

Figure 4.1 Summary of indicative capital Cost

| Building Element | Area | Rate/m ² | Cost |
|--|------|---------------------|----------------------|
| 1 Base theatre | 5868 | 1900 \$ | 11,149,200 |
| 2 Conference Centre | 979 | 1500 | 1,468,500 |
| 3 Drama Theatre | 418 | 1900 | 749,200 |
| 4 Scene Dock | 121 | 1000 | 121,000 |
| 5 Retail and Commercial Spaces | 825 | 1000 | 825,000 |
| 6 Add for Fly Tower (wall area measure) | 1281 | 100 | 128,100 |
| 7 Site works Bulk excavate and fill Paving | | | 421,000 |
| 8 Stage Lighting etc. | | | 239,000 |
| 9 Sound systems | | | 918,000 |
| 10 Stage Rigging | | | 244,000 |
| 11 Theatre Draperies | | | 24,000 |
| 12 Orchestra Pit Lift | | | 176,000 |
| 13 Orchestra Shell | | | 100,000 |
| 14 Acoustic Drapes | | | 134,000 |
| 15 Theatre Seating | | | 36,000 |
| | | | 650,000 |
| Additional allowances | | | \$ 17,380,000 |
| 1 Professional Fees (7.5% of selected items) | | | 1,365,000 |
| 2 Finance, Land Legal & Like Costs | | | 65,000 |
| 3 Furniture fittings and equipment | | | 200,000 |
| 5 GST | | | |
| 6 Statues, Sculptures and Works of Art | | | |
| 7 Concert grand piano | | | |
| TOTAL | | \$ | 19,010,000 |