

TEAM TWO – CRAB_VOGT_DBI
Cost and Sequencing Report

GOLD COAST CULTURAL PRECINCT

COSTPLAN - ARTSCAPE

Core Capital Component	Space Type	Design Brief Space Description (guide only)	Proposed Space Description	NLA/UFA (m2)	\$
Artscape	Gardens	Picturesque, curated Utilise inventive and climatically appropriate vegetation Sustainable maintenance regime Outdoor furniture and play equipment Potential thematic 'Sister City' elements	Allow for 45,000sqm of soft (lush) landscaping, including landscape over new subterranean car park podiums. Dense thicket of Melaleuca	44,875	6,731,250
Artscape	Great Terrace	Large-scale sheltered outdoor terrace. Appurtenant to either the Living Arts Centre or New Arts Museum or spanning between the two Accessible from various directions and creating a centrifugal gathering and entry space Iconic setting for casual gathering and civic events Open day and night and have capability to handle large crowds	The undercroft or 'underbelly' of the builds surrounding the plaza provides for covered outdoor protection. See cost allowances under 'building facade'.	-	0
Artscape	Pavilions	Temporary or permanent open shelters or pavilions for temporary tenants or pop-up events	13x Individually iconic designed 'Kiosks'. Each to provide a specific program, use and service to the community and precinct.	258	903,000
Artscape	Chapel	Beautiful open chapel, inspired by the iconic Thorncrowne Chapel with the potential to host a range of ceremonial spiritual and secular activities	included in pavilions	-	0
Artscape	Arrival spaces and circulation pathways	Provide for countless ways to inhabit the gardens, from robust, durable spaces for crowds to softer contemplative spaces that allow people to connect with nature or play in water; Frame views and visibility of precinct features and create vantage points that enhance orientation and enable reflection on the full grandeur of the precinct; Create safe and convenient access to, from and across the site, with priority for pedestrians and cyclists, and also provides for access by private and water craft; and Enhance opportunities to engage with the lake and river Wharfing facilities/ferry terminal	New vehicular access road and minor service roads of 6,000sqm. Foot paths and suspended timber boardwalks of 3,000sqm. Relocate existing pontoon for water taxi.	8,684	2,171,000
Artscape	Outdoor furniture and play equipment	To enhance user experiences of spaces as outdoor rooms	budget allowance	-	250,000
Artscape	Car park (\$20m)	Subterranean, and/or integrated into new buildings or a decked parking structure that might feature multiple purposes, to condense area currently dedicated to 900 at grade car spaces	900 spaces provided in subterranean car parking. Parking also located below public plaza and arrival court yard.	23,400	28,080,000
Artscape	Lake		Adjust the shape and edges of the existing lake. Provide a beach on eastern end of lake and fill area below new lakeside amphitheatre.		1,000,000
Artscape	Green bridge (\$20m)	Technically feasible and cost-effective solution for a green bridge from Evandale to Chevron Island that will: • be a stimulating part of the visitor experience providing legible, enjoyable, convenient, safe and equitable access to and from the cultural precinct; and • minimise adverse impact on the residential amenity of properties adjacent to the Chevron Island landing area. Includes landing point landscape/street integration works (\$5m)	Proposed 'Green bridge' connecting Thomas Drive on Chevron Island and the proposed stage 1 'pavilion' on Evandale site. Some minor road changes on Chevron island to improve pedestrian safety and reclamation of 2 properties on Chevron Island. Individual steel and concrete 'ribbons' for cycling and pedestrians with structural ribbon.		25,000,000
Artscape	Nominal total capital budget allocation				64,135,250

GOLD COAST CULTURAL PRECINCT

COSTPLAN - NEW ART MUSEUM

Core Capital Component	Space Type	Design Brief Space Description (guide only)	Proposed Space Description	NLA/UFA (m2)	\$
New Arts Museum	'WRAP' facade and Great Terrace		Dynamic building façade connecting 3 buildings and providing 'underbelly' protection to great terrace space	4,625	5,550,000
New Arts Museum	Great hall	1000 sqm, conditioned and equipped to AAA gallery standards. While primarily intended for exhibitions, flexibility paramount. It should be subdividable and have the potential to be filled with daylight to suit a variety of events and activities	Gallery space with outdoor connection to artscape and adjacent sculpture courtyard	1,024	8,192,000
New Arts Museum	Gallery - Gold Coast collection pre-1957	300 sqm AAA standard gallery artworks and material culture that are generally intimate and domestic in scale	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - Gold Coast collection post-1957	600 sqm gallery AAA std for artworks and material culture in a variety of media	Component of flexible gallery space arrangement	600	3,780,000
New Arts Museum	Gallery - Gold Coast evolution	300 sqm gallery for material culture demonstrating the evolution of the Gold Coast through a variety of media, primarily photography and cartography, but also moving image and sound	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - Gold Coast memories	300 sqm museological centre for material culture about Gold Coast people - portrait gallery (traditional and digital memory theatre for Gold Coast stories, reference library (fiction, non-fiction, archive of community and family histories), various media - photographs, manuscripts, books, memorabilia, digital stories	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - Gold Coast style	300 sqm space for showcase and celebration of Distinctly Gold Coast design flair in architecture, fashion, graphics and craft	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - Gold Coast ephemera	300 sqm gallery and collection display space for material culture (primarily souvenirs and other memorabilia) related to tourism and leisure	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - Aboriginal & Torres Strait Islander collection	300 sqm gallery for permanent display of growing indigenous collection	Component of flexible gallery space arrangement	300	1,890,000
New Arts Museum	Gallery - international ceramics collection	150 sqm gallery for permanent display of growing international ceramics collection (Biennial International Ceramics Art Ward since 1982). Notably display of ceramics does not require special conditions for light and temperature	Component of flexible gallery space arrangement	150	945,000
New Arts Museum	Gallery - beach collection	150 sqm gallery for permanent display of growing collection of artworks related to beach and surf culture (potential for sponsorship - art prize, research fellowships/residencies)	Component of flexible gallery space arrangement	150	945,000
New Arts Museum	Gallery - photographic and new media art collection	400 sqm gallery for permanent display of growing collection of photography (Annual Photographic Art Prize) and new media art	Component of flexible gallery space arrangement	400	2,520,000
New Arts Museum	Treasures showcase	10 sqm special display case/vitrine to feature new/precious, collection/loan, artworks/artefacts	Component of flexible gallery space arrangement	10	45,000
New Arts Museum	Indigenous cultural heritage keeping/display place	Keeping and display space for material artefacts of indigenous heritage	Component of flexible gallery space arrangement	400	1,800,000
New Arts Museum	Community gallery	Community gallery, bookable for rotating exhibitions of local artists, art schools and community arts groups	within 'community' building component	220	990,000
New Arts Museum	Collection storage and handling areas	Secure and appropriately conditioned storage facilities for artworks Rooms for collection preservation and processing and exhibition production	basement undercroft level	625	2,812,500
New Arts Museum	Loading, production & storage	Loading dock and exhibition production and equipment storage spaces	basement undercroft level	958	4,311,000
New Arts Museum	Artspace - children	Learning and play space dedicated to creativity of young children	within 'community' building component	195	877,500
New Arts Museum	Artsspace - young people, art and technology	Space for creative practice of young people, including new media and video production lab	within 'community' building component	188	846,000
New Arts Museum	Writers' salon and community publishing	Lounge-style space conducive for reading and writing, with community publishing facilities	within 'community' building component	205	922,500
New Arts Museum	Friends and Benefactors' lounge	Lounge and function space for use by benefactors, Friends of The Arts Centre, volunteers and community arts and cultural groups	within individual 'members' building component	197	886,500
New Arts Museum	Making and display studio	400 sqm for partnership programming with schools, training institutes and universities	within 'community' building component	388	1,746,000
New Arts Museum	2 x Arts education/training rooms	2 x teaching rooms for arts education	within 'community' building component	155	697,500
New Arts Museum	Administrative hub for Gold Coast arts organisations	Communal meeting room, office space and administration facilities	within 'community' building component	593	2,668,500
New Arts Museum	Meeting/co-working spaces	2 x 12 pax, 2 x 6 pax, shared office spaces and hot-desking for creative and technology business	within 'community' building component	125	562,500
New Arts Museum	Library and Archive for art, design, film and Gold Coast studies	Library and archive collection access and reading room	within 'community' building component	278	1,251,000
New Arts Museum	3 x Artist-in-residence workspaces	3 x 50 sqm spaces for occupation by temporary artists-in-residence	within 'community' building component	141	634,500
New Arts Museum	Theatrette	200 seats for art cinema, symposia, lectures and artist talks	within 'community' building component	296	2,220,000
New Arts Museum	Main Lobby and Circulation		Main lobby to the Art Museum and circulation over 3 levels	1,488	6,696,000
New Arts Museum	Roof terrace		Roof terrace with 180 degree views of the the skyline, ocean, rivers and Hinterland	475	1,662,500
New Arts Museum	Retail- bookshop		Public bookshop	250	875,000
New Arts Museum	Public toilets		Public toilets plus separate bicycle storage and showers	348	1,218,000
New Arts Museum	Restaurant		200 seat restaurant with display kitchen. Service lift connected to main prep kitchen and storage at basement level.	775	3,487,500
New Arts Museum	Nominal total capital budget allocation				70,482,000

GOLD COAST CULTURAL PRECINCT

COSTPLAN - LIVING ARTS CENTRE

Core Capital Component	Space Type	Design Brief Space Description (guide only)	Proposed Space Description	NLA/UFA (m2)	\$
Living Arts Centre	'WRAP' facade and Great Terrace		Dynamic building façade connecting 3 buildings and providing 'underbelly' protection to great terrace space	5,800	6,960,000
Living Arts Centre	Main theatre	Refurbishment must include décor, equipment and acoustic upgrade to diversify production formats including concert hall, cinema for film festival, staging functionality and importantly accessibility improvements. The theatre must have capacity to accommodate full-size orchestras, large-scale musicals and classical dance performances. Technical fit-out should allow simulcasting, broadcasting and cinema. Installation of adjustable above-stage acoustic panels will enable proscenium arch and concert hall configurations. The Opposite Prompt (OP) side stage is to be increased to result in an area slightly larger than the current stage area. Upgrade of seating is needed to address disability access, provide comfort and maximise seat numbers (current 1139, desired 1200). Installation of Assistive Listening System is required and creation of a crying room for infants and late-comers is an additional desired feature	Provide a completely new 1,200 Seat Theatre building to the south of the existing theatre. Three tier theatre with double balcony arrangement.	3,780	32,130,000
Living Arts Centre	Drama theatre	State-of-the art theatre with 600 seat is to offer a more economical and intimate theatre of a scale that suits most contemporary artistic productions, freeing up the main theatre for more commercially focused programming. This is to be a proscenium arch theatre to suit large and intimate drama performances, physical theatre, fine music and contemporary dance performances. Minimum arch size 12W x 6H. Fly tower 2.5 height of arch. No balcony level seating or orchestra pit is required. OP side stage is to be slightly larger than the stage area. Fly tower facilities should be situated to interface with the back of house facilities of the main theatre	Renovate the existing main theatre to contain a new 600 seat drama theatre within the existing volume	2,395	19,160,000
Living Arts Centre	Outdoor amphitheatre	A large outdoor stage and event platform in a garden amphitheatre setting with the city highrise skyline as a backdrop will be a prime attraction in making the cultural precinct a destination for tourists and residents on the Gold Coast. This is envisaged with a wide, open platform defined by adjacent buildings and the gardens and equipped with services and technology to host large-scale cinema and live screenings, and staging of performances or fashion parades. The amphitheatre should possess a beauty and functionality attractive for passive recreation when not in formal, programmed use and it should be situated and designed to minimise travel of noise across water to surrounding residential properties	800sqm Outdoor amphitheatre along edge of lake and a floating covered stage.	800	3,600,000
Living Arts Centre	Dock and backstage	New loading dock, associated materials handling systems and scenery storage are required. This is envisaged as a zone that links the backstage and fly towers of the main and new drama theatres. The dock should have canopy over the loading door and capacity to accommodate 2 semi-trailers simultaneously	3 HLV loading bays for Main Theatre and Drama Theatre. Single HLV vehicle bay for black box theatre.	1,796	4,490,000
Living Arts Centre	Black box theatre	Studio-style theatre for rehearsals and intimate acoustic performances. This space requires a sprung floor or stage area and an end stage at floor height. To serve as a rehearsal space for main theatre performances, the entire usable floorspace should be larger than the main theatre stage. The fit-out should contain retractable seating (250 pax), an elevated control room with direct line of sight to the stage, a wall of mirrors behind cyclorama for rehearsal mode and a lighting grid to cover the entire floorspace to allow for multiple performance areas. The theatre should be situated close to the main theatre and drama theatre to allow it to be used as an overflow space	Black box theatre and roof terrace	783	5,481,000
Living Arts Centre	Green rooms and dressing rooms	One large commonly located green room is required which can double as another function or meeting room. It should have basic kitchen facilities and natural light. Dressing rooms are required for use by performers (4 sized to accommodate 2 performers; 4 sized to accommodate 4 performers; and 4 sized to accommodate 20 performers)	All rooms located at stage level	760	3,800,000
Living Arts Centre	4 x Cinemas	One 250 seat cinema and three 100 to 200-seat theatres are required. To enable economical operation, the four cinemas would ideally be situated so they can be serviced by a single projection room. They should also be designed and equipped to operate as theatrettes for lectures or conferences	Cinema complex in individual but linked structure to main arts complex	1,980	13,860,000
Living Arts Centre	Foyer spaces	With ticketbox, bar/servery/kiosk facilities	Main lobby and circulation between the three buildings (theatres) with FOH and ticketbox.	2,000	9,000,000
Living Arts Centre	Amenities		Public toilets plus separate bicycle storage and showers	345	1,207,500
Living Arts Centre	Lobby Bar/ Cafe'		Feature bar/ cafe' at main arrival lobby.	745	3,352,500
Living Arts Centre	2 x Function hire spaces	For receptions, conferences, and corporate entertaining. Conveniently serviceable by a catering kitchen.	top floor of main theatre building with view over lake and associated kitchen and amenities	1,250	8,750,000
Living Arts Centre	2 x Live entertainment venues	For hosting music, musical theatre, jazz, comedy and cabaret. These require association with bar facilities and could be integrated with food and beverage tenancy spaces	One entertainment venue located on north terrace at the rear of the main theatre and the other on adjacent the amphitheatre with river stage area	700	4,900,000
Living Arts Centre	Recording/production studio	Pro-am quality studio with capacity for full band recordings to solo artists, integrated with the theatres spaces to enable live recordings of performances, which can also be used for training and amateur sound and music recording and production	discreet location on Drama theatre mezzanine level	385	3,080,000
Living Arts Centre	2 x Rehearsal spaces	2 x 400sqm studio-style with high ceilings, mirror walls and sprung floors and designed to double as meeting room and break out spaces	located on upper floor of Drama Theatre Building with resident performing arts center spaces	760	5,320,000
Living Arts Centre	4 x Resident performing arts organisation spaces	Spaces aimed to attract organisations from a range of performing art forms, namely (but not exclusively) circus and/or physical theatre, dance, music and drama. To do this successfully, some tailoring of the spaces will be required, for example, circus troops desire sprung floors, a high ceiling and load-bearing beams, dancers desire sprung floors and mirrored walls and musicians appreciate high acoustic qualities.	located on upper floor of Drama Theatre Building with rehearsal spaces spaces	1,598	11,186,000
Living Arts Centre	Nominal total capital budget allocation				136,277,000

GOLD COAST CULTURAL PRECINCT

COSTPLAN - SITE WIDE AND SHARED PROVISION AND PROJECT DELIVERY COSTS

Core Capital Component	Space Type	Design Brief Space Description (guide only)	Proposed Space Description	NLA/UFA (m2)	\$
Living Arts Centre	Nominal total capital budget allocation				136,277,000
Sitewide and Shared Provisions	Public area enhancement	Integrated systems of wayfinding and lighting, public art built-in and provision of elements and symbols of publicness	part of 'art kiosk' site overlay	-	1,500,000
Sitewide and Shared Provisions	Retail spaces	An outlet and showroom for the best of Gold Coast art, craft and design; Art and Design Bookshop Convenience retail and take-away food serveries	Flexible retail within across site	200	1,000,000
Sitewide and Shared Provisions	Food and beverage outlets	Mix of outlets to cater for a range of style and affordability options. May double as live entertainment venues	Black Box Theatre bar and café, Cinema complex café, Theatre Complex Bar and restaurant	500	2,000,000
Sitewide and Shared Provisions	Food and beverage outlets	Mix of outlets to cater for a range of style and affordability options. May double as live entertainment venues	North Terrace Café	60	240,000
Sitewide and Shared Provisions	Catering kitchen/s	Catering for civic events, public programs and commercial hire of function spaces is a significant service and revenue stream for the existing Arts Centre. This service is expected to continue either as an upgrade of the existing kitchen or a new kitchen. Catering facilities must provide capacity and convenience to efficiently service the full range of likely events, public programs and commercial hire functions that will take place in the precinct	A new main catering kitchen provided below the main theatre complex - connected to all buildings and BOH areas.	750	3,375,000
Sitewide and Shared Provisions	Amenities	Toilets, showers, change rooms, drinking water fountains and bicycle parking facilities	Individual amenities provided within art museum and drama theatre buildings.	-	0
Sitewide and Shared Provisions	Operational spaces	Management offices, materials storage, cleaning and maintenance, staff kitchenettes and lockers and passageways	BOH Management, storage and staff facilities centrally located below the main plaza- connected to all buildings and BOH areas.	1,900	4,750,000
Sitewide and Shared Provisions	Utilities and services	Central energy plant, water supply, refuse and recycling, security control room, CCTV system and ICTs - data rooms, hi speed wifi and power	Plant area for water storage, fire services, data, electrical and CCTV- located below the main plaza- connected to all buildings and BOH areas.	1,960	3,920,000
Sitewide and Shared Provisions	Basement car parking	Optimal car parking space provision under new buildings	see provision under artscape	-	0
Sitewide and Shared Provisions	Furniture, fixtures, equipment (FFE)	% of total capital budget	Allow 7% of Construction Cost of Buildign Works. Say 7% of \$230m	-	16,100,000
Sitewide and Shared Provisions	Energy efficiency technologies %	Premium allowance for innovation and excellence	Allow 3% of Construction Cost of Buildign Works. Say 3% of \$230m	-	6,900,000
Sitewide and Shared Provisions	Integration of digital technologies %	Premium allowance for innovation and excellence	1 Item	-	3,500,000
Shared and sitewide provisions		BUDGET \$NIL, INCL ABOVE			43,285,000
Core Capital Component	Space Type	Design Brief Space Description (guide only)	Proposed Space Description	NLA/UFA (m2)	\$
Shared and sitewide provisions		BUDGET \$NIL, INCL ABOVE			
Project delivery	Professional fees - general		5% on Proposed Budget of \$390,000,000		19,500,000
Project delivery	Professional fees - design		3% on Proposed Budget of \$390,000,000		11,700,000
Project delivery	Client costs		Approvals, Infrastructure Upgrades, Legals, etc.		7,500,000
Project delivery	Employees Portable Long Service Leave		.0525% of Construction Cost, Incl GST		2,600,000
Project delivery	Preliminaries		Preliminaries on construction included in the Unit (space) Cost/m2 rates		0
Project delivery	Demolition and site preparation		Demolition and Site Preparation		10,500,000
Project delivery	Building contractor's margin		Building Margin included in the Unit (space) Cost/m2 rates		0
Project delivery	Escalation		Provision for Escalation of 2.5% on prposed budget of \$390,000,000		9,750,000
Project delivery	Contingency		5% on proposed budget of \$390,000,000		19,500,000
Project delivery		BUDGET \$NIL, INCL ABOVE			81,050,000
main total					395,229,250

AREAS ANALYSIS

Core Capital Component	FECA (fully enclosed covered area)	UCA (unenclosed covered areas)	Gross Floor Area	Circulation and Plant	Circulation and Plant %
Artscape	23,400	258	23,658		
New Art Museum	11,959	5,100	17,059	2,990	17.5
Living Arts Centre	19,277	5,800	25,077	5,000	20.9
Site Wide and Shared Provisions	5,230	140	5,370	1,960	36
totals	59,866	11,298	71,164	9,950	

GOLD COAST CULTURAL PRECINCT

CONSULTANTS

CRAB [London]

ARCHITECT



CRAB is the Cook Robotham Architecture Bureau established in 2006 by Sir Peter Cook and Gavin Robotham. CRAB studio is a different kind of architect's office with an experimental attitude of mind, producing complex and innovative buildings and landscapes at a variety of scales. Currently, the studio is delivering a new faculty for the Vienna Economics and Business University, a building for the Bournemouth Arts University and the new Architectural School of Bond University on the Gold Coast. Bespoke furniture designed by CRAB will be featured in both schools. The studio pursues design challenges from pack-up-and-go inflatables to exhibitions and from culture institution buildings to investigating the potential of urban areas.

Other competition wins include the Municipal Theatre in Verbania, Italy. The studio is a tight-knit group of architects from the UK, France, Germany and Taiwan.

VOGT [Zurich/London]

LANDSCAPE ARCHITECT



Günther Vogt founded VOGT Landscape in 2000, today he develops national and international projects in his offices in Zurich, London and Berlin.

Günther is Professor for Landscape Architecture at the Swiss Federal Institute of Technology (ETH) in Zurich and was visiting professor at Harvard University in 2012.

Günther will define the basic direction of the design. During regular internal meetings he will control the design development and quality standard of the work. In special cases major presentations to the client and the public will be given by him personally.

Günther experienced various collaborations with artists including Sol Lewitt, Hamish Fulton, Olafur Eliasson, Dan Graham and with high profile architectural firms - Herzog and de Meuron, Peter Zumthor Architect, Frank Gehry Partners, Norman Foster Partners among others.

BOLLINGER [Frankfurt]

STRUCTURAL ENGINEER



BOLLINGER+GROHMANN Ingenieure is a worldwide working practice focused on integral high-end solutions within the fields of engineering, façade planning, building physics and complex geometry services for buildings of all types.

Cooperating with many of the worlds leading architects, including SANAA, Zaha Hadid and Co-op Himmelb(l)au, delivering extremely efficient and robust solutions for public as well as private clients.

Strongly believing that outstanding architecture is always the result of an integral design process and following that philosophy for over 30 years B+G is used to collaborate intensively within a team to develop aesthetic solutions as basis for high quality economic buildings. B+G is one of the best known structural engineering practices whenever innovative and new solutions are necessary.

DBI [GoldCoast]

ARCHITECT / LANDSCAPE ARCHITECT



DBI is the nominated local architect and local landscape architect, within the local-international team collaboration. As the city's leading design practice, DBI has the advantage of being based on the Gold Coast for more than 30 years, delivering the city's largest and most complex projects, including "The Oracle and Soul". Collaboration is central to the DBI international project delivery model, always engaging a local practitioner as a genuine partner in the process. In Australia, DBI have acted as collaborating local architect for some of the world's most respected architects. DBI's involvement in a large number of major projects, as is evidenced by the extensive list of local and international awards, is a direct result of commitment to research and innovation. Environmental, social and economic sustainability are the focus of DBI's research which has led to an international reputation as leaders in sustainable hi-rise and mixed use development projects.

MAX FORDHAM [London]

SUSTAINABILITY CONSULTANTS

Max Fordham have been delivering beautifully engineered and sustainable Arts buildings over nearly 50 years including the new addition to London's Tate Modern, and the Stirling Prize winning MAXXI in Rome.

Believing buildings should respond to the environment in which they exist is our starting point that drives the engineering approach, making sure that we embed principles of sustainability in everything we do.

MARSHALL DAY [Hong Kong]

ACOUSTIC CONSULTANTS

Australian owned Marshall Day Acoustics is a global acoustic consultancy. We bring international experience to our projects, such as Hamer Hall or Guangzhou Opera House.

Our acoustic experts, many used-to-be planners, musicians, scientists or venue managers provide the expertise, resources and creativity needed for complex projects. We will work collaboratively with all involved to deliver excellent acoustics to a unique Cultural Precinct.

THEATREPLAN [London]

THEATRE CONSULTANTS

Theatreplan is a world-class team of auditorium planners, renowned for excellent auditoria, foyers and stage engineering. Clients include the Sydney Opera House, Melbourne Theatre Company, Hong Kong and Singapore Governments and the City of London. Theatreplan combines technical knowledge, in-depth experience and flair for creative design and will advise on the most economical and practical strategies for the Living Arts Centre.

ARUP [Sydney]

URBAN INFORMATICS

Arup's Urban Informatics design team develop strategies to make the soft infrastructure of place visible and tangible through the design of digital urban services, feedback loops and engaging data-based public art installations. For the Gold Coast cultural precinct, virtual and physical interactions will coexist and blend seamlessly. An interactive façade is where the great outdoors and built elements will collide in an immersive visual experience.

TEAM STRATEGY

The assembled team is composed of leading consultants, essential local expertise and specialists in the field of theatre, acoustics, lighting and urban informatics.

CRAB and DBI as the international and local architects will form a joint venture for the purposes of ensuring the optimum interdisciplinary collaboration across the team and delivering the project.

CRAB and VOGT - the international landscape architect - will establish a presence on the Gold Coast by working closely with DBI and the local team to deliver the project at all phases.

The input of the team members will be managed by CRAB and DBI to ensure there is no duplication of roles and the consultants scope is optimised and clearly defined.

PANEL OF CULTURAL ADVISORS

In Phase I a panel of advisors, including visual and performance artists, curators, filmmakers, academics, media and event experts, will, together with the project team, bring informed and independent judgement. Involvement of local practitioners will be essential to ensure that rooted within the Cultural Centre can be a self generating legacy to ensure sustained growth of local culture.

Bruce Munro [London]

LIGHTING DESIGNER

Bruce Munro is a British artist creating immersive large-scale light-based installations inspired largely by his interest in shared human experience. His works are exhibited in some of the most preeminent Botanical and Public Gardens in the US and UK. Much of his inspiration is drawn from his early experiences living in Australia, where he made the connection between the natural world and light that underpins his artistic approach today.

GMP
[Gold Coast]

QUANTITY SURVEYORS

UPS
[Gold Coast]

URBAN PLANNING

Robert Bird
[Gold Coast]

STRUCTURAL ENGINEERS

HABITAT
[Gold Coast]

ECOLOGICAL ENGINEERS

CERTIS
[Gold Coast]

ACCESS CONSULTANT

TDLD
[Gold Coast]

LIGHTING CONSULTANTS

AECOM
[Gold Coast]

TRANSPORT CONSULTANT

AECOM
[Gold Coast]

BUILDING SERVICES

AECOM
[Gold Coast]

ACOUSTIC CONSULTANT

Andre Tammes [Melbourne]

LIGHTING CONSULTANT

Andre Tammes career in lighting spans 50 years as a stage lighting designer and as an architectural lighting designer with an emphasis on urban lighting planning. The challenge is to provide safe levels of lighting which are both innovative and expressive of the landscape architecture and the buildings. The objective is to fuse the 'essential' and 'feature' lighting to provide a unified visual experience.

GOLD COAST CULTURAL PRECINCT

SITE B



fragmentation



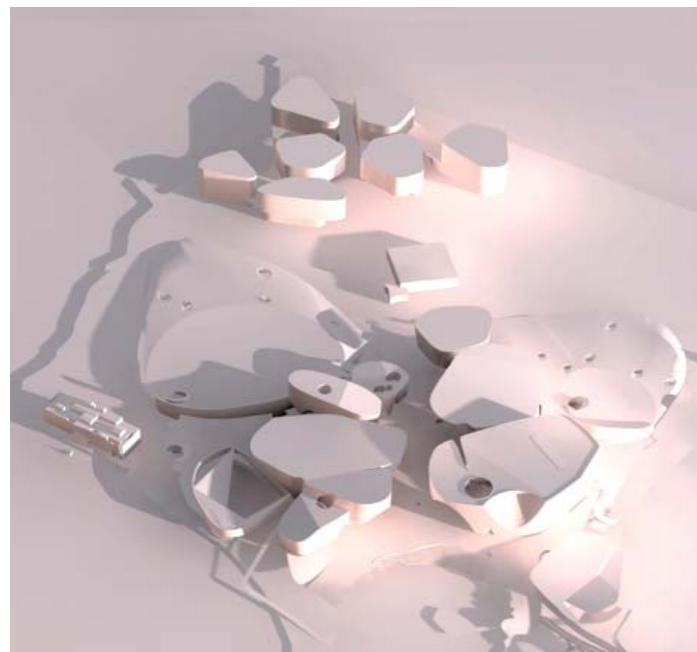
civic avenue



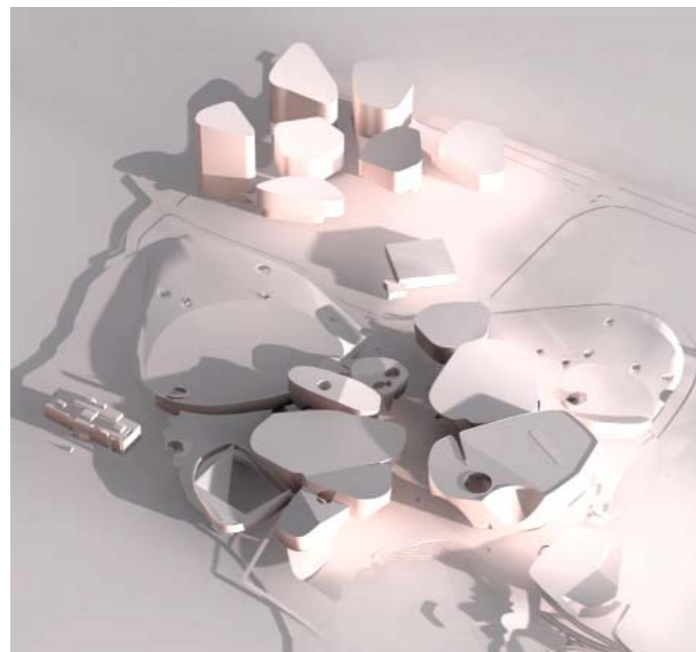
urban edge



permeable to the landscape



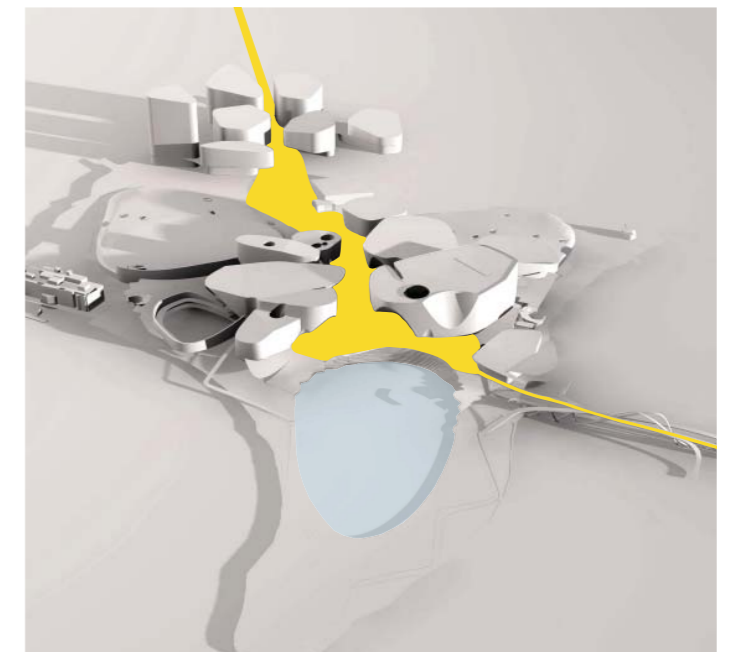
small



medium



large



wider connection

'Site B' is an important development site not only as a large quantum of potential funding development for the new Gold Coast Cultural Precinct but also to establish the important 'Civic Avenue' from Bundall Road through the new arts precinct and across the bridge onto Surfers Paradise.

The potential mix of uses on Site B and the final quantity of development does not need to be determined yet and depend greatly on the aspirations of future development partners. It is

important however to establish a set of urban design criteria that help frame future development and ensure the best possible relationship with the New Arts precinct and Bundall Road.

Fragmentation - It is important that development on Site B is fragmented to a degree at both ground level and at a higher level to allow the flow of pedestrians into the site but to also create a variegated silhouette that fits in with the skyline of the Gold Coast and does not overly dominate the new arts

Civic Avenue - It is also necessary that the development of Site B establishes the beginning of a new Civic Avenue from Bundall Road that opens out to the new arts complex and is inclusive of the existing Civic Chambers building as part of the overall composition of the landscape.

Urban Edge - To facilitate the future development of the character of both Bundall Road and a small precinct along Crombie Avenue it is important that future development presents a

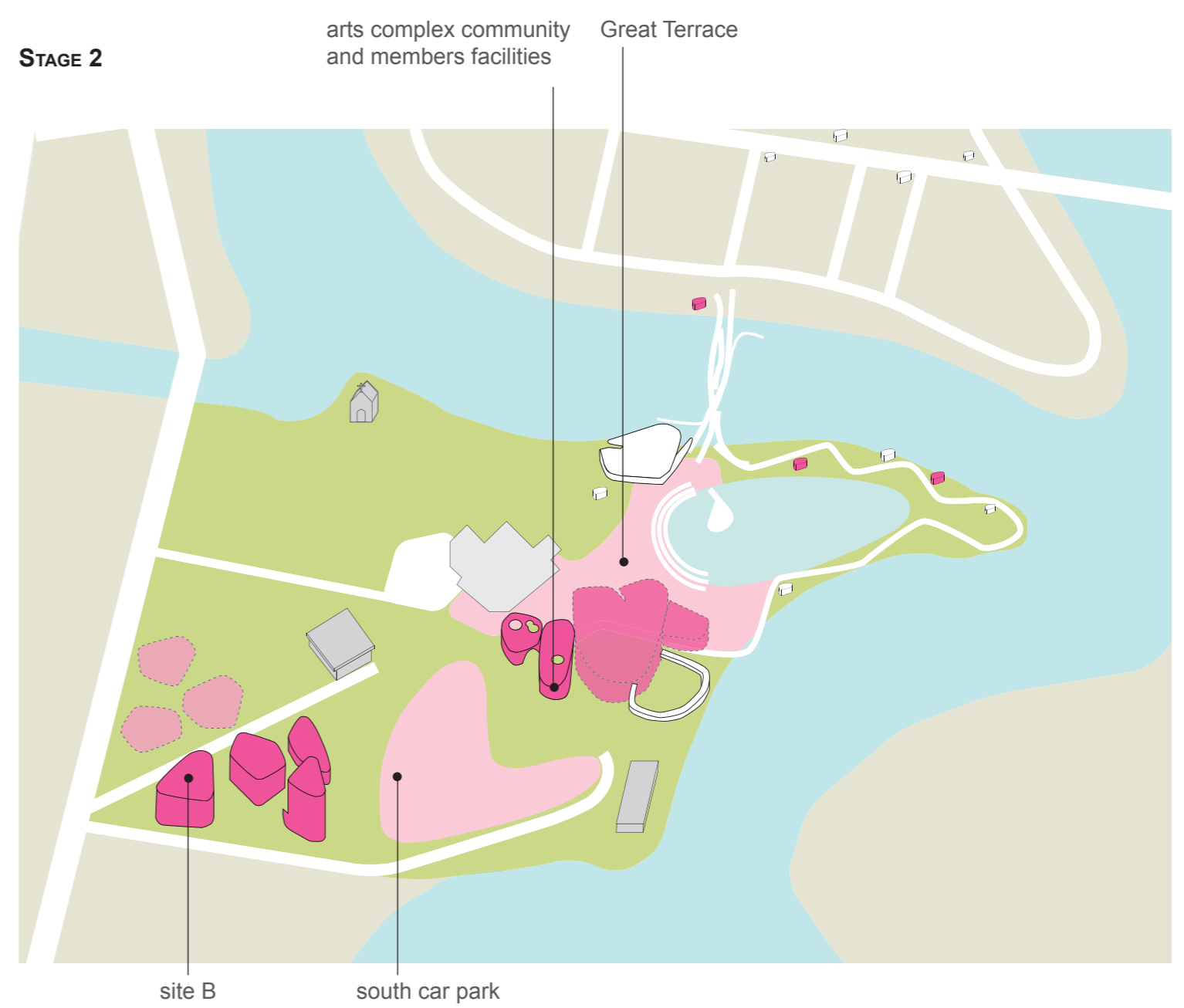
consistent urban edge at the lower levels in order to anchor the corner.

Permeable to the Landscape - Future development on Site B needs to be permeable and open up to the wider landscape of the site. The thickened landscape edge or 'thicket' of melaleuca that will enclose the edge of the site should find its way into the geometry or 'urban crevices' of the Site B.

Viable Flexibility - The illustrated arrangement for Site B is divided vertically into ground, podium and tower components. The ground and podium components could contain a variety of retail and commercial components to enliven the public realm as well as leisure components such as a casino, hanging gardens and other arts related spaces. The towers come in a variety of floor plate sizes appropriate for office development as well as the accommodation of hotel and residential uses. Towers could be linked by bridges to provide larger and more flexible floor plate options.

GOLD COAST CULTURAL PRECINCT

CONSTRUCTION SEQUENCE



Stage 1 establishes the presence of the new Gold Coast Cultural Precinct at the earliest possible stage and completes the new 'Arts Walk' around the Evandale Lake in time for the 2018 Commonwealth Games.

Initially new arts related kiosks start to appear from Surfers Paradise along the main street of Chevron Island announcing the presence of the new Arts Precinct while the new bridge is also constructed linking Chevron Island directly to the Evandale Site.

Terminating the bridge will be the new 'Arts Shed' which will accommodate up to 700 people in its temporary condition before it is converted into a the 'black box theatre in a latter phase. The shed quickly establishes a new flexible arts facility on the site and will be used for exhibitions, dance and performance.

As part of these initial works the shape of Evandale Lake is altered slightly and a new amphitheatre and plaza is built overlooking the lake.

Beyond this the new Arts Walk is built around the lake along with the first Art Kiosks on site. The Arts Walk wraps around the lake links into the newly established sculpture garden.

As this new peninsula of the site is established the existing Municipal Offices and Administration building is established while initial works for the new Performing Arts Complex get under way while the existing theatre complex remains open.

Stage 2 capitalises on the early mark made in stage 1 and establishes further 'arts and green infrastructure' on site while keeping the existing theatre complex up and running.

While the plaza which will become the 'Great Terrace' is further extended the initial elements of the new art museum are established including the members and community arts elements while the main gallery complex begins construction. To service these initial arts museum elements the south carpark

is constructed in conjunction with the establishment of more arts kiosks.

It is also possible that Site B could be constructed at an early stage also not only to provide potential cross funding for the arts complex but to also establish and reinforce the new Civic Avenue from Bundall Road into the heart of the new precinct.

During this stage the existing north carpark is slowly being reorganised to make way for future construction.

GOLD COAST CULTURAL PRECINCT

CONSTRUCTION SEQUENCE

STAGE 3



Stage 3 commences with the opening of the new main theatre which triggers the conversion of the existing theatre for the new drama theatre. At the same time the new cinema element of the performing arts complex is also under construction.

A new 'performance courtyard' is established adjacent to the new main theatre building while the original 'Art Shed' is taken from its temporary state through to the completion of the new black box theatre within its shell.

The remaining gallery spaces of the arts centre are built out and the new arts museum is completed.

Site B could continue construction to provide cross funding development and complete the new Civic Walk from Bundall Road.

STAGE 4



Stage 4 sees the final build out of the new Gold Coast Cultural Precinct.

The Drama Theatre and the Cinema complex are completed while the 'performance deck' over the top of the northern carpark is also completed. Both car park decks will be utilised for festivals, large gatherings and live performance spaces.

The network of Arts Kiosks continue to grow both on site and off site in other strategic locations on the Gold Coast.

Function	\$
Demolition	\$ 10,500,000.00
Site Preparation	inc above
Artscape	
Gardens	\$ 6,731,250.00
Great terrace	included
Pavilions	\$ 903,000.00
Chapel	included
Arrival spaces and circulation pathways	\$ 2,171,000.00
Outdoor furniture and play equipment	\$ 250,000.00
Carpark	\$ 28,080,000.00
Lake	\$ 1,000,000.00
Green bridge	\$ 25,000,000.00
Artscape sub-total	\$ 64,135,250.00
New Arts Museum	
'WRAP' façade and Great Terrace	\$ 5,550,000.00
Great Hall	\$ 8,192,000.00
Galleries	\$ 21,375,000.00
Foyer spaces	\$ 8,358,500.00
Community spaces, incl. library	\$ 16,776,500.00
Learning and production spaces	\$ 886,500.00
Theatrette	\$ 2,220,000.00
Dock, storage, handling and production areas	\$ 7,123,500.00
New Arts Museum sub-total	\$ 70,482,000.00
Living Arts Centre	
'WRAP' façade and Great Terrace	\$ 6,960,000.00
Main theatre	\$ 32,130,000.00
Drama theatre	\$ 19,160,000.00
Outdoor amphitheatre	\$ 3,600,000.00
Black box theatre	\$ 5,481,000.00
Cinemas	\$ 13,860,000.00
Recording/production studio	\$ 3,080,000.00
Rehearsal spaces	\$ 5,320,000.00
Resident performing arts organisation spaces	\$ 11,186,000.00
Function and entertainment spaces	\$ 18,210,000.00
Foyer spaces	\$ 9,000,000.00
Green rooms and dressing rooms	\$ 3,800,000.00
Dock and backstage	\$ 4,490,000.00
Living Arts Centre sub-total	\$ 136,277,000.00
Sitewide and Shared Provisions	
Public area enhancement	\$ 1,500,000.00
Retail, food, beverage spaces incl showroom and outlet for Art, Craft, Design	\$ 3,240,000.00
Kitchens	\$ 3,375,000.00
Amenities	included
Operational spaces	\$ 4,750,000.00
Utilities and services	\$ 3,920,000.00
Carparking integrated with NAM and/or LAC	included
FF&E, AV, Interpretation and exhibition systems	\$ 16,100,000.00
Wayfinding system	included
Public area lighting	included
Public art built-in ≥ 1%	included
Integration of digital technologies	\$ 3,500,000.00
ESD initiatives - energy efficiency	\$ 6,900,000.00
ESD Initiatives - other	included
Design contingency	\$ 7,854,481.25
Sitewide and shared provisions sub-total	\$ 51,139,481.25
TOTAL PROJECT COST - BUILDING	\$ 332,533,731.25
Project contingency	\$ 21,395,518.75
Professional fees	\$ 31,200,000.00
Statutory fees & headworks charges	included
Qleave Levy (PLSL & WHS)	\$ 2,600,000.00
Client costs	\$ 7,500,000.00
Land purchase costs	\$ -
Project delivery	
TOTAL PROJECT COST - OTHER	\$ 62,695,518.75
GROSS PROJECT COST	\$ 395,229,250

All costs in Australian Dollars and excluding GST

GOLD COAST CULTURAL PRECINCT DESIGN COMPETITION

FLOOR AREA AGGREGATES

FECA - Fully Enclosed Covered Area	59,866m2
UCA - Unenclosed Covered Area	11,298m2
GFA - Gross Floor Area	71,164m2

AS code		Building Element	Cost \$	Cost \$/GFAM ²	%	Comments
Preliminaries			34,341,510			
00PR		Preliminaries & Margin		34,341,510	483	8.69%
Substructure			5,723,585			
01SB		Substructure		5,723,585	80	1.45%
Super Structure			110,067,063			
02CL		Columns		5,723,585	80	1.45%
03UF		Upper floors		20,638,796	290	5.22%
04SC		Staircases		2,003,255	28	0.51%
05RF		Roof		15,066,773	212	3.81%
06EW		External walls		33,376,164	469	8.44%
07WW		Windows		20,952,784	294	5.30%
08ED		External doors		2,861,793	40	0.72%
09NW		Internal walls		5,723,585	80	1.45%
10NS		Internal screens		572,359	8	0.14%
11ND		Internal doors		3,147,972	44	0.80%
Finishes			26,042,312			
12WF		Wall finish		6,868,302	97	1.74%
13FF		Floor finish		10,016,274	141	2.53%
14CF		Ceiling finish		9,157,736	129	2.32%
Fittings			19,490,020			
15FT		Fitments		17,051,971	240	4.31%
16SE		Special equipment		2,438,048	34	0.62%
Services			82,743,368			
17SF		Sanitary fittings		2,861,793	40	0.72%
18PD		Sanitary plumbing		4,353,829	61	1.10%
19WS		Water supply		4,292,689	60	1.09%
20GS		Gas service		2,861,793	40	0.72%
21SH		Space heating		4,292,689	60	1.09%
22VE		Ventilation		5,723,585	80	1.45%
23EC		Evaporative cooling		9,901,298	139	2.51%
24AC		Air conditioning		15,831,260	222	4.01%
25FP		Fire protection		4,006,510	56	1.01%
26LP		Electrical light & power		11,447,170	161	2.90%
27CM		Communications		8,585,378	121	2.17%
28TS		Transport systems		2,861,793	40	0.72%
29SS		Special services		2,861,793	40	0.72%
30CE		Central energy systems		2,861,793	40	0.72%
Alterations			0			
31AR		Demolition		0	0	0.00%
31AR		Alterations and renovations		0	0	0.00%
Site Works			16,985,008			
32XP		Site preparation		4,579,133	64	1.16%
33XR		Roads, footpath & paved areas		3,361,947	47	0.85%
34XN		Boundary walls, fences & gates		1,430,896	20	0.36%
35XB		Outbuildings & covered ways		4,216,264	59	1.07%
36XL		Landscape & improvements		3,396,768	48	0.86%
External Services			3,124,222			
37XK		External stormwater drainage		420,797	6	0.11%
38XD		External sewer drainage		740,865	10	0.19%
39XW		External water supply		286,179	4	0.07%
40XG		External gas		286,179	4	0.07%
41XF		External fire protection		286,179	4	0.07%
42XE		External light & power		510,519	7	0.13%
43XC		External communications		307,324	4	0.08%
44XS		External special services		286,179	4	0.07%
Special Provisions			23,516,644			
46YY		FF&E, AV, interpretative and exhibition systems		2,861,793	40	0.72%
46YY		Public art built-in ≥ 1%		2,660,371	37	0.67%
46YY		Integration of digital technologies		3,412,500	48	0.86%
46YY		ESD initiatives - energy efficiency		6,727,500	95	1.70%
46YY		ESD initiatives - other		0	0	0.00%
46YY		Design contingency		7,854,481	110	1.99%
TOTAL BUILDING COST			\$ 322,033,731.25	\$ 322,033,731.25	4,525	81.48%
Project Delivery Costs			73,195,519			
		Demolition		10,500,000	148	2.66%
		Project contingency		21,395,519	301	5.41%
		Professional fees		31,200,000	438	7.89%
		Statutory fees & headworks charges		included	included	inc
		Qleave Levy (PLSL & WHS)		2,600,000	37	0.66%
		Client costs		7,500,000	105	1.90%
TOTAL PROJECT COST			\$ 395,229,250.00	\$ 395,229,250.00	5,554	100.00%

Codes correspond with guidelines set out in Australian Institute of Quantity Surveyors – Australian Cost Management Manual – Elemental Cost Plan

All costs in Australian Dollars