

## Theatre Royal refurbishment update

### 11 January 2016

Work to the Wilson Street properties is now nearing completion with only a few minor tasks to complete before the floor finishes go down. These include repositioning the radiator in the youth reception, installing the mirrors in the dressing rooms and the fitting of the sanitary fittings in the toilets, which will be done once safety flooring has been laid. Jacob Stobbarts have indicated that they will allow beneficial access to the Wilson Street buildings (likely to be from 22<sup>nd</sup> February) prior to formal handover. Architects Plus will commence the snagging process next week.

Work to the auditorium and community foyer is also progressing well, albeit with further delays following the discovery of water ingress to the West flank wall. We have been advised that the flashing to this elevation is defective, allowing water to get in behind the thermal render and then into the building itself. So as not to further delay the programme, repairs to the flashing are being carried out by a specialist contractor outside of the main building contract. The same contractor is also carrying out the internal patch plastering, using a breathable lime plaster. Internal decoration of this section of the auditorium wall will need to be completed by the Playgoers Club once the plaster has fully dried out. The rest of the auditorium has been decorated, with only the inset panels awaiting completion. Installation of the new bar and back fittings to the community foyer is complete, with the feature lighting also having been installed. Decoration is well under way. As a goodwill gesture, Jacob Stobbarts will also be redecorating the downstairs WC without charge. Upstairs, the refurbishment of the gents' and ladies' WCs is substantially under way.

A meeting has now been held to formally agree the extension of time and associated request for prolongation costs. Jacob Stobbarts claim that the programme has been delayed by up to 16 weeks principally on account of the asbestos issues and structural defects in the auditorium floor, but also the extent of unforeseen work to both parts of the landholding. Jacob Stobbarts have requested prolongation costs equating to a delay of 8<sup>1</sup>/<sub>2</sub> weeks. With involvement of the Chair of the Playgoers Club, members of the professional team have considered the relevant events and their impact on the critical path of the programme and consider this to be a very fair request.

Total eligible spending to date amounts to £396,121.65 with £290,395.30 having been claimed from the Big Lottery Fund and all other grant funding (including the balance of the WREN contribution) having been drawn down. The anticipated final contract sum now stands at £433,279.



*The new bar and back fittings have been installed,  
complete with feature lighting. The community  
foyer has been decorated*







*Refurbishment of the Washington Street toilets is well under way*



*Fire protection measures to the basement are nearing completion*





*The dressing rooms have been decorated. The water heaters are being commissioned and the mirrors will soon be installed.*



*Work to the youth reception is nearing completion. The new kitchenette to the rear has been installed.*



*Soundwave's office is complete and awaits its floor covering*

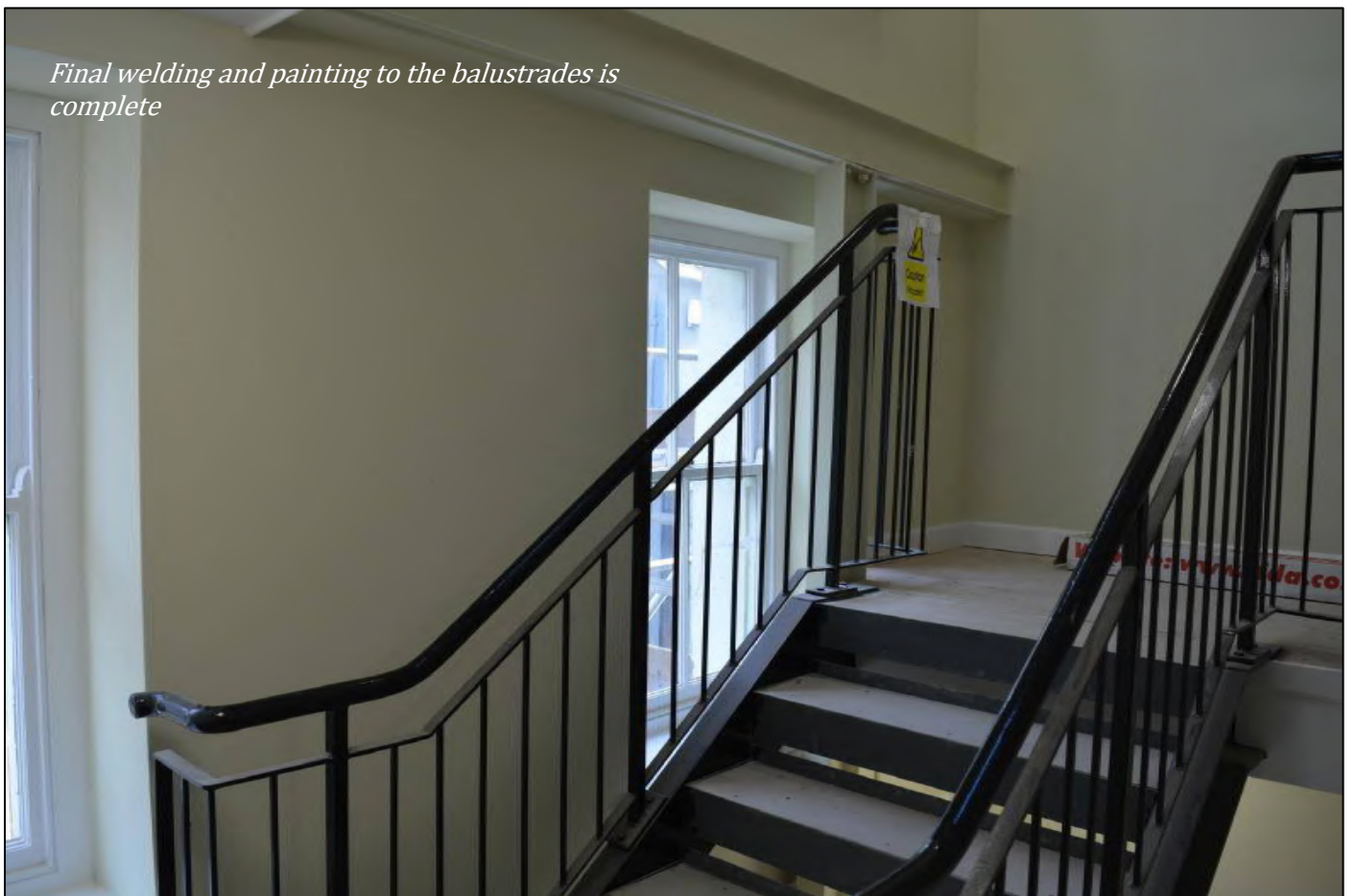




*Similarly, the 'live space' and control room have been decorated and are awaiting floor coverings. The glass has yet to be installed*



*Final welding and painting to the balustrades is complete*



*The automatic roof vent to the stair well (a requirement of the fire risk assessment) has been installed*

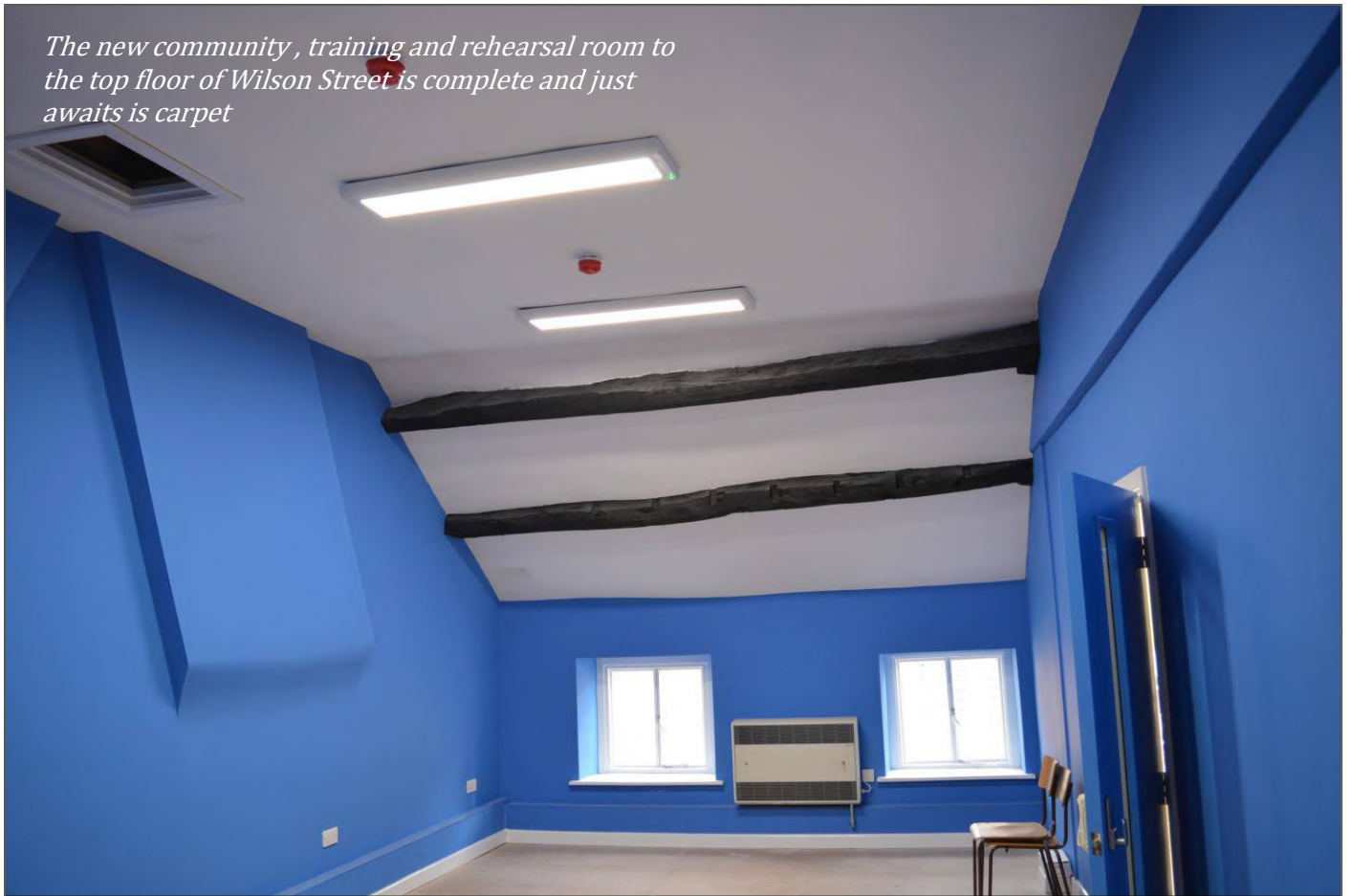




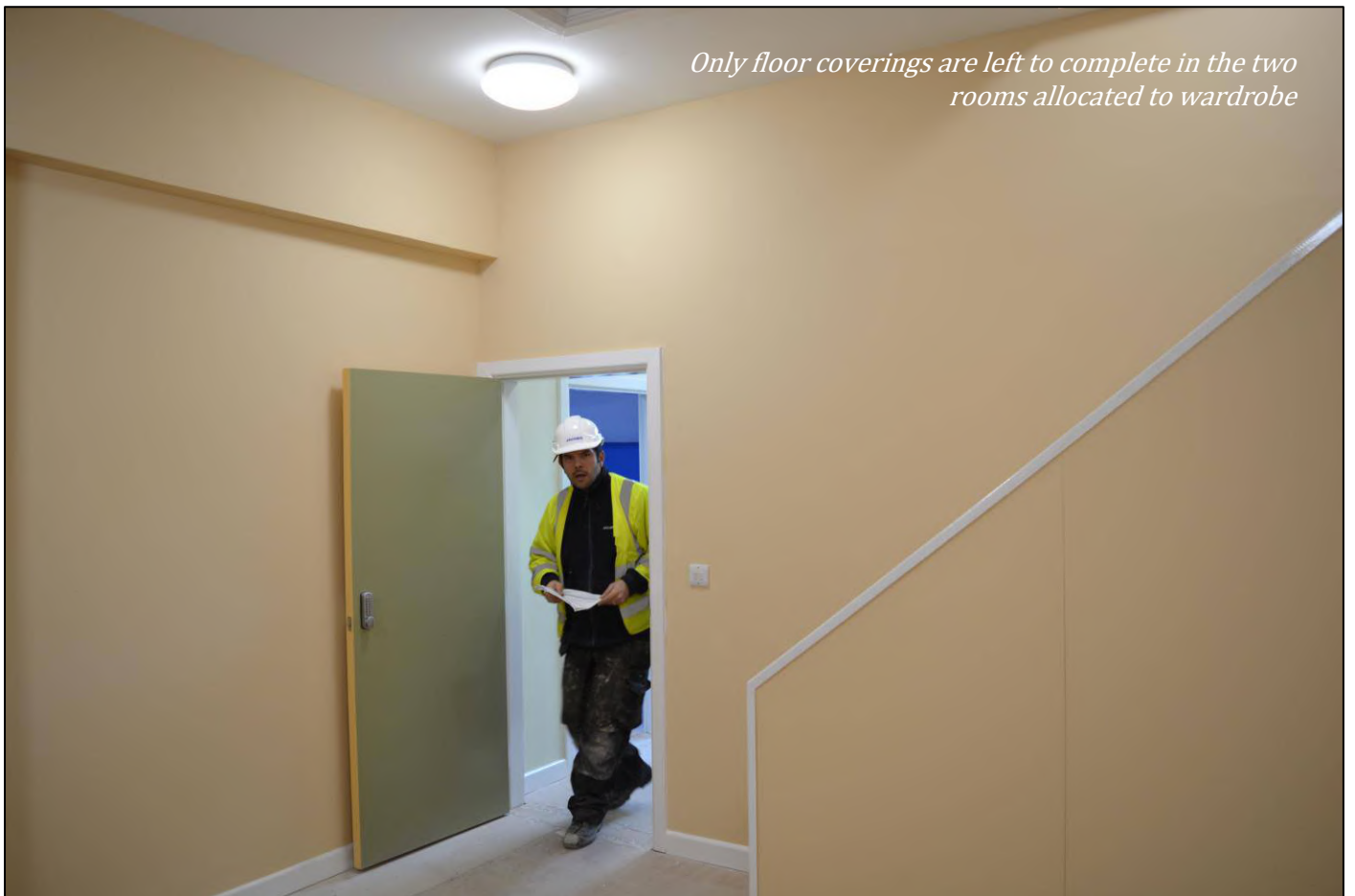
*The new sliding sash windows to the ladies' WC have been installed. Final fitting of the sanitary fittings awaits completion of the safety flooring, now under way*



*The new community, training and rehearsal room to the top floor of Wilson Street is complete and just awaits is carpet*



*Only floor coverings are left to complete in the two rooms allocated to wardrobe*





*Since this is not a public area, none of the pipework in the wardrobe space will be boxed in. Mildew will not be a problem ...*

