

GIPA 2018

CITY OF SYDNEY

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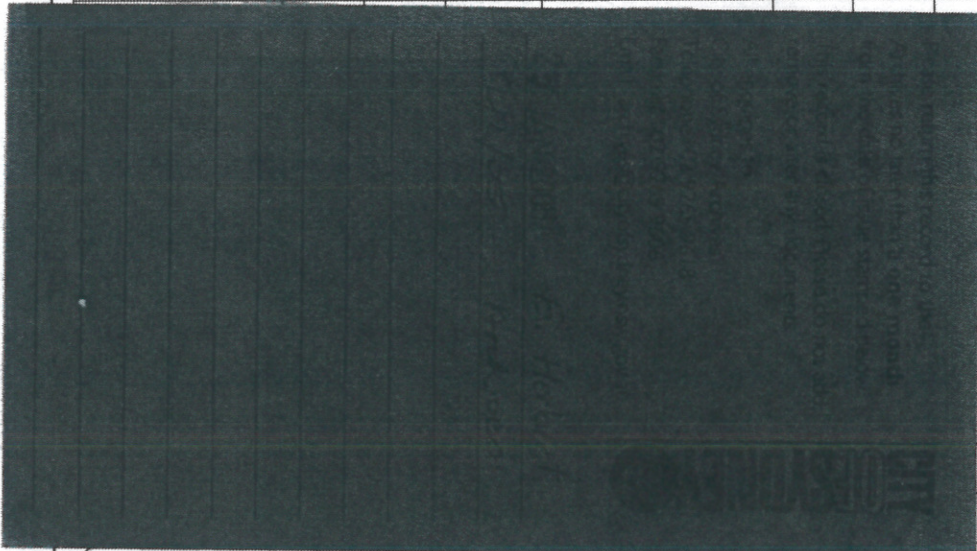
O2001/00078

Part: 1

OTHER APPLICATIONS/1-3/HICKSON ROAD/THE ROCKS/INSTALLATION OF AIR
CONDITIONING SYSTEM INTO ASN BUILDING - DEPT OF URBAN AFFAIRS &
PLANNING

ANY ALTERATIONS TO THIS FILE TITLE SHOULD BE REFERRED TO DOCUMENT MANAGEMENT

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O2001/00078



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Lester Tropman & Associates

ARCHITECTS

Conservation Planning Landscape Interior Interpretation
SUITE 122 18 ARGYLE STREET SYDNEY NSW 2000 FAX 251 6109 PHONE 251 3250

Minutes of Planning Meeting.

CONTRACT: ASN CO. STAGE II

No.: 01

Project No.: 8944

HELD AT: LESTER TROPMAN & ASSOCIATES
Suite 122, 18 Argyle Street, Sydney.

Date: 26th April, 1990
Our Ref: MC/ec/8944

PRESENT:

MR. GEOFF BAILEY: Sydney Cove Authority
MR. JOHN TROPMAN: Lester Tropman & Associates
MS. MEGAN CHALMERS: Lester Tropman & Associates

ACTION

1.1 LIFT WELL

Should the installation of new lifts and repairs to the existing be part of the works?

We should wait for advice from Julius Poole & Gibson.

JPG

1.2 DROPPING THE PAVEMENT

Sketches to indicate extent of dropping.

Appoint archaeologists to investigate original road surface.

Obtain quotes from Wendy Thorpe and Richard McKay.

LTA

1.3 DOWNPIPES

Of eastern facade. If we connect the left hand pipe to the existing downpipe then can the northern-most roof do without a pipe?

Leave the pipes as existing. Original design had no downpipes but as they are necessary it is felt to be preferable, to leave the existing in situ.

LTA

1.4 ASBESTOS REMOVAL

Is this to be part of Stage 2 contract?

Asbestos removal should be included in the Stage 2 specification.

LTA

1.5 CLEARSTOREY ROOF

Replacement of slate roof with original type pan roof - discuss.
At this stage the clearstorey slate roof should remain.

LTA

.../2.

DISTRIBUTION:

General Contractor
Project Manager
Client
Clerk of Works
Quantity Surveyor
Structural Engineer

Electrical Engineer
Hydraulic Engineer
Air Cond./Mech. Engineer
Architect
File

Authorised

10.0 ACCESS

10.1 Unwanted intruders are getting into open windows of 5 Hickson Road. Stuart Bros to close up accessible windows at close of day.

10.2 No-one has got into 100 George Street yet. SB to ensure if too closed up at night. Openings where asbestos cement removed to be temporarily closed up.

11.0 STRUCTURAL

11.1 Drawing 17A - \$71,000 price by Stuart Bros.

11.2 Drawing 17B - \$74,000 price by Stuart Bros.

11.3 SB asked for price on Drawing 17 before amendment.

11.4 Meeting arranged at CMP office on Thursday 12:00 a.m. to discuss prices.

SB/CMP/RH

11.5 Propping - some discussion has taken place between engineers - McBean & Crisp cautious about loading on floor and objected to some details by LMT. CMP to check on the discussions re resolution.

CMP

11.6 SB have McBean & Crisp letters and reports.

12.0 LEVEL 1

12 Ceiling out - duct will to go today and Thursday for engineer's access on Thursday.

SB

13.0 PRICED BILL

13.1 Brian Burden has promised it by end of week.

SB

14.0 SERVICES

14.1 SB have price on condensers on roof. Have to install on a Sunday. \$1,076 for craneage and 4 hours overtime minimum. Total \$6,548.01

14.2 Platforms for a/c units not included. Detail to be supplied by engineer.

14.3 CMP and Stuart Bros. to discuss price on Thursday.

CMP/SB/RH

15.0 INSPECTION LEVEL 1

15.1 McBean and Crisp expected to finish Thursday.

Note

JOB: THE STORY OF SYDNEY

JOB NO: 88.037

DATE: 10th April, 1990

MINUTES OF SITE MEETING NO. 4 AT 5 HICKSON ROAD, THE ROCKS AT
9.00 AM. ON TUESDAY, 10TH APRIL 1990

PRESENT :	Patrick Dowling	-	Stuart Bros.
	Frank Vaccher	-	Stuart Bros.
	Peter Archer	-	Stuart Bros.
	Arthur French	-	Stuart Bros.
	Geoff Bailey	-	Sydney Cove Authority
	Peter Wyborn	-	Sydney Cove Authority
	John Tropman	-	Lester Tropman and Associates
	Ron White	-	The Story of Sydney
	Janet Marsden	-	Conybeare Morrison & Partners
	Greg Ching	-	McBean and Crisp
	Bob Richardson	-	Rider Hunt

APOLOGIES: Patrick O'Carrigan - Conybeare Morrison & Partners.

1.0 MINUTES OF LAST MEETING

ACTION

- 1.1 Pat - Item 6. - thinks T3 propping should be provided by CMP - CMP said detail is changing not to need propping.
- 1.2 Pat - Item 2.5 - should read LMT asbestos removal part of the company.
- 1.3 Remainder of Minutes Accepted.

2.0 PROGRESS

2.1 Asbestos Removal

Continued throughout last week. Received clearance yesterday, 9th April, for Bay 4. Re-established amenities in Bay 4.

Temporary bracing design proceeded - commenced shop drawings. Awaiting approval of bracing method from SOS engineer.

CMP

Commenced installation steel plates to beams in Level 2 permanent bracing.

ACTION

Services Subcontractors finalised -

Electrical - Voltrek
Hydraulics - AW Edwards
Fire Protection - Alert Fire Protection
Air Conditioning - Mechanical Air

CMP expressed concern at Mechanical Air - Mechanical Consultant has concerns from over 3 years ago.

Mechanical Air currently doing another Stuart Bros. Job 171 Bigge Street, Liverpool. 8-10 months through the job in a one year job. SB to provide CMP with statement of their performance on this job. Also small job on Warringah Mall with them.

SB

2.2 Demolition

Commenced non-structural demolition in Bay 5. SB to issue price for removal T & G boarding at end of meeting.

SB

Started demolition in stair area too. Not started on boarding yet.

SB have taken out all patterned and ribbed glass - and have access to store now in Bay 2. LTA say they only want 10 best sheets of patterned glass and all ribbed glass. SB say instruction needs to be clarified by CMP.

CMP

Disconnection of services - electrical and hydraulics.

Commenced to expose floorboards opened up one area between columns to remove rubbish.

2.3 Amenities Area

CMP said issuing instruction for SB to stay on Bay 4 side and seal Bay 3 from now on.

SB

2.4 Asbestos removal - 100 George Street

Has been completed and awaiting monitoring report. Toilets floor has been removed - partitions still standing - AC stopped each side.

2.5 Dilapidation Survey

Bay 5 done - still doing 100 George - expect to be able to issue it Thursday when asbestos monitoring done. CMP said need it before Easter - demolition theoretically should not proceed without it.

SB



Job No: 88.037
 Job: THE STORY OF SYDNEY
 Date: 3rd April 1990

**MINUTES OF THE SITE MEETING No. 3 at
 S.C.A. OFFICE at 9:00 a.m. on TUESDAY 3rd APRIL 1990**

Present:

Patrick Dowling	Stuart Bros.
Franc Vaccher	Stuart Bros.
Peter Archer	Stuart Bros.
Arthur French	Stuart Bros.
Geoff Bailey	Sydney Cove Authority
Megan Chalmers	Lester Tropman and Associates
Miles Barne	The Story of Sydney
Ron White	The Story of Sydney
Frank Waldman	Engineering Partners
Vince Cubis	McBean & Crisp
Patrick O'Carrigan	Conybeare Morrison & Partners
Janet Marsden	Conybeare Morrison & Partners

Action

1.0 MINUTES OF PREVIOUS MEETING

1.1 Accepted, except date of next meeting should have said April.

2.0 PROGRESS

2.1 Asbestos Removal

Removal of sheeting on two levels done Bay 4. Doing other two levels. No asbestos Bay 5. End week Bay 4 should be complete. Worked weekend 9 to 12 people - now down to 3 as using the decontamination equipment and cannot have too many on site. Testing required after the removal.

2.2 Demolition

Meeting with demolisher Wednesday. Permanent bracing will be going in at same time as temporary bracing. Need certificate for safety of the cracked parapet wall.

2.3 Fire Doors to be Removed

Only the fire doors in Story of Sydney are Bays 4 and 5 to be removed under SOS contract - these were identified by Patrick O'Carrigan to Stuart Bros - Fire Doors to Fire Stairs in Bay 4 on Ground D4.3, First D4.4, Second D4.5, and Fourth Floors D4.5 are to be removed and stored in Bay 2 Ground Floor of No. 5 Hickson Road.

SB

- 2.4 Cost of closing off openings between Bays 3 and 4 was discussed as to whether SCA or SOS pay for it - to be resolved outside this meeting. This work to be done as soon as possible for now.

SB

- 2.5 Stuart Bros. advised some people had removed cupboards on Level 5 of Bay 3, and had left loose asbestos cement sheet behind - SCA to attend to this - were discussing selling these cupboards to these people. (SCA think it was Stuart Bros.' engineer, LMT.)

SCA
Note

- 2.6 Bay 5 demolition should start as soon as asbestos removed. 100 George Street asbestos removal to continue after Bay 5 removal.

- 2.7 Temporary electrics organised.

- 2.8 SCA issued letters to Stuart Bros. allowing Stuart Bros to use site Bay 4 for amenities and giving permission for hoardings. SCA had expected to see a drawing of the hoarding by now - Stuart Bros. have not yet done one - still awaiting MSB permission.

SB

- 2.9 Dilapidation Survey

Still being done - needs to wait now till asbestos removal finished.

SB

3.0 INSURANCE

- 3.1 CMP issued letter of insurance taken out by proprietor for site - to Stuart Bros. and SCA.

4.0 SPRINKLERS

- 4.1 SCA issued letter to CMP saying sprinkler installation in ASNC Building will continue to be maintained.

5.0 PROGRAMME

- 5.1 Issued the day before. Discussed the minimal work done by Easter - Stuart Bros. say they will do as much as they can.
- 5.2 CMP said asbestos testing should be included in original programme. Only the removal should be allowed in the extension

of time. Stuart Bros. take issue with this item. Stuart Bros. say why was asbestos removal not done before by the owners or clients. CMP said we were not the builders.

6.0 PROPPING

- 6.1 Stuart Bros. question how they can prop truss which needs bottom chord replaced - came on drawing not issued at tender - CMP said Stuart Bros.' engineer to provide temporary propping. Late detail because repairs were originally to be in SCA work.
- 6.2 Dislocated strut can now stay where it is (as wanted by LTA and SCA) and McBean & Crisp have now designed detail to allow it to stay with some extra bracing.
- 6.3 McBean & Crisp expected at the meeting later to discuss repairs.

Frank Waldman, Ron White, and Vince Cubis joined meeting at 10:00 a.m.

7.0 ELECTRICAL

- 7.1 Query 1: Rewiring lift motor room - does not seem to be in our scope of work. Note
- 7.2 Query 2: Data cabling - what sort? Not known at this stage. Cannot be priced at this stage - only allowance for riser conduit where noted. Note
- 7.3 SCC meeting discussed - two separate supplies - expected to be more economical than drawings as detailed for tender - Engineering Partners to sketch probable outcome of SCC meeting for Stuart Bros. CMP to supply Stuart Bros. with minutes of SCC meeting. CMP

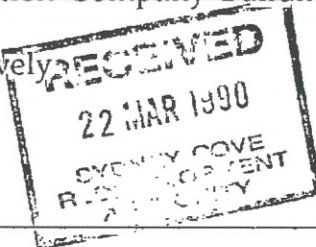
8.0 SITE ACCESS

- 8.1 Stuart Bros. asked SCA for key to Bay 2. SCA to arrange so that access can be gained from outside. Stuart Bros. want to store now. SCA
- 8.2 Stuart Bros. asked for access by Craft Centre people to be stopped - SCA though this was already arranged - will check. SCA
- 8.3 Stuart Bros. said SCA people came on site to gain access to cut trees. SCA
- 8.4 Stuart Bros. want all people who are wanting access to site to get permission from Stuart Bros. Note

JOB: The Story of Sydney
Australian Steam Navigation Company Building

JOB NO: 037.88 and 038.90 respectively

DATE: 19th March, 1990



**MINUTES OF SITE MEETING NO. 1 AT SYDNEY COVE AUTHORITY OFFICES
AT 9.00 A.M. ON 19TH MARCH, 1990**

PRESENT: Geoff Bailey Patrick Dowling Franc Vaccher John Tropman Megan Chalmers Patrick O'Carrigan Janet Marsden	Sydney Cove Authority.] Stuart Bros. Stuart Bros. Lester Tropman & Associates Lester Tropman & Associates Conybeare Morrison & Partners Conybeare Morrison & Partners
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1.0 CONTRACT

Contract with SCA and Stuart Bros, is with Brian Burden.

2.0 ASBESTOS

Asbestos has been found in 100 George Street in 5 Hickson Road. Interim report to be given today. Complete report expected Wednesday. Will delay the works for the time it takes for removal - depends on quick agreement on how it is removed. Asbestos is mainly in Asbestos Cement sheeting eg. in fill panels in 100 George Street. 5 Hickson Road has asbestos in partitions, lagging on pipes, some in fire doors and in switchboards. Approach to removal to be made when report submitted.

3.0 SITE ESTABLISHMENT

Bay 4 of Level 3 wanted for offices as previously discussed. Hoardings Circular Quay side have been discussed with the Port Authority.

4.0 PROJECT CO-ORDINATION

POC discussed site. Bay numbers identified. 7 Hickson Road is Bay 1. Bays 2 - 5 are in 5 Hickson Road. S.O.S. is in Bays 4 and 5.

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STORY OF SYDNEY
TENDER ASSESSMENT - REVISED SUBMISSION

REED CONSTRUCTIONS PTY LTD

FIXED PRICE : \$2,392,000

COMPLETION TIME : 26 weeks

PROLONGATION COSTS : To be advised

LABOUR RATES : - Normal time \$35-47 per hour
- Double time \$60-80 per hour

PERCENTAGES APPLICABLE TO VARIATIONS : - Non time related preliminaries 2.5%
- Basic rate for variations a) 17.5% b) 5%
- Wages applicable to variations N/A

ROCK EXCAVATION RATE : \$300 per m3

CONCRETE RAFT SUPPORT RATE : -

TENDER CONDITIONS:

SITE ALLOWANCE : \$ 45,000

TEMPORARY BRACING : \$ 20,600

EXCLUDE P.C. SUM FROM ELECTRICAL : \$(10,000)

ASBESTOS SURVEY : \$ 2,000

SEWER TEST : \$ 2,000

REMOVE EXISTING SEWER : \$ 65 per m

ALTERNATIVE SEWER CONNECTION : \$ 15,000

Note: Cost of asbestos removal will be determined once the extent of asbestos is known.

Lester Tropman & Associates

ARCHITECTS

Conservation Planning Landscape Interior Interpretation
SUITE 122 18 ARGYLE STREET SYDNEY NSW 2000 FAX 251 6109 PHONE 251 3250 251**MEMO**

Our Ref: MC/rm/9007

PROJECT: ASN CO STAGE ONE

No.: 24

Project No.: 9007

TO: CONYBEARE MORRISON
ATTENTION: JANET MARSDEN**Date: 27 March, 1990****From: M. Chalmers**

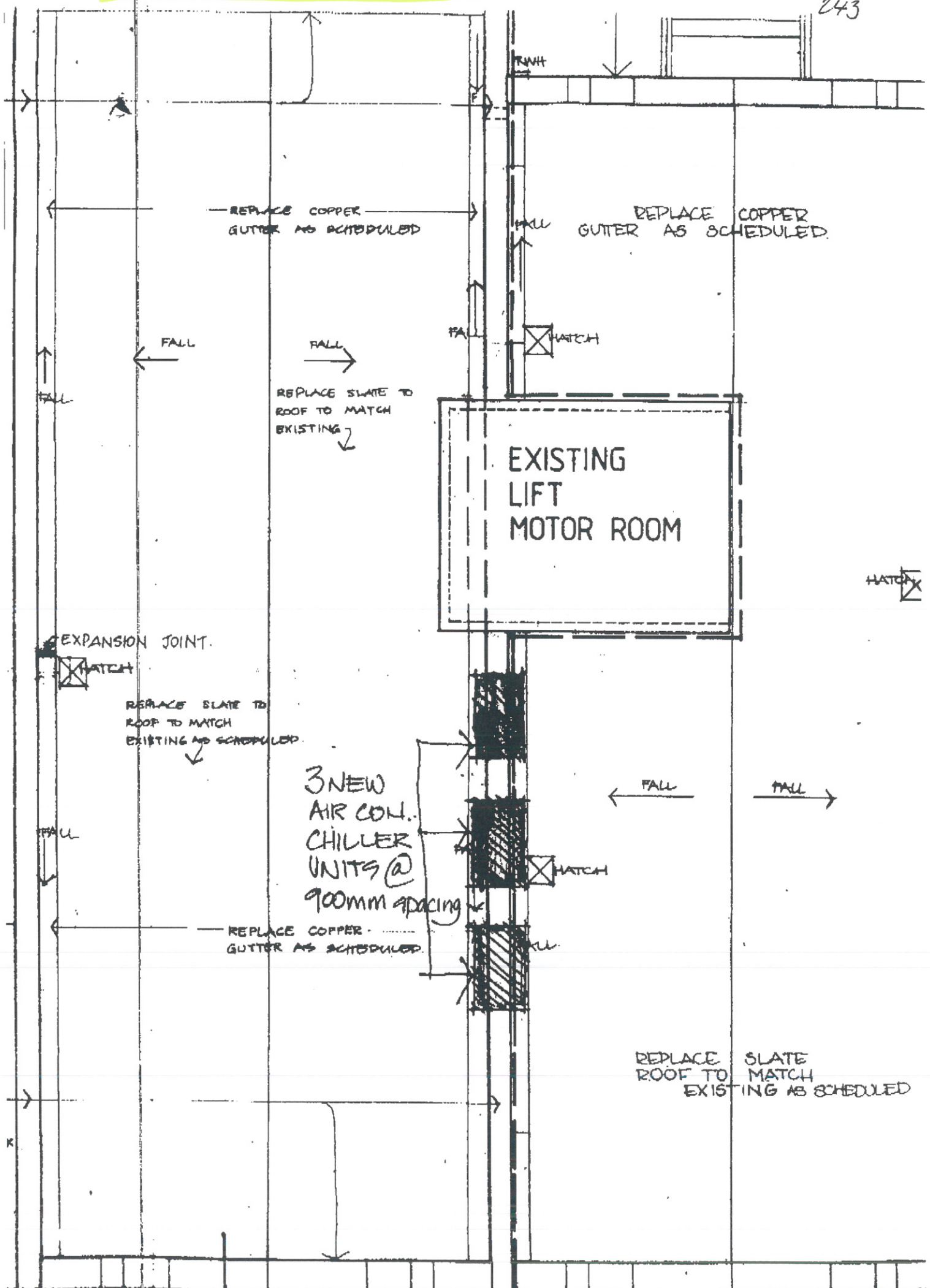
24.1 Reference is made to your fax of 8th March, 1990 indicating possible positions of air conditioning chiller units on the stone parapet between Bays 4 & 5 of No.5 Hickson Road.

24.2 We prefer the option of three air conditioning chiller units on the eastern side of the existing lift motor room as this does not encroach upon the hotel's view.

24.3 A diagram is enclosed for your information

cc Geoff Bailey (Sydney Cove Redevelopment Authority)

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ASBESTOS**Lester Tropman & Associates**
ARCHITECTSConservation Planning Landscape Interior Interpretation
SUITE 122 18 ARGYLE STREET SYDNEY NSW 2000 FAX 251 6109 PHONE 251 3250 251**MEMO**

Our Ref: MC/rm/9007

PROJECT: **ASN CO BUILDING (STAGE TWO)**

No.: 19

TO: SCRA

Project No.: 9007

ATTENTION: GEOFF BAILEY

Date.: **MARCH, 1990**

From.: M. Chalmers

During a meeting on site with Conybeare Morisson, Stuart Bros, LTA and yourselves, an inspection was carried out to indicate to us the extent of asbestos on the site.

The areas that were identified to contain asbestos and the solutions for the containment of this, are as follows:

- 1 Ground Floor (Level 1)
Bay 4 - Switch Room (Bakelite boards to switches)
 - Require a new door, new locks and signs stating that the room is contaminated with asbestos.
 - Fire door to Lift well room.
 - To be removed.
- 2 First Floor (Level 3)
Bay 4 - Lab and darkroom 110 (fibro containing 1-3% asbestos).
 - To be removed.
 - Fire door to Lift well.
 - To be removed.
 - Tearoom 108.
 - To be removed.
- 3 Second Floor (Level 3)
Bay 4 - Fire door to Lift well.
 - To be removed.
 - Tearoom (fibro walls).
 - To be removed.
- 4 Third Floor (Level 3)
Bay 4 - Fire door to Lift well.
 - To be removed.
- 5 Fourth Floor (Level 4)
Bay 4 - Fire door to Lift well
 - To be removed.