

**WRITTEN QUESTION TO
THE MINISTER FOR ECONOMIC DEVELOPMENT, TOURISM, SPORT AND CULTURE
BY THE CONNÉTABLE OF GROUVILLE
QUESTION SUBMITTED ON MONDAY 24th OCTOBER 2022
ANSWER TO BE TABLED ON MONDAY 31st OCTOBER 2022**

Question

Given that the draft Government Plan 2023-2026 includes £11.7 million of funding allocated to the Jersey Opera House, will the Minister provide –

- (a) a detailed breakdown of the schedule of works to be carried out based on this figure, together with the proposed timeframe of each itemised piece of work; and
- (b) a schedule of all proposed on-going maintenance on completion of the above works, detailing the future funding provision to ensure annual maintenance rather than periodic high repair costs?

Answer

a)

A detailed breakdown of the scope of works for the renovation project is included in the below annex.

Following the allocation in the proposed Government plan of £11.7m towards the renovation of the Jersey Opera House we have now assembled a project Board to oversee the delivery of this important renovation project.

The project Board is chaired by a senior officer from the Economy Department and also includes representatives from Jersey Property Holdings and the project management firm who are to deliver the renovation works.

I have asked this project Board to provide me with a detailed project timeline against the scope of works by the end of the year.

b)

We are currently working on a new legal structure operating model for the Jersey Opera House company. Within this operating model we will factor in a fully costed maintenance fund to ensure that the pressure of maintaining the building is removed from those in charge of the arts programme.

Annex

GROUND FLOOR INTERNALS

- 1 Auditorium, Foyer & Corridors Replace auditorium and front of house carpeting
- 2.1 Auditorium Remove, reupholster and refix auditorium seats
- 2.2 Auditorium MEP Clean duct under auditorium seating
- 3 Auditorium DDA Adapt row G seats to make easily removeable
- 4.1 Auditorium DDA Change seat designs/adapt for DDA
- 4.2 Auditorium MEP Move and reinstate sound desk
- 5 Auditorium DDA Adapt seats
- 6.1 Stage repoint part of granite, rigging edge protection, repaint floor
- 6.2 Stage MEP Remove and refix MEP equipment
- 7.1 Stage check stage fire curtain, input required Fire Consultant
- 7.2 Stage MEP JF&R report required to check if existing drencher compliant
- 8.1 Circulation areas/ramps DDA colours, add signage, handrails, replace doors with vision panels
- 8.2 Circulation areas/ramps MEP emergency lighting in connection
- 9 Berni suite make good water ingress to external walls , redecorate
- 10.1 Berni suite DDA adapt bar to create lower portion of counter
- 10.2 Berni suite MEP Remove, refix and adapt MEP equipment
- 11.1 Male WC replace 3 nr damaged urinals IPS system
- 11.2 Male WC MEP replace above with cisternmiser and pipework modifications
- 12.1 Corridor relocate fire doors to ramp
- 12.2 Corridor MEP Upgrade emergency lighting, alarms etc, electromagnetic door hold open
- 13.1 Lower Stalls Bar concrete repairs to studio soffit above
- 13.2 Lower Stalls Bar MEP remove and refix MEP installations for above
- 14 Lower Stall Bar DDA redecorate contrasting columns
- 15.1 Lower Stalls Bar / Box Office Counter DDA adapt bar to create lower portion of counter, increase space
- 15.2 Lower Stalls Bar / Box Office Counter MEP in connection with above
- 16 Lower Stalls Bar / Box DDA repeat decal
- 17 Stage Dock replace faulty full height stage door for fire rated door, reuse track
- 18.1 Laundry / Wardrobe Service Room DDA swap washer/drier position, change sink
- 18.2 Laundry / Wardrobe Service Room MEP in connection with above
- 19.1 Review Stage Loadings survey and report required
- 19.2 Review Stage Loadings MEP remove and refix to enable above
- 20.1 Basement Orchestra Pit repair concrete degradation and tanking
- 20.2 Basement Orchestra Pit MEP remove and refix MEP equipment re above
- 21.1 Basement Orchestra Pit install pit pumps
- 21.2 Basement Orchestra Pit MEP pumps (specialist work)
- 22.1 Basement Orchestra Pit DDA stair lift (previously removed) and screed
- 22.2 Basement Orchestra Pit MEP stair lift
- 23.1 Scenery Dock install platform lift (see below), adapt existing stair location etc
- 23.2 Scenery Dock MEP lift
- 24 Basement make good fire stopping to stage door DB13 and generally

FIRST FLOOR INTERNALS

- 25.1 Circle OH! Bar structural concrete soffit repairs, reinstate ceilings

- 25.2 Circle OH! Bar MEP remove and refix equipment in connection with above
- 26 Circle OH! Bar DDA add hazard warning/manifestation to glazed balustrading
- 27 Circle OH! Bar / Foyer DDA decals to mirrors
- 28 Replace external glazed canopy to circle foyer
- 29 Circle foyer improve heating and new ventilation system
- 30 Dressing Room 3 / Green Room MEP no electrics reinstate power
- 31 Dressing Room 3 / Green Room MEP no ventilation only extract provide new mechanical ventilation
- 32.1 Dressing Room 3 / Green Room new toilet and shower
- 32.2 Dressing Room 3 / Green Room MEP sanitary, supplies, wastes etc to above item
- 33 Chorus Dressing Room make good water damage from roof
- 34 Chorus Dressing Room MEP replace smoke detectors/review extract ventilation

SECOND FLOOR INTERNALS

- 35 Dressing Room 4 Riser MEP fire stopping to ducts through compartments
- 36.1 Dressing Room 4 Riser review lightning conductor and water ingress from roof
- 36.2 Dressing Room 4 Riser MEP remove and refix to allow remedials to above
- 37 Dressing Room 4 make good stone wall/boxing due to water ingress
- 38.1 Dressing Room 4 / Disabled WC DDA replace sanitaryware and vinyl
- 38.2 Dressing Room 4 / Disabled WC MEP incl install secondary lower level shower head
- 39.1 Green Room Kitchen / Old Living DDA lower part of kitchen counter
- 39.2 Green Room Kitchen / Old Living MEP refix MEP equipment to enable above
- 40 Green Room Kitchen / Old Living
- 41 Studio MEP repair ductwork and services
- 42.1 Studio repair roof following water ingress
- 42.2 Studio MEP remove and refix MEP to enable above
- 43 Studio superficial repairs to protective floor matting to sprung floor
- 44 Studio DDA decals to mirrors at knee height
- 45 Rehearsal Room DDA decals to mirrors at knee height
- 46 Rehearsal Room Make good decorations following water ingress

THIRD FLOOR INTERNALS

- 47 Plant room new tanking membrane, hazard demarcation
- 48 Plant room MEP only one pump working; replace 8 pump heads
- 49 Plant room make good internals following water ingress
- 50 Plant room review blockwork/fire stopping to wall to riser cupboard
- 51 Plant room Roof Health & Safety, exposed insulation over joists, investigate decking over
- 52 Plant room remediate damp issues/rot to timbers
- 53 Chandelier / Dome investigate and add new structural ring beam supports
- 54.1 Chandelier / Dome remove ply flooring to inspect structure (levels dip)
- 54.2 Chandelier / Dome MEP remove & refix MEP equipment to enable above
- 55 Chandelier / Dome permanent handrail supports to dome enclosure
- 56 Third Floor / Upper Circle Bar make good water ingress to roof over electrical corridor
- 57 Third Floor Escape Staircase, make good internal walls due to water ingress

EXTERNALS

- 58 Gloucester Street Elevations repair cracks to painted render walls
- 59 Gloucester Street Canopy repair cracks to underside of canopy soffit
- 60 Gloucester Street Elevations repair cracks to painted render walls
- 61.1 Gloucester Street Foyer Entrance Doors DDA replace defective external refuge point; signage

- 61.2 Gloucester Street Foyer Entrance Doors DDA MEP (incl doorbell not working)
- 62.1 Gloucester Street Foyer Entrance Doors DDA, make good
- 62.2 Gloucester Street Foyer Entrance Doors DDA MEP automatic door openers/closers
- 63.1 Gloucester Street Box Office Doors DDA, new doors to alternative access, handrails, signage
- 63.2 Gloucester Street Box Office Doors MEP push pad door automation to 1 nr double doors
- 64 Gloucester Street External Lightning MEP replace uplighters
- 65 Gloucester Street remove rusted fixings, make good render, redecorate
- 66 Gloucester Street Canopy
- 67 Gloucester Street scaffold, further inspections, repair, redecorate
- 68.1 External Windows make good panes, beads and single glazing, redecorate
- 68.2 External Windows
- 69 First & Second Floor Glazing Gloucester Street elevation, replace rusting frames, new safety glass
- 70 Fourth Floor repair cracks to render/parapet wall
- 71 Second Floor Studio & Office Roofs, make good, possible new insulation
- 72 Second Floor leanto slate roof (over Rehearsal Studio) Investigate and repair valley
- 73 External Seaton Place façade, repair cracking and redecorate
- 74 Provide new edge protection to roof to improve roof access, plus rooflight guards
- 75 Existing emergency escape door (West elevation Gloucester Street), damp remedials, new ACO
- 76 External Car Parking lines DDA liaise with Parish for designated disabled drop off/pick up
- 77 External Signage DDA Patriotic Street car park sign indicating shortest route
- 78 External Seating DDA tipup perching seats

GENERAL ITEMS

- 79 Fire Doors, replace all existing, add intumescent strips
- 80 Doors DDA adjust resistance, change handles throughout, signage, contrasting colours
- 81.1 Front Public Passenger Lift remove existing stairlift, make good walls, localised redecoration
- 81.2 Front Public Passenger Lift MEP
- 82.1 Front Public Passenger Lift DDA extend shaft up to third floor, remove stair lift, make good
- 82.2 Front Public Passenger Lift DDA MEP, extend existing travel, adapt car
- 83.1 Rear Stage Passenger Lift replacement DDA, builders work
- 83.2 Rear Stage Passenger Lift replacement DDA MEP
- 84 Circulation Doors, adjust door closers to reduce resistance
- 85 Circulation Lobbies/Corridors Signage DDA update throughout, replace missing hooks etc
- 86 Bars & Box Office Counters DDA replacement laminates, spray rails
- 87.1 Disabled Accessible Toilets DDA replace back panels, handrails, vinyl flooring, adjust fittings heights
- 87.2 Disabled Accessible Toilets MEP
- 88 Acoustic Booth DDA MEP
- 89 Rooftop Handrails, low level parapet upstands only
- 90 Asbestos Report

OTHER MEP ITEMS

- 91 Clean/update/refurb HVAC to all areas
- 92 Supply and extract ventilation to back of house & under stage
- 93 Replace Dx system serving Opera House AHU plant
- 94 Replace Dx system serving common areas
- 95 End of life boiler replacement
- 96 Make radiators LST
- 97 Update Trend control systems

- 98 Clean LTHW heating system
- 99 Replace water services pipework
- 104 Remove and replace water tank to accessible roof area
- 105 Legionella works to some water services pipework
- 106 Replace broken extract fans
- 107 Replace broken disabled access alarms DDA
- 108 Replace lighting control system
- 109 Replace lighting which is broken or not standard
- 110 Replace electrical cables
- 111 Replace electrical switchgear
- 112 Enlarge incoming JEC supply to suit Gas boiler replacement
- 113 Remedial works to power following electrical testing
- 114 Provide power/containment/data to suit new AV/stage systems
- 115 Replace door security
- 116 Replace stage sliding door motors
- 117 Replace studio lamps
- 118 Fire stopping in connection with MEP services
- 119 Box Office / Stalls Bar DDA induction loops front of house and dressing rooms
- 120 External Stage Door / Seaton Place replace intercom
- 121 Lighting replace throughout with LED, reduce switch heights
- 122 Auditorium Dress Circle create fire refuge point
- 123 Auditorium Upper Circle create fire refuge point
- 124 Laundry / Wardrobe Service Room replace ventilation system
- 125 Switches and sockets DDA contrasting plates
- 126 Studio DDA extra lighting
- 127 Back of House risers add collars and dampers
- 128 Clean all drainage traps
- 129 Provide dehumidifier to piano store
- 130 Supply & extract ventilation system under stage for H&S compliance
- 131 Works to caretakers flat (to be surveyed)
- 132 Perimeter heating in glass dining area & first floor foyer replace
- 133 Replace curtain drenching system behind stage
- 134 Remove and reinstate roof plant above studio
- 135 Remedial works to existing fire alarm system

OTHER ITEMS NOT ON ARCHITECT'S INITIAL SCHEDULE

- 136 Redecorate auditorium allowance
- 137 Survey and Report for fire compartmentation
- 139 DDA original scope provisional sum
- 140 Basement floor various including finishes (amber) and door upgrades (red) total £14,687
- 141 Ground floor various including finishes (amber) and door upgrades (red) total £64,247
- 142 First floor various including finishes (amber) and door upgrades (red) total £25,056
- 143 Second floor various including finishes (amber) and door upgrades (red) total £40,231
- 144 Third floor various including door upgrades, cracks, roof repairs (red) total £20,504
- 145 Stairwells various including finishes (amber) total £3,075
- 146 MEP original scope lighting items 109 and 135
- 147 Provisional sum increased allowance for wall and roof repairs since 2019 survey