

### PERFORMING ARTS VENUE PROPOSAL - 9 YEAR PLAN 2025-34

Department: Executive Leadership Team

### **EXECUTIVE SUMMARY**

- The purpose of this report is to provide Council with a performing arts venue proposal for consideration for the 9 year plan 2025-34.
- Staff have worked with the Performing Arts Community to progress venue concepts including venue owners and practitioners from the Playhouse Theatre, the Mayfair Theatre, the New Athenaeum, Stage South and the Regent. For the purposes of this report, this group is referred to as the Performing Arts Group (the Group).
- 3 The Group has come together from within the city's performing arts sector to address the need for a performing arts vision as a central focus and to put forward the development of a performing arts proposal that would help to progress this vision.
- This report presents a community led Performing Arts Venue proposal from the Performing Arts Community Group (the Group).
- The proposal presented draws on the work of the Dunedin Theatre Network (DTN) and Stage South and presents an integrated concept of 3 venue developments within the one proposal. The proposal includes:
  - a) The Playhouse Theatre
  - b) The New Athenaeum
  - c) A new Performing Arts Centre
- Each of the proposed venues meets the requirements of different parts of Dunedin's performing arts sector. As an integrated proposal, the 3 venues present an intergenerational approach from children's theatre to a central city multi-use creative hub and a future focussed new-build performing arts centre.
- There are a range of details still to be addressed in putting forth this proposal. These includes key details and legal advice related to ownership and partnership structures, cornerstone funding and operating models.
- 8 Although some of this work is being progressed, there has been insufficient time between the last report to Council on 10 December 2024 and this current report, to provide a full appraisal of the key details required.
- 9 If directed by Council, staff will work to bring a more detailed report to Council for consideration.



### **RECOMMENDATIONS**

That the Council:

- a) Considers how it wishes to proceed with the Performing Arts group proposal.
- b) **Notes** that the current proposal seeks cornerstone funding from Council for three projects and this funding is likely to be an operating expense, rather than a capital expense.

### **BACKGROUND**

### **Performing Arts Venue Context**

- The performing arts is a key part of the city's arts and culture ecology and supports delivery of the Ara Toi Social Wellbeing and Economic Development strategies, Te Taki Haruru The Māori Strategic Framework and the Ōtepoti Live Music Action Plan. Performing arts venue development would also help deliver some of the objectives of the Spatial Plan and the Future Development Strategy.
- 11 Following the closure of the Fortune Theatre in May 2018, the DCC and Creative New Zealand (CNZ) jointly commissioned a study into the future provision for performing arts in the city. This study was delivered by theatre consultants Charcoalblue in three phases between 2018 and 2021.
- Phase One focused on stakeholder engagement. The initial consultation with the performing arts community identified a broad, consensus vision. Sector engagement and initial analysis identified facilities needed to fill gaps in the provision of performing arts in the city. The first phase of this work was completed and endorsed by Council in April 2019.
- Phase two focussed on identifying viable options for flexible, mid-sized sites. Options were presented to Council for delivering core facilities that included a flexible mid-sized theatre (350–450 seats), with front and back of house spaces and a food and beverage facility on one site, recognising that other facilities could be developed elsewhere as spaces and resources became available.
- 14 Initially four sites were shortlisted for consideration and included the below options:
  - 65 Crawford Street (Sammy's) use the existing footprint to build a stand-alone theatre.
  - The Athenaeum partnership development with Lawrie Forbes of Zeal Land Ltd.
  - 231 Stuart Street (Formally the Fortune Theatre) redevelop the building.
  - Mayfair Theatre redevelop the existing theatre, noting it is currently owned by a Trust.
- 15 At a Council meeting held in December 2020, Council resolved the following:

"Moved (Cr David Benson-Pope/Cr Steve Walker):

That the Council:



- a) **Directs** staff to continue work on development of two options; the Athenaeum (as the preferred) and the Mayfair as a potential alternative.
- b) **Includes** \$17m in the draft capital budgets for the purposes of development of the draft 10 year plan.
- c) **Notes** that the operating costs of \$4.5m will be included in the draft operating budgets for the purposes of developing the draft 10 year plan.
- d) **Notes** that decisions made on the operating and capital budget timing will be presented to the January 2021 meeting for consideration as part of the draft 10 year plan.
- e) **Directs** staff to negotiate agreements with Mr Forbes and the Mayfair Trust to enable consultation on the two options as part of the 10 year plan process.

Cr Lee Vandervis left the meeting at 11:00 a.m.

### Division

The Council voted by division:

For: Crs Sophie Barker, David Benson-Pope, Rachel Elder, Christine Garey,

Doug Hall, Carmen Houlahan, Marie Laufiso, Jim O'Malley, Jules Radich, Chris Staynes, Steve Walker, Andrew Whiley and Mayor Aaron

Hawkins (13)

Against: Cr Mike Lord (1)

Abstained: Nil

The division was declared CARRIED by 13 votes to 1

### Motion carried (CNL/2020/117)"

- Phase Three included further business modelling and analysis of the suitability of two venues, the Athenaeum (as the preferred) and the Mayfair (as a potential alternative).
- In March 2021 as part of the 2021-2031 10 Year Plan consultation process, the community was asked if it supported the development of a mid-sized theatre. The community was also presented with two options; a preferred option of the Athenaeum, and a second option of the Mayfair Theatre.
- Of the 1,878 the submissions expressing an opinion, 1,052 (56%) were in favour of the DCC developing a mid-sized theatre, with 826 (44%) not in favour. Of the two options, 759 (53%) supported the Athenaeum as the preferred mid-sized theatre option. 502 submissions (40%) were in favour of the Mayfair Theatre option.
- 19 A report was presented to Council in May 2021 that summarised the community feedback received during the 10 Year Plan consultation relating to a theatre venue. At this meeting Council resolved the following:

Moved (Mayor Aaron Hawkins/Cr Steve Walker):



### That the Council:

**Decides** that further engagement be undertaken with the performing arts community on options for the draft 2022/23 Annual Plan meeting.

### **Division**

The Council voted by division:

For: Crs Sophie Barker, David Benson-Pope, Rachel Elder, Christine Garey, Doug Hall,

Carmen Houlahan, Marie Laufiso, Mike Lord, Jim O'Malley, Jules Radich, Chris

Staynes, Steve Walker, Andrew Whiley and Mayor Aaron Hawkins (14).

Against: Cr Lee Vandervis (1).

Abstained: Nil

The division was declared CARRIED by 14 votes to 1

### Motion carried (CNL/2021/001)

Moved (Mayor Aaron Hawkins/Cr Steve Walker):

That the Council:

b) **Decides** that the \$17.1 million in the 10 year plan budget be retained for the future development of a mid-sized theatre.

### **Division**

The Council voted by division:

For: Crs David Benson-Pope, Rachel Elder, Christine Garey, Doug Hall, Carmen

Houlahan, Marie Laufiso, Chris Staynes, Steve Walker and Mayor Aaron Hawkins

(9).

Against: Crs Sophie Barker, Mike Lord, Jim O'Malley, Jules Radich, Lee Vandervis and

Andrew Whiley (6).

Abstained: Nil

The division was declared CARRIED by 9 votes to 6

### Motion carried (CNL/2021/002)

### **Engagement with the Performing Arts Community**

- Since 2021, engagement work has continued with the performing arts community regarding options for a mid-sized theatre.
- Following the 2021 Council decision to retain the \$17m, staff were directed to undertake further engagement. The establishment of a Round-Table Performing Arts group was proposed to bring the sector together and continue discussions on the development of a performing arts venue. This approach was successfully undertaken with the Music community to work together to develop the Live Music Action Plan.
- However, on the back of the extensive CharcoalBlue engagement, the performing arts community determined their desire to focus on leading their own discussions from within.



- 23 Staff continued to meet with individual performing arts stakeholder groups including the Playhouse, the Mayfair, the Atheneum, Stage South, Regent Theatre, PolyFest, Amateur Theatre Production and Dunedin Fringe. Staff have also continued to meet with performing arts producers and practitioners.
- In 2022, the owners of the Playhouse Theatre, the Athenaeum building, and the Mayfair Theatre came together to form DTN and develop a 'networked approach' for Dunedin's theatre infrastructure. DTN developed a staged approach to explore the possibility of partnering with the DCC and other funders to refurbish the three venues as a network. As outlined below and directed by Council resolutions, staff worked alongside DTN on their networked theatre approach.

### The Dunedin Theatre Network – A community led proposal 2022-2024

- 25 **DTN's Stage One proposal** was submitted to Council's 2022-2023 Annual Plan hearings in May 2022. Council resolved that staff assist DTN to explore funding pathways to support the delivery of costed concept designs for the refurbishment of the Playhouse, Athenaeum and Mayfair Theatres.
- 26 **DTN's Stage Two proposal** was submitted to Council's 2023-2024 Annual Plan hearings in May 2023. DTN proposed that DCC be a cornerstone investor, to refurbish three theatre venues over 6 8 years. At this meeting Council approved funding of \$100,000 and an MoU be developed between the DCC and the DTN.
- 27 **DTN's Stage Three report** was presented to Council on December 10, 2024. This was DTN's final report and was a comprehensive summary produced by Feldspar Associates that outlined in detail the concept designs and cost estimates for each of the three theatres, highlighting remedial works and refurbishment planning that had already been undertaken. The report provided a future focus of what each of the refurbished venues might look like and the needs of the performing arts community each venue would potentially support.

### **Focussed Stakeholder Engagement**

- 28 Council decisions to support the DTN did not preclude other performing arts groups from developing proposals and meeting with staff. Staff continued to engage with key performing arts community stakeholders about their proposals and ideas for Dunedin's performing arts venue requirements.
- Over 2023-2024 staff had ongoing meetings with key stakeholders who have formed into an informal community collective, the Performing Arts Group (the Group). The Group includes venue owners and theatre practitioners involved particularly with Playhouse Theatre, Mayfair Theatre, the Atheneum, Stage South and the Regent Theatre.
- Individually and collectively the Group have worked together to develop a community led vision for the future of Dunedin's performing arts venue requirements, now and into the future. The Group has met regularly both with staff and amongst themselves as a collective to begin to develop a proposal to support the future vitality of performing arts in Ōtepoti Dunedin.



Over time staff and the Group have drawn on several key research documents to help focus and guide discussions and deepen our thinking with research based evidence. These are outlined in the footnote below.<sup>1</sup>

### **DISCUSSION**

### State of Performing Arts in Dunedin – Strategic Context

- 32 Cultural infrastructure plays a vital role in local and regional development, serving as a cornerstone for cultural vibrancy, economic growth, and social prosperity and cohesion. Around the world, investments in cultural facilities, creative spaces, and heritage sites have been recognised as key drivers of vibrant communities, attracting talent, tourism, and investment.
- While Dunedin benefits from a traditionally strong foundation as a city supportive of the cultural arts, live-music and unique festivals and events, there are challenges with Dunedin's cultural infrastructure. Cultural infrastructure, whether it be libraries, museums, or performing arts venues are vital contributors to the cultural ecosystem of every city and town. The cultural infrastructure for the performing arts sector in Dunedin is now at a critical juncture.
- 34 Challenges that were identified in earlier discussions starting from 2018, in relation to performing arts venues and the impact on the performing arts community remain present now and have become more pronounced. This is particularly so for artists and practitioners and producers of professional theatre and live music. These issues have been well canvassed in previous reports to Council.
- Over the last year, the process of meeting regularly with the Group to discuss the needs of the community has produced a sharper focus on what the challenges are and what solutions are required. At a high level key challenges are identified as:
  - Compromised facilities threatening the sustainability of the performing arts community impacting city vibrancy and the ability to attract performances to the city.

Carter, D., Hoad, C., Muller, P., Tappenden, A., Wilson, J., & Wilson, O. (2024). *Measuring and Articulating the Value of Live Performance in Aotearoa*. Massey University. Accessed at <a href="Measuring-and-Articulating-the-Value-of-Live-Performance-in-Aotearoa.pdf">Measuring-and-Articulating-the-Value-of-Live-Performance-in-Aotearoa.pdf</a>.

Evans, R. J., Redman, K., Miller, S., Wang, Y., Sweetman, L., Fenaughty, J. (2023). *Arts, Culture and Recreation Participation in the Growing Up in New Zealand Cohort at 12-Years* [Manatū Taonga Bespoke Report]. Auckland: Growing Up in New Zealand. Accessed at growing-up-in-nz-report-final.pdf.

Manatū Taonga Ministry for Culture & Heritage (2023) *Arts and Creative Sector Profile Infometrics report.* Accessed at <a href="mailto:arts-and-creative-profile-2023.PDF">arts-and-creative-profile-2023.PDF</a>.

Christchurch City Council (2020) *Rebuilding the Central City with the Performing Arts: The vision for the Performing Arts Precinct*. Accessed at <u>VisionForThePerformingArtsPrecinctWEB.pdf</u>.

Dunedin City Council (2021, March) *Dunedin Performing Arts Feasibility Study – Phase Three Report*. Accessed at phase-3-report.pdf

Dunedin City Council (2019, September) Dunedin Performing Arts Feasibility Study – Phase Two Report. Accessed at Phase-two-report-2020.pdf

Dunedin City Council (2019, April) *Dunedin Performing Arts Feasibility Study – Phase One Report.* Accessed at <a href="https://phase-one-Report.pdf">Phase-One-Report.pdf</a>

Ihi Research (2018) *Evaluation for Ōtautahi Creative Spaces Trust.* Accessed at IHI Otautahi Creative Spaces report sm.pdfarts-and-creative-profile-2023.PDF.

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- Siloed and disparate performing arts communities are operating in a scarcity environment that creates competition for space, resources and funding which threatens sustainability.
- Insufficient and compromised creative infrastructure.
- Without a central focal point or a performing arts vision for the city there is very little to draw the sector together.
- The Group has come together from within the city's performing arts sector to begin to address the need for a performing arts vision as a central focus and to develop a performing arts proposal that helps to progress this vision.

### **The Performing Arts Group Proposal**

- 37 The Group has developed 3 key foundational principles that underpin the proposal.
  - a) Strengthening the performing arts community, taking a unified community led approach. One of the key points that the performing arts community has consistently heard from Council, is that the community should come together with a unified performing arts proposal. The work of DTN over previous years in developing their vision for a networked approach has been a significant point of unification for the performing arts community as a whole. Building on DTN's collaborative approach, the Group are proposing a unified community led approach in the proposal being presented.
  - b) Working in partnership, taking a collaborative development approach. The Group understands that no one organisation can do this work alone and that it requires a collaborative partnership approach between the community, Council and other key stakeholders and funders. The Group is also committed to working in collaboration to develop a clear vision and strategy that future proofs performing arts in the city.
  - c) Investing in our creative infrastructure and innovating for the future, taking an intergenerational approach. An essential component of this proposal is that it provides for an intergenerational approach to developing the city's performing arts infrastructure.
- 38 The Group's proposal draws on the work of DTN and Stage South and presents 3 venue developments within the one proposal. Each of the developments meets the requirements of different parts of the performing arts sector. As an integrated proposal, the three venues present an intergenerational approach from children's theatre to a central city multi-use creative hub and a future focussed new-build performing arts centre.
- 39 The performing arts proposal is outlined below.
  - a) **The Playhouse Theatre:** refurbishment of the existing Albany St building as outlined in the Dunedin Theatre Network's Stage 3 Report.
    - **Vision:** A home for children's theatre. Character theatre with a focus on children and youth, available to a range of smaller scale and community hires.
    - Objective: To restore the Playhouse Theatre, retaining the character auditorium while
      modernising the facility and vastly improving accessibility and the experience and
      comfort of audiences, performers, and crew.
    - **Performance spaces:** 120-seat character auditorium.
    - **Social spaces:** large lounge above the auditorium.



- Arts needs assessment: The Playhouse Theatre refurbishment meets the needs of children's theatre in the city and is an investment in developing youth theatre practitioners and growing the future performing arts eco-system. Supports the sustainability of the performing arts community.
- **Price Tag:** \$5.79m
- Cornerstone funding: \$3.35m.
- Costed concept designs for The Playhouse Theatre are attached as Appendix A.
- **The New Athenaeum:** development of a central city performance venue as outlined in the Dunedin Theatre Network's Stage 3 Report.
  - **Vision:** A home for a central city creative hub with literary roots. Dual centrepieces of a large live music venue and a black box theatre.
  - **Objective:** To create a series of vibrant, welcoming, multi-use spaces in the very heart of Dunedin city.
  - **Performance spaces:** 120-seat black box + 600-pax live music/performance space.
  - **Social spaces:** Theatre foyer, Library space, café/bar/reception area with commercial kitchen, coffee shop.
  - Other spaces: Recording studio, offices
  - Arts needs assessment: The New Athenaeum development meets the needs of
    multiple segments of the performing arts community including inner city live
    music, fringe art performances and the literary arts with a redeveloped space for
    the New Athenaeum Library and a home for the Dunedin UNESCO City of
    Literature. Will create vibrancy in the central city, attract out of town
    performances and support hospitality and the visitor economy. Supports the
    sustainability of the performing arts community.
  - Price Tag: \$15.48m (start 2026)
  - Cornerstone funding: \$4.25m
  - Costed concept designs for the New Athenaeum are attached as Appendix A.
- c) A Performing Arts Centre: new build of a fit for purpose venue as per the Stage South Report.
  - Vision: A home for the future of performing arts in Ōtepoti Dunedin.
  - **Objective:** To be a fit for purpose contemporary facility, with multi-use spaces to practice, produce, experience, participate and be inspired by the performing arts.
  - Arts needs assessment: A new Performing Arts Centre meets the needs of
    multiple segments of the performing arts community and will attract both young
    and mature audiences. A new centre will create vibrancy and foster arts
    innovation as well as attract out of town performances, support hospitality and
    the visitor economy. Supports the sustainability of the performing arts
    community.
  - **Price Tag:** \$28.02m (estimated costs)
  - Estimated cornerstone funding: \$9.5m.
  - Estimated concept designs for a Performing Arts Centre new build are attached as Appendix B and C.
- Each of venue options require cornerstone funding and the proposal from the Group is seeking that from Council. The total amount of cornerstone funding is \$17.1m.
- The estimated total cost of all three performing arts venues is \$49.47m.



- The detailed and estimated costing information for each of the performing arts venue projects have been previously provided to Council and are provided again in the attached appendices. However, the combination of these 3 venues as a proposal for Council consideration is a new idea, not previously considered formally by Council.
- In addition, Stage South who have previously presented their ideas at Council Forum, have been actively seeking possible land opportunities for the new build. This work is continuing.
- Other ideas were robustly discussed at length by the Group to deliver a consensus. As this was a community led proposal, the final decision was made by the Group and the current proposal as presented in this report, was provided in a meeting with DCC staff.
- There are a range of details still to be addressed in putting forth this proposal. This includes key details and legal advice related to ownership and partnership structures, cornerstone funding and operating models as well as mapping out a staged approach to development.
- Although some of this work is being progressed, there has been insufficient time between the last report to Council in early December 2024 and this current report to provide a full appraisal of the key details required.

### **OPTIONS**

- The Performing Arts Group has done significant work to progress their proposals, but as currently presented, the proposal would require cornerstone funding which would be rates funded as it is an operating expense.
- 48 Previously there had been \$17m of capex in the budget for performing arts. The draft capital budgets currently do not include this amount. The current proposal from the Performing Arts Group would not have been able to access this funding unless there were different ownership models in place.
- The proposals, on their face, are positive initiatives, driven by the performing arts sector, and all aimed to provide a vibrant performance scene for the city. There has been insufficient time for staff to fully explore any ownership models that may not impact rates to the extent that the current proposals do.
- The challenge is to determine what is the best role for the Council to play in supporting this initiative. Councillors may consider if they wish to consult the community on one or all of the proposals presented by the group, but as currently presented, the impact on rates would range from \$3.35m to \$9.95m. The cumulative rates impact of the three proposals would be \$17.1m. Given the timing of the receipt of this information, staff are not able to provide advice on what the best option may be.
- 51 Council could direct staff to continue to work with the group, to progress key details of the proposal, seek legal advice on ownership and partnership structures, cornerstone funding, and operating models. Following that work, staff would present a further report to Council for consideration.

### **NEXT STEPS**

52 The next steps will depend on the direction provided by Council.



### **Signatories**

Author:	Jeanette Wikaira - General Manager Arts, Culture and Recreation
Authoriser:	Sandy Graham - Chief Executive Officer

### **Attachments**

Title

A The Playhouse Theatre and The New Athenaeum Theatre - Costed Design Concepts

- December 2024

  B Otepoti Perfoming Arts Centre Concept Design Estimate June 2024
- C Otepoti Performing Arts Centre Indicative Layout



SUMMARY OF CONSIDERATIONS			
Fit with purpose of Local Government			
This decision enables democratic local decision n and promotes the cultural, social and economic v future.	_	-	
Fit with strategic framework			
	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	✓		
Economic Development Strategy	✓		
Environment Strategy			✓
Arts and Culture Strategy	✓		
3 Waters Strategy			✓
Future Development Strategy	✓		
Integrated Transport Strategy			✓
Parks and Recreation Strategy			$\checkmark$
Other strategic projects/policies/plans	✓		
The performing arts is a key part of the city's arts Toi Social Wellbeing and Economic Development Framework and the Ōtepoti Live Music Action Pla would also help deliver some of the objectives of the	t strategies, Ten. The develop	e Taki Haruru ment of a new	<ul> <li>The Māori Strategic performing arts venue</li> </ul>
Māori Impact Statement			
Mana whenua and mātāwaka are partners in Te which includes supporting the cultural, social and Mana whenua have been included throughout the whenua were represented on the original steering undertaken with Māori practitioners in relation to	economic well e life cycle of the group for the f	oeing of Māori e Performing A easibility study	in Ōtepoti Dunedin. rts Venue work. Mana . Consultation was also
Sustainability			
Less theatre and performing arts activity could a ecology (including amateur and professional pracand long term access of Dunedin's communities a	titioners, educa	ators and care	er pathways) and short
Zero carbon			
This is not applicable to this report.			
LTP/Annual Plan / Financial Strategy /Infrastruc	ture Strategy		
This report is presents performing arts venue opti	ons for conside	ration in the 9	year plan.
Financial considerations			
Financial considerations are discussed in this repo	ort.		
Significance			
The report is considered to be of low significance in Policy.	n terms of the C	ouncil's Signific	cance and Engagement



### **SUMMARY OF CONSIDERATIONS**

### Engagement – external

External engagement about the performing arts broader project has included working with performing arts venues, organisations, and individual practitioners, Creative New Zealand and mana whenua. For this report detailed discussions have been had with representatives from the Playhouse Theatre, New Athenaeum the Mayfair Theatre, Stage South and the Regent Theatre.

### Engagement - internal

Engagement has taken place with Ara Toi, Property Services, Finance, Communications and Marketing, Corporate Policy, City Development and Economic Development.

### Risks: Legal / Health and Safety etc.

There are no known risks identified.

### Conflict of Interest

There are no known conflicts of interest.

### **Community Boards**

The development of a performing arts venue for Dunedin City is of interest to the broader Dunedin community and will be of interest to all Community Boards.







# Dunedin Theatre Network

CONCEPT FOR DISCUSSION: STAGE THREE













Photo credit: Kevin Hill Mural: Filipa Crofskey

# the IDEA

### WITH COSTED CONCEPT DESIGNS

In May 2022 we proposed an idea of a "network approach" for Ōtepoti Dunedin's theatre infrastructure.

We proposed a staged refurbishment of the Playhouse Theatre, the Athenaeum Building and the Mayfair Theatre.

We spent 2022 and 2023 developing the idea in more detail and engaging with the performing arts community.

In mid-2023, Dunedin City Council agreed to provide \$100,000 towards costed concept designs for the three theatres in order to enable future decision-making.

The costed concept designs are now complete. This report presents that information to Council, the performing arts community and the Dunedin public, to assist in decision-making about the future of the city's performing arts infrastructure.

### Ngā mihi,

Dunedin Repertory Society Inc Zeal Land Ltd Mayfair Theatre Charitable Trust

www.dunedintheatrenetwork.org.nz



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### BACKGROUND

In early 2022, the owners of the Playhouse Theatre, the Athenaeum building and the Mayfair Theatre met to compare notes on the common challenges of owning and operating ageing performing arts buildings and trying to refurbish them to ensure their continued viability.

We quickly realised that, put together as a package, our buildings offer an appealing mix of sizes, styles and locations — a mix appropriate for the size and creativity of Dunedin. We agreed to explore the idea of partnering with Council and other funders to refurbish our venues as a network.

Our Stage 1 (May 2022) and Stage 2 (May 2023) reports cover this journey in detail and are essential companions to this Stage 3 report. The Stage 2 report also includes the verbatim and written feedback from our broad consultation with the performing arts community.

Following completion of our Stage 2 report, Dunedin City Council resolved to approve \$100,000 towards costed concept designs for each venue. We entered into a Memorandum of Understanding (MoU) with Council to govern this work.

### SCOPE OF THIS STAGE OF WORK

Over the past few months, we have been working with project managers, architects, structural engineers and quantity surveyors to have costed concept designs completed for each venue.

We extended the scope of the costed concept design work to include structural engineering advice, at Council's suggestion. This has been a valuable addition to the project.

We are excited to share the costed concept designs with the city, and look forward to the next stage of discussions about addressing the city's performing arts venue needs.

### **GUIDING PRINCIPLES**

We set ourselves some principles as a group when we started this collaboration in 2022. We consider ourselves to be kaitiaki of venues that are important assets to the community. Therefore, we want our venues to be:

- accessible in all senses of the word
- affordable for a wide range of hirers from professional to amateur
- available not exclusively hired by a resident company, but available to be booked by a wide range of organisations and individuals.

<sup>&</sup>lt;sup>1</sup> All reports are available on our website, www.dunedintheatrenetwork.org.nz



# the CONCEPT



	PLAYHOUSE	ATHENAEUM	MAYFAIR
VISION	Character theatre with a focus on children and youth, available to a range of smaller scale and community hires	Creative hub with literary roots. Dual centrepieces of a large live music venue and a black box theatre	Larger theatre for plays and musicals —touring and local, professional and community
PERFORMANCE SPACES	<ul> <li>120-seat character auditorium</li> </ul>	<ul> <li>225m2 / ~120-seat black box</li> </ul>	342-seat auditorium
0.1.020		<ul> <li>330m2 / 600-pax live music / performance space</li> </ul>	
SOCIAL SPACES	<ul> <li>Large lounge above the auditorium</li> </ul>	<ul> <li>Theatre foyer in library space</li> </ul>	<ul> <li>Large social space on upper floor</li> </ul>
		<ul> <li>Café/bar/reception area with commercial kitchen</li> </ul>	
		<ul> <li>Coffee shop</li> </ul>	
OTHER SPACES		<ul> <li>Recording studio</li> </ul>	Workshop, scene dock
		<ul> <li>Offices</li> </ul>	Retail shop
			<ul> <li>Additional building provides further options for future</li> </ul>
PRICE TAG	\$5.79 million (2026 start)	\$15.48 million (2026 start) \$16.27 million (2027 start)	\$13.32 million (2026 start) \$15.00 million (2029 start)



### CONCEPT DESIGN TEAM



Feldspar are client-side project managers who provide endto-end service for clients, from project initiation to successful implementation.

Feldspar have co-ordinated the formation of these costed concept designs by leading the team of specialist consultants.



William Fulton and Stewart Ross of TEAM Architects are experienced architects, with heritage and theatre projects a specialty. Previous projects include the Ashburton Events Centre and the Court Theatre Addington.

William and Stewart have provided the concept designs for the Playhouse, Athenaeum and Mayfair.

### STEPHEN MCKNIGHT

Stephen McKnight is a well-regarded Dunedin-based structural engineer and developer, who specialises in heritage buildings.

Stephen provided the structural advice and concepts for the Playhouse Theatre.

### STEVENSON BROWN LTD

Peter is a successful Dunedin-based structural engineer, having worked in the city for over 30 years. Peter has a long involvement with the Athenaeum project and recently completed a detailed seismic assessment for the building.

In this project, Peter provided the structural advice and concepts for the Athenaeum.



WSP has the largest engineering presence in the Southern Region and is a leading firm within Ōtepoti Dunedin.

WSP provided the structural advice and concepts for the Mayfair Theatre.



Rawlinsons are a leading national professional cost management and quantity surveying practice providing independent and impartial construction cost management, cost engineering and financial administration expertise for over 50 years throughout New Zealand.

Rawlinsons have provided QS services for all three venues.

The following pages set out information about each building and present the concept plans and costings that we have completed this year. This is a summary only; the full detail of the concept designs and QS estimate is available at <a href="https://www.dunedintheatrenetwork.org.nz">www.dunedintheatrenetwork.org.nz</a>.



### PLAYHOUSE THEATRE

31 Albany Street, Dunedin North

www.playhousetheatre.co.nz

Owned by Dunedin Repertory Society Inc, a fully voluntary society with charitable status.



Our vision is to restore the Playhouse Theatre, retaining the character auditorium while modernising the facility and vastly improving accessibility and the experience and comfort of audiences, performers and crew.

The Children's Theatre would remain a fixture of the Playhouse, and the venue would also be suitable and available for hire for a larger range of other performances.

### HISTORY

The building that now houses the Playhouse Theatre was initially an Oddfellows Hall, opened in 1876. The Independent Order of Odd Fellows (IOOF) was a friendly society that provided support and community for migrants to New Zealand. The building hosted the new migrant community to create new social connections and also held gatherings, concerts, balls and fundraisers.

The building was rented and eventually purchased by the Southern Comedy Players in the early 1960s – at that point, the only surviving professional theatre company in New Zealand. Bernard Esquilant and Bill Menlove of the Southern Comedy Players extended the hall to add the stage and backstage area, and built a mezzanine to create the raked auditorium we know today. They named the new theatre the Playhouse.

The Dunedin Repertory Society bought the Playhouse in the early 1970s.

#### CURRENT CONFIGUATION AND USE

The Playhouse remains largely the same since its theatre conversion in the 1960s. It comprises two buildings: the 1876 former lodge on the street-front, and the 1960s extension at the rear.

The former lodge building is three stories tall. It houses a box office and toilets in the foyer, a 136-seat raked auditorium, a large coffee lounge space and kitchen above, as well as several wardrobe and prop storage areas.

The 1960s extension to the rear houses the stage and the single-level backstage area. Backstage comprises a green room, three dressing rooms and further storage.

Today, the Playhouse is best known for the Dunedin Repertory Society's Children's Theatre, which stages productions each school holidays. These involve about 80-90 local young people annually as cast and crew members, and attract around 5,000 patrons per year (see our Stage 2 report). The Society also presents adults' theatre productions.

In addition, the Playhouse is available as an affordable hire venue for theatre, music, comedy, improv, festival performances and film screenings.

The Playhouse's proximity to the tertiary education precinct offers good synergies for casts, crews and audiences.

### HERITAGE STATUS

None, although Conservation Plan assessed the Playhouse as having overall  $\underline{local}$  heritage significance.



#### BUILDING CONDITION & CHALLENGES

The Playhouse is in moderate to poor condition, evidenced by:

- general ageing the Playhouse is nearly 150 years old and has had few major upgrades. The roof on the backstage building is no longer water tight and this part of the building is now suffering regular water ingress
- a need for seismic strengthening, though it is not "earthquake prone"
- environmental challenges, i.e. cold and damp
- poor accessibility
- does not meet modern standards for public venues
- limited theatre rigging; old and limited technical equipment.

#### REMEDIAL WORKS & REFURBISHMENT PLANNING PROGRESSS

- Building condition assessments, including general condition, plumbing, electrical, asbestos survey, roof, structural engineering (funded in part by the DCC / OCT Capability Building Fund) in December 2019.
- New roof on the former lodge building in February 2021 (funded in part by the Dunedin Heritage Fund).
- Feasibility Study completed in December 2021, including heritage assessment, site planning sketches, fire and accessibility reports, and significant community consultation (funded by Lotteries Community Facilities Fund)
- ✓ Conservation Plan completed 2023 (funded by Dunedin Heritage Fund).

#### WHAT MIGHT A REFURBISHED PLAYHOUSE LOOK LIKE?

Concept designs are provided on the following pages. At high level they envisage:

- Demolishing and rebuilding the 1960s extension (the stage and backstage areas). This addresses the poor condition of this building, and enables it to be better configured for modern use.
- Internal reconfiguration of the main street-front building (the former lodge), with the addition of a new accessible foyer entrance, lift and accessible toilets at ground level. The curved staircase, which was highlighted in the Conservation Plan, would be retained.
- The auditorium would remain of a similar configuration, with an estimated capacity of 120 seats. Space for wheelchairs would be accommodated at the rear of the auditorium.
- The top floor would retain its open social space, with a new kitchen able
  to serve larger functions. A walkway above the stage would give access
  to the new rear building.

### WHAT WOULD IT SUPPORT?

- Children's Theatre to remain a key focus
- Youth theatre
- Plays in development, smaller-scale plays, festival performances
- Comedy and improv

### **COST ESTIMATE**

### \$5,790,000

### ALTERNATIVE PLANS

If funding cannot be achieved for the refurbishment outlined above, the Dunedin Repertory Society would make best efforts to make the building generally more comfortable for users for its remaining life.

However, the theatre would remain inaccessible to many members of the community and some health and safety concerns would remain unaddressed. The Society anticipates it will become harder to attract volunteers willing to accept the obligations of governing the deteriorating building. It is unfortunately likely that the Children's Theatre would be wound up and the building closed or sold within 5-10 years.

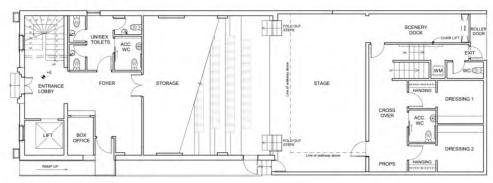


### PLAYHOUSE THEATRE

### **CONCEPT DESIGN SKETCHES**

The sketches below have been developed by TEAM architects, with structural advice from Stephen McKnight. The designs take into account feedback from the Playhouse's Feasibility Study (2021) and Dunedin Theatre Network consultation (2022-2023). The full size concept drawings, structural plans and QS report are available at <a href="https://www.dunedintheatrenetwork.org.nz">www.dunedintheatrenetwork.org.nz</a>

### **GROUND FLOOR**



PROPOSED GROUND FLOOR PLAN

### **ENTRANCE**

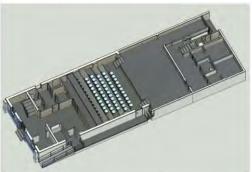
- Dual entrances existing front door opening to Albany Street, and new accessible entrance from the side.
- Existing spiral staircase retained, supplemented with a lift
- New toilets, including accessible toilet
- New small ticket booth
- On the exterior, reinstate some original plaster details, update signage with a canopy, re-paint

### STAGE & BACKSTAGE

- Demolish and rebuild backstage building
- New exit door through back wall to neighbouring car park (subject to permission) to allow loading access and fire egress
- Cross-over passage, two dressing rooms, accessible toilet and scenery door
- The stage area itself would be rebuilt to approximately the same dimensions, with fold-out stairs at each side, and acoustic treatment to the ceiling



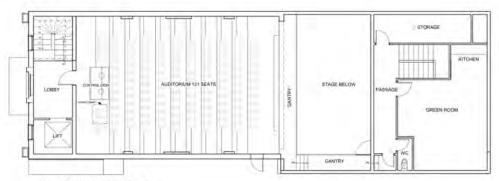
NORTH EAST VIEW GROUND FLOOR VIEW



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### MIDDLE LEVEL



PROPOSED THEATRE LEVEL FLOOR PLAN

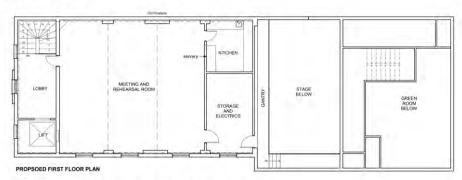
### **LOBBY & AUDITORIUM**

- Lift or stair access to back of the auditorium for audiences. Side door at the front of the auditorium also retained.
- Auditorium retains similar size, shape and character as existing, with more comfortable seating for 121 (current capacity 136).

### BACKSTAGE

- Green Room and small kitchenette above dressing rooms
- Access to a gantry for safe crossing above the stage to the upper floor of the front building

### **TOP LEVEL**



### SOCIAL SPACE AND UPPER BACKSTAGE AREA

- Lift or stair access to coffee bar / social space
- Floor plan similar to existing, retains large light social space
- New gantry over the stage area connects to backstage area



### **ATHENAEUM**

23/24 The Octagon, Dunedin

Owned by Zeal Land Ltd / Lawrie Forbes

Includes spaces currently leased by:

- The New Athenaeum Theatre https://newathenaeumtheatre.com
- The Athenaeum & Mechanics Institute https://www.dunedinathenaeum.org.nz/



Our vision is to create a series of vibrant, welcoming, multi-use spaces in the very heart of Dunedin city.

The venue would contain a showcase of the very best that Ōtepoti's creative industries have to offer, in a building that has cultivated Dunedin's creative talents for over 150 years. The concept echoes performing arts hubs in other cities, including the Wheeler Centre in Melbourne and TAPAC in Auckland, as well as the new Te Atamira arts space in Queenstown.

This idea has been developed as part of a joint feasibility project between Zeal Land and the Committee of the Dunedin Athenaeum and Mechanics' Institute, and is sympathetic to the heritage status of the building itself.

### HISTORY

The Dunedin Mechanics' Institute started in 1851, followed swiftly by the Dunedin Athenaeum in 1859. The success of both institutions led to development on their current site in 1870, creating the Dunedin Athenaeum and Mechanics' Institute. The Dunedin Athenaeum Institute is oldest of its type still to be in operation.

The original Mechanics' Institute was one of Dunedin's first public spaces and, as such, the first home of the Otago Provincial Council and the Dunedin Town Board. The Institute also played host to meetings which led to the establishment of the University of Otago.

The new building provided space for various reading rooms and library spaces, and held regular lectures, evening classes and social events or 'conversazione'. Over the years, it has also hosted the Dunedin Mutual Improvement Society, the Otago Cine Club, the Fortune Theatre and the Dunedin Fringe Festival.

#### CURRENT CONFIGURATION AND USE

The building is approximately 2,000m2 across three floors. Current tenants include the Dunedin Athenaeum and Mechanics Institute, the New Athenaeum Theatre, a web development business and the Craic bar.

The significant footprint of the Athenaeum building is rivalled only by the neighbouring Regent Theatre and Burns House in the southern half of the Octagon. Its narrow street presence and tiny blue door belies the expansive and elegant former library within.

Today only a small proportion of the building is used. The Athenaeum Institute now only uses a single library room, while the New Athenaeum Theatre operates a 70-seat performance space to the rear of the building. There are also two hospitality outlets which face onto the Octagon.

### HERITAGE STATUS

The Dunedin Athenaeum is a Category 1 registered building. It is also protected in the District Plan and by a covenant with Heritage New Zealand.



BUILDING

DOILDING	h h h h
CONDITION AND	<ul> <li>Seismic strengthening work is required.</li> </ul>
CHALLENGES	<ul> <li>The building needs to be brought up to modern standards throughout, including electrical, plumbing, decorative work, etc.</li> </ul>
	<ul> <li>Poor accessibility. At least one lift, potentially two, is required to improve access and circulation.</li> </ul>
	<ul> <li>Delivery access to the front and the rear of the building. Currently, deliveries for the café and bar on the Octagon are through the front door. The driveway that links the building to the rear accessway of the Regent Theatre is for fire egress only.</li> </ul>
	<ul> <li>Fire egress needs to be addressed through design as the building is constrained on three of its four sides. A recent fire report suggested that the building can be used by up to 1000 people if an adequate sprinkler system is installed.</li> </ul>
REMEDIAL WORKS	✓ Ongoing repair work to roofs, gutters and downpipes throughout
& REFURBISHMENT PLANNING ALREADY	<ul> <li>Feasibility study completed June 2021, (funded by the Dunedin Heritage Fund), which included heritage assessment work, site planning sketches, a fire report and community consultation work.</li> </ul>
UNDERTAKEN	✓ Conservation Plan complete (partly funded by the Dunedin Heritage Fund).
	✓ A detailed seismic assessment has placed the building as being 25% of NBS at Importance Level 2. A seismic strengthening solution has already been developed.
	✓ A recent asbestos survey has shown there to be minimal contamination.
WHAT MIGHT A	The proposal is to create a multi-use Centre for the Creative Arts, including:
REFURBISHED ATHENAEUM LOOK LIKE?	<ul> <li>a newly-created Centre for Writing which could be a hub for Dunedin's UNESCO City of Literature activities and a celebration of our literary heritage. The Centre will be integrated with the rest of the Athenaeum, and offer literary events, creative writing courses, writers in residence and literacy programmes for young people, as well as a small library space.</li> </ul>
	Two performance spaces:
	o A large, flexible basement venue, with space for 600 people standing
	<ul> <li>A new black box venue with space for 120 seats, including modular staging and seating for maximum flexibility</li> </ul>
	<ul> <li>A recording studio, set below ground for great recording quality.</li> </ul>
	Video recording space.
	<ul> <li>A cafe/bar at the main entrance, fully integrated with the rest of the building, including reception area / box office, and a small coffee shop facing the Octagon. The development will include a commercial kitchen to provide hospitality options for the whole building.</li> </ul>
	Substantial back of house spaces.
	Flexible meeting and office space.
WHAT WOULD IT SUPPORT?	<ul> <li>Live music (on the basement level) and music recording</li> <li>Larger-scale theatre, dance or other performances on the basement level</li> <li>Wide range of medium-size theatre, dance or other performances in the black box on the ground level</li> <li>Office and administration services</li> </ul>
COST ESTIMATE	\$15,480,000 (construction starting early 2026)
	Or \$16,270,000 (staged approach, with construction starting late 2027)
ALTERNATIVE PLANS	If support for this concept is not able to be found, Zeal Land would either look at an alternative commercial use of the building and/or sell part of the building.

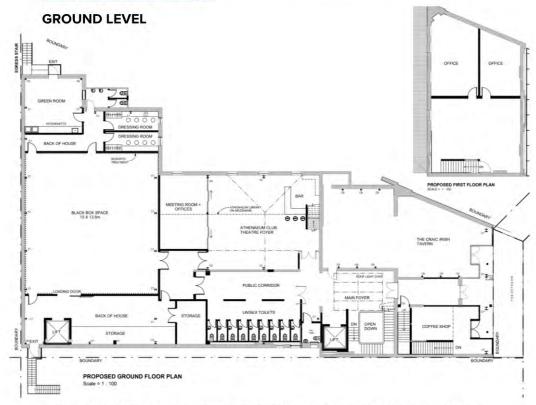
 $\bullet\,\,$  The Athenaeum is 150 years old and has had no significant upgrades.



### **ATHENAEUM**

### **CONCEPT DESIGN SKETCHES**

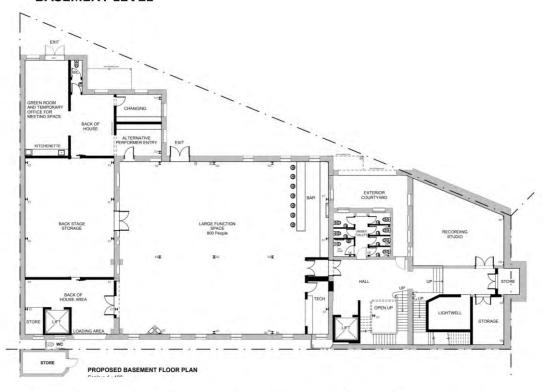
The sketches below have been developed by TEAM architects, with structural advice from Peter Stevenson. The full size concept drawings are available to view at <a href="https://www.dunedintheatrenetwork.org.nz">www.dunedintheatrenetwork.org.nz</a>



- Remodelled Octagon entry, with a refurbished foyer allowing more light and connection to spaces beyond the foyer. Original staircase to lower level retained, plus a new lift.
- New shopfront to the former Thistle bar space, with space for a small coffee shop and a new additional stairwell from Octagon level to lower level
- Retained stairs to upper floor with refurbished and rentable office and studio spaces
- Retain and reconfigure the Athenaeum Library space as a gathering space with bar facilities for literature and theatre events
- Sound lobby provides access to a new 13m x 13m acoustically treated black box performance space
- New back of house spaces and facilities, including green room, toilets, dressing rooms, storage space and service lift
- Exterior: new verandah and sympathetic redefinement of the façade, bringing colour and identity



### **BASEMENT LEVEL**



- New large function / venue space with foyer and unisex toilet facilities, a bar and a room for technical services, as well as an exterior courtyard
- Behind the large venue space is a backstage area for equipment storage, as well as a green room, toilet, dressing room and back of house space
- Loading dock, service lift and storage area to the western side
- A recording studio with storage space is created below the Octagon facing building





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### **3-D IMAGES**



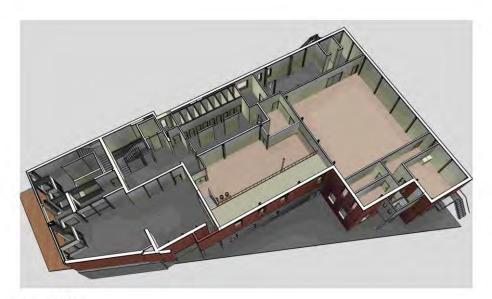
### Proposed façade:

Note reinstated masonry and new shopfront to the former Thistle bar. Remodelled entry to the Athenaeum provides a more welcoming space and better connection to the venues and spaces within.



North-east elevation:

This image conveys the scale of the Athenaeum and the potential of the proposed redevelopment.



### Ground floor:

At the left-hand edge of this image, we see the three entry points to the building (to the former Thistle bar space, the main Athenaeum entry, and the Craic). Also shown in this image is the updated Athenaeum library space (to serve as a foyer for literary and theatre events), new toilet facilities, and a new 13m x 13m black box / flexible performance space, with supporting back of house spaces.



Lower ground / basement floor:

The main feature of this level is a 600-pax capacity venue with bar and tech spaces, as well as supporting back of house areas. At the Octagon-end of this level (at the left of this image) is a recording studio and storage space. This level also features an exterior courtyard.

### **MAYFAIR** THEATRE

100 King Edward Street, South Dunedin

### www.mayfairtheatre.co.nz

Owned by Mayfair Theatre Charitable Trust, a registered and incorporated charity



The Mayfair Theatre envisages a refurbishment that preserves the theatre's mid-size capacity and grand proscenium arch auditorium, modernising it to ensure a great experience for all its

The adjoining building is also owned by the Mayfair Theatre Charitable Trust. Two thirds of the building are currently leased, providing important income for the Trust. This proposal includes plans for the remaining third of the building (nearest the supermarket). The leased two thirds could be incorporated into future developments.

### HISTORY

The building opened in 1914 as the 840 seat King Edward Picture Theatre. It is one of the oldest, purpose-built movie theatres remaining in New Zealand.

In the mid 1920s, "talkies" became popular and the theatre underwent a modernisation, replacing some of Edwardian features with its current deco style. At this point, the building's name changed to the Mayfair Theatre.

Once television started to take over from the movies, many theatres gradually closed, and so it was with the Mayfair in the mid 1960s.

The Dunedin Opera Company then purchased the building and redeveloped it into a 400 seat live theatre, bringing the circle down to meet a newly constructed orchestra pit, and the original Edwardian proscenium off the back wall to form the stage. Dressing rooms were formed in the old stalls.

In the early 1990s, the adjacent building was purchased to allow for set and wardrobe areas.

In 2014, the Dunedin Opera Company sold the complex to the Mayfair Theatre Charitable Trust.

### CURRENT CONFIGURATION

The 400 seat auditorium has a traditional proscenium arch, and the orchestra pit can be covered with an apron if not required. Below the stage there are two chorus dressing rooms and six smaller dressing rooms.

The building beside the theatre (named Mayfair House) contains a large scenery store at the eastern end, while the remainder of the building is currently leased out.

The theatre is used by a variety of local hirers, including Opera Otago, Otago Scouts, Taieri Musical, Musical Theatre Dunedin, the Dunedin Arts Festival and several schools. Touring performers include singers, comedians, dancers, psychics and actors

A normal year would see 1,000 performers and crew staging various productions. In the year to June 2024 the Mayfair hosted 13,900 audience members.

HERITAGE STATUS The Mayfair Theatre is a Category 2 registered building.



BUILDING

**COST ESTIMATE** 

theatre.

**ALTERNATIVE** 

**PLANS** 

#### upgrades CONDITION AND Although it has a high rating in terms of the current code and is not "earthquake prone", it needs a small amount of seismic strengthening Requires a new roof Poor accessibility New toilet facilities are required for patrons Poor access for packing in scenery $\checkmark$ Feasibility study completed by Octa included heritage assessment, fire REMEDIAL WORKS and accessibility reports & REFURBISHMENT PLANNING ✓ Conservation Plan completed by Origin Consulting ALREADY ✓ Asbestos survey completed and remediation/removal costs ascertained UNDERTAKEN Concept sketches for a new foyer layout, a passenger lift and new toilet facilities have been created by Origin Consulting The concept designs for the Mayfair aim to refurbish and reconfigure the WHAT MIGHT A existing theatre and adjacent workshop space, providing for: REFURBISHED MAYFAIR LOOK Accessible entry through to the auditorium, and to the social space LIKE? New toilet facilities, including accessible toilets, accessed from the foyer space Reconfiguring the backstage areas beneath the auditorium to better meet the needs of today's performances Creating a new connection between the auditorium building and the adjacent building to the north, providing a workshop and scene store with hoist and stairs to a mezzanine at stage level Reconfiguring auditorium seating to provide a better audience to performance connection, and adding wheelchair accessible seating Providing stage-right wing with performer facilities and access to the workshop and scene dock building $\,$ The Northern shop is not included in current development plans but has potential to be used as an additional space opening off from the foyer. Mayfair House (the leased parts of the adjoining building) offers future development opportunities. Large-scale plays and musicals, both amateur and professional WHAT WOULD IT Some live music performances SUPPORT? Touring productions Comedy \$13,320,000 (construction starting early 2026)

Or \$15,000,000 (staged approach, with construction starting early 2030) If funding cannot be achieved for the refurbishment outlined above, the

Mayfair Theatre Charitable Trust will continue to operate as long as it can. However, this is likely to become difficult to continue within the next 5 years, at which time the theatre operations would be closed and the buildling would

be sold. The Trust is unlikely to find a purchaser that would operate it as a

General ageing – the Mayfair is 110 years old and has had few major



### **MAYFAIR**

### CONCEPT DESIGN SKETCHES

The sketches below have been developed by TEAM architects, with structural advice from WSP Opus. The full size concept drawings are available to view at www.dunedintheatrenetwork.org.nz

GROUND FLOOR

\*\*ROOGED PLAN INTERMEDATE FLOOR PLAN

\*\*STORAGE\*\*

### PROPOSED PLAN- GROUND FLOOR PLAN

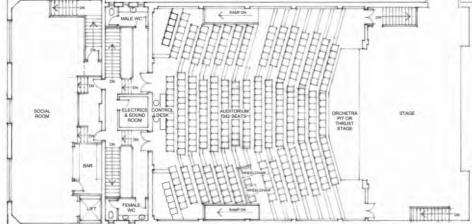
- Accessible entry and route through to the auditorium, including a passenger lift to an entry foyer providing access to both the auditorium and social room above the main entrance
- New toilet facilities, including accessible toilets, in the area beneath the auditorium (accessed directly from the main entrance)
- Reconfiguring the remaining floor area beneath the auditorium with five small dressing rooms, a green room, 2 larger chorus dressing rooms, back of house toilets and laundry facility
- Space retained for storage, plant, electrical services and a workshop / technician space
- New connection with the adjacent building to the north, providing a workshop and scene store with hoist and stairs to a mezzanine level at stage level



### **FIRST FLOOR**

- Reconfigured auditorium seating to provide a better audience to performance connection
- New wheelchair accessible seat locations
- Centralised sound and light control room and control desk
- Refurbished existing auditorium-level toilets
- Reconfigure backstage stair access
- Provide stage-right wing with performer facilities and access to the workshop and scene dock building
- Refurbished social room with new bar and passenger lift access





PROPOSED PLAN-FIRST FLOOR PLAN



### WHY INVEST IN PERFORMING ARTS?

Arts, culture and creativity are central to a thriving city. Investment in arts, culture, and creativity is an investment in people and communities, and their social, cultural, environmental and economic well-being.

Arts and culture help to create vibrant towns and cities that people want to live, work and play in, and tourists want to visit. They foster a sense of belonging and community connection, and support positive physical and mental health outcomes.

As New Zealand's Core Cities research puts it, 'creative industries contribute to the buzz of a city, strengthen brand and identity, and attract talented workers.'

A Massey University-led research project published in November 2024<sup>2</sup> showed that the live performance sector contributed at least \$17.3 billion in social and economic value to Aotearoa New Zealand in the year to 30 June 2024. It also found that:

- For every \$1 spent on live performance, \$3.20 is returned in benefits to the wider community
- Audience spending motivated by live performance contributes 1.4% to Aotearoa's Gross Domestic Product (GDP)
- Over 2.3 million people attended at least one live performance between July 2023 and June 2024.
- Attending live performance provides an immediate boost to life satisfaction and contributes to a lasting improvement in overall wellbeing.

We believe arts and culture need the same support as other community infrastructure such as transport and schools - particularly in a UNESCO City of Literature.



<sup>&</sup>lt;sup>2</sup> Carter, D., Hoad, C., Muller, P., Tappenden, A., Wilson, J., & Wilson, O. (2024). <u>Measuring and Articulating the Value of Live Performance in Aotearoa</u>. Massey University.



### OPERATING MODEL

If the Playhouse, Athenaeum and Mayfair were to be refurbished, the operation of the three venues would need to look quite different from today.

We anticipate refurbishment would result in significantly more hire usage, which would need to be managed capably and professionally.

All three venue owners acknowledge that it will make sense to share resources across the three venues to help them operate as efficiently as possible, and to give hirers and audiences a great experience.

At its lightest and lowest cost, this might be a single staff member managing the calendars and hire bookings for all three venues, and maintaining a database of audience members to engage with directly about events. This could be supplemented with a pool of technicians, ushers and fire wardens — volunteer or professional — called in on a casual basis to service hires. This could include collaboration with Otago Polytechnic the University of Otago.

At a more comprehensive level, an operating model could include ticketing and/or marketing support, or other services.

The costs of the operating model would depend on the level of service the city would like to offer hirers, and whether we could collaborate with other venue managers for efficiency.

Hire revenue would go at least some way to meeting operating costs, although this may need to be supplemented annually with external funding (as is the case currently with the Mayfair, for example) — noting our principle that our venues need to remain affordable for a wide range of hirers.

We would like to work on operational costings further with Council, at the next stage of this concept.

Venue owners can confirm we're committed to working together – and potentially with other venues or venue managers – to find the solution that offers the best value for owners, hirers and audiences.

### OWNERSHIP MODEL

Some members of the community are curious as to how a partnership project would work, given our three venues are not owned by Dunedin City Council.

We don't believe this is an insurmountable issue. The Playhouse and Mayfair Theatres are owned by charitable organisations and governed in accordance with objectives of community benefit. The Athenaeum is in private ownership, and Zeal Land is pursuing this project primarily with a community focus, rather than a purely commercial objective.

As venue owners, we are open to discussions about how external investment in our venues can be protected to ensure funders' objectives are achieved and appropriately governed over the long term.



### COSTS & FUNDING

The table below sets out the QS estimates of the capital costs of the redevelopment concepts presented in this report. The full detail of these estimates and their inclusions / exclusions is available at <a href="https://www.dunedintheatrenetwork.org.nz">www.dunedintheatrenetwork.org.nz</a>.

The table sets out two cost options: firstly, a scenario in which all three projects progress concurrently, with design work through 2025 and construction starting in early 2026. The second scenario enivsages staging the three projects sequentially (refer the chart below):

### CAPITAL COST ESTIMATE BY PROJECT

PROJECT Stage 1: Playhouse	REDEVELOPMENT COSTS (\$M)			
	Concurrent projects, construction stating early 2026	Staged approach		
	5.790	5.790	Construction starting early 2026	
Stage 2: Athenaeum	15.480	16.270	Construction starting late 2027	
Stage 3: Mayfair	13.320	15.000	Construction starting early 2030	
TOTAL	34.590	36.920		

Potential staged approach sequencing:



It's important to note these QS estimates are based on **concept designs**, not detailed designs, so although our QS has allowed for contingencies, there is still scope for some cost movement as plans move through the detailed design process.



#### **FUNDING**

The costs outlined above exceed what each venue owner is able to fund from their

Each owner is able to access external funding to varying degrees. As registered charitable organisations, the Dunedin Repertory Society and the Mayfair Theatre Charitable Trust are able to apply for philanthropic, community and Lottery funding. Zeal Land has access to private funding. All three venues are also eligible to apply to various heritage building funds.

We have each had initial engagement with several of those sources of funding, as well as an independent fundraising consultant.

We have heard a consistent message that our refurbishment projects align well with funders' objectives and are of interest to them, but that local authority funding is critical.

Jenni Giblin (owner and director of Fundraising HQ) shared her opinion that without DCC funding, our facilities would struggle to secure the required funds. However, if DCC were to contribute, then each facility has a very good chance of securing the remaining funds.

We would therefore like to work with Council on the possibility of the three refurbishment projects being part-funded by Council as a cornerstone investor, with entities raising remaining funding from other sources. This approach could enable Council to make an investment that will leverage a significant further sum of external funds, achieving social and economic benefit for the city.











# NEXT STEPS

Since our previous report in 2023, several other ideas for theatre venues in Dunedin have been put forward. We welcome these new ideas, and the growth in the debate over the past 18 months – this is all about moving the city's performing arts venue discussion forward, after all!

We're committed to continued constructive discussions about how best to meet the needs of the city.

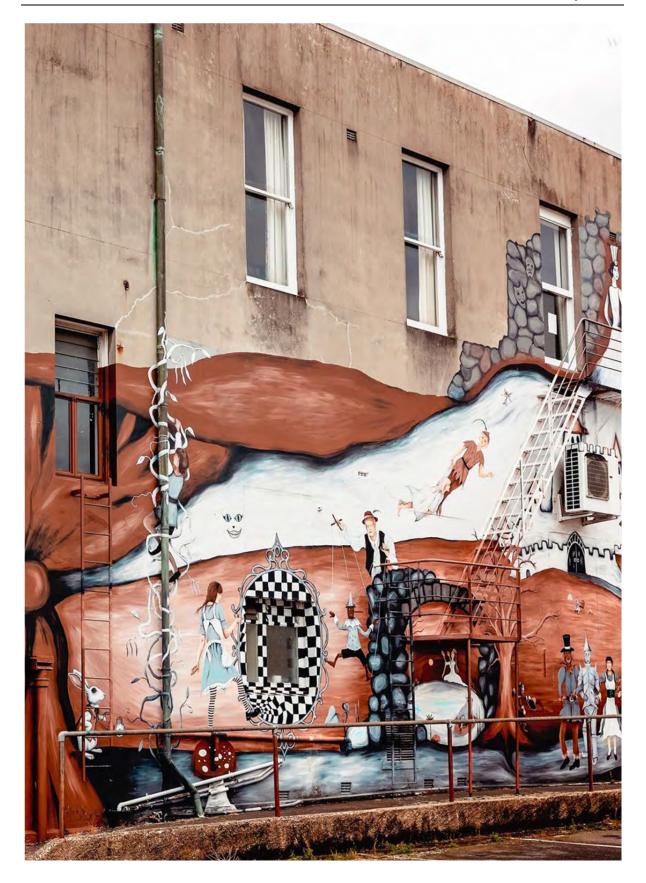
For us, this work has been about highlighting the plight of our buildings and sharing the potential they offer the city, if the city is of a mind to invest in them.

We're excited to present the final piece of this project and hope it is of assistance to Council and the community in making a decision about the future of the city's performing arts venues.

















## **Concept Design Estimate**

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This report has been prepared for the sole use of the Stage South Charitable Trust only for the purpose set out in our Letter of Appointment. We neither acknowledge nor accept any other duty of care in respect of the report or the contents thereof, and any person other than Stage South Charitable Trust who rely upon the report or any part thereof without direct reference to a written authorisation by a Director of Maltbys Ltd does so in all respects at that person's risk.







### 1.0 Executive Summary

Maltbys have prepared a Concept Estimate for the proposed construction of a Performing Arts Centre in a location TBC - a relatively flat site has been assumed

Maltbys have prepared this estimate based on the documentation from McKenzie Higham. We have used the Architectural documents provided to undertake our estimate.

Site Works and Infrastructure	1,021,000.00
Performing Art Centre	17,015,000.00
Contractors Temporary Works and Access	613,000.00
Preliminaries & General Including Cranage	1,410,000.00
Contractor's Margin (6%)	1,203,000.00
Total Construction Works	21,262,000.00
Construction Contingency (10%)	2,110,000.00
Escalation to tender - 18 months - 3% p.a.	960,000.00
Escalation during construction	EXCL
Contingency and Escalation Allowance	3,070,000.00
<b>Total Construction Works Including Escalation</b>	24,332,000.00
Land acquisition	EXCL
Professional fees for design & construction (Provisional Allowance)	2,760,000
Internal management and other costs direct to Stage South	EXCL
Legal fees and costs (Provisional Allowance)	45,000
Insurance fees and costs (Provisional Allowance)	25,000
Development Contributions and levies (Provisional Allowance)	75,000
Loose furniture and Specialist fitout (Provisional Allowance)	785,000
Professional Fees, Consents & Client Costs subtotal	3,690,000.00
ESTIMATE TOTAL EXCL GST	28,022,000.00

Maltbys have used data obtained from similar projects undertaken by our Company and rates and prices derived from projects currently being tendered in todays market, for general elements of the estimate.

This is an estimate of construction cost. Maltbys have included escalation, see summary.

Maltbys suggest further discussion in regard to escalation once procurement method and time frames are confirmed. Estimate exclusions are noted on the following pages.

A list of clarifications and exclusions is contained within the Methodology section of this report. Where appropriate, allowances for these exclusions should be made in the overall development budget.

Full details of the cost estimate are included within the appendix attached.







### 2.0 Methodology

#### 2.1 Basis of Estimate

Maltbys have prepared a Concept Design Estimate on an elemental basis from the following information.

Concept Drawings and additional Information:

- Indicative Concept Drawings of Otepoti Performing Arts Centre for Stage South Charitable Trust produced by McKenzie Higham Architects dated February 2024
- Email correspondence with Stage South
- Information from our experience with similar projects including Kapiti Coast Performing Arts Centre also designed by McKenzie Higham as well as recent pricing from projects with similarities in the Otago Region
- Preliminaries based on discussions with a number of local contractor's capable of delivering this scale / type of project
- Benchmarking of similar projects for mechanical and a/c costs and sub-contractor feedback of costs based on recent comparable projects

The following allowances are included in this estimate:

•	Preliminary & General Costs	See Summary
•	Programme duration - pending project manager or contractor input	16 Mth
•	Contractors Margin	6 %
•	Construction contingency	10 %
•	Escalation to Tender (assumed 2 yrs)	5 %

The following items have been excluded in this estimate:

•	Escalation during construction	EXCL
•	Relocation of existing furniture / fittings and equipment	EXCL
•	Client Internal Costs	EXCL

#### 2.2 Gross Floor & Site Areas

This estimates has been based on the following areas:

Performing Art Centre	2,456 m2
TOTAL GFA	2,456 m2
Site Area	2,467 m2
TOTAL SITE AREA	2,467 m2





#### 3.0 Exclusions and Clarifications

#### 3.1 Exclusions

The following items are excluded from the estimate:

- Working outside normal working hours
- Land costs
- Finance costs
- Legal and Accounting costs
- Council development / financial contributions
- Unforeseen ground conditions including existing in-ground services
- Underpinning of any neighboring sites
- Contaminated soil handling and removal
- Perched ground water
- Asbestos or other contaminants
- Goods & Services Tax (GST)
- Client Internal costs
- Force Majure Events
- Loose Furniture, Fittings & Equipment
- Electrical transformer
- Under-grounding of existing power
- Piling
- Rock anchors
- Allowance for new Transformer
- Site retaining e.g. retaining walls, rock anchors, sheet piling, shotcreting etc. and any
  associated drainage, waterproofing and backfill
- CCTV

#### 3.2 Clarifications & Assumptions

With regard to the information provided we wish to clarify the following:

- Our estimate is based on current market prices and will be subject to construction cost inflation
- Our estimate assumes a full mechanical ventilation system
- Our estimate assumes 500 deep gravel raft below substructure
- We have made the following assumptions for the exterior wall cladding 30% lightweight with Metal Cladding, 50% Precast Walls and 20% Glazing
- Our estimate assumed an external wall height of 8m generally, with stage, plant room & black box area 14m high
- Our estimate assumes precast concrete seating bleachers
- Our estimate assumed sprung timber floor to the dance studio, stage and black box area
- Our estimate assumed a carpark area of approximately 500m2 noting that this was not shown on the drawings provided
- Our estimate assumes Type 7 Automatic fire sprinkler system with heat/smoke detectors & manual call point.







### 3.0 Exclusions and Clarifications

#### 3.3 Specific Budget Risks

The following are considered to be of the most potential risk to the budget, mainly due to the current level of design and information available:

- If the works were not competitively tendered
- Design development & or any additional scope
- Passive fire design and construction methodology
- Asbestos or contaminated materials
- Services and AV requirements
- Any works required outside the site boundaries

In addition we specifically note the below are Provisional Allowances / assumptions only. Once a site has been chosen these figures will require review as there could be significant additional costs in this element of construction works if there is demolition / significant site works required:

- Demolition and Site Preparation
- Site Works
- Site Infrastructure
- Substructure









#### **EXECUTIVE SUMMARY** 1.0



	J. C. S.	Qty	Unit	Rate	Cost
Α	Site Works and Infrastructure	2,456	m2	415.72	1,021,000.00
В	Performing Art Centre	2,456	m2	6,927.93	17,015,000.00
F	Contractors Temporary Works and Access	1	Item	249.59	613,000.00
	Preliminaries & General Including Cranage	-1	Item	574.10	1,410,000.00
	Contractor's Margin (6%)	1	Item	489.82	1,203,000.00
	Total Construction Works	2,456	m2 GFA	8,657.17	21,262,000.00
	Construction Contingency (10%)	1	Item	859.12	2,110,000.00
	Escalation to tender - 18 months - 3% p.a.	1	Item	390.88	960,000.00
	Escalation during construction	Excluded	Note		
	Contingency and Escalation Allowance				3,070,000.00
	Total Construction Works Including Escalation	2,456	m2 GFA	9,907.17	24,332,000.00
	Land acquisition	Excluded	Note		
	Professional fees for design & construction (Provisional Allowance)	1	Item	1,123.78	2,760,000
	Internal management and other costs direct to Stage South	Excluded	Note		C
	Legal fees and costs (Provisional Allowance)	1	Item	45,000.00	45,000
	Insurance fees and costs (Provisional Allowance)	1	Item	25,000.00	25,000.00
	Development Contributions and levies (Provisional Allowance)	1	Item	75,000.00	75,000
	Loose furniture and Specialist fitout (Provisional Allowance)	-1	Item	785,000.00	785,000
	Professional Fees, Consents & Client Costs subtotal		A 40		3,690,000.00
	ESTIMATE TOTAL EXCL GST	2,456	m2 GFA	11,409.61	28,022,000.00



### A SITE WORKS AND INFRASTRUCTURE



A	Site Works and Infrastructure
01	Demolition and Site Preparation
24	Site Works
SI	Site Infrastructure

	Qty	Unit	Rate	Cost
	2,456	m2	133.14	327,000
	2,456	m2	164.09	403,000
	2,456	m2	118.49	291,000
CITT	WORKE	NO INFO	CTRUCTURE ¢	4 024 000 00



### A SITE WORKS AND INFRASTRUCTURE



Qty Unit Rate Cost
nces / assumptions only. e figures will require review onal costs in this element of olition required / significant
et piling or excavation in rock Note
e and or to be completed by Excl.
pe and sediment control 1 Psum 47,000.00 47,00 n on Architectural Floor Plan
fill for building platform 1 Psum 280,000,00 280,000
TOTAL DEMOLITION AND SITE PREPARATION \$ 327,00
fined on drawings, and has and is provisional until design
et piling or excavation in rock Note
a have therefore made a 1 Item 205,000.00 a placeholder for med Ashpalt, some kerbing, surface drainage, carparking
759 m2 300.00 227,70
1 Psum 50,000.00 50,00
lighting mounted on building 1 Psum 15,000.00 15,000
seating, etc 1 Psum 20,000.00 20,000
ps / ramps - site Dependant 1 Psum 40,000.00 40,00
scaping 1 Psum 50,000.00 50,00
Excl.
Excl.
TOTAL SITE WORKS \$ 403,00
101AL 311E WORKS \$ 453,50



### A SITE WORKS AND INFRASTRUCTURE



SI	Site Infrastructure
	Notes
SI.01	The below scope is not clearly defined on drawings and has been assumed and is therefore Provisional until a more detailed design is developed
SI.02	We have allowed for a maximum of 1.5 - 2 m trench depth in good ground only.
\$1.03	No allowance for dewatering, sheet piling or excavation in rock
	Wastewater
SI.04	Connections to existing
SI.05	Provisional Allowance for sewer lines and Manholes
	Stormwater
SI.06	Connections to existing
SI.07	Provisional Allowance for Stormwater pipework, catch pits and Manholes
	Potable Water
\$1.08	Connections to existing
SI.09	Provisional Allowance for Water Supply mains and meters
	Non-Potable Water (Fire)
SI.10	Provisional allowance for water supply
SI.11	Fire tank and pump to supply sprinklers
	Electrical
SI.12	Allowance for new Transformer
SI.13	Under-grounding of any existing overhead powerlines
SI.14	Provisional Allowance for mains feeds and cable pits
	On costs
SI.15	Unmeasured Sundries [10%]
SI.16	Civil Works Preliminaries and General 12%

Qty	Unit	Rate	Cost
	Note		
	Note		
	Note	1	
1	Item	15,000.00	15,000
1	Item	40,000.00	40,000
1	Item	15,000.00	15,000
1	Item	48,500.00	48,500
1	Item	7,500.00	7,500
1	Item	13,500.00	13,500
1	Item	10,000.00	10,000
1	Psum	60,000.00	60,000
	Excl.		
ť	Excl. Item	28,500.00	28,500
1	Item Item	24,000.00 29,000.00	24,000 29,000
		STRUCTURE \$	291,000





В	Performing Art Centre
1	Site Preparation
2	Substructure
3	Frame
4	Structural Walls
5	Upper Floors
6	Roof
7	External Walls and Finish
8	External Windows and Doors
9	Stairs and Balustrades
10	Internal Walls
11	Internal Doors and Windows
12	Floor Finishes
13	Wall Finishes
14	Ceiling Finishes
15	Fittings and Fixtures
16	Sanitary Plumbing
17	Heating and Ventilation Services
18	Fire Services
19	Electrical Services
20	Vertical and Horizontal Transportation
21	Special Services
22	Drainage
US	Unmeasured sundries - 3%
PF	Passive fire allowance

Qty	Unit	Rate	Cost
Included	Note		
2,456	Note m2	608.31	1,494,000
2,456	m2	662.96	1,628,230
2,456	-0.	536.35	1,317,280
2,456	m2 m2	102.42	251,550
2,456	m2	323.59	794,730
2,456	m2	270.34	663,950
2,456	m2	374.06	918,700
2,456	m2	77.57	190,500
2,456	m2	63.20	155,230
2,456	m2	115.96	284,800
2,456	m2	263.92	648,180
2,456	m2	469.10	1,152,100
2,456	m2	220.57	541,710
2,456	m2	541.91	1,330,930
2,456	m2	194.23	477,020
2,456	m2	1,098.21	2,697,200
2,456	m2	123.66	303,720
2,456	m2	344.79	846,800
2,456	m2	45.20	111,000
2,456	m2	55.37	136,000
2,456	m2	56.94	139,850
2,456	m2	199.51	490,000
2,456	m2	179.56	441,000
	or Arrell	ART CENTRE \$	17,015,000.00





	71	Qty	Unit	Rate	Cost
2	Substructure				
	Notes				
2.01	The below are allowances only based on comparable projects.		Note		
2.02	Substructure forms an significant portion of construction project costs and is variant / Dependant on ground conditions and Structural Design - neither of which are known - therefore this building element is a Risk Item that could have significant effect on the overall project budget		Note		
	Substructure				
2.03	Piling	Excluded	Note		
	Ground Beams (including excavation, concrete, formwork, reinforcement & backfill)				
2.04	Allowance for 1500 x 600 footing to perimeter of building and below internal precast walls (assumed)	356	m	2,500.00	890,000
2.05	Additional allowance for concrete pad foundations	9	no	5,000.00	45,000
	Concrete Slab on Grade (including excavation, concrete, reinforcement, formwork)				
2.06	Allowance for 150 thick Concrete Slab	1,540	m2	350.00	539,000
2.07	Allowance for lift pit	1	Item	20,000.00	20,000
	7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -	T	OTAL S	UBSTRUCTURE \$	1,494,000
3	Frame			1	
	Structural steel GFA allowance				
3.01	Provisional Allowance including connections complete assumed circa 150 tonnes of steel	2,456	m2	475.00	1,166,600
	Fireproofing of steel frame members				
3.02	Primer to all steel	1	Psum	185,000.00	185,000
3.03	Intumescent paint all columns, beams, portals & roof members	1	Psum	77,000.00	77,000
3.04	Paint to concealed steel [assumed concealed]		Note		
	Purlins				
3.05	Provisional allowance for DHS200/12 Purlins spaced at 600 mm centres including for connections	3,175	m	55,00	174,625
	Entry Structure				
3.06	Provisional allowance for columns pad foundations to covered canopy	1	Psum	25,000.00	25,000
				TOTAL FRAME \$	1,628,230
4	Structural Walls				
	Precast Walls - Externally		14.1		
4.01	Allow for 200 mm thick precast concrete walls externally including feature formwork finish one side and paint other side (Assumed 50% of external wall area)	1,184	m2	620,00	734,080
	Precast Walls - Internally				
4.02	Allow for Precast structural walls complete including reinforcement and fixing in positions - applied wall finishes measured elsewhere in the WALL FINISHES element	1,296	m2	450.00	583,200
	A Company of Assessment and Assessme	TOTAL	STRUC	TURAL WALLS \$	1,317,280
		1	1.000	1 20 20 20 20 10 10	





14.2			
655	m2	250.00	163,750
1	Item	64,000.00	64,000
70	m2	280.00	19,600
15	m2	280.00	4,200
100	OTAL U	PPER FLOORS \$	251,550
	Note		
	1734		
1,870	m2	260.00	486,200
1	Item	50,000.00	50,000
1	ITem	75,000.00	75,000
	1. 7		
329	m	180.00	59,220
187	m	180.00	33,660
140	m	180.00	25,200
	Facilities.		
1,870	m2	35.00	65,450
		TOTAL ROOF \$	794,730
	-	100000	
709	m2	200.00	141,800
	7	5.6	
709	m2	405.00	287,145
-1	Psum	235,000.00	235,000
	Note		
	Note		
	Note		
	Note		
AL EXTERN	AL WAL	LS AND FINISH \$	663,950
	709 1	709 m2 1 Psum Note Note Note	709 m2 405.00  1 Psum 235,000.00  Note  Note  Note





		Qty	Unit	Rate	Cost
8	External Windows and Doors				
8.01	External windows complete including for framing, glazing, mullions and the like allowed for 20% of external wall area	474	m2	1,800.00	853,200
8.02	Extra over the above for hardware to sliding door	2	No.	1,500.00	3,000
8.03	Allowance for automatic entry sliding door	2	No.	25,000.00	50,000
8.04	Allowance for double door	2	No.	2,500.00	5,000
8.05	Allowance for roller door to loading bay including single door	1	No.	7,500.00	7,500
	TOTA	EXTERNAL	WINDOWS	AND DOORS \$	918,700
9	Stairs and Balustrades			7	
	Stairs				
9.01	Precast stair system complete with safety nosings and handrail as feature / public entry stair	2	Stairs	40,000	80,000
9.02	Precast stair system complete with safety nosings and handrail as fire stair	2	Stairs	26,000	52,000
	Handrails				
9.03	40mm dia stainless steel	Included	Note		
	Balustrades				
9.04	Allow for balustrades internally to 1st floor at voids	39	m	1,500	58,500
		TOTAL STAIF	S AND B	ALUSTRADES \$	190,500
10	Internal Walls				
	Notes				
10.01	Wall areas have been measured over openings and priced accordingly		Note		
10.02	Insulation and plasterboard wall linings and paint to internal walls measured elsewhere under WALL LININGS		Note		
10.03	Internal structural walls have been assumed to be precast and measured elsewhere in the STRUCUTAL element of this Building		Note		
	Lightweight Walls		14.		
10.04	Allow for lightweight wall framing complete including top plates, lintels, studs, blocking, sundry steel if required	817	m2	190.00	155,230
		TO	TAL INTE	RNAL WALLS \$	155,230





to a second seco	Qty	Unit	Rate	Cost
Internal Doors and Windows				
Notes				
The below area allowances only based on the floor plans provided - complete for each door type including all framing, hardware, paint finishes, latch-backs and the like		Note		
Provisional Sum for door access control / master keying allowed for separately		Note		
Internal Doors				
Allowance for automatic entry sliding door (internal set) at entrance "Air-lock"	2	No.	25,000.00	50,000
Single door	30	No.	1,500.00	45,000
'Cat N' Kitten' door i.e. double door 1 full sized leaf and 1 half sized leaf	12	No.	1,800.00	21,600
Double door	11	No.	2,500.00	27,500
Single cavity door	4	No.	2,000.00	8,000
Ticket roller door	2	No.	1,500.00	3,000
Slider / wide opening door to scene dock	2	No.	2,500.00	5,000
Double storage cupboard door	1	No.	1,500.00	1,500
Operable wall to Dressing rooms	-1	No.	8,000.00	8,000
Operable wall to Flexi Offices	1	No.	8,000.00	8,000
Extra overs		Pro-		
Extra over for acoustic seals and hold backs for theatre / rehearsal space doors	6	No	3,500.00	21,000
Provisional allowance for master-keying / access controls	1	Item	32,000.00	32,000
Internal Glazed Screens		-		
Allow for internal glazed screens assumed to be 2.7 metres high (13 no) including for framing, acoustic glazing, decals and the like	38	m2	1,000.00	38,000
Sound box glazed screening	11	m2	1,500.00	16,200
TOTAL	INTERNAL	DOORS AN	D WINDOWS \$	284,800
	Notes  The below area allowances only based on the floor plans provided - complete for each door type including all framing, hardware, paint finishes, latch-backs and the like  Provisional Sum for door access control / master keying allowed for separately  Internal Doors  Allowance for automatic entry sliding door (internal set) at entrance "Air-lock"  Single door  'Cat N' Kitten' door i.e. double door 1 full sized leaf and 1 half sized leaf  Double door  Single cavity door  Ticket roller door  Slider / wide opening door to scene dock  Double storage cupboard door  Operable wall to Dressing rooms  Operable wall to Flexi Offices  Extra overs  Extra over for acoustic seals and hold backs for theatre / rehearsal space doors  Provisional allowance for master-keying / access controls  Internal Glazed Screens  Allow for internal glazed screens assumed to be 2.7 metres high (13 no) including for framing, acoustic glazing, decals and the like  Sound box glazed screening	Notes The below area allowances only based on the floor plans provided - complete for each door type including all framing, hardware, paint finishes, latch-backs and the like Provisional Sum for door access control / master keying allowed for separately Internal Doors Allowance for automatic entry sliding door (internal set) at entrance "Air-lock" Single door 'Cat N' Kitten' door i.e. double door 1 full sized leaf and 1 half sized leaf Double door Single cavity door Ticket roller door Slider / wide opening door to scene dock Double storage cupboard door Operable wall to Dressing rooms Operable wall to Flexi Offices Extra over for acoustic seals and hold backs for theatre / rehearsal space doors Provisional allowance for master-keying / access controls Internal Glazed Screens Allow for internal glazed screens assumed to be 2.7 metres high (13 no) including for framing, acoustic glazing, decals and the like Sound box glazed screening	Notes The below area allowances only based on the floor plans provided - complete for each door type including all framing, hardware, paint finishes, latch-backs and the like Provisional Sum for door access control / master keying allowed for separately Internal Doors Allowance for automatic entry sliding door (internal set) at entrance "Air-lock" Single door 'Cat N' Kitten' door i.e. double door 1 full sized leaf and 1 half sized leaf Double door Single cavity door Ticket roller door Slider / wide opening door to scene dock Double storage cupboard door Operable wall to Dressing rooms Operable wall to Plexi Offices Extra overs Extra overs Extra over for acoustic seals and hold backs for theatre / rehearsal space doors Provisional allowance for master-keying / access controls Internal Glazed Screens Allow for internal glazed screens assumed to be 2.7 metres high (13 no) including for framing, acoustic glazing, decals and the like Sound box glazed screening  11 m2	Notes The below area allowances only based on the floor plans provided - complete for each door type including all framing, hardware, paint finishes, latch-backs and the like Provisional Sum for door access control / master keying allowed for separately Internal Doors Allowance for automatic entry sliding door (internal set) at entrance "Air-lock" Single door 'Cat N' Kitten' door i.e. double door 1 full sized leaf and 1 half sized leaf Double door Single cavity door Ticket roller door Slider / wide opening door to scene dock Double storage cupboard door Operable wall to Dressing rooms Allow area allowance for each dold backs for theatre / revisional allowance for master-keying / access controls Internal Glazed Screens Allow for internal glazed screens assumed to be 2.7 metres high (13 no) including for framing, acoustic glazing, decals and the like





	77.	Qty	Unit	Rate	Cost
12	Floor Finishes				
	Notes		1, 31		
12.01	The below are allowances for floor finishes to the following functional areas noting that finishes and selections are TBC		Note		
12.02	Floor finishes external to the building envelope have been measured ELSEWHERE under the EXTERNAL WORKS element		Note		
12.03	Floor finishes to lift have been allowed for in the VERTICAL TRANSPORT element of this estimate		Note		
12.04	Floor prep has been included in the below rates		Note		
12.05	Gantries have been measured elsewhere in the FITMENTS element		Note		
	Floor Finishes and Coverings - Ground Floor				
12.06	To Entry lobby - e.g polished floor / entry matting	21	m2	200.00	4,200
12.07	To Cafe / Bar lobby - e.g. vinyl	93	m2	170.00	15,810
12.08	To Kitchen - e.g. vinyl + coved strikings	42	m2	190.00	7,980
12.09	To Rehearsal Space - e.g. sprung floor	136	m2	600.00	81,600
12.10	To Main Foyer - e.g. polished concrete / wool carpet with underlay and floor prep	276	m2	200.00	55,200
12.11	To Box Office - e.g. synthetic blend carpet / carpet tiles	8	m2	120.00	960
12.12	To Lockers - e.g. synthetic blend carpet / carpet tiles	4	m2	120.00	480
12.13	To Main Foyer - e.g. polished concrete / wool carpet with underlay and floor prep	24	m2	200.00	4,800
12.14	To Black box Theatre - e.g. sprung floor	199	m2	600.00	119,400
12.15	To Lower Green Room - e.g. synthetic blend carpet / carpet tiles	19	m2	120.00	2,280
12.16	To Dressing Rooms e.g. synthetic blend carpet / carpet tiles	16	m2	120.00	1,920
12.17	To Performers Facilities - e.g. vinyl + coved skirting	11	m2	190,00	2,090
12.18	To Kitchenette - e.g. vinyl + coved skirting	10	m2	190.00	1,900
12.19	To Loading bay/store - e.g. sealer only	63	m2	40.00	2,520
12.20	To Scene Dock - e.g. light grind and seal	63	m2	80.00	5,040
12.21	To Stage - e.g. sprung floor on slab (raised structure excluded)	180	m2	600.00	108,000
12.22	To Auditorium - assume carpet - structure, seating and the like measured elsewhere in the STRUCTURE and FITMENTS elements	277	m2	90.00	24,930
12.23	To Audience/Cafe Toilets - e.g. vinyl + coved skirting	74	m2	190.00	14,060
12.24	To PlantRooms - e.g. sealer only	94	m2	40.00	3,760
	Floor Finishes and Coverings - First Floor				
12.25	Acoustic floating floor to rehearsal rooms	109	m2	325.00	35,425
12.26	To Bathroom - e.g. vinyl + coved skirting	4	m2	190.00	760
12.27	To Flexible Offices & Rehearsal Rooms e.g. synthetic blend carpet / carpet tiles	137	m2	120.00	16,440
12.28	To Storage - e.g. sealer only	12	m2	40.00	480
12.29	To Dance Studio - e.g. sprung floor	134	m2	600.00	80,400
12.30	To Mezzanine e.g. polished concrete / wool carpet with underlay and floor prep	105	m2	200.00	21,000
12.31	To Gallery e.g. polished concrete / wool carpet with underlay and floor prep	55	m2	200.00	11,000





		Qty	Unit	Rate	Cost
12	Floor Finishes				
12.32	To Theatre Lobby e.g. polished concrete / wool carpet with underlay and floor prep	6	m2	200.00	1,200
12.33	To Dressing Rooms - e.g. synthetic blend carpet / carpet tiles	22	m2	120.00	2,640
12.34	To Performers Facilities e.g. vinyl + coved strikings	39	m2	190.00	7,410
12.35	To Store/Cleaners e.g. vinyl + coved strikings	4	m2	190.00	760
12.36	To Bathrooms e.g. vinyl + coved strikings	19	m2	190.00	3,610
12.37	To Green Room - e.g. synthetic blend carpet / carpet tiles	51	m2	120.00	6,120
12.38	To DressingAlcove - e.g. synthetic blend carpet / carpet tiles	11	m2	120.00	1,320
12.39	To Control Room - e.g. synthetic blend carpet / carpet tiles	16	m2	120.00	1,920
12.40	To below Access to Gantries - e.g. sealer only	9	m2	40.00	360
12.41	To StoreRoom - e.g. sealer only	10	m2	40.00	400
		T	OTAL FLO	OR FINISHES \$	648,180
13	Wall Finishes		10,000		
	Note				
13.01	Insulation to external walls measured elsewhere in the EXTERNAL WALLS element		Note		
13.02	Splashbacks / wall tiling to bathrooms measured elsewhere in the FITMENTS element of this estimate		Note		
	Plasterboard Linings to internal wall framing				
13.03	Standard / aqualine plasterboard installed to framing - blend rate area includes 2 layers of lining to both sides	3,265	m2	115.00	375,475
13.04	Extra over standard gib for 2 x 13mm fyreline plasterboard installed to framing (15% allowance)	490	m2	60.00	29,400
	Internal plasterboard Linings to external walls				
13.05	Allow for plasterboard wall lining to internal face of metal wall cladding	709	m2	105.00	74,445
13.06	Allow for plasterboard wall lining including slim-line battens and paint finish to internal face of precast external walls and layer of insulation	1,184	m2	160.00	189,440
	Insulation to internal walls				
13.07	Insulation to internal partitions	791	m2	40.00	31,640
	Other				
13.08	Skirting to plasterboard and precast external walls and internal walls	1,234	m	50.00	61,700
13.09	Vinyl covings allowed for elsewhere in the FLOOR FINISHES element		Note		
	Acoustic wall treatments				
13.10	Provisional allowance for acoustic treatments to walls in Rehearsal Space	1	Item	40,000.00	40,000
13.11	Provisional allowance for acoustic treatments to walls in Black box Theatre Space	1	Item	100,000.00	100,000
13.12	Provisional allowance for acoustic treatments to Auditorium	1	Item	200,000.00	200,000
	Feature wall finishes		15.00		
13.13	Allow for feature wall finishes to lobby etc	1	Item	50,000.00	50,000
	and the second s		TOTAL W	ALL FINISHES \$	1,152,100





		Qty	Unit	Rate	Cost
14	Ceiling Finishes				1
	Note				
14.01	Insulation to roof measured elsewhere in the ROOF element		Note	1	
14.02	Gantries have been measured elsewhere in the FITMENTS element		Note		
	Bulkhead / exposed slab treatment				
14.03	Allow for treatment to suspended concrete slab edge at voids	39	m	500.00	19,500
	Allow for suspended plasterboard ceilings to the following areas including seismic bracing and paint finish				
14.04	To Entry lobby	21	m2	150.00	3,150
14.05	To Cafe / Bar lobby	93	m2	150.00	13,950
14.06	To Kitchen	42	m2	150.00	6,300
14.07	To Main Foyer	276	m2	150.00	41,400
14.08	To Box Office	8	m2	150.00	1,200
14.09	To Lockers	4	m2	150.00	600
14.10	To Main Foyer	24	m2	150.00	3,600
14.11	To Lower Green Room	19	m2	150.00	2,850
14.12	To Dressing Rooms	16	m2	150.00	2,400
14.13	To Performers Facilities	11	m2	150.00	1,650
14.14	To Kitchenette	10	m2	150.00	1,500
14.15	To Auditorium	277	m2	150.00	41,550
14.16	To Audience/Cafe Toilets	74	m2	150.00	11,100
14.17	To Bathroom	4	m2	150.00	600
14.18	To Storage	12	m2	150.00	1,800
14.19	To Mezzanine	105	m2	150.00	15,750
14.20	To Gallery	55	m2	150.00	8,250
14.21	To Theatre Lobby	6	m2	150.00	900
14.22	To Dressing Rooms	22	m2	150.00	3,300
14.23	To Performers Facilities	39	m2	150.00	5,850
14.24	To Store/Cleaners	4	m2	150.00	600
14.25	To Bathrooms	19	m2	150.00	2,850
14.26	To Green Room	51	m2	150.00	7,650
14.27	To DressingAlcove	11	m2	150.00	1,650
14.28	To Control Room	16	m2	150.00	2,400
	Allow for Grid Ceiling including prefinished tiles and seismic bracing				
14.29	To Flexible Offices & Rehearsal Room	137	m2	120.00	16,440
	Allow for baffle / sound attenuation ceiling - e.g. autex paneling				
14.30	To Rehearsal Space	136	m2	200.00	27,200
14.31	To Dance Studio	134	m2	200.00	26,800
14.32	To Black box Theatre at height	199	m2	250.00	49,750
14.33	To Stage at height	180	m2	250.00	45,000
	Allow for paint finish and exposed services only				
14.34	To Loading bay/store	63	m2	40.00	2,520
	To Loading bay/store	63	m2	40.00	





14	Ceiling Finishes
14.35	To Scene Dock
14.36	To PlantRooms
14.37	To StoreRoom
	Soffits
14.38	Allow for external soffits e.g. prefinished compressed fibre cement feature ceilings

	Unit	Rate	Cost
63	m2	40.00	2,520
94		40.00	3 760
10		40.00	400
351	m2	470.00	164,970
то	TAL CEILIN	IG FINISHES \$	541,710





		Qty	Unit	Rate	Cost
15	Fittings and Fixtures				
	Notes				
15.01	As there is no detail at this stage we have allowed for fittings and fixtures to the following functional areas as noted below		Note		
15.02	Furniture to the Cafe / bar / outdoor seating area		Excl		
	Areas				
15.03	To Entry lobby		Excl		
15.04	To Cafe / Bar lobby		Excl		
15.05	To Kitchen - Provisional allowance for commercial kitchen complete including appliances, benches, and the like	t	Item	250,000.00	250,000
15.06	Rehearsal Space - minor allowance only e.g. for some fixed mirrors etc.	1	Item	7,500.00	7,500
15.07	Main Foyer		Excl		
15.08	Box Office - Allow for ticketing booth e.g. fixed counter and cabinet	1	Item	10,000.00	10,000
15.09	Lockers	1	Item	5,000.00	5,000
15.10	To Main Foyer		Excl		
15.11	To Black box Theatre - minor allowance only e.g. for some fixed mirrors etc.	1	Item	5,000.00	5,000
15.12	To Lower Green Room		Excl		
15.13	To Dressing Rooms - basic melamine joinery	1	Item	10,000.00	10,000
15.14	To Performers Facilities - sundry amenities hardware	-1	Item	500.00	500
15.15	Kitchenette complete	1	Item	7,500.00	7,500
15.16	Loading bay/store - storage shelves allowance	1	Item	10,000.00	10,000
15.17	Scene Dock		Excl		
15.18	To Stage		Excl		
15.19	To Auditorium - seats allowed for separately below		Excl		
15.20	To Audience/Cafe Toilets - sundry amenities and 13 no cubicles and doors - basic cubicles only	1	Item	25,000.00	25,000
15.21	To PlantRooms		Excl		
	Floor Finishes and Coverings - First Floor				
15.22	To Bathroom - sundry amenities hardware	1	Item	250.00	250
15.23	To Flexible Offices & Rehearsal Rooms - provisional allowance TBC	ì	Item	25,000.00	25,000
15.24	To Storage - Melamine bench only	1	Item	8,000.00	8,000
15.25	To Dance Studio - mirrors and dance bars	1	Item	10,000.00	10,000
15.26	To Mezzanine		Excl		
15.27	To Gallery		Excl		
15.28	To Theatre Lobby		Excl		
15.29	To Dressing Rooms - melamine benches only	1	Item	18,000.00	18,000
15.30	To Performers Facilities		Excl		
15.31	To Store/Cleaners	1	Item	1,900.00	1,900
15.32	To Bathrooms - sundry amenities hardware and built in seats (2 no)	1	Item	5,000.00	5,000
15.33	To Green Room - minor allowance for mirrors and the like only	1	Item	5,000.00	5,000
15.34	To DressingAlcove - minor allowance for clothes rack or the like only	-1	Item	3,500.00	3,500





15	Fittings and Fixtures
15.35	To Control Room - allow for fixed joinery - Equipment measured elsewhere in SPECIAL SERVICES element of this estimate
15.36	To StoreRoom - assume space for stacking chairs and the like only
	Gantries
15.37	Access to Gantries via ladders
15.38	Allow for Gantries (assume web-forge) and safety system to Black Box theatre - including steps
15.39	Allow for Gantries (assume web-forge) and safety system to Main theatre / Auditorium - including steps
15.40	Allow for fly system / lighting
15.41	Allow lighting grid structure to Black Box theatre & Main theatre / Auditorium / stage
	Seating
15.42	Provisional Allowance for Retractable seating to Black Bock Theatre
15.43	Allow for seating to main theater / Auditorium (330 no)

Excl  1 Item	5,000 5,000 3,000 3,950 4,825
Excl  1 Item	55,000 33,000 33,950 33,950 44,825
1 Item 25,000.00 25 76 m 3,000.00 228 74 m 3,000.00 222 189 m 550.00 103 199 m2 175.00 34  1 Item 100,000.00 100 1 Item 200,000.00 200	3,000 2,000 3,950 4,825 0,000
76 m 3,000,00 228  74 m 3,000.00 222  189 m 550.00 103  199 m2 175.00 34  1 Item 100,000.00 100  1 Item 200,000.00 200	3,000 2,000 3,950 4,825 0,000
76 m 3,000,00 228  74 m 3,000.00 222  189 m 550.00 103  199 m2 175.00 34  1 Item 100,000.00 100  1 Item 200,000.00 200	3,000 2,000 3,950 4,825 0,000
74 m 3,000.00 2222 189 m 550.00 103 199 m2 175.00 34  1 Item 100,000.00 100 1 Item 200,000.00 200	2,000 3,950 4,825 0,000
199 m2 175.00 34  1 Item 100,000,00 100  1 Item 200,000.00 200	4,825 0,000 0,000
199 m2 175.00 34  1 Item 100,000,00 100  1 Item 200,000.00 200	4,825 0,000 0,000
1 Item 200,000.00 200	0,000
1 Item 200,000.00 200	0,000
TOTAL FITTINGS AND FIXTURES \$ 1,330	
	1,930





16		Qty	Unit	Rate	Cost
	Sanitary Plumbing				
	Sanitary Fixtures [assumed]				
16.01	WC (accessible)	3	no	1,500.00	4,500
16.02	wc	17	no	1,240.00	21,080
16.03	WHB and tap ware	18	no	1,220.00	21,960
16.04	Level access shower complete with enclosure, mixer, etc (accessible)	4	no	4,050.00	16,200
16.05	FWG - Floor waste gully	4	no	250,00	1,000
16.06	ORG - Overflow relief gully	4	no	250.00	1,000
16.07	Cleaners sink with bucket grid, rear up stand, brackets, trap and tap ware	1	no	1,742.00	1,742
	Accessories				
16.08	Fold down grab rails	3	no	350.00	1,050
16.09	Soap Dispenser	6	no	160.00	960
16.10	Toilet paper dispenser	20	no	200.00	4,000
16.11	Hand Towel Dispenser	6	no	180.00	1,080
16.12	Mirrors	10	no	350.00	3,500
16.13	Statutory Signs	10	no	150.00	1,500
16.14	Sanitary disposal unit	12	no	200.00	2,400
16.15	Hand Dryer	Excluded	Note		0
	Pipework				
16.16	Cold water supply pipework 20dia run from the main path through ceiling to fixtures	557	m	140.00	77,980
16.17	Hot water supply copper pipework HW20dia run from main path through ceiling to fixtures	557	m	140.00	77,980
16.18	Allow for waste pipe run under slab connect to the main outside of the building	557	m	205.00	114,185
16.19	250 Litre hot water cylinder	2	No.	3,500.00	7,000
16.20	Valves	1	Psum		30,000
16.21	Pipe insulation	1	Psum		10,000
	Other				
16.22	Testing and commissioning	1	item	12,000	12,000
16.23	P&G	1	item	39,900	39,900
16.24	As built drawings, maintenance and operational manual	1	item	4,000	4,000
16.25	Allowance for Seismic design and installation for services	1	item	10,000	10,000
	BWIC (3%)	1	item	12,000	12,000
16.26		1.20200	Council.	Y PLUMBING \$	477,020





		Qty	Unit	Rate	Cost
17	Heating and Ventilation Services				
	Heating and Ventilation		<b>1</b>		
17.0	Highly attenuated air conditioning system to theatre spaces, control room, rehearsal space, dance studio, black box theatre & offices	1,071	m2	1,500.00	1,606,500
17.0	2 Split system to green room, practice rooms & cafe area	231	m2	700.00	161,700
17.0	3 Extract system to stage area	159	m2	250.00	39,750
17.0	4 Mechanical extract air fan system to toilet and kiosk areas	101	m2	250.00	25,250
17.0	5 Heating to foyer area		Excl		
17.0	Extraction to kitchen allowed for elsewhere in FITMENTS		Note		
17.0	7 Allow for mechanical a/c / heating to remainder of spaces	900	m2	450.00	405,000
	Builder's work and other				
17.0	8 Builders work	1	Sum	67,000.00	67,000
17.0	9 Specific seismic design and install for services	1	Sum	168,000,00	168,000
17.1	0 Subcontractor's P&G	1	Sum	224,000.00	224,000
	TOTAL HEA	TING AND V	ENTILATIO	N SERVICES \$	2,697,200
18	Fire Services		100		
	Notes				
18.0	The below are assumptions and require confirmation from a relevant services engineer - noting fire services is a potential cost risk item can have significant impact on the construction cost budget		Note		
	Fire Services				
18.0	Type 7 Automatic fire sprinkler system with heal/smoke detectors & manual call points.	2,456	GFA	100.00	245,600
18.0	3 Fire alarm panel	2,456	GFA	20.00	49,120
18.0	4 Builder work	1	Sum	9,000.00	9,000
			TOTAL FIF	RE SERVICES \$	303,72
19	Electrical Services		1		
	Electrical Services [provisional quantity]				
19.0	1 Main switchboard	1	item	40,000	40,00
19.0	2 Sub-main cables, ducts	1	item	20,000	20,00
19.0	3 Distribution boards	ì	item	10,200	10,20
19.0	4 Allowance for light fittings & power to office	104	m2	400.00	41,600
19.0	5 Allowance for lighting generally	2,352	m2	250.00	588,000
19.0	Specialist theatre lighting measured elsewhere in the SPECIAL SERVICES element		Excl		
19.0	7 Builders work	1	Sum	21,000.00	21,000
19.0	8 Specific seismic design and install for services	1	Sum	54,000.00	54,000
19.0	9 Subcontractor's P&G	1	Sum	72,000.00	72,000
		TOTAL E	LECTRICA	AL SERVICES \$	846,800
20	Vertical and Horizontal Transportation				
	1 1 level lift including plant and lift car finishes complete	1	item	111,000.00	111,000
20.0	I level in including plant and int car imignes complete		11.0.11	V V V I O V P V P V P V P V P V P V P V P V P V	





21	Special Services
	Comms
21.01	Communication system, allowance for high speed broadband, CAT 5E cabling and fibre
21.02	Security system, access control
22	<u>Drainage</u>
	Drainage
22,01	Aco drain between door and paving
22.02	Allowance for drainage around the perimeter of the building

	Unit	Rate	Cost
1	Item	74,000.00	74,000
1	Item	62,000.00	62,000
тот	AL SPECIA	L SERVICES \$	136,000
37	m	1,000.00	37,000
187	m	550.00	102,850
	TOTA	L DRAINAGE \$	139,850



# F CONTRACTORS TEMPORARY WORKS AND ACCESS



			Qty	Unit	Rate	Cost
F	Contractors Temporary Works and	Access				
	Whole site Tempwork			1, -11		
0151	Site Access/Materials Handling		1	Item	1	27,125
0170	Plant		1	Item		41,568
0116	Signage		1	Item		24,000
0153	Protection		1	Item		11,500
0154	Making Good Around the Property		1	Item		16,000
0114	Security		1	Item		10,900
0152	Scaffold		1	Item		445,474
0115	Hoardings, Fencing		1	Item	1000	35,900
		TOTAL CONTRACTORS	TEMPORARY	WORKS	AND ACCESS \$	613,000.00
				10 0		



# F CONTRACTORS TEMPORARY WORKS AND ACCESS



0151		Qty	Unit	Rate	Cost
	Site Access/Materials Handling				
	Site access/materials handling	0			
	Truck dock, unloading bay	35	/	375.00	13,125
	Traffic Controller / Gateman	10		1,400.00	14,000
	TOTAL S	ITE ACCESS	MATERIA	LS HANDLING \$	27,125
0170	Plant				
	Car parking/week				
	Builders Plant		N 4		
	Consumables/week	69		50,00	13,856
	Small Tools/week	69		100.00	27,712
	3988 0303 030	133	10-00	TOTAL PLANT \$	41,568
0116	Signage				,
0116.01		8.00	no	500.00	4,000
	Site sign	8.00	no	2,500.00	20,000
	5.15 5.15.11			OTAL SIGNAGE \$	24,000
0153	Protection		1.5	TAE GIGINAGE \$	24,000
7155	Protection - General allowance	42.00		250.00	10,500
	Purchase fire extinguishers	4.00		200.00	800
		1.00		200.00	
	Testing - Annual	.4037		6,000.00	200
	Temporary waterproofing	Excluded	255.		(
	formation and a second		TOTAL	PROTECTION \$	11,500
0154	Making Good Around the Property	44		The state of the	12.11
	Making Good Around the Property	16	S. I. D. I	1,000.00	16,000
2000		ING GOOD AF	OUND T	HE PROPERTY \$	16,000
0114	Security	111 11 1			C. 100
	Security Setup costs	1.00		5,000.00	5,000
	Monitoring	69	1.0	35.00	2,425
	Call outs per week	35		100.00	3,464
			TO	TAL SECURITY \$	10,900
0152	Scaffold				
	Internal Scaffolding to flat ceilings	185	GFA	25.00	4,629
0152.01	MEWP - 2 No for installation of ceilings	Excluded	Note	2,750.00	(
					742.00
	Erect exterior scaffolding complies with current Health and	2,593	m2	60,00	155,580
0152.02	Safety legislation.				
0152.02 0152.03 0152.04	Safety legislation. Rental	35	weeks	7,780.00	272,300
0152.02 0152.03 0152.04 0152.05	Safety legislation. Rental Skrim	35 2,593	weeks m2	7,780.00 5.00	272,300 12,968
0152.02 0152.03 0152.04 0152.05	Safety legislation. Rental	35	weeks m2 Note	7,780.00	155,580 272,300 12,965 0



F

# CONTRACTORS TEMPORARY WORKS AND ACCESS



0115	Hoardings, Fencing
0115.01	Solid Hoardings
0115.02	Dismantle Solid Hoardings
0115.03	Heras Fencing and Skrim
0115.04	Solid Fencing
0115.05	Royal Wolf Protected Walkway
0115.06	Ped Gate
0115.07	Vehicle Gate
0115.08	Wheel wash

Qty	Unit	Rate	Cost
6.00	no	335.00	2,010
6.00	100	50.00	300
200.00	land the second second	150.00	30,000
Excluded		335.00	0
Excluded	100	100.00	0
1.00	100 100 100 100 100 100 100 100 100 100	1,000.00	1,000
1.00		2,500.00	2,500
Excluded		700.00	0
TOTAL	HOARDIN	GS, FENCING \$	35,900



# PRELIMINARIES & GENERAL INCLUDING CRANAGE



	23-52	Qty	Unit	Rate	Cost
Preliminaries & General Includi	ng Cranage				7 444 747
reliminaries and General cranes and Hoists		1	Item		1,208,000 201,174
raries and noists	TOTAL PRELIMINARIES		Item	G CRANAGE \$	1,410,000.00
					1,410,000.00



# PRELIMINARIES & GENERAL INCLUDING CRANAGE



	Preliminaries and General
	Site Setup
.01	Site Accommodation
.02	IT Equipment (Computer)
.03	Office equipment & consumables
.04	Security [see temp works]
.05	Hoardings, Fencing [see temp works]
.06	Signage [see temp works]
07	Gantries
80	Setting Out and Surveys
	<u>Utilities</u>
09	Power
10	Plumbing & Drainage
11	Water
	Project Management
13	Management, Admin, Engineering
14	Consultants
15	Legal fees
16	Clean Up
	Sundry Costs
18	Bond (minimum fee \$750)
19	Insurance - See attached
20	Health & Safety
21	Others
	Cranes and Hoists
01	Craneage (Tower), see tab
02	Craneage (Mobile), see tab
03	Hoists
04	Loading Platforms

Qty	Unit	Rate	Cost
1	Item		89,100
1	Item		24,700
1	Item		24,300
Excluded	Note		0
Excluded	Note		0
Excluded	Note		0
Excluded	Note		
1	Item		1,400
1	Item		22,200
1	Item		5,000
1	Item		5,000
1	Item		969,900
Excluded	Note		0
Excluded	Note		0
1	Item		25,300
1	Item		24,500
1	Item		15,000
1	Item		1,600
1	Item		0
L PRELIMI	NARIES AN	ID GENERAL \$	1,208,000
10	weeks	15,500	161,076
5	Weeks	7,500	37,500
Excluded	note		
10	weeks	250	2,598
TOTAL	CRANES .	AND HOISTS \$	201,174



# PROFESSIONAL FEES FOR DESIGN & CONSTRUCTION (PROVISIONAL ALLOWANCE)



Qty	Unit	Rate	Cost
í	Item	2,760,000.00	2,760,000
TION (PROV	ISIONAL	ALLOWANCE) \$	2,760,000
	1	1 Item	



# LEGAL FEES AND COSTS (PROVISIONAL ALLOWANCE)



		Qty	Unit	Rate	Cost
Legal fees and costs (Provisi	onal Allowance)				
Allow for Legal Fees - TBC		1	Item	45,000.00	45,000
3	TOTAL LEGAL FEES AND				45,000
3		-			



# INSURANCE FEES AND COSTS (PROVISIONAL ALLOWANCE)



		Qty	Unit	Rate	Cost
nsurance fees and cos	ts (Provisional Allowance)				
llow for Insurance		1	Item	25,000.00	25,000
llow for insurance	TOTAL INSURANCE FEES AND				25,000.00



# DEVELOPMENT CONTRIBUTIONS AND LEVIES (PROVISIONAL ALLOWANCE)



Court Manager Color Control	Qty	Unit	Rate	Cost
evelopment Contributions and levies (Provisional Allowan				
		Green	251100	444.0
llow for Development Contributions - TBC	1	Item	75,000.00	75,000
TOTAL DEVELOPMENT CONTRIBUTIONS AND LE	VIES (PROV	ISIONAL	ALLOWANCE) \$	75,000
		1	1 1	

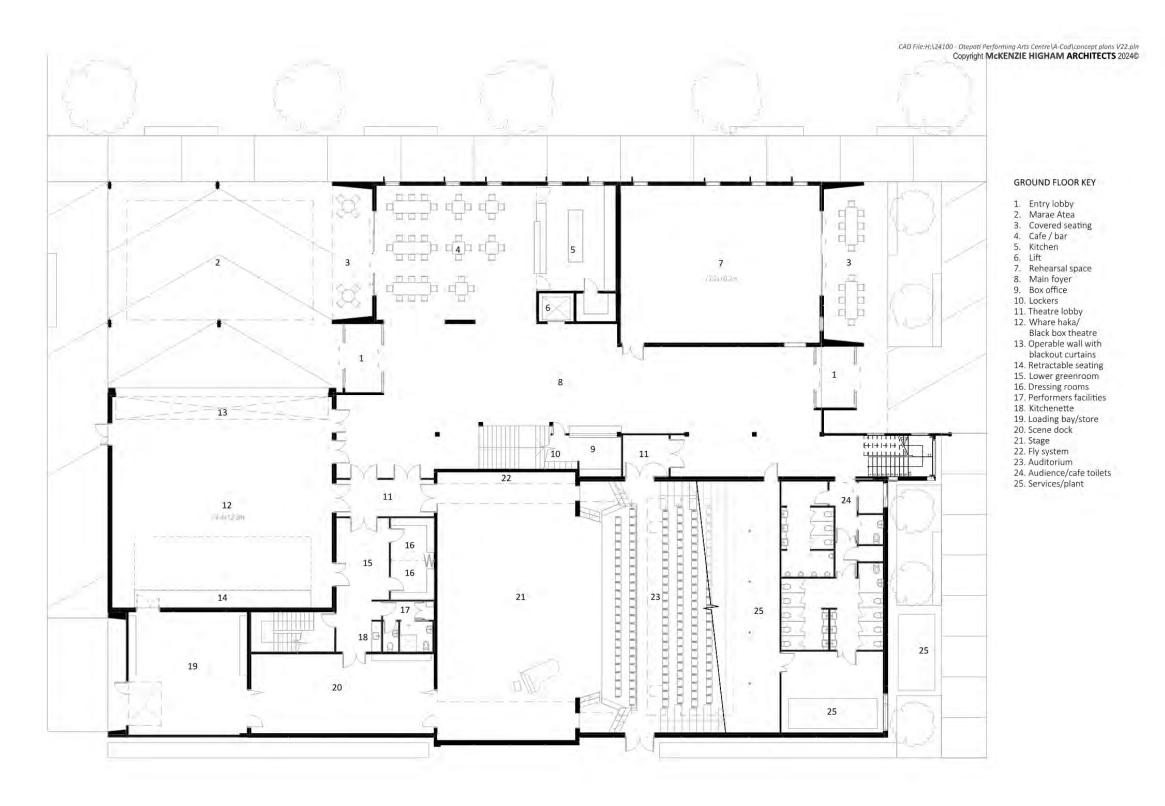


# LOOSE FURNITURE AND SPECIALIST FITOUT (PROVISIONAL ALLOWANCE)



Loose furniture and Specialist fitout (Provisional Allowance	Qty	Unit	Rate	Cost
Loose turniture and opecialist litout (Provisional Allowance				
Allow for the following Loose furniture and fitout based on Te Raukura ki Kāpiti / Similar Projects				
Curtains	1	Item	75,000.00	75,000
Green room furniture	1	Item	7,500.00	7,500
Flexible space furniture	1	Item	27,500.00	27,500
Cafe / Bar Furniture and Tables	1	Item	40,000.00	40,000
Cover Seating Outdoors	1	Item	7,500.00	7,500
Main Foyer Artwork etc	1	Item	35,000.00	35,000
Allow for desks	1	Item	12,500.00	12,500
Specialist lighting and AV		4		
Specialist theatre lighting Provisional Sum	1	Item	430,000.00	430,000
Specialist AV - Provisional Sum	1	Item	150,000.00	150,000
TOTAL LOOSE FURNITURE AND SPECIALIST FI	TOUT (PROV	ISIONAL	ALLOWANCE) \$	785,000





Otepoti Performing Arts Centre for Stage South Charitable Trust

SK.1 Indicative Layout - Ground Floor Plan

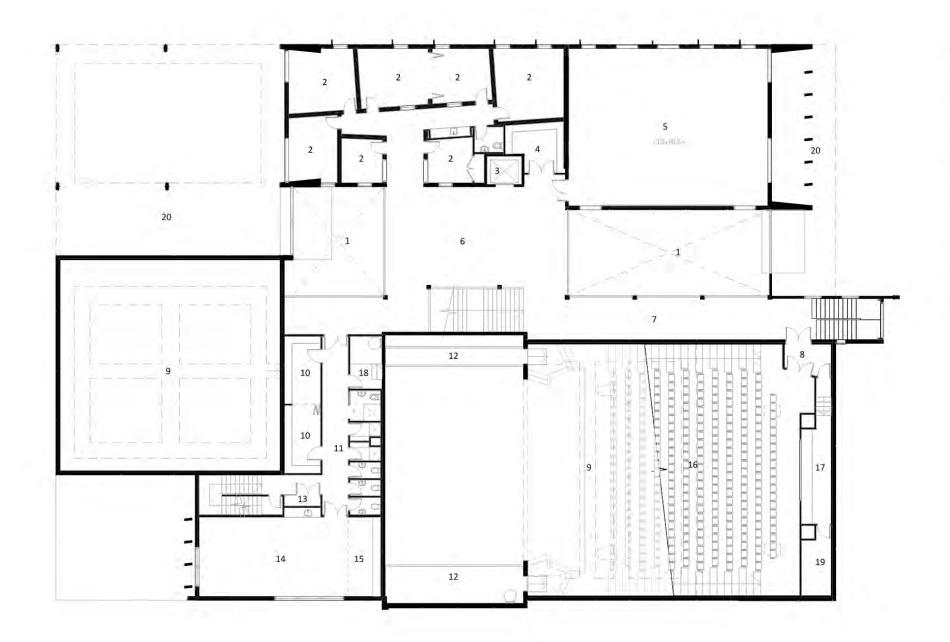
Scale: Not to scale A3 Printed 11/06/2024 Project No.24100



Level 1, 171 Vivian Street, Te Aro, Wellington 601\* Phone 04 384 8192



CAD File:H:\24100 - Otepati Performing Arts Centre\A-Cad\concept plans V22.pln
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#### FIRST FLOOR KEY

- Double height space
   Flexible offices &
- rehearsal rooms
- 3. Lift
- 4. Store

- Store
   Dance studio
   Mezzanine
   Gallery
   Theatre lobby
   Lighting gantries
   Dressing rooms
   Performers facilities
   Gantries/ fly tower
   Store/ cleaners
   Upper green room
   Dressing alcove with curtain
   Auditorium
   Control room

- 17. Control room
- 18. Access to gantries/ plant
- room above 19. Store room 20. Covered canopy

Otepoti Performing Arts Centre for Stage South Charitable Trust

Indicative Concept - Site to be confirmed

SK.2 Indicative Layout - First Floor Plan

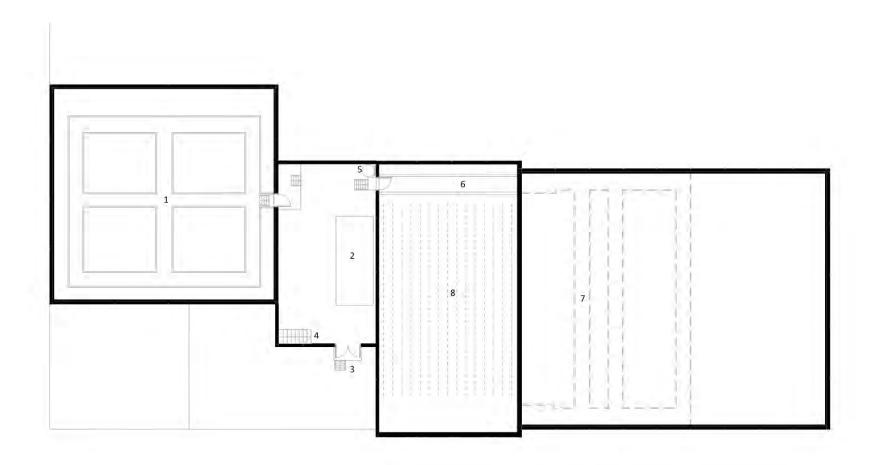
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Level 1, 171 Vivian Street, Te Aro, Wellington 601 Phone 04 384 8192



CAD File:H:\24100 - Otepon Performing Arts Centre\A-Cad\concept plans V22.pln
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#### GANTRY/ PLANT KEY

- Lighting gantries, accessed via plant room
   Plant room
   Roof access
   Service stair access
   Ladder access
   Upper fly tower gantry
   Lighting gantries, accessed via plantforms below
   Fly system

Otepoti Performing Arts Centre for Stage South Charitable Trust

Indicative Concept - Site to be confirmed

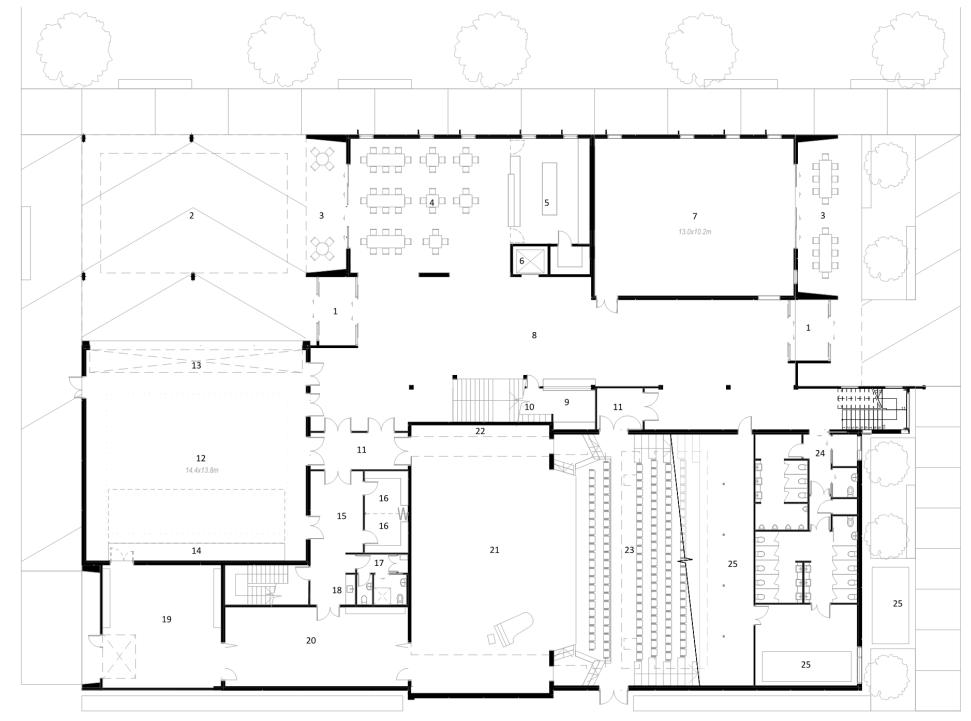
SK.3 Indicative Layout - Upper Gantries & Plant Room

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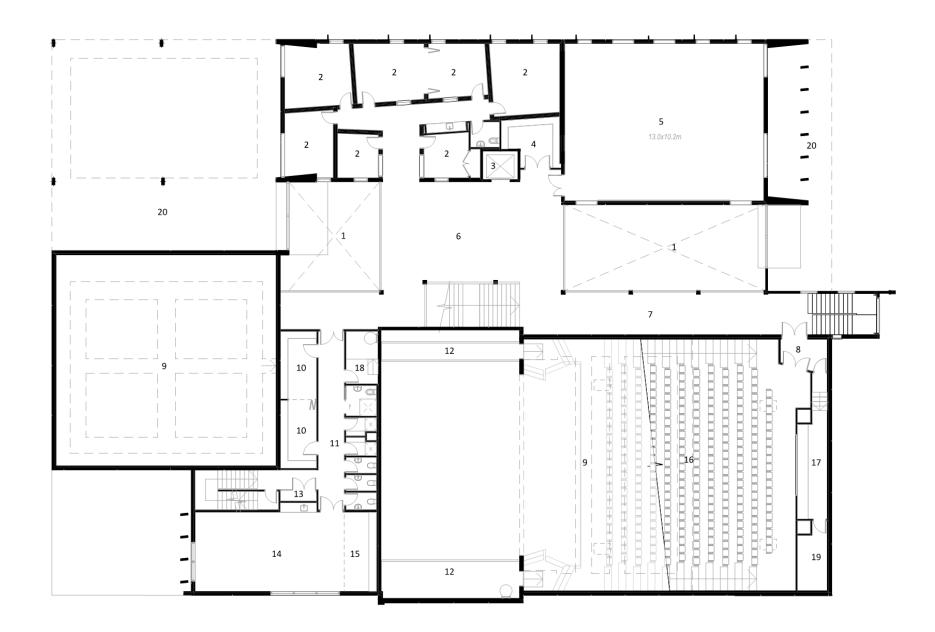
#### GROUND FLOOR KEY

- 1. Entry lobby
- Marae Atea
   Covered seating
   Cafe / bar
- 5. Kitchen
- 6. Lift
  7. Rehearsal space
  8. Main foyer
  9. Box office

- 10. Lockers 11. Theatre lobby
- 12. Whare haka/ Black box theatre
- Black box theatre
  13. Operable wall with
  blackout curtains
  14. Retractable seating
  15. Lower greenroom
  16. Dressing rooms
  17. Performers facilities

- 18. Kitchenette 19. Loading bay/store
  20. Scene dock
  21. Stage
  22. Fly system
  23. Auditorium

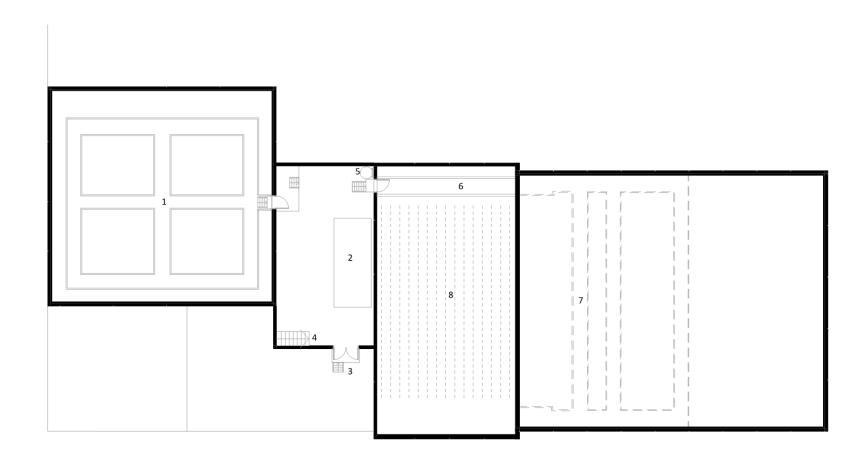
- 24. Audience/cafe toilets
- 25. Services/plant



#### FIRST FLOOR KEY

- Double height space
   Flexible offices &

- 2. Flexible offices & rehearsal rooms
  3. Lift
  4. Store
  5. Dance studio
  6. Mezzanine
  7. Gallery
  8. Theatre lobby
  9. Lighting gantries
  10. Dressing rooms
  11. Performers facilities
  12. Gantries/ fly tower
  13. Store/ cleaners
  14. Upper green room
  15. Dressing alcove with curtain
  16. Auditorium
  17. Control room
  18. Access to gantries/ plant room above room above
  19. Store room
  20. Covered canopy



#### GANTRY/ PLANT KEY

- Lighting gantries, accessed via plant room
   Plant room
   Roof access
   Service stair access
   Ladder access
   Upper fly tower gantry
   Lighting gantries, accessed via plantforms below
   Fly system