

## Townsville Concert Hall - Staged Option

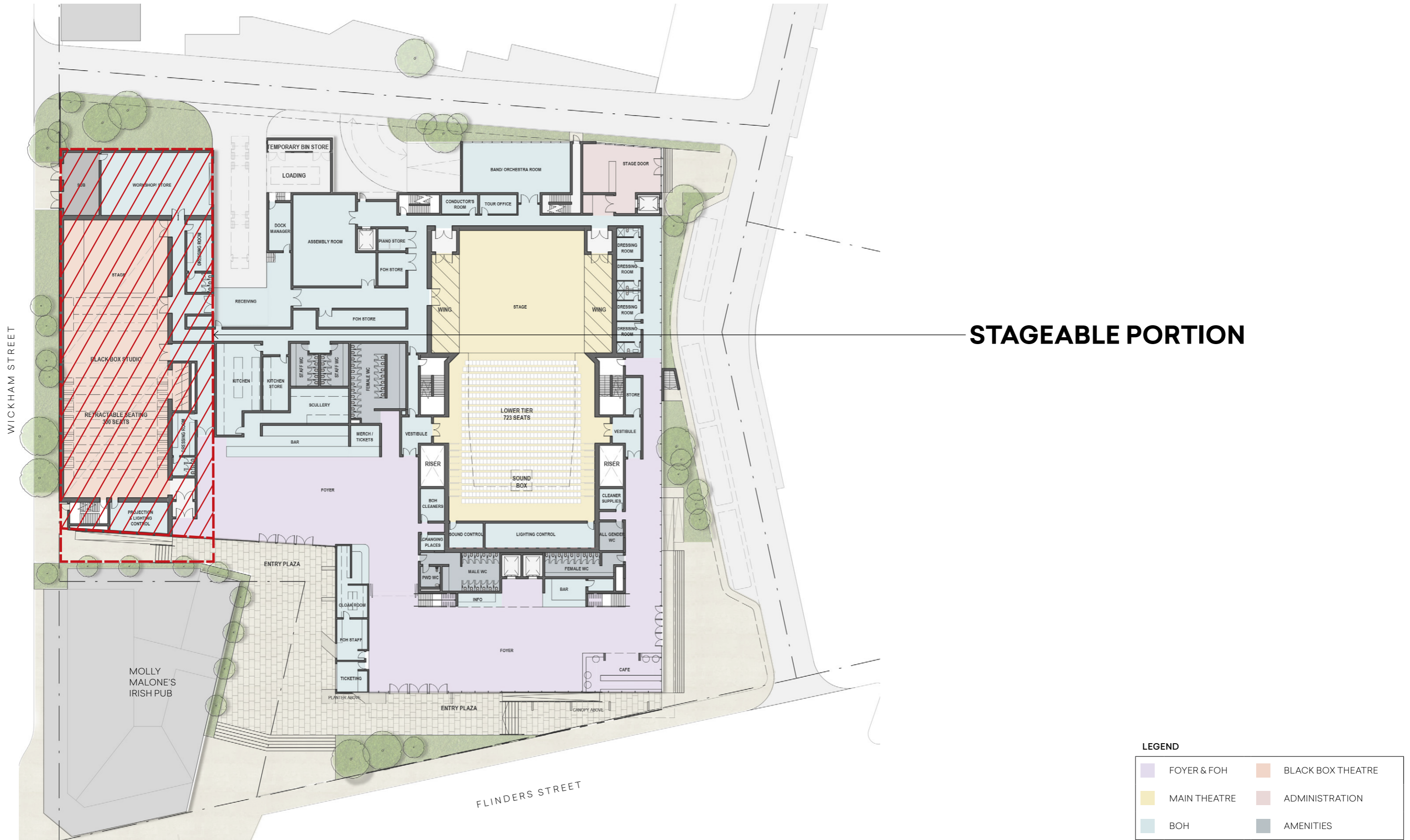
### Preliminary Order of Magnitude Capital Cost Advice 28/06/2023

Site Option	Concert Hall (Stage 1)	Basement Car Park (Stage 1)	Sub-total Stage 1 Works	Studio / Black Box Theatre (Stage 2)	Additional Escalation for Stage 2 Works (+5 Yrs Post Completion of Stage 1)	Sub-total Stage 2 Works	Total Forecast Stage 1 and Stage 2 (Excl. GST)
Option 1 - Hive Site	\$189,105,116.24	\$12,125,369.76	<b>\$201,230,486.00</b>	\$22,898,345.00	\$3,647,113.00	<b>\$26,545,458.00</b>	<b>\$227,775,944.00</b>
Option 2 - Strand Site	\$189,408,137.57	\$14,914,161.43	<b>\$204,322,299.00</b>	\$34,350,109.00	\$5,471,082.00	<b>\$39,821,191.00</b>	<b>\$244,143,490.00</b>
Option 3 - Dean St Site	\$190,860,685.74	\$11,012,581.26	<b>\$201,873,267.00</b>	\$27,938,529.00	\$4,449,883.00	<b>\$32,388,412.00</b>	<b>\$234,261,679.00</b>

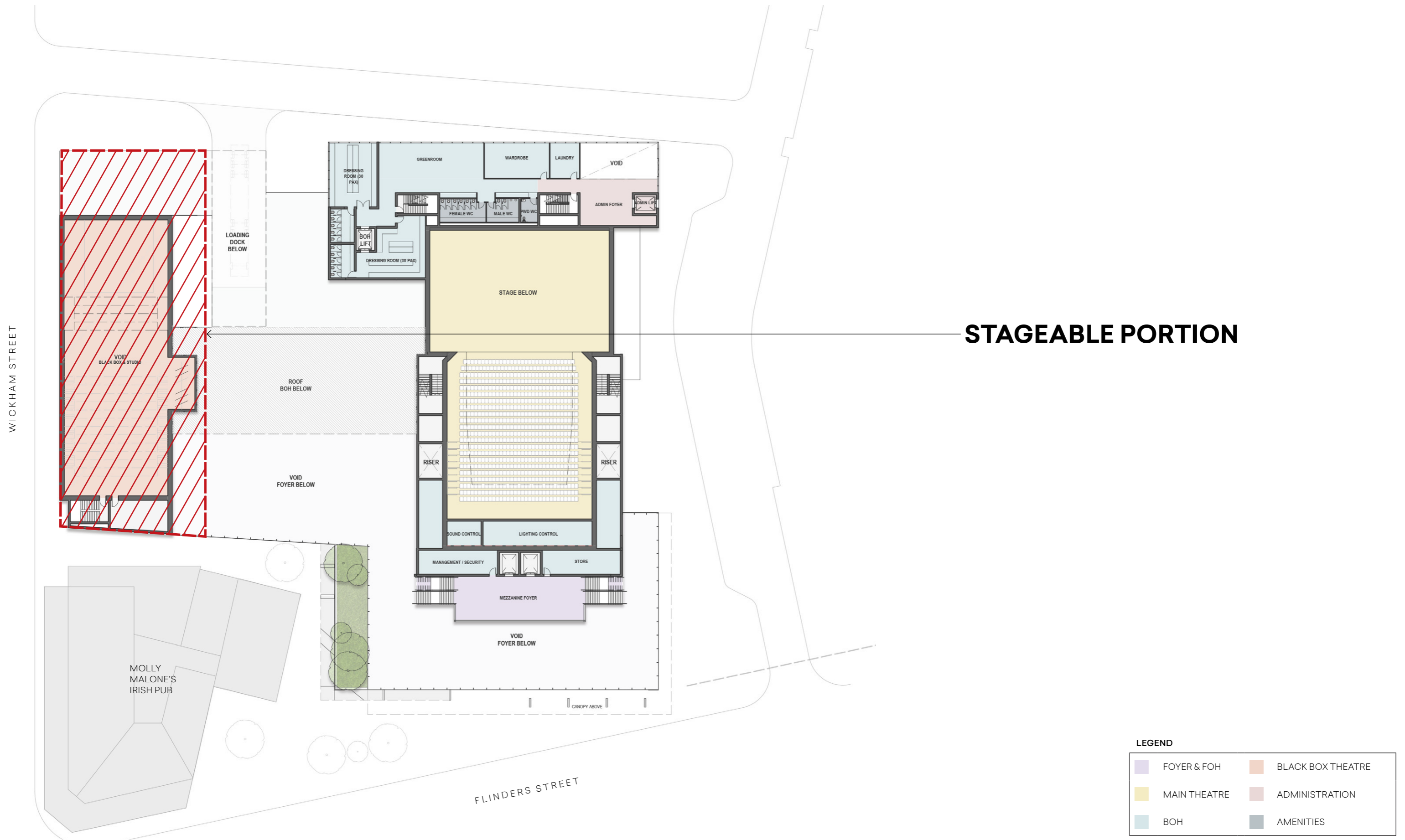
**NOTES:**

- Staging split for works based on Blight Rayner Staged Markup Plans received 27/06/2023
- Above Cost Advice based on P90 Risk Adjusted Cost Plan for all site options
- Above Preliminary Order of Magnitude Capital Cost Advice based on AECOM's Concept Design Cost Plan Report dated 08/06/2023

# OPTION 1: THE HIVE GROUND LEVEL STAGING PLAN



# OPTION 1: THE HIVE LEVEL 1 STAGING PLAN

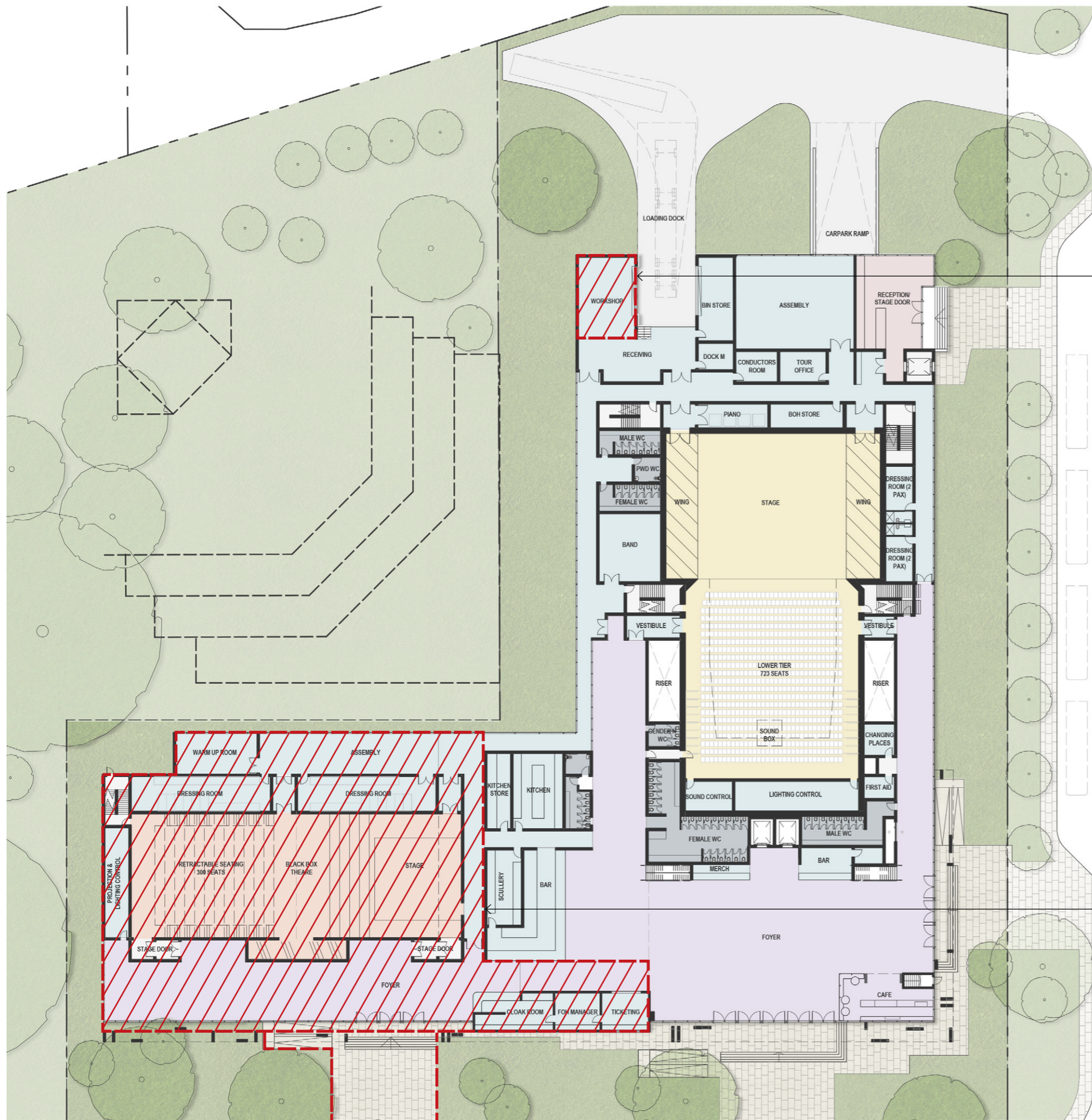


**STAGEABLE PORTION**

**LEGEND**

	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

# OPTION 2: THE STRAND GROUND LEVEL STAGING PLAN



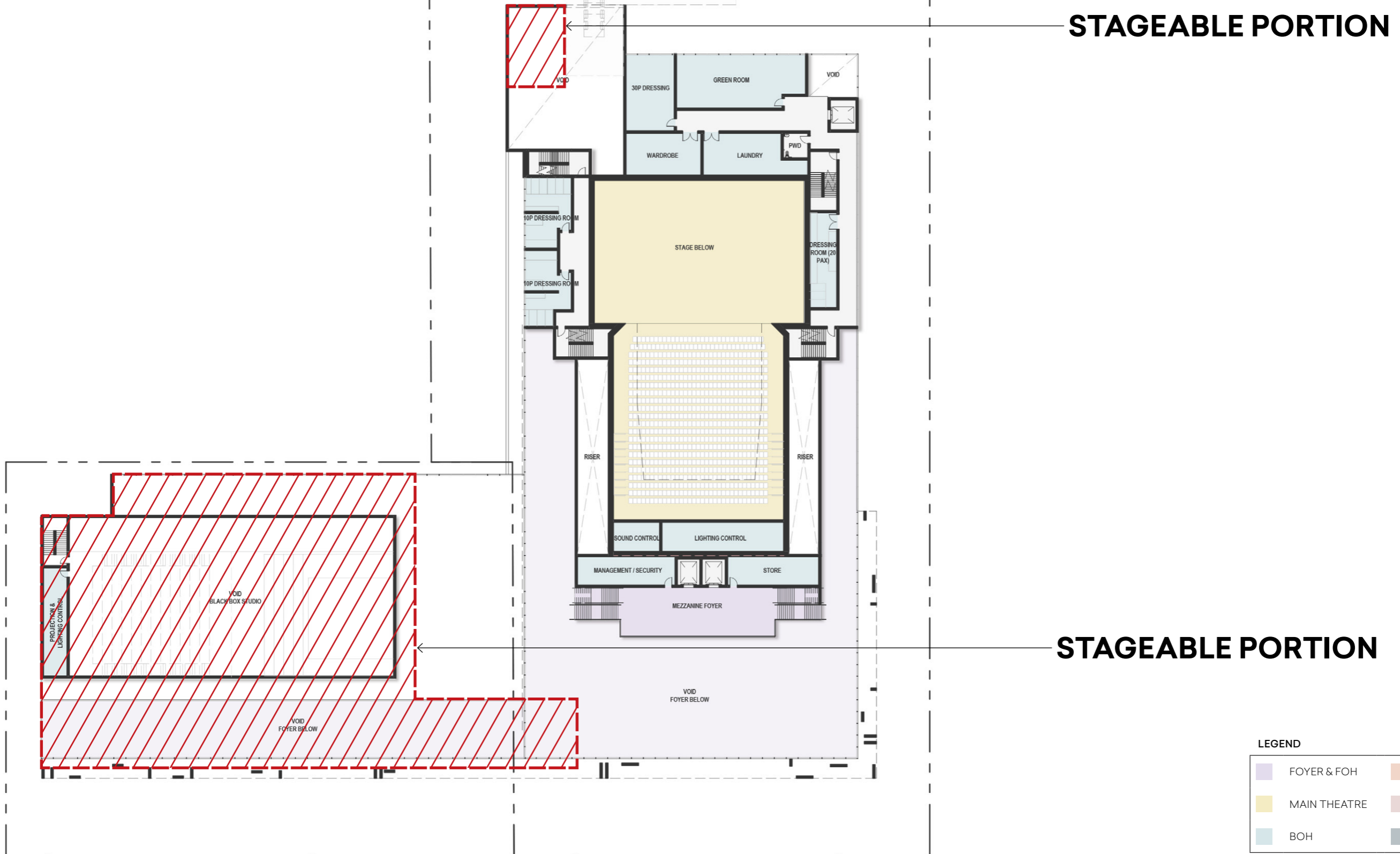
**STAGEABLE PORTION**

**STAGEABLE PORTION**

**LEGEND**

	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

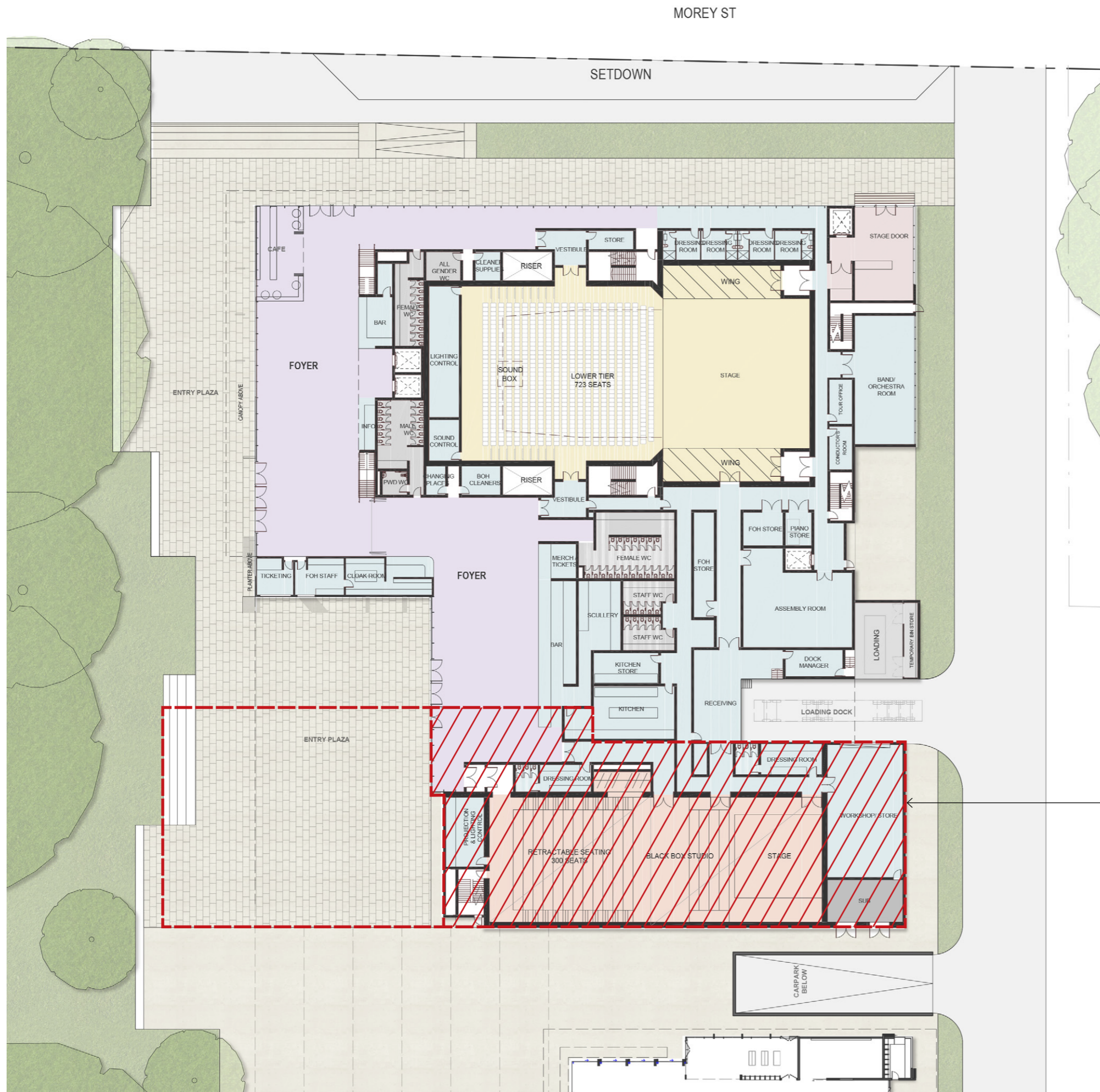
# OPTION 2: THE STRAND LEVEL 1 STAGING PLAN



**LEGEND**







	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

# OPTION 3: DEAN STREET GROUND LEVEL STAGING PLAN

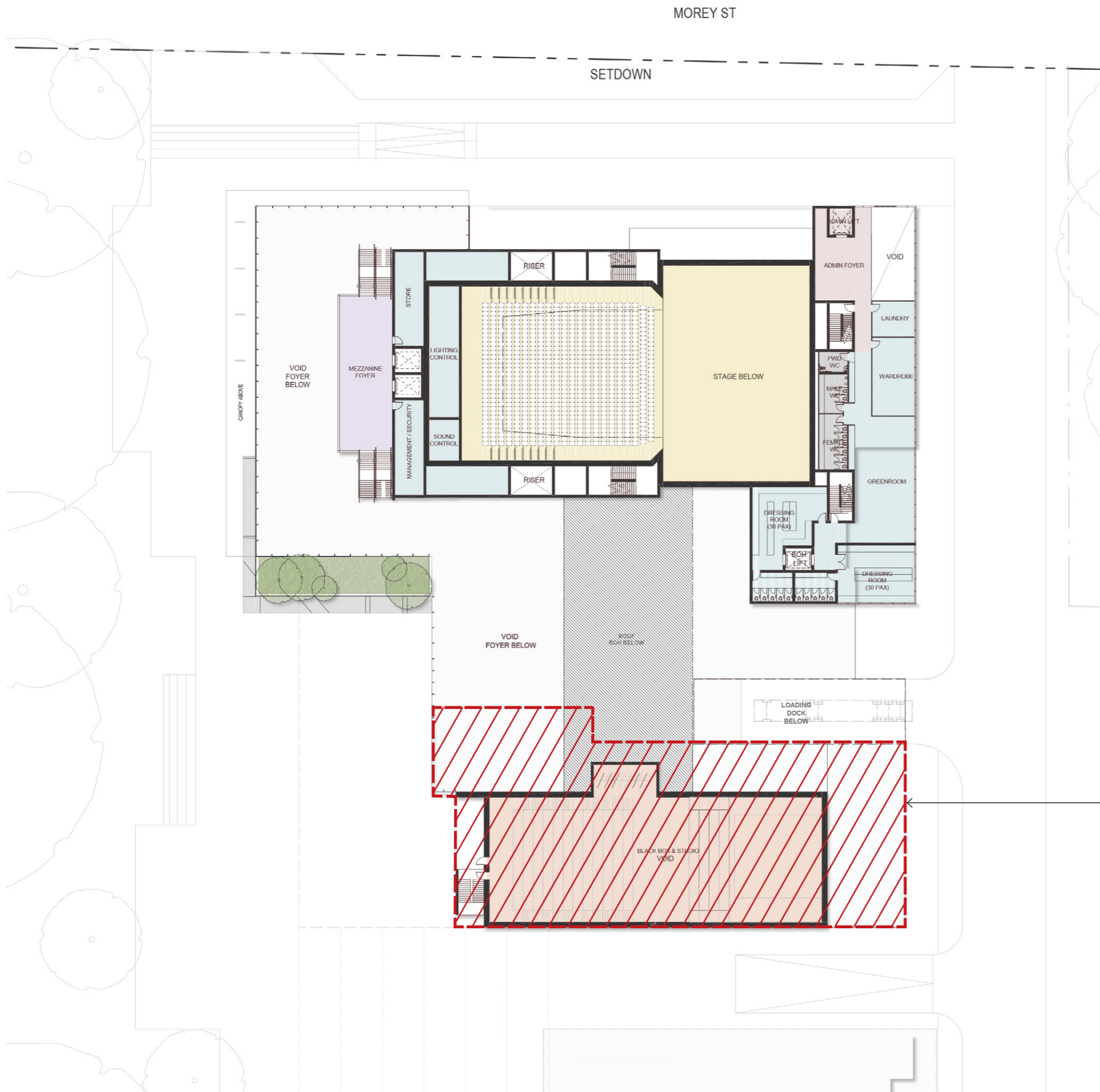


**STAGEABLE PORTION**

**LEGEND**







	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES

# OPTION 3: DEAN STREET LEVEL 1 STAGING PLAN



**STAGEABLE PORTION**

**LEGEND**

	FOYER & FOH		BLACK BOX THEATRE
	MAIN THEATRE		ADMINISTRATION
	BOH		AMENITIES