



COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

Launceston City Council - Albert Hall Renewal Project Recommended Works (rev.1)

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Client: Launceston City Council
Project: Albert Hall Renewal Project

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1. Executive Summary

We have undertaken a research and consultation project with the aim of defining a scope of works for the Albert Hall Renewal Project. The research involved discussions with the current lessees, operators and users of the hall, council workshop groups, engagement with relevant professionals and analysis of booking rates and council financial records for 2017 – 2021 where relevant.

Based on the findings of our research task, we recommend this project is broken into three phases as outlined below. The first two stages of work can commence immediately and will have an instant benefit to all users of the facility regardless of the future direction of the Hall. Stage 3 works are dependent on discussions/negotiations with TLA regarding future lease terms and operation of the Hall.

- Stage 1 - requires little to no design work, would be considered heritage exempt or require minimal input from Heritage Tasmania and is required for immediate maintenance and efficiency outcomes.
- Stage 2 - requires some design work and consultation, may not be considered heritage exempt. These works should be completed regardless of stage 3 outcome.
- Stage 3 - provides significant opportunity for improvement of the overall facility. Scope will be defined once discussion/negotiation with TLA has occurred.

2. Project Overview

2.1. Project Description

The Albert Hall Renewal Project is a Launceston City Council Initiative, funded by the Federal Government of Australia, to improve the useability of the hall and its facilities whilst retaining its heritage significance. The project budget is \$10m to be spent on maintenance and upgrades of the hall facilities, some of which are mentioned throughout this report.

2.2. Project Aims

The project brief as provided in the Federal Funding Deed is:

“To establish a cultural destination for the communities of Northern Tasmania and to increase tourism to the region”

In order to satisfy this brief, we have developed the following project aims:

1. Enhance the users experience of Albert Hall
2. Increase flexibility of the various spaces within the hall to allow more use (not to compete with other viable event spaces around Launceston)
3. Retain the heritage significance of the hall

4. Create a more sustainable asset for the City of Launceston.

Each of these project aims will help encourage more visitation of the Albert Hall.

3. Purpose of Report, Methodology & Limitations

3.1. Objective

The aim of this report is to investigate the usage, operation and condition of the Albert Hall to develop a recommended scope of works, to be considered, which will realise the aims of the Albert Hall Renewal Project.

3.2. Methodology

In order to develop an understanding of the hall a comprehensive research and investigation task was undertaken. The research involved;

- analysis of council financial records for past 3 years;
- analysis of booking rates 2018-2021;
- council workshop groups;
- interviews with current management of the hall;
- discussions with community groups;
- a questionnaire with past users of the hall;
- professional consultation; and,
- discussions with potential users of the hall.

Questionnaires with past users were completed face to face or over the phone to ensure feedback was received and to facilitate further depth and understanding of the answers provided. Council financial records for the hall over the past 3 years were obtained and analysed to understand the recent financial position of the hall. TLA (hall operators) also provided a list of bookings from January 2018 – December 2021 that was used to ascertain the current usage rates of the halls facilities and capacity for future hiring growth.

3.3. Limitations

There were a number of limitations to the research which may affect the recommendations provided by Commercial Project Delivery. These are outlined below:

- A copy of the current lease agreement was not made available so an in depth understanding of the current commercial arrangement could not be developed. We are relying on verbal information provided to us on this arrangement;
- Financial and hiring records were made available for the past 3 years. Any historical performance of the hall prior to 2018 is unknown;

- History on prior operating models and any shortfalls associated with these were not made available other than various discussions with past users. No verification of such information was undertaken;
- Users of the Hall consisted of those on the bookings list as provided by TLA for the years stated. No users outside this date range were contacted; and
- No contact details were provided for users by TLA. CPD managed to contact approximately 90% of users of the hall. Of these approximately 70% provided feedback.



4. Background

4.1. Historical

The Albert Hall was a purpose-built facility to hold the Tasmanian Industrial Exhibition commencing in November 1891 for a total cost of almost £12,000 (1). The hall was designed by John Duncan for a fee of £25 and construction commenced in 1889 with the Mayor Samuel Sutton laying the foundation stone on the 2nd April 1890 (2). Construction was undertaken by J T Farmilo who had a timber and building yard located across the road from the site with J & T Gunn a prominent local contractor as the principle sub-contractor. Jory and Campbell were a key source of materials for the project manufacturing and supplying 750,000 bricks (3). At the time of completion, the Albert Hall was the eleventh largest public hall in the world.

Since the Tasmanian Industrial Exhibition 1891-1892 the hall has been a prominent building within the city streetscape and has been used for a multitude of events. These include church services, wool auctions, school balls, speech nights, university exams, seasonal flower shows, exhibitions and many more. The hall has been used for a range of sporting events including snooker championships, boxing and wrestling contests, roller blading, badminton and local basketball. Charity and disaster relief has been another significant part of the hall's history when it provided disaster relief for a severe flu epidemic and severe bushfires in the south of the state. Musical performance, dance and radio broadcasting have been undertaken right throughout the hall's history as well as various political speeches and events (4).

In 1980 construction of the 2 storey eastern wing was undertaken as an extension to the Hall and in 2010 the Launceston City Council approved a Development Application for an upgrade to the hall that included construction of under stage dressing rooms, acoustic works, improved access facilities and general refurbishments. The aim of the redevelopment was to attract more National and International events and conferences (5).

- 1- Hodgkinson, D, 1980
- 2- Green pp.158
- 3- David Denman & Associates, 2011 pp. 16
- 4- David Denman & Associates, 2011 pp.17-23
- 5- Launceston Times 27/04/2010, pp.2

4.2. Current

4.2.1. Operating Model

The hall is currently operated by TLA Catering (TLA) who manage City Park Café and the leasing of the Hall. TLA are responsible for managing and setting up for bookings whilst Launceston City Council are responsible for the overall maintenance of the building.

The Hall currently has numerous facilities available for hire which include the following as stated on the website:

- Main Hall - seating capacity of approximately 1,100, 15.5m x 18m stage, Brindley Organ;
- Tamar Valley Room – 60 people for formal functions or 90 theatre style. Has a balcony overlooking city park as well as dated kitchen and bar rooms with minimal equipment and a small en-suite. The room can be split in 2 with an operable wall;
- Pioneer Lobby – is in the 1980's addition to the hall, has high level ceilings and glass external walls floor to ceiling. The room has a bar and is used for cocktail parties and intimate dinners;
- John Duncan Room – 60 people for formal functions or 90 theatre style with a raised stage and large screen. Has dated bar and kitchen with minimal facilities; and
- Victoria's Café – located between the main hall and the park with functioning commercial kitchen as well as patisseries, coffee and full bar facilities.

4.2.2. Users

Records obtained by CPD show that 90% of the Albert Hall's users are Tasmanian individuals and organisations, very few interstate and international groups have booked the hall for events between 2018 and 2021. Most events held or booked in the hall over this period are made up of the following:

- Exhibitions;
- Orchestra Performances;
- Dance Performances;
- Speech Nights;
- University Graduations;
- School Formals, Speech's & Shows;
- Citizenship Ceremonies; and
- Church Services.

Some of the events also hire the ancillary facilities within the hall such as the Tamar Valley Room and John Duncan Room. These are hired separately for smaller events such as performances, board meetings and corporate staff training days.

4.2.3. Usage Rates

The following tables provide an insight into the number of bookings for each room for 2018 & 2019 as well as future bookings already made for 2020 & 2021.

2018

Facility	Days Used (a)	% of potential use (a / 365)
Entire Complex	33	9%
Hall	75	21%
John Duncan	31	8%
TVC	94	26%
Approximate total income		

Further to the above, the Hall was hired for at least one day on 25 of 52 weekends for a total of 32 of 104 weekend days. This equates to 30% of weekend days booked.

2019

Facility	Days Used (a)	% of potential use (a / 365)
Entire Complex	33	9%
Hall	74	20%
John Duncan	12	3%
TVC	71	19%
Approximate total income		

Further to the above, the Hall was hired for at least one day on 27 of 52 weekends for a total of 34 of 104 weekend days. This equates to 32.6% of weekend days booked.

2020



Facility	Days booked* (a)	% of potential use (a / 365)
Entire Complex	7	2%
Hall	94	26%
John Duncan	7	2%
TVC	52	14%
Approximate total		

Further to the above, the Hall was hired for at least one day on 30 of 52 weekends for a total of 41 of 104 weekend days. This equates to 39% of weekend days booked.

**these figures do not consider any cancelled bookings due to Covid-19 and include hold dates that are doubled up by events in some cases*

2021

Facility	Days Booked* (a)	% of potential use (a / 365)
Entire Complex	45	12%
Hall	44	12%
John Duncan	2	1%
TVC	14	4%
Approximate total		

Further to the above, the Hall was hired for at least one day on 40 of 52 weekends for a total of 45 of 104 weekend days. This equates to 43% of weekend days booked.

**these figures do not consider any cancelled bookings due to Covid-19 and include hold dates that are doubled up by events in some cases*



5. Research Completed

5.1. Past/Present Users

The list of bookings for 2018-2021 provided 38 separate users of the Hall over that period. Of the 38 attempted to contact, 15 participated in the face to face or over the phone survey. A list of all past and present users plus all survey sheets can be found in appendix 1 below.

5.2. Possible Users

Possible users were identified in two groups;

1 – Comedy and Music event managers who run large scale events. This is seen as a potential market that the Albert Hall currently does not target and is not thought to conflict with other COL owned assets. The following were contacted by phone and email however, due to the current Covid-19 situation many are not working, and the response rate was very low:

- Island Entertainment
- Harbour Agency
- Frontier Touring
- Chugg Entertainment
- Premier Artists
- Village Sounds
- Lateral Events
- Veritas Events
- EMG Events Agency
- Classic Comedy
- The Comedy Agency
- Funny Guys

2 – Users who hold similar events to those listed in appendix 1 in local venues other than the hall. This was done to develop an understanding of whether the Albert Hall was considered as a feasible venue and why/why not. The following were contacted in this part of the research:

- Cancer Council Gala Ball – Grand Chancellor;
- Emily's Voice Gala dinner – Tail Race;
- Tasplan business excellence awards – Grand Chancellor;
- Rotary Club of Tamar Sunrise bushfire fundraiser – Princess Theatre;
- Launceston Blues Club – Boat House;
- Esthers House Gala Dinner – Tail Race; and
- Business Events Tasmania.

5.3. Internal/External Engagement

A range of internal and external stakeholders were consulted throughout the research period. Feedback received is outlined below:

- Idea presented to fold seating down in Balcony step down was presented;
- Request for more shower/bathroom facilities to be incorporated for disaster management/relief;
- Currently there is almost no data cabling in the John Duncan and TVC rooms which has been problematic at times. If we want them to be suitable for meetings etc, we will need to include some Cat6 cabling to the rooms and improve WIFI. Thought needs to be given to making a suitable wall for projecting on or a drop-down screen as well as installing permanent roof mounted projectors and maybe speakers. This would be separate to the BMS and audio in the main hall area;
- We currently have WIFI at the Albert Hall, however the building is only partially covered and not up to spec to cater for larger events. It would be good to expand the coverage area by introducing more WAPs and locating the existing ones in more central locations; and
- In the office area of the building (Tamar Street side), the data cabling is Cat5 and quite old, a number of them have faults. It could be an ideal time to renew the data runs to that part of the building also.
- Accessibility being addressed in the design stage of development
- Advised that Heritage Tasmania and Access consultant will form part of the design team and be embedded from an early stage
- Mobility related access, please consider sensory related issues as part of designers brief e.g., tactile markers, hearing technology, audio including vibration in the building;
- Deaf community, safety considerations. In case of fire or emergency evacuation there needs to be the right technology in the building including toilets and all other rooms and not just in the main hall. There are problems with teared seating and not being able to see the interpreters, could there be consideration of a screen so there can be a greater visual service of an interpreter and a caption service available.
- Paint scheme to match design centre
- Sight lines between the park and the building are currently blocked by trees
- Open up to park better to allow flow from the park into the hall and vice versa.
- Hall is there to encourage the commercial life of the city people operating the site need to have experience and drive to run the hall properly
- Access to site and areas inside the building, storage, flexibility and public safety
- Offer half or full hall, two bars one front one back
- Office or formal dining / restaurant above normal building on Eastern side

- Ticket booth / Merchandise stall / café ground floor
- Solar panels on new build
- Purchase and own significant PA system / lighting rig / projection and video screens

5.4. Professional Consultation

5.4.1. VJAM

VJAM were met on site to initially discuss the project aims and provide suggested audio-visual upgrades to align with the project aims. The key suggestion was to provide basic items that would allow big entertainers to use the hall without the need to spend significant additional money in setting the hall up for an event. Currently this means the Hall is not a viable option for holding large entertainment type events, by adding the following, and advertising the Halls capabilities, Albert Hall will be able to attract large events:

- Upgrade hall audio & lighting system to incorporate basic back bone equipment that can be easily modified and added to for large events but will cover community events with no additional work required;
- Upgrade hoisting and truss system to hall and stage area; and
- Upgrade power and data cabling and outlets to stage and around the hall itself.

Further suggestions included:

- Provide a curtain that can be lifted and taken down to split the hall for smaller events;
- Provide Audio Visual Upgrades to breakout/meeting rooms;
- Improve loading/unloading of hall;
- Improve storage;
- Update dressing rooms and; and
- Provide better stage access for performers.

5.4.2. Mechanical Engineer – JMG

JMG (Electrical and Building Services Engineers) were engaged by CPD on behalf of the COL to inspect the current heating and cooling of the hall and provide suggestions to increase its capacity and efficiency. A JMG Mechanical Engineer, inspected the site and provided the report located in appendix 2 below.

They advised that by integrating the Heat pumps (point 1 below) & reconfiguring the auditorium heating (point 4) so that the boiler and hydraulic heating is not required, energy efficiencies of at least 20% could be realised.

The four suggestions that were made by JMG that included:

- Upgrade and Extend Chilled/Heating Water Reticulation
 - This will expand the heating/cooling system of the main hall to cover foyer, TVC & John Duncan Rooms
 - Will result in better control and more economical heating and cooling
- Upgrade existing Air Handling Units that are well over their economic useful life
 - Will result in increased capacity and efficiency with modern technology
- Upgrade and Expand Control System
 - Provide a better integrated control system. This will be linked with entire building BMS proposed
- Modify Auditorium Air Distribution
 - Modifications to the heating and cooling of the main hall to provide better efficiency and increased effectiveness

5.4.3. Skyline Roofing

Skyline undertook a thorough inspection of the roof area of the Albert Hall and provided a subsequent report of recommended works to be undertaken see appendix 3. Skyline have suggested that a full roof replacement is not necessary. They have split the roof into 8 separate sections that require different levels of attention, these are outlined in detail in his report and included throughout our stage 1 & 3 works in the recommendations section of this report.



6. Findings

6.1. Hall & Ancillary Facilities

6.1.1. Building Fabric

- Roof Area of the Hall requires attention. See report in appendix 3 from Skyline Roofing
- Façade and parapet walls are cracking and allowing moisture to penetrate the building in many areas. Requires thorough repairs and repaint
- Window frames in some areas are leaking and require sanding back and painting. Note that northern façade level one windows have been completed recently
- Glass Façade over café dining area leaks
- No insulation in ceiling cavity makes heating of the hall very inefficient
- Old well under dancefloor is hidden with no visibility or information available
- The extension built in 1980's does not tie in with the original building and cuts of the Hall from the park, creating two separate entities.
- High portion of people want to see better linkage/integration with City Park and would be happy to see a large re-development of the 1980's extension on the eastern side of the Hall

6.1.2. Access

- No dominant front entrance to the hall
- Level 1 balcony has awkward step down that inhibits use of the balcony and creates dangerous trip hazard
- Balustrade on Level 1 balcony is non-compliant
- Only 1 accessible entrance/exit to the entire facility
- Access between stage and dressing rooms does not function, access to dressing rooms only available from hall or stage
- Disability access to stage is in full view of the hall and rarely used
- Loading dock is impossible to access with large vehicles and does not provide access to the stage
- Stage stairs are dangerous and clip in temporary safety balustrade to front of stage would be beneficial
- Parking around site is difficult for large events

6.1.3. Services

- Current Building Management System controls heating and cooling only
- Security and CCTV system is very minimal requires upgrade
- Heating in Main Hall does not work efficiently or effectively, see report from JMG in appendix 2

- Lighting and Audio-Visual capabilities in the Hall are not sufficient for the majority users and restrict further potential use of the Hall. Current users spend between \$5,000 and \$50,000 on set up and hire of AV equipment and lighting by a third party. This makes the hall a very expensive facility to hire
- Access to Power, Data and A/V points around the Hall is very minimal which makes difficult to have services set up on the hall floor
- Wi-Fi and internet access is difficult to connect to and un-reliable
- Rigging points in the hall and stage require update to provide greater flexibility

6.1.4. Facilities

- John Duncan room is rarely used because it is cold, dated and access is difficult. Has kitchenette and bar facilities that aren't used
- Tamar Valley Centre is used more than John Duncan however, also cold, dated and cut off from park. Bar and Kitchenette facilities also not used.
- Western wing offices are dated and have water ingress, currently leased for nil income
- Toilets are dated and male toilets at northern end located down a dangerous stair in the basement
- Current Foyer at Northern end of the hall does not function well, too small and ticket booth is not used.
- Storage space is minimal and access to storage is difficult
- Under stage dressing rooms are dated and do not function
- Kitchen is large but does not have the ability to cater for dinners in the hall. Currently catering is outsourced, and meals are only heated on site
- The size of the Hall is daunting for many users of smaller groups, they do not hire as they would get lost in the space.
- Generally, all areas of the Hall are tired and dated. Will require updated furniture, décor and finishes
- Space to advertise events that are on and put in flags etc. is very minimal
- Separate Rubbish and Recycling bins aren't provided so all waste goes to general waste

7. Recommendations

CPD's recommendation is to carry out the works as broken into the stages below:

7.1. Stage 1

Works that should happen immediately. Require minimal design and is expected to be heritage exempt.

Total estimated value **\$2,250,000 +GST**



**Stage 1
Works**

Description of Scope	Project Aim	Reason for Recommendation	Staging comments
Review & update Conservation Management Plan	3	<ul style="list-style-type: none"> - Will assist in maintaining the heritage values and significance of the hall. - Provide guidance on processes and works for renewal & future projects 	Will provide benefits regardless of future use/ operation of the hall
Upgrade heating to main hall & insulate ceiling JMG recommendation 4	1 & 4	<ul style="list-style-type: none"> - More desirable if heating is effective - Cheaper running costs when working efficiently at least 20% 	Will be required and provide benefits regardless of future use. Further heating and cooling considerations in stage 3
Refurbish John Duncan room incl. heating	1, 2 & 4	<ul style="list-style-type: none"> - Room will generate much more use - Heating and general useability of the Room will be increased 	Will be required and provide benefits regardless of future use
Upgrade Wifi to Hall	1, 2 & 4	<ul style="list-style-type: none"> - Easier internet access for events and systems - attract more users 	This will involve a small upgrade and further WAP initially. Further upgrade scope in stage 3 works
Upgrade of Audio/Visual capabilities	1, 2 & 4	<ul style="list-style-type: none"> - currently events bring in their own audio as hall is out of date, not user friendly and possibly not adequate - provides a more appealing cost-effective space for hire 	Will be required and provide benefits regardless of future use/ operation of the hall
Upgrade Lighting	1, 2 & 4	<ul style="list-style-type: none"> - currently users must hire additional lighting on top of hall cost which is a big deterrent to use 	Will be required and provide benefits regardless of future use/ operation of the hall



Upgrade Power, Data supply and points to stage and around the Hall	1, 2 & 4	<ul style="list-style-type: none"> - Provide safer access to power and data - increase user experience & flexibility of hall 	Will be required and provide benefits regardless of future use/ operation of the hall
Curtain to be able to split the Hall into smaller portions for smaller sized groups	1, 2 & 4	<ul style="list-style-type: none"> - More flexibility for usage - less overwhelming space for mid-size groups (150-500) to access hall without 	Will be required and provide benefits regardless of future use/ operation of the hall
Eliminate step down in level 1 balcony floor and add glass balustrade for compliance	1, 2, 3 & 4	<ul style="list-style-type: none"> - Makes level 1 much more useable and accessible space for many different functions - allows dining and further flexibility to upstairs area - eliminates current safety risk 	Will be required and provide benefits regardless of future use/ operation of the hall
Roof works 1-4 as suggested by Skyline Roofing	3,4	<ul style="list-style-type: none"> - Improve ongoing maintenance of hall - Eliminate current ongoing leaks and water damage 	Will be required and provide benefits regardless of future use/ operation of the hall
External Fabric Renewal	3,4	<ul style="list-style-type: none"> - Improve image of hall - Assist ongoing maintenance and longevity 	Will be required and provide benefits regardless of future use/ operation of the hall
Internal Paint to Main Hall only	1,3	<ul style="list-style-type: none"> - Improve appeal of the hall - Enhance heritage significance - Assist ongoing maintenance and longevity 	Will be required and provide benefits regardless of future use/ operation of the hall
Refurbish Ceiling and Timber work to main hall	1,3	<ul style="list-style-type: none"> - Highlight ceiling & timber features - hall presents better for use with addition of lighting upgrades 	Will provide benefits regardless of future use/ operation of the hall



Upgrade stage stairs, holes under stage and temporary balustrade to front of stage	1,2 & 4	- Increases flexibility of hall - provides a safer experience	Will provide benefits regardless of future use/ operation of the hall
Additional Signage for advertising opportunity etc	1 & 4	- lets people know what is on at the hall - activates the hall and surrounds	Will provide benefits regardless of future use/ operation of the hall
Provision for Waste and Recycling split	1 & 2	- reduce environmental impact of the hall	Will provide benefits regardless of future use/ operation of the hall



7.2. Stage 2

Works that should take place as soon as possible but requires design concepts and/or further consultation.

Total estimated value **\$1,350,000 +GST**



Stage 2 Works

Description of Scope	Project Aim	Reason for Recommendation	Staging comments
Upgrade/Freshen all toilet facilities	1, 2 & 4	- More user friendly and desirable to hire	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Relocate Basement level male toilets to ground floor	1, 2 & 4	- Dangerous and very undesirable location for toilets currently - Would open up further storage space in basement level - More user friendly and desirable to hire	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Upgrade/Refurb. of Office, Stairwell, Toilets and Boardroom on Western side of main hall	1, 2, 3 & 4	- Provides a more enticing space for lease - May be able to get a revenue generating tenant in	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Upgrade inclusive access to stage	1, 2 & 4	- Makes loading and unloading of stage much more accessible - Easier set up will reduce costs and increase hire desirability	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3
Upgrade under stage dressing rooms and stage access	1, 2 & 4	- provide flexibility for greater use - increases user experience - provides further facilities in the event of disaster relief	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3



Security & CCTV	2 & 4	<ul style="list-style-type: none"> - More secure Hall - Allow for flexibility and exhibition of expensive items - may be able to reduce guard patrols 	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3
Disability Access incl. ramps, lighting, sounders etc. as advised by AAC	1 & 2	<ul style="list-style-type: none"> - creates an inclusive venue - increases safety, flexibility and user experience 	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 4



7.3. Stage 3

Stage 3 recommended works are outlined in the table below:

7.3.1. Recommended Stage 3 Works

Stage 3 Works

Description of Scope	Project Aim		Outcomes/Key Deliverables	Staging comments
Reconfiguration of Eastern wing including re-orientation of entrance and foyer to this area.	1, 2, 3 & 4		<ul style="list-style-type: none"> - Create a defined main entrance for the Hall that incorporates equal access to the Hall - Create better connection between City Park and Hall - Functional loading dock and adequate vehicle access - Flexibility of operations between Hall functions and Café - Improve operational and environmental sustainability 	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Redevelopment to include -				
- Improve operational and environmental sustainability				
- Loading dock upgrades				
- Ticket/Box Office re-configuration				
- Upgraded Café and separate kitchen from Hall				
- Separate plate up area for Hall functions with adequate space for potential future commercial kitchen				



- Upgrade of Furniture, décor and finishes throughout		
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8. Timing of Works

8.1. Stage 1 & 2

We recommend Stage 1 & 2 works commence immediately. CPD will engage appropriate building professionals on behalf of City of Launceston to facilitate works. Envisage construction works will commence by February 2021 and be completed by June 2022.

8.2. Stage 3

An approximate timeframe for stage 3 milestones is as follows:

- Engagement of Design Team by March 2021 (Procurement method to be discussed)
- DA submitted July 2021
- Tender Construction December 2021
- Commence Construction Early 2022
- Complete Construction December 2022



9. References

- 1- Hodgkinson, Dennis, 'The Albert Hall 1890-1980', Launceston: S. N, 1980
- 2- Green, A 2010, 'Stories in stone: The cheerful noise of foundries: places of industry & transport in Launceston', Launceston City Council
- 3- David Denman & Associates, 2011, 'Conservation management plan: The Albert Hall', Launceston City Council
- 4- Launceston Times, 27th April 2010, pp.2





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10. Appendices



10.1. JMG Mechanical Engineering Suggestions



To: Commercial Project Delivery *Date:* 13/10/2020
Attention: David Rodman
Project: 47 Tamar Street, Launceston - Albert Hall Renewal *Project No.* J205083SH
Completed by: Nicholas Stolp

The following report is based on recent investigations by JMG, comprising of visual walkthrough inspections and inspection of available system documentation:

1. EXISTING SYSTEMS

The Albert Hall main auditorium and adjacent foyer areas are currently air conditioned via air handling plant originally installed in the late 1970s/early 1980s, with some minor upgrades since - including the installation of a nominal 120 kW air source heat pump chiller to service the auditorium system in 2009.

The main Auditorium is served by a dedicated air handling unit (HV-1) located in the sub-stage space with heating hot and chilled water provided by the air source heat pump chiller. Air distribution is via jet diffusers in the auditorium ceiling, with Return Air at low level via the stage side stairs. This system also incorporates modulating dampers in the main supply ducts and connection to a roof mounted exhaust fan -to provide some level of heat rejection from the space prior to installation of the heat pump.

It was noted that the existing heat pump chiller system does not incorporate recommended thermal storage. A lack of system thermal storage can result in system faults due to low return water temperatures at low load. The inclusion of thermal storage also limits compressor cycles resulting in better temperature control.

Auditorium heating is supplemented by a series of hydronic radiators served by the original reticulated heating hot water system.

The original heating hot water system comprises an electrode boiler with zone water distribution via 3-way control valves to the upper and lower level auditorium radiators and air handling units serving the Foyer and main Function Room.

Original air handling unit AC-1 provides heating and ventilation to both levels of the main foyer. Originally a hot deck/cold deck unit with heating and cooling coils for each of the four zones served, chilled water connections to the unit have been isolated and sections of pipework removed.

Similarly, air handling unit AC-2 provides heating and ventilation to both levels of the main Function Room. Again, this system originally provided cooling but has had the chilled water connections isolated and removed. Two packaged split hi-wall type units have been installed in the main Function Room to provide some cooling. Limitations in capacity and air distribution from these units would however restrict their ability to provide effective cooling to each space.

All systems are controlled by a BAC control system with head end access via a computer terminal in the basement storeroom. A current system Functional Description is not available.

2. CURRENT ISSUES

The current heating and ventilation systems suffer from a number of inherent issues:

- Heating capacity based on direct electric which is highly energy inefficient.
With primary heating to the Foyers and Function Rooms, and supplementary auditorium heating via the hydronic radiators, served by a direct electric boiler, the current heating system is highly energy inefficient. Solutions based on reverse cycle heating would represent significant increase in efficiencies and a reduction in associated energy costs.
- Aged air handling plant well in excess of recommended economic life expectancy.
Although the existing air handling plant is in fair to good condition, systems deteriorate over time to the point where they are no longer economically viable. Aged systems are also limited in their effectiveness for advanced control. An upgrade of existing air handling units would increase system lifespan, effectiveness and efficiency.
- Lack of cooling to Foyer and Function Room.
With a lack of effective cooling conditions in the Foyer and Function Room suffer on high ambient days. Connecting these systems into the Auditorium chilled/heating water reticulation will enable cooling of these spaces when the Auditorium is not in use as well as a potential to utilise the heat pump chiller for more efficient heating.

- Lack of a defined overall controls functionality.

The current control system appears to have been put together over time, concentrating on each area as it was modified/upgraded. As such, the current control system is unable to effectively gauge overall system efficiencies, it is difficult to fault find, and has the potential for ineffective control.

- Limitations in the existing auditorium system to provide effective conditioning given the space volume and height.

The physical volume of the Auditorium and its heritage features will limit how the space can be adequately heated, cooled and ventilated. Being a ceiling delivery system with high ceilings, effective air distribution during heating can prove difficult as the heated air stratifies. Modifications to original ductwork and air handling unit layouts appear to have placed additional resistance on the system, further compounding the heating issue.

3. RECOMMENDATIONS

In order to provide a more complete air conditioning solution for the complex, targeting the above issues, consideration of the following would be recommended:

1. Upgrade & Extend Chilled/Heating Water Reticulation

- Upgrade & Extend the existing Auditorium heat pump chiller chilled/heating water reticulation to also serve Foyer and Function Room units AC-1 and AC-2.
- Upgrade/modify system controls to allow for manipulation of chilled/heating water flows to suit occupancy of each space, to utilise heat pump for heating where appropriate and to limit the boiler operation for hydronic radiator operation and low ambient heating only.
- Upgrade air handling unit coils and associate valving to suit.
- Size all new pumps, pipework and valving to suit total building cooling/heating requirements.
- Provide recommended thermal storage.

Consideration should be given to increasing heat pump plant capacity with future replacement of the existing chiller to suit total building cooling and heating requirements.

2. Upgrade Existing AHUs

- Upgrade existing air handling units AC-1, AC-2 and HV-1 including reinstatement of economy cycles to allow simultaneous heating and cooling with the above 2-pipe chilled/heating water reticulation system.
- Modify HV-1 orientation and main supply ductwork to remove current restrictions.

3. Upgrade/Expand Control System

- Upgrade/expand existing control system to a modern integrated Building Management and Control system.
- Incorporate new system functionalities and energy monitoring, control and reporting.

4. Modify Auditorium Air Distribution

- Provide new technology jet diffusers with adjustable patterns for heating and cooling.
- Provide balancing dampers on main supply ductwork.
- Consider additional low-level return air at floor level for greater heating air distribution - taking load of the hydronic radiator system.

5. RECOMMENDATIONS AND BUDGET ESTIMATES

Based on the above recommendations we would envisage mechanical services estimates as follows:

1. Upgrade & Extend Chilled/Heating Water Reticulation:	\$100,000
2. Upgrade Existing AHUs:	\$200,000
3. Upgrade/Expand Control System:	\$ 50,000
4. Modify Auditorium Air Distribution:	\$100,000

TOTAL: **\$450,000 + GST**

Note that estimates are order of cost only and should be developed further with design. Estimates also exclude GST and professional engineering fees.

10.2. Skyline Roofing Report



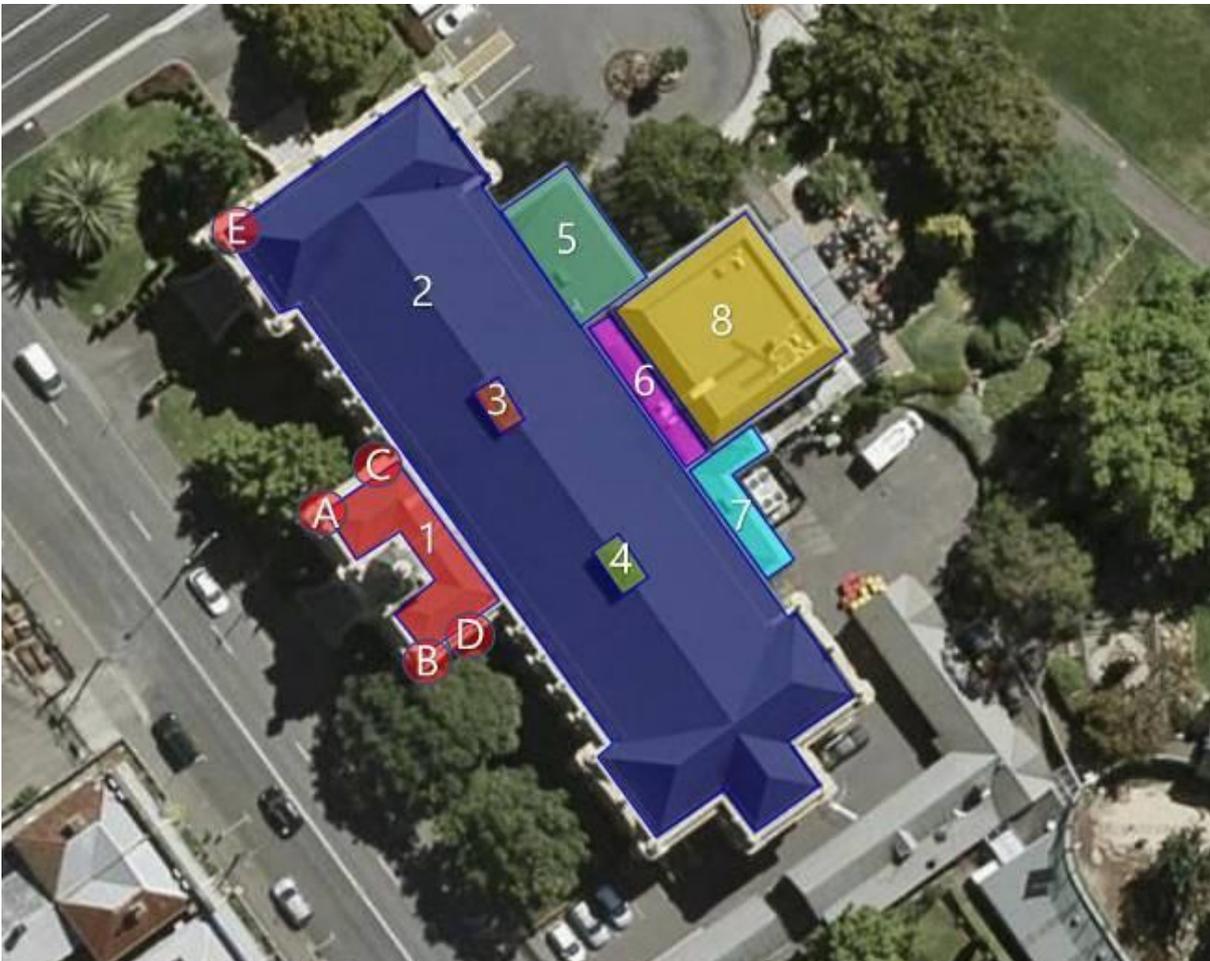
12th October, 2020

David Rodman
Commercial Project delivery
Launceston TAS 7250

RE: Albert Hall

EXTENT OF INSPECTION & LOCALITY PLAN

This report covers the roofing, gutters, flashings and other associated roof items on the Albert Hall located at 47 Tamar St, Launceston. For ease of identification, the building and this report have been split into eight (8) areas. There are also five leaks that are causing visible damage to the interior of the building noted as areas (A,B,C,D & E) as outlined in the map below. The overall condition of the roof seems in reasonable condition and potentially the best solution is to repair/replace areas that have the potential of causing water ingress within the building rather than a full replacement. The roof cladding profile (Trimdek) is unusual to see on heritage buildings and is more suited to less frequently traversed areas such as warehouses. Trimdek cladding is easily damaged when stepping on the ribs of the profile. The report outlines the most important maintenance and repairs to bring the roof up to scratch. It also lists the repairs that in our opinion improve the longevity of the existing roof cladding by addressing any preventable further deterioration.



CONDITION REPORT – AREA #1

TYPE OF ROOF	Hipped
TYPE OF CLADDING	Trimdek
PITCH / SLOPE	20 Degrees
TYPE OF GUTTER SYSTEM	Box Gutter

1.1 - ROOF CLADDING

The roof cladding in this area is in very poor condition with many dents, holes and previous Band-Aid repairs.

The following options should be considered:

- A. In our opinion replacing this section of roof would be the best option for this area.
- B. Repairing this roof would require capping all existing dents and holes and adjusting the sheeting to lap correctly and re-screwing back down with new screws.





1.2 - FLASHINGS & CAPPINGS

The overall condition of the flashings and capping's in area #1 are in poor condition the ridge capping is the worst with holes, dents, insufficient/incorrect fixings and seals to joints.

The roof access door on the eastern side of the tower has a rotten timber frame and a leaking sub seal allowing weather to penetrate behind the door and box gutter flashings.

The following maintenance tasks are required to rectify this item:

- Replace existing ridge capping's.
- Replace existing timber door and frame and re-flash entire door including sub seal to door frame.



1.3 – PARAPETS

The overall condition of the parapets is poor with cracks in most areas.

The cracks to the parapet walls and the seal on top of the reglets that has deteriorated seem to be the causes of leaks C & D.

The intersection of the flagpoles with the internal corner of the parapet seems to be the likely cause of leaks A & B.

The following maintenance tasks are required to rectify these items:

- Repairs to cracks in parapet walls.
- Re-seal reglet intersection to parapet wall.
- Colorbond internal corner flashing from box gutter to top of parapet walls to seal over the flagpoles as per diagram below.



1.4 – GUTTERS

Gutters are in good condition as they are stainless steel and were only replaced in the last 10 years however it would be diligent to clean back the joints and over seal them as the silicone deteriorates with time.

1.5 – DOWNPIPES

The downpipes are semi internal to the wall and years of paint over the visible sections make it difficult to determine the condition.



1.6 – FASCIA

Not relevant.

1.7 – PENETRATIONS

There is only one PVC Vent and one aerial that require new rubber Dektites.

1.8 – OTHER

It needs to be noted that the roof walkway in this area would require removal and re-instatement if the roof would be replaced. Also the roof access system would require the manufacturer/installer to check the entire roof access system for all areas and re-tag all height safety equipment.

CONDITION REPORT – AREA #2

TYPE OF ROOF	Hipped
TYPE OF CLADDING	Trimdek
PITCH / SLOPE	30 & 50 degrees
TYPE OF GUTTER SYSTEM	Box Gutter & Eaves Gutter on the eastern side

2.1 - ROOF CLADDING

The roof cladding in this area is in an acceptable condition however there are lapped areas where the gutter has been replaced and patches in some other areas throughout. In our inspection several loose screws could be seen on most elevations of the roof and some of the screws seem to be corroded.

The following maintenance tasks are required to rectify this item:

In our opinion replacing this section of roof would be the ultimate assurance that there is no potential for further leaks for this area however there is scope to gain a possible 10-15 years of life if some preventative maintenance takes place.

- Replace roof screws as required.
- Replace some of the poorly lapped sheeting.
- Patch dents and holes throughout.
- High pressure wash areas with a large amount of lichen and re-paint.
- Water testing may be necessary during the repairs especially with leak E.



2.2 - FLASHINGS & CAPPINGS

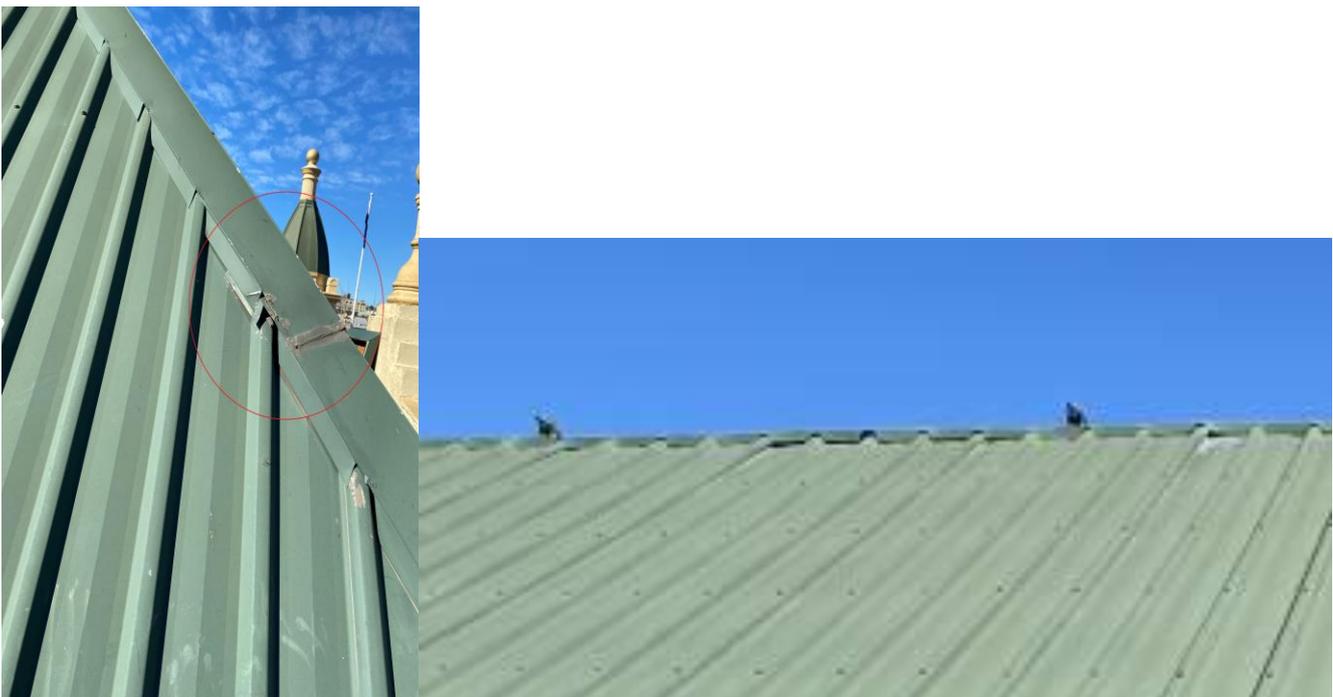
The overall condition of the flashings and capping's in area #2 are in reasonable condition.

The ridge capping is the worst with large gaps where the profile was cut out of the edge to fit over the cladding and rivet holes, insufficient/incorrect fixings and seals to joints. The ridge is fixed sporadically with rivets in some places, hex head screws and Philips button heads screws in others.

The existing lead stepped apron reglets on the eastern side have given way in places.

The following maintenance tasks are required to rectify this item:

- Replace/repair existing ridge capping's throughout. If repairing using correct fixings on each rib of the cladding would be required to ensure the two metals are stitched together.
- Additional flashings to intersection of parapet wall, valley and roof/box gutter on the north eastern side of the steep roof.
- Re-fix lead apron reglets to parapet wall.





2.3 – PARAPETS

The overall condition of the parapets is poor with cracks in some areas.

The seal on top of the reglets has deteriorated in some areas causing large visible cracks that could cause water ingress.

The following maintenance tasks are required to rectify these items:

- Repairs to cracks in parapet walls.
- Re-seal reglet intersection with parapet wall.



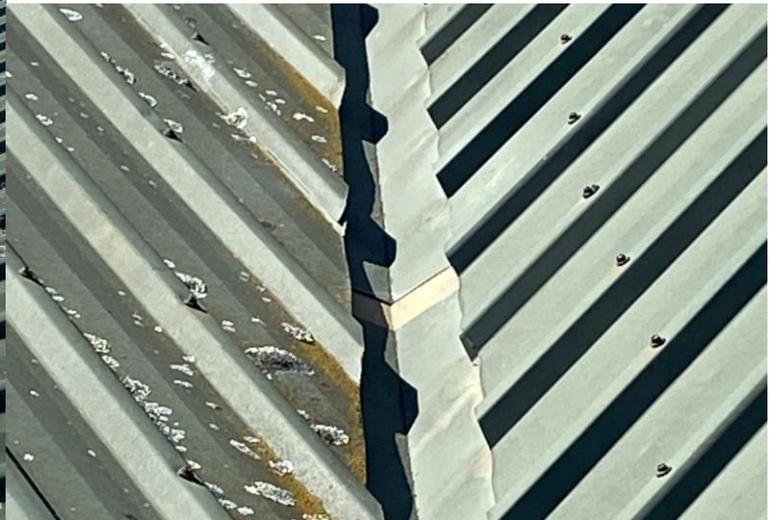
2.4 – GUTTERS

The box gutters are in good condition as they are stainless steel and were only replaced in the last 10 years however it would be diligent to clean back the joints and over seal them as the silicone deteriorates with time.

The outlets that run through the parapet walls require re-sealing on the façade side of the parapet wall. This could be the possible cause of leak E on the locality plan. A rainhead with overflow would be a solution to the downpipe outlets but may require further design input from a hydraulic engineer. The valley gutters on the North West and South West have slipped on the joints. The steep 50 degree pitch is also a concern with the flow of water into the valleys gaining momentum and hitting the turn up on the back of the 30 degree sides. This could cause the water to flow over the back on the 30 degree side of the valley and may be an ongoing issue that may be resolved with some re-designing. The eaves gutters also seem to be in acceptable condition on the eastern elevation.

The following maintenance tasks are required to rectify these items:

- Replace valleys. Re-design valley gutter profile.
- Clean back the joints and over seal all box gutter joints.
- Rainheads with overflows at outlet locations.

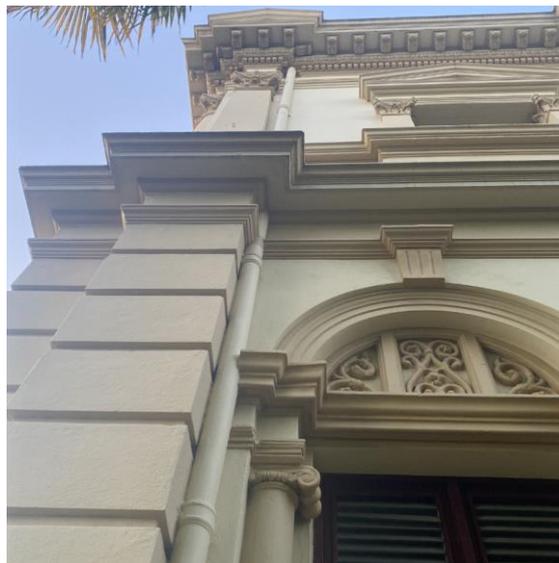




2.5 – DOWNPIPES

The downpipes from the box gutters are semi internal to the wall and years of paint over the visible sections make it difficult to determine the condition.

The eaves gutter downpipes/spreaders on the eastern elevation are PVC and are in reasonable condition.



2.6 – FASCIA

There is a small amount of timber fascia on the eastern elevation that seems to be in good condition.



2.7 – PENETRATIONS

The top ridge has some anchor penetrations along the north south direction that have caused leaks in the past. These penetrations are just cut through the ridge and don't have Dektites to provide an appropriate seal.

The following maintenance tasks are required to rectify these items:

- Install rubber Dektites to ridge anchor penetrations.



2.8 – OTHER

The roof access system would require the manufacturer/installer to check the entire roof access system for all areas and re-tag all height safety equipment.

CONDITION REPORT – AREA #3

TYPE OF ROOF	Bull nosed & hipped
TYPE OF CLADDING	Corrugated
PITCH / SLOPE	Varies
TYPE OF GUTTER SYSTEM	Eaves Gutter

3.1 - ROOF CLADDING

The roof cladding in this area seems to be in an acceptable condition.



3.2 - FLASHINGS & CAPPINGS

The ridge capping's are lead in this area and with long term direct contact with the roof cladding will eventually cause the sheets to deteriorate. Some maintenance and over-sealing around the ridge penetrations may be required.

3.3 – PARAPETS

NIL.

3.4 – GUTTERS

The eaves gutters seem to be in reasonable condition.

3.5 – DOWNPIPES

Spreaders seem to be in reasonable condition.

3.6 – FASCIA

The timber fascia seem to be in reasonable condition.

3.7 – PENETRATIONS

It is difficult to determine whether the seal around the lead ridge penetrations is in good condition.

3.8 – OTHER

NIL.

CONDITION REPORT – AREA #4

TYPE OF ROOF	Bull nosed & hipped
TYPE OF CLADDING	Corrugated
PITCH / SLOPE	Varies
TYPE OF GUTTER SYSTEM	Eaves Gutter

4.1 - ROOF CLADDING

The roof cladding in this area seems to be in an acceptable condition.



4.2 - FLASHINGS & CAPPINGS

The ridge capping's are lead in this area and with long term direct contact with the roof cladding will eventually cause the sheets to deteriorate. Some maintenance and over-sealing around the ridge penetrations may be required. There also appears to be a missing flashing on the eastern side of the ridge.

4.3 – PARAPETS

NIL.

4.4 – GUTTERS

The eaves gutters seem to be in reasonable condition.

4.5 – DOWNPIPES

Spreaders seem to be in reasonable condition.

4.6 – FASCIA

The timber fascia seem to be in acceptable condition.

4.7 – PENETRATIONS

It is difficult to determine whether the seal around the lead ridge penetrations is in good condition.

4.8 – OTHER

NIL.

CONDITION REPORT – AREA #5

TYPE OF ROOF	Low pitched standing seam – bullnose curved flat sheet cladding
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Eaves Gutter

5.1 - ROOF CLADDING

The roof cladding in area #5 seems to be in reasonable condition for its age.



5.2 - FLASHINGS & CAPPINGS

There are some gaps in the reglets under the eave sections of roof #2 that require sealing however it would be very unlikely that weather would penetrate under the eaves.



5.3 – PARAPETS

NIL.

5.4 – GUTTERS

The gutters seem to be in reasonable condition.



5.5 – DOWNPIPES

The downpipes are metal and seem to be in good condition.

5.6 – FASCIA

The fascia seems to be in reasonable condition.

5.7 – PENETRATIONS

The mechanical roof penetrations have some gaps and cracks.

The following maintenance tasks are required to rectify these items:

- Replace existing trays and aprons around penetration.



5.8 – OTHER

NIL.

CONDITION REPORT – AREA #6

TYPE OF ROOF	Low pitched
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Box Gutter

6.1 - ROOF CLADDING

The roof cladding seems to be in reasonable condition.



6.2 - FLASHINGS & CAPPINGS

The aprons and reglets seem to be in good condition.

6.3 – PARAPETS

The parapets appear to be in good condition.

6.4 – GUTTERS

The box gutters appear to be original with the last roof replacement there is however no visible sign of extensive corrosion.



6.5 – DOWNPIPES

The downpipes are internal so the condition could not be determined.

6.6 – FASCIA

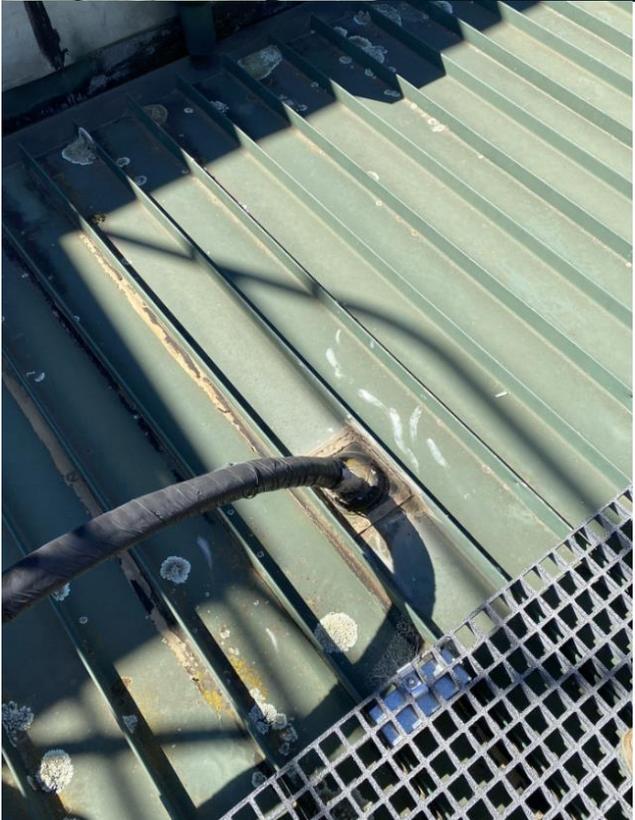
NIL.

6.7 – PENETRATIONS

The roof penetrations are soakers and do not have any trays and surrounds.

The following maintenance tasks are required to rectify these items:

- Determine if the ducts are still in use and Install new trays and aprons around penetrations.



6.8 – OTHER NIL.

CONDITION REPORT – AREA #7

TYPE OF ROOF	Low pitched standing seam – bullnose curved flat sheet cladding
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Eaves Gutter

7.1 - ROOF CLADDING

The roof cladding appears to be in good condition with no visible deep corrosion or holes.

The following maintenance tasks are required to rectify these items:

- This roof could use a clean to remove lichen followed by a new coat of paint.



7.2 - FLASHINGS & CAPPINGS

The flashings and capping's seem in good condition.

7.3 – PARAPETS

The parapet appears to be in good condition with no large cracks visible.

7.4 – GUTTERS

The gutters appear to be in reasonable condition.

7.5 – DOWNPIPES

The downpipes are metal on area #7 and appear to be in good condition.



7.6 – FASCIA

The fascia is in good condition.

7.7 – PENETRATIONS

The following maintenance tasks are required to rectify these items:

- Determine if the ducts are still in use and Install new trays and aprons around penetrations.



7.8 – OTHER

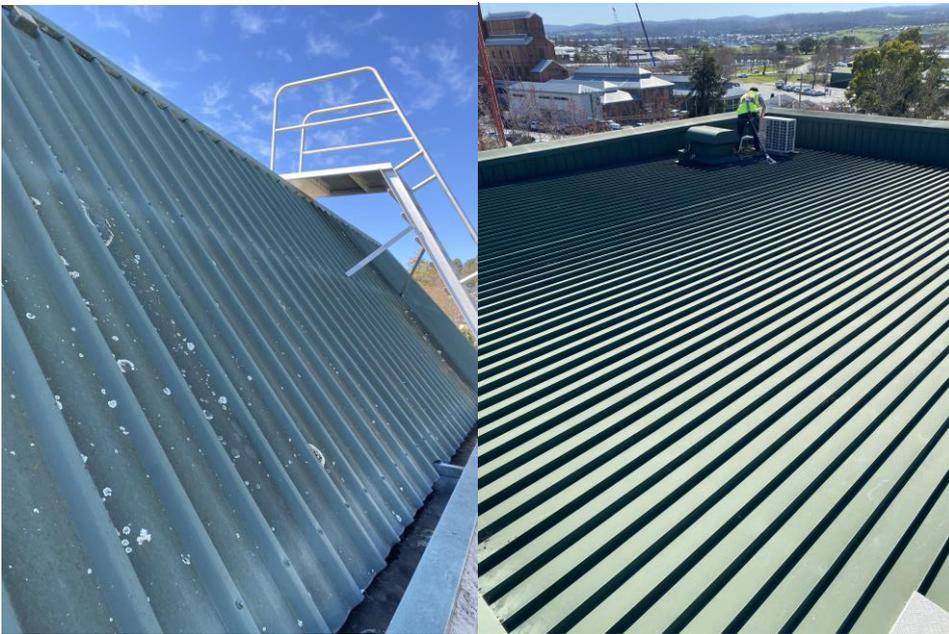
NIL.

CONDITION REPORT – AREA #8

TYPE OF ROOF	Steep hipped and low pitched
TYPE OF CLADDING	Trimdek and Low pitched standing seam
PITCH / SLOPE	50 degrees & 5 degrees
TYPE OF GUTTER SYSTEM	Box gutter

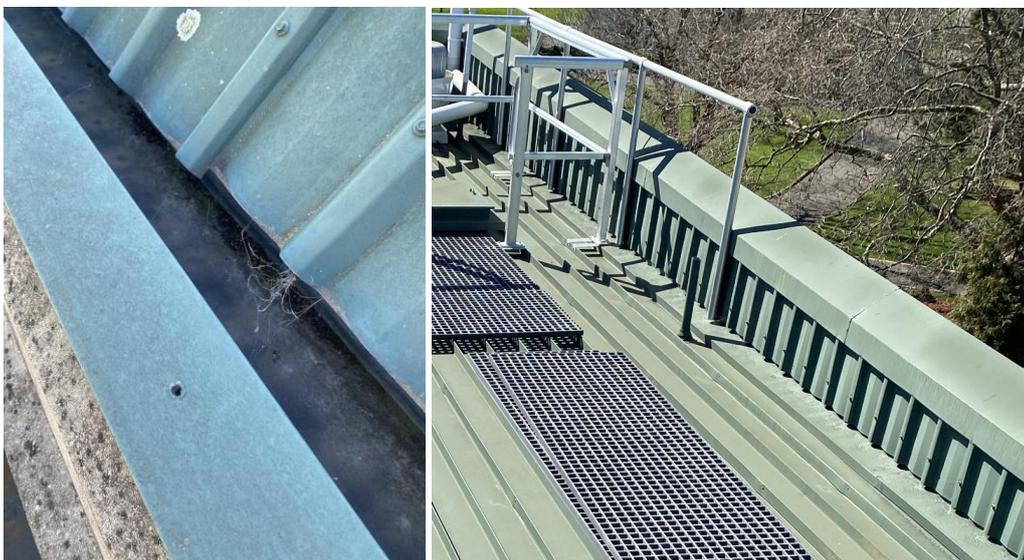
8.1 - ROOF CLADDING

The roof cladding appears to be in excellent condition. The cladding could benefit from a high pressure wash to remove lichen.



8.2 - FLASHINGS & CAPPINGS

The parapet capping has some missing fixings and is coming a little loose in the areas that were examined. The aprons are in good condition.



8.3 – PARAPETS

The parapets lining is in good condition.

8.4 – GUTTERS

The box gutters seem to be in good condition with no deep corrosion visible. A good clean of the gutters in this area is advisable.



8.5 – DOWNPIPES

The downpipes are internal so the condition could not be determined.

8.6 – FASCIA

NIL.

8.7 – PENETRATIONS

The roof penetrations are soakers and do not have any trays and surrounds.

The old method of using soaker flashings on penetrations is seldom used these days due to their tendency to leak.

The following maintenance tasks are required to rectify these items:

- Determine if the ducts and AC are still in use and Install new trays, aprons and Dekites around penetrations.





8.8 – OTHER

NIL.

DISCLAIMER

The information and recommendations contained in this report are the opinions of Skyline Roofing & Sheetmetal Pty Ltd and may not cover the cause of all leaks at the premises in question. Skyline Roofing & Sheetmetal Pty Ltd shall not be held responsible if any of repairs undertaken do not entirely rectify the leaks in the building whether undertaken by Skyline Roofing & Sheetmetal Pty Ltd or another roofing contractor.