

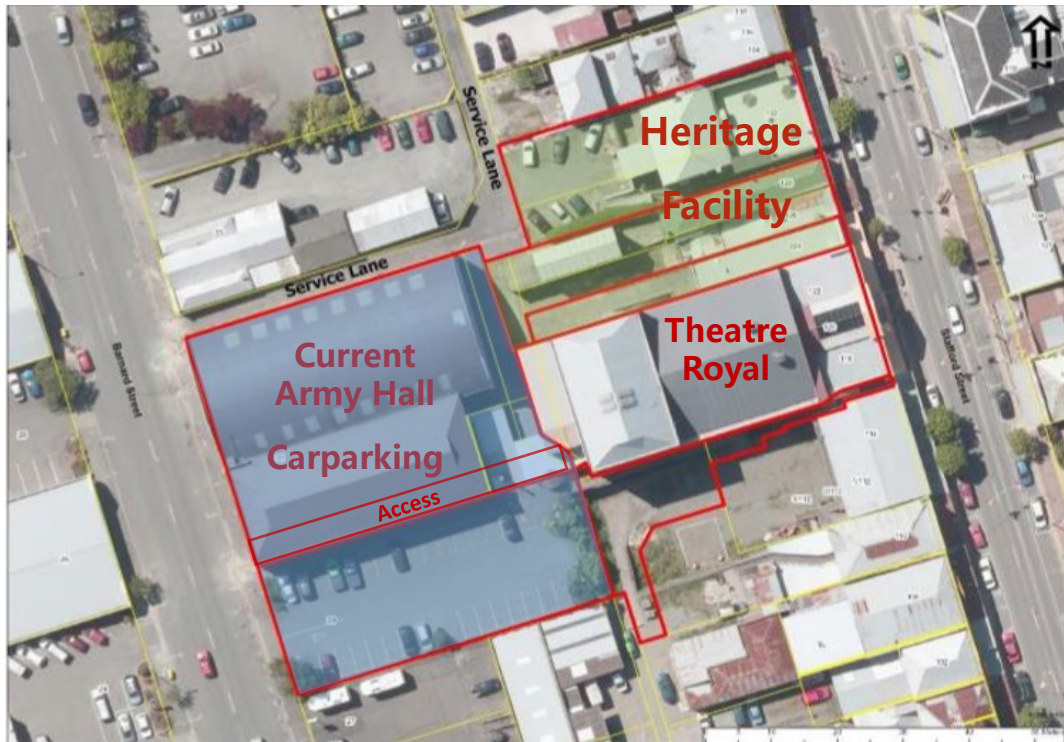
OVERVIEW

This project combines the upgrade of the Theatre Royal with the development of a new Heritage Facility, identified as key projects under our Long Term Plan.

This project/development will:

- Provide a fit-for-purpose facility for local and touring performing arts and other shows within an exciting heritage theatre, and for the exhibition and education component of the South Canterbury Museum and touring heritage exhibitions. The facility will also be utilised by Aigantighe Art Gallery for touring shows, to complement the Wai-iti Road gallery.
- Improve the vibrancy of the CBD and be a catalyst for the redevelopment of the south end of Stafford Street.
- Address significant deficiencies with current facilities, and create a multi-purpose facility that the community can be proud of.
- Create jobs during and after construction, make Timaru a more dynamic and attractive place to live, work and visit - and deliver improved economic, social, cultural, educational, recreational and entertainment outcomes for our region and community.

The Theatre Royal will benefit from a new back of house, upgraded stage house, new theatrical flying system, upgraded auditorium (new seating and floor) an improved front of house, and improved access. The Heritage Facility will provide permanent and temporary exhibition and education space and cover 1335-1400sqm. Synergies between the Theatre and Heritage Facility will be optimised, with shared space, facilities and services between the two.



PROJECT TEAM

Project Sponsor: Ashley Harper – **Architect:** Architectus - **Client Representative and Theatre Lead:** Nicole Timney - **Museum Lead:** Philip Howe - **Project Manager:** Rubix

\$23.8M

Total 2018-2028 LTP
Budget

\$5.2M

2020/21 Budget

**Current Status:
Procurement and
design**

PROJECT PROGRESS

A Concept Plan for the new facility has been presented to full Council and was adopted in early May. Preliminary Design has begun and will be completed by mid July. Detailed design will begin shortly afterwards.

- Decommissioning works are nearly complete and chandeliers and other items of furniture belonging to the Friends of the Theatre will be removed and stored until the end of the project.
- The museum and property team met with several companies to determine a scope for programme development and staging of museum artefacts including public access and movement around the new museum heritage facility. Workshop E from Wellington, who have an extensive background in exhibition design across New Zealand, have been engaged to help with the internal floor plan and visioning of programs and material for the new facility.
- Tenders have closed for demolition works and two small buildings on Stafford Street and one large building on Barnard Street will be removed with works due to begin in late June.
- A procurement plan for the construction and fit out phases is now being developed.

INDICATIVE PROJECT TIMELINE

| | 2020 | | | | | 2021 | | | | | | | | | | | | 2022 | 2023 |
|--|------|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---------|
| | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | Jan | October |
| Pre-design and stakeholder engagement | ■ | ■ | ■ | ■ | ■ | | | | | | | | | | | | | | |
| Stage 1 works: complete decommissioning | | | | | | ■ | ■ | ■ | ■ | ■ | | | | | | | | | |
| Planning/investigation continues (design team) | | | ■ | ■ | ■ | | | | | | | | | | | | | | |
| Design | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | |
| Tendering – Stage 2 works | | | | | | | | | ■ | ■ | | | | | | | | | |
| Stage 2 works – deconstruction (Enabling Works) | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | | | |
| Tendering – Stage 3 works | | | | | | | | | | | | | | | ■ | ■ | ■ | | |
| Stage 3 works - construction (Main Construction) | | | | | | | | | | | | | | | | | | ■ | ■ |
| Practical completion | | | | | | | | | | | | | | | | | | | ■ |

PROJECT FINANCIALS

The combined total capital cost of the project is now estimated to be \$28M.

This project is to be funded by loan, reserves and external funding.

The 2020/21 budget is \$5.2m. The expenditure to 10 May 2021 was \$750,000.

PROJECT RISKS

COVID-19 - Alert Levels and restrictions resulting in project delays or increased costs. Impact of COVID-19 on the efficiency and effectiveness of the early design phase, stakeholder consultation, and initial site investigation progress by the design team.

Construction Firms are heavily booked due to heated market and high level of construction projects. Early negotiation with prospective build contractor required to secure for 2022.

Brownfields development – site or building complexities resulting in project delays or increased costs.

Cost of building construction works due to COVID-19 and inflation could have an adverse effect on the overall budget.