Levy												
DESIGN AND CONSTRUCTION CONTINGENCY												
Project Contingency	1,262,225	1,318,682	1,360,242	1,388,141	1,403,218	1,406,015	1,396,823	1,375,707	1,342,494	1,296,739	1,237,640	1,163,884
TOTAL PROJECT COST EXCL. ESCALATION	\$ 9,690,178	\$ 10,090,631	\$ 10,384,588	\$ 10,580,942	\$ 10,685,737	\$ 10,702,869	\$ 10,634,451	\$ 10,480,954	\$ 10,241,157	\$ 9,911,874	\$ 9,487,381	\$ 8,958,297
ESCALATION												
Escalation	1,601,856	1,699,211	1,780,776	1,847,118	1,898,406	1,934,497	1,954,966	1,959,111	1,945,909	1,913,947	1,861,273	1,784,718
TOTAL PROJECT COST EXCL. GST (INCLUDING ESCALATION)	\$ 11,292,034	\$ 11,789,842	\$ 12,165,364	\$ 12,428,059	\$ 12,584,143	\$ 12,637,366	\$ 12,589,418	\$ 12,440,065	\$ 12,187,066	\$ 11,825,821	\$ 11,348,654	\$ 10,743,015
Cumulative Total	\$ 75,632,420	\$ 87,422,262	\$ 99,587,625	\$ 112,015,685	\$ 124,599,828	\$ 137,237,195	\$ 149,826,612	\$ 162,266,677	\$ 174,453,743	\$ 186,279,564	\$ 197,628,219	\$ 208,371,234

Appendix D

Whole of Life Costing

Whole of Life Detailed Cash Flow - Option 1 "The Hive"

WHOLE OF LIFE PROJECT SUMMARY		GFA	Capital Cost	Operational Cost	Total Cost over 30 years	Mean cost p.a. over 30 years	Total cost / m2 GFA	Mean Cost / m2 GFA / p.a.	% of Annual Cost p.a. / Construction Cost	Year 1	Year 2	Year 3	Year 4	Year 5
Townsville Concert Hall (Option 1 "The Hive")		A	B	C	D	E = D/30	F = D/GFA	G = E/GFA	H	2023	2024	2025	2026	2027
		m2	\$	\$	\$	\$/p.a.	\$/m2	\$/m2 / p.a.	%					
A	Non-Construction Costs													
A1.1	Acquisition Costs		N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	Life Cycle Costs													
B1	Construction													
B1.1	Construction Works	11,352	139,875,565	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.2	Professional Fees		13,090,294	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.3	Statutory Fees		3,814,968	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.4	Risk Allowances		30,512,424	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.5	Direct Client Management Costs		1,350,000	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.6	Escalation		33,108,195	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	11,352	221,751,445							-	-	-	-	-
B2	Maintenance													
B2.1	Major (Capital) Replacement	11,352		47,255,144	47,255,144	1,575,171	4,163	139	1.13%	-	-	-	-	-
B2.2	Refurb & Adaptation	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	11,352		12,572,592	12,572,592	419,086	1,108	37	0.30%	-	-	-	-	-
B2.5	Unscheduled replacement, repairs & reactive maintenance	11,352		766,441	766,441	25,548	68	2	0.02%	-	-	-	-	-
B2.6	Grounds Maintenance	11,352		1,627,244	1,627,244	54,241	143	5	0.04%	-	-	-	-	-
B2	SUBTOTAL - MAINTENANCE		-	62,221,420	62,221,420	2,074,047	5,481	183	1.48%	-	-	-	-	-
B3	Operation													
B3.1	Cleaning	11,352		17,966,068	17,966,068	598,869	1,583	53	0.43%	-	-	-	-	-
B3.2	Waste Management	11,352		639,922	639,922	21,331	56	2	0.02%	-	-	-	-	-
B3.3	Utilities	11,352		17,698,100	17,698,100	589,937	1,559	52	0.42%	-	-	-	-	-
B3.4	Administrative Costs	11,352		29,417,870	29,417,870	980,596	2,591	86	0.70%	-	-	-	-	-
B3.5	Insurances	11,352		3,451,901	3,451,901	115,063	304	10	0.08%	-	-	-	-	-
B3.6	Rates & Charges	11,352		4,419,259	4,419,259	147,309	389	13	0.11%	-	-	-	-	-
B3	SUBTOTAL - OPERATION		-	73,593,121	73,593,121	2,453,104	6,483	216	1.75%	-	-	-	-	-
B4	Occupancy													
B4.1	Churn	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	5,000,000	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	Incl. above	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY		5,000,000	-	-	-	-	-	0.00%	-	-	-	-	-
B5	End of Life													
B5.1	Disposal Inspections	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS		226,751,445	135,814,541	135,814,541	4,527,151	11,964	399	3.24%	\$ -	\$ -	\$ -	\$ -	\$ -
C	Income		-	EXCLUDED										
D	Externalities		-	EXCLUDED										
E	Owner-Occupier's Staffing		-	EXCLUDED										
TOTAL WHOLE OF LIFE COST		11,352	226,751,445	135,814,541	135,814,541	4,527,151	11,964	399	3.24%	\$ -	\$ -	\$ -	\$ -	\$ -

Whole of Life Detailed Cash Flow - Option 1 "The Hive"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 1 "The Hive")		Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	-	-	-	-	-	64,161	-	5,002	474,467	-	1,490,243	154,749	47,733	624,451
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	-	264,267	272,195	280,360	288,771	297,434	306,357	315,548	325,015	334,765	344,808	355,152	365,807	376,781
B2.5	Unscheduled replacement, repairs & reactive maintenance	-	14,099	14,567	15,054	15,559	16,083	16,628	17,194	17,783	18,395	19,032	19,696	20,386	21,106
B2.6	Grounds Maintenance	-	28,643	29,502	30,387	31,298	32,237	33,205	34,201	35,227	36,284	37,372	38,493	39,648	40,837
B2	SUBTOTAL - MAINTENANCE	-	307,008	316,264	325,801	335,628	345,916	356,190	371,945	389,491	399,444	1,955,205	568,090	473,574	1,063,175
B3	Operation														
B3.1	Cleaning	-	377,633	388,962	400,631	412,650	425,030	437,781	450,914	464,442	478,375	492,726	507,508	522,733	538,415
B3.2	Waste Management	-	13,451	13,854	14,270	14,698	15,139	15,593	16,061	16,543	17,039	17,560	18,077	18,619	19,177
B3.3	Utilities	-	372,001	383,161	394,656	406,495	418,690	431,251	444,189	457,514	471,240	485,377	499,938	514,936	530,384
B3.4	Administrative Costs	-	618,342	636,892	655,999	675,679	695,949	716,828	738,332	760,482	783,297	806,796	831,000	855,930	881,608
B3.5	Insurances	-	72,556	74,733	76,975	79,284	81,663	84,113	86,636	89,235	91,912	94,670	97,510	100,435	103,448
B3.6	Rates & Charges	-	92,890	95,676	98,547	101,503	104,548	107,684	110,915	114,242	117,670	121,200	124,836	128,581	132,438
B3	SUBTOTAL - OPERATION	-	1,546,873	1,593,279	1,641,077	1,690,310	1,741,019	1,793,250	1,847,047	1,902,459	1,959,532	2,018,318	2,078,868	2,141,234	2,205,471
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ -	\$ 1,853,881	\$ 1,909,543	\$ 1,966,878	\$ 2,025,938	\$ 2,150,935	\$ 2,149,439	\$ 2,218,992	\$ 2,754,949	\$ 2,348,976	\$ 3,973,523	\$ 2,646,958	\$ 2,614,808	\$ 3,268,646
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ -	\$ 1,853,881	\$ 1,909,543	\$ 1,966,878	\$ 2,025,938	\$ 2,150,935	\$ 2,149,439	\$ 2,218,992	\$ 2,754,949	\$ 2,348,976	\$ 3,973,523	\$ 2,646,958	\$ 2,614,808	\$ 3,268,646

Whole of Life Detailed Cash Flow - Option 1 "The Hive"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 1 "The Hive")		Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	4,369,337	86,228	601,040	48,084	-	8,832,467	2,002,762	7,566	3,067,674	7,272,470	829,436	1,501,111	917,027	-
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	388,084	399,727	411,719	424,070	436,792	449,896	463,393	477,295	491,614	506,362	521,553	537,200	553,315	569,915
B2.5	Unscheduled replacement, repairs & reactive maintenance	21,856	22,638	23,454	24,305	25,353	26,476	27,680	28,975	30,371	31,878	33,510	35,281	37,207	39,306
B2.6	Grounds Maintenance	42,063	43,324	44,624	45,963	47,342	48,762	135,899	51,732	53,284	54,882	56,529	58,224	59,971	61,770
B2	SUBTOTAL - MAINTENANCE	4,821,340	551,917	1,080,837	542,422	509,487	9,357,601	2,629,734	565,568	3,642,942	7,865,592	1,441,028	2,131,816	1,567,521	670,991
B3	Operation														
B3.1	Cleaning	554,567	571,204	588,341	605,991	624,171	642,896	662,183	682,048	702,509	723,585	745,292	767,651	790,681	814,401
B3.2	Waste Management	19,753	20,345	20,956	21,584	22,232	22,899	23,586	24,293	25,022	25,773	26,546	27,342	28,163	29,008
B3.3	Utilities	546,296	562,685	579,565	596,952	614,861	633,307	652,306	671,875	692,031	712,792	734,176	756,201	778,887	802,254
B3.4	Administrative Costs	908,056	935,298	963,356	992,257	1,022,025	1,052,686	1,084,266	1,116,794	1,150,298	1,184,807	1,220,351	1,256,962	1,294,670	1,333,511
B3.5	Insurances	106,552	109,748	113,041	116,432	119,925	123,522	127,228	131,045	134,976	139,026	143,196	147,492	151,917	156,475
B3.6	Rates & Charges	136,411	140,504	144,719	149,060	153,532	158,138	162,882	167,769	172,802	177,986	183,326	188,825	194,490	200,325
B3	SUBTOTAL - OPERATION	2,271,635	2,339,784	2,409,978	2,482,277	2,556,745	2,633,448	2,712,451	2,793,825	2,877,639	2,963,968	3,052,887	3,144,474	3,238,808	3,335,973
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ 7,092,975	\$ 2,891,701	\$ 3,490,814	\$ 3,024,698	\$ 3,066,233	\$ 11,991,048	\$ 5,342,185	\$ 3,359,392	\$ 6,520,582	\$ 10,829,561	\$ 4,493,915	\$ 5,276,290	\$ 4,806,329	\$ 4,006,964
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ 7,092,975	\$ 2,891,701	\$ 3,490,814	\$ 3,024,698	\$ 3,066,233	\$ 11,991,048	\$ 5,342,185	\$ 3,359,392	\$ 6,520,582	\$ 10,829,561	\$ 4,493,915	\$ 5,276,290	\$ 4,806,329	\$ 4,006,964

Whole of Life Detailed Cash Flow - Option 1 "The Hive"

WHOLE OF LIFE PROJECT SUMMARY				
Townsville Concert Hall (Option 1 "The Hive")				
	Year 34	Year 35	Year 36	
	2056	2057	2058	
A	Non-Construction Costs			
A1.1	Acquisition Costs	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS			
	-	-	-	
B	Life Cycle Costs			
B1	Construction			
B1.1	Construction Works	-	-	-
B1.2	Professional Fees	-	-	-
B1.3	Statutory Fees	-	-	-
B1.4	Risk Allowances	-	-	-
B1.5	Direct Client Management Costs	-	-	-
B1.6	Escalation	-	-	-
B1	SUBTOTAL - CONSTRUCTION			
	-	-	-	
B2	Maintenance			
B2.1	Major (Capital) Replacement	12,167,592	-	2,691,545
B2.2	Refurb & Adaptation	-	-	-
B2.3	Redecoration	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	587,012	604,623	622,761
B2.5	Unscheduled replacement, repairs & reactive maintenance	41,599	44,108	46,861
B2.6	Grounds Maintenance	63,623	65,532	182,637
B2	SUBTOTAL - MAINTENANCE			
	12,859,827	714,263	3,543,804	
B3	Operation			
B3.1	Cleaning	838,833	863,998	889,918
B3.2	Waste Management	29,878	30,774	31,697
B3.3	Utilities	826,322	851,111	876,645
B3.4	Administrative Costs	1,373,516	1,414,721	1,457,163
B3.5	Insurances	161,169	166,004	170,984
B3.6	Rates & Charges	206,335	212,525	218,900
B3	SUBTOTAL - OPERATION			
	3,436,052	3,539,133	3,645,307	
B4	Occupancy			
B4.1	Churn	-	-	-
B4.2	Reception	-	-	-
B4.3	Security	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-
B4.5	ICT & IT Services	-	-	-
B4	SUBTOTAL - OCCUPANCY			
	-	-	-	
B5	End of Life			
B5.1	Disposal Inspections	-	-	-
B5.2	Demolition	-	-	-
B5.3	Reinstatement Requirements	-	-	-
B5	SUBTOTAL - END OF LIFE			
	-	-	-	
B	SUBTOTAL – LIFE CYCLE COSTS			
	\$ 16,295,879	\$ 4,253,396	\$ 7,189,111	
C	Income			
D	Externalities			
E	Owner-Occupier's Staffing			
TOTAL WHOLE OF LIFE COST				
	\$ 16,295,879	\$ 4,253,396	\$ 7,189,111	

Whole of Life Detailed Cash Flow - Option 2 "Strand"

WHOLE OF LIFE PROJECT SUMMARY		GFA	Capital Cost	Operational Cost	Total Cost over 30 years	Mean cost p.a. over 30 years	Total cost / m2 GFA	Mean Cost / m2 GFA / p.a.	% of Annual Cost p.a. / Construction Cost	Year 1	Year 2	Year 3	Year 4	Year 5
Townsville Concert Hall (Option 2 "Strand")		A	B	C	D	E = D/30	F = D/GFA	G = E/GFA	H	2023	2024	2025	2026	2027
		m2	\$	\$	\$	\$/p.a.	\$/m2	\$/m2 / p.a.	%					
A	Non-Construction Costs													
A1.1	Acquisition Costs		N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	Life Cycle Costs													
B1	Construction													
B1.1	Construction Works	12,153	154,961,493	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.2	Professional Fees		14,266,996	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.3	Statutory Fees		4,185,330	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.4	Risk Allowances		33,802,298	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.5	Direct Client Management Costs		1,350,000	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.6	Escalation		37,990,948	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	12,153	246,557,066							-	-	-	-	-
B2	Maintenance													
B2.1	Major (Capital) Replacement	12,153		50,254,541	50,254,541	1,675,151	4,135	138	1.08%	-	-	-	-	-
B2.2	Refurb & Adaptation	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	12,153		12,572,592	12,572,592	419,086	1,035	34	0.27%	-	-	-	-	-
B2.5	Unscheduled replacement, repairs & reactive maintenance	12,153		766,441	766,441	25,548	63	2	0.02%	-	-	-	-	-
B2.6	Grounds Maintenance	12,153		5,001,185	5,001,185	166,706	412	14	0.11%	-	-	-	-	-
B2	SUBTOTAL - MAINTENANCE		-	68,594,759	68,594,759	2,286,492	5,644	188	1.48%	-	-	-	-	-
B3	Operation													
B3.1	Cleaning	12,153		17,966,068	17,966,068	598,869	1,478	49	0.39%	-	-	-	-	-
B3.2	Waste Management	12,153		709,274	709,274	23,642	58	2	0.02%	-	-	-	-	-
B3.3	Utilities	12,153		17,389,849	17,389,849	579,662	1,431	48	0.37%	-	-	-	-	-
B3.4	Administrative Costs	12,153		29,417,870	29,417,870	980,596	2,421	81	0.63%	-	-	-	-	-
B3.5	Insurances	12,153		3,451,901	3,451,901	115,063	284	9	0.07%	-	-	-	-	-
B3.6	Rates & Charges	12,153		4,016,702	4,016,702	133,890	331	11	0.09%	-	-	-	-	-
B3	SUBTOTAL - OPERATION		-	72,951,665	72,951,665	2,431,722	6,003	200	1.57%	-	-	-	-	-
B4	Occupancy													
B4.1	Churn	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	5,000,000	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	Incl. above	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY		5,000,000	-	-	-	-	-	0.00%	-	-	-	-	-
B5	End of Life													
B5.1	Disposal Inspections	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS		251,557,066	141,546,423	141,546,423	4,718,214	11,647	388	3.04%	\$ -	\$ -	\$ -	\$ -	\$ -
C	Income		-	EXCLUDED										
D	Externalities		-	EXCLUDED										
E	Owner-Occupier's Staffing		-	EXCLUDED										
TOTAL WHOLE OF LIFE COST		12,153	251,557,066	141,546,423	141,546,423	4,718,214	11,647	388	3.04%	\$ -	\$ -	\$ -	\$ -	\$ -

Whole of Life Detailed Cash Flow - Option 2 "Strand"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 2 "Strand")		Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	-	-	-	-	-	76,765	-	4,566	531,154	-	1,886,501	143,036	41,381	728,349
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	-	264,267	272,195	280,360	288,771	297,434	306,357	315,548	325,015	334,785	344,808	355,152	365,807	376,781
B2.5	Unscheduled replacement, repairs & reactive maintenance	-	14,099	14,567	15,054	15,559	16,083	16,628	17,194	17,783	18,395	19,032	19,696	20,386	21,106
B2.6	Grounds Maintenance	-	103,025	106,116	109,300	112,579	115,956	119,435	123,018	126,708	130,509	158,452	138,457	142,611	146,889
B2	SUBTOTAL - MAINTENANCE	-	381,391	392,878	404,714	416,908	506,238	442,420	460,326	1,000,660	483,670	2,408,793	656,341	570,185	1,273,126
B3	Operation														
B3.1	Cleaning	-	377,633	388,962	400,631	412,650	425,030	437,781	450,914	464,442	478,375	492,726	507,508	522,733	538,415
B3.2	Waste Management	-	14,908	15,356	15,816	16,291	16,780	17,283	17,801	18,335	18,886	19,452	20,036	20,637	21,256
B3.3	Utilities	-	365,522	376,487	387,782	399,415	411,398	423,740	436,452	449,546	463,032	476,923	491,231	505,968	521,147
B3.4	Administrative Costs	-	618,342	636,892	655,999	675,679	695,949	716,828	738,332	760,482	783,297	806,796	831,000	855,930	881,608
B3.5	Insurances	-	72,556	74,733	76,975	79,284	81,663	84,113	86,636	89,235	91,912	94,670	97,510	100,435	103,448
B3.6	Rates & Charges	-	84,428	86,961	89,570	92,257	95,025	97,875	100,812	103,836	106,951	110,160	113,464	116,868	120,374
B3	SUBTOTAL - OPERATION	-	1,533,390	1,579,392	1,626,773	1,675,577	1,725,844	1,777,619	1,830,948	1,885,876	1,942,453	2,000,726	2,060,748	2,122,570	2,186,247
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ -	\$ 1,914,781	\$ 1,972,270	\$ 2,031,487	\$ 2,092,485	\$ 2,232,082	\$ 2,220,039	\$ 2,291,274	\$ 2,886,536	\$ 2,426,122	\$ 4,409,519	\$ 2,717,089	\$ 2,692,756	\$ 3,459,373
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ -	\$ 1,914,781	\$ 1,972,270	\$ 2,031,487	\$ 2,092,485	\$ 2,232,082	\$ 2,220,039	\$ 2,291,274	\$ 2,886,536	\$ 2,426,122	\$ 4,409,519	\$ 2,717,089	\$ 2,692,756	\$ 3,459,373

Whole of Life Detailed Cash Flow - Option 2 "Strand"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 2 "Strand")		Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	4,383,829	103,165	672,850	49,579	-	8,815,100	2,535,299	6,907	3,316,548	7,255,996	911,346	1,499,641	1,069,605	-
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	388,084	399,727	411,719	424,070	436,792	449,896	463,393	477,295	491,614	506,362	521,553	537,200	553,315	569,915
B2.5	Unscheduled replacement, repairs & reactive maintenance	21,856	22,638	23,454	24,305	25,353	26,476	27,680	28,975	30,371	31,878	33,510	35,281	37,207	39,306
B2.6	Grounds Maintenance	151,296	155,835	160,510	165,325	170,285	175,394	180,656	186,075	191,657	197,407	203,329	209,429	215,712	222,183
B2	SUBTOTAL - MAINTENANCE	4,945,065	681,365	1,268,532	663,279	632,431	9,466,866	3,239,318	699,252	4,030,190	7,991,644	1,669,739	2,281,551	1,875,840	831,405
B3	Operation														
B3.1	Cleaning	554,567	571,204	588,341	605,991	624,171	642,896	662,183	682,048	702,509	723,585	745,292	767,651	790,681	814,401
B3.2	Waste Management	21,894	22,550	23,227	23,924	24,641	25,381	26,142	26,926	27,734	28,566	29,423	30,306	31,215	32,151
B3.3	Utilities	536,781	552,884	569,471	586,555	604,152	622,276	640,945	660,173	679,978	700,377	721,389	743,030	765,321	788,281
B3.4	Administrative Costs	908,056	935,298	963,356	992,257	1,022,025	1,052,686	1,084,266	1,116,794	1,150,298	1,184,807	1,220,351	1,256,962	1,294,670	1,333,511
B3.5	Insurances	106,552	109,748	113,041	116,432	119,925	123,522	127,228	131,045	134,976	139,026	143,196	147,492	151,917	156,475
B3.6	Rates & Charges	123,986	127,705	131,536	135,482	139,547	143,733	148,045	152,487	157,061	161,773	166,626	171,625	176,774	182,077
B3	SUBTOTAL - OPERATION	2,251,835	2,319,390	2,388,972	2,460,641	2,534,460	2,610,494	2,688,809	2,769,473	2,852,557	2,938,134	3,026,278	3,117,066	3,210,578	3,306,895
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ 7,196,900	\$ 3,000,755	\$ 3,657,504	\$ 3,123,920	\$ 3,166,891	\$ 12,077,359	\$ 5,928,127	\$ 3,468,725	\$ 6,882,747	\$ 10,929,777	\$ 4,696,016	\$ 5,398,617	\$ 5,086,418	\$ 4,138,300
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ 7,196,900	\$ 3,000,755	\$ 3,657,504	\$ 3,123,920	\$ 3,166,891	\$ 12,077,359	\$ 5,928,127	\$ 3,468,725	\$ 6,882,747	\$ 10,929,777	\$ 4,696,016	\$ 5,398,617	\$ 5,086,418	\$ 4,138,300

Whole of Life Detailed Cash Flow - Option 2 "Strand"

WHOLE OF LIFE PROJECT SUMMARY				
Townsville Concert Hall (Option 2 "Strand")				
	Year 34	Year 35	Year 36	
	2056	2057	2058	
A	Non-Construction Costs			
A1.1	Acquisition Costs	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS			
	-	-	-	
B	Life Cycle Costs			
B1	Construction			
B1.1	Construction Works	-	-	-
B1.2	Professional Fees	-	-	-
B1.3	Statutory Fees	-	-	-
B1.4	Risk Allowances	-	-	-
B1.5	Direct Client Management Costs	-	-	-
B1.6	Escalation	-	-	-
B1	SUBTOTAL - CONSTRUCTION			
	-	-	-	
B2	Maintenance			
B2.1	Major (Capital) Replacement	12,815,694	-	3,407,230
B2.2	Refurb & Adaptation	-	-	-
B2.3	Redecoration	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	587,012	604,623	622,761
B2.5	Unscheduled replacement, repairs & reactive maintenance	41,599	44,108	46,861
B2.6	Grounds Maintenance	228,849	235,714	286,182
B2	SUBTOTAL - MAINTENANCE			
	13,673,154	884,446	4,363,034	
B3	Operation			
B3.1	Cleaning	838,833	863,998	889,918
B3.2	Waste Management	33,116	34,109	35,133
B3.3	Utilities	811,929	836,287	861,376
B3.4	Administrative Costs	1,373,516	1,414,721	1,457,163
B3.5	Insurances	161,169	166,004	170,984
B3.6	Rates & Charges	187,539	193,165	198,960
B3	SUBTOTAL - OPERATION			
	3,406,102	3,508,285	3,613,534	
B4	Occupancy			
B4.1	Churn	-	-	-
B4.2	Reception	-	-	-
B4.3	Security	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-
B4.5	ICT & IT Services	-	-	-
B4	SUBTOTAL - OCCUPANCY			
	-	-	-	
B5	End of Life			
B5.1	Disposal Inspections	-	-	-
B5.2	Demolition	-	-	-
B5.3	Reinstatement Requirements	-	-	-
B5	SUBTOTAL - END OF LIFE			
	-	-	-	
B	SUBTOTAL – LIFE CYCLE COSTS			
	\$ 17,079,257	\$ 4,392,731	\$ 7,976,568	
C	Income			
D	Externalities			
E	Owner-Occupier's Staffing			
TOTAL WHOLE OF LIFE COST				
	\$ 17,079,257	\$ 4,392,731	\$ 7,976,568	

Whole of Life Detailed Cash Flow - Option 3 "Dean St"

WHOLE OF LIFE PROJECT SUMMARY		GFA	Capital Cost	Operational Cost	Total Cost over 30 years	Mean cost p.a. over 30 years	Total cost / m2 GFA	Mean Cost / m2 GFA / p.a.	% of Annual Cost p.a. / Construction Cost	Year 1	Year 2	Year 3	Year 4	Year 5
Townsville Concert Hall (Option 3 "Dean St")		A	B	C	D	E = D/30	F = D/GFA	G = E/GFA	H	2023	2024	2025	2026	2027
		m2	\$	\$	\$	\$/p.a.	\$/m2	\$/m2 / p.a.	%					
A	Non-Construction Costs													
A1.1	Acquisition Costs		N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
A	SUBTOTAL - NON-CONSTRUCTION COSTS		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	Life Cycle Costs													
B1	Construction													
B1.1	Construction Works	11,352	142,745,674	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.2	Professional Fees		13,314,163	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.3	Statutory Fees		3,761,216	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.4	Risk Allowances		31,956,910	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.5	Direct Client Management Costs		1,350,000	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1.6	Escalation		33,876,229	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	11,352	227,004,192							-	-	-	-	-
B2	Maintenance													
B2.1	Major (Capital) Replacement	11,352		48,256,502	48,256,502	1,608,550	4,251	142	1.13%	-	-	-	-	-
B2.2	Refurb & Adaptation	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-		Incl. B2.1	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	11,352		12,572,592	12,572,592	419,086	1,108	37	0.29%	-	-	-	-	-
B2.5	Unscheduled replacement, repairs & reactive maintenance	11,352		766,441	766,441	25,548	68	2	0.02%	-	-	-	-	-
B2.6	Grounds Maintenance	11,352		3,618,797	3,618,797	120,627	319	11	0.08%	-	-	-	-	-
B2	SUBTOTAL - MAINTENANCE		-	65,214,332	65,214,332	2,173,811	5,745	191	1.52%	-	-	-	-	-
B3	Operation													
B3.1	Cleaning	11,352		17,966,068	17,966,068	598,869	1,583	53	0.42%	-	-	-	-	-
B3.2	Waste Management	11,352		639,922	639,922	21,331	56	2	0.01%	-	-	-	-	-
B3.3	Utilities	11,352		17,598,162	17,598,162	586,605	1,550	52	0.41%	-	-	-	-	-
B3.4	Administrative Costs	11,352		29,417,870	29,417,870	980,596	2,591	86	0.69%	-	-	-	-	-
B3.5	Insurances	11,352		3,451,901	3,451,901	115,063	304	10	0.08%	-	-	-	-	-
B3.6	Rates & Charges	11,352		3,025,279	3,025,279	100,843	266	9	0.07%	-	-	-	-	-
B3	SUBTOTAL - OPERATION		-	72,099,203	72,099,203	2,403,307	6,351	212	1.68%	-	-	-	-	-
B4	Occupancy													
B4.1	Churn	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	5,000,000	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	Incl. above	EXCLUDED	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY		5,000,000	-	-	-	-	-	0.00%	-	-	-	-	-
B5	End of Life													
B5.1	Disposal Inspections	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-		EXCLUDED	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE		-	-	-	-	-	-	0.00%	-	-	-	-	-
B	SUBTOTAL - LIFE CYCLE COSTS		232,004,192	137,313,536	137,313,536	4,577,118	12,096	403	3.21%	\$	\$	\$	\$	\$
C	Income			EXCLUDED										
D	Externalities			EXCLUDED										
E	Owner-Occupier's Staffing			EXCLUDED										
TOTAL WHOLE OF LIFE COST		11,352	232,004,192	137,313,536	137,313,536	4,577,118	12,096	403	3.21%	\$	\$	\$	\$	\$

Whole of Life Detailed Cash Flow - Option 3 "Dean St"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 3 "Dean St")		Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	-	-	-	-	-	64,161	-	4,624	474,467	-	1,633,845	154,749	47,733	624,451
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	-	264,267	272,195	280,360	288,771	297,434	306,357	315,548	325,015	334,765	344,808	355,152	365,807	376,781
B2.5	Unscheduled replacement, repairs & reactive maintenance	-	14,099	14,567	15,054	15,559	16,083	16,628	17,194	17,783	18,395	19,032	19,696	20,386	21,106
B2.6	Grounds Maintenance	-	67,616	69,644	71,734	73,886	76,102	78,385	80,737	83,159	85,654	185,075	90,870	93,596	96,404
B2	SUBTOTAL - MAINTENANCE	-	346,981	356,406	367,148	378,216	453,781	401,371	418,103	900,423	438,814	2,182,761	620,467	527,523	1,118,742
B3	Operation														
B3.1	Cleaning	-	377,633	388,962	400,631	412,650	425,030	437,781	450,914	464,442	478,375	492,726	507,508	522,733	538,415
B3.2	Waste Management	-	13,451	13,854	14,270	14,698	15,139	15,593	16,061	16,543	17,039	17,550	18,077	18,619	19,177
B3.3	Utilities	-	369,900	380,997	392,427	404,200	416,326	428,816	441,680	454,931	468,579	482,636	497,115	512,029	527,389
B3.4	Administrative Costs	-	618,342	636,892	655,999	675,679	695,949	716,828	738,332	760,482	783,297	806,796	831,000	855,930	881,608
B3.5	Insurances	-	72,556	74,733	76,975	79,284	81,663	84,113	86,636	89,235	91,912	94,670	97,510	100,435	103,448
B3.6	Rates & Charges	-	63,589	65,497	67,462	69,486	71,570	73,717	75,929	78,207	80,553	82,969	85,458	88,022	90,663
B3	SUBTOTAL - OPERATION	-	1,515,472	1,560,936	1,607,764	1,655,997	1,705,677	1,756,847	1,809,553	1,863,839	1,919,754	1,977,347	2,036,667	2,097,767	2,160,700
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ -	\$ 1,861,453	\$ 1,917,342	\$ 1,974,912	\$ 2,034,213	\$ 2,159,458	\$ 2,158,218	\$ 2,227,656	\$ 2,764,263	\$ 2,358,569	\$ 4,160,108	\$ 2,657,135	\$ 2,625,290	\$ 3,279,442
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ -	\$ 1,861,453	\$ 1,917,342	\$ 1,974,912	\$ 2,034,213	\$ 2,159,458	\$ 2,158,218	\$ 2,227,656	\$ 2,764,263	\$ 2,358,569	\$ 4,160,108	\$ 2,657,135	\$ 2,625,290	\$ 3,279,442

Whole of Life Detailed Cash Flow - Option 3 "Dean St"

WHOLE OF LIFE PROJECT SUMMARY															
Townsville Concert Hall (Option 3 "Dean St")		Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
A	Non-Construction Costs														
A1.1	Acquisition Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	Life Cycle Costs														
B1	Construction														
B1.1	Construction Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.2	Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.3	Statutory Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.4	Risk Allowances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.5	Direct Client Management Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1.6	Escalation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	SUBTOTAL - CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	Maintenance														
B2.1	Major (Capital) Replacement	4,276,117	86,228	601,040	48,084	-	9,533,345	2,195,751	6,995	3,067,674	7,250,071	829,436	1,463,211	917,027	-
B2.2	Refurb & Adaptation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.3	Redecoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	388,084	399,727	411,719	424,070	436,792	449,896	463,393	477,295	491,614	506,362	521,553	537,200	553,315	569,915
B2.5	Unscheduled replacement, repairs & reactive maintenance	21,856	22,638	23,454	24,305	25,353	26,476	27,680	28,975	30,371	31,878	33,510	35,281	37,207	39,306
B2.6	Grounds Maintenance	99,296	102,275	105,344	108,504	111,759	115,112	124,726	122,122	125,786	129,559	133,446	137,449	141,573	145,820
B2	SUBTOTAL - MAINTENANCE	4,785,353	610,868	1,141,556	604,963	573,905	10,124,829	2,935,550	635,387	3,715,444	7,917,871	1,517,945	2,173,141	1,649,123	755,041
B3	Operation														
B3.1	Cleaning	554,567	571,204	588,341	605,991	624,171	642,896	662,183	682,048	702,509	723,585	745,292	767,651	790,681	814,401
B3.2	Waste Management	19,753	20,345	20,956	21,584	22,232	22,899	23,586	24,293	25,022	25,773	26,546	27,342	28,163	29,008
B3.3	Utilities	543,211	559,507	576,293	593,581	611,389	629,731	648,622	668,081	688,124	708,767	730,030	751,931	774,489	797,724
B3.4	Administrative Costs	908,056	935,298	963,356	992,257	1,022,025	1,052,686	1,084,266	1,116,794	1,150,298	1,184,807	1,220,351	1,256,962	1,294,670	1,333,511
B3.5	Insurances	106,552	109,748	113,041	116,432	119,925	123,522	127,228	131,045	134,976	139,026	143,196	147,492	151,917	156,475
B3.6	Rates & Charges	93,383	96,184	99,070	102,042	105,103	108,256	111,504	114,849	118,295	121,843	125,499	129,264	133,142	137,136
B3	SUBTOTAL - OPERATION	2,225,522	2,292,287	2,361,056	2,431,887	2,504,844	2,579,989	2,657,389	2,737,111	2,819,224	2,903,801	2,990,915	3,080,642	3,173,062	3,268,253
B4	Occupancy														
B4.1	Churn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.2	Reception	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.3	Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4.5	ICT & IT Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	SUBTOTAL - OCCUPANCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	End of Life														
B5.1	Disposal Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.2	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5.3	Reinstatement Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B5	SUBTOTAL - END OF LIFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	SUBTOTAL – LIFE CYCLE COSTS	\$ 7,010,875	\$ 2,903,155	\$ 3,502,612	\$ 3,036,850	\$ 3,078,749	\$ 12,704,818	\$ 5,592,939	\$ 3,372,497	\$ 6,534,669	\$ 10,821,672	\$ 4,508,860	\$ 5,253,784	\$ 4,822,184	\$ 4,023,295
C	Income														
D	Externalities														
E	Owner-Occupier's Staffing														
TOTAL WHOLE OF LIFE COST		\$ 7,010,875	\$ 2,903,155	\$ 3,502,612	\$ 3,036,850	\$ 3,078,749	\$ 12,704,818	\$ 5,592,939	\$ 3,372,497	\$ 6,534,669	\$ 10,821,672	\$ 4,508,860	\$ 5,253,784	\$ 4,822,184	\$ 4,023,295

Whole of Life Detailed Cash Flow - Option 3 "Dean St"

WHOLE OF LIFE PROJECT SUMMARY				
Townsville Concert Hall (Option 3 "Dean St")				
	Year 34	Year 35	Year 36	
	2056	2057	2058	
A	Non-Construction Costs			
A1.1	Acquisition Costs	-	-	-
A	SUBTOTAL – NON-CONSTRUCTION COSTS			
	-	-	-	
B	Life Cycle Costs			
B1	Construction			
B1.1	Construction Works	-	-	-
B1.2	Professional Fees	-	-	-
B1.3	Statutory Fees	-	-	-
B1.4	Risk Allowances	-	-	-
B1.5	Direct Client Management Costs	-	-	-
B1.6	Escalation	-	-	-
B1	SUBTOTAL - CONSTRUCTION			
	-	-	-	
B2	Maintenance			
B2.1	Major (Capital) Replacement	12,026,589	-	2,950,906
B2.2	Refurb & Adaptation	-	-	-
B2.3	Redecoration	-	-	-
B2.4	Minor replacement, repairs & planned maintenance	587,012	604,623	622,761
B2.5	Unscheduled replacement, repairs & reactive maintenance	41,599	44,108	46,861
B2.6	Grounds Maintenance	150,195	154,701	334,267
B2	SUBTOTAL - MAINTENANCE			
	12,805,395	803,432	3,954,795	
B3	Operation			
B3.1	Cleaning	838,833	863,998	889,918
B3.2	Waste Management	29,878	30,774	31,697
B3.3	Utilities	821,656	846,305	871,694
B3.4	Administrative Costs	1,373,516	1,414,721	1,457,163
B3.5	Insurances	161,169	166,004	170,984
B3.6	Rates & Charges	141,250	145,487	149,852
B3	SUBTOTAL - OPERATION			
	3,366,301	3,467,290	3,571,309	
B4	Occupancy			
B4.1	Churn	-	-	-
B4.2	Reception	-	-	-
B4.3	Security	-	-	-
B4.4	FF&E (Group 1A, 2 & 3)	-	-	-
B4.5	ICT & IT Services	-	-	-
B4	SUBTOTAL - OCCUPANCY			
	-	-	-	
B5	End of Life			
B5.1	Disposal Inspections	-	-	-
B5.2	Demolition	-	-	-
B5.3	Reinstatement Requirements	-	-	-
B5	SUBTOTAL - END OF LIFE			
	-	-	-	
B	SUBTOTAL – LIFE CYCLE COSTS			
	\$ 16,171,696	\$ 4,270,722	\$ 7,526,103	
C	Income			
D	Externalities			
E	Owner-Occupier's Staffing			
TOTAL WHOLE OF LIFE COST				
	\$ 16,171,696	\$ 4,270,722	\$ 7,526,103	