

RE: Wagga Conservatorium - funding for Recital Hall Stage 2; announcement planned for Friday

From: Leon Walker <leon.walker@property.nsw.gov.au>
To: Chris Hanger <chris.hanger@dpc.nsw.gov.au>, James Bolton <james.bolton@dpc.nsw.gov.au>, Craig Limkin <craig.limkin@arts.nsw.gov.au>, Jonathan Wheaton <jonathan.wheaton@dpc.nsw.gov.au>, holly hearne (DPC) <holly.hearne@dpc.nsw.gov.au>
Cc: Gary Barnes (DPC) <gary.barnes@dpc.nsw.gov.au>, Jonathan Betts <jonathan.betts@property.nsw.gov.au>, "Peter Bolton-Hall (Peterb@pacelineproperty.com)" <peterb@pacelineproperty.com>
Date: Wed, 22 Aug 2018 09:15:28 +1000

Hi Chris

Thanks for the update.

The Heads of Agreement states that the Conservatorium is responsible for all operating costs incurred in relation to the asset which, as is normal industry practice, includes the responsibility for repairs and maintenance.

Capital remains the responsibility of the building owner. At this early stage of the project it is difficult to know the likely future capital budget required, however we would conservatively propose that ~\$500k p.a. is set aside in a sinking fund that would build to provide a pool from which to undertake necessary capital works in ~5 year increments. This will be important for a high profile and high use asset.

We look forward to further updates.

Regards

Leon

Leon Walker
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Department of Finance, Services and Innovation

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From: Chris Hanger
Sent: Wednesday, 22 August 2018 8:34 AM
To: Leon Walker <leon.walker@property.nsw.gov.au>; James Bolton <James.Bolton@dpc.nsw.gov.au>; Craig Limkin <Craig.Limkin@arts.nsw.gov.au>; Jonathan Wheaton <Jonathan.Wheaton@dpc.nsw.gov.au>; Holly Hearne <Holly.Hearne@dpc.nsw.gov.au>
Cc: Gary Barnes <Gary.Barnes@dpc.nsw.gov.au>
Subject: RE: Wagga Conservatorium - funding for Recital Hall Stage 2; announcement planned for Friday

Morning all,

A quick update on this project following my meeting with the Premier's Office yesterday afternoon:

- The Premier is keen to announce this Friday that \$20.5m funding has been reserved for the Recital Hall component of Stage 2 of the Wagga Conservatorium project
- I've advised the PO that this announcement can be facilitated through a reservation from the Regional Communities Development Fund, which opened for project nominations this week
- The PO will work with the DPO so this project is nominated for that fund by the DP – the Premier's advisor leading this work and the DP's CoS have discussed the project late yesterday
- I advised the PO that I would work with agencies to try and quantify the likely ongoing costs for NSW Government (above the \$20.5m initial capital costs) to maintain the Recital Hall and also options for ownership / management

Hi Leon and Craig – any indicative advice you can provide (high level numbers this week if at all possible) on costs for ongoing management and maintenance impacts for NSW Gov for developing the Recital Hall would be really helpful to provide context for Premier/Deputy Premier/Treasurer.

Hi Jono – for noting in terms of the recently opened RCDF.

Hi Holly – for noting as we will be requested to prepare media release / will be required to prepare event brief for Wagga visit.

Hi James – for noting.

I'm in a workshop this morning but keeping an eye on emails / texts but should be free to discuss from around midday.

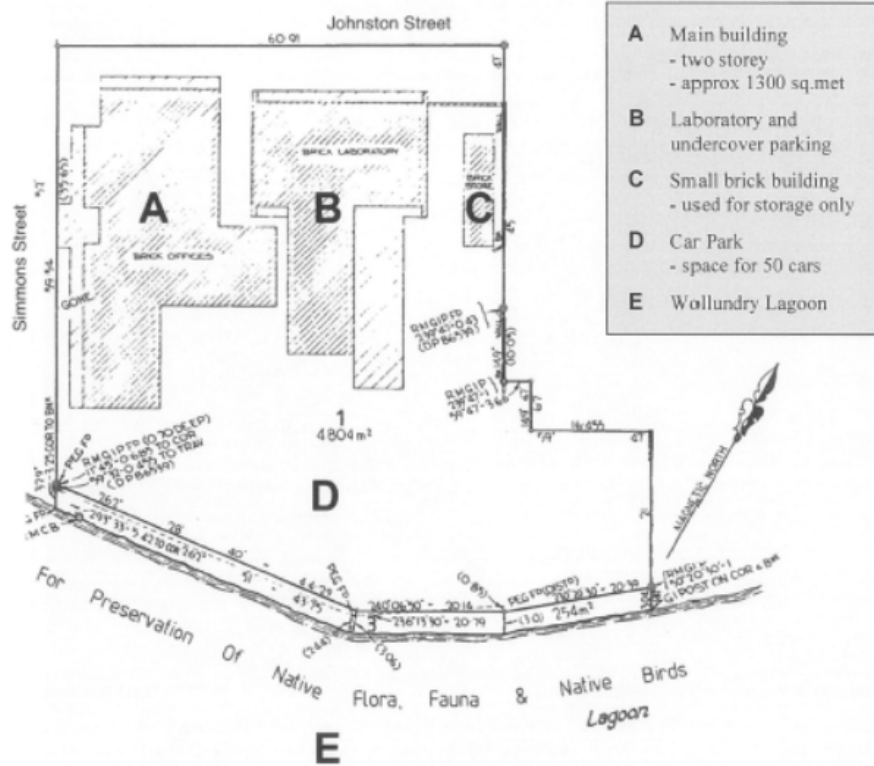
Will keep everyone updated as I hear more.

Thanks,

Chris



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**Premier
& Cabinet**

From: Leon Walker
Sent: Monday, 20 August 2018 12:18 PM
To: James Bolton <James.Bolton@dpc.nsw.gov.au>; Chris Hanger <Chris.Hanger@dpc.nsw.gov.au>
Subject: RE: Follow up
Importance: High

Hi James

Thanks. Just ran into Berge at 52MP. Yes, he is very focused on this.

The estimated cost of the Recital Hall has been taken from the specs generated by RCM less the embellishments (like commercial space) proposed by RCM. There is a reasonable amount of fat in the budget because we don't have a well developed scope capable of being tested by a QS. It does include demolition of existing improvements to make way for the Recital Hall and reinstatement of things like car parking and landscaping. We have also materially increased the budget for AV and technology as that seemed very light on in the RCM cost estimates.

Note, I think the PO will want an image of what the site will look like rather than the floor plan. We don't have anything, so you would need to pull a concept image from the USP the RCM submitted and try and show an image that focuses on Stage 1 just in case Stage 2 turns out to be something different.

Suggested edits below.

Regards

Leon

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From: Berge Okosdinossian [<mailto:Berge.Okosdinossian@premier.nsw.gov.au>]
Sent: Thursday, 16 August 2018 2:13 PM
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To: Leon Walker <leon.walker@property.nsw.gov.au>; James Bolton <James.Bolton@dpc.nsw.gov.au>; Chris Hanger <Chris.Hanger@dpc.nsw.gov.au>
Cc: Gary Barnes <Gary.Barnes@dpc.nsw.gov.au>
Subject: Follow up

Gents

Thanks for your time earlier this afternoon.

Leon and James – could I please ask for the full scope of works that will be undertaken as part of the stage 1 \$10 million approved by ERC, and what if any, that would cover for stage 2 (recital hall planning)

Chris – could you please provide me with options in relation to a funding stream that we can pursue over the coming days.

As we're all aware, timeframes are tight so could I please ask that we get the ball rolling ASAP, so as to be in a position to make relevant arrangements for the Premier, by early next week.

Thanks and give me a bell if this is at all a departure from what you understood from today's meeting.

Cheers,
Berge.

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