

From: "Jeff Hunt" <jeff.hunt@quadracon.com.au>
Sent: Thu, 26 Nov 2020 15:03:46 +1100
To: "Gordon Webb" <GWebb@wollongong.nsw.gov.au>
Cc: "Peter Kellaway" <pkellaway@wollongong.nsw.gov.au>; "Andrew McKenzie" <andrew.mckenzie@quadracon.com.au>
Subject: Helensburgh Community Hall - Floor Remediation Work - Clarifications Please
Attachments: Mould Assessment/Remediation
Importance: High

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Hi Gordon

See attached email from Michael

Your decision on how to proceed but, I would recommend the Preliminary testing, then at least we know what we are dealing with.

We can delay our commencement on site until the results are received. Then we would put in the correct measures to manage.

Shall I advise Clear safe to proceed, based on the Fee proposal of \$1700?.

Then they can carry this out possibly tomorrow (access dependent), with a turn around time on testing of approx. 5 days I'm told.

Kind Regards



Jeff Hunt, Operations Manager NSW

Quadracon Building M: 0421 055 224

W: www.quadracon.com.au **T:** 1800 845 101

NSW Office: 18/17 Cemetery Rd, Helensburgh NSW 2508

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From: Jeff Hunt
Sent: Thursday, 26 November 2020 11:36 AM
To: Gordon Webb <GWebb@wollongong.nsw.gov.au>
Cc: Peter Kellaway <pkellaway@wollongong.nsw.gov.au>
Subject: RE: Helensburgh Community Hall - Floor Remediation Work - Clarifications Please

Hi Gordon

I spoke to Michael, he'll send me some info soonish

Basically we spoke about:

- Testing the actual back of the timber floor of bearers/joists to confirm if there is mould (active/or inactive). If nothing and inactive, it would be no risk, and normal demo procedures in place. If active, control measures would be in place to contain. Though from my understanding these aren't significant. PPE, covering area, contain dust when cutting using a power saw, etc. The Lab test will take a few days to receive a result , as lab tested , not on the spot
- Dependent on the above, then air monitor during the project, and a final air test/ certificate to confirm the environment is safe for occupancy

He is sending me a fee proposal and information today.

Kind Regards



Jeff Hunt, Operations Manager NSW

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From: Gordon Webb <GWebb@wollongong.nsw.gov.au>

Sent: Thursday, 26 November 2020 11:28 AM

To: Jeff Hunt <jeff.hunt@quadracon.com.au>

Cc: Peter Kellaway <pkellaway@wollongong.nsw.gov.au>

Subject: RE: Helensburgh Community Hall - Floor Remediation Work - Clarifications Please

Hi Jeff,

As discussed on the phone, please contact Clearsafes to gain some insight/guidance in relation to how it is best to manage the potential health risks associated with exposing the sub floor area.

Points to consider;

- Soil test
- Timber test – floor, bearer, joist
- Atmosphere test – sub floor and hall, air quality and moisture?
- Air Monitors?
- Remediation techniques if needed?

Let me know what transpires.

regards



Gordon Webb
Coordinator Building Construction + Maintenance
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 Phone +61242277807
 Email gwebb@wollongong.nsw.gov.au • www.wollongong.nsw.gov.au
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From: Jeff Hunt <jeff.hunt@quadracon.com.au>
Sent: Thursday, 26 November 2020 9:03 AM
To: Gordon Webb <GWebb@wollongong.nsw.gov.au>
Subject: RE: Helensburgh Community Hall - Floor Remediation Work - Clarifications Please

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Hi Gordon

We will get back to you regarding the below today

Kind Regards



Jeff Hunt, Operations Manager NSW
Quadracon Building M: 0421 055 224
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From: Gordon Webb <GWebb@wollongong.nsw.gov.au>
Sent: Thursday, 26 November 2020 8:21 AM
To: Jeff Hunt <jeff.hunt@quadracon.com.au>
Cc: Andrew McKenzie <andrew.mckenzie@quadracon.com.au>; Leeca Horsman <LHorsman@wollongong.nsw.gov.au>; Belinda Edmondson <BEdmondson@wollongong.nsw.gov.au>; Peter Kellaway <pkellaway@wollongong.nsw.gov.au>
Subject: FW: Helensburgh Community Hall - Floor Remediation Work - Clarifications Please
Importance: High

Hi Jeff,

Helensburgh Community Hall - Floor Remediation Work - Clarifications Please

There has been a bit of to and fro concerning the start date, timber supply issues et. The latest discussion I had with Andrew we discussed the following points;

- Quadracon would like to commence works as per the original program, being, on 30 November through to 26 January, to achieve this Quadracon will source the required timber at the contractors expense.
- Quadracon will provide to Council a safety plan (prior to commencement of works) of how to manage the potential health risks associated with exposing the sub floor area.

Please provide responses by COB today 500pm or earlier if possible, CC all.

P.S. I will not be at work on Friday.

regards



Gordon Webb
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From: Leeca Horsman <LHorsman@wollongong.nsw.gov.au>
Sent: Thursday, 26 November 2020 7:56 AM
To: Gordon Webb <GWebb@wollongong.nsw.gov.au>
Cc: Belinda Edmondson <BEdmondson@wollongong.nsw.gov.au>
Subject: Helensburgh Community Hall - Floor Remediation Work

Hi Gordon,

Question – if the contractor isn't starting until January can our regular hirers continue to use the hall until just before Christmas?

Thanks



Leeca Horsman

Facilities Operations Manager

Post Locked Bag 8821 Wollongong DC NSW 2500

Phone +61242277786

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For locations and further information visit www.wollongong.nsw.gov.au/centres

From: "Michael Fernandez" <michael.fernandez@clearsafe.com.au>
Sent: Thu, 26 Nov 2020 13:46:35 +1100
To: "Jeff Hunt" <jeff.hunt@quadracon.com.au>
Subject: Mould Assessment/Remediation

Hi Jeff

Mould remediation can be simple but can also get quite complicated. If it is large scale work and particularly in a sensitive location it may require appropriate containment.

If the concern of mould has been raised, consideration should be given to conducting preliminary testing to assess the risk of mould. We can collect surface swab samples and provide some guidance.

The attached Australian Mould Guidelines provide some further information regarding remediation.

The cost for us to conduct a preliminary assessment including analysis of 8 mould swab samples will be \$1700 + GST.

Depending on the results of the inspection and testing relevant recommendations will be made.

If mould remediation is required we can conduct post remediation assessment including air quality checks.

Let me know if you need any further information.

Kind regards

Michael Fernandez

Regional Manager

Licensed Asbestos Assessor (LAA000140)

Certified Environmental Practitioner (1210)

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