

Tuesday, 7 March 2023

Mr. William Boneham  
Project Director  
Pontiac Land  
Level 12 52 Phillip St Sydney 2000

Copy to:

Chris Callaghan  
Project Director  
Essence Project Management  
123 Pitt St Sydney 2000

Dear William,

**Re: Department of Lands Building. SSD-7484 MOD-18 RTS.**

**Summary of Preventative Maintenance & Protection Works for the Sandstones Precinct,  
Department of Lands Project.**

In response to your request please see below summary of the preventative maintenance works, temporary heritage protection works and other such related works which Built Pty Ltd were engaged to undertake for the Sandstones Precinct, Department of Lands Project.

The summary of works is categorised into the works completed as part of each staged and progressive engagement for the Project in the role of Managing Contractor.

**Early Works (Letter of Authorisation- LOA): Feb 2021- July 2021**

- As part of the LOA engagement, a summary of the key preventative maintenance works included:
  - Installation of select heritage protection measures to the nominated items.
  - Installation of temporary ceiling stabilisation to the nominated areas.
  - Removal of loose FFE, localised HAZMAT remediation and installation of access requirements to enable the completion of dilapidation reports and the like.
  - Select temporary repairs to known faults in the existing stormwater system.
- The approximate costs of works in the LOA period associated with the above scope was in the order of \$280,000.00

**Phase 1 Works (Phase 1 Contract): End July 2021 - September 2022**

- As part of the Phase 1 engagement, a summary of the key maintenance works, protection and salvage works, and the related design works included:
  - Installation of further heritage protection measures.
  - Removal and storage of the nominated heritage items.
  - Installation of the temporary ceiling stabilisation to lath & plaster ceilings.
  - Inspections of rooves and external areas to undertake a detailed inspection of the stormwater system following the erection of the perimeter scaffold.
  - Installation of temporary measures such as roof penetration covers, clearance of box gutters and sumps, application of temporary membranes to address visible water leaks.



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- Detailed design works inclusive of building surveys, specialist engineers' inspections, fire testing and assessments and materials testing.
- The approximate costs of trade works in the Phase 1 period associated with the above scope was in the order of \$2,170,000.00.
- The approximate costs of design works (incl design fees, investigations, and testing costs) in the Phase 1 period associated with the above scope was in the order of \$2,250,000.00.

Please contact the undersigned should you wish to discuss this matter further.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Matthew Seelin", with a long horizontal flourish extending to the right.

Matthew Seelin  
Project Manager  
Built Pty Limited