

## Whitehorse Centre - Forecast Building Renewal & Reactive Maintenance Works - for 8 -10 years useful life

(Excludes costs to modify the building to comply with current Building Code requirements) Costs based on estimates in July 2015

Capital Renewal Costs		
Building Area	Proposed Works	Cost Estimate
Entrance Foyer/ Airlock	Entrance canopy, paving, drainage, Auto door replacement motors	\$94,000
Foyer	Replace air conditioning, carpet, lighting, fire panel upgrade, switchboard and lighting	\$520,000
Toilets	Male toilets renovation.	\$215,000
Kiosk/ Bars	Modernise with new appliances, sinks and benches to food handling standards.	\$136,000
Office Areas	Replace ceiling panels with acoustic panels, upgrade lighting and kitchenette.	\$16,000
Banksia Room	Replace skylights, ceiling, lighting, flooring. Renovate kitchenette, toilet and change rooms.	\$146,000
Waratah Rooms	Replace carpets curtains and movable walls. Paint and install sound insulation.	\$160,000
Commercial Kitchen	Full renovation of kitchen and corridors.	\$325,000
Theatre	Replace carpets, Seating re-upholster (370+), Paint, Seating repairs re-fixing - steel pates to under carpet.	\$475,000
Stage	Renewal and upgrade.	\$500,000
Stage Dressing room	Replace flooring lighting and furniture. Upgrade toilet and shower.	\$160,000
Sound Shell	General upgrade including repainting of mural.	\$162,000
Upper dressing room	Ceiling, lighting, sprinklers, carpets, water supply works.	\$56,000
Workshop	Renovate kitchenette and upgrade disabled toilet. Boiler, chiller, pipe connection, ductwork, filter upgrades, pump and valve works.	\$85,000
Plant rooms		\$870,000
Roof	Turret / flyspace, roofing, façade and skylight replacement.	\$405,000
Decking/ Walkway	Replacement of timber decking	\$28,000
Roof of Plant Room	Roof and drainage works.	\$25,000
Painting External Building	Painting and cladding replacement.	\$140,000
Project Management	Costs to administer project works	\$903,600
<b>Sub Total - Capital Renewal Works</b>		<b>\$5,421,600</b>
Operational Maintenance Costs		
Reactive & Regular	Reactive (breakdown repairs) and Regular Maintenance (ESM's etc) @ \$40K per year over 10 years	\$400,000
<b>Grand Total</b>		<b>\$5,821,600</b>
<b>Grand Total - indexed (approx.)</b>		<b>\$7,000,000</b>