Tabled Document

Schonell Theatre Refurbishment Consideration

Item 8.2
TLSC meeting 2/15

Summary of Feasibility Report

SCOPE OF WORKS

This project comprises the refurbishment of the existing UQ Schonell Theatre, providing a total FECA [fully enclosed covered area] of 2,331m^2. Associated works include minor extensions, refurbishment of the internal space including upgrades to services and facilities.

INDICATIVE ESTIMATE

Indicative Estimate for the building works is as follows:

- Construction Works $ 9,075,500.00
- Design & Construction Contingencies [20%] $ 1,800,000.00
- Professional Fees [10%] $ 900,000.00
- UQ/Associated Costs [10%] $ 900,000.00
- **Total $ 12,675,500.00**

Option A - no compromise approach is indicated as above. This means Schonell will work as a high quality teaching and performance space.

The fundamental drivers of cost in the project are compliance. When work is undertaken that effects more than 50% of the volume of a space, the regulations require that we upgrade to current compliance for all compulsory codes for affected spaces. It is difficult to imagine a scenario where this does not occur in the building given that the main auditorium and associated foyers compromise so much of the building. It is our understanding that once work is done in any space this will trigger complete compliance for disability access in the associated foyer / access spaces. Compliance for smoke exhaust, wet and dry fire services are less clear but at the very least enabling work should be done in any new work to allow full compliance to be achieved in the future.

Once the above compliance objectives are applied to the project a lot of building work is required to bring them about. Items like the foyer expansion and recladding the hall walls and ceilings are a marginal extra over cost above the base works and if not done would increase the cost of compliance upgrade.

Baseline works are probably 80-90% of the budget provided with Option A. Thus, any compromise on this position would not result in significant cost savings. Invasive re-configuration of foyers and new auditorium entries are triggered by disabled access provisions in the current standards and this is the big ticket item which can't be designed out – regardless of how the auditorium is used or fitted out.

Given the above, options "B & C" could be thought about like this:

Option B– Bandaid
We can't do much more than replace finishes, lights and AV without triggering building code compliance and disabled access provisions (see disabled access comments above). Thus UQ will end up with a tidier version of what is there without improving the basic teaching environment.

Option C – Remove 'nice to have'
The only obvious answer here is to remove approx $440K of theatre (performance) equipment such as LED stage lights, new projectors and the like. This may have a slight reduction in electrical budget if the capacity for future implementation is dispensed with. Beyond this, Option C will sacrifice functionality or have compliance issues. In order to reduce further we would need to know what UQ and UQU are happy to live without – for example:

- Remove adjustable height stage and lose orchestra pit plus the front part of the stage (ie the section outside the proscenium) – this limits performance options
- Leave Chatime tenancy inside and live with existing lecture change-over conditions
- Leave concessions bar as is
- Leave brick colonnade and side walls in hall and accept the tendency of students to stay at the rear of the theatre and retain poor vision that slows quick seat selection. This will also prevent optimization of acoustic performance
- leave ceiling in hall and just replace lights and upgrade mechanical and fire services (will need repair to ceiling and will add cost to services install so not a simple saving) This will also prevent optimization of acoustic performance
- lose seats to improve student access / movement to the front
- lose seats to provide a 'teaching' stage in front of the existing 'performance' stage
- Insert lift in foyer and leave foyer levels as is - needs investigation to prove - would make foyers tighter, is still very invasive as we still need to connect to the low level theatre entry and thus would still be a significant cost
- Insert ramps in foyer to achieve stage access – needs investigation to prove – significant amount of foyer space required for ramped circulation and still costly
- Retain current theatre seats and upgrade at a future date
- Retain AC plant for main hall and replace at future date
- Reduce quality of ancillary space fitout
- Remove light lowering system for changing lamps in auditorium on the basis that LEDs last 10,000hrs

Recommendation

It is recommended that the committee consider endorsing Option A to be presented at the next Infrastructure Sub-Committee.

Schonell Theatre Main Auditorium

UQ Schonell Theatre Refurbishment
Feasibility Study Part A

Phillips Smith Conwell Architects
61 Brookes Street Bowen Hills Qld 4006 Australia
PO Box 479 Fortitude Valley Qld 4006 Australia 5401
P+617 3257 1167
pscarch@psc-architects.com.au
www.phillipssmithconwell.com.au

Schonell Theatre Refurbishment – Feasibility Study Part A

Part A
This document

Part B
Separate document

PHILLIPS SMITH CONWELL

Schonell Theatre View from Union Road

The University of Queensland and UQ Union heavily use the Schonell Theatre for a range of purposes: teaching, performance and cinema. The 45 year old facility requires an upgrade to achieve safety and functionality requirements.

As UQ's focus is on creating a high quality learning mode within the main auditorium, we have limited the study to works associated with this goal. External and internal foyers and circulation zones are brought into the scope of the project to achieve equitable access and improved lecture change-over.

We have taken a 'no compromise' approach to UQ's brief; there is scope to rationalise costs following a more detailed review.

Key concepts in our proposal include the following:

- Our concept is a 'no compromise' solution for access and auditorium performance in all modes;
- Improved learning environment - Addition of adjustable height stage (for the full depth of the existing orchestra pit) so lecturer is at the level of students and can move around the auditorium;
- All learning functions occur outside the proscenium – stage can remain set behind closed curtains. This should also improve lecture engagement, as the distraction of the stage is removed;
- New combined teaching and performance sound system – improves audio quality in both modes;
- Opening up side aisles to encourage movement to the front of the auditorium;
- New western theatre entry – to improve access to the front and provide equitable access to stage;
- Very high quality acoustics for all modes of operation, ease of listening for improved learning;
- New campus links - external access for people with disabilities from both Union Road and the Union complex. This has the added advantage of improving campus links to the UQ Lakes Bus Shelter;
- Safer theatre – rigging and gantries to be replaced, new work to current building code;
- Increased foyer space for lecture change over – two level foyer and Chatime tenancy moved outside;
- Lift added – serving all foyer levels (except Geoffery Rush); and
- Complete new roof.

Key compromises:

- Drama with orchestra – the adjustable height stage reduces the depth of the orchestra pit and as a consequence the overhang on the stage is removed – ie smaller stage for this mode;
- Addition of bulkhead in Geoffery Rush Theatre – for adjustable height stage motors;
- 409 seats achieved – net loss of 13 seats to comply with disabled access requirements;
- Upgrades to latest Building Code not included for areas outside scope; and
- Loss of green room and some storage space – to create low level foyer.

Limitations

Due to the short timeframe, we have taken a conservative view on all aspects of the project within the nominated scope. Further investigation is required to confirm the scope of the project.

Cost summary

Mitchell Brandtman have provided an estimate for the proposal – $12,675,500.00 excl GST. This is inclusive of 20% design and construction contingency, 10% allowance for consultant's fees, 10% allowance for UQ costs but exclusive of escalation. There is scope for savings if we can work together to determine acceptable compromises.

Programme

UQ are considering the November-March teaching break for refurbishment works.

The fitout of the main auditorium may be achieved in this timeframe, but not associated foyer and external works. Fire exits would need to be carefully managed if lectures are held during construction. Lead times for specialist equipment and furniture will need to be managed.

Theatre operations continue throughout the year and cancellations will be required.

Recommendations

The feasibility study indicates that the proposed works will create a very high quality, multi-function space that will achieve great outcomes for teaching and performance with no impact on cinema presentations.

The proposal addresses all of the concerns raised in UQ's brief; except for reduction in seat numbers to 409 and the existing sound transfer between the main stage and Geoffery Rush Drama Studio.

Further investigations are required to confirm our approach to equitable access; building code requirements and roof repair. The project scope may be able to be rationalised by further consultation with UQ and UQU.

General information

SCHONELL THEATRE – BUILDING 22
Existing Building Area – 3200sqm (approx)
Proposed Additional Building Area – 185sqm (approx)
Area to be Refurbished – 2330sqm (approx)
Expected number of seats – 409 including 9 wheelchair spaces

Introduction

As noted above, the Schonell Theatre is a multifunction space that requires upgrades to current teaching and building standards. The works include upgrading finishes, furniture, specialist theatre equipment, lighting, AV, power to seats, mechanical ventilation and sound systems, plus a new roof.

Key concepts for the design are as follows: accessibility, first class outcomes in all modes of operation along with assessing the building condition. Commentary follows.

Architectural themes

Exterior

The exterior aims to enhance the Schonell's allure as a night time entertainment venue with a character sympathetic to the Union Complex.

Extended foyers will be clad in glass to create the effect of a large light box at night and enhance visual links from Union Rd through the theatre to the Union Complex. The external café is designed as a landscape element within an external covered foyer. Roof lines and trellises for vegetation have been chosen to complement the outlook from the new upper level foyer.

Interior

Interior selections are mindful of the multifunction nature of the main auditorium. Custom timber acoustic panels combined with sculptural coated metal blades will enhance acoustics. High quality materials and finishes maintain Schonell's appearance as a first class venue, however, we have chosen subtle colours to minimise distraction for students.

Concept plans and sections for the proposal are included in the 'Supporting Documents' section at the end of this Part.

Acoustics

The existing auditorium has a generous width and excellent ceiling height which are the basic foundations of a high quality space. Unfortunately, the brick colonnade and timber ceiling constrain these dimensions and prevent the space form realizing its full potential.

In addition the brick colonnade constricts the view to seating as you enter the hall making seating choice slower, consequently slowing people movement.

The proposal removes the brick wall and timber ceiling which opens up the space visually and acoustically. The space can be upgraded to a world class acoustic quality that can accommodate a variety of functions.

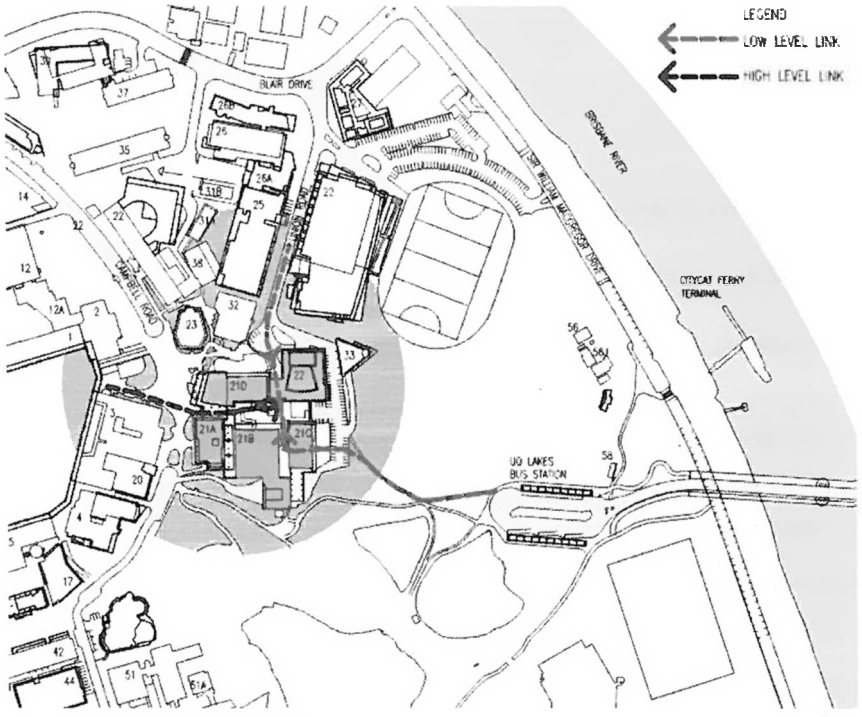
Much refining of the concept needs to be done but we are confident that this approach will result in a highly flexible learning and performance space of benchmark quality.

Acoustics (cont.)

The acoustic features include:

- Enhanced ease of listening - a reduction in fatigue from poor speech intelligibility will enhance the learning environment;
- Acoustically isolate the hall from external noise to a higher degree than present. Although it is a quiet environment, reducing intrusion from the outside world will improve engagement with performances and their sound clarity without resorting to sound reinforcement;
- Maximize the ceiling height of the space by lining the purlins with a high density ceiling sheeting;
- Improve clarity in the hall by improving the rear wall acoustic absorbers to full extent of wall and minimizing delayed rear reflections;
- Enhance beneficial early lateral sound energy to listeners using a series of graduated angled and sloped reflector panels down the side of the hall. We have worked with this system on several auditoriums with the acoustic consultant and achieved outstanding acoustic clarity;
- These side blades transform into vertical baffles below the ceiling, curtailing sound colouration effects by lessening the strength of early overhead reflections;
- This integrated highly functional acoustic system creates a visual statement that defines the hall and is based on cutting edge research and successful implementation in existing projects;
- Incorporate adjustable low frequency absorbers at corners of the hall. The acoustic consultant has developed high performance absorbers which we have used on recent projects;
- Incorporate targeted broadband absorption into the wall cladding to optimize reverberation times;
- An exciting proposal is to introduce an egg crate grid over the projection booth that can be closed off with a simple motor driven door system. This would allow adjustment of the reverberation time of the hall in a simple and quick manner to suit the type of performance, speech or music. While normally a very high cost proposition, recent research and implementations have shown that the grid can be configured to cause extension to sound travel paths, increasing transmission times and acting in effect to make the space acoustically bigger than it is physically. This is a low cost use of a cutting edge idea;
- Behind the stage a variable acoustic system would allow the hall to be optimized for different types of performances and to accommodate a range of stage sound energy levels. Again this would be a simple A or B setting making it very intuitive and simple to operate;
- Also proposed is a custom dipole speaker system to provide a very even high quality soundfield over the entire hall. This has been used at St Peters Performing Arts Centre and effortlessy integrates with the direct sound to create a very relaxed and natural sound.

All of the above initiatives are simple, tried and proven. They are at the cutting edge of current auditory and acoustic research and will provide a space where the mind can relax, with reduced distractions and cognitive fatigue, and focus on the intended message be it sound, image or theatre.



Campus links

The UQ Union complex is connected to the Great Court / Campbell Road / House Road at high level and to the new busway link walkway at low level. This is now a busy route through the campus.

The proposed scheme provides a new access route at low level to join the new busway link to Union Road via a People with Disabilities (PWD) accessible, pedestrian environment. The inclusion of a lift in the Schonell foyer, provides a PWD connection to the upper and lower campus circulation routes.

Works to the external forecourts on both sides of the building will be required to achieve appropriate pavement levels and ramps.

Refer to diagram adjacent

General access to main auditorium

The proposal creates a new western theatre entry via the existing fire exit door.

This new entrance will draw users into the building via the new low level foyer. The point of entry to the theatre is near the front which will enhance occupation of the front rows. The change to general access requires expansion of the foyer, modification to a dressing room and modification of the fire exit stair.

Demolition, changes to the building structure and a new fire tunnel at high level in Geoffery Rush Theatre back of house will be required for the new entry.

Improving lecture change over

UQ have advised that lecture change over is slow due to restricted access. To address this, we have pursued the following strategies:

- raising the entry foyer level to match the level at the rear of the main auditorium providing more waiting and circulation space. This is enhanced by removing the PWD ramp and reducing the extent of the Pizza Café stairs;
- providing a new theatre entry via the western fire door; and
- providing a new low level foyer supported by good external links to the campus.

Compromise – providing public access via the western fire escape causes public and performer routes to cross. The crossover occurs outside the theatre and could be managed.

Compromise – The creation of the low level foyer solves access problems at the expense of the green room. Consider management plans that only use the new western door

Access for people with disabilities

Refer to diagram adjacent

Access to building

As noted above, modifications the forecourt areas are proposed to achieve PWD access to the building from both Union Road and the UQU complex courtyard.

Access within building

Within the building, multiple foyer levels and the stage will be served by new access routes and a lift which serves all foyer levels.

Creation of a new western entry door to the main auditorium enables PWD access to the stage areas.

Equitable access has been added for:

- front of house access to stage;
- back of house access to stage; and
- new PWD dressing room facilities.

Front of house access is via the new western door. Once inside the theatre, the side aisle will be raised to match the existing landing and a platform lift installed to provide the further 325mm required to reach stage level. This lift will also travel down to the new teaching level in front of the proscenium.

To provide back of house access to the stage, the PWD would use a similar route to the western entry, but diverge into a new back of house ramp to the backstage area.

Seating

Seating for wheelchair bound audience members has changed since the last access review and inclusion of wheelchair seating in the current theatre. The Building Code now requires seating for persons with disabilities at a rate of 1 per 50 in theatres of this size; previously it was approximately 1 per 100 seats. Whilst buildings are not required to retrospectively comply, we anticipate that the scope of the re-furbishment works will trigger new PWD seating.

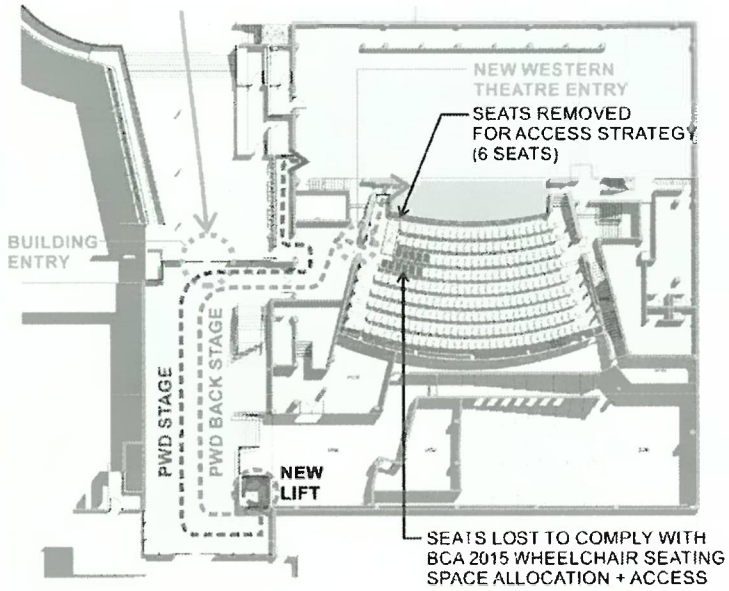
Under BCA 2015, the current Schonell theatre wheelchair capacity is 4 spaces. A Theatre with 409 seats requires 9 wheelchair spaces. In addition, wheelchair seats are required to be representative of seating choices offered.

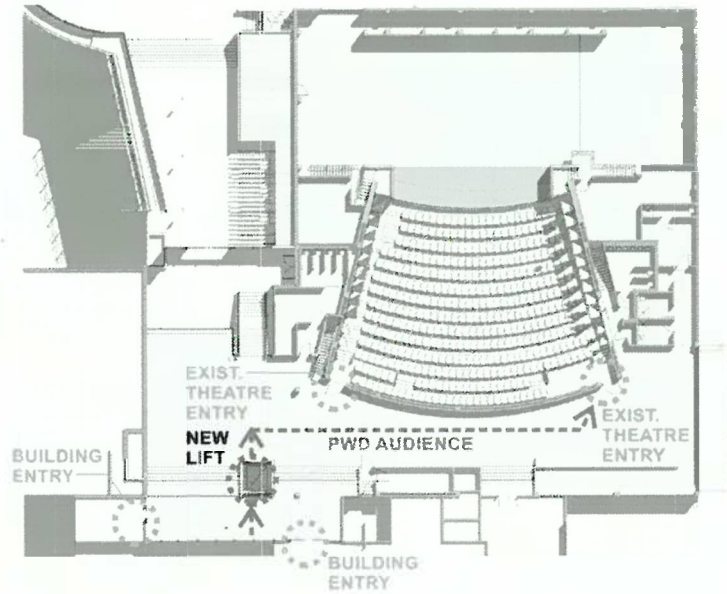
Additional wheelchair seating results in the loss of approximately 17 fixed seats but gain 4 wheelchairs spaces so net loss 13 seats for new 409 seat capacity.

Advice from a DDA consultant is required to assess UQ's obligations for PWD seating. There are aspects of the 1970's building that we can't easily change – such as the depth of the tiers.

Detailed investigation is required to confirm the final numbers of seats based on actual seat selection.

Compromise – Loss of seats





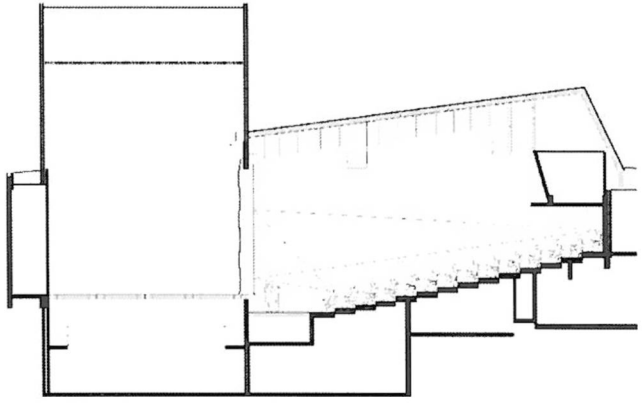
Consequences of the proposed changes have different impacts on different auditorium uses. Discussion follows:

Teaching

The front section of the stage can be set at the height of the lowest tier of seating to enhance enagagement between lecturer and students.

Moving the projection screen outside the proscenium improves the connection between the lecturer, the presentation and the students.

Refer to section below

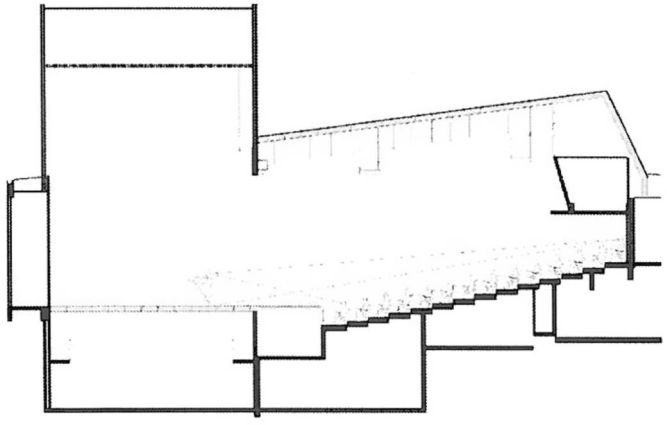


Drama without orchestra

Moving the data screen outside the proscenium means stages don't have to be re-set after lectures each day.

Additional space for stage lighting will be achieved by re-locating the data screen.

Refer to section below



Drama with orchestra

This mode is most compromised due to the proposed adjustable height stage. Reasons as follows.

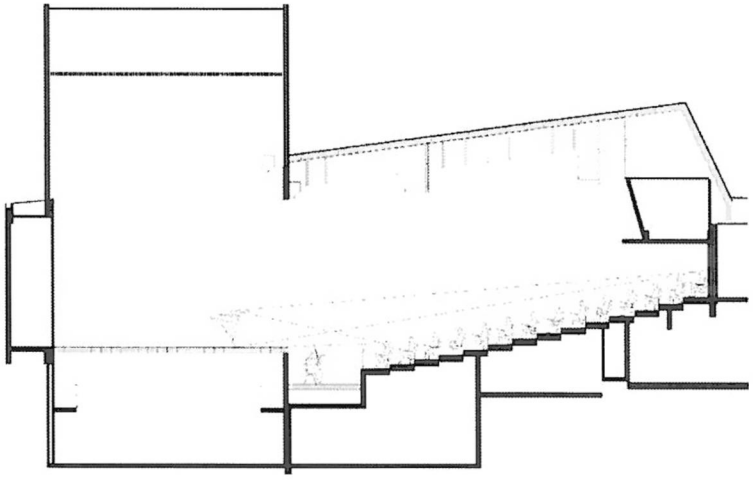
When the adjustable part of the stage is lowered, the stage won't extend beyond the proscenium.

The new depth of the orchestra pit will be approximately 1800mm. The conductor will partially block views of the stage. Seated musicians heads will be at stage level and bows and instruments will be above stage level in some cases.

The adjustable height stage is proposed in a single lift for the full width of the orchestra pit for the following reasons:

- The full width of stage outside the proscenium is required for teaching
- When lowerered, the adjustable height stage sits above the pit floor level. As the orchestra pit is already tight, there would be head clearance and egress problems if we tried to maintain the existing stage overhang
- Stage cost doubles if we do multiple lifts
- Space for the motors will need to come from the Geoffery Rush theatre, two lifts doubles the problem

Refer to section below



Compromise – Conductor obstructs view of stage

Music

There will be a significant improvement in un-amplified performances.

The space will be similar to 'Drama without Orchestra' on previous page.

Dance

Making the adjustable height stage in a single lift means only one joint for the dancers as is currently the case.

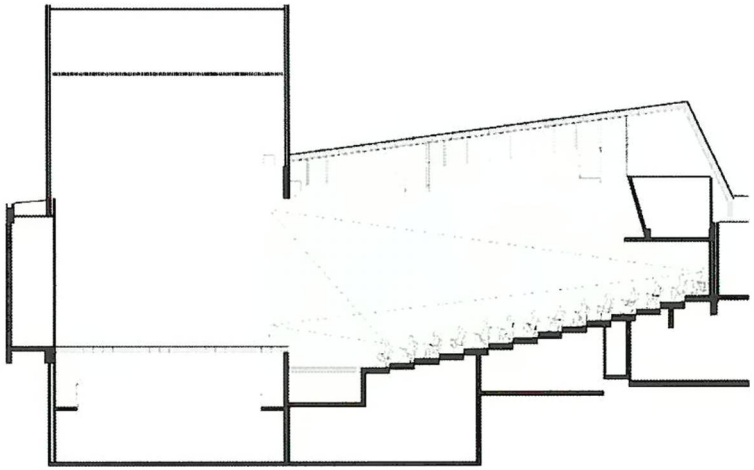
The new stage is proposed to be sprung, which will be an improvement on current conditions.

The space will be similar to 'Drama without Orchestra' on previous page.

Cinema

We anticipate no change to cinema presentation, aside from the option for digital projection included in costings. No allowance has been made to upgrade the Cinema speakers

Refer to section below



Other impacts

We propose moving the Chatime tenancy to increase available space in the foyer. We don't have access to lease information, however, the impact of the re-furb on the tenant needs to be considered. Costs have been allowed for construction the relocated Chatime, however, lease / legal costs are not covered.

Scope of refurbishment

The focus of the project is the main auditorium, associated access and external repairs. Spaces covered by our report and costings are indicated on the 5 x floor plans on the following pages – Schonell Theatre Levels 0-4.
Refer 'Supporting Documents' at the end of this part.

Building Exterior

The major change to the exterior of the building is removal and replacement of the roof. The limited timeframe and scope of the feasibility study did not permit specialist input into the roof condition. The proposal includes a complete new roof, which incorporates high performance acoustic separation.

Other items covered in the cost estimate for the exterior:

- New loading dock
- New acoustic roller shutter to loading dock
- Replacement of steel framed windows on east façade
- Re-furbish window hoods
- Clean brickwork and re-paint other elements
- New soffits

Architectural treatments generally

An overview of the extent of works in various spaces is included in Schonell Theatre Re-furbishment – Proposed Scope dated 02.06.15 following. Refer 'Supporting Documents' at the end of this part.

Building code review

Refer to Part B for Knisco's Building Certification Report.

The building certification review notes that new work is required to be carried out to current building regulations. Existing areas that are not part of the project are considered compliant under earlier legislation.
Consideration should be given to upgrading mechanical, electrical and hydraulic fire safety systems throughout the building – scope for these items is limited to new work in our proposal.

Structural

Structural engineering was not sought as part of the feasibility study. However, this proposal will require removal and replacement of existing concrete beams to achieve access via the western theatre entry. Modifications are also required in the western fire stair. Due to the post and beam nature of the construction, we believe the modifications are possible. Structural Engineering advice will be required to confirm.

Mechanical

Refer to Part B for HJR's Mechanical Feasibility Report.

The Mechanical review is limited to nominated scope – advice from HJR (email 01.06.15):

We have the mechanical covered in current estimates for the areas being refurbished, we have no allowance for sprinkler protection included in the mechanical services. Areas outside of current scope are not addressed in current estimates. Ie there is no smoke exhaust or active smoke hazard management outside of the upgraded exhaust over the rigging tower. Theatre 2 currently has nothing in place but AC shutdown on fire alarm.

Electrical

Refer to Part B for Umowlai's Electrical Feasibility Report.

The Electrical review is limited to nominated scope – advice from Umowlai (email 01.06.15): *We can confirm we have allowed for fire detection, EWIS and emergency lighting upgrades within the scoped areas as part of our current budget allowance.*

Hydraulics

Refer to Part B for Mark Traucniek's Hydraulics and Wet Fire Feasibility Report.

Hydraulics replacement / upgrades are recommended to be carried out for the whole building and this is the basis for the budget allowance.

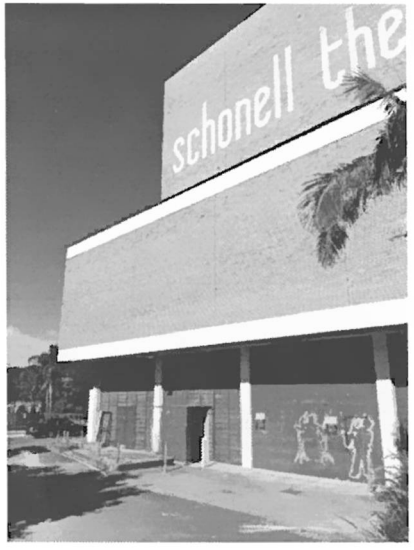
Specialist Theatre equipment

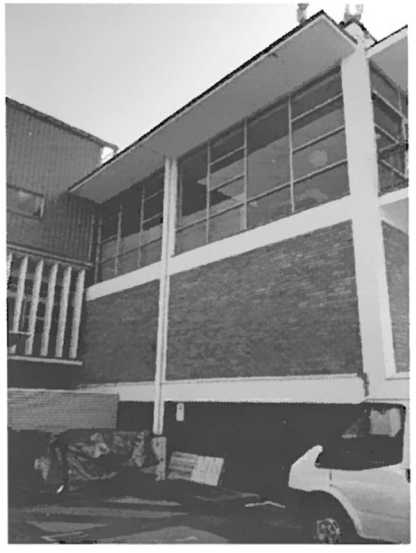
Refer to Part B for Design Stage's Theatre review and budget.

Commentary is provided for all theatre operational settings, however, prioritised for teaching aspects and safety issues

Acoustics

The proposed scheme was developed with James Heddle Acoustical Consultant. Comments about acoustics are included with 'Proposed Scheme' above.





Further investigations are required to confirm our approach to the re-furbishment as follows:

Discussion with UQ to confirm scope of work

Due to timeframes, we haven't been able to refine the brief. The cost can be pulled back if we can identify acceptable compromises.

Refer to Part B for UQ's brief and PSC's notes from our meeting with the users on site.

PWD access to stage

The new access arrangement via the western entry door generates a cross over between front of house and back of house access for all patrons. Investigate whether separate back and front of house stage access is required for PWDs.

Seat arrangement

A disability access consultant is required to review proposed seating arrangements. Final seat layout will be determined when the seat is selected.

Disability access consultant input required generally

The more recent work in the building complies with standards that have been updated. Thus we have a mix of access issues which require specialist input.

Roof inspection

A roof condition report is recommended prior to carrying out roof replacement.

Structural review

Feasibility of proposed structural changes needs assessment.

Building Code assessment

Further investigation and co-ordination between the Building Certifier, services consultants, fire engineer and architect is required to determine final extent of building elements to be upgraded to current standards.

Impact on leases

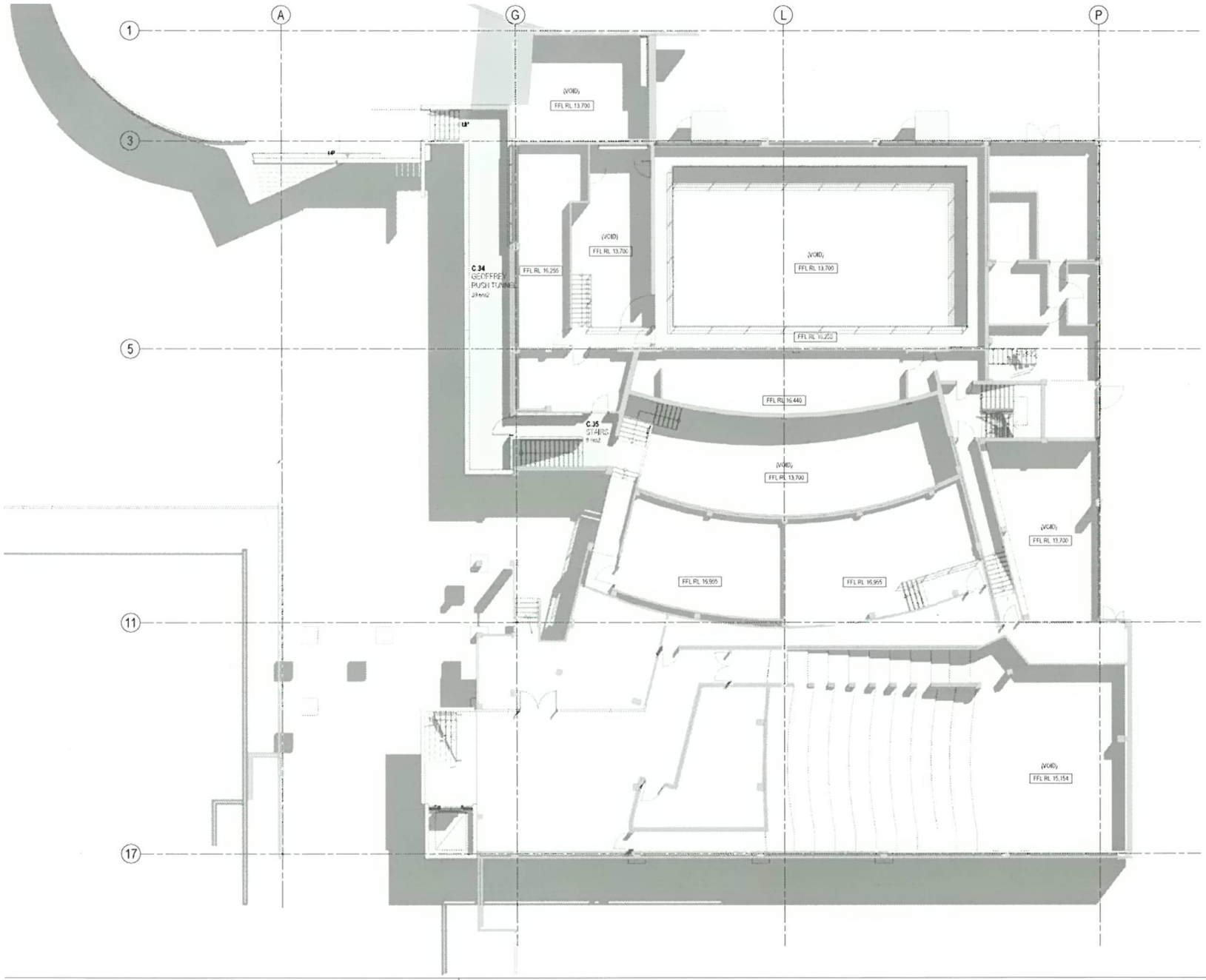
Input from UQU is required to determine impact on existing tenants.

Further limitations and clarifications are included in the following Consultant's reports.

Plans and Sections

Plans - Scope of Refurbishment – Schonell Theatre Level 0-4

Schedule - Schonell Theatre Re-furbishment – Proposed Scope



SCHONELL THEATRE REFURBISHMENT
UNIVERSITY OF QUEENSLAND
ST LUCIA CAMPUS

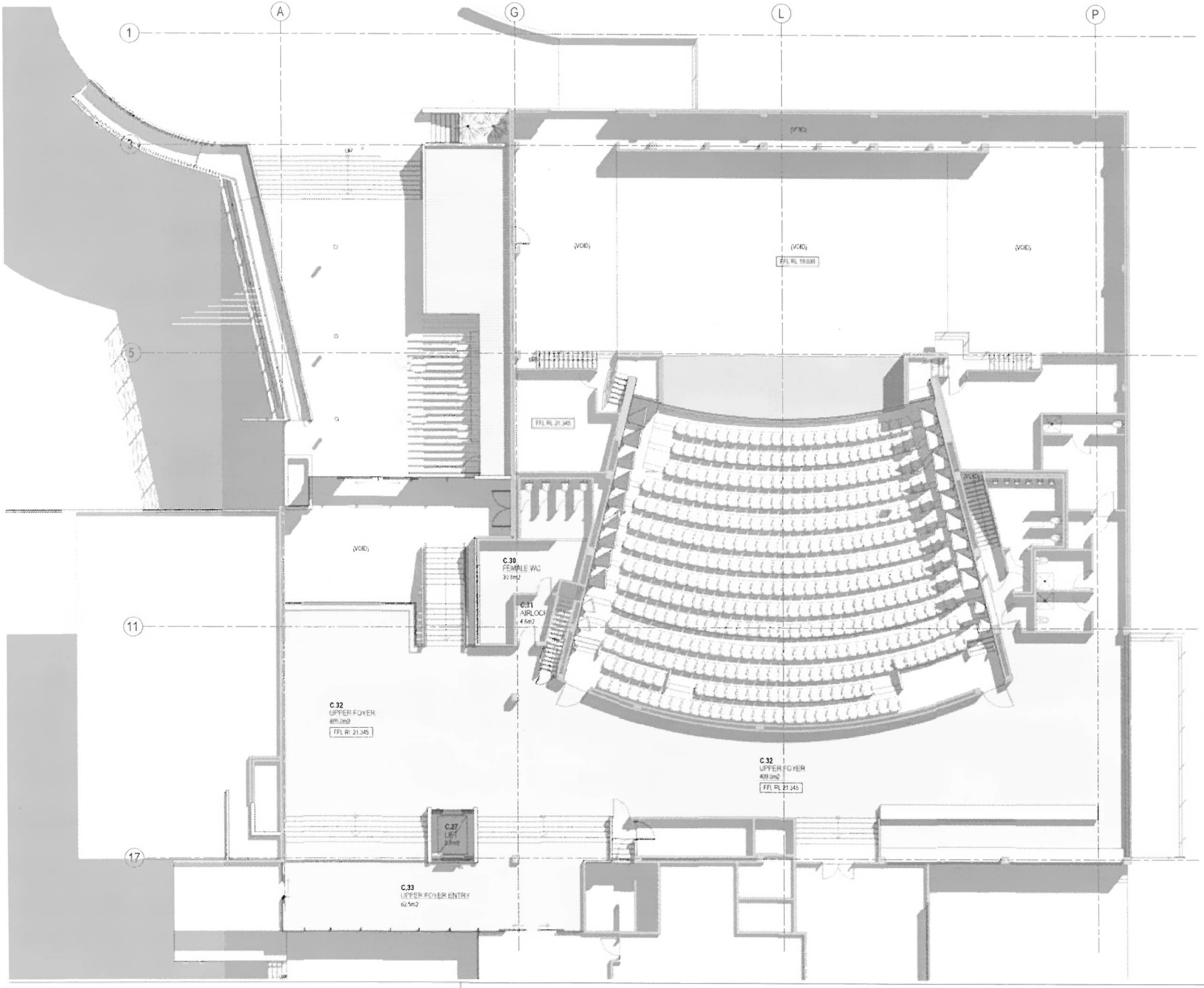
PROPOSED ORCHESTRA PIT (53.94")

102

CONCEPT

JUNE 2015
1 : 100 @A1
5401

PHILLIPS SMITH CONWELL | ARCHITECTS



SCHONELL THEATRE REFURBISHMENT
UNIVERSITY OF QUEENSLAND
ST LUCIA CAMPUS

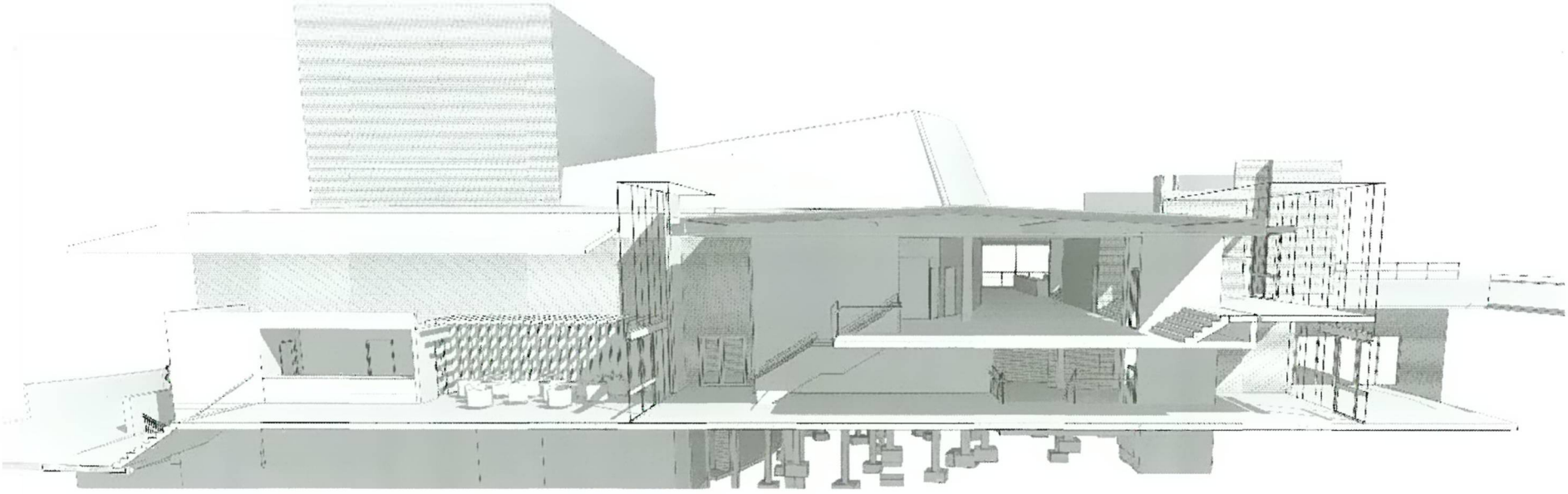
PROPOSED SCHONELL FOYER (70.02")

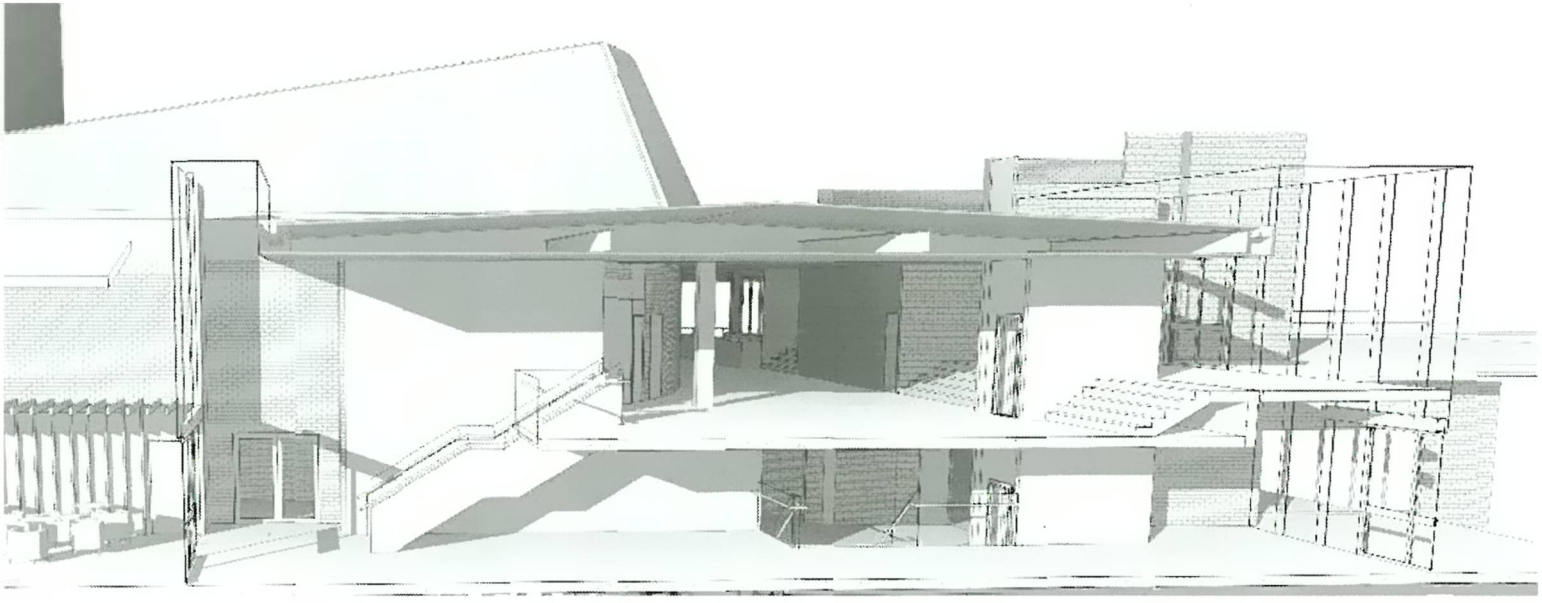
105

CONCEPT

JUNE 2015
1 : 100 @A1
5401

PHILLIPS SMITH CONWELL | ARCHITECTS





SCHONELL THEATRE REFURBISHMENT
UNIVERSITY OF QUEENSLAND
ST LUCIA CAMPUS

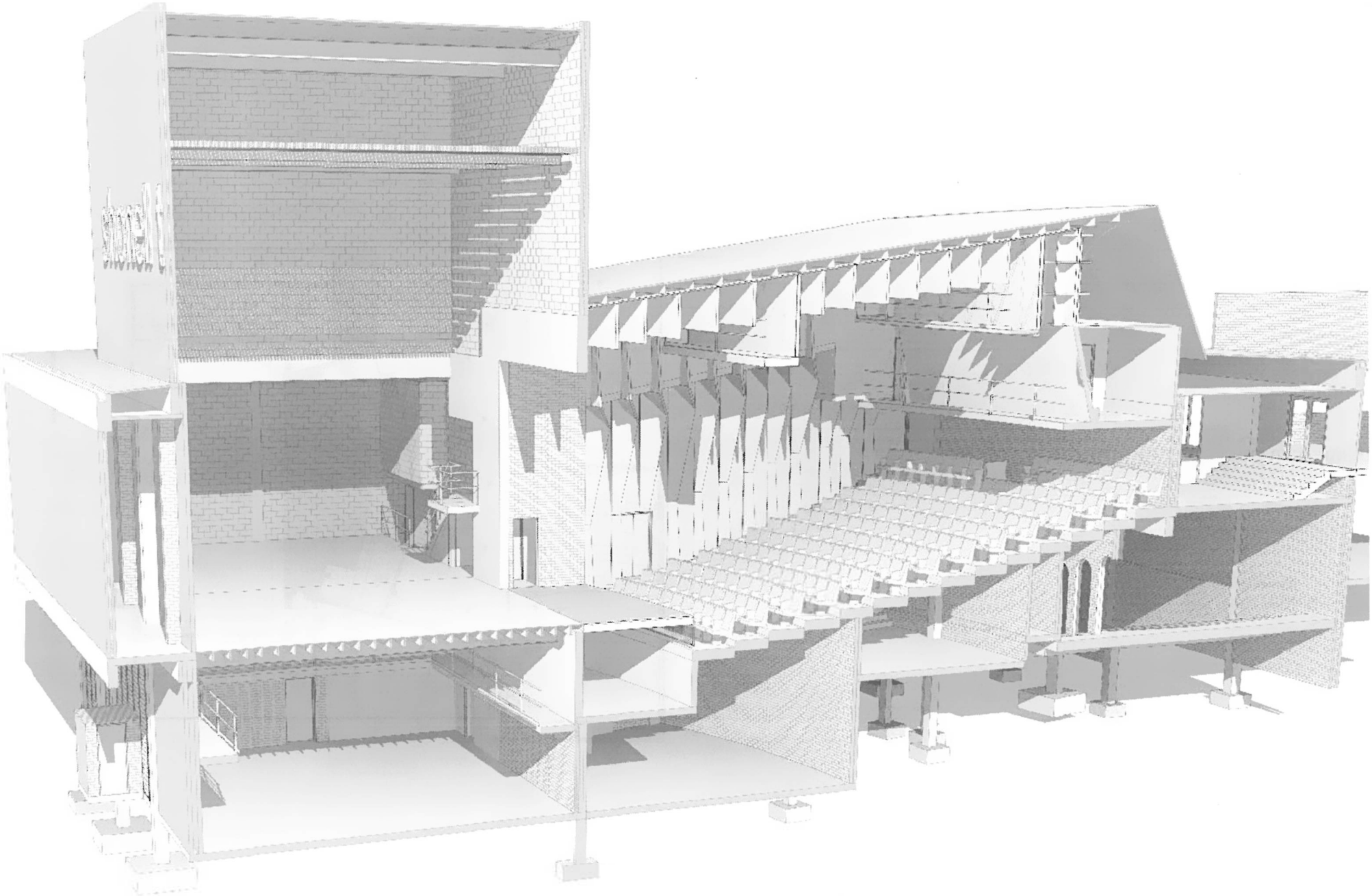
3D SECTIONS

106

CONCEPT

JUNE 2015
@A1
5401

PHILLIPS SMITH CONWELL | ARCHITECTS



SCHONELL THEATRE REFURBISHMENT
UNIVERSITY OF QUEENSLAND
ST LUCIA CAMPUS

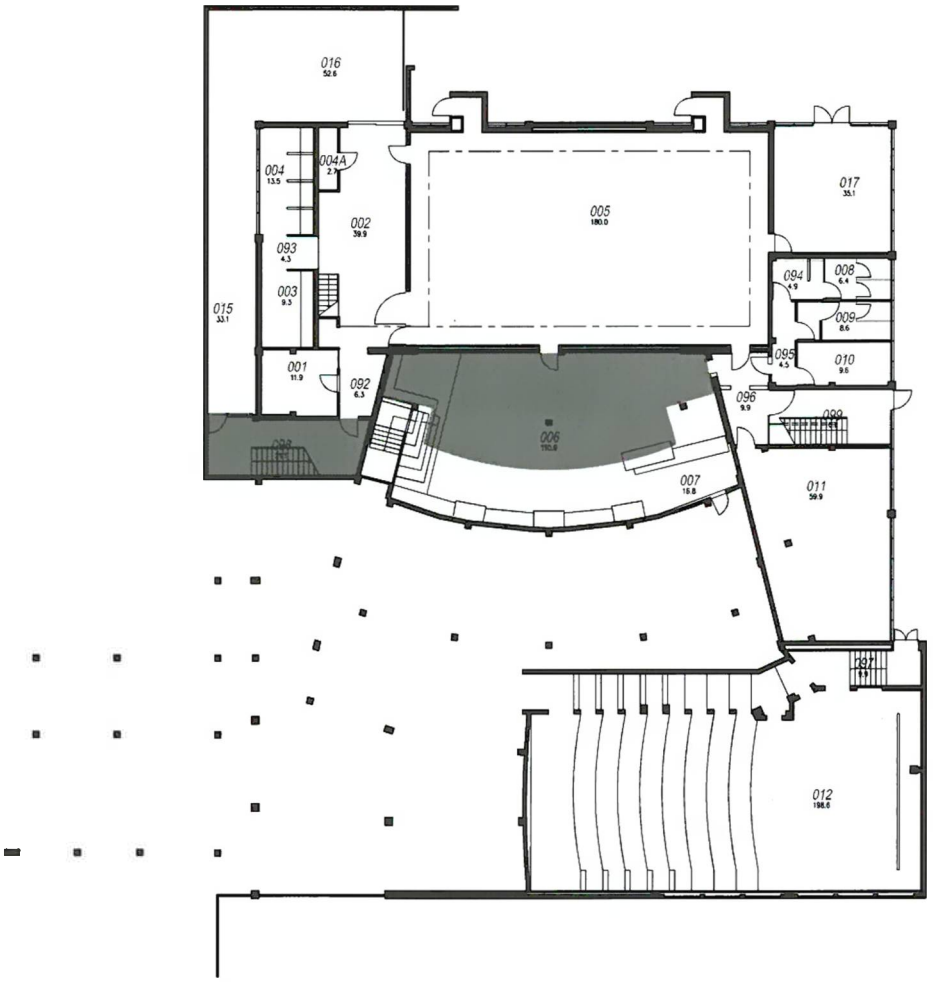
3D SECTIONS

107

CONCEPT

JUNE 2015
@A1
5401

PHILLIPS SMITH CONWELL | ARCHITECTS



SCHONELL THEATRE - LEVEL 0
SCOPE OF REFURBISHMENT

22
SCHONELL THEATRE
LEVEL 0

R.L. 12.548

UFA(npwc) 662.7
GFA(npwc) 919.3
Cleanable 766.3

0 2 4 6m

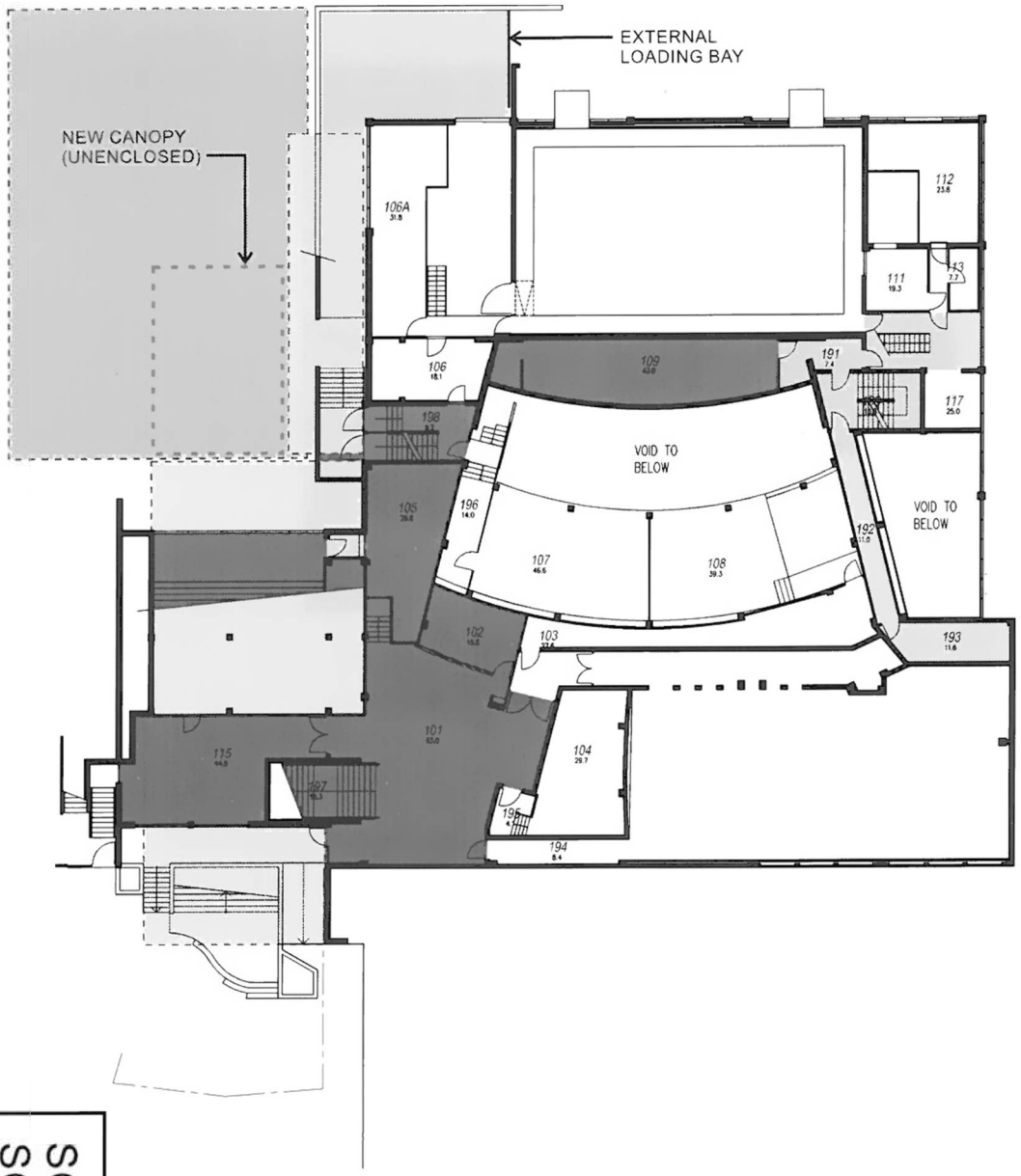
REVISED 27/09/11

ASSOCIATED ACCESS AND PLANT

REFURBISHMENT AREA

NEW BUILDING

EXTERNAL WORKS



SCHONELL THEATRE - LEVEL 1
SCOPE OF REFURBISHMENT

22
SCHONELL THEATRE
LEVEL 1

R.L. 16.534

UFA(npwc)	432.0
GFA(npwc)	792.4
Cleanable	622.2

0 2 4 6m

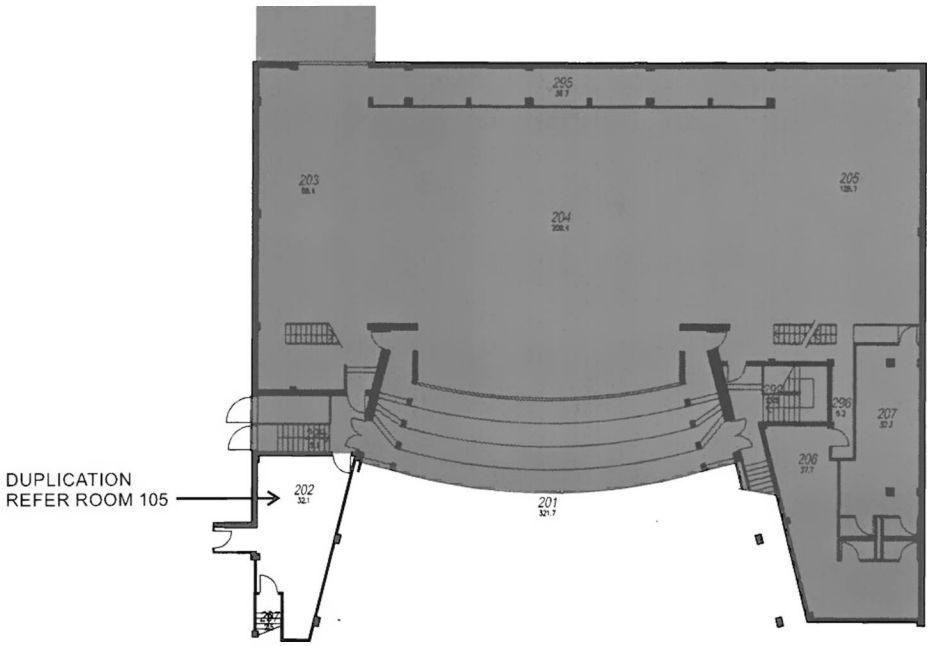
REVISED 05/08/10

ASSOCIATED ACCESS AND PLANT

REFURBISHMENT AREA

NEW BUILDING

EXTERNAL WORKS



22
SCHONELL THEATRE
LEVEL 2

R.L. 17.882

UFA(npwc) 812.1
GFA(npwc) 975.7
Cleanable 913.2

0 2 4 6m

REVISED 31/05/11

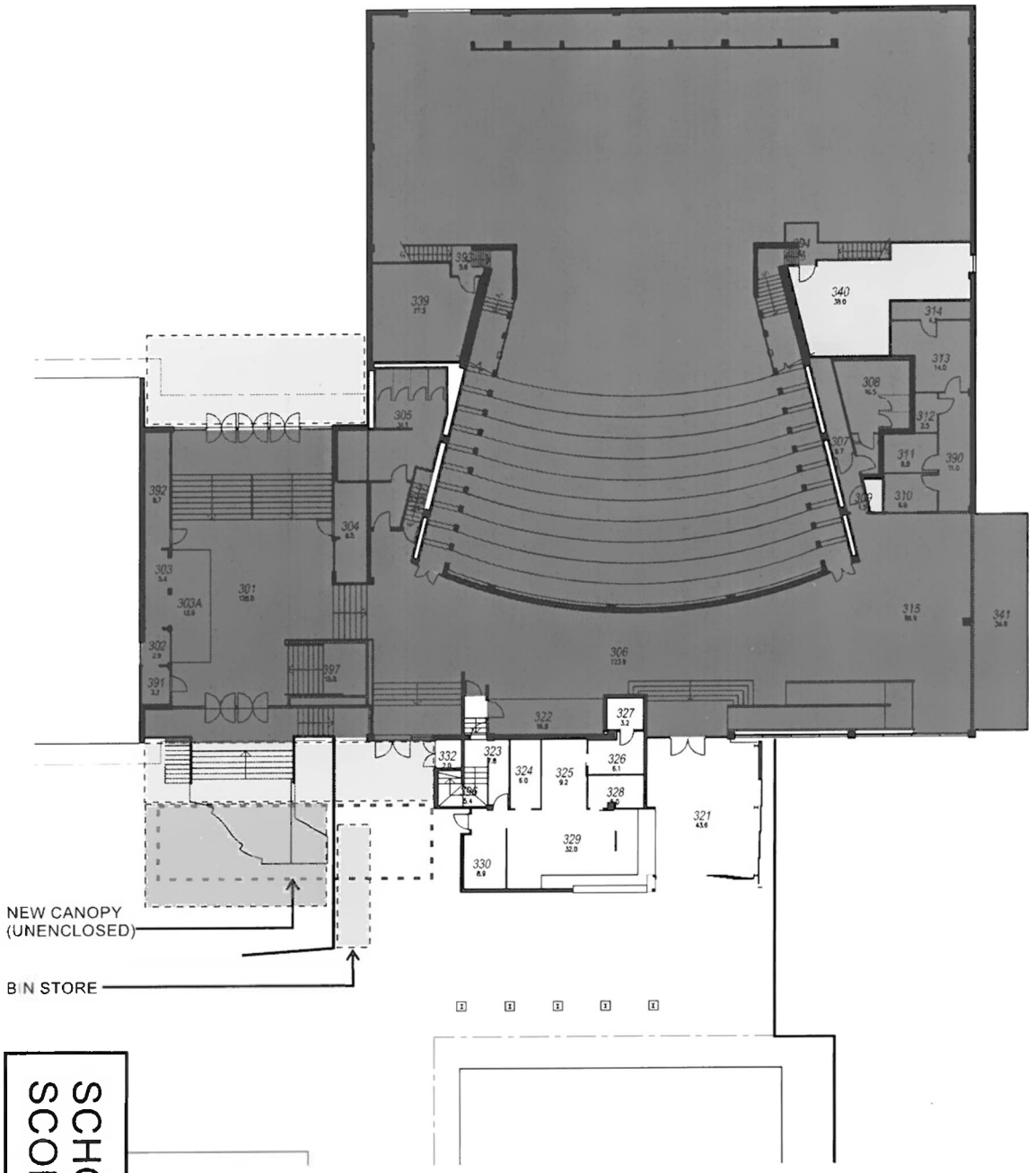
ASSOCIATED ACCESS AND PLANT

REFURBISHMENT AREA

NEW BUILDING

EXTERNAL WORKS

SCHONELL THEATRE - LEVEL 2
SCOPE OF REFURBISHMENT



SCHONELL THEATRE - LEVEL 3
SCOPE OF REFURBISHMENT

22
SCHONELL THEATRE
LEVEL 3

R.L. 20.192

UFA(npwc)	234.6
GFA(npwc)	1632.6
Cleanable	710.2

0 2 4 6m

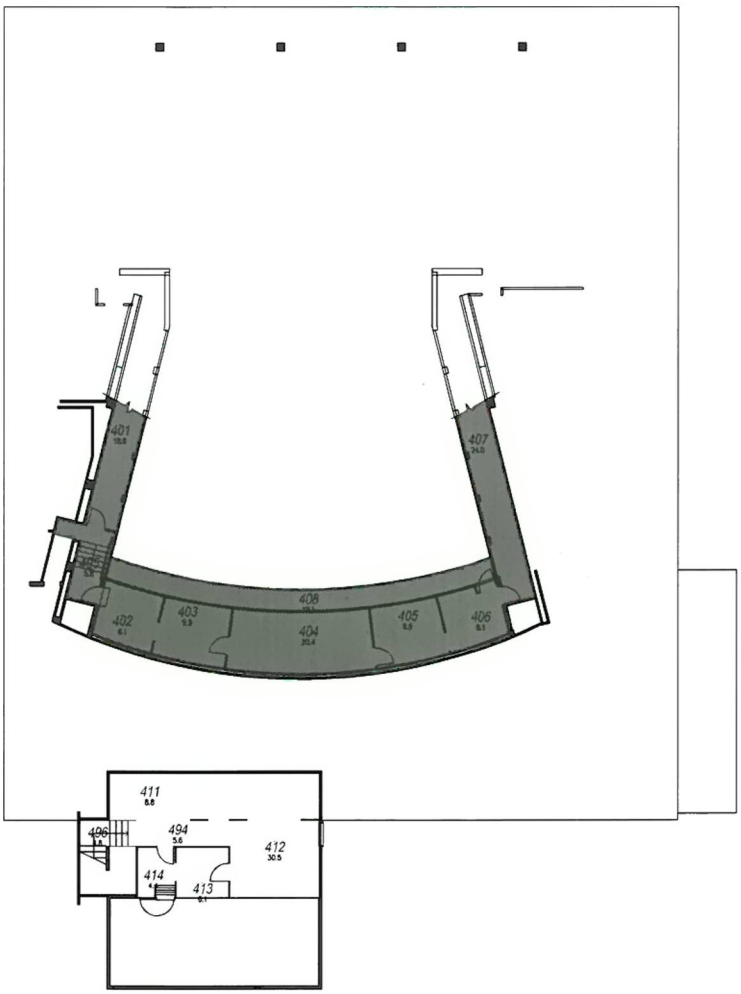
REVISED 27/09/11

ASSOCIATED ACCESS AND PLANT

REFURBISHMENT AREA

POSSIBLE NEW BUILDING

EXTERNAL WORKS



22
SCHONELL THEATRE
LEVEL 4

R.L. 22.859

UFA(npwc) 144.8
GFA(npwc) 183.4
Cleanable 226.7

0 2 4 6m

REVISED 27/09/11

ASSOCIATED ACCESS AND PLANT

REFURBISHMENT AREA

POSSIBLE NEW BUILDING

EXTERNAL WORKS

SCHONELL THEATRE - LEVEL 4
SCOPE OF REFURBISHMENT

Notes Due to timeframes, we have taken a conservative view of works required to upgrade the Schonell Theatre. Final scope will be subject to review with the UQ and UQU and more detailed analysis by the Consultant Team

Services scope and Specialist Theatre equipment are not included below, separate reports are provided for Mechanical, Electrical, Hydraulics and Specialist Equipment.
Upgraded items only are included below. Where no detail is provided, existing building elements are to remain.

Room #	Name	Structural impact	Floors	Walls	Ceilings	Doors	Windows	Stairs	Joinery	Fixtures	Furniture	Notes
Exterior and Façade												
	Landscaping	New retaining walls to achieve external entry ramp										Allowance for new soft landscaping adjacent new entries
	External pavements	Excavation	Stone pavers / Exposed aggregate concrete	Stone / render to exposed faces of retaining walls				New stairs, finishes to match pavements		Handrails to suit ramps and stairs Tactile indicators		
	Bin Store			Metal screen		Gates to match screen walls						Relocate
	North façade - existing			Clean and repaint						Stainless steel downpipes		
	North façade - new			Structural glazed curtain wall or similar		2 x New glass auto sliding doors linked to fire alarm						
	Loading dock	Construct external platform to stage height										Extend dock to improve handling
	East façade			Clean and repaint			Retain windows to upper level foyer Replace remaining windows			Replace / re-clad window hoods		Replace smoke exhaust louvres with auto open acoustic barriers
	South façade			Clean and repaint			Retain windows to upper level foyer			Replace / re-clad window hoods		
	South façade - Pizza Café											Pizza café to remain
	South façade - new			Structural glazed curtain wall or similar		2 x New glass auto sliding doors linked to fire alarm						
	West façade	Create new fire exit tunnel arrangement		Clean and repaint		New fire exits						

Room #	Name	Structural impact	Floors	Walls	Ceilings	Doors	Windows	Stairs	Joinery	Fixtures	Furniture	Notes
	West façade - new	Create new café tenancy		Stone and Masonry	Decorative soffits	External grade solid doors	Sliding glass or bi-fold door system for security		Allowance for new servery; re-use rear counter	Allowance for new sanitary fixtures	Allowance for new external furniture	
	Roof	Replace roof and purlins to achieve high thermal / acoustic performance			Replace soffits					New gutters and downpipes - re-route outside if possible		
	Entry canopies	New steel roof structure			Decorative soffits							
Level 0												
098	Western exit stair									New handrail		Non slip nosings
006	Geoffery Rush foyer	Yes - for adj. stage			New acoustic bulkhead							Bulkhead to conceal stage motors
Level 1												
101	Cinema 2 Foyer		Carpet	Paint existing New decorative	Decorative							
102	Convert to dressing room		Carpet	Paint existing New plasterboard	Paint existing	Solid acoustic						
105	Dressing room		Carpet	Paint existing New plasterboard	Paint existing	Solid acoustic						
109	Orchestra pit	Yes - for adj. stage	Carpet	Paint				New - AS1657		New adj height stage		Stairs for access to stage in lowered position
115	Green Room	Demolish										
197	Existing stair	Demolish										
198	Western Exit Stair	Extensive reconfiguration				New fire doors with elec hardware				New handrail		Non slip nosings
New	Low level foyer	New space	Carpet	New decorative	New decorative			New			Allowance for new foyer furniture	
New	Western Theatre Entry	yes - replace beam for head clearances	Carpet	New decorative	New decorative	New fire doors with elec hardware		New		PWD ramp		
New	Chatime											Refer West Façade - New above

Room #	Name	Structural impact	Floors	Walls	Ceilings	Doors	Windows	Stairs	Joinery	Fixtures	Furniture	Notes
Level 2												
201	Main auditorium	Remove existing brick side walls	Carpet	New custom acoustic treatments New acoustic louvre balustrade to orchestra pit	New custom acoustic treatments	New acoustic doors and seals		New steps to lowest tiers		New platform lift	Replace	New floor for PWD access
203	Side stage west		Paint	Paint Acoustic walls to comms rack		New auto acoustic shutter to loading bay		Make good ladders				
New	Side stage west	New PWD WC	Tiles	Tiles	New flush FC	Solid acoustic			Vanity bench	New mirrors New sanitary fixtures Grabrails		
204	Stage	Demolition of cantilever section above orchestra pit	Paint	Paint				*		*		* Refer specialist report for theatre equipment Acoustic treatment for exposed downpipes
205	Side stage east		Paint	Paint				Make good ladders		New handrail to ramp		
206	Dressing Room		Carpet	Paint	Paint Add bulkheads to exposed services	Solid acoustic			New benches	New mirrors New sanitary fixtures	Replace	
207	Dressing Room		Carpet	Paint	Paint Add bulkheads to exposed services	Solid acoustic			New benches	New mirrors New sanitary fixtures	Replace	
295	Passage		Paint	Paint								
296	Passage		Paint	Paint	Paint							
299	Eastern fire stair									New handrail		Non slip nosings
Level 3												
301	Upper level foyer	Demolish										
New	Upper level foyer	New space	Carpet	New decorative	New decorative			Yes			Replace	
302	Chatime	Relocate										
303	Chatime	Relocate										
304	Store	New floor	Carpet	Paint	New ceiling	Decorative						Incorporate space in foyer
305	Toilets		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures		New toilet partitions
306 / 315	Upper level foyer	Demolish ramp	Carpet	New decorative	New decorative			Existing		New handrail	Replace	Match new foyer space
307	Passage		Carpet	New decorative	New decorative							Match new foyer space

Room #	Name	Structural impact	Floors	Walls	Ceilings	Doors	Windows	Stairs	Joinery	Fixtures	Furniture	Notes
308	Toilet		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures		New toilet partitions
310	Toilet		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures Grabrails		
311	Toilet		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures Grabrails		
312	Toilet		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures		
313	Toilet		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures		
314	Toilet / Shower		Tiles	Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures Grabrails / Seat		New toilet partitions
322	Concessions		Tiles	New decorative	New decorative	Glass sliding doors for security screen			New counters			Wet bar not included
339	Elec Store	Demolish floor for new entry below	Concrete	Paint		Solid acoustic		New - AS1657				
340	Plant											
341	Balcony		Tiles		New soffit					New balustrade	Allowance	
390	Passage		Carpet	New decorative	New decorative							Match new space
391	Store	Demolish										
392	Store	Demolish										
393	Gantry access stair	Demolish extg New structure						New - AS1657				
394	Gantry access stair	Demolish extg New structure						New - AS1657				
395	Stair		Carpet	Paint	Paint	Add door seals				New handrail		
397	Stair	Demolish										
New	Ambulant toilet		Tiles	New partitions Tiles	New flush FC	Solid acoustic			Re-con stone vanities	New mirrors New sanitary fixtures Grabrails		Additional cubicle in 305; modify cubicle in 308

Room #	Name	Structural impact	Floors	Walls	Ceilings	Doors	Windows	Stairs	Joinery	Fixtures	Furniture	Notes
Level 4												
401	Gantry	Demolish extg New structure						New - AS1657				
402	Biobox		Carpet	New acoustic	New acoustic	Add door seals	New acoustic		Replace existing		*	* Specialist equipment excluded UNO
403	Biobox		Carpet	New acoustic	New acoustic	Add door seals	New acoustic		Replace existing		*	* Specialist equipment excluded UNO
404	Projection		Carpet	New acoustic	New acoustic	Add door seals	New acoustic		Replace existing		*	* Specialist equipment excluded UNO
405	Biobox		Carpet	New acoustic	New acoustic	Add door seals	New acoustic		Replace existing		*	* Specialist equipment excluded UNO
406	Biobox		Carpet	New acoustic	New acoustic	Add door seals	New acoustic		Replace existing		*	* Specialist equipment excluded UNO
407	Gantry	Demolish extg New structure						New - AS1657				
408	Gantry	Bounces - new support								New balustrade		
495	Stair		Carpet	Paint	Paint					New handrail		
END												