



JOHNSTAFF

Attachment I

Project Cost Plans

The Ultimo Presence Project

SENSITIVE: CABINET

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Johnstaff
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Dear Eugenie,

POWERHOUSE MUSEUM REDEVELOPMENT – ULTIMO PRELIMINARY INDICATIVE HIGH LEVEL ORDER OF COSTS – WITH FITOUT

As requested, we have revised Options 1 to 3 of the Preliminary Budget Estimates for the study options for the Ultimo site to include Museum Fitout within the Estimate. This has been prepared based on sketch schemes prepared by Crone received on 15 September 2017, and the updated structural information from TTW dated 11 September and the services budget received from the engineers dated 28 August 2017.

Our revised Preliminary Budget Estimate for Options 1 to 3 including alternative positioning of the Theatre in Harwood site, as presented in Crone's design is listed below:

1. **Option 1 – Mixed Use Hub** [REDACTED]
2. **Option 2 – Refreshed Museum** [REDACTED]
3. **Option 3 – Theatre Venue** [REDACTED]
4. **Alternative – Harwood Site** [REDACTED]
5. **Option 4 – Warm Shell** [REDACTED]

The above Option 3 total cost is for a combined facility, of which [REDACTED] would be the theatre fitted inside, and the indicative allowances for structural modifications.

Please refer to the attached Estimate Summaries of the revised Options with Fitout cost listed separately and with the Basis of Estimate and full list of notes and exclusions.

Included within our Preliminary Budget Estimate are allowances for contractor preliminaries and margin, design fees, statutory fees, design development and construction contingencies. These are all based on a percentage allowance, and do not relate to any specific risks or solutions.

The above Preliminary Budget Estimates have been escalated based on commencement of work in July 2021 and completion in January 2024.

Should any of the above Options be considered for development, we recommend that detailed design shall be developed and detailed cost estimates prepared.

Should you have any questions regarding the above, please contact the undersigned.

Yours faithfully



Mark Sims
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FS 548756