

## C Capital Cost Estimates

- C.1 *Cover Letter*, 3 September 2014, Wilde and Woollard
- C.2 *Concept Scenario One Cost Estimate*, 17 April 2014, Wilde and Woollard
- C.3 *Concept Scenario Two Cost Estimate*, 2, September 2014, Wilde and Woollard
- C.4 *Concept Scenario Three Cost Estimate*, 17 April 2014, Wilde and Woollard
- C.5 *Car Park Option 5 Cost Estimate*, 23 May 2014, Wilde and Woollard
- C.6 *Services Cost Estimates*, Revision 01, BRT Consultants Pty Ltd
- C.7 *Technical Budgets*, 22 March 2014, Marshall Day Entertech



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SENT BY EMAIL

3<sup>rd</sup> September, 2014

Virginia Ross  
Williams Ross Architects  
Suite 1, 70 Kerr Street  
**FITZROY VIC 3065**

Dear Virginia,

**CITY OF WHITEHORSE, WHITEHORSE CENTRE BUSINESS CASE  
CONCEPT ESTIMATES**

Please find attached our concept estimate for Scenario 2 Car Park Option 5. Our estimates are based on the concept drawings and area schedules as emailed to us.

It should be noted that these are concept estimates and are intended to give an indication of cost for each scenario and particularly comparative costs for the three scenarios.

The estimates incorporate estimates for services as provided by BRT Consulting Pty Ltd and theatre equipment budgets as provided by Marshall Day Enertech.

In summary the estimates excluding GST are as follows (full details are attached):-

Concept Scenario 2 including Car Park Option 5 is                      \$62,007,000 plus GST

The following are included in the estimates:-

- Contingencies
- Professional fees and authority fees and charges
- Theatre equipment
- Allowance for loose furniture and equipment
- A provisional allowance of \$2M to allow for poor ground conditions



The following are excluded from the estimates

- GST
- Removal of hazardous materials from the existing building
- Increases in cost from today's date
- Out of hours work
- Decanting costs (removal and relocation costs)
- Temporary accommodation costs (i.e. alternative venue hire)

Cost escalation to a future tender date could be estimated based on 3% compounding. Therefore a fixed lump sum tender in mid 2019 would result in a project cost in the order of \$71.88 million.

If you have any queries or would like additional information please do not hesitate to contact the undersigned.

Yours faithfully,  
**Wilde and Woollard**

A handwritten signature in black ink, appearing to read 'Gary A. Crutchley'.

**Gary A. Crutchley**  
**Director**

17th April 2014

**WHITEHORSE CENTRE DEVELOPMENT**  
**CONCEPT SCENARIO ONE**

**SUMMARY**

|   | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Fees and Charges | Allowance for Loose Furn & Equipment | Total Excl GST    |
|---|-------------------------|--------------------|----------------------|-------------------|-------------------|----------------------------|--------------------------------------|-------------------|
| ZONE 1 - FRONT OF HOUSE                         | 4,712,500               | 471,300            | 471,300              | 5,655,100         | 679,000           | 108,000                    | 283,000                              | 6,725,100         |
| ZONE 2 - CENTRE OPERATION                       | 1,353,000               | 135,300            | 135,300              | 1,623,600         | 195,000           | 31,000                     | 82,000                               | 1,931,600         |
| ZONE 5 - PROSCENIUM AUDITORIUM                  | 4,956,500               | 495,700            | 495,700              | 5,947,900         | 714,000           | 114,000                    | 298,000                              | 7,073,900         |
| ZONE 5 - STAGEHOUSE                             | 3,057,500               | 305,800            | 305,800              | 3,669,100         | 441,000           | 70,000                     | 184,000                              | 4,364,100         |
| ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE | 109,000                 | 10,900             | 10,900               | 130,800           | 16,000            | 3,000                      | 7,000                                | 156,800           |
| ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE | 3,119,000               | 311,900            | 311,900              | 3,742,800         | 450,000           | 72,000                     | 188,000                              | 4,452,800         |
| ZONE 9 - CENTRE SERVICING                       | 1,122,000               | 112,200            | 112,200              | 1,346,400         | 162,000           | 26,000                     | 68,000                               | 1,602,400         |
| MAIN THEATRE TECHNICAL EQUIPMENT                | 1,622,000               | 162,200            | 162,200              | 1,946,400         | 234,000           | 38,000                     | N/A                                  | 2,218,400         |
| <b>SUB-TOTALS</b>                               | <b>20,051,500</b>       | <b>2,005,300</b>   | <b>2,005,300</b>     | <b>24,062,100</b> | <b>2,891,000</b>  | <b>462,000</b>             | <b>1,110,000</b>                     | <b>28,525,100</b> |
| ZONE 4 - FUNCTIONS ROOM                         | 3,225,000               | 322,500            | 322,500              | 3,870,000         | 465,000           | 74,000                     | 194,000                              | 4,603,000         |
| FUNCTIONS ROOMS THEATRE EQUIPMENT               | 43,500                  | 4,400              | 4,400                | 52,300            | 7,000             | 2,000                      | N/A                                  | 61,300            |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>3,268,500</b>        | <b>326,900</b>     | <b>326,900</b>       | <b>3,922,300</b>  | <b>472,000</b>    | <b>76,000</b>              | <b>194,000</b>                       | <b>4,664,300</b>  |
| ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS        | 1,009,500               | 101,000            | 101,000              | 1,211,500         | 146,000           | 24,000                     | 61,000                               | 1,442,500         |
| REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT     | 131,000                 | 13,100             | 13,100               | 157,200           | 19,000            | 3,000                      | N/A                                  | 179,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,140,500</b>        | <b>114,100</b>     | <b>114,100</b>       | <b>1,368,700</b>  | <b>165,000</b>    | <b>27,000</b>              | <b>61,000</b>                        | <b>1,621,700</b>  |
| ZONE 6 - STUDIO THEATRE                         | 3,515,500               | 351,600            | 351,600              | 4,218,700         | 507,000           | 81,000                     | 211,000                              | 5,017,700         |
| STUDIO THEATRE TECHNICAL EQUIPMENT              | 632,000                 | 63,200             | 63,200               | 758,400           | 92,000            | 15,000                     | N/A                                  | 865,400           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>4,147,500</b>        | <b>414,800</b>     | <b>414,800</b>       | <b>4,977,100</b>  | <b>599,000</b>    | <b>96,000</b>              | <b>211,000</b>                       | <b>5,883,100</b>  |
| ZONE 7 - SOUND SHELL / FESTIVALS                | 1,112,000               | 111,200            | 111,200              | 1,334,400         | 161,000           | 26,000                     | 67,000                               | 1,588,400         |
| SOUND SHELL / FESTIVALS THEATRE EQUIPMENT       | 136,000                 | 13,600             | 13,600               | 163,200           | 20,000            | 4,000                      | N/A                                  | 187,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,248,000</b>        | <b>124,800</b>     | <b>124,800</b>       | <b>1,497,600</b>  | <b>181,000</b>    | <b>30,000</b>              | <b>67,000</b>                        | <b>1,775,600</b>  |

SUMMARY

|   | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Fees and Charges | Allowance for Loose Furn & Equipment | Total Excl GST        |
|---|-------------------------|--------------------|----------------------|-------------------|-------------------|----------------------------|--------------------------------------|-----------------------|
| ACCESS ROAD   | 399,000                 | 39,900             | 39,900               | 478,800           | 58,000            | 10,000                     | N/A                                  | 546,800               |
| <b>SUB-TOTALS EXCL GST</b>                                      | <b>399,000</b>          | <b>39,900</b>      | <b>39,900</b>        | <b>478,800</b>    | <b>58,000</b>     | <b>10,000</b>              | <b>0</b>                             | <b>546,800</b>        |
| SUBSTANTIAL DEMOLITION OF EXISTING BUILDING                     | 150,000                 | N/A                | 15,000               | 165,000           | 20,000            | 4,000                      | N/A                                  | 189,000               |
| <b>SUB-TOTALS EXCL GST</b>                                      | <b>150,000</b>          | <b>0</b>           | <b>15,000</b>        | <b>165,000</b>    | <b>20,000</b>     | <b>4,000</b>               | <b>0</b>                             | <b>189,000</b>        |
| EXTERNAL WORKS AND SERVICES                                     | 4,510,600               | N/A                | 451,100              | 4,961,700         | 596,000           | 103,000                    | N/A                                  | 5,660,700             |
| <b>SUB-TOTALS EXCL GST</b>                                      | <b>4,510,600</b>        | <b>0</b>           | <b>451,100</b>       | <b>4,961,700</b>  | <b>596,000</b>    | <b>103,000</b>             | <b>0</b>                             | <b>5,660,700</b>      |
| <b>TOTALS EXCL CARPARKING AND EXCL GST</b>                      | <b>34,915,600</b>       | <b>3,025,800</b>   | <b>3,491,900</b>     | <b>41,433,300</b> | <b>4,982,000</b>  | <b>808,000</b>             | <b>1,643,000</b>                     | <b>48,866,300 a</b>   |
| Plus Carparking Option 1 - On Grade                             | 1,191,900               | 119,200            | 119,200              | 1,430,300         | 172,000           | 28,000                     | 0                                    | 1,630,300 b           |
| <b>TOTALS INCL CARPARKING (OPTION 1 - GRADE) AND EXCL GST</b>   | <b>36,107,500</b>       | <b>3,145,000</b>   | <b>3,611,100</b>     | <b>42,863,600</b> | <b>5,154,000</b>  | <b>836,000</b>             | <b>1,643,000</b>                     | <b>50,496,600 a+b</b> |
| OR  |                         |                    |                      |                   |                   |                            |                                      |                       |
| Plus Carparking Option 2 - On Deck                              | 3,910,440               | 391,100            | 391,100              | 4,692,640         | 564,000           | 90,000                     | 0                                    | 5,347,000 c           |
| <b>TOTALS INCL CARPARKING (OPTION 2 - ON DECK) AND EXCL GST</b> | <b>38,826,040</b>       | <b>3,416,900</b>   | <b>3,883,000</b>     | <b>46,125,940</b> | <b>5,546,000</b>  | <b>898,000</b>             | <b>1,643,000</b>                     | <b>54,213,300 a+c</b> |

EXCLUSIONS

- GST
- Hazardous materials removal
- Increases in costs from todays date
- Out of hours work
- Decanting costs
- Temporary accommodation costs
- Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                             | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>          |      |      |       |                  |
| Porte Cochere (short term drop off)     | m2   | 65   | 4,000 | 260,000          |
| Forecourt / Plaza / Functions Courtyard | m2   | 200  | 500   | 100,000          |
| Airlock                                 | m2   | F    |       |                  |
| Main foyer - auditorium                 | m2   | F    |       |                  |
| Bar                                     | m2   | 52   | 3,500 | 182,000          |
| Bar Store                               | m2   | 5    | 2,000 | 10,000           |
| Front of House Lift                     | m2   | F    |       |                  |
| Lift                                    | item |      |       | 250,000          |
| Front of house stairs                   | m2   | F    |       |                  |
| First aid                               | m2   | F    |       |                  |
| Front of house patrons stores / alcoves | m2   | F    |       |                  |
| Cloakroom / merchandise                 | m2   | F    |       |                  |
| Theatre male toilets                    | m2   | 30   | 3,500 | 105,000          |
| Theatre female toilets                  | m2   | 66   | 3,500 | 231,000          |
| Theatre accessible toilets              | m2   | 12   | 3,500 | 42,000           |
| Foyer and support spaces (F)            | m2   | 803  | 4,500 | 3,613,500        |
| "Value" of existing building            | m2   | 450  | -500  | -225,000         |
| Building structure allowance            | m2   | 48   | 3,000 | 144,000          |
| <b>Sub Total excluding GST</b>          |      |      |       | <b>4,712,500</b> |
| Design contingency (say approx. 10%)    |      |      |       | 471,300          |
| Contract contingency (say approx. 10%)  |      |      |       | 471,300          |
| <b>Sub Total excluding GST</b>          |      |      |       | <b>5,655,100</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>                  |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 679,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 108,000          |
| Allowance for loose furniture and equipment     | item |      |      | 283,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>6,725,100</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>       |      |      |       |                  |
| Box office / reception                 | m2   | 19   | 4,500 | 85,500           |
| Box office manager                     | m2   | A    |       |                  |
| Reception store                        | m2   | A    |       |                  |
| Box office and front of house store    | m2   | A    |       |                  |
| Front of house Manager's office        | m2   | A    |       |                  |
| Staff / Front of House Ushers Change   | m2   | 6    | 3,000 | 18,000           |
| Meeting room                           | m2   | 40   | 2,500 | 100,000          |
| Centre Manager                         | m2   | A    |       |                  |
| Operations Manager                     | m2   | A    |       |                  |
| Administration office                  | m2   | A    |       |                  |
| Admin store                            | m2   | A    |       |                  |
| Print services                         | m2   | A    |       |                  |
| Staff Lounge                           | m2   | A    |       |                  |
| Staff amenities                        | m2   | 6    | 3,500 | 21,000           |
| External area to staff lounge          | m2   | 25   | 500   | 12,500           |
| Archive                                | m2   |      |       | offsite          |
| Administration (A)                     | m2   | 351  | 3,000 | 1,053,000        |
| Building structure allowance           | m2   | 21   | 3,000 | 63,000           |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,353,000</b> |
| Design contingency (say approx. 10%)   |      |      |       | 135,300          |
| Contract contingency (say approx. 10%) |      |      |       | 135,300          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,623,600</b> |



**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>                |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 195,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 31,000           |
| Allowance for loose furniture and equipment     | item |      |      | 82,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>1,931,600</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>         |      |      |       |                  |
| Pre-functions foyer                    | m2   | 66   | 4,500 | 297,000          |
| Functions male toilets                 | m2   | 19   | 3,500 | 66,500           |
| Functions female toilets               | m2   | 18   | 3,500 | 63,000           |
| Functions accessible toilet            | m2   | 5    | 3,500 | 17,500           |
| Function room                          | m2   | 380  | 3,500 | 1,330,000        |
| Functions bar / servery                | m2   | FS   |       |                  |
| Functions store                        | m2   | FS   |       |                  |
| Functions kitchen                      | m2   | FS   |       |                  |
| Functions kitchen fitout               | item |      |       | 100,000          |
| Functions / food store                 | m2   | FS   |       |                  |
| Beverage store                         | m2   | FS   |       |                  |
| Food and beverage staff toilet         | m2   | FS   |       |                  |
| Food and beverage office               | m2   | FS   |       |                  |
| Back of house circulation/store        | m2   | FS   |       |                  |
| Functions support (FS)                 | m2   | 350  | 3,500 | 1,225,000        |
| Building structure allowance           | m2   | 42   | 3,000 | 126,000          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>3,225,000</b> |
| Design contingency (say approx. 10%)   |      |      |       | 322,500          |
| Contract contingency (say approx. 10%) |      |      |       | 322,500          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>3,870,000</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>                  |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 465,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 74,000           |
| Allowance for loose furniture and equipment     | item |      |      | 194,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,603,000</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount        |
|--|------|------|------|---------------|
| <b>FUNCTIONS ROOMS THEATRE EQUIPMENT</b>   |      |      |      |               |
| Infrastructure and equipment to function rooms (as advised by Marshall Day Enertech) | item |      |      | 43,500        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>43,500</b> |
| Design contingency (say approx. 10%)   |      |      |      | 4,400         |
| Contract contingency (say approx. 10%)   |      |      |      | 4,400         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>52,300</b> |
| Allow for professional fees (12%)  | item |      |      | 7,000         |
| Allowance for authorities fees and charges (2%)                                      | item |      |      | 2,000         |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>61,300</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS</b> |      |      |       |                  |
| Pre-functions foyer                             | m2   | F    |       |                  |
| Functions accessible toilet                     | m2   | BS   |       |                  |
| Functions / rehearsal room 1                    | m2   | 217  | 4,500 | 976,500          |
| FR1 store                                       | m2   | BS   |       |                  |
| Functions / rehearsal room 2 Optional           | note |      |       | excluded         |
| FR1 store 2 Optional                            | note |      |       | excluded         |
| Building structure allowance                    | m2   | 11   | 3,000 | 33,000           |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>1,009,500</b> |
| Design contingency (say approx. 10%)            |      |      |       | 101,000          |
| Contract contingency (say approx. 10%)          |      |      |       | 101,000          |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>1,211,500</b> |
| Allow for professional fees (12%)               | item |      |       | 146,000          |
| Allowance for authorities fees and charges (2%) | item |      |       | 24,000           |
| Allowance for loose furniture and equipment     | item |      |       | 61,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |       | <b>1,442,500</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO ONE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT</b>                                    |      |      |      |                |
| Infrastructure and equipment to rehearsal room (as advised by Marshall Day Eneritech) | item |      |      | 112,000        |
| Infrastructure and equipment to meeting rooms (as advised by Marshall Day Eneritech)  | item |      |      | 19,000         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>131,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 13,100         |
| Contract contingency (say approx. 10%)  |      |      |      | 13,100         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>157,200</b> |
| Allow for professional fees (12%)   | item |      |      | 19,000         |
| Allowance for authorities fees and charges (2%)                                       | item |      |      | 3,000          |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>179,200</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount                          |
|--|------|------|-------|---------------------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>  |      |      |       |                                 |
| Late comers crying room                |      |      |       | included in foyer               |
| Viewing room                           |      |      |       | included in foyer               |
| Theatre entries sound / light locks    |      |      |       | included in auditorium          |
| Auditorium seat stores                 | m2   | 25   | 2,000 | 50,000                          |
| Auditorium                             | m2   | 552  | 8,500 | 4,692,000                       |
| "Value" of existing building           | m2   | 450  | -500  | -225,000                        |
| Accessible seating                     |      |      |       | included in auditorium          |
| Orchestra pit                          |      |      |       | included in auditorium          |
| Orchestra pit lift                     | item |      |       | see theatre technical equipment |
| Audio mix positions                    |      |      |       | included in auditorium          |
| Control room                           |      |      |       | included in auditorium          |
| Follow spot positions                  | m2   | 12   | 3,500 | 42,000                          |
| Box boom positions                     | m2   | 16   | 3,500 | 56,000                          |
| Front of house bridges / tech access   | m2   | 100  | 500   | 50,000                          |
| Forestage grid (allow 25m2)            | m2   | 25   | 500   | 12,500                          |
| Building structure allowance           | m2   | 93   | 3,000 | 279,000                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>4,956,500</b>                |
| Design contingency (say approx. 10%)   |      |      |       | 495,700                         |
| Contract contingency (say approx. 10%) |      |      |       | 495,700                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>5,947,900</b>                |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>           |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 714,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 114,000          |
| Allowance for loose furniture and equipment     | item |      |      | 298,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>7,073,900</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions



**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                  | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                   |      |      |       |                  |
| Stage / backstage entry locks                | m2   | BS   |       |                  |
| Stage and wings                              | m2   | 280  | 5,500 | 1,540,000        |
| Rear stage crossover                         | m2   | BS   |       |                  |
| Rear stage                                   |      |      |       | not included     |
| Fly galleries (7.5m above proscenium height) | m2   | 75   | 3,500 | 262,500          |
| Loading gallery                              |      |      |       | see grid         |
| Stage gallery access stair                   | m2   | 30   | 3,500 | 105,000          |
| Stage grid (2.5m clear)                      | m2   | 280  | 1,000 | 280,000          |
| Under stage (area for forestage lift)        | m2   | 120  | 2,500 | 300,000          |
| Forestage lift                               | item |      |       | 250,000          |
| Stage / scenery store (7.5m clear height)    | m2   | BS   |       |                  |
| Scene dock                                   | m2   | BS   |       |                  |
| Loading dock external canopy                 | m2   | 100  | 2,000 | 200,000          |
| Building structure allowance                 | m2   | 40   | 3,000 | 120,000          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,057,500</b> |
| Design contingency (say approx. 10%)         |      |      |       | 305,800          |
| Contract contingency (say approx. 10%)       |      |      |       | 305,800          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,669,100</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                      |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 441,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 70,000           |
| Allowance for loose furniture and equipment     | item |      |      | 184,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,364,100</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| <b>Description</b>                          | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>    |
|---|-------------|-------------|-------------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>              |             |             |             |                  |
| Studio foyer circulation                    | m2          | F           |             |                  |
| Studio sound locks                          | m2          | ST          |             |                  |
| Studio theatre - auditorium                 | m2          | ST          |             |                  |
| Studio theatre retractable unit             | m2          | 46          | 2,500       | 115,000          |
| Studio theatre stage                        | m2          | ST          |             |                  |
| Studio theatre scene dock                   | m2          | STB         |             |                  |
| Studio theatre seat store                   | m2          | STB         |             |                  |
| Studio theatre hirers equip store           | m2          | STB         |             |                  |
| Studio theatre dressing room 1              | m2          | STB         |             |                  |
| Studio theatre dressing room 2              | m2          | STB         |             |                  |
| Studio theatre male bathroom                | m2          | STB         |             |                  |
| Studio theatre female bathroom              | m2          | STB         |             |                  |
| Studio theatre showers                      | m2          | STB         |             |                  |
| Studio theatre accessible bathroom          | m2          | STB         |             |                  |
| Studio theatre backstage circulation        | m2          | STB         |             |                  |
| Studio Theatre                              | m2          | 347         | 5,500       | 1,908,500        |
| "Value" of existing building                | m2          | 250         | -500        | -125,000         |
| Studio backstage                            | m2          | 358         | 3,500       | 1,253,000        |
| Allowance for catwalks and lighting bridges | item        |             |             | 250,000          |
| Building structure allowance                | m2          | 38          | 3,000       | 114,000          |
| <b>Sub Total excluding GST</b>              |             |             |             | <b>3,515,500</b> |

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>                  |      |      |      |                  |
| Design contingency (say approx. 10%)            |      |      |      | 351,600          |
| Contract contingency (say approx. 10%)          |      |      |      | 351,600          |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>4,218,700</b> |
| Allow for professional fees (12%)               | item |      |      | 507,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 81,000           |
| Allowance for loose furniture and equipment     | item |      |      | 211,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>5,017,700</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>STUDIO THEATRE TECHNICAL EQUIPMENT</b>                          |      |      |      |                |
| Infrastructure and equipment (as advised by Marshall Day Enertech) | item |      |      | 632,000        |
| <b>Sub Total excluding GST</b>                                     |      |      |      | <b>632,000</b> |
| Design contingency (say approx. 10%)                               |      |      |      | 63,200         |
| Contract contingency (say approx. 10%)                             |      |      |      | 63,200         |
| <b>Sub Total excluding GST</b>                                     |      |      |      | <b>758,400</b> |
| Allow for professional fees (12%)                                  | item |      |      | 92,000         |
| Allowance for authorities fees and charges (2%)                    | item |      |      | 15,000         |
| <b>TOTAL (Rounded) Excluding GST</b>                               |      |      |      | <b>865,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description   | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 7 - SOUND SHELL / FESTIVALS</b>               |      |      |       |                  |
| Sound shell stage 6m clear height, technical grid     | m2   | 176  | 5,000 | 880,000          |
| Control desk (in the lawn - allow for infrastructure) | m2   | 30   | 3,500 | 105,000          |
| Infrastructure  | item |      |       | 100,000          |
| Sound shell stage dressing room 1                     | m2   | STB  |       |                  |
| Sound shell stage dressing room 2                     | m2   | STB  |       |                  |
| Sound shell back stage                                | m2   | 0    | 0     | 0                |
| Building structure allowance                          | m2   | 9    | 3,000 | 27,000           |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,112,000</b> |
| Design contingency (say approx. 10%)                  |      |      |       | 111,200          |
| Contract contingency (say approx. 10%)                |      |      |       | 111,200          |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,334,400</b> |
| Allow for professional fees (12%)                     | item |      |       | 161,000          |
| Allowance for authorities fees and charges (2%)       | item |      |       | 26,000           |
| Allowance for loose furniture and equipment           | item |      |       | 67,000           |
| <b>TOTAL (Rounded) Excluding GST</b>                  |      |      |       | <b>1,588,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>SOUND SHELL / FESTIVALS THEATRE EQUIPMENT</b>                                   |      |      |      |                |
| Infrastructure and equipment to sound shell (as advised by Marshall Day Eneritech) | item |      |      | 136,000        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>136,000</b> |
| Design contingency (say approx. 10%)   |      |      |      | 13,600         |
| Contract contingency (say approx. 10%)   |      |      |      | 13,600         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>163,200</b> |
| Allow for professional fees (12%)  | item |      |      | 20,000         |
| Allowance for authorities fees and charges (2%)                                    | item |      |      | 4,000          |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>187,200</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty.       | Rate  | Amount         |
|--|------|------------|-------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |            |       |                |
| Seating stores   | m2   | 50         | 2,000 | 100,000        |
| Hirers equipment store                                 | m2   | BS         |       |                |
| Quick change dressing room                             |      |            |       | not included   |
| Accessible bathroom                                    | m2   | BS         |       |                |
| Technical office                                       | m2   | BS         |       |                |
| Technical workshop                                     | m2   | BS         |       |                |
| Crew change  | m2   | BS         |       |                |
| Touring company office                                 | m2   | BS         |       |                |
| General workshop                                       |      |            |       | not included   |
| Lighting equipment stores                              | m2   | BS         |       |                |
| Sound equipment stores                                 | m2   | BS         |       |                |
| Hirers equip store                                     | m2   | BS         |       |                |
| Stage management store                                 | m2   | BS         |       |                |
| Drapes store   | m2   | BS         |       |                |
| Properties / weapon store                              | m2   | BS         |       |                |
| Piano / large equipment store                          | m2   | BS         |       |                |
| Circulation  | m2   | incl above |       |                |
| Building structure allowance                           | m2   | 3          | 3,000 | 9,000          |
| <b>Sub Total excluding GST</b>                         |      |            |       | <b>109,000</b> |



**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |      |      |                |
| Design contingency (say approx. 10%)                   |      |      |      | 10,900         |
| Contract contingency (say approx. 10%)                 |      |      |      | 10,900         |
| <b>Sub Total excluding GST</b>                         |      |      |      | <b>130,800</b> |
| Allow for professional fees (12%)                      | item |      |      | 16,000         |
| Allowance for authorities fees and charges (2%)        | item |      |      | 3,000          |
| Allowance for loose furniture and equipment            | item |      |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |      |      | <b>156,800</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty.           | Rate | Amount |
|--|------|----------------|------|--------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |                |      |        |
| Stage door - see circulation                           | note | circulation    |      |        |
| Vending machine alcove - see circulation               | note | circulation    |      |        |
| Green room   | m2   | BS             |      |        |
| Court yard to green room                               | m2   | 25             | 500  | 12,500 |
| Rehearsal room / dance studio                          | note | refer FR Rooms |      |        |
| Rehearsal store  | note | refer FR Rooms |      |        |
| Laundry wardrobe                                       | m2   | BS             |      |        |
| Costume store - see circulation                        | note | circulation    |      |        |
| <b>Proscenium Theatre</b>                              |      |                |      |        |
| Dressing room 1  | m2   | BS             |      |        |
| Dressing room 1 ensuite                                | m2   | BS             |      |        |
| Dressing room 2  | m2   | BS             |      |        |
| Dressing room 2 ensuite                                | m2   | BS             |      |        |
| Dressing room 3  | m2   | BS             |      |        |
| Dressing room 4  | m2   | BS             |      |        |
| Dressing room 3 and 4 bathroom                         | m2   | BS             |      |        |
| Dressing room 5  | m2   | BS             |      |        |
| Dressing room 6  | m2   | BS             |      |        |
| Chorus male toilets                                    | m2   | BS             |      |        |
| Chorus female toilets                                  | m2   | BS             |      |        |
| Showers  | m2   | BS             |      |        |
| Musicians room   | m2   | BS             |      |        |
| Musicians store  | note | see above      |      |        |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description  | Unit | Qty.         | Rate  | Amount           |
|--|------|--------------|-------|------------------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |              |       |                  |
| Dressing rooms store                                   | note | not included |       |                  |
| Back stage   | m2   | 849          | 3,500 | 2,971,500        |
| Circulation  | m2   | incl above   |       |                  |
| Building structure allowance                           | m2   | 45           | 3,000 | 135,000          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>3,119,000</b> |
| Design contingency (say approx. 10%)                   |      |              |       | 311,900          |
| Contract contingency (say approx. 10%)                 |      |              |       | 311,900          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>3,742,800</b> |
| Allow for professional fees (12%)                      | item |              |       | 450,000          |
| Allowance for authorities fees and charges (2%)        | item |              |       | 72,000           |
| Allowance for loose furniture and equipment            | item |              |       | 188,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |              |       | <b>4,452,800</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| <b>Description</b>                                     | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>    |
|--|-------------|-------------|-------------|------------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                       |             |             |             |                  |
| Central cleaner  | m2          | 15          | 3,500       | 52,500           |
| Satellite cleaner                                      | m2          | 6           | 3,500       | 21,000           |
| General store  | m2          | 40          | 2,000       | 80,000           |
| General store external area                            | m2          | 15          | 500         | 7,500            |
| General store internal area                            | m2          | 40          | 3,000       | 120,000          |
| Communications room                                    | m2          | 20          | 3,000       | 60,000           |
| Miscellaneous plant rooms                              | m2          | 20          | 3,000       | 60,000           |
| Plant rooms / platforms                                | m2          | 200         | 2,000       | 400,000          |
| Plant room access                                      | m2          | 15          | 2,000       | 30,000           |
| Substation (who will cover cost of actual substation?) | m2          | 40          | 2,000       | 80,000           |
| Deliveries   | m2          | 12          | 2,000       | 24,000           |
| General loading dock external                          | m2          | 50          | 2,000       | 100,000          |
| Recycling refuse yard external                         | m2          | 20          | 1,500       | 30,000           |
| Building structure allowance                           | m2          | 19          | 3,000       | 57,000           |
| <b>Sub Total excluding GST</b>                         |             |             |             | <b>1,122,000</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                |      |      |      |                  |
| Design contingency (say approx. 10%)            |      |      |      | 112,200          |
| Contract contingency (say approx. 10%)          |      |      |      | 112,200          |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>1,346,400</b> |
| Allow for professional fees (12%)               | item |      |      | 162,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 26,000           |
| Allowance for loose furniture and equipment     | item |      |      | 68,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>1,602,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>MAIN THEATRE TECHNICAL EQUIPMENT</b>   |      |      |      |                  |
| Infrastructure and equipment including forestage lift (as advised by Marshall Day Enertech) | item |      |      | 1,622,000        |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,622,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 162,200          |
| Contract contingency (say approx. 10%)  |      |      |      | 162,200          |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,946,400</b> |
| Allow for professional fees (12%)   | item |      |      | 234,000          |
| Allowance for authorities fees and charges (2%)   | item |      |      | 38,000           |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>2,218,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description                                     | Unit | Qty.  | Rate  | Amount         |
|---|------|-------|-------|----------------|
| <b>ACCESS ROAD</b>                              |      |       |       |                |
| Access road for trucks to loading dock          | m2   | 1,200 | 225   | \$270,000      |
| Additional carparking                           | note |       |       | excluded       |
| Accessible carparks                             |      |       |       | included above |
| Staff car parks                                 |      |       |       | included above |
| Staff bicycle parks                             | m2   | 2     | 500   | 1,000          |
| Visitor bicycle parks                           | m2   | 4     | 500   | 2,000          |
| Service vehicles                                |      |       |       | nil            |
| Bus stands                                      | m2   | 105   | 1,200 | 126,000        |
| Circulation                                     |      |       |       | nil            |
| Building structure allowance                    |      |       |       | nil            |
| External works and services                     |      |       |       | incl           |
| <b>Sub Total excluding GST</b>                  |      |       |       | <b>399,000</b> |
| Design contingency (say approx. 10%)            |      |       |       | 39,900         |
| Contract contingency (say approx. 10%)          |      |       |       | 39,900         |
| <b>Sub Total excluding GST</b>                  |      |       |       | <b>478,800</b> |
| Allow for professional fees (12%)               | item |       |       | 58,000         |
| Allowance for authorities fees and charges (2%) | item |       |       | 10,000         |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |       |       | <b>546,800</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>SUBSTANTIAL DEMOLITION OF EXISTING BUILDING</b>        |      |      |      |                |
| Allowance for substantial demolition of existing building | item |      |      | \$150,000      |
| <b>Sub Total excluding GST</b>                            |      |      |      | <b>150,000</b> |
| Design contingency (say approx. 10%)                      |      |      |      | N/A            |
| Contract contingency (say approx. 10%)                    |      |      |      | 15,000         |
| <b>Sub Total excluding GST</b>                            |      |      |      | <b>165,000</b> |
| Allow for professional fees (12%)                         | item |      |      | 20,000         |
| Allowance for authorities fees and charges (2%)           | item |      |      | 4,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                      |      |      |      | <b>189,000</b> |

**Exclusions**

GST

Increases in costs from todays date

Removal of contaminated materials

Out of hours work

Decanting costs



**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO ONE**

17th April 2014

| <b>Description</b>  | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>    |
|---|-------------|-------------|-------------|------------------|
| <b>EXTERNAL WORKS AND SERVICES</b>                              |             |             |             |                  |
| Allowance for external works, external services and landscaping | item        |             |             | 4,450,515        |
| Diversion of existing stormwater                                | item        |             |             | 60,000           |
| Diversion of existing sewer                                     | item        |             |             | not required     |
| <b>Sub Total excluding GST</b>                                  |             |             |             | <b>4,510,600</b> |
| Design contingency (say approx. 10%)                            |             |             |             | N/A              |
| Contract contingency (say approx. 10%)                          |             |             |             | 451,100          |
| <b>Sub Total excluding GST</b>                                  |             |             |             | <b>4,961,700</b> |
| Allow for professional fees (12%)                               | item        |             |             | 596,000          |
| Allowance for authorities fees and charges (2%)                 | item        |             |             | 103,000          |
| Allowance for loose furniture and equipment                     | item        |             |             | N/A              |
| <b>TOTAL (Rounded) Excluding GST</b>                            |             |             |             | <b>5,660,700</b> |

**Exclusions**

GST

Increases in costs from todays date

Removal of contaminated materials

Out of hours work

Decanting costs

3rd September 2014

**WHITEHORSE CENTRE DEVELOPMENT**  
**CONCEPT SCENARIO TWO**
**SUMMARY**

|   | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Fees and Charges | Allowance for Loose Furn & Equipment | Total Excl GST    |
|---|-------------------------|--------------------|----------------------|-------------------|-------------------|----------------------------|--------------------------------------|-------------------|
| ZONE 1 - FRONT OF HOUSE                         | 6,151,500               | 615,200            | 615,200              | 7,381,900         | 886,000           | 141,000                    | 370,000                              | 8,778,900         |
| ZONE 2 - CENTRE OPERATION                       | 1,183,500               | 118,400            | 118,400              | 1,420,300         | 171,000           | 28,000                     | 72,000                               | 1,691,300         |
| ZONE 5 - PROSCENIUM AUDITORIUM                  | 5,181,500               | 518,200            | 518,200              | 6,217,900         | 747,000           | 119,000                    | 311,000                              | 7,394,900         |
| ZONE 5 - STAGEHOUSE                             | 3,057,500               | 305,800            | 305,800              | 3,669,100         | 441,000           | 70,000                     | 184,000                              | 4,364,100         |
| ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE | 109,000                 | 10,900             | 10,900               | 130,800           | 16,000            | 3,000                      | 7,000                                | 156,800           |
| ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE | 3,474,500               | 347,500            | 347,500              | 4,169,500         | 501,000           | 80,000                     | 209,000                              | 4,959,500         |
| ZONE 9 - CENTRE SERVICING                       | 908,000                 | 90,800             | 90,800               | 1,089,600         | 131,000           | 21,000                     | 55,000                               | 1,296,600         |
| MAIN THEATRE TECHNICAL EQUIPMENT                | 1,622,000               | 162,200            | 162,200              | 1,946,400         | 234,000           | 38,000                     | N/A                                  | 2,218,400         |
| <b>SUB-TOTALS</b>                               | <b>21,687,500</b>       | <b>2,169,000</b>   | <b>2,169,000</b>     | <b>26,025,500</b> | <b>3,127,000</b>  | <b>500,000</b>             | <b>1,208,000</b>                     | <b>30,860,500</b> |
| ZONE 4 - FUNCTIONS ROOM                         | 3,495,000               | 349,500            | 349,500              | 4,194,000         | 504,000           | 80,000                     | 210,000                              | 4,988,000         |
| FUNCTIONS ROOMS THEATRE EQUIPMENT               | 43,500                  | 4,400              | 4,400                | 52,300            | 7,000             | 2,000                      | N/A                                  | 61,300            |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>3,538,500</b>        | <b>353,900</b>     | <b>353,900</b>       | <b>4,246,300</b>  | <b>511,000</b>    | <b>82,000</b>              | <b>210,000</b>                       | <b>5,049,300</b>  |
| ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS        | 907,500                 | 90,800             | 90,800               | 1,089,100         | 131,000           | 21,000                     | 55,000                               | 1,296,100         |
| REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT     | 131,000                 | 13,100             | 13,100               | 157,200           | 19,000            | 3,000                      | N/A                                  | 179,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,038,500</b>        | <b>103,900</b>     | <b>103,900</b>       | <b>1,246,300</b>  | <b>150,000</b>    | <b>24,000</b>              | <b>55,000</b>                        | <b>1,475,300</b>  |
| ZONE 6 - STUDIO THEATRE                         | 2,860,500               | 286,100            | 286,100              | 3,432,700         | 412,000           | 66,000                     | 172,000                              | 4,082,700         |
| STUDIO THEATRE TECHNICAL EQUIPMENT              | 632,000                 | 63,200             | 63,200               | 758,400           | 92,000            | 15,000                     | N/A                                  | 865,400           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>3,492,500</b>        | <b>349,300</b>     | <b>349,300</b>       | <b>4,191,100</b>  | <b>504,000</b>    | <b>81,000</b>              | <b>172,000</b>                       | <b>4,948,100</b>  |
| ZONE 7 - SOUND SHELL / FESTIVALS                | 1,279,000               | 127,900            | 127,900              | 1,534,800         | 185,000           | 30,000                     | 77,000                               | 1,826,800         |
| SOUND SHELL / FESTIVALS THEATRE EQUIPMENT       | 136,000                 | 13,600             | 13,600               | 163,200           | 20,000            | 4,000                      | N/A                                  | 187,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,415,000</b>        | <b>141,500</b>     | <b>141,500</b>       | <b>1,698,000</b>  | <b>205,000</b>    | <b>34,000</b>              | <b>77,000</b>                        | <b>2,014,000</b>  |

SUMMARY

|  | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Allowance for Fees and Charges | Equipment        | Total Excl GST        |
|--|-------------------------|--------------------|----------------------|-------------------|-------------------|--|------------------|-----------------------|
| ACCESS ROAD  | 270,000                 | 27,000             | 27,000               | 324,000           | 39,000            | 7,000                                    | N/A              | 370,000               |
| <b>SUB-TOTALS EXCL GST</b>   | <b>270,000</b>          | <b>27,000</b>      | <b>27,000</b>        | <b>324,000</b>    | <b>39,000</b>     | <b>7,000</b>                             | <b>0</b>         | <b>370,000</b>        |
| DEMOLITION OF EXISTING BUILDING  | 300,000                 | N/A                | 30,000               | 330,000           | 40,000            | 7,000                                    | N/A              | 377,000               |
| <b>SUB-TOTALS EXCL GST</b>   | <b>300,000</b>          | <b>0</b>           | <b>30,000</b>        | <b>330,000</b>    | <b>40,000</b>     | <b>7,000</b>                             | <b>0</b>         | <b>377,000</b>        |
| EXTERNAL WORKS AND SERVICES  | 5,888,900               | N/A                | 588,900              | 6,477,800         | 778,000           | 134,000                                  | N/A              | 7,389,800             |
| <b>SUB-TOTALS EXCL GST</b>   | <b>5,888,900</b>        | <b>0</b>           | <b>588,900</b>       | <b>6,477,800</b>  | <b>778,000</b>    | <b>134,000</b>                           | <b>0</b>         | <b>7,389,800</b>      |
| <b>TOTALS EXCL CARPARKING AND EXCL GST</b>   | <b>37,630,900</b>       | <b>3,144,600</b>   | <b>3,763,500</b>     | <b>44,539,000</b> | <b>5,354,000</b>  | <b>869,000</b>                           | <b>1,722,000</b> | <b>52,484,000 a</b>   |
| Plus Carparking Option 5 - One Lower Level and Two Upper Levels                              | 6,965,540               | 696,600            | 696,600              | 8,358,740         | 1,004,000         | 160,000                                  | 0                | 9,523,000 b           |
| <b>TOTALS INCL CARPARKING (OPTION 5 - ONE LOWER LEVEL AND TWO UPPER LEVELS) AND EXCL GST</b> | <b>44,596,440</b>       | <b>3,841,200</b>   | <b>4,460,100</b>     | <b>52,897,740</b> | <b>6,358,000</b>  | <b>1,029,000</b>                         | <b>1,722,000</b> | <b>62,007,000 a+b</b> |

EXCLUSIONS

- GST
- Hazardous materials removal fro existing building structure
- Increases in costs from todays date
- Out of hours work
- Decanting costs
- Temporary accommodation costs
- Poor ground conditions beyond the \$2M allowances included

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                             | Unit | Qty.  | Rate  | Amount           |
|---|------|-------|-------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>          |      |       |       |                  |
| Porte Cochere (short term drop off)     | m2   | 65    | 4,000 | 260,000          |
| Forecourt / Plaza / Functions Courtyard | m2   | 200   | 500   | 100,000          |
| Airlock                                 | m2   | F     |       |                  |
| Main foyer - auditorium                 | m2   | F     |       |                  |
| Bar                                     | m2   | 80    | 3,500 | 280,000          |
| Bar Store                               | m2   | F     |       |                  |
| Front of House Lift                     | m2   | F     |       |                  |
| Lift                                    | item |       |       | 250,000          |
| Front of house stairs                   | m2   | F     |       |                  |
| First aid                               | m2   | F     |       |                  |
| Front of house patrons stores / alcoves | m2   | F     |       |                  |
| Cloakroom / merchandise                 | m2   | F     |       |                  |
| Theatre male toilets                    | m2   | 20    | 3,500 | 70,000           |
| Theatre female toilets                  | m2   | 37    | 3,500 | 129,500          |
| Theatre accessible toilets              | m2   | 5     | 3,500 | 17,500           |
| Foyer and support spaces (F)            | m2   | 1,081 | 4,500 | 4,864,500        |
| Building structure allowance            | m2   | 60    | 3,000 | 180,000          |
| <b>Sub Total excluding GST</b>          |      |       |       | <b>6,151,500</b> |
| Design contingency (say approx. 10%)    |      |       |       | 615,200          |
| Contract contingency (say approx. 10%)  |      |       |       | 615,200          |
| <b>Sub Total excluding GST</b>          |      |       |       | <b>7,381,900</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| <b>Description</b>                              | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>    |
|---|-------------|-------------|-------------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>                  |             |             |             |                  |
| Allow for professional fees (12%)               | item        |             |             | 886,000          |
| Allowance for authorities fees and charges (2%) | item        |             |             | 141,000          |
| Allowance for loose furniture and equipment     | item        |             |             | 370,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |             |             |             | <b>8,778,900</b> |

**Exclusions**

See front summary sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>       |      |      |       |                  |
| Box office / reception                 | m2   | 16   | 4,500 | 72,000           |
| Box office manager                     | m2   | A    |       |                  |
| Reception store                        | m2   | A    |       |                  |
| Box office and front of house store    | m2   | A    |       |                  |
| Front of house Manager's office        | m2   | A    |       |                  |
| Staff / Front of House Ushers Change   | m2   | A    |       |                  |
| Meeting room                           | m2   | 40   | 2,500 | 100,000          |
| Centre Manager                         | m2   | A    |       |                  |
| Operations Manager                     | m2   | A    |       |                  |
| Administration office                  | m2   | A    |       |                  |
| Admin store                            | m2   | A    |       |                  |
| Print services                         | m2   | A    |       |                  |
| Staff Lounge                           | m2   | A    |       |                  |
| External area to staff lounge          | m2   | 25   | 500   | 12,500           |
| Archive                                | m2   |      |       | offsite          |
| Administration (A)                     | m2   | 314  | 3,000 | 942,000          |
| Building structure allowance           | m2   | 19   | 3,000 | 57,000           |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,183,500</b> |
| Design contingency (say approx. 10%)   |      |      |       | 118,400          |
| Contract contingency (say approx. 10%) |      |      |       | 118,400          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,420,300</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>                |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 171,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 28,000           |
| Allowance for loose furniture and equipment     | item |      |      | 72,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>1,691,300</b> |

**Exclusions**

See front summary sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>         |      |      |       |                  |
| Pre-functions foyer                    | m2   | 131  | 4,500 | 589,500          |
| Functions male toilets                 | m2   | 9    | 3,500 | 31,500           |
| Functions female toilets               | m2   | 16   | 3,500 | 56,000           |
| Functions accessible toilet            | m2   | 6    | 3,500 | 21,000           |
| Function room                          | m2   | 380  | 3,500 | 1,330,000        |
| Functions bar / servery                | m2   | FS   |       |                  |
| Functions store                        | m2   | FS   |       |                  |
| Functions kitchen                      | m2   | FS   |       |                  |
| Functions kitchen fitout               | item |      |       | 100,000          |
| Functions / food store                 | m2   | FS   |       |                  |
| Beverage store                         | m2   | FS   |       |                  |
| Food and beverage staff toilet         | m2   | FS   |       |                  |
| Food and beverage office               | m2   | FS   |       |                  |
| Back of house circulation/store        | m2   | FS   |       |                  |
| Functions support (FS)                 | m2   | 352  | 3,500 | 1,232,000        |
| Building structure allowance           | m2   | 45   | 3,000 | 135,000          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>3,495,000</b> |
| Design contingency (say approx. 10%)   |      |      |       | 349,500          |
| Contract contingency (say approx. 10%) |      |      |       | 349,500          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>4,194,000</b> |



**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>                  |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 504,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 80,000           |
| Allowance for loose furniture and equipment     | item |      |      | 210,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,988,000</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty. | Rate | Amount        |
|--|------|------|------|---------------|
| <b>FUNCTIONS ROOMS THEATRE EQUIPMENT</b>   |      |      |      |               |
| Infrastructure and equipment to function rooms (as advised by Marshall Day Enertech) | item |      |      | 43,500        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>43,500</b> |
| Design contingency (say approx. 10%)   |      |      |      | 4,400         |
| Contract contingency (say approx. 10%)   |      |      |      | 4,400         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>52,300</b> |
| Allow for professional fees (12%)  | item |      |      | 7,000         |
| Allowance for authorities fees and charges (2%)                                      | item |      |      | 2,000         |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>61,300</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS</b> |      |      |       |                  |
| Pre-functions foyer                             | m2   | F    |       |                  |
| Functions accessible toilet                     | m2   | BS   |       |                  |
| Functions / rehearsal room 1                    | m2   | 195  | 4,500 | 877,500          |
| FR1 store                                       | m2   | BS   |       |                  |
| Functions / rehearsal room 2 Optional           | note |      |       | excluded         |
| FR1 store 2 Optional                            | note |      |       | excluded         |
| Building structure allowance                    | m2   | 10   | 3,000 | 30,000           |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>907,500</b>   |
| Design contingency (say approx. 10%)            |      |      |       | 90,800           |
| Contract contingency (say approx. 10%)          |      |      |       | 90,800           |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>1,089,100</b> |
| Allow for professional fees (12%)               | item |      |       | 131,000          |
| Allowance for authorities fees and charges (2%) | item |      |       | 21,000           |
| Allowance for loose furniture and equipment     | item |      |       | 55,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |       | <b>1,296,100</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description   | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT</b>                                    |      |      |      |                |
| Infrastructure and equipment to rehearsal room (as advised by Marshall Day Eneritech) | item |      |      | 112,000        |
| Infrastructure and equipment to meeting rooms (as advised by Marshall Day Eneritech)  | item |      |      | 19,000         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>131,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 13,100         |
| Contract contingency (say approx. 10%)  |      |      |      | 13,100         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>157,200</b> |
| Allow for professional fees (12%)   | item |      |      | 19,000         |
| Allowance for authorities fees and charges (2%)                                       | item |      |      | 3,000          |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>179,200</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**
**3rd September 2014**

| Description                            | Unit | Qty. | Rate  | Amount                          |
|--|------|------|-------|---------------------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>  |      |      |       |                                 |
| Late comers crying room                |      |      |       | included in foyer               |
| Viewing room                           |      |      |       | included in foyer               |
| Theatre entries sound / light locks    |      |      |       | included in auditorium          |
| Auditorium seat stores                 | m2   | 25   | 2,000 | 50,000                          |
| Auditorium                             | m2   | 552  | 8,500 | 4,692,000                       |
| Accessible seating                     |      |      |       | included in auditorium          |
| Orchestra pit                          |      |      |       | included in auditorium          |
| Orchestra pit lift                     | item |      |       | see theatre technical equipment |
| Audio mix positions                    |      |      |       | included in auditorium          |
| Control room                           |      |      |       | included in auditorium          |
| Follow spot positions                  | m2   | 12   | 3,500 | 42,000                          |
| Box boom positions                     | m2   | 16   | 3,500 | 56,000                          |
| Front of house bridges / tech access   | m2   | 100  | 500   | 50,000                          |
| Forestage grid (allow 25m2)            | m2   | 25   | 500   | 12,500                          |
| Building structure allowance           | m2   | 93   | 3,000 | 279,000                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>5,181,500</b>                |
| Design contingency (say approx. 10%)   |      |      |       | 518,200                         |
| Contract contingency (say approx. 10%) |      |      |       | 518,200                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>6,217,900</b>                |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>           |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 747,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 119,000          |
| Allowance for loose furniture and equipment     | item |      |      | 311,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>7,394,900</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                  | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                   |      |      |       |                  |
| Stage / backstage entry locks                | m2   | BS   |       |                  |
| Stage and wings                              | m2   | 280  | 5,500 | 1,540,000        |
| Rear stage crossover                         | m2   | BS   |       |                  |
| Rear stage                                   |      |      |       | not included     |
| Fly galleries (7.5m above proscenium height) | m2   | 75   | 3,500 | 262,500          |
| Loading gallery                              |      |      |       | see grid         |
| Stage gallery access stair                   | m2   | 30   | 3,500 | 105,000          |
| Stage grid (2.5m clear)                      | m2   | 280  | 1,000 | 280,000          |
| Under stage (area for forestage lift)        | m2   | 120  | 2,500 | 300,000          |
| Forestage lift                               | item |      |       | 250,000          |
| Stage / scenery store (7.5m clear height)    | m2   | BS   |       |                  |
| Scene dock                                   | m2   | BS   |       |                  |
| Loading dock external canopy                 | m2   | 100  | 2,000 | 200,000          |
| Building structure allowance                 | m2   | 40   | 3,000 | 120,000          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,057,500</b> |
| Design contingency (say approx. 10%)         |      |      |       | 305,800          |
| Contract contingency (say approx. 10%)       |      |      |       | 305,800          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,669,100</b> |

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                      |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 441,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 70,000           |
| Allowance for loose furniture and equipment     | item |      |      | 184,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,364,100</b> |

**Exclusions**

See Front Summary Sheet



**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                 | Unit | Qty.   | Rate  | Amount           |
|---|------|--------|-------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>              |      |        |       |                  |
| Studio foyer circulation                    | m2   | F      |       |                  |
| Studio sound locks                          | m2   | ST     |       |                  |
| Studio theatre - auditorium                 | m2   | ST     |       |                  |
| Studio theatre retractable unit             | m2   | 41     | 2,500 | 102,500          |
| Studio theatre stage                        | m2   | ST     |       |                  |
| Studio theatre scene dock                   | m2   | Shared |       |                  |
| Studio theatre seat store                   | m2   | STB    |       |                  |
| Studio theatre hirers equip store           | m2   | STB    |       |                  |
| Studio theatre dressing room 1              | m2   | STB    |       |                  |
| Studio theatre dressing room 2              | m2   | STB    |       |                  |
| Studio theatre male bathroom                | m2   | STB    |       |                  |
| Studio theatre female bathroom              | m2   | STB    |       |                  |
| Studio theatre showers                      | m2   | STB    |       |                  |
| Studio theatre accessible bathroom          | m2   | STB    |       |                  |
| Studio theatre backstage circulation        | m2   | STB    |       |                  |
| Studio Theatre                              | m2   | 330    | 5,500 | 1,815,000        |
| Studio backstage                            | m2   | 174    | 3,500 | 609,000          |
| Allowance for catwalks and lighting bridges | item |        |       | 250,000          |
| Building structure allowance                | m2   | 28     | 3,000 | 84,000           |
| <b>Sub Total excluding GST</b>              |      |        |       | <b>2,860,500</b> |

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>                  |      |      |      |                  |
| Design contingency (say approx. 10%)            |      |      |      | 286,100          |
| Contract contingency (say approx. 10%)          |      |      |      | 286,100          |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>3,432,700</b> |
| Allow for professional fees (12%)               | item |      |      | 412,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 66,000           |
| Allowance for loose furniture and equipment     | item |      |      | 172,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,082,700</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>STUDIO THEATRE TECHNICAL EQUIPMENT</b>                              |      |      |      |                |
| Infrastructure and equipment (as advised by Marshall Day<br>Eneritech) | item |      |      | 632,000        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>632,000</b> |
| Design contingency (say approx. 10%)                                   |      |      |      | 63,200         |
| Contract contingency (say approx. 10%)                                 |      |      |      | 63,200         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>758,400</b> |
| Allow for professional fees (12%)                                      | item |      |      | 92,000         |
| Allowance for authorities fees and charges (2%)                        | item |      |      | 15,000         |
| <b>TOTAL (Rounded) Excluding GST</b>                                   |      |      |      | <b>865,400</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description   | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 7 - SOUND SHELL / FESTIVALS</b>               |      |      |       |                  |
| Sound shell stage 6m clear height, technical grid     | m2   | 176  | 5,000 | 880,000          |
| Control desk (in the lawn - allow for infrastructure) | m2   | 30   | 3,500 | 105,000          |
| Infrastructure  | item |      |       | 100,000          |
| Sound shell stage dressing room 1                     | m2   | SSB  |       |                  |
| Sound shell stage dressing room 2                     | m2   | SSB  |       |                  |
| Sound shell back stage                                | m2   | 46   | 3,500 | 161,000          |
| Building structure allowance                          | m2   | 11   | 3,000 | 33,000           |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,279,000</b> |
| Design contingency (say approx. 10%)                  |      |      |       | 127,900          |
| Contract contingency (say approx. 10%)                |      |      |       | 127,900          |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,534,800</b> |
| Allow for professional fees (12%)                     | item |      |       | 185,000          |
| Allowance for authorities fees and charges (2%)       | item |      |       | 30,000           |
| Allowance for loose furniture and equipment           | item |      |       | 77,000           |
| <b>TOTAL (Rounded) Excluding GST</b>                  |      |      |       | <b>1,826,800</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>SOUND SHELL / FESTIVALS THEATRE EQUIPMENT</b>                                   |      |      |      |                |
| Infrastructure and equipment to sound shell (as advised by Marshall Day Eneritech) | item |      |      | 136,000        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>136,000</b> |
| Design contingency (say approx. 10%)   |      |      |      | 13,600         |
| Contract contingency (say approx. 10%)   |      |      |      | 13,600         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>163,200</b> |
| Allow for professional fees (12%)  | item |      |      | 20,000         |
| Allowance for authorities fees and charges (2%)                                    | item |      |      | 4,000          |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>187,200</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty.       | Rate  | Amount         |
|--|------|------------|-------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |            |       |                |
| Seating stores   | m2   | 50         | 2,000 | 100,000        |
| Hirers equipment store                                 | m2   | BS         |       |                |
| Quick change dressing room                             |      |            |       | not included   |
| Accessible bathroom                                    | m2   | BS         |       |                |
| Technical office                                       | m2   | BS         |       |                |
| Technical workshop                                     | m2   | BS         |       |                |
| Crew change  | m2   | BS         |       |                |
| Touring company office                                 | m2   | BS         |       |                |
| General workshop                                       |      |            |       | not included   |
| Lighting equipment stores                              | m2   | BS         |       |                |
| Sound equipment stores                                 | m2   | BS         |       |                |
| Hirers equip store                                     | m2   | BS         |       |                |
| Stage management store                                 | m2   | BS         |       |                |
| Drapes store   | m2   | BS         |       |                |
| Properties / weapon store                              | m2   | BS         |       |                |
| Piano / large equipment store                          | m2   | BS         |       |                |
| Circulation  | m2   | incl above |       |                |
| Building structure allowance                           | m2   | 3          | 3,000 | 9,000          |
| <b>Sub Total excluding GST</b>                         |      |            |       | <b>109,000</b> |

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |      |      |                |
| Design contingency (say approx. 10%)                   |      |      |      | 10,900         |
| Contract contingency (say approx. 10%)                 |      |      |      | 10,900         |
| <b>Sub Total excluding GST</b>                         |      |      |      | <b>130,800</b> |
| Allow for professional fees (12%)                      | item |      |      | 16,000         |
| Allowance for authorities fees and charges (2%)        | item |      |      | 3,000          |
| Allowance for loose furniture and equipment            | item |      |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |      |      | <b>156,800</b> |

**Exclusions**

See Front Sumamry Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty.           | Rate | Amount |
|--|------|----------------|------|--------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |                |      |        |
| Stage door - see circulation                           | note | circulation    |      |        |
| Vending machine alcove - see circulation               | note | circulation    |      |        |
| Green room   | m2   | BS             |      |        |
| Court yard to green room                               | m2   | 25             | 500  | 12,500 |
| Rehearsal room / dance studio                          | note | refer FR Rooms |      |        |
| Rehearsal store  | note | refer FR Rooms |      |        |
| Laundry wardrobe                                       | m2   | BS             |      |        |
| Costume store - see circulation                        | note | circulation    |      |        |
| <b>Proscenium Theatre</b>                              |      |                |      |        |
| Dressing room 1  | m2   | BS             |      |        |
| Dressing room 1 ensuite                                | m2   | BS             |      |        |
| Dressing room 2  | m2   | BS             |      |        |
| Dressing room 2 ensuite                                | m2   | BS             |      |        |
| Dressing room 3  | m2   | BS             |      |        |
| Dressing room 4  | m2   | BS             |      |        |
| Dressing room 3 and 4 bathroom                         | m2   | BS             |      |        |
| Dressing room 5  | m2   | BS             |      |        |
| Dressing room 6  | m2   | BS             |      |        |
| Chorus male toilets                                    | m2   | BS             |      |        |
| Chorus female toilets                                  | m2   | BS             |      |        |
| Showers  | m2   | BS             |      |        |
| Musicians room   | m2   | BS             |      |        |
| Musicians store  | note | see above      |      |        |



**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty.         | Rate  | Amount           |
|--|------|--------------|-------|------------------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |              |       |                  |
| Dressing rooms store                                   | note | not included |       |                  |
| Back stage   | m2   | 948          | 3,500 | 3318000          |
| Circulation  | m2   | incl above   |       |                  |
| Building structure allowance                           | m2   | 48           | 3,000 | 144,000          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>3,474,500</b> |
| Design contingency (say approx. 10%)                   |      |              |       | 347,500          |
| Contract contingency (say approx. 10%)                 |      |              |       | 347,500          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>4,169,500</b> |
| Allow for professional fees (12%)                      | item |              |       | 501,000          |
| Allowance for authorities fees and charges (2%)        | item |              |       | 80,000           |
| Allowance for loose furniture and equipment            | item |              |       | 209,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |              |       | <b>4,959,500</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description  | Unit | Qty. | Rate  | Amount         |
|--|------|------|-------|----------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                       |      |      |       |                |
| Central cleaner  | m2   | 15   | 3,500 | 52,500         |
| Satellite cleaner                                      | m2   | 6    | 3,500 | 21,000         |
| General store  | m2   | 40   | 2,000 | 80,000         |
| General store external area                            | m2   | 15   | 500   | 7,500          |
| Communications room                                    | m2   | 20   | 3,000 | 60,000         |
| Miscellaneous plant rooms                              | m2   | P    |       |                |
| Plant rooms / platforms                                | m2   | P    |       |                |
| Plant room access                                      | m2   | P    |       |                |
| Substation (who will cover cost of actual substation?) | m2   | 40   | 2,000 | 80,000         |
| Deliveries   | m2   | 12   | 2,000 | 24,000         |
| General loading dock external                          | m2   | 50   | 2,000 | 100,000        |
| Recycling refuse yard external                         | m2   | 20   | 1,500 | 30,000         |
| Roofed plant room                                      | m2   | 262  | 1,500 | 393,000        |
| Building structure allowance                           | m2   | 20   | 3,000 | 60,000         |
| <b>Sub Total excluding GST</b>                         |      |      |       | <b>908,000</b> |

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                |      |      |      |                  |
| Design contingency (say approx. 10%)            |      |      |      | 90,800           |
| Contract contingency (say approx. 10%)          |      |      |      | 90,800           |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>1,089,600</b> |
| Allow for professional fees (12%)               | item |      |      | 131,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 21,000           |
| Allowance for loose furniture and equipment     | item |      |      | 55,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>1,296,600</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT****CONCEPT SCENARIO TWO**

3rd September 2014

| Description   | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>MAIN THEATRE TECHNICAL EQUIPMENT</b>   |      |      |      |                  |
| Infrastructure and equipment including forestage lift (as advised by Marshall Day Enertech) | item |      |      | 1,622,000        |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,622,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 162,200          |
| Contract contingency (say approx. 10%)  |      |      |      | 162,200          |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,946,400</b> |
| Allow for professional fees (12%)   | item |      |      | 234,000          |
| Allowance for authorities fees and charges (2%)   | item |      |      | 38,000           |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>2,218,400</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty.  | Rate | Amount         |
|---|------|-------|------|----------------|
| <b>ACCESS ROAD</b>                              |      |       |      |                |
| Access road for trucks to loading dock          | m2   | 1,200 | 225  | \$270,000      |
| <b>Sub Total excluding GST</b>                  |      |       |      | <b>270,000</b> |
| Design contingency (say approx. 10%)            |      |       |      | 27,000         |
| Contract contingency (say approx. 10%)          |      |       |      | 27,000         |
| <b>Sub Total excluding GST</b>                  |      |       |      | <b>324,000</b> |
| Allow for professional fees (12%)               | item |       |      | 39,000         |
| Allowance for authorities fees and charges (2%) | item |       |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |       |      | <b>370,000</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description                                     | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>DEMOLITION OF EXISTING BUILDING</b>          |      |      |      |                |
| Allowance for demolition of existing building   | item |      |      | \$300,000      |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>300,000</b> |
| Design contingency (say approx. 10%)            |      |      |      | N/A            |
| Contract contingency (say approx. 10%)          |      |      |      | 30,000         |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>330,000</b> |
| Allow for professional fees (12%)               | item |      |      | 40,000         |
| Allowance for authorities fees and charges (2%) | item |      |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>377,000</b> |

**Exclusions**

See Front Summary Sheet

**WHITEHORSE CENTRE DEVELOPMENT**
**CONCEPT SCENARIO TWO**

3rd September 2014

| Description   | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>EXTERNAL WORKS AND SERVICES</b>                              |      |      |      |                  |
| Allowance for external works, external services and landscaping | item |      |      | 4,645,845        |
| Allowance for poor ground conditions                            | item |      |      | 1,000,000        |
| Diversion of existing stormwater                                | item |      |      | 60,000           |
| Diversion of existing sewer                                     | item |      |      | \$183,000        |
| <b>Sub Total excluding GST</b>                                  |      |      |      | <b>5,888,900</b> |
| Design contingency (say approx. 10%)                            |      |      |      | N/A              |
| Contract contingency (say approx. 10%)                          |      |      |      | 588,900          |
| <b>Sub Total excluding GST</b>                                  |      |      |      | <b>6,477,800</b> |
| Allow for professional fees (12%)                               | item |      |      | 778,000          |
| Allowance for authorities fees and charges (2%)                 | item |      |      | 134,000          |
| Allowance for loose furniture and equipment                     | item |      |      | N/A              |
| <b>TOTAL (Rounded) Excluding GST</b>                            |      |      |      | <b>7,389,800</b> |

**Exclusions**

See Front Summary Sheet

17th April 2014

 WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO **THREE**

## SUMMARY

|   | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Allowance for Fees and Charges | Loose Furn & Equipment | Total Excl GST    |
|---|-------------------------|--------------------|----------------------|-------------------|-------------------|--|------------------------|-------------------|
| ZONE 1 - FRONT OF HOUSE                         | 6,397,500               | 639,800            | 639,800              | 7,677,100         | 922,000           | 147,000                                  | 384,000                | 9,130,100         |
| ZONE 2 - CENTRE OPERATION                       | 1,288,500               | 128,900            | 128,900              | 1,546,300         | 186,000           | 30,000                                   | 78,000                 | 1,840,300         |
| ZONE 5 - PROSCENIUM AUDITORIUM                  | 5,181,500               | 518,200            | 518,200              | 6,217,900         | 747,000           | 119,000                                  | 311,000                | 7,394,900         |
| ZONE 5 - STAGEHOUSE                             | 3,057,500               | 305,800            | 305,800              | 3,669,100         | 441,000           | 70,000                                   | 184,000                | 4,364,100         |
| ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE | 109,000                 | 10,900             | 10,900               | 130,800           | 16,000            | 3,000                                    | 7,000                  | 156,800           |
| ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE | 4,408,500               | 440,900            | 440,900              | 5,290,300         | 635,000           | 101,000                                  | 265,000                | 6,291,300         |
| ZONE 9 - CENTRE SERVICING                       | 406,500                 | 40,700             | 40,700               | 487,900           | 59,000            | 10,000                                   | 25,000                 | 581,900           |
| MAIN THEATRE TECHNICAL EQUIPMENT                | 1,622,000               | 162,200            | 162,200              | 1,946,400         | 234,000           | 38,000                                   | N/A                    | 2,218,400         |
| <b>SUB-TOTALS</b>                               | <b>22,471,000</b>       | <b>2,247,400</b>   | <b>2,247,400</b>     | <b>26,965,800</b> | <b>3,240,000</b>  | <b>518,000</b>                           | <b>1,254,000</b>       | <b>31,977,800</b> |
| ZONE 4 - FUNCTIONS ROOM                         | 2,273,000               | 227,300            | 227,300              | 2,727,600         | 328,000           | 53,000                                   | 137,000                | 3,245,600         |
| FUNCTIONS ROOMS THEATRE EQUIPMENT               | 43,500                  | 4,400              | 4,400                | 52,300            | 7,000             | 2,000                                    | N/A                    | 61,300            |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>2,316,500</b>        | <b>231,700</b>     | <b>231,700</b>       | <b>2,779,900</b>  | <b>335,000</b>    | <b>55,000</b>                            | <b>137,000</b>         | <b>3,306,900</b>  |
| ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS        | 981,000                 | 98,100             | 98,100               | 1,177,200         | 142,000           | 23,000                                   | 59,000                 | 1,401,200         |
| REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT     | 131,000                 | 13,100             | 13,100               | 157,200           | 19,000            | 3,000                                    | N/A                    | 179,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,112,000</b>        | <b>111,200</b>     | <b>111,200</b>       | <b>1,334,400</b>  | <b>161,000</b>    | <b>26,000</b>                            | <b>59,000</b>          | <b>1,580,400</b>  |
| ZONE 6 - STUDIO THEATRE                         | 2,224,500               | 222,500            | 222,500              | 2,669,500         | 321,000           | 51,000                                   | 134,000                | 3,175,500         |
| STUDIO THEATRE TECHNICAL EQUIPMENT              | 632,000                 | 63,200             | 63,200               | 758,400           | 92,000            | 15,000                                   | N/A                    | 865,400           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>2,856,500</b>        | <b>285,700</b>     | <b>285,700</b>       | <b>3,427,900</b>  | <b>413,000</b>    | <b>66,000</b>                            | <b>134,000</b>         | <b>4,040,900</b>  |
| ZONE 7 - SOUND SHELL / FESTIVALS                | 1,118,000               | 111,800            | 111,800              | 1,341,600         | 161,000           | 26,000                                   | 68,000                 | 1,596,600         |
| SOUND SHELL / FESTIVALS THEATRE EQUIPMENT       | 136,000                 | 13,600             | 13,600               | 163,200           | 20,000            | 4,000                                    | N/A                    | 187,200           |
| <b>SUB-TOTALS EXCL GST</b>                      | <b>1,254,000</b>        | <b>125,400</b>     | <b>125,400</b>       | <b>1,504,800</b>  | <b>181,000</b>    | <b>30,000</b>                            | <b>68,000</b>          | <b>1,783,800</b>  |



17th April 2014

 WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO **THREE**

## SUMMARY

|   | Building and Site Works | Design Contingency | Contract Contingency | Sub Total         | Professional Fees | Authority Allowance for Fees and Charges | Loose Furn & Equipment | Total Excl GST        |
|---|-------------------------|--------------------|----------------------|-------------------|-------------------|--|------------------------|-----------------------|
| ZONE X - ADDITIONAL SPACES TO CONNECT TO CIVIC BUILDING                       | 1,632,500               | 163,300            | 163,300              | 1,959,100         | 236,000           | 38,000                                   | 98,000                 | 2,331,100             |
| <b>SUB-TOTALS EXCL GST</b>  | <b>1,632,500</b>        | <b>163,300</b>     | <b>163,300</b>       | <b>1,959,100</b>  | <b>236,000</b>    | <b>38,000</b>                            | <b>98,000</b>          | <b>2,331,100</b>      |
| ACCESS ROAD   | 270,000                 | 27,000             | 27,000               | 324,000           | 39,000            | 7,000                                    | N/A                    | 370,000               |
| <b>SUB-TOTALS EXCL GST</b>  | <b>270,000</b>          | <b>27,000</b>      | <b>27,000</b>        | <b>324,000</b>    | <b>39,000</b>     | <b>7,000</b>                             | <b>0</b>               | <b>370,000</b>        |
| DEMOLITION OF EXISTING BUILDING   | 300,000                 | N/A                | 30,000               | 330,000           | 40,000            | 7,000                                    | N/A                    | 377,000               |
| <b>SUB-TOTALS EXCL GST</b>  | <b>300,000</b>          | <b>0</b>           | <b>30,000</b>        | <b>330,000</b>    | <b>40,000</b>     | <b>7,000</b>                             | <b>0</b>               | <b>377,000</b>        |
| EXTERNAL WORKS AND SERVICES   | 4,718,700               | N/A                | 471,900              | 5,190,600         | 623,000           | 107,000                                  | N/A                    | 5,920,600             |
| <b>SUB-TOTALS EXCL GST</b>  | <b>4,718,700</b>        | <b>0</b>           | <b>471,900</b>       | <b>5,190,600</b>  | <b>623,000</b>    | <b>107,000</b>                           | <b>0</b>               | <b>5,920,600</b>      |
| <b>TOTALS EXCL GST</b>  | <b>36,931,200</b>       | <b>3,191,700</b>   | <b>3,693,600</b>     | <b>43,816,500</b> | <b>5,268,000</b>  | <b>854,000</b>                           | <b>1,750,000</b>       | <b>51,686,500</b> a   |
| Plus Carparking Option 1 - On Grade   | 1,191,900               | 119,200            | 119,200              | 1,430,300         | 172,000           | 28,000                                   | 0                      | 1,630,300 b           |
| <b>TOTALS INCL CARPARKING (OPTION 1 - ON GRADE) AND EXCL GST</b>              | <b>38,123,100</b>       | <b>3,310,900</b>   | <b>3,812,800</b>     | <b>45,246,800</b> | <b>5,440,000</b>  | <b>882,000</b>                           | <b>1,750,000</b>       | <b>53,318,800</b> a+b |
| OR  |                         |                    |                      |                   |                   |  |                        |                       |
| Plus Carparking Option 2 - On Deck  | 3,910,440               | 391,100            | 391,100              | 4,692,640         | 564,000           | 90,000                                   | 0                      | 5,347,000 c           |
| <b>TOTALS INCL CARPARKING (OPTION 2 - ON DECK) AND EXCL GST</b>               | <b>40,841,640</b>       | <b>3,582,800</b>   | <b>4,084,700</b>     | <b>48,509,140</b> | <b>5,832,000</b>  | <b>944,000</b>                           | <b>1,750,000</b>       | <b>57,035,500</b> a+c |
| OR  |                         |                    |                      |                   |                   |  |                        |                       |
| Plus Carparking Option 4 - On Grade and Basement                              | 9,022,500               | 902,300            | 902,300              | 10,827,100        | 1,300,000         | 207,000                                  | 0                      | 12,335,000 d          |
| <b>TOTALS INCL CARPARKING (OPTION 4 - ON GRADE AND BASEMENT) AND EXCL GST</b> | <b>45,953,700</b>       | <b>4,094,000</b>   | <b>4,595,900</b>     | <b>54,643,600</b> | <b>6,568,000</b>  | <b>1,061,000</b>                         | <b>1,750,000</b>       | <b>64,023,500</b> a+d |

## EXCLUSIONS

 GST  
 Hazardous materials removal  
 Increases in costs from today's date  
 Out of hours work  
 Decanting costs  
 Temporary accommodation costs  
 Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                             | Unit | Qty.  | Rate  | Amount           |
|---|------|-------|-------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>          |      |       |       |                  |
| Porte Cochere (short term drop off)     | m2   | 65    | 4,000 | 260,000          |
| Forecourt / Plaza / Functions Courtyard | m2   | 200   | 500   | 100,000          |
| Airlock                                 | m2   | F     |       |                  |
| Main foyer - auditorium                 | m2   | F     |       |                  |
| Bar                                     | m2   | 54    | 3,500 | 189,000          |
| Bar Store                               | m2   | F     |       |                  |
| Front of House Lift                     | m2   | F     |       |                  |
| Lift                                    | item |       |       | 250,000          |
| Front of house stairs                   | m2   | F     |       |                  |
| First aid                               | m2   | F     |       |                  |
| Front of house patrons stores / alcoves | m2   | F     |       |                  |
| Cloakroom / merchandise                 | m2   | F     |       |                  |
| Theatre male toilets                    | m2   | 26    | 3,500 | 91,000           |
| Theatre female toilets                  | m2   | 44    | 3,500 | 154,000          |
| Theatre accessible toilets              | m2   | 6     | 3,500 | 21,000           |
| Foyer and support spaces (F)            | m2   | 1,145 | 4,500 | 5,152,500        |
| Building structure allowance            | m2   | 60    | 3,000 | 180,000          |
| <b>Sub Total excluding GST</b>          |      |       |       | <b>6,397,500</b> |
| Design contingency (say approx. 10%)    |      |       |       | 639,800          |
| Contract contingency (say approx. 10%)  |      |       |       | 639,800          |
| <b>Sub Total excluding GST</b>          |      |       |       | <b>7,677,100</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 1 - FRONT OF HOUSE</b>                  |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 922,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 147,000          |
| Allowance for loose furniture and equipment     | item |      |      | 384,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>9,130,100</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>       |      |      |       |                  |
| Box office / reception                 | m2   | 18   | 4,500 | 81,000           |
| Box office manager                     | m2   | A    |       |                  |
| Reception store                        | m2   | A    |       |                  |
| Box office and front of house store    | m2   | A    |       |                  |
| Front of house Manager's office        | m2   | A    |       |                  |
| Staff / Front of House Ushers Change   | m2   | A    |       |                  |
| Meeting room                           | m2   | 40   | 2,500 | 100,000          |
| Centre Manager                         | m2   | A    |       |                  |
| Operations Manager                     | m2   | A    |       |                  |
| Administration office                  | m2   | A    |       |                  |
| Admin store                            | m2   | A    |       |                  |
| Print services                         | m2   | A    |       |                  |
| Staff Lounge                           | m2   | A    |       |                  |
| External area to staff lounge          | m2   | 25   | 500   | 12,500           |
| Archive                                | m2   |      |       | offsite          |
| Administration (A)                     | m2   | 345  | 3,000 | 1,035,000        |
| Building structure allowance           | m2   | 20   | 3,000 | 60,000           |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,288,500</b> |
| Design contingency (say approx. 10%)   |      |      |       | 128,900          |
| Contract contingency (say approx. 10%) |      |      |       | 128,900          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>1,546,300</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 2 - CENTRE OPERATION</b>                |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 186,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 30,000           |
| Allowance for loose furniture and equipment     | item |      |      | 78,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>1,840,300</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>         |      |      |       |                  |
| Pre-functions foyer                    | m2   | F    |       |                  |
| Functions male toilets                 | m2   | 13   | 3,500 | 45,500           |
| Functions female toilets               | m2   | 14   | 3,500 | 49,000           |
| Functions accessible toilet            | m2   | 7    | 3,500 | 24,500           |
| Function room                          | m2   | 380  | 3,500 | 1,330,000        |
| Functions bar / servery                | m2   | FS   |       |                  |
| Functions store                        | m2   | FS   |       |                  |
| Functions kitchen                      | m2   | FS   |       |                  |
| Functions kitchen fitout               | item |      |       | 100,000          |
| Functions / food store                 | m2   | FS   |       |                  |
| Beverage store                         | m2   | FS   |       |                  |
| Food and beverage staff toilet         | m2   | FS   |       |                  |
| Food and beverage office               | m2   | FS   |       |                  |
| Back of house circulation/store        | m2   | FS   |       |                  |
| Functions support (FS)                 | m2   | 170  | 3,500 | 595,000          |
| Building structure allowance           | m2   | 43   | 3,000 | 129,000          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>2,273,000</b> |
| Design contingency (say approx. 10%)   |      |      |       | 227,300          |
| Contract contingency (say approx. 10%) |      |      |       | 227,300          |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>2,727,600</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 4 - FUNCTIONS ROOM</b>                  |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 328,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 53,000           |
| Allowance for loose furniture and equipment     | item |      |      | 137,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>3,245,600</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount        |
|--|------|------|------|---------------|
| <b>FUNCTIONS ROOMS THEATRE EQUIPMENT</b>   |      |      |      |               |
| Infrastructure and equipment to function rooms (as advised by Marshall Day Enertech) | item |      |      | 43,500        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>43,500</b> |
| Design contingency (say approx. 10%)   |      |      |      | 4,400         |
| Contract contingency (say approx. 10%)   |      |      |      | 4,400         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>52,300</b> |
| Allow for professional fees (12%)  | item |      |      | 7,000         |
| Allowance for authorities fees and charges (2%)                                      | item |      |      | 2,000         |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>61,300</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs



**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 4 - REHEARSAL ROOMS / MEETING ROOMS</b> |      |      |       |                  |
| Pre-functions foyer                             | m2   | F    |       |                  |
| Functions accessible toilet                     | m2   | BS   |       |                  |
| Functions / rehearsal room 1                    | m2   | 210  | 4,500 | 945,000          |
| FR1 store                                       | m2   | BS   |       |                  |
| Functions / rehearsal room 2 Optional           | note |      |       | excluded         |
| FR1 store 2 Optional                            | note |      |       | excluded         |
| Building structure allowance                    | m2   | 12   | 3,000 | 36,000           |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>981,000</b>   |
| Design contingency (say approx. 10%)            |      |      |       | 98,100           |
| Contract contingency (say approx. 10%)          |      |      |       | 98,100           |
| <b>Sub Total excluding GST</b>                  |      |      |       | <b>1,177,200</b> |
| Allow for professional fees (12%)               | item |      |       | 142,000          |
| Allowance for authorities fees and charges (2%) | item |      |       | 23,000           |
| Allowance for loose furniture and equipment     | item |      |       | 59,000           |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |       | <b>1,401,200</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>REHEARSAL / MEETING ROOMS THEATRE EQUIPMENT</b>                                    |      |      |      |                |
| Infrastructure and equipment to rehearsal room (as advised by Marshall Day Eneritech) | item |      |      | 112,000        |
| Infrastructure and equipment to meeting rooms (as advised by Marshall Day Eneritech)  | item |      |      | 19,000         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>131,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 13,100         |
| Contract contingency (say approx. 10%)  |      |      |      | 13,100         |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>157,200</b> |
| Allow for professional fees (12%)   | item |      |      | 19,000         |
| Allowance for authorities fees and charges (2%)                                       | item |      |      | 3,000          |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>179,200</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                            | Unit | Qty. | Rate  | Amount                          |
|--|------|------|-------|---------------------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>  |      |      |       |                                 |
| Late comers crying room                |      |      |       | included in foyer               |
| Viewing room                           |      |      |       | included in foyer               |
| Theatre entries sound / light locks    |      |      |       | included in auditorium          |
| Auditorium seat stores                 | m2   | 25   | 2,000 | 50,000                          |
| Auditorium                             | m2   | 552  | 8,500 | 4,692,000                       |
| Accessible seating                     |      |      |       | included in auditorium          |
| Orchestra pit                          |      |      |       | included in auditorium          |
| Orchestra pit lift                     | item |      |       | see theatre technical equipment |
| Audio mix positions                    |      |      |       | included in auditorium          |
| Control room                           |      |      |       | included in auditorium          |
| Follow spot positions                  | m2   | 12   | 3,500 | 42,000                          |
| Box boom positions                     | m2   | 16   | 3,500 | 56,000                          |
| Front of house bridges / tech access   | m2   | 100  | 500   | 50,000                          |
| Forestage grid (allow 25m2)            | m2   | 25   | 500   | 12,500                          |
| Building structure allowance           | m2   | 93   | 3,000 | 279,000                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>5,181,500</b>                |
| Design contingency (say approx. 10%)   |      |      |       | 518,200                         |
| Contract contingency (say approx. 10%) |      |      |       | 518,200                         |
| <b>Sub Total excluding GST</b>         |      |      |       | <b>6,217,900</b>                |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - PROSCENIUM AUDITORIUM</b>           |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 747,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 119,000          |
| Allowance for loose furniture and equipment     | item |      |      | 311,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>7,394,900</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                                  | Unit | Qty. | Rate  | Amount           |
|--|------|------|-------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                   |      |      |       |                  |
| Stage / backstage entry locks                | m2   | BS   |       |                  |
| Stage and wings                              | m2   | 280  | 5,500 | 1,540,000        |
| Rear stage crossover                         | m2   | BS   |       |                  |
| Rear stage                                   |      |      |       | not included     |
| Fly galleries (7.5m above proscenium height) | m2   | 75   | 3,500 | 262,500          |
| Loading gallery                              |      |      |       | see grid         |
| Stage gallery access stair                   | m2   | 30   | 3,500 | 105,000          |
| Stage grid (2.5m clear)                      | m2   | 280  | 1,000 | 280,000          |
| Under stage (area for forestage lift)        | m2   | 120  | 2,500 | 300,000          |
| Forestage lift                               | item |      |       | 250,000          |
| Stage / scenery store (7.5m clear height)    | m2   | BS   |       |                  |
| Scene dock                                   | m2   | BS   |       |                  |
| Loading dock external canopy                 | m2   | 100  | 2,000 | 200,000          |
| Building structure allowance                 | m2   | 40   | 3,000 | 120,000          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,057,500</b> |
| Design contingency (say approx. 10%)         |      |      |       | 305,800          |
| Contract contingency (say approx. 10%)       |      |      |       | 305,800          |
| <b>Sub Total excluding GST</b>               |      |      |       | <b>3,669,100</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 5 - STAGEHOUSE</b>                      |      |      |      |                  |
| Allow for professional fees (12%)               | item |      |      | 441,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 70,000           |
| Allowance for loose furniture and equipment     | item |      |      | 184,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>4,364,100</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                                 | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>              |      |      |       |                  |
| Studio foyer circulation                    | m2   | F    |       |                  |
| Studio sound locks                          | m2   | ST   |       |                  |
| Studio theatre - auditorium                 | m2   | ST   |       |                  |
| Studio theatre retractable unit             | m2   | 41   | 2,500 | 102,500          |
| Studio theatre stage                        | m2   | ST   |       |                  |
| Studio theatre scene dock                   | m2   | BS   |       |                  |
| Studio theatre seat store                   | m2   | BS   |       |                  |
| Studio theatre hirers equip store           | m2   | BS   |       |                  |
| Studio theatre dressing room 1              | m2   | BS   |       |                  |
| Studio theatre dressing room 2              | m2   | BS   |       |                  |
| Studio theatre male bathroom                | m2   | BS   |       |                  |
| Studio theatre female bathroom              | m2   | BS   |       |                  |
| Studio theatre showers                      | m2   | BS   |       |                  |
| Studio theatre accessible bathroom          | m2   | BS   |       |                  |
| Studio theatre backstage circulation        | m2   | BS   |       |                  |
| Studio Theatre                              | m2   | 330  | 5,500 | 1,815,000        |
| Studio backstage                            | m2   | BS   |       |                  |
| Allowance for catwalks and lighting bridges | item |      |       | 250,000          |
| Building structure allowance                | m2   | 19   | 3,000 | 57,000           |
| <b>Sub Total excluding GST</b>              |      |      |       | <b>2,224,500</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>ZONE 6 - STUDIO THEATRE</b>                  |      |      |      |                  |
| Design contingency (say approx. 10%)            |      |      |      | 222,500          |
| Contract contingency (say approx. 10%)          |      |      |      | 222,500          |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>2,669,500</b> |
| Allow for professional fees (12%)               | item |      |      | 321,000          |
| Allowance for authorities fees and charges (2%) | item |      |      | 51,000           |
| Allowance for loose furniture and equipment     | item |      |      | 134,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>3,175,500</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions



**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>STUDIO THEATRE TECHNICAL EQUIPMENT</b>                          |      |      |      |                |
| Infrastructure and equipment (as advised by Marshall Day Enertech) | item |      |      | 632,000        |
| <b>Sub Total excluding GST</b>                                     |      |      |      | <b>632,000</b> |
| Design contingency (say approx. 10%)                               |      |      |      | 63,200         |
| Contract contingency (say approx. 10%)                             |      |      |      | 63,200         |
| <b>Sub Total excluding GST</b>                                     |      |      |      | <b>758,400</b> |
| Allow for professional fees (12%)                                  | item |      |      | 92,000         |
| Allowance for authorities fees and charges (2%)                    | item |      |      | 15,000         |
| <b>TOTAL (Rounded) Excluding GST</b>                               |      |      |      | <b>865,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description   | Unit | Qty. | Rate  | Amount           |
|---|------|------|-------|------------------|
| <b>ZONE 7 - SOUND SHELL / FESTIVALS</b>               |      |      |       |                  |
| Sound shell stage 6m clear height, technical grid     | m2   | 176  | 5,000 | 880,000          |
| Control desk (in the lawn - allow for infrastructure) | m2   | 30   | 3,500 | 105,000          |
| Infrastructure  | item |      |       | 100,000          |
| Sound shell stage dressing room 1                     | m2   | BS   |       |                  |
| Sound shell stage dressing room 2                     | m2   | BS   |       |                  |
| Sound shell back stage                                | m2   | 0    | 0     | 0                |
| Building structure allowance                          | m2   | 11   | 3,000 | 33,000           |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,118,000</b> |
| Design contingency (say approx. 10%)                  |      |      |       | 111,800          |
| Contract contingency (say approx. 10%)                |      |      |       | 111,800          |
| <b>Sub Total excluding GST</b>                        |      |      |       | <b>1,341,600</b> |
| Allow for professional fees (12%)                     | item |      |       | 161,000          |
| Allowance for authorities fees and charges (2%)       | item |      |       | 26,000           |
| Allowance for loose furniture and equipment           | item |      |       | 68,000           |
| <b>TOTAL (Rounded) Excluding GST</b>                  |      |      |       | <b>1,596,600</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT**  
**CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>SOUND SHELL / FESTIVALS THEATRE EQUIPMENT</b>                                   |      |      |      |                |
| Infrastructure and equipment to sound shell (as advised by Marshall Day Eneritech) | item |      |      | 136,000        |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>136,000</b> |
| Design contingency (say approx. 10%)   |      |      |      | 13,600         |
| Contract contingency (say approx. 10%)   |      |      |      | 13,600         |
| <b>Sub Total excluding GST</b>   |      |      |      | <b>163,200</b> |
| Allow for professional fees (12%)  | item |      |      | 20,000         |
| Allowance for authorities fees and charges (2%)                                    | item |      |      | 4,000          |
| <b>TOTAL (Rounded) Excluding GST</b>   |      |      |      | <b>187,200</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty.       | Rate  | Amount         |
|--|------|------------|-------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |            |       |                |
| Seating stores   | m2   | 50         | 2,000 | 100,000        |
| Hirers equipment store                                 | m2   | BS         |       |                |
| Quick change dressing room                             |      |            |       | not included   |
| Accessible bathroom                                    | m2   | BS         |       |                |
| Technical office                                       | m2   | BS         |       |                |
| Technical workshop                                     | m2   | BS         |       |                |
| Crew change  | m2   | BS         |       |                |
| Touring company office                                 | m2   | BS         |       |                |
| General workshop                                       |      |            |       | not included   |
| Lighting equipment stores                              | m2   | BS         |       |                |
| Sound equipment stores                                 | m2   | BS         |       |                |
| Hirers equip store                                     | m2   | BS         |       |                |
| Stage management store                                 | m2   | BS         |       |                |
| Drapes store   | m2   | BS         |       |                |
| Properties / weapon store                              | m2   | BS         |       |                |
| Piano / large equipment store                          | m2   | BS         |       |                |
| Circulation  | m2   | incl above |       |                |
| Building structure allowance                           | m2   | 3          | 3,000 | 9,000          |
| <b>Sub Total excluding GST</b>                         |      |            |       | <b>109,000</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount         |
|--|------|------|------|----------------|
| <b>ZONE 8 - PRODUCTION / STAGE SUPPORT - BACKSTAGE</b> |      |      |      |                |
| Design contingency (say approx. 10%)                   |      |      |      | 10,900         |
| Contract contingency (say approx. 10%)                 |      |      |      | 10,900         |
| <b>Sub Total excluding GST</b>                         |      |      |      | <b>130,800</b> |
| Allow for professional fees (12%)                      | item |      |      | 16,000         |
| Allowance for authorities fees and charges (2%)        | item |      |      | 3,000          |
| Allowance for loose furniture and equipment            | item |      |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |      |      | <b>156,800</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty.           | Rate | Amount |
|--|------|----------------|------|--------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |                |      |        |
| Stage door - see circulation                           | note | circulation    |      |        |
| Vending machine alcove - see circulation               | note | circulation    |      |        |
| Green room   | m2   | BS             |      |        |
| Court yard to green room                               | m2   | 25             | 500  | 12,500 |
| Rehearsal room / dance studio                          | note | refer FR Rooms |      |        |
| Rehearsal store  | note | refer FR Rooms |      |        |
| Laundry wardrobe                                       | m2   | BS             |      |        |
| Costume store - see circulation                        | note | circulation    |      |        |
| <b>Proscenium Theatre</b>                              |      |                |      |        |
| Dressing room 1  | m2   | BS             |      |        |
| Dressing room 1 ensuite                                | m2   | BS             |      |        |
| Dressing room 2  | m2   | BS             |      |        |
| Dressing room 2 ensuite                                | m2   | BS             |      |        |
| Dressing room 3  | m2   | BS             |      |        |
| Dressing room 4  | m2   | BS             |      |        |
| Dressing room 3 and 4 bathroom                         | m2   | BS             |      |        |
| Dressing room 5  | m2   | BS             |      |        |
| Dressing room 6  | m2   | BS             |      |        |
| Chorus male toilets                                    | m2   | BS             |      |        |
| Chorus female toilets                                  | m2   | BS             |      |        |
| Showers  | m2   | BS             |      |        |
| Musicians room   | m2   | BS             |      |        |
| Musicians store  | note | see above      |      |        |

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty.         | Rate  | Amount           |
|--|------|--------------|-------|------------------|
| <b>ZONE 8 - PERFORMER AND CREW SUPPORT - BACKSTAGE</b> |      |              |       |                  |
| Dressing rooms store                                   | note | not included |       |                  |
| Back stage   | m2   | 1,190        | 3,500 | 4165000          |
| Circulation  | m2   | incl above   |       |                  |
| Building structure allowance                           | m2   | 77           | 3,000 | 231,000          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>4,408,500</b> |
| Design contingency (say approx. 10%)                   |      |              |       | 440,900          |
| Contract contingency (say approx. 10%)                 |      |              |       | 440,900          |
| <b>Sub Total excluding GST</b>                         |      |              |       | <b>5,290,300</b> |
| Allow for professional fees (12%)                      | item |              |       | 635,000          |
| Allowance for authorities fees and charges (2%)        | item |              |       | 101,000          |
| Allowance for loose furniture and equipment            | item |              |       | 265,000          |
| <b>TOTAL (Rounded) Excluding GST</b>                   |      |              |       | <b>6,291,300</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| <b>Description</b>                                     | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>  |
|--|-------------|-------------|-------------|----------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                       |             |             |             |                |
| Central cleaner  | m2          | 15          | 3,500       |                |
| Satellite cleaner                                      | m2          | 6           | 3,500       |                |
| General store  | m2          | 40          | 2,000       |                |
| General store external area                            | m2          | 15          | 500         | 7,500          |
| Communications room                                    | m2          | 20          | 3,000       |                |
| Miscellaneous plant rooms                              | m2          | P           |             |                |
| Plant rooms / platforms                                | m2          | 140         | 2,000       |                |
| Plant room access                                      | m2          | 15          | 2,000       |                |
| Substation (who will cover cost of actual substation?) | m2          | 40          | 2,000       | 80,000         |
| Deliveries   | m2          | 12          | 2,000       |                |
| General loading dock external                          | m2          | 50          | 2,000       | 100,000        |
| Recycling refuse yard external                         | m2          | 20          | 1,500       | 30,000         |
| Roofed plant room                                      | m2          | 80          | 1,500       | 120,000        |
| Building structure allowance                           | m2          | 23          | 3,000       | 69,000         |
| <b>Sub Total excluding GST</b>                         |             |             |             | <b>406,500</b> |



**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>ZONE 9 - CENTRE SERVICING</b>                |      |      |      |                |
| Design contingency (say approx. 10%)            |      |      |      | 40,700         |
| Contract contingency (say approx. 10%)          |      |      |      | 40,700         |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>487,900</b> |
| Allow for professional fees (12%)               | item |      |      | 59,000         |
| Allowance for authorities fees and charges (2%) | item |      |      | 10,000         |
| Allowance for loose furniture and equipment     | item |      |      | 25,000         |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>581,900</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| <b>Description</b>   | <b>Unit</b> | <b>Qty.</b> | <b>Rate</b> | <b>Amount</b>    |
|--|-------------|-------------|-------------|------------------|
| <b>ZONE X - ADDITIONAL SPACES TO CONNECT TO CIVIC BUILDING</b> |             |             |             |                  |
| Civic Centre first floor connection                            | m2          | 220         | 3,500       | 770,000          |
| New courtyard room replacing demolished                        | m2          | 190         | 3,500       | 665,000          |
| Library extension replacing demolished                         | m2          | 40          | 4,000       | 160,000          |
| Plant room replacing demolished                                | m2          | 15          | 2,500       | 37,500           |
| <b>Sub Total excluding GST</b>                                 |             |             |             | <b>1,632,500</b> |

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description  | Unit | Qty. | Rate | Amount           |
|--|------|------|------|------------------|
| <b>ZONE X - ADDITIONAL SPACES TO CONNECT TO CIVIC BUILDING</b> |      |      |      |                  |
| Design contingency (say approx. 10%)                           |      |      |      | 163,300          |
| Contract contingency (say approx. 10%)                         |      |      |      | 163,300          |
| <b>Sub Total excluding GST</b>                                 |      |      |      | <b>1,959,100</b> |
| Allow for professional fees (12%)                              | item |      |      | 236,000          |
| Allowance for authorities fees and charges (2%)                | item |      |      | 38,000           |
| Allowance for loose furniture and equipment                    | item |      |      | 98,000           |
| <b>TOTAL (Rounded) Excluding GST</b>                           |      |      |      | <b>2,331,100</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

Temporary accommodation costs

Poor ground conditions

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>MAIN THEATRE TECHNICAL EQUIPMENT</b>   |      |      |      |                  |
| Infrastructure and equipment including forestage lift (as advised by Marshall Day Enertech) | item |      |      | 1,622,000        |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,622,000</b> |
| Design contingency (say approx. 10%)  |      |      |      | 162,200          |
| Contract contingency (say approx. 10%)  |      |      |      | 162,200          |
| <b>Sub Total excluding GST</b>  |      |      |      | <b>1,946,400</b> |
| Allow for professional fees (12%)   | item |      |      | 234,000          |
| Allowance for authorities fees and charges (2%)   | item |      |      | 38,000           |
| <b>TOTAL (Rounded) Excluding GST</b>  |      |      |      | <b>2,218,400</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty.  | Rate | Amount         |
|---|------|-------|------|----------------|
| <b>ACCESS ROAD</b>                              |      |       |      |                |
| Access road for trucks to loading dock          | m2   | 1,200 | 225  | \$270,000      |
| <b>Sub Total excluding GST</b>                  |      |       |      | <b>270,000</b> |
| Design contingency (say approx. 10%)            |      |       |      | 27,000         |
| Contract contingency (say approx. 10%)          |      |       |      | 27,000         |
| <b>Sub Total excluding GST</b>                  |      |       |      | <b>324,000</b> |
| Allow for professional fees (12%)               | item |       |      | 39,000         |
| Allowance for authorities fees and charges (2%) | item |       |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |       |      | <b>370,000</b> |

**Exclusions**

GST

Increases in costs from todays date

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description                                     | Unit | Qty. | Rate | Amount         |
|---|------|------|------|----------------|
| <b>DEMOLITION OF EXISTING BUILDING</b>          |      |      |      |                |
| Allowance for demolition of existing building   | item |      |      | \$300,000      |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>300,000</b> |
| Design contingency (say approx. 10%)            |      |      |      | N/A            |
| Contract contingency (say approx. 10%)          |      |      |      | 30,000         |
| <b>Sub Total excluding GST</b>                  |      |      |      | <b>330,000</b> |
| Allow for professional fees (12%)               | item |      |      | 40,000         |
| Allowance for authorities fees and charges (2%) | item |      |      | 7,000          |
| <b>TOTAL (Rounded) Excluding GST</b>            |      |      |      | <b>377,000</b> |

**Exclusions**

GST

Increases in costs from todays date

Removal of contaminated materials

Out of hours work

Decanting costs

**WHITEHORSE CENTRE DEVELOPMENT  
 CONCEPT SCENARIO THREE**

17th April 2014

| Description   | Unit | Qty. | Rate | Amount           |
|---|------|------|------|------------------|
| <b>EXTERNAL WORKS AND SERVICES</b>                              |      |      |      |                  |
| Allowance for external works, external services and landscaping | item |      |      | 4,475,675        |
| Diversion of existing stormwater                                | item |      |      | 60,000           |
| Diversion of existing sewer                                     | item |      |      | \$183,000        |
| <b>Sub Total excluding GST</b>                                  |      |      |      | <b>4,718,700</b> |
| Design contingency (say approx. 10%)                            |      |      |      | N/A              |
| Contract contingency (say approx. 10%)                          |      |      |      | 471,900          |
| <b>Sub Total excluding GST</b>                                  |      |      |      | <b>5,190,600</b> |
| Allow for professional fees (12%)                               | item |      |      | 623,000          |
| Allowance for authorities fees and charges (2%)                 | item |      |      | 107,000          |
| Allowance for loose furniture and equipment                     | item |      |      | N/A              |
| <b>TOTAL (Rounded) Excluding GST</b>                            |      |      |      | <b>5,920,600</b> |

**Exclusions**

GST

Increases in costs from todays date

Removal of contaminated materials

Out of hours work

Decanting costs

## WHITEHORSE CENTRE DEVELOPMENT

## CARPARKING OPTIONS

23rd May 2014

|  | Unit | Qty.   | Rate  | Amount           |
|--|------|--------|-------|------------------|
| <b>CARPARKING OPTION 5 - ONE LOWER LEVEL OF DECK AND TWO UPPER LEVELS</b>  |      |        |       |                  |
| Bituminous on grade carparking including kerb and channel and line marking | m2   | 1501.5 | 160   | 240,240          |
| Lower level of decked carparking   | m2   | 2,050  | 395   | 809,800          |
| Upper levels of decked carparking  | m2   | 4,025  | 1,200 | 4,830,000        |
| Carpark lighting   | item |        |       | 80,000           |
| Removal of trees   | no   | 11     | 500   | 5,500            |
| <b>Sub Total excluding GST</b>   |      |        |       | <b>5,965,540</b> |
| Design contingency (say approx. 10%)                                       |      |        |       | 596,600          |
| Contract contingency (say approx. 10%)                                     |      |        |       | 596,600          |
| <b>Sub Total excluding GST</b>   |      |        |       | <b>7,158,740</b> |
| Allow for professional fees (12%)  | item |        |       | 860,000          |
| Allowance for authorities fees and charges (2%)                            | item |        |       | 137,000          |
| <b>TOTAL OPTION 2 - ON DECK CARPARKING (Rounded) Excl GST</b>              |      |        |       | <b>8,156,000</b> |
| <b>Additional provisional cost for removal of contaminated material</b>    |      |        |       | <b>640,000</b>   |



**OPINION OF PROBABLE COST**

BRT Consulting Pty Ltd  
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PROJECT NAME: Whitehorse Centre  
 PROJECT NUMBER: 8640  
 DESIGN STAGE: Concept  
 COST PLAN / REV: 01

Note: The following excludes, Builders Margin (if required), Contingency, GST, Fees, Out of Hours Work, Escalation, and Location Allowances

| Element Groups               | Gross Area m <sup>2</sup> | Mechanical   |              |              | Electrical   |              |              | Hydraulics |     |            | Fire       |           |              | Total        |              |  |
|------------------------------|---------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----|------------|------------|-----------|--------------|--------------|--------------|--|
|                              |                           | CS1          | CS2          | CS3          | CS1          | CS2          | CS3          | Total      | CS1 | CS2        | CS3        | CS1       | CS2          | CS3          |              |  |
|                              |                           | \$           | \$           | \$           | \$           | \$           | \$           | \$         | \$  | \$         | \$         | \$        | \$           | \$           |              |  |
| <b>New Building Works</b>    | 6,009                     | 0            | \$ 3,019,500 | \$ 2,980,200 | \$ 100,000   | \$ 2,246,400 | \$ 2,220,350 | \$ 932,000 | QS  | \$ 598,810 | \$ 616,585 | \$ 58,000 | \$ 5,864,710 | \$ 5,817,135 | \$ 1,090,000 |  |
| <u>Sub-Total</u>             | 6009                      | 0            | \$ 3,019,500 | \$ 2,980,200 | \$ 100,000   | \$ 2,246,400 | \$ 2,220,350 | \$ 932,000 |     | \$ 598,810 | \$ 616,585 | \$ 58,000 | \$ 5,864,710 | \$ 5,817,135 | \$ 1,090,000 |  |
| <b>Refurbishment Works</b>   | 0                         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ -         | \$ -         |  |
| <u>Sub-Total</u>             | 0                         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ -         | \$ -         |  |
| <b>Other Building Works</b>  | 0                         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ -         | \$ -         |  |
| <u>Sub-Total</u>             | 0                         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ -         | \$ -         |  |
| <b>Project Specifics</b>     |                           |              |              |              |              |              |              |            |     |            |            |           |              |              |              |  |
| PABX FFE                     |                           | \$ -         | \$ -         | \$ -         | \$ 50,000    | \$ 50,000    | \$ 50,000    | \$ 50,000  |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ 50,000    | \$ 50,000    |  |
| Contribution Costs           |                           | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ -         | \$ -         |  |
| Relocation of sub-station    |                           | \$ -         | \$ -         | \$ -         | \$ 100,000   | \$ 100,000   | \$ 100,000   | \$ 100,000 |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ 100,000   | \$ 100,000   |  |
| <u>Sub-Total</u>             |                           | \$ -         | \$ -         | \$ -         | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000 |     | \$ -       | \$ -       | \$ -      | \$ -         | \$ 150,000   | \$ 150,000   |  |
| <b>External Services</b>     |                           |              |              |              |              |              |              |            |     |            |            |           |              |              |              |  |
| Supply and Site Reticulation |                           | \$ -         | \$ -         | \$ -         | \$ 75,000    | \$ 75,000    | \$ 75,000    | \$ 75,000  |     | \$ 8,000   | \$ 8,000   | \$ 15,000 | \$ 113,300   | \$ 113,300   | \$ 120,300   |  |
| <u>Other</u>                 |                           | \$ -         | \$ -         | \$ -         | \$ 75,000    | \$ 75,000    | \$ 75,000    | \$ 75,000  |     | \$ 8,000   | \$ 8,000   | \$ 15,000 | \$ 113,300   | \$ 113,300   | \$ 120,300   |  |
| <u>Sub-Total</u>             |                           | \$ -         | \$ -         | \$ -         | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000 |     | \$ 16,000  | \$ 16,000  | \$ 30,000 | \$ 126,600   | \$ 126,600   | \$ 136,600   |  |
| <b>TOTAL SERVICES COST</b>   |                           | \$ 3,019,500 | \$ 2,980,200 | \$ 100,000   | \$ 2,471,400 | \$ 2,445,350 | \$ 1,157,000 | \$ 30,300  |     | \$ 606,810 | \$ 624,585 | \$ 73,000 | \$ 6,128,010 | \$ 6,080,435 | \$ 1,360,300 |  |
| <b>TOTAL AREA</b>            |                           | \$ 502       | \$ 480       | #DIV/0!      | \$ 411       | \$ 394       | #DIV/0!      |            |     | \$ 101     | \$ 101     | #DIV/0!   |              |              |              |  |
| <b>COST/m<sup>2</sup></b>    |                           |              |              |              |              |              |              |            |     |            |            |           |              |              |              |  |

## **WHITEHORSE CENTRE**

### **TECHNICAL BUDGETS**

**Date:** 22 March 2014

**Project No:** 2013069

**Client:** Williams Ross Architects

The various spaces at the Whitehorse Centre will be designed so that the installed infrastructure can support a variety of presentation styles using a range of loose equipment. This flexible approach will allow the supply of a basic stock of equipment that can be relocated around the spaces as may be required.

Assuming that structural and electrical works including communications cabling are costed by others, and subject to changes consequent in detailed design, the following estimates are for technical equipment commensurate with other theatres of this size and type.

Exact equipment specifications and quantities will be developed as the project progresses. Lighting equipment specified will generally be Selecon, ETC or equivalent quality, sound and AV equipment will be of a similar professional standard. Digital and LED equipment will be selected where possible.

Rates are current, plus GST and allow for installation and commissioning.

**Table 1: Whitehorse Centre Main Theatre**

| <b>Description</b>   | <b>Costing</b>     |
|--|--------------------|
| Counterweight flying system with 50 lines<br>inc cradles, battens, wall frame, ropes and pulleys) (possible reuse of parts of<br>existing system if new building saving +/--\$100,000) | \$360,000          |
| Sound system rigging and hoists  | \$20,000           |
| Forestage lift   | \$250,000          |
| House curtain, stage masking drapes and stage curtain tracks   | \$90,000           |
| Stage lighting wired bars  | \$80,000           |
| Stage lighting cable looms, storage cases, lamp racks and accessories  | \$35,000           |
| Stage lighting control system including ETC Ion desk, fader wings, monitors and<br>output nodes  | \$65,000           |
| Stage lighting dimmers (240 off including patch)   | \$120,000          |
| Stage lighting luminaires (use existing and new)   | \$100,000          |
| Work light control and cable terminations  | \$25,000           |
| Stage manager's system, backstage paging, programme relay and 4 ring cable<br>headset system, link to foyer paging and display, show audio and video relay and<br>cue light system     | \$145,000          |
| Video distribution including amplification, camera and screen  | \$12,000           |
| Min 8000ANSI lumen Projector, motorised screen and control system  | \$30,000           |
| Sound system, including input to hearing assistance system   | \$140,000          |
| Sound system accessories, radio and regular microphones, stands etc (use existing<br>and new)  | \$10,000           |
| Multi Channel RF hearing assist system   | \$35,000           |
| Foyer display system and house managers panel  | \$45,000           |
| Foyer digital signage system   | \$25,000           |
| OHS and access equipment   | \$35,000           |
| <b>TOTAL – THEATRE</b>   | <b>\$1,622,000</b> |

**Table 2: Whitehorse Centre Studio Theatre**

| Description   | Costing          |
|---|------------------|
| Power suspension hoist system and controls – 8 sets   | \$150,000        |
| House curtain, track and hand operated drive mechanism  | \$37,000         |
| Stage drapes and curtain tracks   | \$30,000         |
| Stage backcloth or cyclorama (possibly use existing)  | \$5,000          |
| Stage lighting control infrastructure system (Pathport or equiv) and lighting console   | \$45,000         |
| Stage lighting dimmers (x 84) and patch panel   | \$45,000         |
| Stage lighting cable looms, storage cases, lamp racks and accessories   | \$30,000         |
| Stage lights  | \$50,000         |
| Sound system, inc input to hearing assistance system  | \$35,000         |
| Sound system accessories, radio and regular microphones, stands etc   | \$35,000         |
| Work light control and cable terminations   | \$15,000         |
| Stage manager's system includes;<br>4 ring cable headset system, link to foyer paging and display, show audio and video relay and optional cue light system | \$80,000         |
| Video distribution including amplification, camera and screen   | \$15,000         |
| Rigging points and provision of rated hardware stock Provide works within structure   | \$20,000         |
| Projector, motorised screen and control system  | \$25,000         |
| Multi channel RF hearing assistance system  | \$15,000         |
| <b>SUB-TOTAL 200 SEAT STUDIO</b>  | <b>\$632,000</b> |

**Excludes \$220K anticipated cost for potential tension wire grid, or alternative fixed pipe grids or catwalks and lighting bridges normally part of architectural / builders works and subject to further discussion and resolution as part of ongoing design and Council decisions.**

**Table 3: Whitehorse Centre Rehearsal Room**

| <b>Description</b>   | <b>Costing</b>   |
|--|------------------|
| Curtain tracks and curtains  | \$25,000         |
| Provision of fixed pipe lighting grid, rigging points, trussing and rated hardware stock                                       | \$45,000         |
| Stage lighting and lighting control infrastructure system (Pathport or equiv) and lighting console (use existing + additional) | \$20,000         |
| Installed rehearsal sound system from grid, including 4 x speakers, mixer, cd/mp3.   | \$12,000         |
| Presentation inputs (use existing equipment as required) cable termination and racking   | \$10,000         |
| <b>TOTAL REHEARSAL ROOM</b>  | <b>\$112,000</b> |

**Table 4: Whitehorse Centre Function Rooms**

| <b>Description</b>  | <b>Costing</b>  |
|---|-----------------|
| Drop down projection screen   | \$4,000         |
| Data projector  | \$5,000         |
| Presentation inputs and equipment eg DVD player/MATV and set top box inc installation and racking | \$12,000        |
| Sound system and selectable zone controller   | \$15,000        |
| Lecturn and microphone accessories etc  | \$7,500         |
| <b>SUB – TOTAL - FUNCTION ROOMS (EACH)</b>  | <b>\$43,500</b> |

**Table 5: Whitehorse Centre Meeting Rooms**

| <b>Description</b>  | <b>Costing</b>  |
|---|-----------------|
| Drop down projection screen   | \$3,000         |
| Data projector  | \$3,500         |
| Presentation inputs and equipment eg DVD player/MATV and set top box inc installation and racking | \$10,000        |
| Sound system  | \$2,500         |
| <b>SUB –TOTAL – MEETING ROOMS (EACH)</b>  | <b>\$19,000</b> |

**Table 6: Whitehorse Centre – Soundshell**

| <b>Description</b>  | <b>Costing</b>   |
|---|------------------|
| Basic stage managers console, paging and CCTV control systems   | \$25,000         |
| Stage drapes and curtain tracks   | \$25,000         |
| Stage lighting control infrastructure system (Pathport or equiv) and lighting console                                   | \$15,000         |
| Stage lighting dimmers (x 48) and patch panel   | \$20,000         |
| Stage lighting cable looms, storage cases, lamp racks and accessories   | \$2,500          |
| Stage lights (use existing + additional)  | \$10,000         |
| Sound system (cabling infrastructure only)  | \$5,000          |
| Presentation inputs (no equipment) cable termination and racking  | \$10,000         |
| Presentation equipment inputs and equipment eg DVD player/MATV and set top box inc installation and racking if required | \$10,000         |
| AV, sound system and data projection equipment if required  | \$13,500         |
| <b>SUB-TOTAL - SOUNDSHELL SPACE</b>   | <b>\$136,000</b> |