

**Tamworth Performing Arts Centre and
Cultural Precinct—Business Case: Design Report**
Tamworth Regional Council

Issue B
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Peel Street night view – multi-storey “shopfronts” of activities displayed to the street

1 Executive Summary

Project Scope

Needs Analysis has confirmed that there is sufficient demand to support the development in Tamworth of a new range of venues and facilities to complement the existing venues that will remain in operation, while the Capitol Theatre would be replaced with a purpose-built new theatre. The proposed components of the new Tamworth Performing Arts Centre and cultural precinct (TPAC) are:

- 600 seat proscenium theatre with full flying capability
- 200 seat variable format Studio Theatre
- 100 seat Salon recital room
- 200 person functions/banquet centre
- Rehearsal / Dance Studio to match main stage
- Recording Studio
- 150 person cafe
- Tamworth Conservatorium of Music
- ABC Studios, Tamworth
- Expansion to the adjacent Library and Art Gallery
- All associated administration, back-of-house and support facilities needed for functionally effective and financially sustainable centre operations.

The ABC Studios and Tamworth Conservatorium of Music are unique opportunities to add activity to the new centre, creating additional synergies in performing arts, functions, educational programs and community participation.

Facility Planning and Concept Design

Facility planning has identified that to adequately serve the components listed above requires a building in the order of 10,900-13,500 m². The range in area reflects the complex, multi-venue brief and site constraints.

The concept design seeks to celebrate the identity of the new facilities to the street while connecting the public (front-of-house, FOH) areas into the Library and Art Gallery to enhance their activity and programming synergies. The building is conceived as a multi-storey “shopfront” of activities expressed through their form and displayed to people in the street.

The concept design achieves a very high level of multi-purpose use by many facilities, including opportunities for at least three outdoor events areas, representing significant added value to the facility operation and amenity.

Capital Cost Estimate

The Concept Design phase Cost Plan A indicates a total project cost in the order of \$128.2 million. This includes numerous contingency allowances which would be investigated and confirmed during subsequent design phases.

In addition, Council should make a further budget allocation for its costs associated with managing the project implementation and process.

2 Basis for Facility Recommendations

2.1 Proposed Tamworth Performing arts Centre and Cultural Precinct

With the proven success of the current Tamworth Entertainment operations the existing Capitol Theatre is no longer able to satisfy demand for performance events and audience capacity, while significant shortcomings in its configuration and functional capability are restricting arts activity and community participation.

Tamworth is fortunate in having a wide range of presentation venues of various types and capacity such as the Entertainment Centre, Town Hall and Capitol.

Planning for a multi-venue arts centre needs to take into account the context of existing venues and the absence of venues for which a need has been identified. *Oh You Beautiful Stage: Australian Design and Technical Benchmarks for Performing Arts Centres*¹ (OYBS) notes the desirability of a community having a range of types and sizes of performance venues where the need is confirmed.

Needs Analysis² has confirmed that there is sufficient demand to support the development a new range of venues and support facilities to complement the existing venues that will remain in operation. The Capitol Theatre would be replaced with a purpose-built new, larger capacity proscenium theatre. (The Capital Theatre was not purpose-built—its initial configuration was as a cinema, which is not sufficient for a proscenium theatre of the same scale).

When considering venue provision, the goal is to achieve over time a complementary range of venues across types of performance and audience capacity, because different performance types require different venue functionality and acoustic character. For example, a musical theatre venue (proscenium theatre) is not suitable for orchestral and other recital events as the proscenium stage is acoustically unsuitable for these performances (without additional costly infrastructure).

As well as 'presentation' venues – those where the developed performance is presented to an audience, a community also needs 'making' spaces – such as rehearsal rooms, to develop performances and productions. This is particularly important for community presentations. Most professional events will be produced elsewhere before touring to Tamworth. Availability of suitable rehearsal rooms – at low hire cost – can be very influential on both the number, type and quality of community events developed. It is very difficult to develop a show when a room is not available that matches the performance stage size, has poor acoustics or a lack of basic theatrical infrastructure to assist rehearsal.

The overall recommended venue context for the Tamworth region is shown overleaf:

¹ *Oh You Beautiful Stage: Australian Design and Technical Benchmarks for Performing Arts Centres*, VAPAC ed 4, 2013. Australian performing arts industry reference guide to facilities and their development.

² Tamworth Performing Arts Centre and Cultural Precinct Business Case, Rob Gebert, [August 30 2019]

Table 1: Venues Context		
Name/Type of Venue	Recommended Audience Capacity	Existing / New
Proscenium Theatre	600	New, replacing the Capitol Theatre's 400 seats
Studio Theatre	200	New, currently absent
Salon recital room	100	New. The TRCM Chapel (~120p) will presumably be lost when that building is disposed of.
Concert Hall	800 (existing)	Tamworth Town Hall
Convention Centre / major event/concert venue	5000	TRECC
Functions rooms	200	Existing TRECC function rooms are not suitable for higher quality events
Community 'Board Room' high quality audio-visual	30	Town Hall Passchendaele Room (~150p) has insufficient functionality
Rehearsal / Dance Studio 1 small event presentations matching main stage size	40-50	New, currently absent
Rehearsal / Dance Studio 2 small event presentations matching secondary stage size (eg Studio Theatre)		Currently absent, future provision proposed.

The ABC Studios and Tamworth Conservatorium of Music are unique opportunities to add activity to the new centre, creating additional synergies in performing arts, functions, educational programs and community participation.

Area requirements for these were provided by the ABC and TRCM and need to be verified in detailed consultation during subsequent design phases.

2.2 Facility Spatial Analysis

Having determined the required types and capacity of venue the Facility Space Program was prepared to form a preliminary spatial brief for concept design in the absence of a fully developed functional brief – refer Appendix A.

Area analysis identifies the required spaces and allocates a net floor area for their functional purpose. Areas in each zone of the building (based on the OYBS description of building zones) are aggregated to identify an indicative area for the building. Contingency allowances are added for circulation and building structure depth (thickness of walls).

Performing arts venues have high circulation and building structure requirements because of complex functionality, internal planning and large span rooms requiring larger structural elements than more standard building types.

Projections of patron and staff occupant numbers are used to size such facilities as toilets.

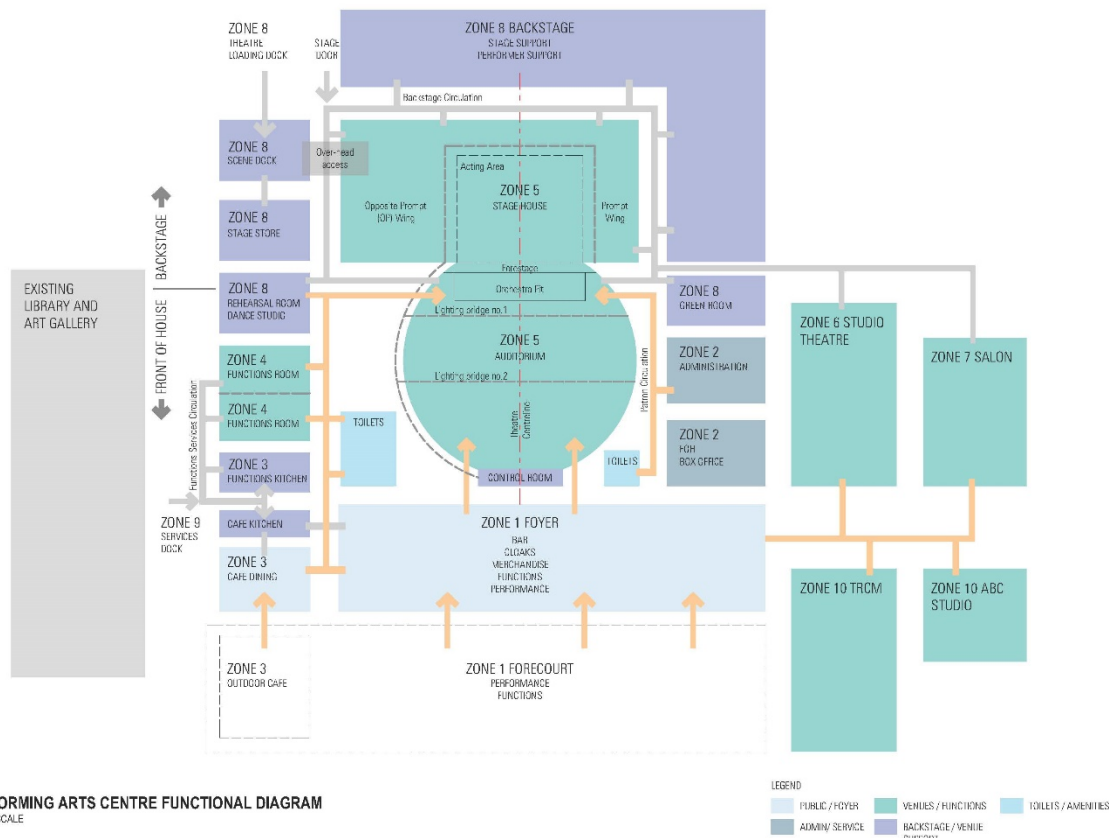
The area projections represent the *minimum size, most efficient* facility theoretically possible. Because performance venues are functionally (and spatially) complex, the actual design can differ significantly from the area projection – almost always being larger. Constraints imposed by sites, existing buildings and so on can increase this differential.

Table 2 summarise the Facility Space Program (FSP). Refer to Appendix A for the complete FSP. Occupants are only listed once, in the primary space of use.

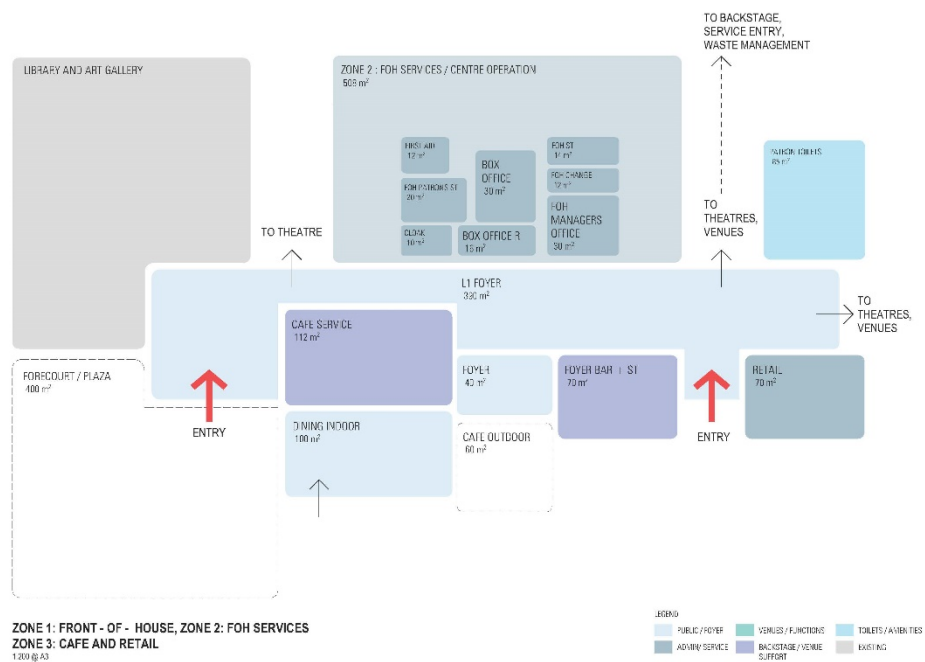
Zone	Patrons	Staff*	Area m²
1. Front-of-House		4	1,334
2. Centre Operations		17	427
3. Café and Retail	150	22	366
4. Functions / Multi-purpose Rms			
a. Functions and Board Rooms	230	22	782
b. Rehearsal / Dance Studio	30	2	363
5. Proscenium Theatre			
a. Auditorium	600	10	1,180
b. Stagehouse		5	1,416
6. Studio Theatre (incl BOH)	200	23	753
7. Salon (incl BOH)	104	7	383
8 Backstage/Back of House (BOH)		2	377
a. Production/Stage support		87	526
b. Performer & Crew support			
9. Centre Servicing			393
10a. ABC Studios	4	18	302
10b. TRCM	100	30	866
Area contingencies (15%)			1,420
Total Projected Occupancy	1,418	247	
Total Minimum Building Area			10,888

In comparison with the Facility Space Program projections of total building area around 10,888m², the concept design totals 13,516m². Factors influencing this difference are discussed in Section 3 Concept Design.

It should be noted that while the FSP includes basic notes on functional requirements and cost factors of particular spaces, it is not a Functional Design Brief, and is not a comprehensive description of facility requirements. It should not be relied on solely as a design description for use by a design team. The FSP includes many unstated assumptions based on experienced performance design that may not be known by less experienced designers.



This 'master' functional diagram shows the 10 main components of the building, but does not convey the functional complexity, especially considering facilities must be located across six storeys to fit on the site. Functional diagrams were also produced for each of these 10 zones individually. For example, the Zone 1 Foyer comprises the following components:



3 Concept Design

Refer to Appendix D: Concept Design drawings.

3.1 Site

The Peel Street site has a number of benefits and also factors that impose constraints on facility design and cost.

Site Benefits

- Location on a main retail street of Tamworth, within walking distance of nearby retail businesses. Although the site is one block beyond the retail precinct the new TPAC may form an 'anchor' to draw new businesses towards it.
 - > performing arts activities are highly sensitive to location recognition / identity and passing foot traffic to attract patronage.
- Adjacency to the Library and Art Gallery enables direct connection between the three facilities, maximising opportunities for co-ordinated arts programming, cross-media events and shared uses. In particular, TPAC technical resources may be of use to Library and Art Gallery events, and both existing venues may use TPAC venues to extend their programming.
 - > It is highly desirable that a co-ordinated programming structure is put in place between these facilities.
- Views from the site enhance its aspects: towards the river and plains to the west, and the hills behind to the east, these views enhance the amenity and character of many spaces within the centre.
- On-site car parking. The presence of significant Council owned parking is very beneficial as a majority of users will arrive by car.
 - > Studies show that close proximity of well-lit, safe parking to venues is a key factor in patron decisions to attend arts events, especially at night.

Site Constraints / Limitations

- Surrounding uses are commercial and services, such as motels, professional offices, car yards and Service NSW, not particularly compatible with or contributing to the character of a cultural precinct.
 - > It is highly desirable that future development in the precinct is focused towards retail and other compatible uses rather than commercial. Ideally, Tamworth urban design and strategic planning would direct development towards these uses to intensify the success of the precinct as a retail, hospitality, cultural and community precinct. (Accommodation is a complementary use as it would support conferences and out-of-town visitation).
- Site width (~58m): the site is relatively narrow given the scale of the venues, such as proscenium (24m wide) and studio theatre (16m wide). This prevents them being arrayed along the street frontage—an ideal arrangement for visibility, exposure and functional planning. In turn, this results in the building being long and thin, substantially increasing circulation area to traverse the length of the building on several floor levels.
- The site width requires facilities to be stacked on three main levels (plus basement). This adds cost for heavy acoustic treatment to isolate noisy uses

from each other. For example, the TRCM above the Function Centre will require substantial isolation from each other.

- Land fall approximately 5-6m. The land fall leads to substantial excavation and off-site disposal of fill. In particular, the land fall imposes challenges for truck access to service the centre, imposing significant development cost for vehicle movements.
> Efficiency of vehicle movements is a critical functional requirements for theatres due to the high labour-time cost of inefficient operations on this low, indeed negative-margin, activity.
- Informal 'right-of-way' to #476 Peel Street (Challenge Community Services). This accessway for their rear car parking, while not a legal ROW, constrains the site footprint of the new building by at least 4m width to provide a single lane accessway. The additional 4m width if the ROW was not required/provided would provide additional design and functional planning flexibility given that the site is quite 'tight' for the size of building.
- Electrical mains and easements: a major electrical easement includes high voltage lines to an existing substation serving adjacent properties. Both the cables and substation will have to be replaced in the construction. The indicative cost impost is \$1.5m (net).
- Car parking—loss of existing provision: construction of such a large building on the site results in the net loss of 48 car parks (90 existing parks lost, 42 new parks provided). If development controls require the replacement of this parking and provision of additional parking, this will form a substantial additional cost to the project.

While the list of limitations may be longer than benefits, the overwhelming benefit of being located so close to the Tamworth retail precinct and adjacent to the Library and Art Gallery is so substantial as to out-weigh them.

3.2 Concept Design Layout

The concept design seeks to celebrate the identity of the new facilities to the street while connecting the public (front-of-house, FOH) areas into the Library and Art Gallery to enhance their activity and programming synergies.

The new building extends in front of the current Library and Art Gallery to provide them with additional functional space (182m² including a new meeting room) and to create an integrated façade for the cultural precinct.

The building is conceived as a multi-storey "shopfront" of activities expressed through their form and displayed to people in the street.

Key layout functional design influences are:

- Displaying as many activities across the Peel Street frontage as possible: consisting of the Library and Art Gallery expansion, meeting room, café, bar, Function Room over, main two storey foyer with proscenium theatre behind, Salon and ABC Studios at street level.
- Creating a linear 'street' within the centre leading from Peel Street to the rear car park, rising one storey. Many patrons will arrive at the centre from car parking so it is important that this secondary entry is equally attractive, safe and enticing.
- With the linear 'street', create light and view sources towards the end that make it light-filled and enticing: these include the outdoor theatre

courtyard/stage, events plaza and the mature Lacebark tree that sits at the 'street' termination.

- Creating an autonomous portion of the centre at the eastern end for events in the Studio Theatre, Rehearsal Room and Conservatorium activities, (including separate theatre loading dock) to operate independently of the Peel Street foyer, proscenium theatre and Salon after hours.
- Profile the ABC Studios with street frontage and visibility of the studios to enhance community identity and engagement. Not only would interviews / activities in the studios be visible from the street and adjacent forecourt, but the ABC could readily broadcast from the centre foyer and forecourt, as well as venues within the centre.
- Locate the café strategically between Library and performing arts foyer with interconnections to maximise the attraction for patrons to inhabit the centre and use as many facilities as possible.

Main Foyer, Proscenium Theatre and Salon

The main foyer is 'book-ended' by the café and library link and the Salon and ABC Studios, with the 'drum' of the proscenium theatre as a sculptural feature. The main foyer stair rises up a two-storey façade to the Dress Circle foyer, also accessing the Functions Centre, Recording Studio and Administration.

The proscenium auditorium and Salon are strongly expressed as independent forms and can be featured in colour and decorative patterns to identify each venue, visible from the street.

The ground floor foyer bar also serves directly into the café and onto the Peel Street forecourt, enhancing café, evening and casual use of the frontage.

At Level 2 there is a direct public link from the Art Gallery foyer to the TPAC foyer, although they are at different floor levels.

Added value: Outdoor Theatre, Events Plaza and Studio Theatre outdoor relationship

The angled, two storey journey along the internal foyer 'street' creates an opportunity to add value to the proposed facilities. The wedge of space between Library, Gallery and TPAC enables a outdoor tiered seating area addressing a courtyard that can act as an outdoor café and stage for events, while the functions area above forms a projection wall for art-house cinema and projected show backdrops.

This adds an additional outdoor venue not briefed. Seating about 180-200 people, in the Tamworth climate this area will be a valuable additional venue and hireable space, especially during festivals. When not programmed it can be used as an informal café, gathering and relaxation space. The café patron toilets are positioned so that they can be externally accessed by these audiences without the rest of the centre being open. The outdoor theatre will be sheltered from harsh afternoon sun by the surrounding buildings. It could also have a shade roof structure added.

On Level 2 a large Events Plaza covers truck, service and car parking functions below. This is also unbriefed but provides an opportunity for outdoor markets and other large events. The plaza connects the foyer 'street' to car parking at grade extending up the hillside. It also serves the Studio Theatre loading dock.

The Studio Theatre is oriented so that the stage addresses the plaza and can be opened to it, using the stage as an 'outdoor' stage to large events—effectively

another outdoor venue. The Studio foyer bar addresses the Events Plaza directly for outdoor events, and the Studio Theatre patron toilets can serve plaza users.

Functions Centre—Level 2

Located on Level 2, the functions centre projects out over the Peel Street frontage with an expansive glass façade and balcony providing views to the river. The service areas directly over the café kitchen are linked by a foyer/service lift.

Across this upper foyer, the Board Room forms another projecting feature on the Peel Street façade.

Both of these rooms can operate as VIP patron rooms for sponsors of events in the theatres, while the Functions Centre bar also serves to the Dress Circle foyer for economy of staffing (and capital cost).

The Board Room connects with the administration area behind enabling use by both public, sponsors, hirers and staff teams.

Rehearsal / Dance Studio—Level 3

Both the Rehearsal Studio and TRCM on Level 3 are accessed from the Studio Level 2 foyer for after-hours use without necessarily opening the level 1 foyer.

The Rehearsal Studio enjoys views to the hills behind and will be an attractive supplementary functions and community events space. It is located within the backstage facilities for all three performance venues, enhancing performer access for use during show installation.

The Green Room on level 2, adjacent to the Administration also has a good front of house link for after-show access.

Rehearsal Studio 2 – there is potential to build a second rehearsal/dance studio beside Studio 1 in the future, provided that structural provision is made for it in the initial construction process. Studio 2 would be based on the Studio Theatre stage size and would be a valuable additional ‘making’ space for community arts participation, and a further revenue stream for the centre.

Tamworth Regional Conservatorium of Music—Level 3

The TRCM occupies Level 3 stretching between the Library and proscenium theatre upper levels, and from the Studio Theatre to the Peel Street façade.

It will require substantial acoustic treatment both internally and between adjacent spaces such as the auditorium and function room below.

Circulation along the Auditorium enables the expression of this form within the Conservatorium, and could form a ‘Hall of Fame’ celebrating TRCM history, activities, students and graduates.

The layout is indicative and needs to be resolved with the TRCM.

Overall, the concept design achieves a very high level of multi-purpose use by many facilities, in addition to opportunities for at least three additional outdoor events areas while negotiating the features and constraints of the site. This represents significant added value to the facility operation and amenity.

3.3 Design Concept and Façade Study



Proposed Tamworth Performing Arts Centre – Peel Street View

Building design should be guided by the fact that the complex is primarily an entertainment facility, and only very secondarily a civic building.

It is vital that the building design and façade presents the centre and its activities to the city, enticing people to enter and explore what the centre has to offer. It is a crucial marketing opportunity, especially given that many people are daunted by the thought of entering a 'cultural' facility.

The design goal is to welcome as many people from the widest possible range of the broader community and encourage them to return repeatedly and make the centre one of their public realm 'homes'. It is useful to think of the foyers as being 'community living' rooms.

Urban Design and Peel Street

The concept design aligns the façade in a concave form (^) focused on the theatres' entry, welcoming people in and creating a forecourt to Peel Street.

It is highly desirable that at the centre Peel Street is pedestrianised as an extended forecourt and civic 'square' to the cultural precinct. It would be ideal if, on occasion, ceremonial or performance events could occur on the forecourt engaging the café and building frontage as audience spaces (both outside and in). For this reason generous steps/seating extend along the frontage, forming an extended 'OutdoorTheatre'.

At a minimum this would include the adjacent car-parking zone, however, it is highly desirable that Council investigates closing or narrowing Peel Street adjacent to the centre. This could be a longer-term city planning and place-making goal if not achievable with this project.

Overleaf shows design inspiration imagery for the building façade treatment.

Theatre Façade Display Examples



Edinburgh Festival Theatre, LDN Architects, 1994
 'The best theatre in Europe' – New York Times
 An ideal example of a façade that displays foyer activity, enticing people in.



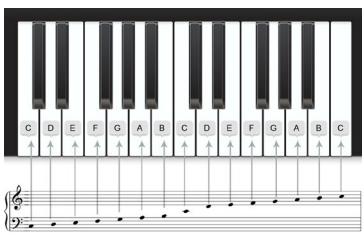
Melbourne Grammar School building, John Wardle Architects

This building exemplifies the idea of multiple sculptural 'shopfronts' within a single design language forming a coherent whole.

Façade Screen Examples



Guiyang CVIC Gallery, Studio Link-Arc2



Façade Design—a ‘Shopfront’ of Activities

Because the complex has many different venues and activities the building layout and façade features as many of these as possible expressed as sculptural elements on the façade—a ‘shopfront’ of activities. Framed elements include: Library and Art Gallery spaces, the projecting Functions Centre and TRCM above, Board Room and ABC Studios.

The façade is entirely glazed (double-glazed, energy-efficient glass) to make activity visible. Because the façade will be heavily impacted by western sun, a screen extends across most of it. The screen pattern abstracts the keys of a piano as a design device. The screen would create moving patterns of light and shade on floors, enlivening these spaces.

Where parts of the façade are recessed, such as the café, they will require less sun control and are displayed without screening.

Both the new Library/Art Gallery and Theatres entries are signalled to the street by framed projecting ‘portals’, which also provide weather shelter at the entry doors.

The façade screen is repeated along the northern glazed façade to the internal ‘street’ to the Studio Theatre foyer and the eastern entry.

3.4 Theatrical Installations Report

Refer to Appendix B: Setting Line.

The proposed new venue is to be best practice and designed to meet the *Oh You Beautiful Stage: Australian Design and Technical Benchmarks for Performing Arts Centres* guidelines.

In accordance with the relevant briefing information, this report provides a summary of the theatre design requirements for the spaces, the key rigging, lighting and operational design principles developed for the project. The advice may be subject to change as the design progresses further.

Technical Infrastructure

All spaces in the buildings will be served by comprehensive, resilient cabling infrastructure that can support a variety of presentation styles using a range of loose equipment.

This full interconnectivity across the various performance, function, event public and administration areas allows rooms which may have primary roles as one type of space to serve secondary roles or to support other spaces, together with provision of a standard stock of equipment that can be located around the venue as required.

All performance and event related spaces will require;

- Power Supply; 3 phase and 240v
- Audio (clean earth) power supply
- Rigging systems
- Lighting rigging positions
- Sound system infrastructure
- Audi-visual system infrastructure.
- Lighting control system infrastructure
- Technical data (ethernet) infrastructure
- Talkback and Stage Managers communications

Single and multi-mode fibre optic cable, ethernet hubs and cabling will provide additional production capability and functionality for users.

The over-stage rigging for the proscenium theatre will be a power flying system with electrically operated winches at 200mm centres covering the entire stage depth, with other winches serving technical purposes over the forestage and as panorama bars over the side stage areas.

The Studio is principally an adaptable, easily reconfigurable hard-working space rather than a fine presentation space and its fit out will include a tension wire grid (AKA trampoline grid) system installed over the entire space (see below).

The Salon is a flat floor double height flexible music performance space able to be used in multiple configurations. The Salon will be fitted with three electrically winched flown flat grids which will be surrounded by a fixed pipe grid for the rigging of stage drapes, lighting fixtures etc in a range of different formats. This will enable maximum flexibility of the space in all configurations of use, whilst presenting a more suitable, less industrial appearance than other options.

The scope and quantity of these base level services to all spaces will be further defined as the design of the building progresses.

Technical Equipment

Technical equipment and control systems will be simple to use and compatible across the various venues and spaces. Where possible, equipment will be digital rather than analogue.

All the performance, function and event spaces will require a full set of control systems, stage luminaries, stage draperies, audio and AV equipment and accessories.

All equipment will be professional quality and exact equipment specifications and quantities will be developed as the project progresses. Digital and LED equipment will be selected where appropriate.

Cable-net / Tension Wire Grid for the Studio Theatre

A tension wire grid aka “trampoline grid” is proposed for the studio theatre: this is an improved solution to traditional grids of catwalks. Tension wire grids are composed of tightly woven wire rope steel cables that create a taut floor strong enough for technicians, trainees and students to walk on.

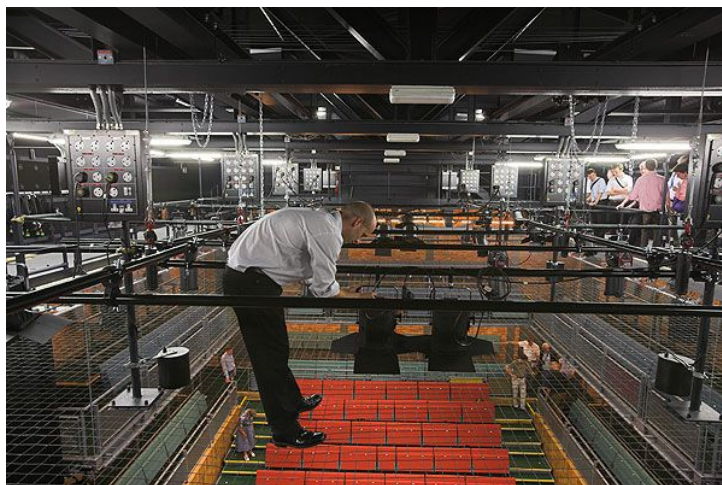
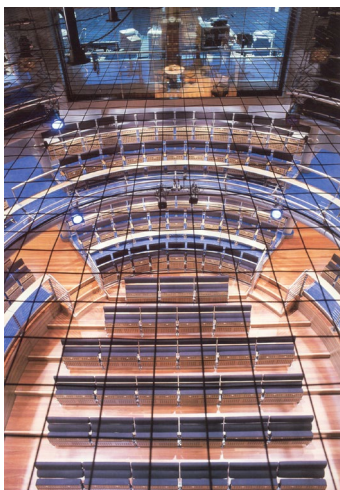
These have a major impact on auditoria operations as, instead of fixed position catwalk structures or using elevated work platforms or scaffold towers to provide overhead access to lighting and rigging equipment, the tension wire grid extends over the entire theatre, making rigging and focusing of equipment and stage lights faster, safer and more easily accomplished. It is particularly suitable for teaching and training in working at height for non-professional staff or volunteers such as community users and students.

The presence of a tension wire grid will enhance potential for theatrical studies programs to be held in the centre in association with training partners.

These permanent, high level platforms are virtually invisible from ground level and cast no shadow from lighting rigs positioned above.

Installations of tension wire grids in Australia include:

- State Theatre Centre WA (The Heath Ledger Centre) Studio, Perth WA
- The Eternity Playhouse, Darlinghurst, Sydney NSW
- The Armitage Centre Studio, Empire Theatre, Toowoomba QLD



Tension wire grids: left, Royal Academy of Dramatic Arts, London

3.5 Project Cost Estimate

Refer to Appendix B for the theatrical installations budget and Appendix C.

Capital Cost Estimate

The preliminary concept cost plan A identifies the order of project cost as follows:

Total Construction Cost (TCC)	\$103,988,450
Total Project Cost (TPC)	\$128,200,450

Key components comprise total projects cost as follows:

Front-of-House, Centre Operations and Servicing	\$22,098,000
Proscenium Theatre and Backstage facilities	\$46,915,000
Studio Theatre	\$12,758,000
Salon Recital Room and Recording Studio	\$6,417,000
Rehearsal Dance Studio	\$5,515,000
Functions Centre and Board Room	\$8,725,000
Café	\$3,610,000
Library and Art Gallery Expansion and interconnection	\$2,625,000
Tamworth Conservatorium of Music	\$6,778,000
ABC Studios (not including fitout)	\$3,168,000
External Works and Services	\$9,591,000

The cost estimate is derived from the concept design drawings, Facility Space Program, Theatre Equipment & Services Estimates, land survey and interpolations of geotechnical conditions from the Library and Art Gallery 2003 development.

Importantly, the cost estimate is based on a fully documented design procured via a standard construction contract in a competitive quantitative tender. Other procurement processes such as design competitions, design-construct, design-novation and so on are likely to incur additional capital costs.

The following net allowances are included (plus overall project margin of 23%):

- Café and Functions kitchens and bar fit-outs
- Theatre seats: proscenium (\$750) and studio theatre (\$950 retractable)
- Loose furniture and equipment
(excluding computer hardware, software, compactus, photocopiers, crockery, linen and so on) \$4.3m
- Theatre Equipment & Services Estimates (Appendix B)
including cable net grid to Studio Theatre, power flying systems to the Proscenium theatre \$10.9m
- Library and Art Gallery expansion (not briefed) \$2.6m
- Telephone and PABX systems \$112,000
- Environmentally sustainable design to 5 Green Star level \$2.0m
- Hazardous materials removal from existing buildings \$1.0m
- New substation, electrical services diversion & easement \$1.5m
- New diesel fire pumps and water tanks \$420,000
- Locality allowance: additional cost to build in a regional centre ~\$2.1m
- Construction contingency (5%) \$4.95m
- Professional services (~18%) \$18.8m

Exclusions

The following items are excluded from the cost estimate and provision should be made in Council's further project management and contingency budget:

- Cost escalation beyond a construction tender held in mid 2022
- Decanting and relocation existing operations
- Site infrastructure works beyond the site boundary
- Forecourt / plaza construction in Peel Street
- Additional costs for poor ground conditions, soft spots and backfilling
- Rock excavation
- Out of hours works
- ABC Studio fitout
- Existing Library and Art Gallery refurbishment or regulatory upgrades (beyond interface works to connect the buildings)
- Provision of additional car parking than that shown on the concept drawings
- GST

Cost escalation is included for an implementation process completed by early 2025 – the earliest reasonable timeframe for the project (see section 4.1). With construction cost inflation running typically around 2% per year, compounding, the additional cost of implementing the project over a longer time is in the order of \$2.56m in Year 1, compounding by ~2% each subsequent year.

3.6 Council project costs

In addition to direct project costs, Council will have other implementation costs for which budget allowances should be made, such as internal project management, marketing and public relations and so on.

3.7 Why do Theatres Cost So Much?³

Cultural buildings such as theatre, art galleries and so on, are relatively expensive compared with more 'standard' building types such as offices for many reasons that cumulatively multiply project costs:

- Large, high column-free spaces and high floor-to-floor heights.
- Unusual forms, internal voids and high quality materials inside and out.
- Complex, unique frames, subject to eccentric live structural loads such as flying systems—for instance steelwork costing 2x a standard office building
- Fully complete and fitted-out facility delivered at completion with intense room layouts and extensive building services without repetition.
- Seen in-the-round requiring high quality design to all facades (no 'rear end').
- Substantial acoustic treatment throughout, intensifying ventilation services.
- Extensive theatrical technical installations + 10-15% of construction cost
- Complex scope, value, risk and time increases management input, reflected in contractor pricing.
- Design complexity requires many specialists and time, leading to higher design and project management fees (eg 18% vs typical project 9%).

'There is distinct market apathy ... towards arts buildings and theatres in particular. The market perceives theatres as extremely high risk.'
— Gary Faulkner, QS

³ 'Why do theatres cost so much?', Gary Faulker, Partner, Gardiner & Theobald Quantity Surveyors, UK. Theatre Engineering and Architecture Conference, London, 2002.

The 'postcard' effect refers to an 'iconic' design that becomes a signature building worthy of postcards in the local tourism trade.

Such buildings frequently become known in the arts industry as 'lemons' as functionality was sacrificed for building imagery.

In addition, the prestige of these buildings increasingly attracts the desire for 'postcard' design and the interest of 'starchitect' designers who do not necessarily understand the functional complexity and imperatives of cultural facilities. The 'postcard factor' or a celebrity designer is estimated to add 10-15% to the capital cost budget. If this is not added to the project budget, then functionality will be compromised to the equivalent value (or, often, more).

4 Implementation and Next Steps

4.1 Indicative Program

The following program shows a minimum timeframe to deliver the project while providing suitable time allowances for planning and design activity given the complexity of the project and building type.

Activity	Start - Finish	Time frame	Activity / Note
Council decision to adopt Business Case and Concept Design	October 2019		Seek project funding and resolve to undertake preliminary investigations.
Procure funding	Oct 2019 – June 2020		Council decision on Council's Funding Strategy: adopt Budget for 20/21 and forward plan to 23/24
Prepare Functional & Technical Design Brief (FTDB)	Jan – June 2020	6 months	Could start late 2019. Stakeholder consultation. Include FTDB in design team engagement.
Procure design team, engagement	July – Sept 2020	3 months	Prepare engagement RFT 1 month prepare RFT, 1 month tender, 1 month assess, Council appointment
Schematic Design	Oct 20 – Mar 2021	6 months	Significant further investigations required such as geotechnical, services relocations, traffic and parking analysis, etc
Development Approval	April – Sept 2021	5-6 months	Estimated: complex project with high level of public interest.
Design Development	April – Sept 2021	6 months	Assume occurs in parallel with Development Approval – risk factor.
Project budget/scope review	October 2021	1 month	Value management – re-iterative process
Contract Documentation	Nov – April 2022	6 months	
Pre-tender Cost Estimate Building Permit	May 2022	1 month	Steering Committee delegated authority to approve construction tender process.
Construction Tender	June – Aug 2022	3 months	Tender 5 weeks Assessment, negotiation, report 6-7 weeks
TRC Tender Acceptance	Sept 2022	1 month	Council resolution to enter into Construction Contract
Construction Period	Oct 2022 – Dec 2024	26 months	Including mobilisation, float
Practical Completion / Commissioning	Jan – Feb 2025	2 months	Soft opening essential
Official Opening	March/April 2025		

4.2 Procurement Process

Major capital works can attract enthusiasm for non-standard procurement processes in the mistaken belief that these will 'add value' to the project or reduce its capital cost. Most non-standard processes in fact increase capital cost while also reducing the client's control over the building functionality and durability.

Given the high level of complexity and equally high criticality of functional resolution of performing arts centre it is essential that Council retains strong control over the design and construction processes. For these reasons, design competitions, design-construct or design-novation processes are not recommended.

Because of their complexity performing arts venues need highly experienced design teams who are focused on delivering exceptional functional resolution as well as high quality design.

With inexperience of either design team or contractor, it is very easy to make major unintended errors in performing arts venue functionality—which frequently cripple the centre operation in the long term as such errors are simply too expensive, once built, to correct.

Very few construction contractors have experience in building performance venues, which make design-construct and design-novation processes particularly hazardous, as they facilitate the builder changing the design without the full knowledge or scrutiny of the client's design and construction supervision team.

See also the discussion under Section 3.5 – Why do theatres cost so much?

If a design competition or celebrity architect engagement is contemplated Council should add 10-15%—in the order of \$20m—to the project budget to recognise the cost impact these involve.

In the 1997 Victorian government audit of 35 performance centres, none were found to be free of significant functional design errors, including brand new facilities.

The estimate for rectification was around \$90m across all venues in today's cost, which was understated given the highly conceptual level of the estimates.

4.3 Process Risks

Given the value of the project it seems likely that Council would engage a project management consultancy to manage the process.

If design professionals without proven delivery of effective performing arts centres are engaged, it is strongly recommended that Council engage specialist advisers and peer review processes with sufficient authority that they can hold the design team accountable in the design process.

A key learning from many cultural building programs is that the operational team, who will interact with the design and construction team almost daily during the 3-4 year process, need to be supported to fulfil this additional, unusual workload by additional staff to contribute to project liaison or to back-fill current staff to release them. Substantial Council staff input will be required throughout the design and construction process to manage and respond to the myriad of questions that arise. One or more additional positions will be required for the duration. This could include:

- Manager Entertainment Venues – backfill existing roles 30-50%
- Operations / Technical Co-ordinator – backfill 30-50%

Over 3-4 years this could involve salary costs of up to \$300-450,000.

Ideally, these staff would also undertake professional development training and site visits to learn about the design and construction process of performance venues. If staff are not sufficiently resourced to allocate substantial time to the design and construction process this will jeopardise the functional effectiveness of the resulting centre due to lack of informed client input.

4.4 Investigations and Enabling Works

Some investigations can be undertaken prior to the full design engagement and will better inform the design process if available on commencement. These include:

- Functional and Technical Design Brief (see below)
- Soil contamination / hazardous materials testing in a form suitable for use in the construction tender documentation
- Geotechnical investigations to identify foundation design requirements
- Traffic and car parking analysis
- In-ground services surveys to locate all existing services
- Existing services condition testing to identify their suitability such as;
 - Electrical load tests
 - Fire services pressure testing
 - Sewer CCTV review
- Substation and high voltage lines relocation

A number of other possible investigations should be reviewed for their relevance. These may include property legal / ownership investigations, the informal right-of-way, and Aboriginal cultural heritage.

4.5 Functional and Technical Design Brief (FTDB)

Preparation of a Functional and Technical Design Brief (FTDB) as a separate pre-design exercise is strongly recommended given the complex nature of this multi-venue building. Benefits include:

- Council staff and stakeholders are able to focus on detailed project requirements prior to time pressures occurring during the design process,
- Appropriate time for consultation with the Conservatorium and ABC will be possible before design commences,
- The FTDB can be included in the engagement terms of the design team, enabling them to be held accountable for suitable functional design,
- The FTDB provides Council with a benchmark against which design proposals can be compared,
- The FTDB helps prevent 'scope creep' and thus capital cost inflation during the project
- THE FTDB strongly enhances the likelihood of building a highly effective centre that will have long term durability and value for the Tamworth community.

The Functional and Technical Design Brief should be prepared by a team with extensive experience in the design of performing arts facilities. The team should include disciplines of architecture, theatre planning, acoustic consulting and preferably also services engineering (also experienced in performing arts facilities).

4.6 Terms of Reference

This report was prepared for the use of Tamworth Regional Council by Williams Ross Architects. No one other than the TRC may rely on it and Williams Ross Architects does not accept responsibility to any other user. Findings and analysis are based on drawings and reports supplied by Council, site visits and photos of the site. Destructive investigations were not undertaken.

Subject to these limitations Williams Ross Architects confirms that to the best of its knowledge the content and drawings provided in this report are a fair and reasonable description of proposed facility requirements and a potential development approach at the time of writing.

A Facility Space Program

Facility Space Program, Issue G.1, 10 October 2019,
Williams Ross Architects

Tamworth Performing Arts Centre - Business Case

Tamworth Regional Council

Facility Space Program

Issue: G.1

Area Analysis Summary:

The area analysis indicates the most efficient, lowest area facility achievable.
 Constrained sites can result in less efficient facility planning leading to increased floor area.
 Occupancy is based on all facilities in typical, simultaneous use for professional performance.
 Some users, especially community groups may have larger stage crews.
 Note: area allocations for some technical spaces are preliminary and will vary with specific configuration.
 The Facility Space Program is NOT a Functional Brief, and cannot be considered an adequate or complete description of functional requirements.
 Zones refer to the categories of *Oh You Beautiful Stage: Australian Benchmarks for Performing Arts Centres*, ed 4.

Date: 10/10/2019
 WRA Ref: 1822

Issues / Revisions	Issue	Date	Notes
Concept Design Final Report A	G	12/09/2019	
Concept Design Final Report B	G.1	10/10/2019	

Description	Population		Staff / Cast Crew Nos	Proposed Internal Area	Proposed External Area	Footprint Analysis (m2)			Upper Levels	Footprint Check Total
						Basement	Ground Floor			
Zone 1: Front-of-House	0	4		1,334	400	68	777		488	1,334
Zone 2: Centre Operations	0	17		427	25		140		287	427
Zone 3: Café and Retail	150	22		366	60	0	366	0		366
Zone 4A: Functions and Board Room	230	20		782	212	0	9		773	782
Zone 4B: Rehearsal / Dance Studio (RDS)	30	2		363	0	0	0		363	363
Zone 5A: Proscenium Auditorium	600	10		1,180	0	100	486		594	1,180
Zone 5B: Proscenium Stagehouse	0	5		1,416	0	179	603		634	1,416
Zone 6: Studio Theatre	200	23		753	0	0	0		753	753
Zone 7: Salon and Recording Studio	104	7		383	0	0	340		43	383
Zone 8A: Production / Stage Support - Backstage	0	2		377	0	50	327		0	377
Zone 8B: Performer & Crew Support - Backstage	0	87		526	20	46	126		218	390
Zone 9: Centre Servicing	0	0		393	177	50	110		233	393
Zone 10A: ABC Studio Total	4	18		302	262	0	0		302	302
Zone 10B: TRCM Total	100	30		866	0	0	0		866	866
Sub-total	1,418	247		9,468	1,156	493	3,283		5,555	9,332
Building structure allowance @ 5%				473		3	6		12	20
Multi-venue area/circulation contingency @ 10%				947		25	164		278	467
Total Projected Occupants / Building Area (m2)	1,418	247		10,888	1,156	518	3,448		5,833	9,798

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
1.0		Zone 1: Front-of-House								
1.01	Porte Cochere	Short-term vehicle & bus drop-off at entry, pref under shelter. May be at rear car park entry? In undercroft								
1.02	Forecourt / Plaza / Functions Courtyard	Large outdoor courtyard / plaza desirable for foyer & cafe outlook, external events including performance and projection. Configuration to suit large gatherings. Performance infrastructure, power, water and sewer services, capacity to locate marquees essential. Signage. Liquor license for Functions. OB van location. Bicycle stands.				400				
1.03	Airlock	2 sets of automatic doors.			foyer					
1.04	Main Foyer L1 - Auditorium	Based on 1.0m2 per patron/seat, 600 patrons, nominal.	see venues		700			400		400
	Main Foyer L2								300	300
1.05	Foyer Circulation	Corridors to venue entries (min 2.5m, pref 3m wide), 2 levels			160			100	60	160
1.06	Pros Bar 1	Servery, multiple serving stations. Upstairs foyer bar required. Beverage store in BOH		2	53			53		53
1.07	Bar 1 store	Adjacent beverage & supplies store, desirable to back-load to bar			6			6		6
1.08	Prosc Bar 2	Dress Circle Foyer bar, servery, multiple serving stations. Beverage store in BOH		2	35			35		35
1.09	Bar store 2	Adjacent beverage & supplies store, desirable to back-load to bar			8			8		8
1.10	TPAC beverage store	Post-mix, beer system, cool room			50		50			50
1.11	FOH Lift	2 no.x passenger lift. Full-size stretcher capacity.			45		18	18	9	45
1.12	FOH Stairs	Min 2 access/exit staircases, footprint 15m2, 3x levels,			90			30	60	90
1.13	LAG - TPAC Link	Link TPAC foyer to LAG building			30			30		30
	Patrons Toilets	Based on Audience nos., 2x NCC requirement for women, 1.5x for men. Spread over number of foyer levels. Note: toilet numbers must be sized for peak occupancy periods.								
1.14	Theatre Male Toilets	3 WC, 9 UR, 5 WHB			51			33	18	51
1.15	Theatre Female Toilets	18 WC, 8 WHB			78			51	27	78
1.16	Theatre Accessible toilets	4 facilities, distributed at each bank of toilets - in excess of BCA			28			14	14	28
		Toilet Sub-totals						98	59	157
		Zone 1: Front-of-House	0	4	1,334	400	68	777	488	1,334

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
		Zone 2: Centre Operations								
2.0		Zone 2A: Front-of-House Services								
2.01	Box Office Reception	3 staff service/ticketing counter positions. EFTPos, ticket printers, brochures/mktg, cash security, CCTV, duress alarm. Direct access to Box Office.		2	16			16		16
2.02	Box Office	2 workstations, phone ticketing, secure view to Box Office/Foyer, drop-box safe, cash security, CCTV. Program relay		1	16			16		16
2.03	Cloakroom	Cloakroom store & counter. Extension of Box Office counter		1	6			6		6
	Cultural Merchandise	Gallery / TPAC retail integrated with Box Counter								
	Merchandise / Conference	Alcove in foyer, tech panels, conference organising			foyer					
2.04	FOH Patrons Store/Alcove	Wheelchairs, prams, walkers, etc. Close to venue(s) entries			20			20		20
2.05	First Aid	Handbasin, store, bed/chair, alarm. BO view. Ambulance access.			8			8		8
2.06	FOH / Reception Store	Temporary receipt of deliveries, FOH signage, eqpmt, spares, marketing, brochures, flags, banners, etc			15			15		15
2.07	FOH Mgrs Office	1 workstation, FOH ushers sign-in, standing meeting for 7-8p. View to Box Office/Foyer, FOH comms rack & Control Panel		1	18			18		18
2.08	FOH Staff Change	Lockers, change room, uniform store (no toilet or shower)			12			12		12
		FOH Services circulation @ 30%			29			29		29
		Zone 2A: Front-of-House Services		5	140			140		140
2.1		Zone 2B: Administration								0
2.10	Foyer / waiting	Reception, waiting area for sponsors, hirers			circ'n					
2.11	Meeting Room	10-15 persons, data projection / V-C, whiteboard, pinboards			40				40	40
2.12	Centre Manager	1 workstation, 2 - 3 visitors, meetings for 6		1	18				18	18
2.13	Operations Manager	1 workstation, 2 - 3 visitors, meetings for 6		1	18				18	18
2.14	Administration Office	8-10 open plan workstations, files, resources, informal meeting table, etc. + 2 spare wkstns growth, interns, placements, auditors. 8m2 per workstation.		10	80				80	80
2.15	Admin Store	Administration resources, equipment			10				10	10
2.16	Print Services	Printers, binding, layout bench, paper store. Extraction system.			8				8	8
2.17	Staff Lounge	Kitchenette, fridge, dishwasher, whitebd, pinbd, show relay. Proximity to Admin foyer for hospitality desirable. External area / outlook desirable			20	25			20	20
2.18	Admin Amenities	Unisex accessible bathroom incl shower, serves 15 F, 15M			7				7	7
2.19	Communications Room	PABX, Server, Security, PA system, service workstation. Generally located in Admin area			20				20	20
2.20	Archive	Files, centre memorabilia, historic material, facility records. 50m2 Circulation @ 30%			Off-site			Off-site		0
					66				66	66
		Zone 2B: Administration	0	12	287	25		0	287	287
		Zone 2: Centre Operations	0	17	427	25	0	140	287	427

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
3		Zone 3: Café and Retail Street frontage, operable façade to street, sheltered outdoor seating. Integrated / connected to foyer bar.				v				
3.0		Café Serve 30% of audience pre-show - approx 180 seats. (Note - these occupants already counted in the auditorium allocation.) Indoor / outdoor split 70/30 = ~130 indoor, ~50 outdoor. Café dining: 60 restaurant, 30 private dining room, 40 in foyer. In dining room, servery, 2x coffee machines, bar fridges, glass-washing, 3-4 staff						0		0
3.01	Café Bar servery			3	22			22		22
3.01A	Dining - Indoor	Diners + live music 'stage', table service. Bi-fold glazed frontage opening to outdoor dining area.	60	6	80			80		80
3.01B	Dining - Private Room	Operable wall/doors to dining room.	30	2	30			30		30
3.01C	Dining - in Foyer	Table seating in foyer, capacity 40, incl. in foyer area - assume these occupants are venue patrons			foyer					
3.02	Dining - outdoor	Outdoor (street front) seating 50, verandah, gas heating, power, Required for standalone operation. Possible link to foyer toilets.	50	3	forecourt	60				0
3.03	Café Toilets M	1WC, 1UR, 1WHB (discounted 1UR for accessible)			9			24		24
3.04	Café Toilets F	2WC, 1WHB (discounted x1 each for accessible)			9					
3.05	Café Accessible	Accessible toilet			6					
3.06	Café Kitchen	2.5m workstation, 8 ring gas burner, 2x deep fryers, salamander, flat top grill, 2x WHB, dry food & crockery shelving. Includes cooler and freezer (2+2), 5-6 staff		5	72			150		150
3.07	Café Beverage Store	Cool room			4					
3.08	Café Staff toilet	1x WC, 1x WHB Ambulant, 12 half lockers			4					
3.09	Café Stores	Furniture, supplies			8					
3.10	Café Waste	Access to centre waste management, service docks, air-cond, extraction, H&C water, floor waste			10					
3.11	Café Office	1 workstation, whiteboard, pinboard		1	12					
		Circulation @ 30% (Café BOH only)			40					
										0
		Café Sub-total	140	20	306	60	0	306	0	306
		Retail								
3.11	Tenancy	Shopfront to street, presentation / access to foyer desirable	10	2	50			50		50
3.12	Tenancy Stock Room	BOH circulation to rear loading (desirable)			10			10		10
		Retail Sub-total	10	2	60	0	0	60	0	60
		Zone 3: Café and Retail	150	22	366	60	0	366	0	366

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
4		Zone 4A: Functions and Board Room								
		NOT sized for rehearsal use - see Rehearsal Studio								
4.00	Functions Terrace	External / rooftop functions terrace, timber flooring, part roofed for shelter/ retractable shade structure, performances, bar, rooftop cinema. Projector enclosure. Minimum area say 200m2.			Events Plaza	200				
4.00A	Roof terrace bar	Servery, sink, water, fridge, freezer (ice creams). Additional portable equipment may be added for seasonal operations.			Events Plaza	12				
4.01	Pre-Functions / Foyer	Circulation to functions rooms, tea station. Capacity for serving buffet morning/afternoon teas, etc. Small performances.			80				80	80
4.01A	Functions Lift	Service lift for food & beverage movements.			18			9	9	18
4.02	Functions Bar	Bar / drinks servery, serving both function rooms. Ideally back-to-back with upper foyer venues bar.			30				30	30
4.03	FF Bar Store	Desirable, optional.			8				8	8
4.04	Functions Male Toilets	1WC, 2UR, 2WHB			15				36	36
4.05	Functions Female Toilets	3WC, 2WHB			15					
4.06	Functions Accessible Toilet	1 WC, WHB accessible			6					
4.07	Board Room	High quality, 30p, whitebd, video-conference, kitchenette. Public & out of hours access. University training sessions - distance learning capability.	30		70				78	78
4.08	Board Room Store	Furniture & equipment store, tech rack			8					
4.09	Function Room	Sub-divisible into 2 rooms. 4.5m ceiling min, T&G floor. Occupancy: 350 standing, 200 dinner-dance with small band	200	15	300				300	300
4.1	Functions Store	Functions equipment (assumes FF&E storage elsewhere with each component venue). Ideally, locate to operate as small stage when emptied, basic tech infrastructure capability.			50				232	232
4.11	Functions Kitchen	Commercial plate-up & serve installation. Main prep occurs off-site, 4-5 staff		4	80					
4.12	Functions / Food Store	Crockery/small equip/linen (6). Dry & cool stores (12)			18					
4.13	Beverage Store	Secure store incl 4m2 cool room. Post-mix for soft drinks.			20					
4.14	F&B staff toilet	1xWC, 1xWHB, shared with all F&B staff, ambulant, lockers			4					
4.15	F&B Office	1 workstation		1	10					
4.16	F&B Waste	Waste storage prior to disposal, air-cond, extraction, H&C water, floor waste. Access to centre waste management, service docks.			10					
	Refuse Yard	refer Zone 9								
	Service Dock	refer Zone 9								
		Circulation @ 30% (Functions BOH only)			40					
		Zone 4A: Functions and Board Room	230	20	782	212		9	773	782

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
		Zone 4B: Rehearsal / Dance Studio (RDS)								
4.20	RDS Foyer	Foyer / Circulation to Rehearsal Studio - subject to layout. Kitchenette. After-hours access by community groups essential. Potential to operate as small foyer if Rehearsal Studio used for small performances including temporary bar.			60				71	71
4.21	RDS Toilet	1xWC, 1xWHB, ambulant			5					
4.22	RDS Accessible Toilet	Unisex 1 WC, WHB accessible (serves 30p)			6					
4.23	Rehearsal Dance Studio	Min. 16x14m to suit Main Stage (12x12) rehearsal. Sub-divisible, operable acoustic wall. Min ceiling 4.5m clear, fixed lighting grid, sprung floor, tarket, 1x wall mirrors, curtains, portable dance bars, 1whb. (NO retractable seating). Acoustic treatment. Access for large set objects into the room (lift, oversize doors). Natural daylight highly desirable.	30	2	224				224	224
4.24	Instrument Store	Large instrument store, operable wall to Rehearsal Room Serves as performance stage/backstage when emptied.			40				68	68
4.25	RDS Store	Furniture, equipment store			10					
		Circulation @ 30% RS backstage			18					
		Future Rehearsal Studio 2								
	Rehearsal Studio 2	Min. 14x12m to suit Studio Stage (10x10) rehearsal. Sub-divisible, operable acoustic wall, desirable, optional Min ceiling 4.5m clear, fixed lighting grid, sprung floor, tarket, 1x wall mirrors, curtains, portable dance bars, 1whb. Acoustic treatment. Access for medium set objects into the room (refer lift, oversize Furniture, equipment store 10m2			future					
	RS2 Store				future					
		Zone 4B: Rehearsal / Dance Studio (RDS)	30	2	363				363	363

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
5		Zone 5A: Proscenium Auditorium								
		Ground / All Levels								
5.01	Theatre Entries, Sound/Light Locks	6-8 @ 6m2. Double acoustic door sets, storage cupbds (programs, seat cushions, usher equipment). Pram, walker, WC store nearby			48			24	24	48
5.02	Aud Seat Stores	Store removable theatre seats, distributed at each level			30			15	15	30
5.03	Auditorium	Audience seating and aisles, approx. 1.0m2/seat Generous row spacing important - assume 1.0m (Including 48 seats on orchestra pit.)	600	4	650			423	228	650
5.04	Accessible seating	12 spaces, companion seating & circulation. 2m2/wheelchair incl circulation. Various locations.	incl above							
5.05	Audio Mix Positions	Mix position at stalls rear, in addition to seating area, 6m2		1	incl above					
5.06	Box Boom Positions	Vertical side lighting positions either side - access ladders / platforms. 6m2 x 2 sides x 4 levels			60			24	36	60
		Basement								100
5.07	Orchestra Pit	Forestage lift, 3 level settings + overrun pit. Lift run 3.0m. Minimum area 1.5m2/musician = 28p. Two entry/exits.			50		50			
		Patron seating when raised/closed.								
5.08	Pit Seats store	Under stalls or stage, orch pit seats on trucks			50		50			
		Upper Levels								
5.09	Latecomers/Crying Room	Acoustically isolated viewing of performance with audio relay. access from foyer. (12) Option Foyer CCTV			10				10	10
5.10	Viewing Room	Performance description for hearing assistance, Director viewing of performance. access from foyer. (12) Option foyer CCTV			10				10	10
5.11	Control Room	3 stations: lighting, audio, video control, cabling & patch panel racks. A/C. Ideally extends full width of auditorium incl. FS positions. Must have direct BOH tech access from CR to stagehouse.		3	22				22	22
5.12	Technical Gallery	Preferably, technical gallery full width of auditorium 3.0m deep. Minimum followspot locations either side of auditorium high level bridges. Access from Control to Stage.		2	70				70	70
5.13	FOH Bridges / Tech Access	2 essential, 3 desirable. Each approx. 30m2. Access catwalk to bridges. Access from Control to Stage.			120				120	120
5.14	Forestage Grid	Technical grid over orchestra pit. 2.5m high clearance, = pit area. Required if orchestra pit installed, say 450m2			60				60	60
		Zone 5A: Proscenium Auditorium	600	10	1,180	0	100	486	594	1,180

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
		Zone 5B: Proscenium Stagehouse								
		Stage Level								
5.2	Stage Entry Locks	4 no. locks, 6m2 minimum, preferably 4 entries/locks each level						588		588
5.21	Proscenium Opening	Hard opening: 14m wide x 9m high, tormentors, teaser panels Working height masked for flying: 6.5-7m high			48			24	24	48
5.22	Stage & Wings	Acting area: 12x12D, overall (5m P wing + 12 + 5m OP wing)x12D including wings, 19.0m to u'side of grid. Ideally OP wing 10m deep. Modular, trappable resilient floor. Acoustic scenic doors to stage 7.5mH to underside gallery working height.		5	264			264		264
5.23	Rear Stage Crossover	Stage corridor to Backstage min. 1.5mW, preferably 2.5m for stage storage, props, cases, etc			see zone 8					0
5.24	Rear Stage	In addition to crossover area, 6m deep to stagehouse width.			not included					0
5.25	Scene Dock	Acoustic doors to entry & stage, 6.5m high.			60					
5.26	Stage/Scenery Store	6.5m clear height. Bundled scenic art sink (if not incl. in general			60			120		120
5.27	Loading Lift	Scissor lift 3.0 x 6.0m linking LD with at least one other floor level. Subject to building layout 18m2.			not required					
5.28	Loading Dock	Canopy, pedestrian access. Semi-trailer stand, 10m truck stand. 2x dock levellers & gates. Doors 4.5mHx3W. Min. 20 x 8m			160			160		160
5.29	Backstage lift 1	Personnel & road case lift: basement to grid level, Linking all BOH levels to grid: shaft 10m2 x 5 levels. Capacity to take a rigging			50		10	10	30	50
5.3	Backstage Lift 2	Piano lift car min 1.4x3.0m to take grand piano. large objects, eg set elements loading level to rehearsal, salon,			40		10	10	20	40
		Basement								
5.31	Under Stage	Forestage lift - essential. Scenery/stage store, = Acting area (min)			144		144			144
		Upper Stagehouse / Grid								
5.25	Fly Galleries	2x levels of 2 no. technical galleries, 2.5m wide + crossover gallery 1.5mW. Underside clearance to proscenium height 7m min, pref			162				162	162
5.26	Loading Gallery	Not required - power flying			see grid					0
5.27	Stage Grid Access Stair	Linking all levels to grid at 19m above stage level, footprint 15m2, may combine with backstage stair depending on layout.			90		15	15	60	90
5.28	Stage Grid	Technical grid, 2.5mH clear = stage area			144				144	144
5.3	Winch Rooms	Near grid level over wings either side full depth of stage, min 3m wide, future winch access to be provided			96				96	96
		Galleries and Grid circulation @ 20%			98				98	98
		Zone 5B: Proscenium Stagehouse	0	5	1,416	0	179	603	634	1,416

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
6		Zone 6: Studio Theatre								
6.01	Studio Foyer/Circulation	Foyer / patron circulation. Close proximity to Bar facility. Desirable to be able to open up to main foyer.			100				100	100
6.01A	Studio Bar	Depending on building layout - 8m long (24) + store 6 = 30			30				30	
6.02	Studio Sound Locks	Double acoustic door sets, storage cupbds (programs, seat cushions, usher equipment). Min 2 locks, preferably 4no.			circulation				circulation	0
6.03	Studio Theatre	14.5W x 15.5D (10 rows x 18p) or 15.5Wx14.5D (9 rows x 20p), plus stage area 15.5Wx9D, acting area 8x8m nominal. Retractable tiered seating, control platform over entry & retractable system. Technical catwalks/tension wire grid over, ceiling min. 9m high. Resilient floor suitable for dance.	200	2	364				364	364
6.04	ST Control Gallery / Seating	Control platform, plus 12x2 audience seats, tiered		1	54				54	54
6.05	ST Scene Dock	Scene Dock, stage/set backstage. 6m high. 6x3m door into Studio Stage. Paint sink, H&C water. Adjacent to loading dock. (Possibly amalgamate with Pros Scene Dock?)			40				205	205
6.06	ST Seat Store	Removeable seats, equipment.			12					
6.07	ST Hirers Equip Store	Secure store			10					
6.08	ST Dressing Room 1	Principal (1-2 persons): 2x makeup stations, 1x WHB.		2	10					
6.09	ST DR 1 Ensuite	1 WC, 1 SWR accessible.			7					
6.10	ST Dressing Room 2	Principal: as above		2	10					
6.11	ST DR 2 Ensuite	1 WC, 1 SWR not accessible.			4					
6.12	ST Dressing Room 3	6-8 performers, makeup benches, mirrors & lighting, 4 x WHB.		8	25					
6.13	ST Dressing Room 4	6-8 performers, makeup benches, mirrors & lighting, 4 x WHB.		8	25					
6.14	ST Male Bathroom	1 WC, 1 UR, 1WHB, ambulant (allows 15 M)			9					
6.15	ST Female Bathroom	1 WC, 1 WHB ambulant (allows 15 F)			5					
6.16	ST Showers	1 shower, unisex (= 10 participants)			2					
6.17	ST Accessible Bathroom	WC, WHB, SWR accessible. Close to stage. Performers & crew (allows 15 each M/F)			7					
6.18	ST Backstage Circulation	Allowance - 30% of backstage facilities excluding Studio Theatre			38					
			200	23	753	0	0	0	753	753
		Zone 6: Studio Theatre								

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
7.0		Zone 7A: Salon Recital Room Fine acoustic musical recital, cabaret, etc. Access to backstage, Scene Store and Loading Dock. Share PT main foyer if on same level. Entry sound locks. Double acoustic door sets, storage cupbds (programs, seat cushions, usher equipment). Min 2 locks, preferably 4no. 100 theatre style, flat floor, 8-9m clear height, flown technical grids. Sprung floor. Action area end stage 10x5m.								
7.01	Salon Foyer									
7.02	Studio Sound Locks				100 circulation			100 circulation		100 0
7.03	Salon		100	1	160			160		160
7.04	Control Room			1	10			10		10
7.05	Salon DR 1 & Ensuite	2-4 performers, makeup benches, mirrors & lighting, 2WHB Ensuite WC, WHB, SWR - accessible.		2	24			70		70
7.06	Salon DR 2 & Ensuite	2-4 performers, makeup benches, mirrors & lighting, 2WHB Ensuite WC, WHB, SWR - not accessible.		2	20					
7.07	Salon Store	Furniture, lecterns, etc			10					
		Circulation @ 30% Salon backstage			16					
		Zone 7A: Salon Recital Room	100	6	340	0		340	0	340
7.1		Zone 7B: Recording Studio								
7.10	Recording Studio Control	Desirable: acoustic window to Salon but otherwise functionally separate. Technical infrastructure links to all venues.		1	15				15	15
7.11	Recording Studio	Acoustically isolated room, acoustic window to Recording Control	4		18				18	18
		Circulation @ 30%			10				10	
		Zone 7B: Recording Studio	4	1	43				43	43
		Zone 7: Salon and Recording Studio	104	7	383	0	0	340	43	383

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
8		Zone 8A: Production / Stage Support - Backstage <i>Ideally all at stage level</i>								
8.01	Quick Change Dressing Rm	Accessible DR close to stage (if Dressings Rooms remote from stage). 1x makeup station. 20m2			not included					0
8.02	Accessible Bathroom	WC/WHB/SWR, accessible, close to stage, perf & crew use, end-of-ride facilities.			7			7		7
8.03	Technical Office	Tech, hier techs/SM workstations, meeting, files, resources, kitchenette. 3x workstations + 2 hot desks for casual/temp staff/Studio hier. Stage Door overview		2	40			40		40
8.04	Technical Workshop	Electronics/eqpmt repair, bench, shelving.			15			15		15
8.05	Crew Change	Crew change area M, F. Lockers			12			12		12
8.07	General Workshop	Small general workshop for stage/set repairs, etc. Paint sink. Adj. Scene Dock and Load-in or near ST, Salon.			40			40		40
		Stage Stores (close proximity to stages)								
8.08	Lighting Equipment Store(s)	Lx Store, stage level (OYBS 20+15=35)			30			30		30
8.09	Sound Equipment Store(s)	Sx Store, stage level (OYBS 20+15=35)			30			30		30
8.10	Hiers Equip Stores	Secure store/cages, 1 per venue PT & Salon. See also ST @ 10m2			20			20		20
8.12	Rigging & Drapes Store	Stage drapes, curtains, legs, masking			8			8		8
8.13	Props Store	Secure store. Fridge, sink bench, shelving. Weapons safe.			8			8		8
8.14	Venues Equipment Store	Theatre seats, tables, furniture, etc.			50		50			50
8.15	Piano / Large Instruments	Dust free, climate control. Instrument racks. 1x Grand, 1 Baby Grand, 2x Upright			30			30		30
		Circulation @ 30%			87			87		87
		Zone 8A: Production / Stage Support - Backstage	0	2	377	0	50	327	0	377

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
		Zone 8B: Performer & Crew Support - Backstage								
	Backstage stairs	Min. 2 exit stairs, all levels								
8.20	Stage Door Office	Secure entry, security desk, data/phone, sign-in, receive deliveries.			10			10		10
8.21	Vending Machine Alcove	3-4 machines, water, power, data			4			4		4
8.22	Green Room	Kitchen, pinbds, lounge, table & chairs, program relay. Private courtyard/balcony desirable.			50	20			50	50
8.23	Laundry / Wardrobe	2x rooms,interconnecting door. Costume, props maintenance, ironing, sewing workstation, full length mirror. Sink bench, dble trough, commercial washers (2) & dryers (2), drying cabinet (costumes, wigs). (Wardrobe + dressers OYBS 25 + 20 = 45)		2	30			30		30
8.06	Touring Company Office 1 (Pros Theatre)	Office & overflow Dressing Room / makeup. 2x workstation services, 1x makeup station. Studio: adopt workstation in Tech office.		1	12				12	12
8.24	Costume Store	Corridors min 2.5m wide for road cases, costume racks.			circulation					
8.26	Dressing Room 1	Principal (1-2 persons): 2x makeup stations, 1x WHB.		2	10			10		10
8.27	DR 1 Ensuite	1 WC, 1 SWR accessible.			7			7		7
8.28	Dressing Room 2	Principal: as above		2	10			10		10
8.29	DR 2 Ensuite	1 WC, 1 SWR not accessible			4			4		4
8.30	Dressing Room 3	Actors (4-6 persons): 6x makeup stations, 3x WHB.		6	20			20		20
8.30A	DR 3 Bathroom	1 WC, WHB, SWR accessible			7			7		7
8.31	Dressing Room 4	Actors: As above		6	20			20		19.8
8.32	DR 4 Bathroom	1 WC, WHB, SWR, not accessible			4			4		4
8.33	Dressing Room 5	Chorus: 16-20 performers, 20x makeup stations, 2x WHB,		20	60				60	60
8.34	Dressing Room 6	Chorus: As above		20	60				60	60
8.35	Chorus Male Toilets	1 WC, 2UR/WC, 2 WHB, ambulant			15				15	15
8.36	Chorus Female Toilets	2 WC, 1WHB, ambulant			9				9	9
8.37	Showers	4x SWR (6 required total), one accessible			12				12	12
8.38	Musicians Room	1.5m2 per musician. Min 3m ceiling. Room acoustics for warmup. Small instrument shelves. 1x makeup station, whb		28	42		42			42
8.39	Musicians Toilet	Unisex ambulant 1WC, 1WHB			4		4			4
		Circulation @ 35%			136					
		Zone 8B: Performer & Crew Support - Backstage	0	87	526	20	46	126	218	526
		Zone 8 Backstage Total	0	89	903	20	96	453	218	767

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
9		Zone 9: Centre Servicing								
		Basement								
9.01	Central Cleaner	Cleaners sink, storage shelving, electrolysis system (reticulated). Floor polishers, cleaning trolleys, etc.			30		30			
9.02	Misc plant rooms	Switchboard, meters, pumps, FIP, minor plant areas, say			20		20			
							50	0	0	50
		Ground / Loading Dock								
9.03	General Store	Furniture, equipment. At stage door for deliveries, pallet loads.			40	15		40		
9.04	General loading dock	Separate to theatre dock. 8-10m rigid trucks, 5x10m. Pedestrian entry.				50				
9.05	Recycling/Refuse Yard	Roofed, screened, recycling, H&C water, bin washing, rubbish compactor. Ventilation if internal.			30			30		
9.06	Staff Bicycles	Secure enclosure, external or internal, say (ESD)				12				
9.07	Substation	Authority requirements. Direct external access.			40			40		
								110	0	110
		Upper Levels								
9.08	Satellite Cleaner	On each building level/separate functional zone - say 3 @ 6m2. Cleaners sink			18				18	18
9.09	Plant Rooms	Acoustic treatment may be required, say			200				200	200
9.10	Plant Room Access	Stair footprint 15m2 - subject to layout			15				15	15
9.11	External Plant Platform	Roof top with staircase access, acoustic treatment / screening required, say				100				
		Zone 9: Centre Servicing	0	0	393	177	0	110	233	393
		Zone 9: Vehicle Provision TO BE INVESTIGATED								
	Patron car parks	Allow 30m2 per car park including roadways	Persons		No. Vehicles	Area (m2)				
	Accessible car parks	2.4 + 2.4 * 5.4 single park.								
	Staff car parks									
	Staff bicycle parks	?? required by Planning Scheme (1/1500m2)								
	Visitor bicycle parks	?? required by Planning Scheme (2 + 1/1500m2)								
	Service vehicles	On-site circulation/turning circle for loading docks access								
	Bus stands	CONFIRM No. 3.5 x 15, minimum say 2 no - assume located on road								
		Zone 9: Vehicle Provision TO BE INVESTIGATED								

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
10		Zone 10: Creative Tenancies - ABC, TRCM Located on upper levels. High levels of acoustic isolation. Tenancy metering.								
10A		Zone 10A: ABC Studio								
		24/7 independent access & security, indicative allowances subject to ABC detail. Street identify presence / signage.								
		Total tenancy requested 300m2.								
10.01	Foyer /reception	waiting area			10				10	10
10.02	Office 1			1	15				15	15
10.03	Office 2			1	15				15	15
10.04	Staff Workstations	Open plan, 14 workstations, growth provision say 2.		16	128				128	128
10.05	Studio 1	Acoustic isolation & treatment, windows between studios	2		12				12	12
10.06	Studio/Producer 2	Acoustic isolation & treatment, windows between studios	2		12				12	12
10.07	Studio 3	Acoustic isolation & treatment, windows between studios			12				12	12
10.08	Studio/Voice Booth 4	Acoustic isolation & treatment, windows between studios			4				4	4
10.09	Staff Room	Kitchenette, table & chairs, whiteboard, pinboard			15				15	15
10.10	ABC Amenities	Unisex accessible bathroom incl shower, serves 15 F, 15M			7				7	7
10.11	Rack Room	Comms/data racks, air-conditioned (size depends on number of			12				12	12
10.12	Equipment Store	Adjacent vehicle loading area			10				10	10
10.13	Circulation	20% (may be possible to reduce this with a very efficient layout)			50				50	50
10.14	External facilities:	Satellite dish and radio tower				36				
10.15	Generator	Emergency Generator (relocate existing - by ABC?) & Diesel tank				16				
10.16	Vehicle parks	6 no. car parks, OB van stand				210				
		Zone 10A: ABC Studio Total	4	18	302	262	0	0	302	302

Ref	Room / Space	Description	Patron Numbers	Staff / Crew Nos	Proposed Internal Area	Proposed External Area	Basement	Ground Floor	Upper Levels	Footprint Total
10B		Zone 10B: Tamworth Regional Conservatorium of Music (TRCM) Operates 7am-9.30pm M-Sat, & concerts on Sundays Independent access & security. Supervisory responsibility for child-clients during their presence on site - requires separate toilets, etc. Total tenancy requested approx 800m2. Will use the rehearsal / function rooms for large ensemble work. Assumes all vertical circulation is provided outside of the tenancy. Grand piano access required - via lift. TRCM duty of care / security for working with children.							0	0
10.20	Foyer / waiting	To accommodate 6-8 waiting			12				12	12
10.21A	TRCM Male Students	2WC, 2UR, 3WHB, ambulant toilet			21				21	21
10.21B	TRCM Female Students	3WC, 3WHB, ambulant toilet			18				18	18
10.22	TRCM Amenities	Unisex accessible toilet, WC, WHB, serves 15 F, 15M			6				6	6
10.23	Staff Toilet	Unisex accessible toilet, serves 15 F, 15M			6				6	6
10.24	Admin office	4 workstations open plan, 2 hot desks for teachers		4	40				40	40
10.25	Admin Store				8				8	8
10.26	Program Manager			1	12				12	12
10.27	Director's Office			1	16				16	16
10.28	Library	Resources, store			25				25	25
10.29	Computer Lab	10 workstations	10	1	35				35	35
10.30	Keyboard Lab	10 keyboards	10	1	35				35	35
10.31	Teaching Studios 1-18	Heavy acoustic treatment & isolation. Whiteboard with staves ruled, noticeboard. Desk/workstation. Full length mirror. Music playback. Say 16m2 min.								
	Teaching Studios 1-9	9 no. as above, Small: 1-2 persons, say 12m2	12	9	96				96	96
	Teaching Studios 10-14	5 no. as above, Medium: 2-4 persons, say 16m2	10	5	80				80	80
	Teaching Studios 15-18	4 no. as above, Large: 4-6 persons, say 20m2	18	4	80				80	80
10.32A	ECM Waiting	Separate waiting area for young children, surveillance desirable.			6				6	6
10.32	ECM Rehearsal	Early Childhood Music program: to accommodate 20-25 each	20	2	60				60	60
10.33	ECM / Rehearsal Stores	Acoustic buffer between rehearsal rooms			15				15	15
10.34	Rehearsal / Meeting	To accommodate 20-25 (Share with Admin Meeting Room)	20	2	60				60	60
10.35	Staff / Common Room	Kitchenette, table and chairs			15				15	15
10.36	Instrument Store	Customised shelving			20				20	20
		Circulation @ 30%			200				200	200
		Zone 10B: TRCM Total	100	30	866				866	866

B Technical Installations Budget

Concept Design Technical Installations Budget, Version 4, 12.09.19,
Setting Line

	A	B	C	D	E
1	ZONE	DESCRIPTION / ITEM	AMOUNT	COMMENTS / NOTES	
2		NON EQUIPMENT ITEMS			
3		Preliminaries,			
4		Shop drawings			
5		Height Access equipment			
6		Training and Commissioning			
7		As Built documentation			
8		Acceptance testing			
9		Operating and Maintenance manuals	\$ 150,000		
10		SUB TOTAL	\$ 150,000		\$ 150,000
11		TECHNICAL PANELS AND TEC CABLE TERMINATIONS			
12		Equipment racks, technical panels, patch leads and TEC cable terminations	\$ 85,000	Cabling by others	
13		SUB TOTAL	\$ 85,000		\$ 85,000
14	1	FOYER SYSTEMS AND INFRASTRUCTURE			
15		Front of House managers panel includes zoned foyer paging system, back ground music, including wireless microphone functionality in foyers	\$ 35,000	Fully zone controlled system	
16		Small performance system and programme display in café area	\$ 20,000	Installed elements only, loose equipment from general stock	
17		Digital signage system for box office and foyer spaces (software, PC and monitors (6 of)	\$ 50,000	assume Brightsign or equiv	
18		Multi Channel RF/IR hearing assist system	\$ 80,000	Separate systems for the 4 main venues (Studio / Theatre / Salon / outdoor event space)	
19		SUB TOTAL	\$ 185,000		\$ 185,000
20	2	CENTRE OPERATIONS			
21		Meeting room video conference system	\$ 50,000	Cisco, QSYS or equiv	
22		SUB TOTAL	\$ 50,000		\$ 50,000
23	3	3.1 FUNCTIONS / 3.2 BOARD ROOM / 3.3 EVENTS TERRACE			
24	3.1	Installed sound system, zone controlled speakers, digital processing, plug and play BYOD capability	\$ 25,000	plug and play Ipod etc	
25	3.1	Roll drop projection screen and associated controllers - both rooms (two of)	\$ 60,000		
26	3.1	Ceiling mounted digital projectors plus mounting brackets etc (two of)	\$ 40,000		
27	3.2	High level video conferencing system, screens, digital camera, conference microphone and speaker system	\$ 50,000	Cisco, QSYS or equiv	
28	3.3	Cinema projection system	\$ 100,000	Digital cinema projector	
29	3.3	Cinema sound system	\$ 45,000		
30	3.3	Cinema Screen	\$ -	Assume fixed panels by builder	
31	3.3	Event / performance loose staging rostra and equipment	\$ 20,000		
32	3.3	Event / performance lighting control	\$ 10,000	built in to venue room	
33	3.3	Event / performance lighting equipment	\$ -	from loose general stock	
34	3.3	Additional sound equipment, stands, leads, fold back etc	\$ -	from loose general stock	
35		SUB TOTAL	\$ 350,000		\$ 350,000
36	4	REHEARSAL / DANCE STUDIO			
37		Surround drapes and track	\$ 25,000		
38		Provision of lighting grid, rigging points	\$ 45,000	inc fixed pipe grid, should be in builders works	
39		Event / performance lighting control	\$ 10,000	built in to venue room	
40		Event / performance lighting equipment	\$ -	from loose general stock	
41		Installed sound system, speakers, digital processing, plug and play BYOD capability	\$ 25,000	plug and play Ipod etc	
42		Roll drop projection screen and associated controllers	\$ 20,000		
43		Ceiling mounted digital projectors plus mounting brackets etc x 1	-	from loose general stock	
44		Additional sound equipment, stands, leads, fold back etc	\$ -	from loose general stock	
45		SUB TOTAL	\$ 125,000		\$ 125,000
46	5	PROSCENIUM THEATRE			
47		Power flying system with 60 lines inc panorama bars, battens winches and control	\$ 5,250,000		
48		Forestage (orchestra pit) lift mechanism and safety system	\$ 300,000	inc orchestra pit rail	
49		FoH speaker rigging Left / Centre / Right, pile winder hoists	\$ 60,000		
50		House curtain, cyclorama, stage drapes and stage curtain tracks	\$ 120,000		
51		Variable acoustic drapes system (12 panels)	\$ 150,000		
52		Stage lighting control system including console	\$ 75,000	Pathport, Artnet or equiv	
53		Stage lighting dimmers (240 off including patch) & power distribution	\$ 80,000	Desk to be min ETC EOS twin screen etc	
54		Stage lighting luminaires	\$ 225,000	Could change subject to client discussions re LED extent	
55		Stage lighting wired bars and cable management (5 of)	\$ 120,000	assumes reuse of existing stock + additional	
56		Stage managers systems including 4 ring headset system, link to foyer paging and display, show programme and video relay distribution	\$ 80,000		
57		Wireless comms	\$ 40,000		
58		Sound system control desk and processing, inc recording and replay systems, front fill, delay system etc	\$ 500,000		
59		Seating	\$ -	Builders works, recommend allow \$750 per seat installed	
60		SUB TOTAL	\$ 7,000,000		\$ 7,000,000
61	6	STUDIO THEATRE			
62		Cable net trampoline grid over auditorium	\$ 350,000	should be inc in builders works?	
63		Over grid rigging beams	\$ 250,000	Rolling beam system on I beams	
64		Power suspension hoist system and controls – 20 lines	\$ 400,000	fixed speed electric winches not high speed power flying	
65		Cable looms wired bars and accessories (5 of)	\$ 70,000		
66		Stage drapes and curtain tracks	\$ 50,000		
67		Stage lighting control and infrastructure system	\$ 120,000		
68		Stage lighting dimming system (144 channels inc patch)	\$ 60,000	Could change subject to client discussions re LED extent	
69		Performance lighting equipment	\$ 200,000		
70		Stage managers systems including 4 ring headset system, link to foyer paging and display, show programme and video relay	\$ 75,000		
71		Sound system, speakers, processing and control	\$ 100,000		
72		SUB TOTAL	\$ 1,675,000		\$ 1,675,000



	A	B	C	D	E
1	ZONE	DESCRIPTION / ITEM	AMOUNT	COMMENTS / NOTES	
73	7	SALON & RECORDING STUDIO			
74		Flown grid system - 3 panels	\$ 150,000	Inc trussing,motors and control and energy chain cable reticulation	
75		Stage drapes and curtain tracks	\$ 75,000		
76		Stage lighting control and infrastructure system	\$ 100,000		
77		Stage lighting dimming system (100 channels inc patch)	\$ 50,000	Could change subject to client discussions re LED extent	
78		Cable looms wired bars and accessories	\$ 15,000		
79		Performance lighting equipment	\$ 75,000		
80		Stage managers systems including 2 ring headset system, link to foyer paging and display, show programme and video relay	\$ 50,000		
81		Sound system, speakers, processing and control	\$ 120,000		
82		Studio digital recording desk (36 channel), relevant computer and software (by Council), studio monitors, cable loom, digital breakout boxes	\$ 85,000	Upper mid range professional quality	
83		SUB TOTAL	\$ 720,000		\$ 720,000
84		PRODUCTION SUPPORT - STAGE BACKSTAGE			
85		Loose rigging accessories and consumables - whole venue	\$ 10,000	Spansets, brackets, shackles etc	
86		Chain motor hoists and control x 10	\$ 100,000		
87		Truss and pipe	\$ 50,000		
88		Tools and hardware	\$ 20,000	plus bring existing from Capitol	
89		Storage and roadcases MX	\$ 7,500		
90		SUB TOTAL	\$ 187,500		\$ 187,500
91		Loose lighting accessories and consumables - whole venue			
92		Consumables, tape, bulbs, ties etc - whole venue	\$ 2,500		
93		Side stage lighting ladders / booms etc	\$ 10,000		
94		Cables and leads	\$ 10,000	power distribution units, UPS, 3 phase and 240V	
95		Lamp racks storage and trolleys	\$ 10,000		
96		Storage and roadcases LX	\$ 7,500		
97		SUB TOTAL	\$ 40,000		\$ 40,000
98		Loose audio accessories and consumables - whole venue			
99		Portable digital projector 8- 10K ANSI min, lens, rigging and mounts	\$ 12,500		
100		Portable digital projector 12K ANSI min, lens, rigging and mounts	\$ 25,000		
101		Loose audio equipment, stands, microphones, DI boxes etc	\$ 50,000		
102		Portable stage monitor system	\$ 20,000	case mounted for use across entire venue	
103		Cables and leads	\$ 5,000		
104		Storage and roadcases Audio / AV	\$ 7,500		
105		SUB TOTAL	\$ 120,000		\$ 120,000
106		BUILDING SYSTEMS, SERVICES AND EQUIPMENT			
107		House light control and interface to building management systems - all venues	\$ 25,000	Assumes Crestron control or equiv (Dali or CBUS - unacceptable)	
108		Work light control - all venues	\$ 20,000	Control only, cable and fittings by builder	
109		OHS and manual handling equipment, vertical mast elevated work platform for access to lighting locations for focus	\$ 50,000	1 x Haulotte Star 10 or equiv	
110		OHS and manual handling equipment, includes pallet jacks, plate dollies for manual handling and Elevated Work Platform for access to lighting locations for focus	\$ 80,000	2 x JLG MVL 20 EWP or equiv, pallet jacks, trolleys, dollies, etc	
111		SUB TOTAL	\$ 175,000		\$ 175,000
112	10	CREATIVE TENANCIES			
113	ABC	Equipment racks and cable connections from theatre AV hubs	\$ 7,500		
114	TRCM	Equipment racks and cable connections between spaces	\$ 20,000		
115	TRCM	In room speakers and Vol control for BYOD (18 of)	\$ 25,000		
116		SUB TOTAL	\$ 52,500		\$ 52,500
117				COMBINED TOTALS	\$ 10,915,000
118		DESCRIPTION / ITEM	AMOUNT	COMMENTS / NOTES	
119					
120		NOTES			
121		No allowances for technical services or equipment to:			
122		Library expansion			
123		Art Gallery expansion			
124		Art Gallery meeting room			
125					

C Capital Cost Estimate

Cost Plan A: Concept Cost Report, Issue 10 October 2019,
Wilde and Woollard

Tamworth Regional Council - TPAC Business Case Proposal

COST REPORT

10th October 2019

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10th October, 2019

Virginia Ross
Director
Williams Ross
1/70 Kerr Street
FITZROY VIC 3065

Dear Virginia,

**TAMWORTH REGIONAL COUNCIL NEW PERFORMING ARTS CENTRE
BUSINESS CASE AND FUNCTIONAL CONCEPT DESIGN AND
COSTINGS**

Please find attached our "A - Concept Cost Plan (REV01)" dated 10th October, 2019.

This report has been prepared by Wilde and Woollard for Tamworth Regional Council to present the estimated project costs as at the concept documentation phase.

The report is based on documentation provided by the consultant team along with responses to any questions we have raised.

Should you have any questions or require further information, please do not hesitate to contact me.

Yours faithfully,
Wilde and Woollard



Gary A. Crutchley
Director

H:\jobs\Tamworth Performing Arts Centre Business Case\Concept August 2019\Cost Plan\Tamworth PAC Cost Plan 10 October 2019.docx

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1. PROJECT BUDGET

A project budget is yet to be advised.

2. COST PLAN SUMMARY

We estimate the total project cost is in the order of \$128,200,000 excluding GST as summarised below.

PROJECT ELEMENT	ESTIMATED COST
1. Front of House	\$10,774,100
2. Centre Operations	\$2,931,100
3. Cafe and Retail	\$2,568,400
4. Functions and Boardroom	\$6,183,900
5. Rehearsal/Dance Studio	\$3,910,800
6. Proscenium Auditorium	\$14,761,100
7. Proscenium Stage House	\$12,526,900
8. Studio Theatre	\$9,064,800
9. Salon Recital Room and Recording Studio	\$4,544,300
10. Productions/Stage Support – Backstage	\$2,453,100
11. Performer and Crew Support – Backstage	\$3,607,000
12. Centre Servicing	\$1,996,500
13. Library and Art Gallery Expansion	\$1,873,800
14. Conservatorium TRCM	\$4,810,500
15. ABC Studio	\$2,337,700
16. External Works and Services	\$7,077,000
17. Escalation to Tender	\$5,720,000
18. Escalation During Construction	\$1,895,000
ESTIMATED CONSTRUCTION TENDER COST EXCLUDING GST	\$99,036,000
19. Construction Contingency	\$4,952,000
ESTIMATED TOTAL CONSTRUCTION COST EXCLUDING GST	\$103,988,000

OTHER PROJECT COSTS	
20. Professional fees	\$18,800,000
21. Authorities' Fees and Charges	\$1,100,000
22. Loose Furnishings Furniture and Equipment and PABX System	\$4,312,000
23. Decanting Costs	By others
24. Artwork	Excluded
25. Building Maintenance Access	Excluded
26. Project Contingency	Excluded
ESTIMATED TOTAL PROJECT COST EXCLUDING GST	\$128,200,000

Refer to the attached “Cost Summary Allocated to Cost Centres” and “A - Concept Cost Plan” for further details of works included within the total estimated project cost.

3. COST CENTRES

The attached “Cost Summary Allocated to Cost Centres” indicates approximate estimates of various Cost Centres or Zones. These Zones have been taken from the Facility Space Program Issue G, Area Analysis Summary. Areas for each Zone from the FSP have been marked up by 5% for structure and 10% for circulation contingency.

These areas have been multiplied by the functional area generic rates taken from Option A of the Masterplan Estimate dated May 2019. We recommend that costs be refined and confirmed once specific zone demarcation and specific allocation of costs have been documented.

4. VALUE MANAGEMENT

Should savings be required, we can undertake value management workshops to identify items and prioritise them for adoption without adversely affecting the scope. Further items could be identified as potential savings which can be implemented in the event of an unfavourable tender result.

5. SCOPE OF WORKS

The cost plan is based on the following documentation and information:-

a) Architectural

Williams Ross Architects TPAC Business Case Architectural Set received 28th of July 2019.
Williams Ross Architects facility Space Program area analysis issue G dated 12th of September 2019.

b) Structural

None.

c) Services

None.

d) Traffic and Car parking

None.

e) Theatre Equipment

Theatre Equipment estimates provided by Setting Line Theatre Consulting Version 4, dated 12th of September 2019.

6. ASSUMPTIONS/NOTES

- a) Costs are based on a fully designed traditional lump sum competitive tender to four or more appropriately sized contractors in October 2022 with a 26 month construction period.
- b) This cost plan incorporates generic masterplan type services estimates provided by Wilde and Woollard. Specifics such as reusing of existing infrastructure and the like have not been taken into consideration. We recommend that all service figures are confirmed by a preliminary investigation and design and then estimated by a professional services consultant/s.
- c) The number of theatre seats, toilet fittings and fitout has been based on Williams Ross Architects TPAC Business Case - Facility Space Program Issue G, dated 12th of September 2019 and received 2nd of October 2019.

7. EXCLUSIONS

- a) Cost escalation beyond an October 2022 tender date.
- b) Decanting and relocation allowance (advised will be undertaken in-house).
- c) Refurbishment of the existing Library and Art Gallery including any work required to bring existing buildings up to current codes.
- d) ABC fitout including studio equipment, ABC Emergency Generator, ABC satellite dish and radio tower.
- e) Allowance for a stage sound shell.
- f) Staging of construction.
- g) Extra contingency for poor ground conditions, now superseded by measurements.
- h) Excavation in rock.
- i) Excavation of soft spots and backfilling.
- j) Out of hours work.
- k) Computer hardware and software.
- l) Compactus, photocopiers and the like.
- m) Crockery and linen.
- n) Site infrastructure works beyond the site boundary including road reserve pavements, "forecourt" apart from an allowance to relocate the underground HV cables from Hill Street.
- o) Our estimate is based on competitive quantitative tender criteria only. Allowances or factors for higher priced tenders being selected on qualitative criteria have not been allowed.
- p) Temporary relocation works.
- q) Upgrading of vacated spaces as a result of the project.
- r) Goods and services tax (GST).

8. CONTINGENCIES

a) Design Contingency

The cost plan includes a design contingency of \$3,435,000 which represents 4% of the estimated construction cost. This allowance is based on our past experience with projects at this stage of design. We have marginally reduced the allowance from the previous concept estimate based on the increased degree of design and cost interrogation. We believe this amount is also in line with current industry standards.

It is intended to cover the development of design documents up until tender.

b) Construction Contingency

The cost plan includes a construction contingency of \$4,952,000 which represents 5% of the estimated construction cost.

It is intended to cover design documentation/co-ordination issues, latent conditions, etc. It is not intended for changes in scope.

c) Project Contingency

The cost plan excludes a project contingency.

9. COST ESCALATION

The cost plan is based on current day costs.

The cost plan includes an allowance of \$5,720,000 for escalation to tender. This represents an average of approximately 2% average per annum until the estimated October 2022 tender date. This is an estimate of the degree of escalation that may occur in the future based on current trends and an expectation that prices will remain fairly stagnant. We recommend re-evaluating escalation should market trends start to deviate from our forecast.

It is intended to cover rise and fall in construction materials and labour and the construction market until the tender date.

A separate allowance of \$1,895,000 has also been included for cost escalation/market conditions incurred during the construction period. This amount is not a straight line percentage and has been calculated taking into account typical construction cash flows.

10. LOCALITY ALLOWANCE

The cost plan includes an allowance of \$2,122,000 to cover a locality cost which represents 2.5% of the estimated construction cost.

It is intended to cover the additional cost to construct a project of this size in Tamworth. This percentage has been based on information provided by our Sydney office.

11. POTENTIAL COST RISKS

In reviewing the tender documents and site conditions, we have identified the following potential cost risks may exist:-

- a) Exclusions noted above.
- b) Hazardous materials.
- c) Abnormal ground conditions including soft spots, rock, contaminated soil and ground water.
- d) Condition of existing services infrastructure.
- e) Disruption to adjoining properties and/or occupants including noise, temporary power, etc.
- f) Locality and escalation costs varying from our forecasted estimate.
- g) Non-standard procurement processes including design competitions.

12. CASH FLOW FORECAST

Refer to the attached estimated cash flow projection and construction cash flow analysis “S” curve. This forecast has been divided into monthly payments based on the concept cost plan and the preliminary program provided by Williams Ross Architects.

APPENDIX A: CONCEPT COST PLAN

APPENDIX B: SUMMARY ALLOCATED INTO COST CENTRES

APPENDIX C: CASH FLOW FORECAST

PROJECT SUMMARY

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Proj Cost %	Quantity	Rate	Total
1	NOTES AND EXCLUSIONS	0.00			0
2	BUILDING WORKS	65.80	13,516	6,240.30	84,343,946
3	EXTERNAL WORKS AND SERVICES	5.53	6,484	1,091.51	7,077,504
4	ESCALATION TO TENDER	4.47	13,516	423.20	5,720,000
5	ESCALATION DURING CONSTRUCTION	1.48	13,516	140.20	1,895,000
	ESTIMATED CONSTRUCTION TENDER		13,516	7,327.35	99,036,450
6	CONSTRUCTION CONTINGENCY	3.87	5.00	366.38	4,952,000
	ESTIMATED TOTAL CONSTRUCTION COST		13,516	7,693.73	103,988,450
7	OTHER PROJECT COSTS	18.89	13,516	1,791.36	24,212,000
	ESTIMATED TOTAL PROJECT COST		13,516	9,485.09	128,200,450
GFA: 13,516.00 m2		100			128,200,450

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					
<u>NOTES</u>					
NOTES					
Generally					
1	Assumes a competitive lump sum tender to four or more appropriately sized and interested contractors in October 2022.		note		
2	Assumes the works will be tendered with an industry standard contract		note		
3	This cost plan incorporates generic master-plan type services estimates provided by Wilde and Woollard. Specifics such as reusing of existing infrastructure and the like has not been taken into consideration. We recommend that all service figures are confirmed by a preliminary investigation and design and then estimated by a professional services consultant/s.		note		
4	The number of theatre seats, toilet fittings and fitout have been based on Williams Ross architects TPAC Business Case - Facility Space Program Issue G, dated 12th of September 2019 and received 2nd October 2019.		note		
5	This cost plan incorporates Theatre equipment services estimates provided by Setting Line Theatre Consulting, Prelim Tx Budgets V4 - received 12 September 2019.		note		
This cost plan has been based on the following documentation:-					
Architectural					
6	Williams Ross architects TPAC Business Case - Facility Space Program Issue GF, dated 12th of September 2019 and received 2nd of October 2019.		note		
Structural					
7	None		note		
Mechanical					
8	None		note		
Electrical					
9	None		note		
Hydraulic					
10	None		note		
Civil					
11	None		note		
Fire					
12	None		note		
Landscaping					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					(Continued)
<u>NOTES</u>					(Continued)
13	None		note		
	Acoustic Report				
14	None		note		
	Building Surveyor Report				
15	None		note		
	Land Survey				
16	Brown and Krippner Survey Drawings dated 14th of June 2019.		note		
	Geotechnical Report				
17	Costing interpolated from Soil Surveys Engineering Pty Limited for the proposed Library and Art Gallery development at 466 Peel Street, Tamworth dated July 2003.		note		
	Hazardous Materials Report				
18	None		note		
	Traffic Management Plan				
19	None		note		
<u>NOTES TOTAL</u>					<u>0</u>
<u>INCLUSIONS</u>					
INCLUSIONS					
The following has been included in this cost plan:-					
20	Preliminaries		note		
21	Design contingency		note		
22	Contract Contingency		note		
23	Demolition of existing buildings and pavements.		note		
24	Professional fees		note		
25	Authority contribution and headworks charges		note		
26	Underpinning of surrounding buildings		note		
27	Fire sprinklers (Type and extent subject to building surveyor and fire engineering report)		note		
28	Loose furniture and Equipment		note		
29	Specialist Theatre equipment and AV		note		
30	Hazardous materials removal from existing building (\$1M)		note		
31	Telephone systems and PABX		note		

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					(Continued)
<u>INCLUSIONS</u>					(Continued)
32	Provisional Allowances for a new substation, diversion of electrical supply and easement and a new set of diesel fire pumps and water tank backup. These large cost items remain unresolved and will require confirmation as detailed planning progresses.		note		
<u>INCLUSIONS TOTAL</u>					<u>0</u>
<u>EXCLUSIONS</u>					
EXCLUSIONS					
The following has been excluded from this cost plan:-					
33	Cost escalation beyond an October 2022 tender date.		note		
34	Decanting and relocation allowance (advised will be undertaken in-house).		note		
35	Refurbishment of the existing Library and Art Gallery including any work required to bring existing buildings up to current codes.		note		
36	ABC fitout including studio equipment, ABC Emergency Generator, ABC satellite dish and radio tower.		note		
37	Allowance for a stage sound shell.		note		
38	Staging of construction.		note		
39	Extra contingency for poor ground conditions, now superseded by measurements.		note		
40	Excavation in rock.		note		
41	Excavation of soft spots and backfilling.		note		
42	Out of hours work.		note		
43	Computer hardware and software.		note		
44	Compactus, photocopiers and the like.		note		
45	Crockery and linen.				
46	Site infrastructure works beyond the site boundary including road reserve pavements, "forecourt" apart from an allowance to relocate the underground HV cables from Hill Street.		note		
47	Our estimate is based on competitive quantitative tender criteria only. Allowances or factors for higher priced tenders being selected on qualitative criteria has not been allowed.		note		
48	Temporary relocation works.		note		
49	Upgrading of vacated spaces as a result of the project..		note		
50	Goods and services tax (GST)		note		
<u>EXCLUSIONS TOTAL</u>					<u>0</u>
NOTES AND EXCLUSIONS TOTAL					0

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					
<u>SB</u>	<u>01 SUBSTRUCTURE</u>				
	NOTES				
51	All substructure and basement retaining wall system et cetera has been assumed and is subject to confirmation by a structural consultant.		note		
	BASEMENT WALL RETENTION SYSTEM				
52	Capping beam including formwork etc	598	m	350.00	209,300
53	Piling rig float and set up	1	item	10,000.00	10,000
54	Say 600 diameter Basement wall piling system with piles at 2000 centres and 3m deep into foundation	2,220	m	275.00	610,500
55	Temporary ground anchor to wall (assumed 1 per pile)	300	no	1,500.00	450,000
56	Sprayed concrete to wall including trowelled finish and reinforcement	1,517	m2	150.00	227,550
57	Extra over for drainage system to retaining walls	1,517	m2	25.00	37,925
	UNDERPINNING				
58	Concrete underpinning including staged sequencing of works, formwork, excavation etc	115	m	1,500.00	172,500
	LIFT PIT				
59	Extra over for main lift pit including all tanking etc	2	no	12,000.00	24,000
60	Extra over for smaller lift pit including all tanking etc	1	no	10,000.00	10,000
	PILING UNDER BUILDING				
61	Piling rig float and set up	1	item	10,000.00	10,000
62	Say average 2000 x 2000 x 600 deep reinforced concrete pile cap	100	no	1,520.00	152,000
63	Say 1500 diameter piling system at 6000 centres under slab and 3m deep into foundation	297	m	600.00	178,200
	CONCRETE SLAB				
64	150 Thick reinforced suspended concrete slab on ground including minor excavation, formwork, reinforcement, sand bed, moisture barrier and slab finish	5,790	m2	155.00	897,450
65	Reinforced concrete edge beam including excavation	716	m	177.00	126,732
66	Spoon drain and agi drain to basement perimeter including outlets	820	m	80.00	65,600
	TERMITE PROTECTION				
67	Allow for termite protection	5,790	m2	10.00	57,900
	BLINDING CONCRETE				
68	Allow for additional excavation and blinding concrete below footings (PROVISIONAL)				excluded

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
	BUILDING WORKS				(Continued)
<u>SB</u>	<u>01 SUBSTRUCTURE</u>				(Continued)
	<u>01 SUBSTRUCTURE TOTAL</u>				<u>3,239,657</u>
<u>CL</u>	<u>02 COLUMNS</u>				
	COLUMNS				
69	Allow for columns to Basement	683	m2	100.00	68,300
70	Allow for columns to Level 1	3,572	m2	75.00	267,900
71	Allow for columns to Level 1 (Underground Carpark)	2,218	m2	100.00	221,800
72	Allow for columns to Level 1.5 and 2	3,427	m2	60.00	205,620
73	Allow for columns to Level 3	1,681	m2	50.00	84,050
74	Allow for columns to Level 4	1,189	m2	45.00	53,505
75	Allow for columns to Level 5	160	m2	45.00	7,200
	<u>02 COLUMNS TOTAL</u>				<u>908,375</u>
<u>UF</u>	<u>03 UPPER FLOORS</u>				
	REINFORCED CONCRETE SUSPENDED SLAB				
76	250 Thick suspended PT concrete slab and slab thickenings including 32MPa concrete, formwork, post tensioned and conventional reinforcement, surface finishes and sundries	7,138	m2	500.00	3,569,000
77	Extra over to form stepped theatre including additional reinforcement and formwork	623	m2	750.00	467,250
78	Allow for isolating slab to recording studios and the like	1	item	20,000	20,000
	JACK-UP FLOOR SLAB SYSTEM				
79	100 Thick floating concrete slab including 32MPa concrete, formwork, SL102, surface finishes, jack up mounts, additional reinforcement, polyethylene sheeting etc. (assumed to Studio Theatre for acoustic isolation)	352	m2	475.00	167,200
	STAGE TIMBER FLOOR				
80	200 x 45 Hyspan LVL13 joists at 300 centres including isolation mounts	280	m2	250.00	70,000
81	25 Thick engineered timber flooring on 2 layers of structural plywood with roof felt laid between sheets fixed to structural framing measured elsewhere (to Stage)	280	m2	360.00	100,800
	SUNDRIES				
82	Allow for setdowns, kerbs, upstands, steps and forming voids, et cetera	1	item	150,000	150,000
	<u>03 UPPER FLOORS TOTAL</u>				<u>4,544,250</u>
<u>SC</u>	<u>04 STAIRS</u>				
	FEATURE STAIR				

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
SC	04 STAIRS	(Continued)			
83	Curved FEATURE concrete stair including formwork, reinforcement, landings, finishes, balustrades, handrails etc (Level 1 to Level 1.5)	1	no	51,900	51,900
84	Angled FEATURE stair including formwork, reinforcement, landings, finishes, balustrades, handrails etc (Level 1 to Level 2)	1	no	144,300	144,300
85	Steps including formwork, reinforcement,finishes, balustrades, handrails etc (To Art Gallery Level 2)	1	no	20,400	20,400
OTHER STAIRS					
86	6200 x 3500 overall concrete stair including formwork, reinforcement, landings, sealer, balustrades, handrails etc (Basement to Roof)	1	no	174,000	174,000
87	6200 x 3500 overall concrete stair including formwork, reinforcement, landings, sealer, balustrades, handrails etc (Basement to Level 3)	1	no	89,000	89,000
88	6200 x 3500 overall concrete stair including formwork, reinforcement, landings, sealer, balustrades, handrails etc (Level 1 to Level 2)	1	no	33,000	33,000
04 STAIRS TOTAL					512,600
RF	05 ROOF				
CONCRETE SUSPENDED ROOF SLAB					
89	Suspended concrete roof slab including beams, concrete, formwork, reinforcement, surface finishes, waterproofing and sundries (over carpark)	1,800	m2	800.00	1,440,000
90	Suspended concrete balcony including slab, beams, concrete, formwork, reinforcement, surface finishes, waterproofing and sundries	450	m2	800.00	360,000
ROOF FRAMING					
91	Structural steel roof framing including connections, fixings and purlins and the like	3,852	m2	250.00	963,000
92	Extra over for truss system over Auditorium including connections, fixings and purlins and the like	476	m2	350.00	166,600
ROOF CLADDING AND RAINWATER GOODS					
93	Metal roof decking including particleboard lining, safety mesh, sisalation, insulation, flashings and cappings	4,004	m2	173.00	692,692
94	Allow for gutters, drainage system as required	4,004	m2	25.00	100,100
95	Allow for syphonic drainage system	4,004	m2	60.00	240,240
SOFFIT LINING					
96	Timber soffit lining including battens and finish	845	m2	450.00	380,250
CANOPIES					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
RF	05 ROOF	(Continued)			
97	Steel framed canopies including metal deck roofing with standing seam, timber soffit lining etc	152	m2	1,230.00	186,960
PLANT PLATFORM					
98	Roof mounted plant platform including steel support framing, webforge base, steel framed acoustic louvred screening				Excluded
99	Allow for sundry walkways etc	1	item	20,000	20,000
ROOF SAFETY/ACCESS SYSTEM					
100	Allow for roof safety system including anchor points, ladders between different roof levels, etc	4,454	m2	15.00	66,810
101	Main access ladder including steps, handrails etc.	1	item	5,000	5,000
05 ROOF TOTAL					4,621,652
EW	06 EXTERNAL WALLS				
BASEMENT WALLS					
102	Refer to substructure for measurement of basement walls		note		
STRUCTURAL STEELWORK					
103	Secondary steel wall framing and bracing including connections to external facade and glazing	3,681	m2	75.00	276,075
GLAZED FACADE					
104	Double glazed windows comprising powder coated aluminium framing and clear Low-E glass	2,231	m2	1,000.00	2,231,000
105	Allow extra over for boxing to glass	1,450	m2	260.00	377,000
106	Aluminium acoustic louvres with powdercoat finish	50	m2	750.00	37,500
FEATURE FACADE OUTER SKIN					
107	Feature external screen comprising metal blades, surround and steel support framing	1,700	m2	550.00	935,000
PATTERNED, COLOURED PRECAST WALLS					
108	Precast walls including colouring and pattern and 13 thick plasterboard lining one side, acoustic insulation and paint finish	4,066	m2	731.00	2,972,246
109	Extra over for nom. 50 x 50 timber batten screen at 100 centres on and including steel subframe to curved internal wall surfaces of Auditorium etc.	143	m2	750.00	107,250
110	Extra over for profiled timber panelling on and including steel subframe curved external wall surfaces of Auditorium etc.	143	m2	500.00	71,500
SUNDRY					
111	Allow for glazing film	1	item	10,000.00	10,000
112	External balustrade to top of carpark voids	261	m2	650.00	169,650

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
<u>EW</u>	<u>06 EXTERNAL WALLS</u>				(Continued)
113	External acoustic screen to plant area including standing seam cladding and steel support framing	59	m2	1,400.00	82,600
114	Extra over for Cinema Screen	45	m2	500.00	22,500
<u>06 EXTERNAL WALLS TOTAL</u>					<u>7,292,321</u>
<u>WW</u>	<u>07 WINDOWS</u>				
SUN CONTROL					
115	Allow for roller blinds including overhead tracks and rollers	2,231	m2	120.00	267,720
<u>07 WINDOWS TOTAL</u>					<u>267,720</u>
<u>ED</u>	<u>08 EXTERNAL DOORS</u>				
TIMBER DOORS					
116	Single solid core timber doors including frame, hardware and paint	2	no	1,600.00	3,200
117	Pair of solid core timber doors including frame, hardware and paint	2	no	3,200.00	6,400
ACOUSTIC DOORS					
118	Single acoustic solid core timber door including frame, hardware and paint	1	no	6,700.00	6,700
119	Pair of acoustic solid core timber doors including frame, hardware and paint	1	no	12,730.00	12,730
GLAZED DOORS					
120	Single glazed swing door including hardware	2	no	2,485.00	4,970
121	Pair of glazed doors including hardware	1	no	4,890.00	4,890
122	Glazed sliding AUTOMATIC doors including hardware and powdercoat finish	10	no	11,500.00	115,000
FIRE RATED DOORS					
123	Fire rated solid core single door including hardware and paint finish	1	no	4,000.00	4,000
124	Fire rated solid core double doors including hardware and paint finish	4	no	7,500.00	30,000
ROLLER SHUTTERS					
125	Allow for additional steel framing	1	item	10,000.00	10,000
126	Aluminium roller shutter with 'colorbond' finish and electronic operation	145	m2	400.00	58,000
<u>08 EXTERNAL DOORS TOTAL</u>					<u>255,890</u>
<u>NW</u>	<u>09 INTERNAL WALLS</u>				
AUDITORIUM SHELL WALLS					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
<u>NW</u>	<u>09 INTERNAL WALLS</u>				(Continued)
127	Precast concrete wall panels to Theatre including cast in plates, connections, caulking etc (Auditorium shell)	1,068	m2	450.00	480,600
128	Nom. 50 x 50 timber batten screen at 100 centres on and including steel subframe to curved internal wall surfaces of Auditorium etc.	1,421	m2	750.00	1,065,750
129	Profiled timber panelling on and including steel subframe curved external wall surfaces of Auditorium etc.	1,421	m2	500.00	710,500
STUDIO THEATRE SHELL WALLS					
130	Precast concrete wall panels including cast in plates, connections, caulking etc (Studio Theatre)	339	m2	450.00	152,550
BLOCK WALLS					
131	140 Thick 2-hour fire-rated core filled reinforced blockwork walls with paint finish to one side and 13 thick plasterboard lining other side, acoustic insulation and paint finish	138	m2	339.00	46,782
PARTITION WALLS					
132	Steel stud wall framing with 13 thick plasterboard lining both sides, acoustic insulation and paint finish	6,669	m2	180.00	1,200,420
133	Extra over for acoustic isolated partition wall including 2 x 76 wide metal stud framing with 20 air gap between, 2 x 13 thick plasterboard lining to both sides of wall, including 70 (min.) thick insulation (assumed 20%)	1,334	m2	80.00	106,720
134	Timber veneer panel to plasterboard walls (assume 5%)	334	m2	450.00	150,300
LIFT SHAFT WALLS					
135	Precast concrete panels including cast in plates, connections, caulking etc	543	m2	350.00	190,050
136	190 Thick reinforced concrete block walls including core filling to staircase walls	657	m2	280.00	183,960
<u>09 INTERNAL WALLS TOTAL</u>					<u>4,287,632</u>
<u>NS</u>	<u>10 INTERNAL SCREENS & BORROWED LIGHTS</u>				
GLAZED PARTITIONS					
137	Aluminium framed glazed partitions including finish	401	m2	900.00	360,900
138	Extra over for glazing film (50%)	201	m2	150.00	30,150
ACOUSTIC WINDOW					
139	Allow for acoustic window to recording studio	1	item	10,000.00	10,000
OPERABLE WALLS					
140	Allow for steel support framing	1	item	13,000.00	13,000
141	Operable wall high acoustic side stack including standard range finish	95	m2	1,200.00	114,000
TOILET PARTITIONS					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
NS	<u>10 INTERNAL SCREENS & BORROWED LIGHTS</u>	(Continued)			
142	Compact laminated toilet partition complete including hardware	96	no	1,450.00	139,200
	<u>10 INTERNAL SCREENS & BORROWED LIGHTS TOTAL</u>				<u>667,250</u>
ND	<u>11 INTERNAL DOORS</u>				
	TIMBER DOOR				
143	Allow for single solid core timber door including frame, hardware and paint finish	52	no	1,605.00	83,460
144	Allow for pair of solid core timber door including frame, hardware and paint finish	25	no	2,350.00	58,750
145	Allow for pair of unequal solid core timber door including frame, hardware and paint finish	10	no	2,140.00	21,400
	EXTRA OVER FOR ACOUSTIC TREATMENT				
146	Extra over for single acoustic doors	8	no	5,100.00	40,800
147	Extra over for pair of acoustic doors	41	no	10,375.00	425,375
	GLAZED DOOR				
148	Allow single glazed aluminium doors including hardware	31	no	2,485.00	77,035
	AUTOMATIC GLAZED SLIDING DOORS				
149	Allow for structural support framing	1	item	18,000.00	18,000
150	Allow for automatic double glazed sliding door including track, hardware and motorisation	9	no	13,650.00	122,850
	FIRE RATED DOORS				
151	Fire rated solid core single door including hardware and paint finish	13	no	4,000.00	52,000
152	Fire rated solid core double doors including hardware and paint finish	19	no	7,500.00	142,500
	SERVICE CUPBOARD DOORS				
153	Allow for service cupboard doors including hardware and paint finish	1	item	10,000.00	10,000
	ROLLER SHUTTERS				
154	Allow for structural support framing	1	item	10,000.00	10,000
155	Allow for roller shutters including frame and hardware to bars, servery & box office	1	item	60,840.00	60,840
	<u>11 INTERNAL DOORS TOTAL</u>				<u>1,123,010</u>
WF	<u>12 WALL FINISHES</u>				
	CERAMIC WALL TILING				

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
WF	12 WALL FINISHES				(Continued)
156	Allow for ceramic wall tiling including grout, adhesives and waterproofing to wet areas	560	m2	160.00	89,600
MIRROR WALL CLADDING					
157	Mirror wall cladding to rehearsal/dance studio	125	m2	300.00	37,500
CORNER GUARDS					
158	Allow for corner guards etc	1	item	15,000.00	15,000
ACOUSTIC WALL LINING					
159	Acoustic panel lining or similar fixed to plasterboard lined wall including perimeter edge trim	1	item	820,000	820,000
12 WALL FINISHES TOTAL					962,100
FF	13 FLOOR FINISHES				
CARPET					
160	Allow for carpet tiles fixed to concrete slab including skirtings	5,515	m2	110.00	606,650
FOYER FISH UPGRADE					
161	Extra over carpet for upgraded finish to foyers including skirting	1,572	m2	240.00	377,280
FLOOR MATTING					
162	Floor matting including recess frame (allowance)	25	m2	550.00	13,750
VINYL FLOORING					
163	Allow for vinyl flooring applied to concrete slab including skirtings	2,877	m2	85.00	244,545
TIMBER FLOORING					
164	Allow for timber flooring fixed to concrete slab including skirtings	1,021	m2	370.00	377,770
CERAMIC FLOOR TILING					
165	Allow for ceramic floor tiling fixed to concrete slab including skirting	339	m2	135.00	45,765
SEALER					
166	Sealer to concrete floor	741	m2	15.00	11,115
ACOUSTIC TREATMENT TO FLOORS					
167	Allow for acoustic build-up of flooring including resilient mounts, etc (Provisional Sum)	1	item	360,000	360,000
SUNDRIES					
168	Linemarking and metalwork to basement carpark	1	item	15,000.00	15,000
169	Allow for division strips	1	item	5,000.00	5,000
13 FLOOR FINISHES TOTAL					2,056,875

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
CF	<u>14 CEILING FINISHES</u>				
	EXPOSED STRUCTURE				
170	Paint to slab soffit	1,202	m2	20.00	24,040
	FEATURE CEILINGS				
171	Allow for profiled and perforated timber veneer ceilings including acoustic insulation and suspension systems (Auditorium)	482	m2	800.00	385,600
172	Allow for profiled and perforated timber veneer ceilings including acoustic insulation and suspension systems (Studio Theatre)	352	m2	800.00	281,600
173	Allow for paint to soffit above suspended ceilings	901	m2	25.00	22,525
	PLASTERBOARD CEILING				
174	Allow for 13 thick flush plasterboard ceiling fixed on and including battens and paint finish	9,278	m2	87.00	807,186
175	Allow for 13 thick flush moisture resistant plasterboard ceiling fixed on and including concealed grid suspension system and paint finish	287	m2	95.00	27,265
	FIRE RATED CEILING				
176	2 Layers of fire rated plasterboard on and including suspension system and paint finish	1,364	m2	212.00	289,168
	ACOUSTIC CEILING TREATMENT				
177	Allow for acoustic ceiling panels to 80% of ceiling area (Provisional Sum)	1	item	150,000	150,000
	BULKHEADS / SUNDRIES				
178	Allow for plasterboard bulkhead fixed on and including framing, insulation and paint finish	1	item	25,000	25,000
179	Allow for ceiling access hatches	1	item	15,000	15,000
	<u>14 CEILING FINISHES TOTAL</u>				<u>2,027,384</u>
FT	<u>15 FITMENTS</u>				
	JOINERY				
180	Allowance for joinery including reception, library counters, amenities, stores, etc (PROVISIONAL SUM)	1	item	1,530,000	1,530,000
	HANDRAILS AND BALUSTRADES				
181	Stainless steel handrails with frameless glass balustrade to voids	51	m	1,800.00	91,800
182	Stainless steel handrail to studio & stage balcony	100	m	550.00	55,000
	SIGNAGE				
183	Allow for statutory / way-finding / feature signage (PROVISIONAL SUM)	12,672	m2	10.00	126,720

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
FT	<u>15 FITMENTS</u>				(Continued)
184	Allow for external signage panels including power / lighting etc (Provisional Sum)	1	item	100,000	100,000
<u>15 FITMENTS TOTAL</u>					<u>1,903,520</u>
SE	<u>16 SPECIAL EQUIPMENT</u>				
SEATS TO AUDITORIUM					
185	Supply and install auditorium seat (PC rate of \$750 per seat allowed)	600	no	750.00	450,000
RETRACTABLE SEATING TO STUDIO THEATRE					
186	Retractable seating system for 200 number seats (studio theatre - Allowed \$950 per seat)	122	m2	1,600.00	195,200
STAGE CATWALKS					
187	Allow for stage catwalks and lighting bridges including railing etc above stage and auditorium areas (PROVISIONAL SUM)	1	item	400,000	400,000
KITCHEN AND BAR FITOUT					
188	Allow for Café kitchen fitout (provisional sum)	1	item	100,000	100,000
189	Allow for Functional kitchen fitout (provisional sum)	1	item	300,000	300,000
190	Allow for Bar fit-outs (provisional sum)	3	no	150,000	450,000
191	Allow for cooking equipment not part of Kitchen fitout (provisional sum)	1	item	25,000.00	25,000
<u>16 SPECIAL EQUIPMENT TOTAL</u>					<u>1,920,200</u>
SF	<u>17 SANITARY FIXTURES</u>				
SANITARY FIXTURES					
192	Estimated quantity based on Facility Space Program by Williams Ross Architects dated 10/07/2019		note		
193	Sanitary fixtures including all tapware and other fittings	244	no	1,400.00	341,600
194	Floor wastes including trap	48	no	1,000.00	48,000
195	Allow for hot water plant, pumps, valves etc	1	item	85,000	85,000
196	Allow for thermostatic mixing and other miscellaneous plumbing items	1	item	35,000	35,000
197	Allow for acoustic treatment	1	item	50,000	50,000
<u>17 SANITARY FIXTURES TOTAL</u>					<u>559,600</u>
PD	<u>18 SANITARY PLUMBING</u>				
SANITARY PLUMBING					
198	Estimated quantity based on Facility Space Program by Williams Ross Architects dated 10/07/2019		note		

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
PD	18 SANITARY PLUMBING	(Continued)			
199	Allow for internal sanitary plumbing including PVC pipework and fittings	544	no	450.00	244,800
	18 SANITARY PLUMBING TOTAL				244,800
WS	19 WATER SUPPLY				
	WATER SUPPLY				
200	Estimated quantity based on Facility Space Program by Williams Ross Architects dated 10/07/2019		note		
201	Allow for cold water points including brass pipework, valves and fittings	244	no	300.00	73,200
202	Allow for hot water points including brass pipework, lagging, valves and fittings	161	no	350.00	56,350
203	Allow for thermostatic mixing valves	50	no	1,000.00	50,000
	19 WATER SUPPLY TOTAL				179,550
GS	20 GAS SERVICE				
	GAS SUPPLY				
204	Allow for system including pipework, valves and fittings	12,672	m2	15.00	190,080
	Subtotal				190,080
	BUILDER'S WORK				
205	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	10,000	10,000
	20 GAS SERVICE TOTAL				200,080
AC	24 AIR CONDITIONING				
	AIR CONDITIONING				
206	Allow for Mechanical Systems including all plant, ductwork, ventilation systems, insulation, outlets, controls, piping, fire collars, dampers, testing, commissioning and as built drawings (Average rate)	12,672	m2	550.00	6,969,600
	Subtotal				6,969,600
	BUILDER'S WORK				
207	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	349,000	349,000
208	Allow for additional acoustic requirements	1	item	150,000.00	150,000
	24 AIR CONDITIONING TOTAL				7,468,600

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
FP	<u>25 FIRE PROTECTION</u>				
	WET FIRE SERVICES				
209	Sprinkler systems including pipework, heads etc	12,672	m2	85.00	1,077,120
210	Allow for fire hose reel including water reticulation	10	no	4,000.00	40,000
211	Allow for internal fire hydrant including water reticulation	10	no	2,500.00	25,000
212	Allow for fire extinguishers, fire blankets etc.	1	item	20,000	20,000
	Subtotal				1,162,120
	BUILDER'S WORK				
213	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	58,200	58,200
	DRY FIRE SERVICE				
214	Fire detection and EWIS systems including all wiring, outlets etc	12,672	m2	45.00	570,240
215	Fire indicator and EWIS panels	1	item	50,000	50,000
	Subtotal				620,240
	BUILDER'S WORK				
216	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	31,100	31,100
	<u>25 FIRE PROTECTION TOTAL</u>				<u>1,871,660</u>
LP	<u>26 ELECTRIC LIGHT AND POWER</u>				
	ELECTRICAL SERVICES				
217	Allow for electrical systems including all light fittings, power outlets, connection to existing supply, comms, PA, emergency lighting, exit signs etc. (average rate internal)	12,672	m2	305.00	3,864,960
218	Allow for electrical security systems	12,672	m2	40.00	506,880
	EMERGENCY GENERATOR				
219	Allow for emergency generator including underground fuel tank and exhaust stack	1	item	350,000	350,000
	PV CELLS				
220	Allow for roof mounted PV Array including associated cabling etc	1	item	200,000	200,000
221	Allow for steel support structure	500	m2	75.00	37,500
	Subtotal				4,959,340
	BUILDER'S WORK				

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
<u>LP</u>	<u>26 ELECTRIC LIGHT AND POWER</u>				(Continued)
222	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	250,000	250,000
<u>26 ELECTRIC LIGHT AND POWER TOTAL</u>					<u>5,209,340</u>
<u>CM</u>	<u>27 COMMUNICATIONS</u>				
ELECTRICAL SERVICES					
223	Allow for communication system	12,672	m2	40.00	506,880
Subtotal					506,880
BUILDER'S WORK					
224	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	30,000	30,000
<u>27 COMMUNICATIONS TOTAL</u>					<u>536,880</u>
<u>TS</u>	<u>28 TRANSPORTATION SYSTEMS</u>				
VERTICAL TRANSPORTATION SYSTEMS					
225	Stretcher sized lift including car, guide rails, lifting hoist, cast in plates etc (Lift From Basement to Level 5)	1	no	340,000	340,000
226	Stretcher sized lift including car, guide rails, lifting hoist, cast in plates etc (Lift From Level 2 to Level 3)	1	no	280,000	280,000
227	Passenger lift including car, guide rails, lifting hoist, cast in plates etc (Lift L1-L2 Café and Balcony)	2	no	180,000	360,000
228	Dock Leveller	2	no	30,000.00	60,000
229	Extra over for feature car fitout	2	no	20,000	40,000
Subtotal					1,080,000
BUILDER'S WORK					
230	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	54,000	54,000
<u>28 TRANSPORTATION SYSTEMS TOTAL</u>					<u>1,134,000</u>
<u>SS</u>	<u>29 SPECIAL SERVICES</u>				
BEER PLUMBING					
231	Allow for beer plumbing to bars and the like (costs to be negotiated with suppliers)	1	Item	100,000	100,000
Subtotal					100,000
BUILDER'S WORK					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
	BUILDING WORKS				(Continued)
SS	<u>29 SPECIAL SERVICES</u>				(Continued)
232	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	5,000	5,000
	<u>29 SPECIAL SERVICES TOTAL</u>				<u>105,000</u>
AR	<u>31 ALTERATIONS AND RENOVATIONS</u>				
	FORMING OPENINGS				
233	Allow for forming openings in existing buildings including temporary support and making good (Existing library)	1	Item	100,000	100,000
	<u>31 ALTERATIONS AND RENOVATIONS TOTAL</u>				<u>100,000</u>
YY	<u>46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT</u>				
	THEATRE AV AND SPECIALIST EQUIPMENT				
	<i>All costs are per Setting Line Theatre Consulting estimates Prelim Tx Budgets V4 190912 - received 20th September 2019.</i>		note		
234	Some savings in reuse of existing equipment may be possible.		note		
	No allowances for technical services or equipment to:				
235	1/ Library expansion		note		
236	2/ Art Gallery expansion		note		
237	3/ Art Gallery meeting room		note		
	NON EQUIPMENT ITEMS				
238	Preliminaries	1	item	150,000	150,000
	TECHNICAL PANELS AND TEC CABLE TERMINATIONS				
239	Equipment racks, technical panels, patch leads and TEC cable terminations	1	item	85,000	85,000
	1. FOYER SYSTEMS AND INFRASTRUCTURE				
240	Front of House managers panel includes zoned foyer paging system, back ground music, including wireless microphone functionality in foyers	1	item	35,000	35,000
241	Small performance system and programme display in café area	1	item	20,000	20,000
242	Digital signage system for box office and foyer spaces (software, PC and monitors (6 of)	1	item	50,000	50,000
243	Multi Channel RF/IR hearing assist system	1	item	80,000	80,000
	CENTRE OPERATIONS				
244	Meeting room video conference system	1	item	50,000	50,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
YY	46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT				(Continued)
3.1 FUNCTIONS / 3.2 BOARD ROOM / 3.3 EVENTS TERRACE					
245	Installed sound system, zone controlled speakers, digital processing, plug and play BYOD capability	1	item	25,000	25,000
246	Roll drop projection screen and associated controllers - both rooms (two of)	1	item	60,000	60,000
247	Ceiling mounted digital projectors plus mounting brackets etc (two of)	1	item	40,000	40,000
248	High level video conferencing system, screens, digital camera, conference microphone and speaker system	1	item	50,000	50,000
249	Cinema projection system	1	item	100,000	100,000
250	Cinema sound system	1	item	45,000	45,000
251	Cinema Screen				Assume fixed panels by builder
252	Event / performance loose staging rostra and equipment	1	item	20,000	20,000
253	Event / performance lighting control	1	item	10,000	10,000
254	Event / performance lighting equipment				from loose general stock
255	Additional sound equipment, stands, leads, fold back etc				from loose general stock
REHEARSAL / DANCE STUDIO					
256	Surround drapes and track	1	item	25,000	25,000
257	Provision of lighting grid, rigging points,	1	item	45,000	45,000
258	Event / performance lighting control	1	item	10,000	10,000
259	Event / performance lighting equipment				from loose general stock
260	Installed sound system, speakers, digital processing, plug and play BYOD capability	1	item	25,000	25,000
261	Roll drop projection screen and associated controllers	1	item	20,000	20,000
262	Ceiling mounted digital projectors plus mounting brackets etc x 1				from loose general stock
263	Additional sound equipment, stands, leads, fold back etc				from loose general stock
PROSCENIUM THEATRE					
264	Power flying system with 60 lines inc panorama bars, battens winches and control	1	item	5,250,000	5,250,000
265	Fore stage (orchestra pit) lift mechanism and safety system	1	item	300,000	300,000
266	FoH speaker rigging Left / Centre / Right, pile winder hoists	1	item	60,000	60,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
YY	46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT				(Continued)
267	House curtain, cyclorama, stage drapes and stage curtain tracks	1	item	120,000	120,000
268	Variable acoustic drapes system (12 panels)	1	item	150,000	150,000
269	Stage lighting control system including console	1	item	75,000	75,000
270	Stage lighting dimmers (240 off including patch) & power distribution	1	item	80,000	80,000
271	Stage lighting luminaries	1	item	225,000	225,000
272	Stage lighting wired bars and cable management (5 of)	1	item	120,000	120,000
273	Stage managers systems including 4 ring headset system, link to foyer paging and display, show programme and video relay distribution	1	item	80,000	80,000
274	Wireless comms	1	item	40,000	40,000
275	Sound system control desk and processing, inc recording and replay systems, front fill, delay system etc	1	item	500,000	500,000
276	Seating				Builders works, recommend allow \$750 per seat inst
STUDIO THEATRE					
277	Cable net trampoline grid over auditorium	1	item	350,000	350,000
278	Over grid rigging beams	1	item	250,000	250,000
279	Power suspension hoist system and controls – 20 lines	1	item	400,000	400,000
280	Cable looms wired bars and accessories (5 of)	1	item	70,000	70,000
281	Stage drapes and curtain tracks	1	item	50,000	50,000
282	Stage lighting control and infrastructure system	1	item	120,000	120,000
283	Stage lighting dimming system (144 channels inc patch)	1	item	60,000	60,000
284	Performance lighting equipment	1	item	200,000	200,000
285	Stage managers systems including 4 ring headset system, link to foyer paging and display, show programme and video relay	1	item	75,000	75,000
286	Sound system, speakers, processing and control	1	item	100,000	100,000
SALON & RECORDING STUDIO					
287	Flown grid system - 3 panels	1	item	150,000	150,000
288	Stage drapes and curtain tracks	1	item	75,000	75,000
289	Stage lighting control and infrastructure system	1	item	100,000	100,000
290	Stage lighting dimming system (100 channels inc patch)	1	item	50,000	50,000
291	Cable looms wired bars and accessories	1	item	15,000	15,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
YY	<u>46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT</u>	(Continued)			
292	Performance lighting equipment	1	item	75,000	75,000
293	Stage managers systems including 2 ring headset system, link to foyer paging and display, show programme and video relay	1	item	50,000	50,000
294	Sound system, speakers, processing and control	1	item	120,000	120,000
295	Studio digital recording desk (36 channel), relevant computer and software (by Council), studio monitors, cable loom, digital breakout boxes	1	item	85,000	85,000
PRODUCTION SUPPORT - STAGE BACKSTAGE					
296	Loose rigging accessories and consumables - whole venue	1	item	10,000	10,000
297	Chain motor hoists and control x 10	1	item	100,000	100,000
298	Truss and pipe	1	item	50,000	50,000
299	Tools and hardware	1	item	20,000	20,000
300	Storage and road-cases MX	1	item	7,500	7,500
Loose lighting accessories and consumables - whole venue					
301	Consumables, tape, bulbs, ties etc - whole venue	1	item	2,500	2,500
302	Side stage lighting ladders / booms etc	1	item	10,000	10,000
303	Cables and leads	1	item	10,000	10,000
304	Lamp racks storage and trolleys	1	item	10,000	10,000
305	Storage and road-cases LX	1	item	7,500	7,500
Loose audio accessories and consumables - whole venue					
306	Portable digital projector 8- 10K ANSI min, lens, rigging and mounts	1	item	12,500	12,500
307	Portable digital projector 12K ANSI min, lens, rigging and mounts	1	item	25,000	25,000
308	Loose audio equipment, stands, microphones, DI boxes etc	1	item	50,000	50,000
309	Portable stage monitor system	1	item	20,000	20,000
310	Cables and leads	1	item	5,000	5,000
311	Storage and road-cases Audio / AV	1	item	7,500	7,500
BUILDING SYSTEMS, SERVICES AND EQUIPMENT					
312	House light control and interface to building management systems - all venues	1	item	25,000	25,000
313	Work light control - all venues	1	item	20,000	20,000
314	OHS and manual handling equipment, vertical mast elevated work platform for access to lighting locations for focus	1	item	50,000	50,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
BUILDING WORKS					(Continued)
YY	<u>46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT</u>				(Continued)
315	OHS and manual handling equipment, includes pallet jacks, plate dollies for manual handling and Elevated Work Platform for access to lighting locations for focus	1	item	80,000	80,000
CREATIVE TENANCIES					
316	Equipment racks and cable connections from theatre AV hubs	1	item	7,500	7,500
317	Equipment racks and cable connections between spaces	1	item	20,000	20,000
318	In room speakers and Vol control for BYOD (18 of)	1	item	25,000	25,000
<u>46 SPECIAL PROVISIONS - THEATRE AV AND SPECIALIST EQUIPMENT TOTAL</u>					<u>10,915,000</u>
YY	<u>46 SPECIAL PROVISIONS - ESD TREATMENT</u>				
ESD PROVISIONS					
319	Allowance for ESD provisions to achieve 5 star rating (Approximate 2% Budget Allowance)	1	item	2,000,000	2,000,000
<u>46 SPECIAL PROVISIONS - ESD TREATMENT TOTAL</u>					<u>2,000,000</u>
PR	<u>00 PRELIMINARIES</u>				
PRELIMINARIES					
320	Allow for builder's preliminaries	1	item	12,081,000.00	12,081,000
<u>00 PRELIMINARIES TOTAL</u>					<u>12,081,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
DESIGN CONTINGENCY					
321	Allow for design contingency	1	item	3,168,000.00	3,168,000
<u>46 DESIGN CONTINGENCY TOTAL</u>					<u>3,168,000</u>
YY	<u>46 LOCALITY FACTOR</u>				
LOCALITY ALLOWANCE					
322	Locality Factor	1	item	1,980,000	1,980,000
<u>46 LOCALITY FACTOR TOTAL</u>					<u>1,980,000</u>
BUILDING WORKS TOTAL					84,343,946

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					
<u>XP</u>	<u>32 SITE PREPARATION</u>				
	DEMOLITION				
323	Demolish existing 2-storey brick building (Building 468-472)	1,506	m2	250.00	376,500
324	Demolish existing 2-storey brick building (Building 474)	683	m2	250.00	170,750
325	Demolish existing carpark	4,580	m2	50.00	229,000
326	Demolish existing entrance canopy	74	m2	100.00	7,400
327	Demolish existing garden beds	252	m2	80.00	20,160
328	Demolish existing pavements	814	m2	60.00	48,840
329	Remove existing trees	6	no	500.00	3,000
330	Hazardous materials removal from existing building (provisional sum)	1	item	1,000,000	1,000,000
331	Clear site of all rubbish and vegetation	1	item	5,000	5,000
	EARTHWORKS				
332	Bulk site cut/fill to achieve initial bench level (excluding site strip)	6,485	m2	8.50	55,123
333	Trim, grade, compact and proof roll	6,485	m2	3.00	19,455
	BASEMENT EXCAVATION				
334	Bulk excavate to form basement, commencing from reduced level in fill and clay including cartage of material off site	2,276	m3	36.00	81,936
	POOR GROUND CONTINGENCY				
335	Allow contingency for poor ground conditions (provisional sum - replaced with piling and suspended ground slab)		note		
	<u>32 SITE PREPARATION TOTAL</u>				<u>2,017,164</u>
<u>XR</u>	<u>33 ROADS, FOOTPATHS AND PAVED AREAS</u>				
	PEEL STREET FORECOURT				
336	Concrete pavement and balustrades to basement ramps - measured elsewhere		note		
337	Allow for development of feature paved forecourt including sub-base, preparation etc (Peel Street Courtyard)	351	m2	350.00	122,850
338	Extra over for steps, handrails and the like	1	item	15,000	15,000
	NORTH WESTERN TERRACE				
339	Allow for development of terrace area over Basement carpark including feature paving, landscaping, forming raised areas and grading and levelling (average rate used over area)	1,853	m2	350.00	648,550
340	Extra over for steps, handrails and the like	1	item	15,000	15,000
	SUNDRIES				

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
<u>XR</u>	<u>33 ROADS, FOOTPATHS AND PAVED AREAS</u>				(Continued)
341	Allowance for roof area to install satellite dish and tower including access	36	m2	600.00	21,600
342	Allowance for emergency generator building area	12	m2	1,500.00	18,000
343	Allow for recycling refuse yard	30	m2	400.00	12,000
<u>33 ROADS, FOOTPATHS AND PAVED AREAS TOTAL</u>					<u>853,000</u>
<u>XL</u>	<u>36 LANDSCAPING AND IMPROVEMENTS</u>				
LANDSCAPING					
344	Refer to ROADS, FOOTPATHS AND PAVED AREAS for hard pavements.		note		
OUTDOOR THEATRE					
345	Allow for Outdoor Theatre steps	1	item	30,000	30,000
PLAZA AND COURTYARDS					
346	Plaza and Urban Courtyard treatment including fixed furniture, lighting and metalwork	1	item	150,000	150,000
347	Allow for raised planters including garden bed plants, fertiliser, 200 minimum deep imported topsoil and 75 thick mulch	50	m2	1,200.00	60,000
SUNDRIES					
348	Bike hoops	23	no	250.00	5,750
349	Tactile indicators - Stainless steel studs	6	m2	1,000.00	6,000
350	Allow for bollard including footing	10	no	1,500.00	15,000
351	Allow for stainless steel tree grates	10	no	1,100.00	11,000
Trees					
352	Advanced tree	10	no	1,000.00	10,000
SIGNAGE, ETC.					
353	Allow for external signage (PROVISIONAL)	1	item	50,000	50,000
<u>36 LANDSCAPING AND IMPROVEMENTS TOTAL</u>					<u>337,750</u>
<u>XK</u>	<u>37 EXTERNAL STORMWATER DRAINAGE</u>				
DIVERT EXISTING STORMWATER DRAINAGE					
354	Allowance to divert existing 450 diameter RCP stormwater pipe in trench including pits, excavation, backfilling and spoil removal	1	item	80,000	80,000
STORMWATER DRAINAGE					
355	300 RCP stormwater pipe in trench including excavation, backfilling and spoil removal	100	m	225.00	22,500

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
XK	37 EXTERNAL STORMWATER DRAINAGE				(Continued)
356	225 uPVC stormwater pipe in trench including excavation, backfilling and spoil removal	50	m	150.00	7,500
357	150 uPVC diameter stormwater pipe in trench including excavation, backfilling and spoil removal	150	m	105.00	15,750
358	100 uPVC diameter stormwater pipe in trench including excavation, backfilling and spoil removal	50	m	95.00	4,750
359	90 diameter agi pipe in trench including excavation, backfilling and spoil removal	100	m	32.00	3,200
360	900 x 900 Stormwater pits including excavation, backfilling and cover	20	no	1,500.00	30,000
361	Grated outlet	10	no	350.00	3,500
362	Connect to existing drainage	4	no	1,000.00	4,000
RAINWATER HARVESTING					
363	20,000 Lt rainwater internally bolted panel tank and rainwater treatment and pressurization system including pumps, power reticulation etc	1	no	40,000	40,000
37 EXTERNAL STORMWATER DRAINAGE TOTAL					211,200
XD	38 EXTERNAL SEWER DRAINAGE				
SEWER DRAINAGE					
364	100 diameter uPVC sewer pipe in trench including excavation and backfilling	120	m	95.00	11,400
365	225 diameter uPVC sewer pipe in trench including excavation and backfilling	50	m	130.00	6,500
366	100 diameter HDPE trade waste in trench including excavation and backfilling	50	m	120.00	6,000
367	100 diameter uPVC sewer clipped to underside of basement soffit	50	m	65.00	3,250
368	100 diameter HDPE trade waste clipped to underside of basement soffit	80	m	78.00	6,240
369	Allow for 3000 Lt neutralizing pit including excavation and backfilling	1	no	12,000.00	12,000
370	Allow for 1100Lt grease trap including excavation and backfilling	1	no	7,500.00	7,500
371	Precast concrete pits including cover, excavation and backfilling	5	no	3,500.00	17,500
372	Allow for connection into existing drainage	1	item	5,000.00	5,000
38 EXTERNAL SEWER DRAINAGE TOTAL					75,390
XW	39 EXTERNAL WATER SUPPLY				
WATER SUPPLY					

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
<u>XW</u>	<u>39 EXTERNAL WATER SUPPLY</u>				(Continued)
373	Allow for external water service including new meter assembly	1	item		25,000
	Subtotal				25,000
	BUILDER'S WORK				
374	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	2,000	2,000
	<u>39 EXTERNAL WATER SUPPLY TOTAL</u>				<u>27,000</u>
<u>XG</u>	<u>40 EXTERNAL GAS</u>				
	GAS SUPPLY				
375	Allow for external gas service including new meter	1	item		15,000
	Subtotal				15,000
	BUILDER'S WORK				
376	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	1,000	1,000
	<u>40 EXTERNAL GAS TOTAL</u>				<u>16,000</u>
<u>XF</u>	<u>41 EXTERNAL FIRE PROTECTION</u>				
	EXTERNAL FIRE SERVICES				
377	Allow for external fire services including connection into existing supply etc.	1	item	210,000	210,000
378	Allow for fire pumps and water tank backup (subject to pressure testing and Building Surveyor advice)	1	item	150,000	150,000
	Subtotal				360,000
	BUILDER'S WORK				
379	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	20,000	20,000
	<u>41 EXTERNAL FIRE PROTECTION TOTAL</u>				<u>380,000</u>
<u>XE</u>	<u>42 EXTERNAL ELECTRIC LIGHT AND POWER</u>				
	EXTERNAL ELECTRICAL SERVICES				
380	Allow for external electrical services including LV supply, lighting etc	1	item	100,000	100,000
381	Allow for site power diversion including new substation, temporary supply and HV underground power supply cables (provisional sum - subject to solution and negotiation with authority)	1	item	1,500,000	1,500,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
	EXTERNAL WORKS AND SERVICES				<i>(Continued)</i>
<u>XE</u>	<u>42 EXTERNAL ELECTRIC LIGHT AND POWER</u>				<i>(Continued)</i>
	Subtotal				1,600,000
	BUILDER'S WORK				
382	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	80,000	80,000
	<u>42 EXTERNAL ELECTRIC LIGHT AND POWER TOTAL</u>				<u>1,680,000</u>
<u>XC</u>	<u>43 EXTERNAL COMMUNICATIONS</u>				
	EXTERNAL COMMUNICATIONS SERVICES				
383	Allow for external communications services	1	item	50,000	50,000
	Subtotal				50,000
	BUILDER'S WORK				
384	Allow for builder's work and profit including attendance on the sub-contract and any builder's work in connection therewith such as hoisting, testing or commissioning, etc.	1	item	3,000	3,000
	<u>43 EXTERNAL COMMUNICATIONS TOTAL</u>				<u>53,000</u>
<u>PR</u>	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
385	Allow for builder's preliminaries	1		1,018,000.00	1,018,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>1,018,000</u>
<u>YY</u>	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
386	Allow for design contingency	1		267,000.00	267,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>267,000</u>
<u>YY</u>	<u>46 LOCALITY FACTOR</u>				
	LOCALITY ALLOWANCE				
387	Locality Factor	1	item	142,000	142,000
	<u>46 LOCALITY FACTOR TOTAL</u>				<u>142,000</u>
	EXTERNAL WORKS AND SERVICES TOTAL				7,077,504

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
ESCALATION TO TENDER					
YY	<u>46 SPECIAL PROVISIONS</u>				
	ESCALATION TO TENDER				
388	Allow for cost escalation to Tender (October 2022)	1	item	5,720,000	5,720,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>5,720,000</u>
	ESCALATION TO TENDER TOTAL				5,720,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
ESCALATION DURING CONSTRUCTION					
<u>YY</u>	<u>46 SPECIAL PROVISIONS</u>				
	ESCALATION DURING CONSTRUCTION				
389	Allow for cost escalation during Construction	1	item	1,895,000	1,895,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>1,895,000</u>
	ESCALATION DURING CONSTRUCTION TOTAL				1,895,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE

Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
CONSTRUCTION CONTINGENCY					
<u>YY</u>	<u>46 SPECIAL PROVISIONS</u>				
	CONSTRUCTION CONTINGENCY				
390	Allow for construction contingency @ 10%	1	item	4,952,000.00	4,952,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>4,952,000</u>
	CONSTRUCTION CONTINGENCY TOTAL				4,952,000

DETAILED COST PLAN

Project: TAMWORTH REGIONAL COUNCIL PERFORMING ARTS CENTRE
Cost Plan: A - CONCEPT COST PLAN (REV01)

No.	Item Description	Quantity	Unit	Rate	Total
OTHER PROJECT COSTS					
YY	<u>46 SPECIAL PROVISIONS</u>				
	PROFESSIONAL FEES				
391	Allow for Professional Fees	1	item	18,800,000	18,800,000
	AUTHORITY FEES				
392	Allow for authority fees	1	item	1,100,000	1,100,000
	LOOSE FURNITURE AND EQUIPMENT				
393	Allow for loose furniture and equipment	1	item	4,200,000	4,200,000
	DECANTING				
394	Allow for decanting/fitout to existing spaces				by others
	PABX				
395	PABX budget (Tamworth regional Council to advise)	1	item	112,000.00	112,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>24,212,000</u>
	OTHER PROJECT COSTS TOTAL				24,212,000

TAMWORTH PERFORMING ARTS CENTRE - BUSINESS CASE

10th October 2019

SUMMARY ALLOCATED INTO COST CENTRES

ZONE 1 - FRONT OF HOUSE	1,334	1,534	4,605.00	7,023.54	10,774,110																	10,774,110
ZONE 2 - CENTRE OPERATIONS	427	491	3,914.00	5,969.63		2,931,088																2,931,088
ZONE 3 - CAFE AND RETAIL	366	421	4,000.00	6,100.80			2,568,437															2,568,437
ZONE 4A - FUNCTIONS AND BOARDROOM	782	899	4,510.00	6,878.65				6,183,906														6,183,906
ZONE 4B - REHEARSAL/STENT STUDIO	363	417	6,149.00	9,378.45					3,910,814													3,910,814
ZONE 5A - PROSCENIUM AUDITORIUM	1,180	1,357	7,132.00	10,877.72						14,761,066												14,761,066
ZONE 5B - PROSCENIUM STAGE HOUSE	1,416	1,628	5,045.00	7,694.63							12,526,858											12,526,858
ZONE 6 - STUDIO THEATRE	753	866	6,863.00	10,467.44								9,064,803										9,064,803
ZONE 7 - SALON AND RECORDING STUDIO	383	440	6,771.00	10,327.12									4,544,272									4,544,272
ZONE 8A - PRODUCTION/STAGE SUPPORT – BACKSTAGE	377	434	3,706.00	5,652.39										2,453,137								2,453,137
ZONE 8B - PERFORMER AND CREW SUPPORT – BACKSTAGE	526	605	3,909.00	5,962.00											3,607,010							3,607,010
ZONE 9 - CENTRE SERVICING	393	452	2,896.00	4,416.98												1,996,475						1,996,475
ZONE 10A - ABC STUDIO	302	347	4,417.00	6,736.80														2,337,670				2,337,670
ZONE 10B - CONSERVATORIUM TROM	866	996	6,174.00	9,416.58													4,810,500					4,810,500
ZONE 11 - LIBRARY AND ART GALLERY EXPANSION (AREA MEASURED FROM PLAN)	273	314	5,967.52	9,101.66													1,873,800					1,873,800
EXTERNAL WORKS AND SERVICES (#3)			7,077,504																	7,077,504		7,077,504
TOTAL	8,300	11,201		8,162	10,774,110	2,931,088	2,568,437	6,183,906	3,910,814	14,761,066	12,526,858	9,064,803	4,544,272	2,453,137	3,607,010	1,996,475	1,873,800	4,810,500	2,337,670	2,337,670	7,077,504	91,421,450
ESCALATION TO TENDER			5,720,000		674,108	183,390	160,700	386,911	244,689	923,561	783,773	567,161	284,323	153,486	225,681	124,914	117,239	300,980	146,262	442,822		5,720,000
ESCALATION DURING CONSTRUCTION			1,895,000		223,328	60,756	53,239	128,181	81,064	305,970	259,659	187,897	94,194	50,849	74,767	41,383	38,840	99,713	48,456	146,704		1,895,000
TOTAL	11,201	11,201		8,842	11,671,546	3,175,234	2,782,376	6,698,998	4,236,567	15,990,597	13,570,290	9,819,861	4,922,789	2,657,472	3,907,458	2,162,772	2,029,879	5,211,193	2,532,388	7,667,030		99,036,450
CONTRACT CONTINGENCY			4,952,000		583,598	158,767	139,124	334,962	211,836	799,559	678,539	491,011	246,148	132,878	195,380	108,143	101,498	260,569	126,624	383,364		4,952,000
PROFESSIONAL FEES			18,800,000		2,215,599	602,752	528,176	1,271,665	804,224	3,035,481	2,576,036	1,864,095	934,489	504,466	741,749	410,557	385,330	989,236	480,721	1,455,424		18,800,000
AUTHORITY FEES AND CHARGES			1,100,000		129,636	35,267	30,904	74,406	47,056	177,608	150,726	109,069	54,678	29,517	43,400	24,022	22,546	57,881	28,127	85,157		1,100,000
TOTAL	11,201	11,201		11,060	14,600,379	3,972,020	3,480,580	8,380,031	5,299,683	20,003,245	16,975,591	12,284,036	6,158,104	3,324,333	4,887,987	2,705,494	2,539,253	6,518,879	3,167,860	9,590,975		123,888,450
PERCENTAGE OF TOTAL COST ADJUSTED FOR FFE					13%	4%	3%	8%	5%	18%	15%	11%	6%	3%	4%	2%	2%	6%	na	na		100%
LOOSE FURNITURE AND EQUIPMENT			4,312,000		560,560	172,480	129,360	344,960	215,600	776,160	646,800	474,320	258,720	129,360	172,480	86,240	86,240	258,720	na	na		4,312,000
TOTAL (EXCLUDING GST AT TENDER OCTOBER 2019)	11,201	11,201		11,445	15,160,939	4,144,500	3,609,940	8,724,991	5,515,283	20,779,405	17,622,391	12,758,356	6,416,824	3,453,693	5,060,467	2,791,734	2,625,493	6,777,599	3,167,860	9,590,975		128,200,450
TOTAL - ROUNDED	11,201	11,201		11,445	15,161,000	4,145,000	3,610,000	8,725,000	5,515,000	20,779,000	17,622,000	12,758,000	6,417,000	3,454,000	5,060,000	2,792,000	2,625,000	6,778,000	3,168,000	9,591,000		128,200,000

NOTES
#1 Areas from FSP Issue G but including 5% structure allowance and 10% circulation contingency.
#2 Rates are generic from masterplan estimate dated May 2019.
#3 Value from current cost plan
Refer to cost plan for full details of other notes, exclusions and inclusions.

Project: TAMWORTH REGIONAL COUNCIL – TPAC BUSINESS CASE PROPOSAL

Report: ESTIMATED CASH FLOW PROJECTION

Date: 9TH OF OCTOBER 2019

PROJECT CASHFLOW - BASED ON FORECAST FINAL COST																	
DESCRIPTION	FORECAST FINAL COST	EXPENDITURE TO END 2019 Forecast	EXPENDITURE TO END 2020 Forecast	Jan to June 2021 Forecast	Jul-21 Forecast	Aug-21 Forecast	Sep-21 Forecast	Oct-21 Forecast	Nov-21 Forecast	Dec-21 Forecast	Total Yr 2021	Jan-22 Forecast	Feb-22 Forecast	Mar-22 Forecast	Apr-22 Forecast	May-22 Forecast	
Project Costs	Professional Fees	\$ -	\$ 75,200	\$376,000	\$376,000	\$376,000	\$376,000	\$188,000	\$470,000	\$470,000	\$ 2,632,000	\$470,000	\$470,000	\$470,000	\$470,000	\$376,000	
	Authorities Fees and Charges	\$ -									\$ -	\$0	\$0	\$0	\$110,000	\$275,000	
	Loose Furniure and Equipment	\$ 4,200,000									\$ -						
	Relocation Costs	excluded									\$ -						
	PABX	\$ 112,000									\$ -						
Construction Works	Early Works (yet to be determined)										\$ -	\$0	\$0	\$0	\$0	\$0	
	Main Contract	\$ 103,988,450									\$ -	\$0	\$0	\$0	\$0	\$0	
	Variations	included above									\$ -						
Construction / Project Contingency	included above										\$ -						
TOTAL	\$ 128,200,450	\$ -	\$ 75,200	\$ 376,000	\$ 376,000	\$ 376,000	\$ 376,000	\$ 188,000	\$ 470,000	\$ 470,000	\$ 2,632,000	\$ 470,000	\$ 470,000	\$ 470,000	\$ 580,000	\$ 651,001	

ANNUAL SUMMARY				
YEAR	Actual	Forecast	TOTAL	CUMULATIVE
to end 2018				\$ -
2019	\$ -	\$ -		\$ -
2020	\$ -	\$ 75,200	\$ 75,200	\$ 75,200
2021	\$ -	\$ 2,632,000	\$ 2,632,000	\$ 2,707,200
2022	\$ -	\$ 8,264,002	\$ 8,264,002	\$ 10,971,202
2023	\$ -	\$ 40,222,500	\$ 40,222,500	\$ 51,193,702
2024	\$ -	\$ 77,006,753	\$ 77,006,753	\$ 128,200,455
2025-2026	\$ -	\$ -		\$ 128,200,455
TOTALS	\$ -	\$ 128,200,455	\$ 128,200,455	

Monthly amounts reflect expenditure dates, not receipt of invoicing

Project: TAMWORTH REGIONAL COUNCIL – TPAC BUSINE

Report: ESTIMATED CASH FLOW PROJECTION

Date: 9TH OF OCTOBER 2019

PROJECT CASHFLOW - BASED ON FORECAST FINAL COST																
DESCRIPTION	FORECAST FINAL COST	Jun-22 Forecast	Jul-22 Forecast	Aug-22 Forecast	Sep-22 Forecast	Oct-22 Forecast	Nov-22 Forecast	Dec-22 Forecast	Total Yr 2022	Jan-23 Forecast	Feb-23 Forecast	Mar-23 Forecast	Apr-23 Forecast	May-23 Forecast	Jun-23 Forecast	Jul-23 Forecast
Project Costs																
Professional Fees	\$ 18,800,000	\$376,000	\$0	\$0	\$188,000	\$470,000	\$470,000	\$470,000	\$ 4,230,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000
Authorities Fees and Charges	\$ 1,100,000	\$275,000	\$275,000	\$0	\$0	\$0	\$0	\$0	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loose Furniture and Equipment	\$ 4,200,000								\$ 935,000							
Relocation Costs	excluded								\$ -							
PABX	\$ 112,000								\$ -							
Construction Works																
Early Works (yet to be determined)									\$ -							
Main Contract	\$ 103,988,450	\$0	\$0	\$0	\$0	\$0	\$1,502,000	\$1,597,000	\$ 3,099,000	\$1,681,000	\$1,646,500	\$1,695,000	\$2,045,000	\$1,984,000	\$2,012,000	\$2,282,000
Variations	included above								\$ -							
Construction / Project Contingency	included above								\$ -							
TOTAL	\$ 128,200,450	\$ 651,001	\$ 275,001	\$ -	\$ 188,000	\$ 470,000	\$ 1,972,000	\$ 2,067,000	\$ 8,264,000	\$ 2,151,000	\$ 2,116,500	\$ 2,165,000	\$ 2,515,000	\$ 2,454,000	\$ 2,482,000	\$ 2,752,000

ANNUAL SUMMARY				
YEAR	Actual	Forecast	TOTAL	CUMULATIVE
to end 2018				\$ -
2019	\$ -	\$ -		\$ -
2020	\$ -	\$ 75,200	\$ 75,200	\$ 75,200
2021	\$ -	\$ 2,632,000	\$ 2,632,000	\$ 2,707,200
2022	\$ -	\$ 8,264,002	\$ 8,264,002	\$ 10,971,202
2023	\$ -	\$ 40,222,500	\$ 40,222,500	\$ 51,193,702
2024	\$ -	\$ 77,006,753	\$ 77,006,753	\$ 128,200,455
2025-2026	\$ -	\$ -		\$ 128,200,455
TOTALS	\$ -	\$ 128,200,455	\$ 128,200,455	

Monthly amounts reflect expenditure dates, not receipt of invoicing

Project: TAMWORTH REGIONAL COUNCIL – TPAC BUSINE

Report: ESTIMATED CASH FLOW PROJECTION

Date: 9TH OF OCTOBER 2019

PROJECT CASHFLOW - BASED ON FORECAST FINAL COST																	
DESCRIPTION	FORECAST FINAL COST	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Yr 2023 Forecast	Jan-24 Forecast	Feb-24 Forecast	Mar-24 Forecast	Apr-24 Forecast	May-24 Forecast	Jun-24 Forecast	Jul-24 Forecast	Aug-24 Forecast	Sep-24 Forecast	
Project Costs																	
Professional Fees	\$ 18,800,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$ 5,640,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000	
Authorities Fees and Charges	\$ 1,100,000	\$0	\$0	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Loose Furniture and Equipment	\$ 4,200,000						-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Relocation Costs	excluded						-										
PABX	\$ 112,000						-								\$44,800	\$44,800	
Construction Works																	
Early Works (yet to be determined)							-										
Main Contract Variations	\$ 103,988,450 included above	\$3,318,000	\$4,151,000	\$4,637,000	\$4,525,000	\$4,606,000	\$ 34,582,500	\$6,522,000	\$5,909,000	\$6,175,000	\$8,670,000	\$8,228,000	\$8,142,000	\$6,731,000	\$4,235,000	\$3,894,000	
Construction / Project Contingency	included above						-										
TOTAL	\$ 128,200,450	\$ 3,788,000	\$ 4,621,000	\$ 5,107,000	\$ 4,995,000	\$ 5,076,000	\$ 40,222,500	\$ 6,992,000	\$ 6,379,000	\$ 6,645,000	\$ 9,140,000	\$ 8,698,000	\$ 8,612,000	\$ 7,201,000	\$ 4,749,800	\$ 4,408,800	

ANNUAL SUMMARY				
YEAR	Actual	Forecast	TOTAL	CUMULATIVE
to end 2018			\$ -	\$ -
2019	\$ -	\$ -	\$ -	\$ -
2020	\$ -	\$ 75,200	\$ 75,200	\$ 75,200
2021	\$ -	\$ 2,632,000	\$ 2,632,000	\$ 2,707,200
2022	\$ -	\$ 8,264,002	\$ 8,264,002	\$ 10,971,202
2023	\$ -	\$ 40,222,500	\$ 40,222,500	\$ 51,193,702
2024	\$ -	\$ 77,006,753	\$ 77,006,753	\$ 128,200,455
2025-2026	\$ -	\$ -	\$ -	\$ 128,200,455
TOTALS	\$ -	\$ 128,200,455	\$ 128,200,455	

Monthly amounts reflect expenditure dates, not receipt of invoicing

Project: TAMWORTH REGIONAL COUNCIL – TPAC BUSINE

Report: ESTIMATED CASH FLOW PROJECTION

Date: 9TH OF OCTOBER 2019

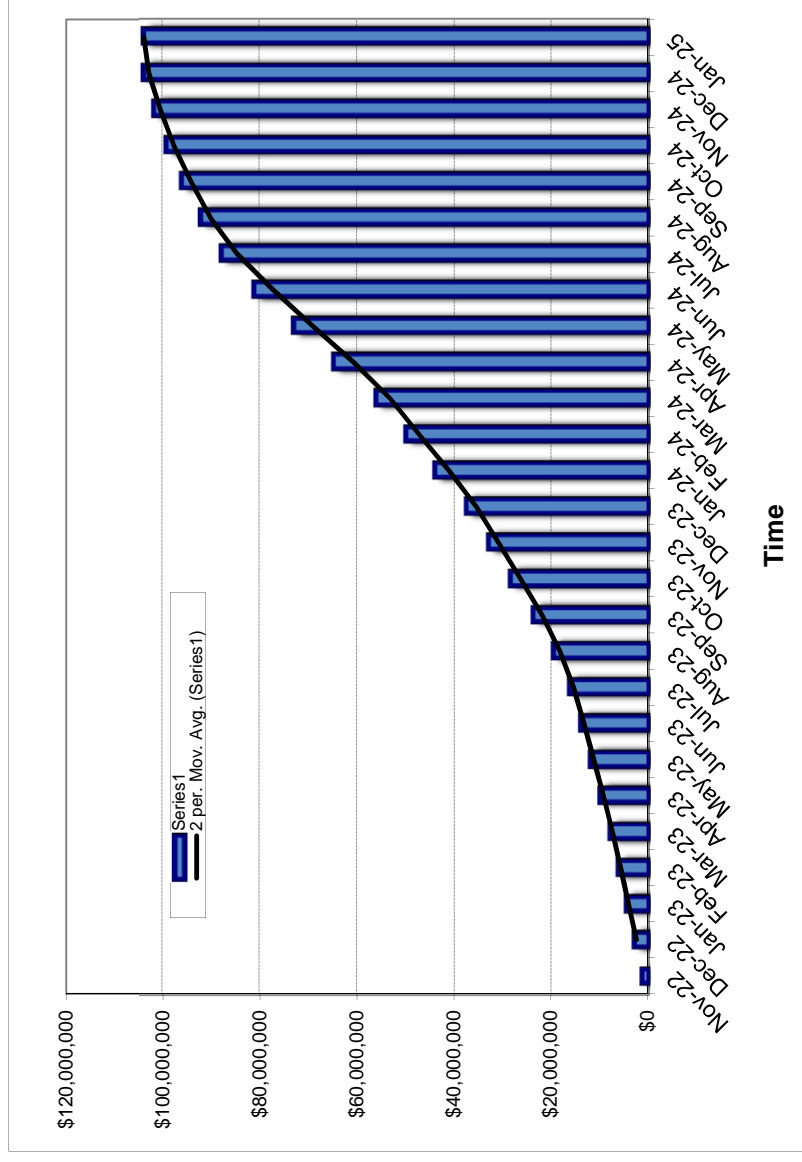
PROJECT CASHFLOW - BASED ON FORECAST FINAL COST								
DESCRIPTION	FORECAST FINAL COST	Oct-24 Forecast	Nov-24 Forecast	Dec-24 Forecast	Balance 2024-2025 Forecast	Total Yr 2024-2025 Forecast	Total Forecast	
Project Costs								
Professional Fees	\$ 18,800,000	\$470,000	\$470,000	\$470,000	\$582,800	\$ 6,222,800	\$ 18,800,000	
Authorities Fees and Charges	\$ 1,100,000	\$0	\$0	\$0	\$165,000	\$ 165,000	\$ 1,100,000	
Loose Furniure and Equipment	\$ 4,200,000	\$630,000	\$1,470,000	\$1,470,000	\$630,000	\$ 4,200,000	\$ 4,200,000	
Relocation Costs	excluded					\$ -	\$ -	
PABX	\$ 112,000	\$0	\$0	\$0	\$22,400	\$ 112,000	\$ 112,000	
Construction Works								
Early Works (yet to be determined)						\$ -	\$ -	
Main Contract	\$ 103,988,450	\$3,125,000	\$2,529,000	\$2,140,000	\$6,950	\$ 66,306,950	\$ 103,988,450	
Variations	included above					\$ -	\$ -	
Construction / Project Contingency	included above					\$ -	\$ -	
TOTAL	\$ 128,200,450	\$ 4,225,000	\$ 4,469,000	\$ 4,080,000	\$ 1,407,151	\$ 77,006,750	\$ 128,200,450	

ANNUAL SUMMARY				
YEAR	Actual	Forecast	TOTAL	CUMULATIVE
to end 2018		\$ -	-	\$ -
2019	\$ -	\$ -	-	\$ -
2020	\$ -	\$ 75,200	75,200	\$ 75,200
2021	\$ -	\$ 2,632,000	2,632,000	\$ 2,707,200
2022	\$ -	\$ 8,264,002	8,264,002	\$ 10,971,202
2023	\$ -	\$ 40,222,500	40,222,500	\$ 51,193,702
2024	\$ -	\$ 77,006,753	77,006,753	\$ 128,200,455
2025-2026	\$ -	\$ -	-	\$ 128,200,455
TOTALS	\$ -	\$ 128,200,455	\$ 128,200,455	

Monthly amounts reflect expenditure dates, not receipt of invoicing

CONSTRUCTION CASHFLOW ANALYSIS FOR PROJECT - TAMWORTH P.A.C.

Current Estimated Construction Cost \$ 103,988,450
 Rise and Fall Provision Prior to Construction (% p.a.) 0.00%
 Rise and Fall Provision During Construction (% p.a.) 0.00%
 Construction Commencement Date 1-Oct-22
 Construction Completion Date 1-Dec-24
 Projected Final Construction Cost including Rise and Fall Provision \$ 103,989,000

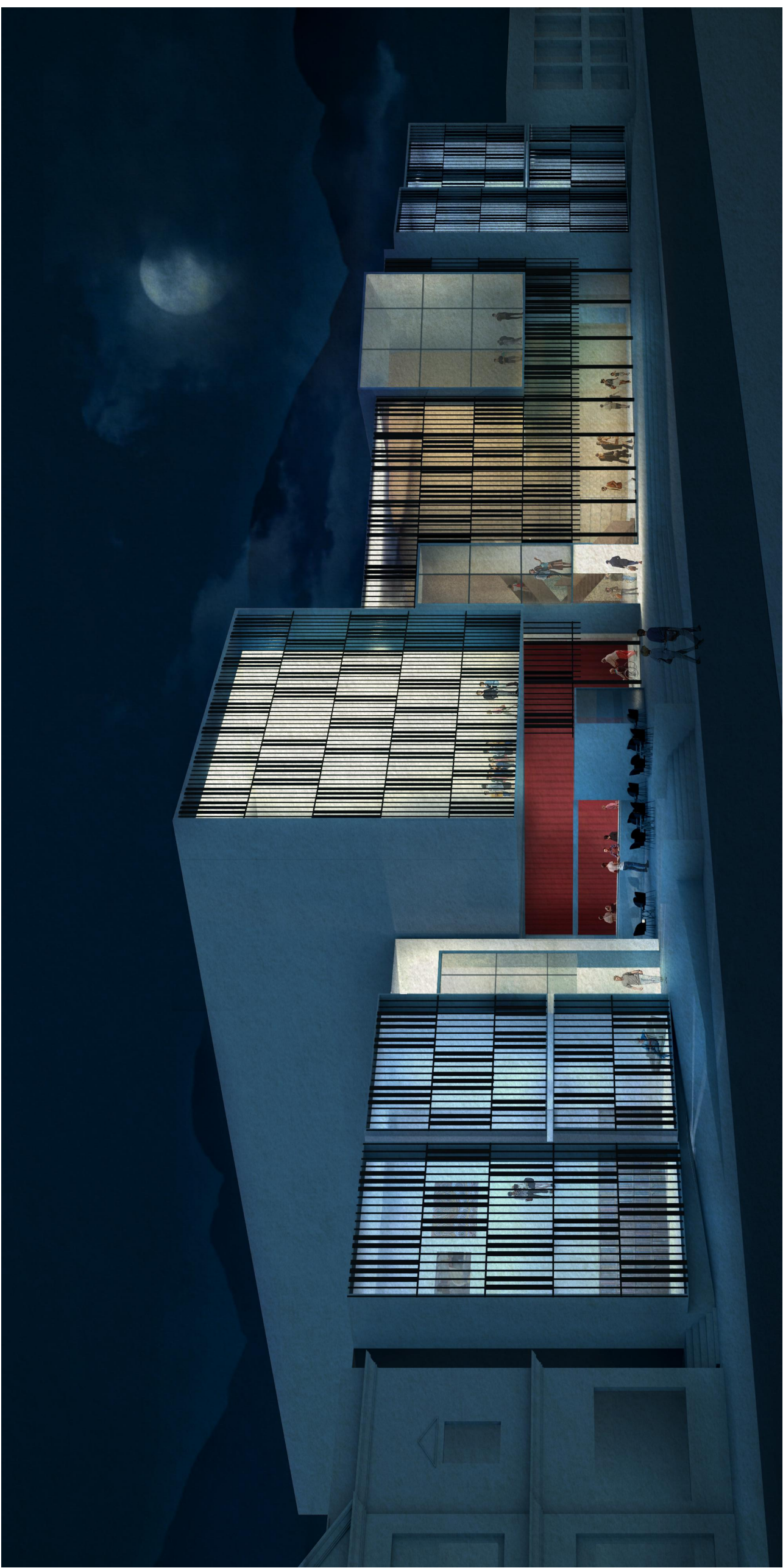


Month Paid	Projected	Rounded Payment	Actual
October-22	\$ -	\$ -	\$ -
November-22	1,502,055	1,502,000	1,502,000
December-22	3,098,646	1,597,000	1,597,000
January-23	4,779,267	1,681,000	1,681,000
February-23	6,424,175	1,645,000	1,645,000
March-23	8,119,502	1,695,000	1,695,000
April-23	10,164,124	2,045,000	2,045,000
May-23	12,147,940	1,984,000	1,984,000
June-23	14,159,855	2,012,000	2,012,000
July-23	16,441,630	2,282,000	2,282,000
August-23	19,759,639	3,318,000	3,318,000
September-23	23,910,716	4,151,000	4,151,000
October-23	28,548,156	4,637,000	4,637,000
November-23	33,073,431	4,525,000	4,525,000
December-23	37,679,557	4,606,000	4,606,000
January-24	44,201,257	6,522,000	6,522,000
February-24	50,109,957	5,909,000	5,909,000
March-24	56,284,658	6,175,000	6,175,000
April-24	64,954,701	8,670,000	8,670,000
May-24	73,182,927	8,228,000	8,228,000
June-24	81,325,215	8,142,000	8,142,000
July-24	88,055,754	6,731,000	6,731,000
August-24	92,290,614	4,235,000	4,235,000
September-24	96,184,183	3,894,000	3,894,000
October-24	99,308,884	3,125,000	3,125,000
November-24	101,837,457	2,529,000	2,529,000
December-24	103,977,928	2,140,000	2,140,000
January-25	103,988,450	11,000	11,000

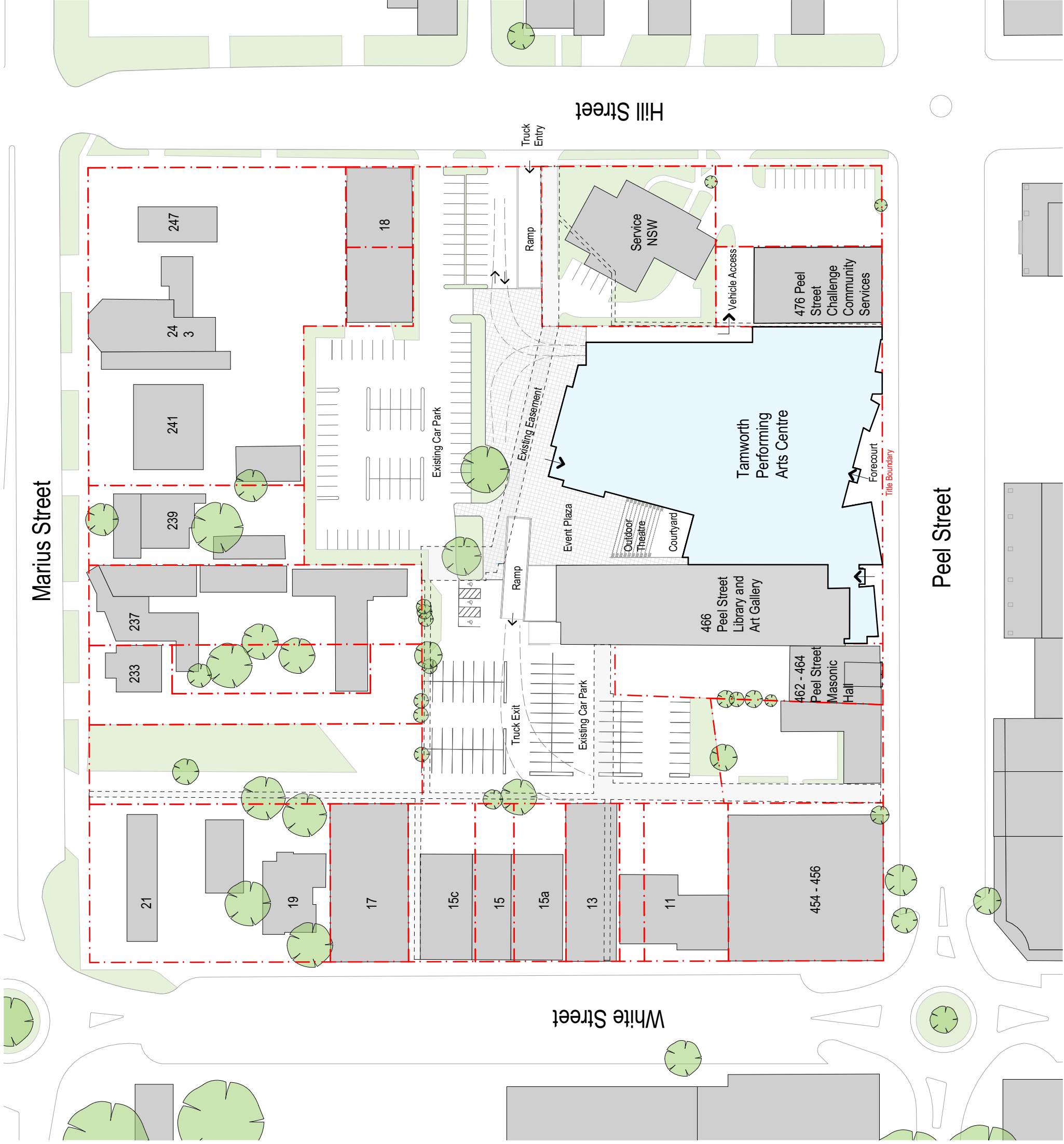
D Concept Design

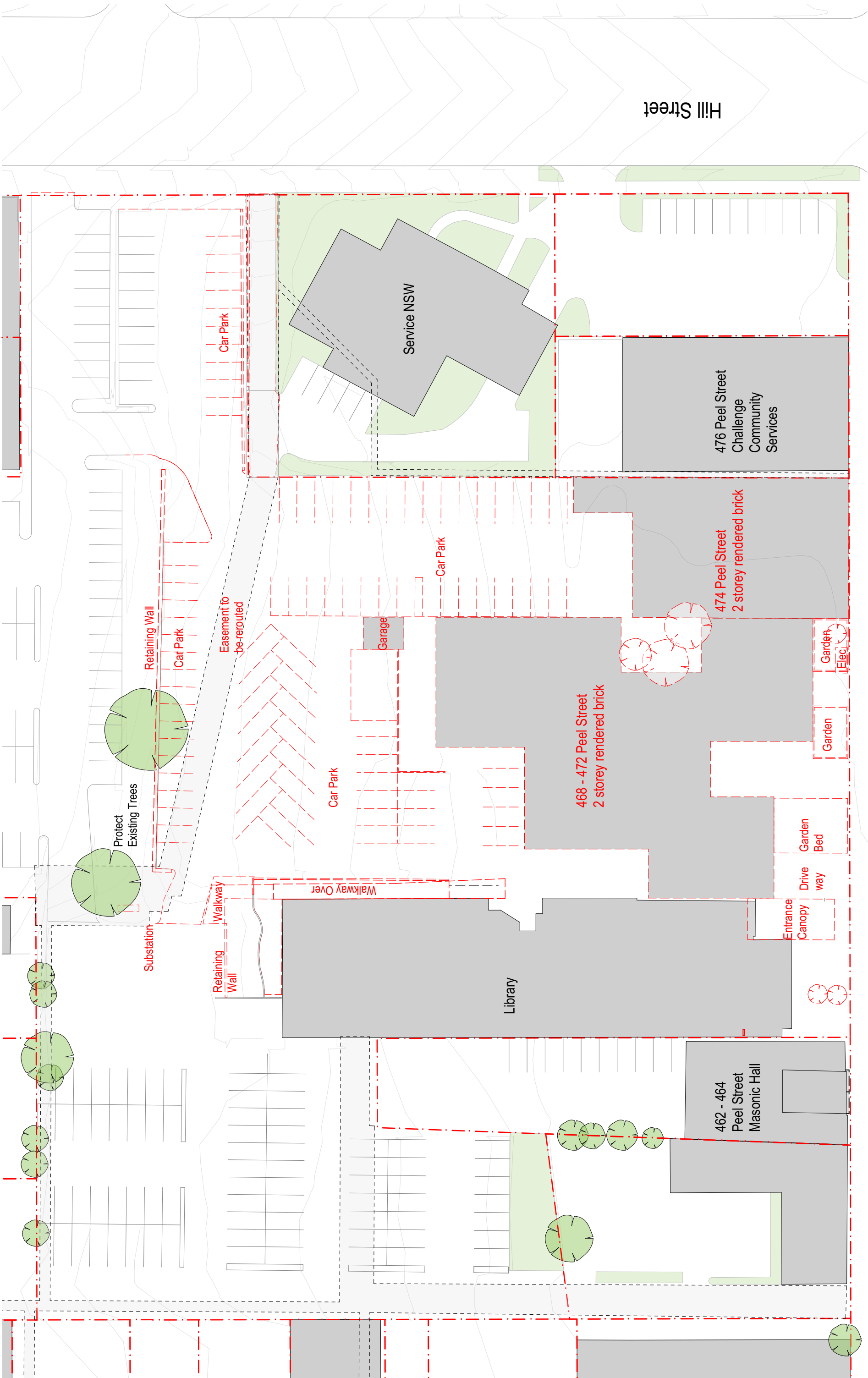
Williams Ross Architects

- 00 Tamworth Performing Arts Centre – Peel Street View
- 01 Site Plan
- 02 Demolition Plan
- 03 Level 0 – Basement
- 04 Level 1 – Main Foyer, Proscenium & Salon
- 05 Level 2 – Studio Theatre, Functions
- 06 Level 3 – Rehearsal Studio, TRCM
- 07 Level 4 – Technical Galleries
- 08 Level 5 – Stagehouse Grid
- 09 Studio and Proscenium Section
- 10 Studio and Proscenium Section – 3D
- 11 Peel Street Frontage Section – 3D
- 12 Events Plaza View
- 13 Aerial View



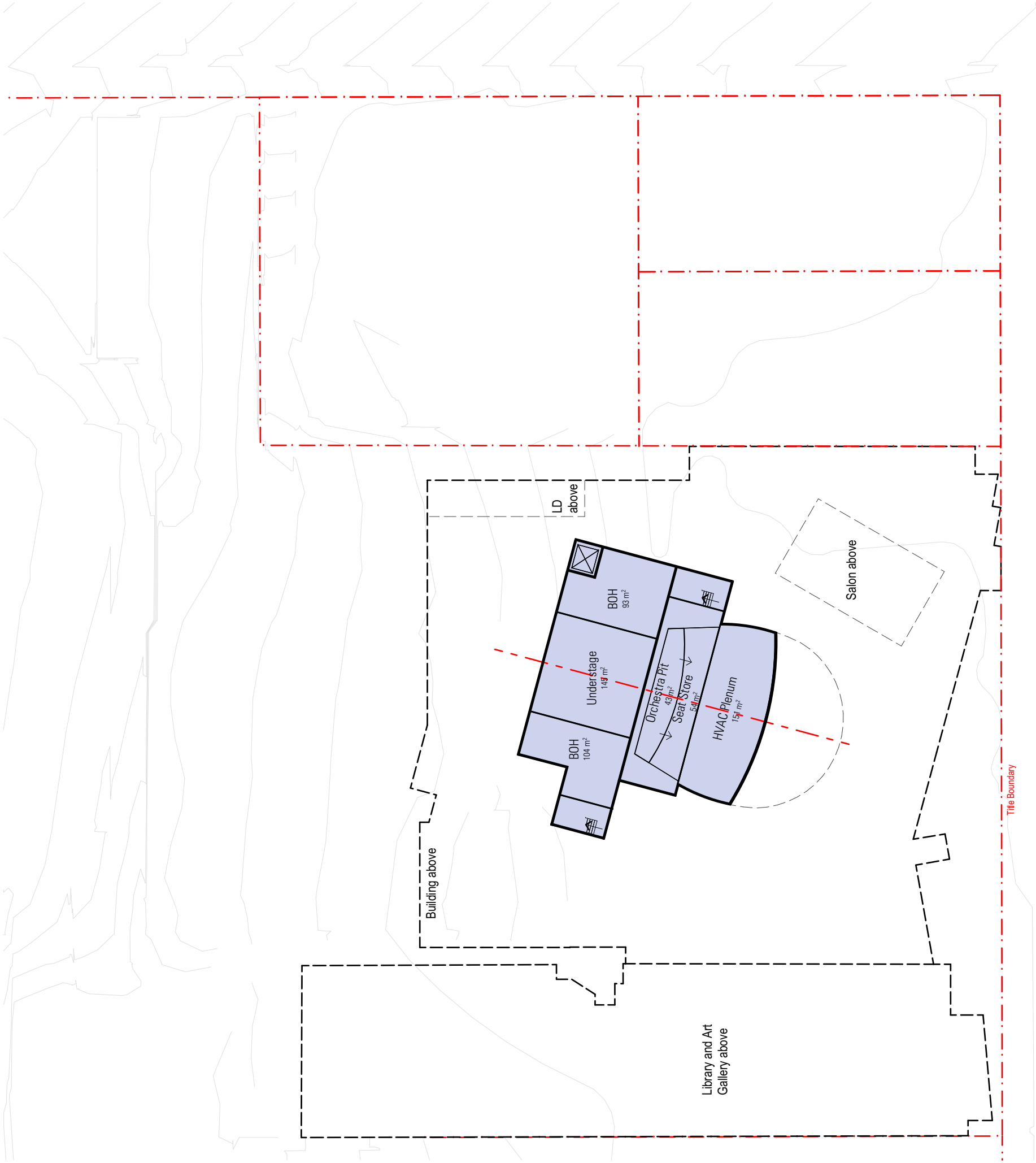
Tamworth Performing Arts Centre and Cultural Precinct
Business Case - Concept Design
Tamworth Regional Council













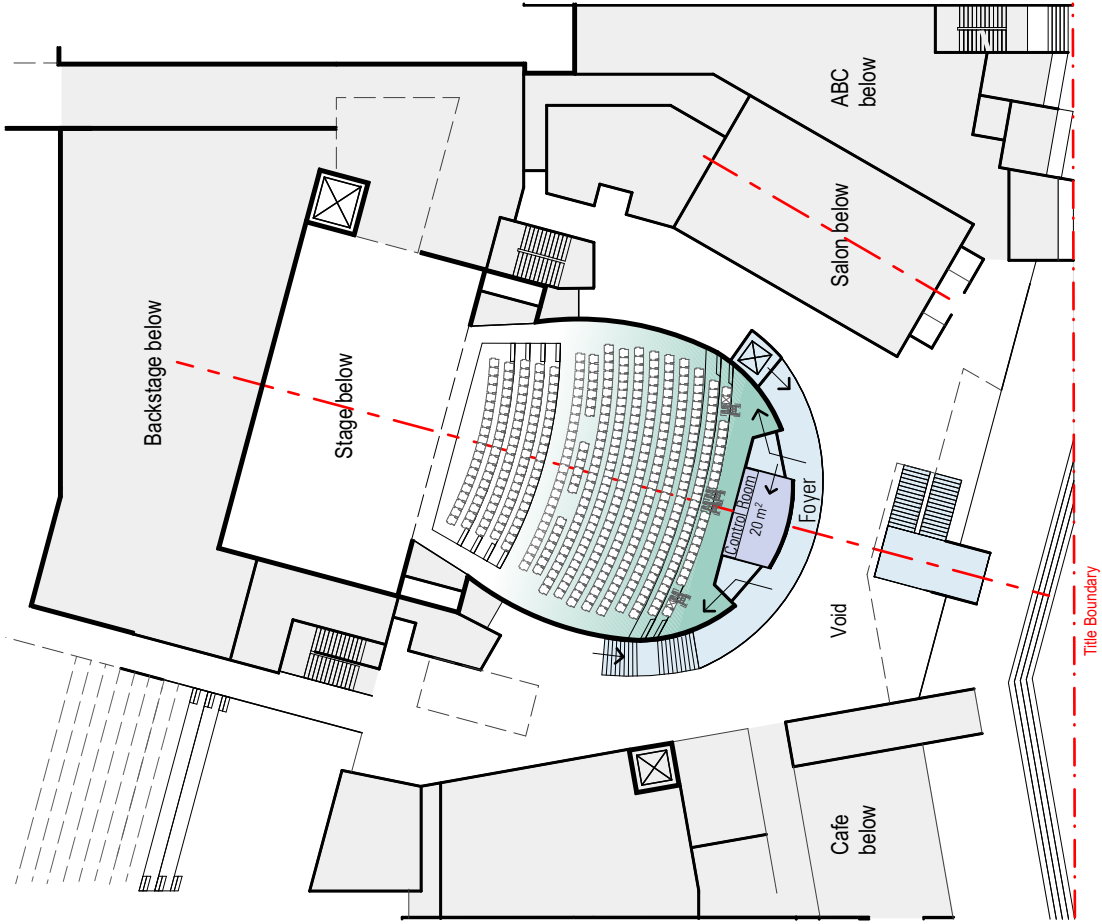
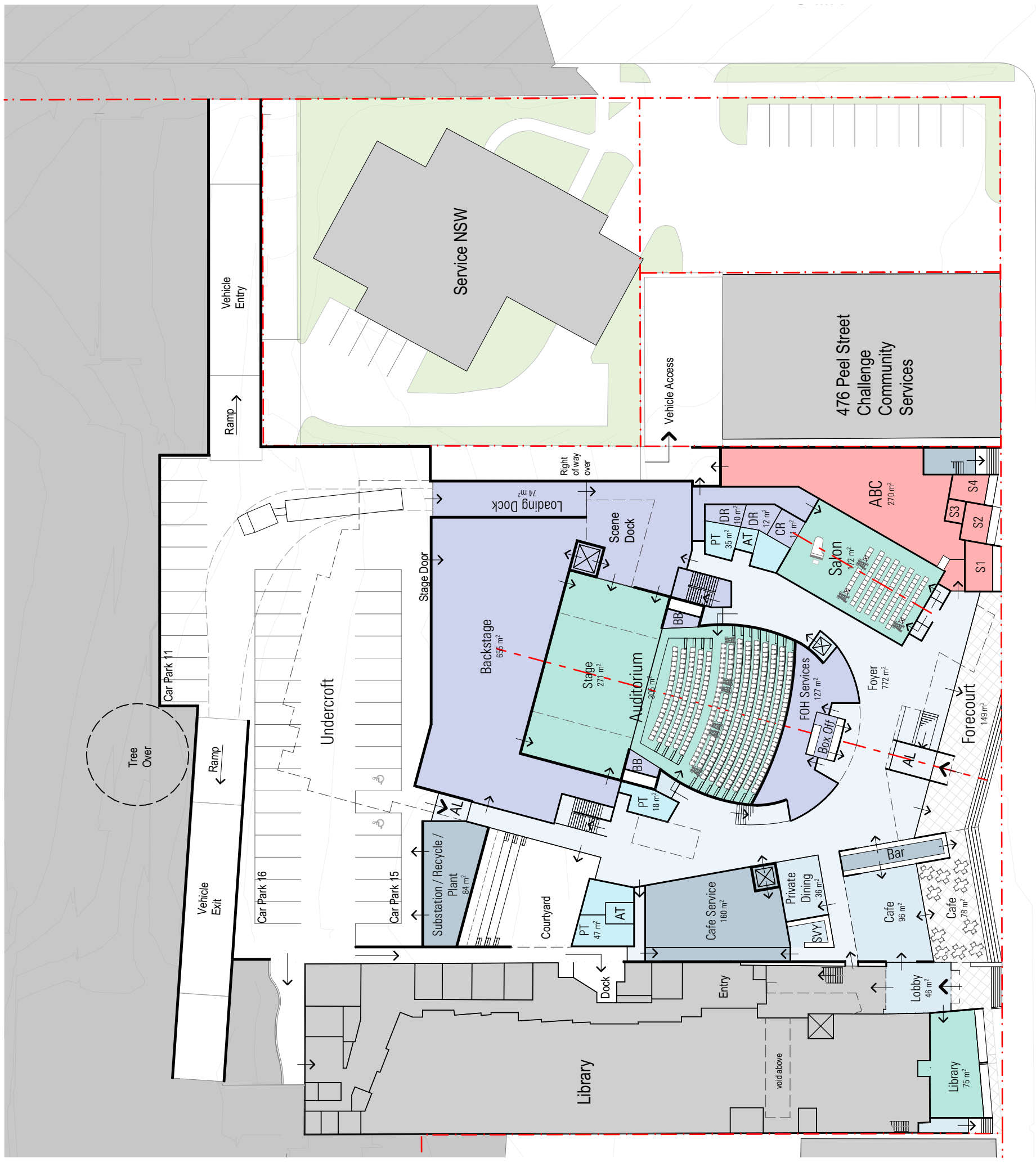
Legend

- Venues
- Public Spaces
- Backstage/ Venue Support
- Administration / Service
- ABC
- Public Toilets
- TCRM
- Existing Buildings



Legend

	Venues	AL	Entry Air Lock
	Public Spaces	AT	Accessible Toilet
	Backstage / Venue Support	CR	Control Room
	Administration / Service	DR	Dressing Room
	ABC	BB	Box Boom Galleries
	Public Toilets	PT	Patron Toilets
	TCRM	S1	ABC Studio 1
	Existing Buildings	SVY	Severy

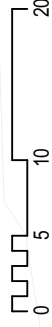


Peel Street

Tamworth Regional Council
TPAC Business Case
Level 1 - Main Foyer,
Proscenium & Salon
Sept 2019 1:500 @ A3 1822
williams ross architects

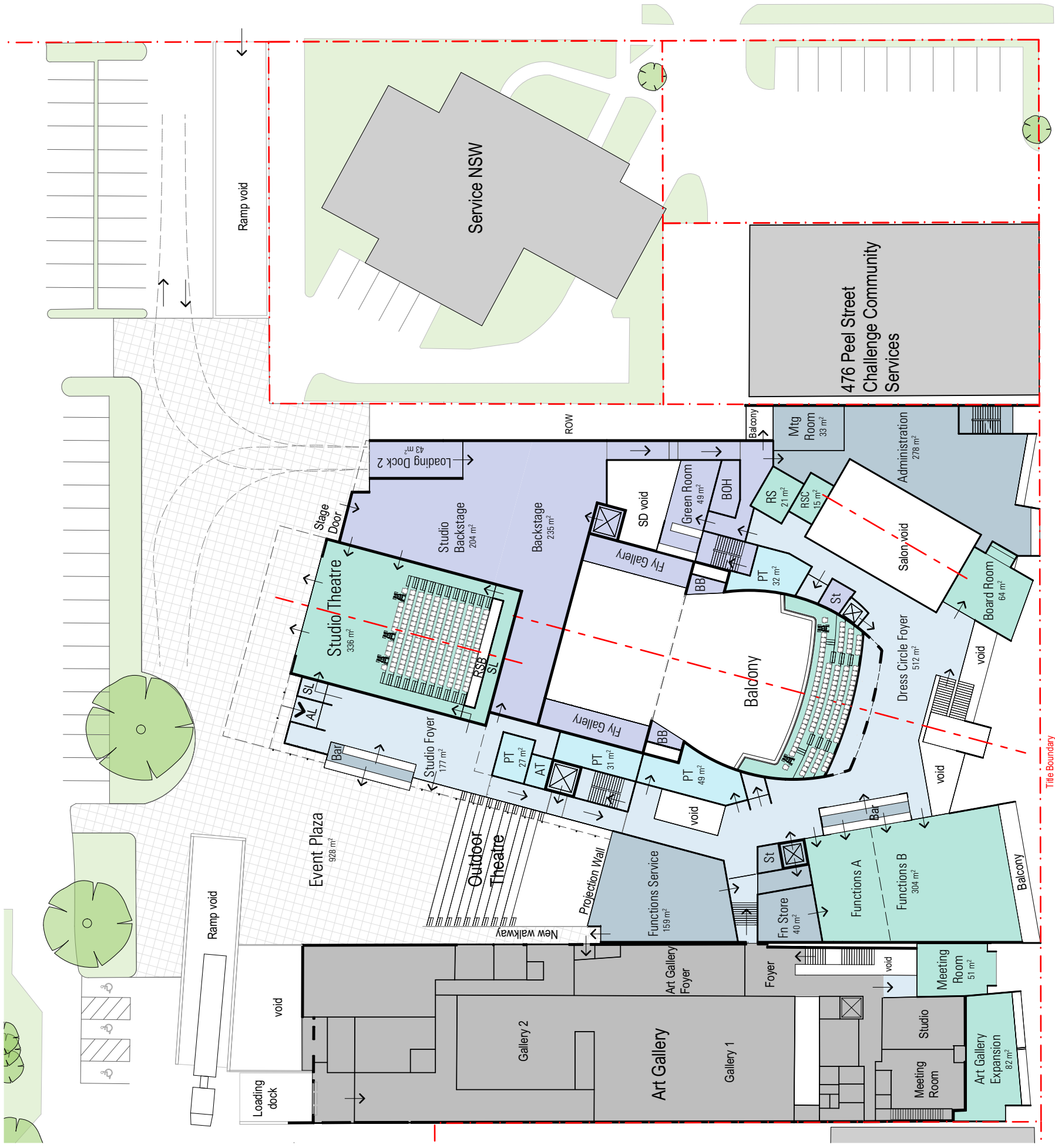
04

Level 1.5 Rear Stalls
1:500



Legend

 Venues	AL	Entry Air Lock
 Public Spaces	AT	Accessible Toilet
 Backstage / Venue Support	BB	Box Boom Galleries
 Administration / Service	PT	Patron Toilets
 ABC	RS	Recording Studio
 Public Toilets	RSB	Retractable Seating Bank
 TCRM	RSC	Recording Studio Control Room
 Existing Buildings	SL	Sound Lock
	ST	Store



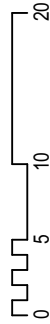
Peel Street

Tamworth Regional Council
TPAC Business Case
Level 2 - Studio Theatre,
Functions

Sept 2019 1:500 @ A3 1822

williams ross architects

05



Legend

- Venues
- Public Spaces
- Backstage/ Venue Support
- Administration / Service
- ABC
- Public Toilets
- TCRM
- Existing Buildings
- AT

Accessible Toilet
- BB

Box Boom Galleries
- CLR

Cleaner
- REH

Rehearsal
- ST

Store
- T12

Tuition Studio



Peel Street

Tamworth Regional Council
TPAC Business Case
Level 3 - Rehearsal Studio,
TCRM

Sept 2019 1:500 @ A3 1822

williams ross architects

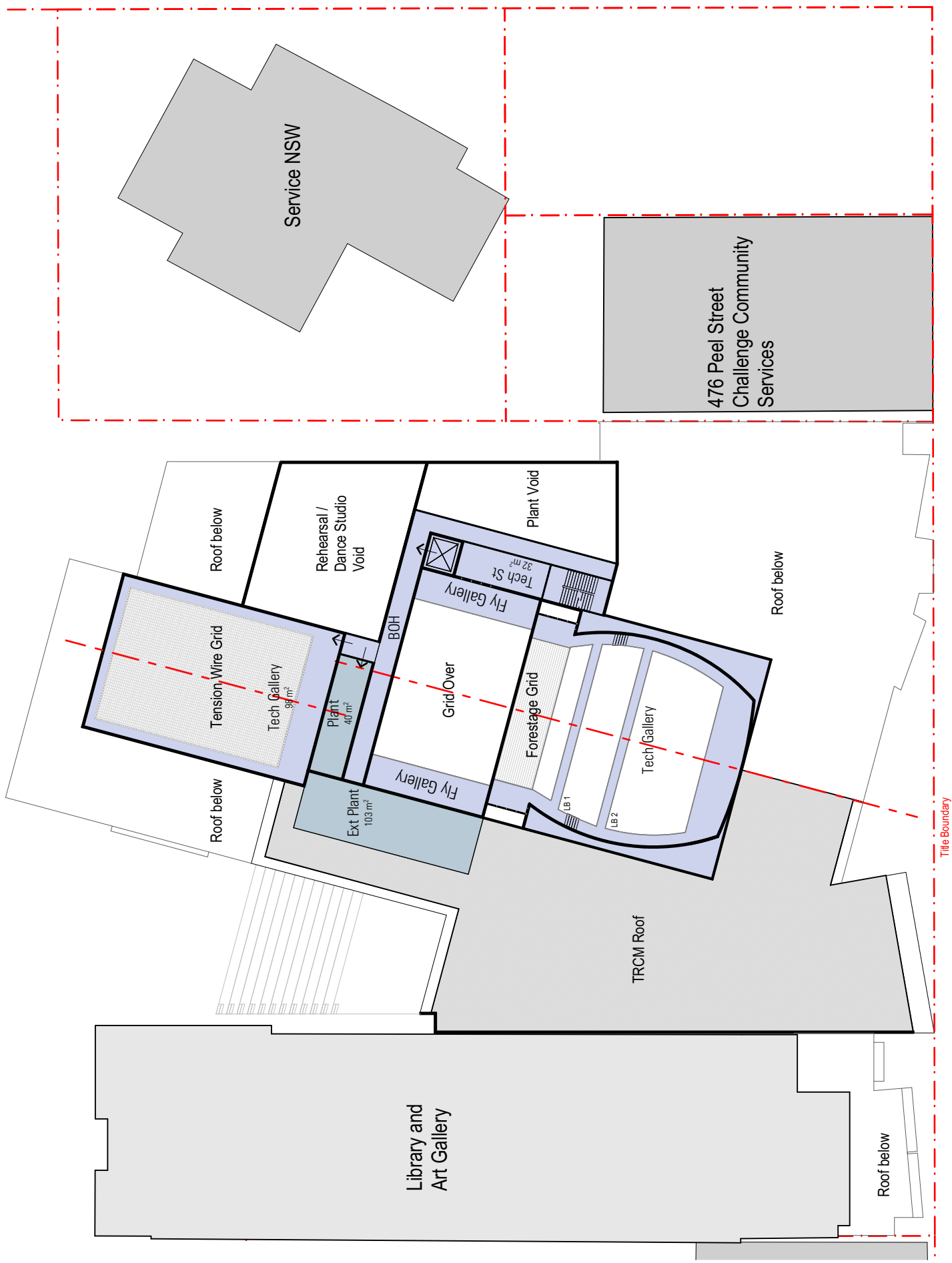
06



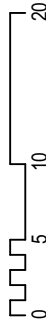
CONCEPT DESIGN

Legend

- Venues
- Public Spaces
- Backstage/ Venue Support
- Administration / Service
- ABC
- Public Toilets
- TCRM
- Existing Buildings

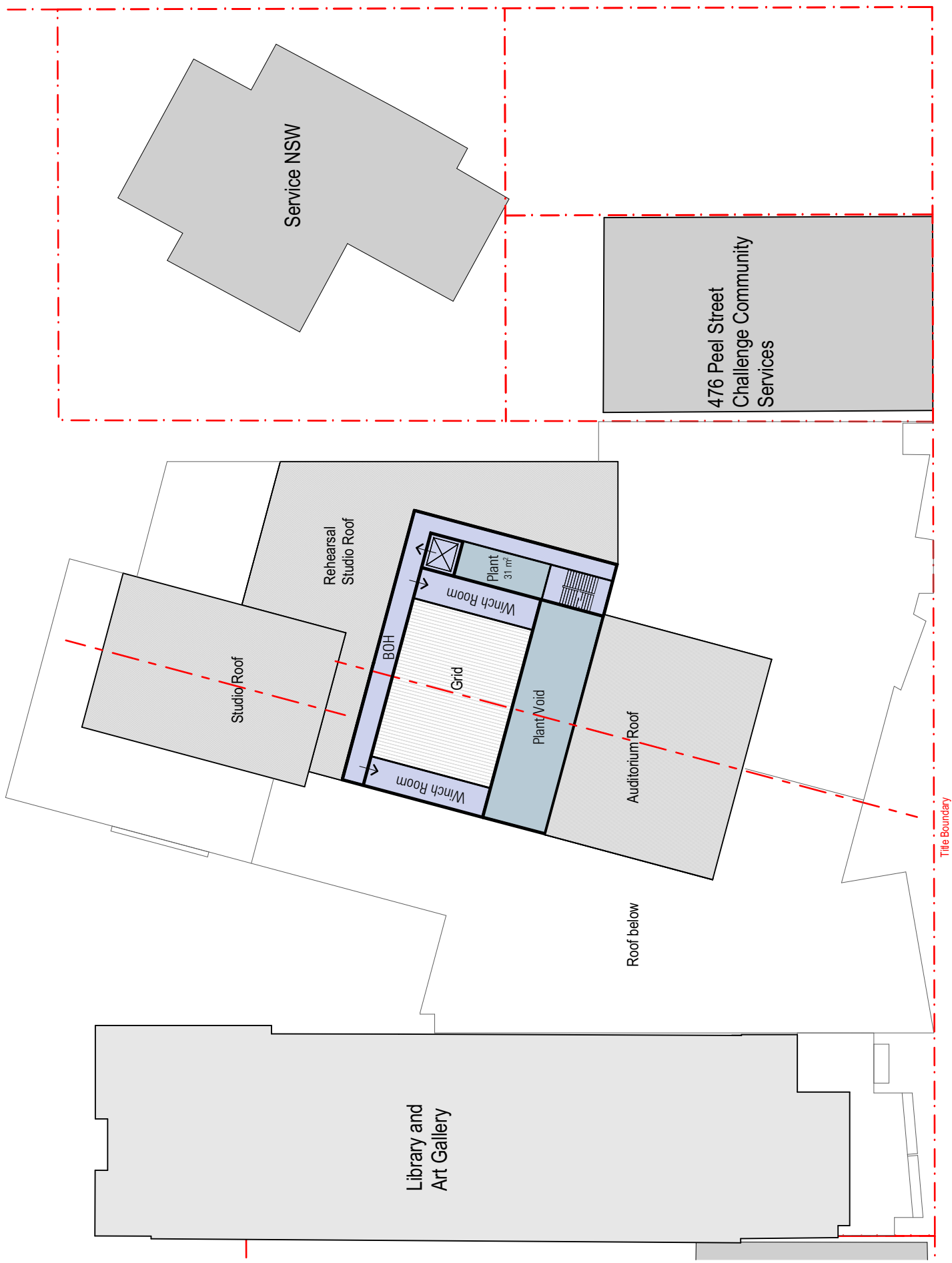


Peel Street



Legend

- Venues
- Public Spaces
- Backstage/ Venue Support
- Administration / Service
- ABC
- Public Toilets
- TCRM
- Existing Buildings



Peel Street

Tamworth Regional Council
TPAC Business Case

Level 5 - Stagehouse Grid

Sept 2019 1:500 @ A3 1822

williams ross architects

