

From: "Justin Kennedy" <JMKennedy@wollongong.nsw.gov.au>
Sent: Fri, 17 Dec 2021 09:04:14 +1000
To: "Matt Neill" <MNEILL@wollongong.nsw.gov.au>
Cc: "Peter Kellaway" <pkellaway@wollongong.nsw.gov.au>; "Peter Harris" <PHarris@wollongong.nsw.gov.au>; "Gordon Webb" <GWebb@wollongong.nsw.gov.au>; "Nathan Casanova" <NCASANOVA@wollongong.nsw.gov.au>; "Carl Hopley" <CHopley@wollongong.nsw.gov.au>; "Vicki Weir" <VWeir@wollongong.nsw.gov.au>; "Jenny Thompson" <JThompson4@wollongong.nsw.gov.au>
Subject: Helensburgh Community Centre - Update

Hi Matt,

As discussed ISP/City Works progressed with Option 3 (see confirmation email 07/04/21 below) and provide the following update:

- 1) Design of sub floor ventilation DTS - completed
- 2) Installation of Sub floor ventilation City Works - completed
- 3) Hold Point Check for Air Quality City Works/Contractor/Clearsafe – completed see specific details below

Air quality sampling Check 1—Hall only

Clearsafe provided a microbial assessment on 8 November to provide information on the **level of mould contamination of the site post installation of the sub-floor ventilation system**. In summary “all sampled locations returned detectable microbial concentrations at levels that suggest significant viable mould and/or bacteria”.

Unfortunately this means that the floor removal and replacement works cannot proceed until the site is appropriately remediated to remove the asbestos and mould contamination.

Air quality sampling Check 2 (precautionary) —Hall plus Youth Centre

1. Main Hall-- Basketball court.
2. Youth Centre-- Lower eastern area of centre – room that is hired out to community. (closed last week)

Sampling results were received by Clearsafe on Monday 13/12/21 with some mixed results. Report is due by cob this week. The report may recommend a thorough clean of the Youth Centre or recommended its continued closure until the mould in the hall is entirely removed. **Gordon Webb (City Works) will provide the report to ISP as soon as possible.**

Budget Impact

A budget figure (based on the previous contractor’s quote) for site remediation and entire floor replacement is **\$500K**.

ISP/Finance can create a “Temporary special component for the floor replacement allowing the works to be capitalised (ie not using the Maintenance budget). As a result ISP have allocated 500k in the 21/22 and 22/23 (250k per FY) in the latest iteration of the IDP.

Recommend next steps:

- **Stage 1**-Quotation for the demolition of floor and remediation of site in accordance with Australian Mould Guideline (Building Class 4) – (budget \$250K) (Target completion by June 30th 2022)
- **Stage 2**- DTS (including geotech) to investigate sub-floor area to confirm the most appropriate floor construction methodology in light of potential continuing ingress of ground water / moisture. Options to consider timber construction vs eg. suspended concrete slab. DTS to provide estimate for each of these options that will inform Stage 3. (Target completion by December 2022)
- **Stage 3**-Quotation for a project for complete floor replacement (Stage 2 – budget \$250K—potentially more) (Target completion by June 30th 2023)

From an OHS legislation perspective we will need to do Stage 1 as a minimum.

LCS may want to consider not proceeding with Stage 2 and Stage 3 given the estimated cost and the upcoming New Helensburgh Community Centre and Library project. ISP/City Works are happy to discuss further service delivery options with LCS.

Please let me know if you require further information ahead of Tuesdays PCG. Can you please invite Nathan Casanova to this meeting.

Regards,

Justin Kennedy
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From: Justin Kennedy

Sent: Wednesday, 7 April 2021 9:32 AM

To: Jenny Thompson <JThompson4@wollongong.nsw.gov.au>; Peter Harris <PHarris@wollongong.nsw.gov.au>

Cc: Peter Kellaway <pkellaway@wollongong.nsw.gov.au>; Vicki Weir <VWeir@wollongong.nsw.gov.au>; Kerry Hunt <KHunt@wollongong.nsw.gov.au>

Subject: RE: Helensburgh Community Centre - Update

Hi Jenny,

Thank-you for your response. We will proceed on this basis and provide regular status updates.

Regards,

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From: Jenny Thompson <JThompson4@wollongong.nsw.gov.au>
Sent: Wednesday, 7 April 2021 8:00 AM
To: Justin Kennedy <JMKennedy@wollongong.nsw.gov.au>; Peter Harris <PHarris@wollongong.nsw.gov.au>
Cc: Peter Kellaway <pkellaway@wollongong.nsw.gov.au>; Vicki Weir <VWeir@wollongong.nsw.gov.au>; Kerry Hunt <KHunt@wollongong.nsw.gov.au>
Subject: FW: Helensburgh Community Centre - Update

Hi Justin and Peter –

I discussed the situation re replacement of Helensburgh CC floor and the range of available options, with Kerry Hunt yesterday. She has agreed that we are best to go with Option 3, noting the considerations of balancing the cost of this option against others proposed and against the impact on community life of closure of the hall for all use, particularly given the new Helensburgh CC&L will not be in service until 2027.

Thank you again for your review of the costings and advice regarding alternatives to the initial scope of works.

JT

 Jenny Thompson
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From: Justin Kennedy
Sent: Tuesday, 6 April 2021 9:33 AM

To: Jenny Thompson <JThompson4@wollongong.nsw.gov.au>; Vicki Weir <VWeir@wollongong.nsw.gov.au>

Cc: Peter Harris <PHarris@wollongong.nsw.gov.au>; Peter Kellaway <pkellaway@wollongong.nsw.gov.au>; Trish McClure <tmclure@wollongong.nsw.gov.au>; Gordon Webb <GWebb@wollongong.nsw.gov.au>

Subject: Helensburgh Community Centre - Update

Hi Jenny & Vicky,

Thank-you for meeting with myself and Peter Harris last Thursday.

As you are aware ISP/City Works are currently undertaken Floor and Subfloor Remediation Works to Helensburgh Community Centre.

The original scope of works was defined as:

1. *Subfloor drainage*
 - 1.1 *Instal new subfloor agg line along western and eastern walls - drain to existing*
 - 1.2 *Replace existing agg line to western storeroom under stage*
 - 1.3 *Clean and remove any debris or chokes to pit and stormwater line to south-eastern corner of subfloor*
2. *Subfloor Ventilation*
 - 2.1 *Installation of extraction fans inclusive of new electrical circuitry supply*
 - 2.2 *Replace existing whirly birds with cowls - colours to match existing*
 - 2.3 *Replace existing subfloor door with grill door, installation of signage*
 - 2.4 *Close off existing sub floor grilles to prevent airflow between sub floor and hall*
3. *Timber floor replacement*
 - 3.1 *Required within 7.5M of western wall, full width of hall - Area = approx 140.0M2*
 - 3.2 *Remove, dispose and replace all timber timber bearers, joists and flooring within this space to match existing*
 - 3.3 *Ensure smooth transition from new to existing - make good skirting boards and affected trims*

The contracted amount was \$115,895 which was awarded to Quadracon Pty Ltd.

Following the commencement of works it was found that the mould growth in the sub-floor areas was far more substantial than initially anticipated. As a result of the significant additional mould growth and to comply with the "Australian Mould guidelines" a hygienist was required to be engaged to conduct an additional assessment/laboratory analysis and revised scope of works. The most significant impact on the amended scope of works was the need to install a negative pressure decontamination unit which involves air monitoring, monitoring of air the filtration systems fitted with HEPA filters etc. Additional works also include removal of asbestos from the surface of the sub-floor area.

Two variations were obtained from the contractor:

1. Original scope of works (which include approx. 200m2 of flooring) plus the negative pressure decontamination unit which involves air monitoring, monitoring of air filtration systems fitted with HEPA filters etc plus asbestos removal. **Additional cost of \$103k with a total cost of \$219k**
2. Original scope of works (which include approx. 600m2 of flooring—ie entire basketball court) plus the negative pressure decontamination unit which involves air monitoring, monitoring of air filtration systems fitted with HEPA filters etc plus asbestos removal. **Additional cost of \$387k with a total cost of \$503k**

ISP subsequently reviewed the above and met with City Works and the Hygienist and proposed an alternate scope of works that potentially negated the need for the negative pressure decontamination unit as listed below:

Revised ISP/hygienist scope (Option 3):

1. Design of sub floor ventilation DTS
2. Install Sub floor ventilation PK CW
3. **Hold Point** Check for Air Quality CW/Contractor/ Clearsafe
4. Proceed with floor removal CW/ Contractor
5. Remove Hazardous materials CW/ Contractor
6. **Hold Point** Clearance Certification CW/ Contractor /Clearsafe
7. Carpet clean to meeting rooms Treat If required sub Floor with vinegar solution anti mould CW /Contractor
8. Check sub floor moisture Content (humidity) & requirement for sub floor drainage install if required CW/Clearsafe
9. Repair bearers & Joists reinstall Floor CW/ Contractor
10. Clean walls to Hall if Required CW/Contractor
11. Handover to Community Facilities CW

The hygienist, in principle, agreed with the revised scope of works but noted that the hold points identified above would require clearance from the hygienist. It is estimated that the revised scope would be approximately 165k.

In summary:

Options	Cost	Notes
Option 1-Original scope plus negative pressure decontamination unit (200m2 flooring)	\$220k	
Option 2-Original scope plus negative pressure decontamination unit (600m2 flooring)	\$503k	
Option 3-Revised ISP/hygienist scope	Approx 165k	
Option 4-Close off access to Basketball court	Approx 75k	50k outstanding costs to the Contractor for materials already purchased plus costs to make the building safe (ventilation to stop mould growth/locking of doors/signage/cleaning of office carpet etc)

We will not proceed with any further works until you have discussed the options above with Kerry Hunt.

Please give me a call with any questions.

Regards,

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