

Theatre Royal refurbishment update

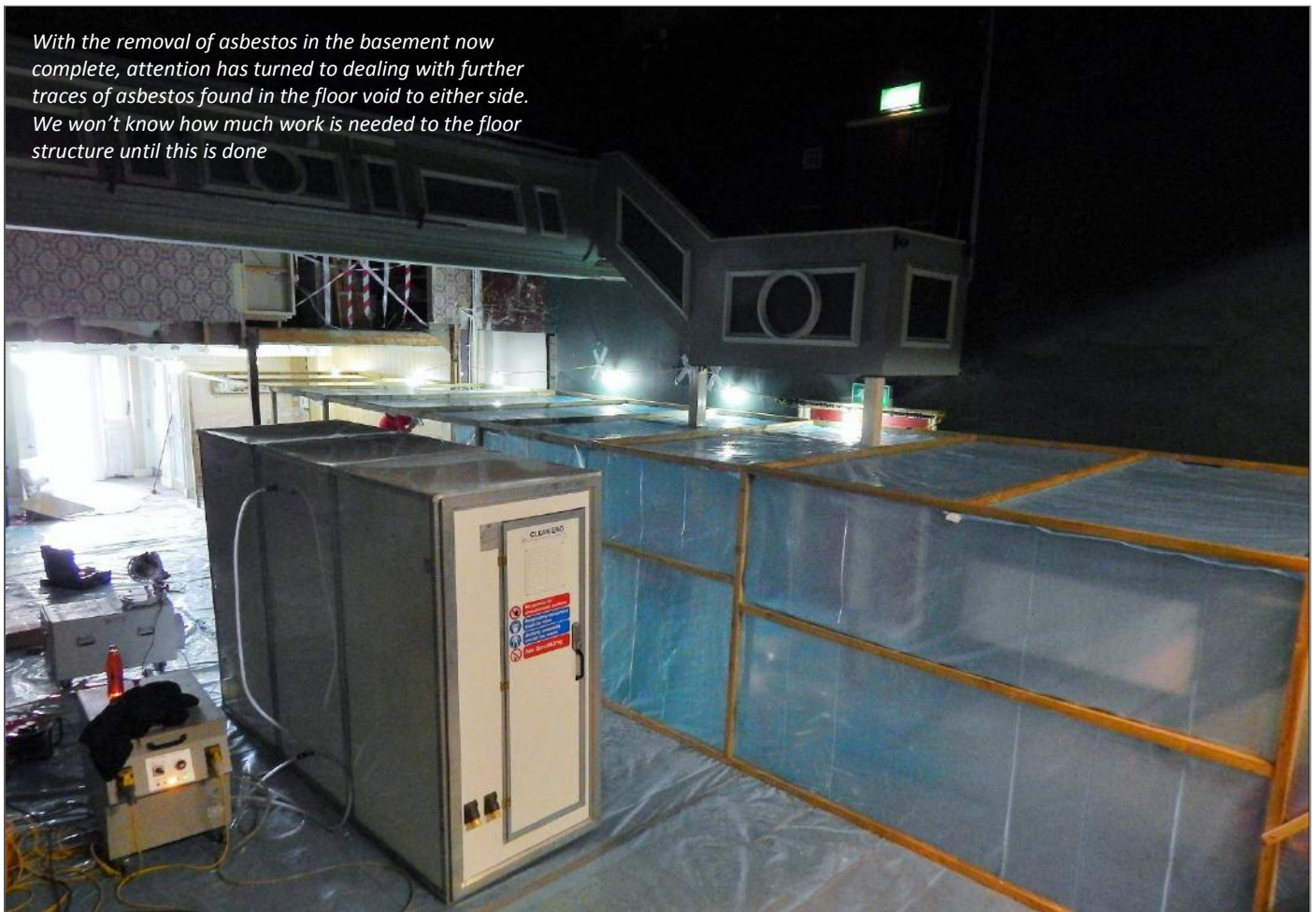
1 October 2015

The presence of asbestos in the Washington Street premises continues to cause difficulties. We had hoped that the complete removal of the asbestos ceiling to the basement would draw the problem to a close, but now even more has been found in the floor void to either side of the basement. This is a frustrating development that will inevitably result in further expense and delays to the construction programme. Removal of the basement ceiling has allowed an initial inspection of the floor joists, many of which show signs of decay and others are apparently hanging in 'mid-air' with no means of support. However, we will not know the full extent of the problem until the floorboards have been lifted and the remaining asbestos made safe. Only then can the structural engineer make a proper assessment so that the architect can develop a design solution. West Coast Thermal has already started to set up the required enclosures, airlocks and negative pressure units, so that the asbestos can be removed without delay.

On a more positive note, work to the Wilson Street premises continues to progress at a steady pace. Acoustic lining of the community room and recording studio has begun. Work has started on the construction of the new stairs and landings which will eventually wrap around the central lift. A new ceiling has been formed on the top floor of 30 Wilson Street and work has begun on replacing part of the rotten floor at ground level. New stud walls have been constructed to form the enclosures for the new toilets on the second floor and first fix have been electrics installed. Tenders have been received for the treatment of timber infestation and dry rot, and a contractor has been appointed. Somewhat inevitably, issues have cropped up along the way with a total of thirteen 'Architects Instructions' (i.e. variations to the contract) having been issued to date, many with financial implications.

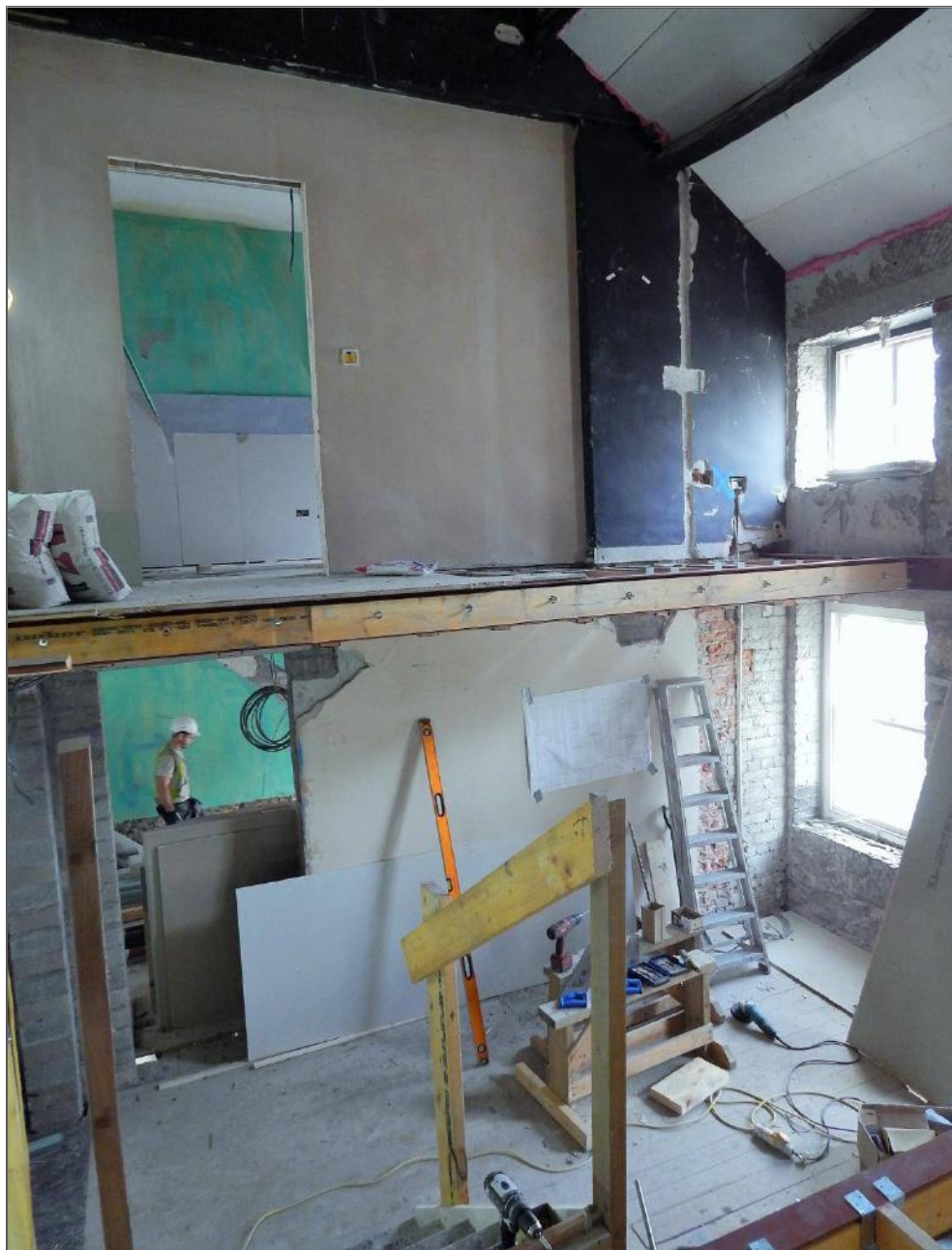
Total eligible spending to date stands at £53,190, with £39,947 having been claimed back so far from the Big Lottery Fund. A total of £119,000 has been drawn down from other sources, which includes the first instalment from WREN. The next invoice from Jacob Stobbarts is imminent. The quantity surveyor's first financial statement (dated 2nd Sept) forecasts spending of £3,581 against the contingency, although this figure takes into account savings of £12,280 arising from cancellation of the small platform lift to the stage. By the time of the next update, it is hoped that we will have a clearer picture of the cost of the work to the auditorium and delays to the project programme.

With the removal of asbestos in the basement now complete, attention has turned to dealing with further traces of asbestos found in the floor void to either side. We won't know how much work is needed to the floor structure until this is done



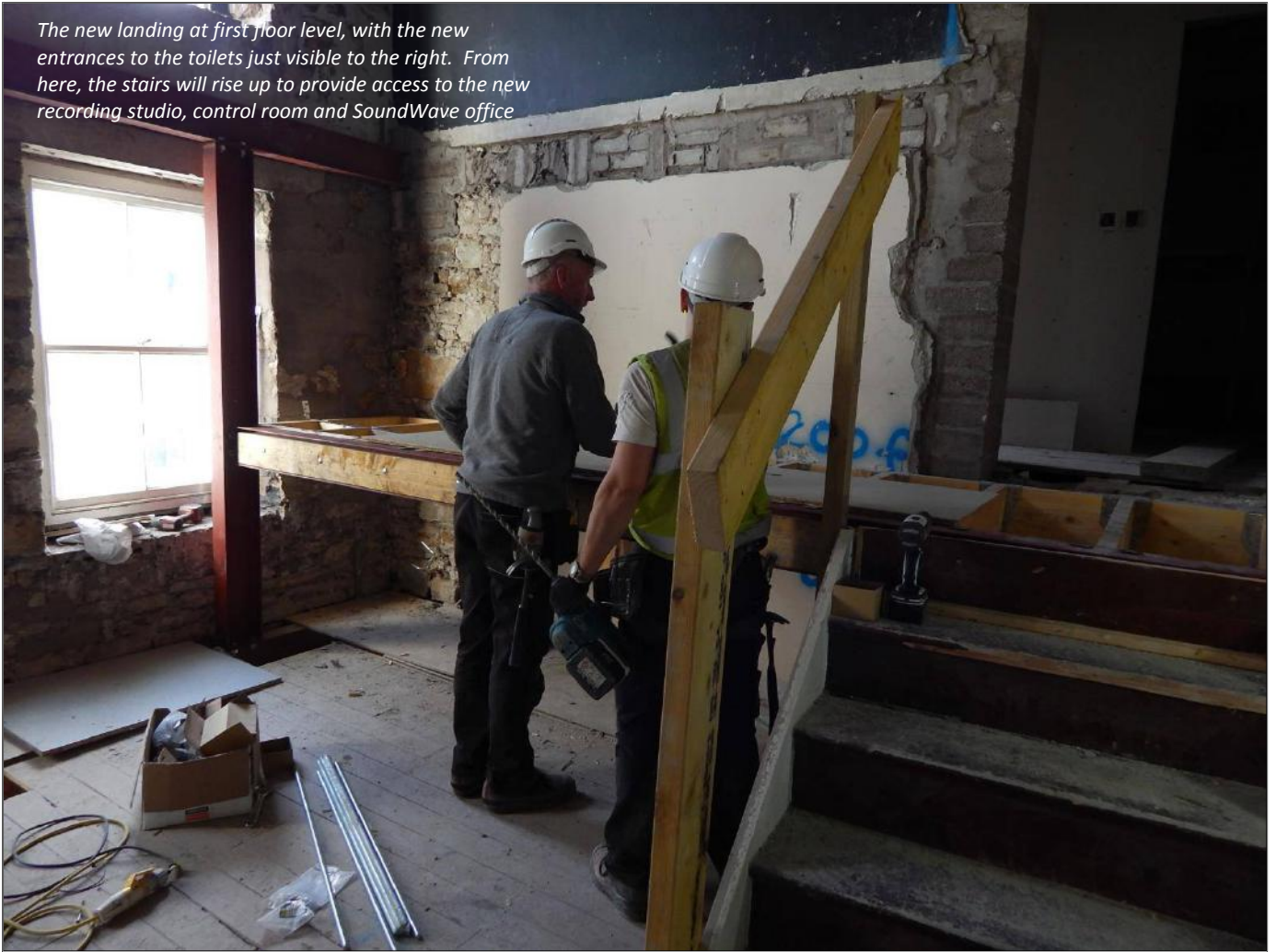


The asbestos lining to the basement ceiling has now been entirely removed. Subsequently, part of the ceiling has been sealed with polythene so that negative pressure can be established in the temporary enclosures above while the newly discovered asbestos in the floor voids is dealt with. The stud partition (painted white) was originally to be removed, but has now been found to be load-bearing and in need of reinforcement



Work is progressing with installing the new stairs and landings that will eventually wrap around the lift structure. This includes installation of structural steelwork

The new landing at first floor level, with the new entrances to the toilets just visible to the right. From here, the stairs will rise up to provide access to the new recording studio, control room and SoundWave office



New partitions have been built to form the new toilet enclosures on the first floor of 30 Wilson Street. First fix electrics have been installed at the same location

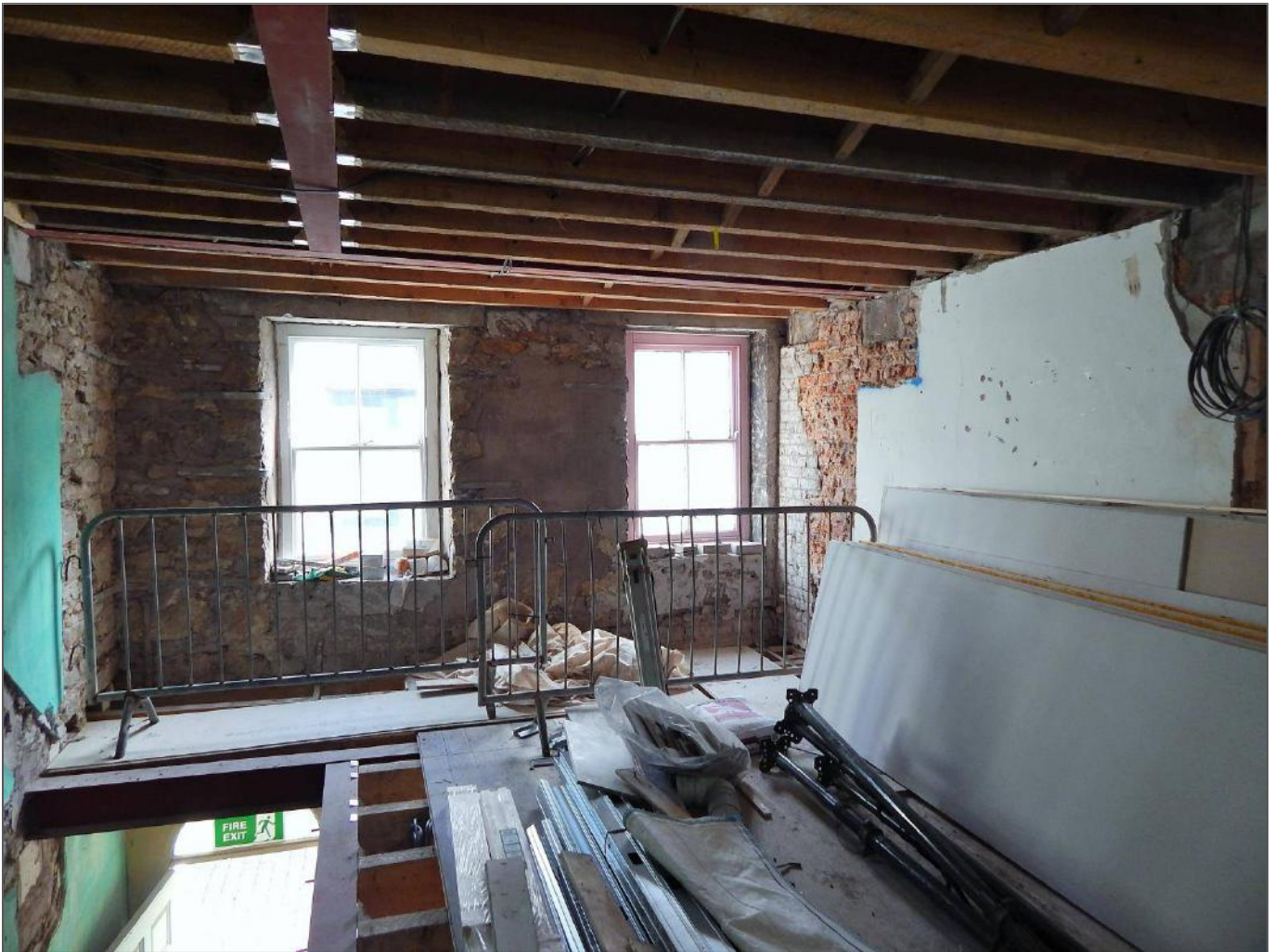


A new ceiling has been formed to the new fitting room on the top floor of 30 Wilson Street and the wardrobe space next door. Quite a bit of structural work has already taken place to the roof, and the split chimney (below right) is also going to require attention





The rotten and heavily infested ground floor joists at 30 Wilson Street have been stripped out and replacements installed. The redundant toilet in the basement has been taken out allowing the associated plastic vent pipe through the shop front to be removed





Work has started on acoustic lining of the recording studio/ control room and the community room above. The electrics are also being installed



The architect has now produced visuals for the new curved bar and back fittings. This follows a meeting of interested parties back in July. Detailed construction drawings are now being finalised so that this work can go out to tender