

From: "Justin Kennedy"
Sent: Tue, 6 Apr 2021 10:32:47 +1100
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" <tmccclure@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,



Justin Kennedy

Building + Facilities Planning Manager (Acting)

Post Locked Bag 8821 Wollongong DC NSW 2500

Phone +61242277894

Email jmkennedy@wollongong.nsw.gov.au • www.wollongong.nsw.gov.au

Our Values  *SUSTAINABLE*  *COURAGE*  *RESPECT*  *INTEGRITY*  *ONE TEAM*

