



MACQUARIE POINT

DEVELOPMENT CORPORATION

Mr Nic Street MP
Minister for Sport and Events

Email: nic.street@parliament.tas.gov.au

Dear Minister

Please find attached a summary of the cost plan for the Multipurpose Stadium as at the concept design stage.

It is important to note that cost planning is a dynamic process that will change throughout the design process as contingencies are allocated and detailed design is refined.

The design process has been informed by workshoping that considered the key drivers for the Macquarie Point Development Corporation including integration with the precinct and broader location and site, and priorities for Stadiums Tasmania including considering the perspective of users both from people experience events and those bringing content to the venue.

Through the design process we will continue to refine the allocation and integration of spaces to deliver an efficient, integrated facility and venue, and minimise duplication of space and identify opportunities to streamline delivery.

The quantity surveyor team will continue to work closely with the design team to refine costings as work progresses into detailed design.

The attached cost plan summary includes the point in time costings that informed the economic analysis work attached to our Project of State Significance application, which is seeking planning approval to design and work within.

This is provided as a summary document to provide context to the total sum included in that work. The detailed costings have not been included as the release of specific allocations such as contingencies and the cost of trade works or building margins, will provide key assumptions to the market and risks undermining the competitive nature of the construction tender process. The process for estimating some of these elements at this stage in the process is also using the intellectual property of the specialist consultant.

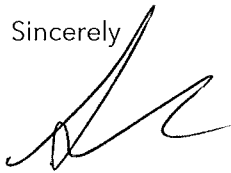
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The documentation notes some exclusions. These include items that are being funded as part of the broader precinct work, and fit out elements that are being explored to determine the level of third party contributions or partnerships could be included, and standard exclusions such as GST.

Sincerely



Anne Beach

CEO

2 October 2024

Encl. Correspondence from WT Partnership - Concept Design Cost Summary



26 September 2024

Anne Beach
Macquarie Point Development Corporation
41 Evans Street
HOBART TAS 7000

Dear Anne

**MACQUARIE POINT MULTI PURPOSE STADIUM
CONCEPT DESIGN ESTIMATE NO. 1 (REVISED) - COMMERCIAL IN CONFIDENCE**

We are pleased to confirm a summary of costs from the Concept Design Estimate No. 1 (Revised) dated 14 August 2024 as submitted in the Project of State Significance assessment process, for the above project.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours sincerely

STUART GILLIES
National Director
WT

WT REF: PR-023204-01d - EST 1 (Concept Design) (Revised)





MACQUARIE POINT MULTI PURPOSE STADIUM

CONCEPT DESIGN ESTIMATE NO. 1 (REVISED) -
COMMERCIAL IN CONFIDENCE

26 September 2024



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1 ESTIMATE SUMMARY

We estimate the Design and Construction Cost at Concept Design Stage in the amount of **\$774,905,000 (Excl GST)** assuming an Early Works Construction start in June 2025 and completion in December 2028.

The Estimate No. 1 is summarised as follows:

	\$ (EXCL GST)
Construction Cost	526,858,422
Development Costs Including Contingencies, Consultant Fees	176,142,909
Headworks and Council Fees	5,000,000
MPDC Project Resourcing	7,500,000
Escalation	59,403,669
TOTAL ESTIMATE (EXCL GST)	\$774,905,000

2 PROJECT DEFINITION

The project comprises the design and construction of the Macquarie Point Multi-Purpose Stadium including the following scope items:

- Field of Play to match dimensions of Marvel Stadium
- Under Cover entrances to 4 Gates
- OB Compound and Stage Pocket
- Suspended Lower and Upper Bowl Tiers and concourse accommodating for a total capacity of 24,500
- AFL and Cricket Australia standard Changerooms, Recovery Facilities, Warm-Up Areas and Briefing Rooms to accommodate AFL, Cricket, Soccer, Rugby and additional elite sporting events
- Match Day Facilities and Venue Operations including Media Hub at Level 3
- Food and Beverage Facilities to all stands
- Feature Bars at Levels 1 & 2
- Cricket Practice Wickets
- Cricket Media facilities
- Function Rooms and Corporate Suites
- Domed Roof comprising structural steel and timber secondary structure with ETFE Pillows
- Landscaping and External Works
- Removal of fill up to class 2

- Allowance for consultant fees, headworks and authority fees and charges

3 DOCUMENTATION

This estimate is based on the documentation as set out in the PoSS Submission.

4 SPECIFIC EXCLUSIONS

The estimate excludes the following:

- Goods Shed Relocation and Fitout – Corporation led
- External Infrastructure Services – Corporation led
- Kitchens and F&B Fitouts beyond service connection points
- AV Services incl TV's and Brackets, Wifi, DAS, Cellular Services, Scoreboards
- PA System & CCTV
- LED Ribbon Advertising to fences
- Whole of precinct costs
- Fitout to Venue Control Room
- Accelerated Programme / Site Restrictions
- Delay and Prolongation Allowances
- Operational specific items
- Information Technology, computing equipment
- GST

5 CONCLUSION / DISCLAIMER

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed.

The estimate has been prepared expressly for Macquarie Point Development Corporation for the purpose of preparing a Concept Design budget and is not to be used for any other purpose or distributed to any third party.