

## Complete Site Demolition of 129 - 133 Sale Street, Orange

		<u>Old Nurses</u> <u>Building</u>	<u>Caldwell</u> <u>House</u>	<u>Notes</u>
<u>Demolition Works</u>	Asbestos removal	\$283,375	\$283,375	Average of 2 x lower quotes provided, split between buildings
	Add escalation costs	\$21,253	\$21,253	As last, quotes were completed in 2017 [work to begin end of 2018 - TBC]
	Complete demolition of building	\$311,000	\$407,830	Refer to BQ [incl. external works, hardstand areas, services to provide vacant site for new buildings]
	Encapsulation of friable contaminated roof timbers:	n/a	n/a	which remain on-site after asbestos remediation works
	Remove/clean and relay existing roof tiles	n/a	n/a	due to friable dust, including new sarking [none on existing buildings]
	Concrete seal existing sub-floor areas	n/a	n/a	as last [incl. waterproofing membrane, manual preparation, cutting around services, concrete pumping, etc]
	Contingency on demolition works [say 20%]	\$123,126	\$142,492	Based upon extensive condition of asbestos contamination of building:
	<b>sub-total</b>	<b>\$738,754</b>	<b>\$854,950</b>	<b>GST exclusive</b>
<u>Required Structural Repairs</u>	as per Structural Engineering Report	n/a	n/a	incl. concrete topping slab to remaining 1st floor areas:
	Contingency on structural works [say 20%]	n/a	n/a	
	<b>sub-total</b>	<b>\$0</b>	<b>\$0</b>	<b>GST exclusive</b>
<u>Project Management</u>	Supervision/management of site and building works	\$150,000	\$150,000	by head contractor/builder [just like adjoining Orange Base Hospital]
	<b>sub-total</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>GST exclusive</b>
	<b>Total Demolition Cost [of both buildings]</b>	<b>\$888,754</b>	<b>\$1,004,950</b>	<b>GST exclusive</b>
	<b>Total Combined Cost of This Option</b>	<b>incl</b>	<b>\$1,893,704</b>	<b>GST exclusive</b>

## Asbestos Removal, Demolish Existing Nurses Quarters, Make Safe & Retain Caldwell House

	<u>Old Nurses Building</u>	<u>Caldwell House</u>	<u>Notes</u>
<u>Demolition Works</u>			
Asbestos removal	\$283,375	\$620,100	Based on higher quotation [given more work required in retaining existing building]
Add escalation costs	\$21,253	\$46,508	As last, quotes were completed in 2017 [work to begin end of 2018 - TBC]
Complete demolition of building	\$311,000	\$112,990	Refer to BQ [incl. external works, hardstand areas, services to provide vacant site for new buildings
Encapsulation of friable contaminated roof timbers	n/a	\$62,850	which remain on-site after asbestos remediation works
Remove/clean and relay existing roof tiles	n/a	\$103,345	due to friable dust, including new sarking [none on existing buildings]
Concrete seal existing sub-floor areas	n/a	\$140,700	as last [incl. waterproofing membrane, manual preparation, cutting around services, concrete pumping, etc]
Contingency on demolition works [say 20%]	\$123,126	\$217,299	Based upon extensive condition of asbestos contamination of building:
<b>sub-total</b>	<b>\$738,754</b>	<b>\$1,303,791</b>	<b>GST exclusive</b>
<u>Required Structural Repairs</u>			
as per Structural Engineering Report	n/a	n/a	incl. concrete topping slab to remaining 1st floor areas
Contingency on structural works [say 20%]	n/a	n/a	
<b>sub-total</b>	<b>\$0</b>	<b>\$0</b>	<b>GST exclusive</b>
<u>Project Management</u>			
Supervision/management of site and building works	\$200,000	\$200,000	by head contractor/builder [just like adjoining Orange Base Hospital] - greater time involved for this option
<b>sub-total</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>GST exclusive</b>
<b><u>Total Demolition Cost [for each building]</u></b>	<b><u>\$938,754</u></b>	<b><u>\$1,503,791</u></b>	<b><u>GST exclusive</u></b>
<b><u>Total Combined Cost of This Option</u></b>	<b>incl</b>	<b><u>\$2,442,545</u></b>	<b><u>GST exclusive</u></b>

NB - Based upon anticipated NCC works, this option will require ~\$500,000 of residential and \$810,000 of commercial rectification works to meet current building codes [depending upon the chosen site application]

## Asbestos Removal, Demolition of Nurses Quarters, & Façade Retention of 129 Sale Street [Structural Option 1 - Partial Retention of 1st Floor]

	<u>Old Nurses Building</u>	<u>Caldwell House</u>	<u>Notes</u>
<u>Demolition Works</u>			
Asbestos removal	\$283,375	\$360,175	Average of 2 x lower quotes provided, split between buildings [extra work for cleaning existing building]
Add escalation costs	\$21,253	\$27,013	As last, quotes were completed in 2017 [work to begin end of 2018 - TBC]
Partial demolition of existing building	\$311,000	\$407,830	Refer to BQ [incl. external works, hardstand areas, services to provide vacant site for new buildings]
Encapsulation of friable contaminated roof timbers	n/a	n/a	which remain on-site after asbestos remediation works
Remove/clean and relay existing roof tiles	n/a	n/a	due to friable dust, including new sarking [none on existing buildings]
Concrete seal existing sub-floor areas [part only]	n/a	\$27,300	as last [incl. waterproofing membrane, manual preparation, cutting around services, concrete pumping, etc]
Contingency on demolition works [say 20%]	\$123,126	\$164,464	Based upon extensive condition of asbestos contamination of buildings
<b>sub-total</b>	<b>\$738,754</b>	<b>\$986,782</b>	<b>GST exclusive</b>
<u>Required Structural Repairs</u>			
as per Structural Engineering Report	n/a	\$225,645	incl. concrete topping slab to remaining 1st floor areas
Contingency on structural works [say 20%]	n/a	\$45,129	
<b>sub-total</b>	<b>\$0</b>	<b>\$270,774</b>	<b>GST exclusive</b>
<u>Project Management</u>			
Supervision/management of site and building works	\$195,000	\$195,000	by head contractor/builder [just like adjoining Orange Base Hospital]
<b>sub-total</b>	<b>\$195,000</b>	<b>\$195,000</b>	<b>GST exclusive</b>
<b><u>Total Cost of Works</u></b>	<b><u>\$933,754</u></b>	<b><u>\$1,452,556</u></b>	<b><u>GST exclusive</u></b>
<b><u>Total Combined Cost of This Option</u></b>	<b>incl</b>	<b><u>\$2,386,310</u></b>	<b><u>GST exclusive</u></b>

### Asbestos Removal, Demolition of Nurses Quarters, & Façade Retention of 129 Sale Street [Structural Option 2 - Retention of Building Structure]

		<u>Old Nurses Building</u>	<u>Caldwell House</u>	<u>Notes</u>
<u>Demolition Works</u>	Asbestos removal	\$283,375	\$620,100	Based on higher quotation [given more work required in retaining existing building]
	Add escalation costs	\$21,253	\$46,508	As last, quotes were completed in 2017 [work to begin end of 2018 - TBC]
	Partial demolition of existing building	\$311,000	\$207,430	Refer to BQ [incl. external works, hardstand areas, services to provide vacant site for new buildings]
	Encapsulation of friable contaminated roof timbers	n/a	\$62,850	which remain on-site after asbestos remediation works
	Remove/clean and relay existing roof tiles	n/a	\$103,345	due to friable dust, including new sarking [none on existing buildings]
	Concrete seal existing sub-floor areas	n/a	\$125,700	as last [incl. waterproofing membrane, manual preparation, cutting around services, concrete pumping, etc]
	Contingency on demolition works [say 20%]	\$123,126	\$233,187	Based upon extensive condition of asbestos contamination of buildings
	<b>sub-total</b>	<b>\$738,754</b>	<b>\$1,399,119</b>	<b>GST exclusive</b>
<u>Required Structural Repairs</u>	as per Structural Engineering Report	n/a	\$200,400	incl. concrete topping slab to remaining 1st floor areas
	Contingency on structural works [say 20%]	n/a	\$40,080	
	<b>sub-total</b>	<b>\$0</b>	<b>\$240,480</b>	<b>GST exclusive</b>
<u>Project Management</u>	Supervision/management of site and building works	\$200,000	\$200,000	by head contractor/builder [just like adjoining Orange Base Hospital] - greater time involved for this option
	<b>sub-total</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>GST exclusive</b>
	<b><u>Total Cost of Works</u></b>	<b><u>\$938,754</u></b>	<b><u>\$1,839,599</u></b>	<b><u>GST exclusive</u></b>
	<b><u>Total Combined Cost of This Option</u></b>	<b>incl</b>	<b><u>\$2,778,353</u></b>	<b><u>GST exclusive</u></b>

NB - Based upon anticipated NCC works, this option will require ~\$500,000 of residential and \$810,000 of commercial rectification works to meet current building codes [depending upon the chosen site application]

### Asbestos Removal, Demolition of Nurses Quarters, & Façade Retention of 129 Sale Street [Structural Option 3 - Steel Propping of Facade]

		<u>Old Nurses Building</u>	<u>Caldwell House</u>	<u>Notes</u>
<u>Demolition Works</u>	Asbestos removal	\$283,375	\$360,175	Average of 2 x lower quotes provided, split between buildings [extra work for cleaning existing building]
	Add escalation costs	\$21,253	\$27,013	As last, quotes were completed in 2017 [work to begin end of 2018 - TBC]
	Partial demolition of existing building	\$311,000	\$457,830	Refer to BQ [incl. external works, hardstand areas, services to provide vacant site for new buildings] *
	Encapsulation of friable contaminated roof timbers	n/a	n/a	which remain on-site after asbestos remediation works
	Remove/clean and relay existing roof tiles	n/a	n/a	due to friable dust, including new sarking [none on existing buildings]
	Concrete seal existing sub-floor areas	n/a	n/a	as last [incl. waterproofing membrane, manual preparation, cutting around services, concrete pumping, etc]
	Contingency on demolition works [say 20%]	\$123,126	\$169,004	Based upon extensive condition of asbestos contamination of buildings
	<b>sub-total</b>	<b>\$738,754</b>	<b>\$1,014,022</b>	<b>GST exclusive</b>
<u>Required Structural Repairs</u>	as per Structural Engineering Report	n/a	\$225,645	incl. concrete topping slab to remaining 1st floor areas
	Contingency on structural works [say 20%]	n/a	\$45,129	
	<b>sub-total</b>	<b>\$0</b>	<b>\$270,774</b>	<b>GST exclusive</b>
<u>Project Management</u>	Supervision/management of site and building works	\$195,000 #	\$195,000	by head contractor/builder [just like adjoining Orange Base Hospital]
	<b>sub-total</b>	<b>\$195,000</b>	<b>\$195,000</b>	<b>GST exclusive</b>
	<b><u>Total Cost of Works</u></b>	<b><u>\$933,754</u></b>	<b><u>\$1,479,796</u></b>	<b><u>GST exclusive</u></b>
	<b><u>Total Combined Cost of This Option</u></b>	<b>incl</b>	<b><u>\$2,413,550</u></b>	<b><u>GST exclusive</u></b>



Friday 29<sup>th</sup> June, 2018

Health Infrastructure  
Level 14 - 77 Pacific Highway,  
North Sydney, N.S.W. 2060

Attention: Phillip King

*[3 pages + Appendices 1-5 inclusive]*

**RE : Preliminary Budget Estimates**  
for  
**Asbestos Removal, Demolition and Associated Site Redevelopment Options**  
at  
**129 - 133 Sale Street, Orange**

Dear Sir,

As requested, I summarise below my Preliminary Budget Estimates [attached as Appendices 1-5 inclusive] with regard to the estimated cost of the various site redevelopment options for this project.

Please note that these estimates are considered to be preliminary until scaled, dimensioned or survey drawings can be provided, and when a full internal site inspection of both buildings can be completed by this office.

These preliminary estimates are based upon an external site inspection of the premises only, and have been calculated and considered after review, and in consultation with, Duncan Blair [Project Manager of Incline Constructions - Orange], and with due consideration to the asbestos, structural, remediation, environmental and heritage reports provided to this office.

It is highlighted that the asbestos removal figures [used in the estimates] are sourced from the actual subcontract quotations obtained from the specialist contractors who quoted this work in July 2017 for Incline Constructions [with suitable escalation and contingency allowances allowed over and above these figures for them to now be considered current].

## **Preliminary Budget Estimates**

1. Asbestos removal/Complete demolition of both Nurses Quarters & Caldwell House	\$1,893,704
2. Asbestos removal/demolish Nurses Quarters/Make Safe & Retain Existing Caldwell House	\$2,442,545
3. Asbestos removal/demolish Nurses Quarters/retain Eastern Façade [Structural Option 1]	\$2,386,310
4. Asbestos removal/demolish Nurses Quarters/retain Eastern Façade [Structural Option 2]	\$2,778,353
5. Asbestos removal/demolish Nurses Quarters/retain Eastern Façade [Structural Option 3]	\$2,413,550

### **Appendix Notes**

1. The above costs are common to either a commercial or residential site redevelopment
2. Based upon the Credwell Consulting report [and as verified by this office during these preliminary investigations], NCC compliance costs for retaining parts of the existing building [if not demolished in Appendices 2 and 4], could then amount to an additional \$500,000 for a commercial application and \$810,000 for a residential application
3. With regards to the demolition costs, we assume the complete removal of the building/s, together with all associated site works [eg – awnings and covered way structures, carports, hardstand areas, retaining walls, fencing, repairs to the adjoining properties, trees, etc]
4. A project manager/head contractor has been allowed to manage and supervise all work on-site [as per the recent demolition and remediation of the adjoining Orange Base Hospital site]
5. The cost of the work is current until December 2018 [further escalation will apply after this time]
6. We assume a competitive tender market for completing the scope of the above works
7. The above costs are all GST exclusive, and also exclude Council and consultant fees, and any charges, bonds, etc

### **Possible Additional Development Costs [associated with retaining Caldwell House]**

The following additional costs may also apply [in addition to those listed above] to any potential site redevelopment, and when considering the chosen site application [whether it be commercial or residential], based upon the specific requirements of the NCC.

The extent of this work and the associated costs will vary between each application, and are considered to be significant dampeners to any proposed future development :-

1. Replacement of the external fire stairs [currently they do not comply]
2. As last, complete new passenger lift cars [including lift shafts, and associated electrical upgrades and fire ratings]
3. Replacement costs of existing hydronic heating and hydraulic services [eg – copper piping that has now been removed by thieves]
4. Tying-in of retained façades [where retained in Appendix 2 + 4] to suit new building structure
5. Section J energy efficiency requirements [such as glazing, lighting, insulation, etc]
6. Specific acoustic requirements
7. Heritage improvements or repairs [eg – repointing of the existing brickwork]
8. Replacement or re-colouring of the existing metal verandah roofs
9. Gutter, fascia, or downpipe repairs or replacement
10. Removal costs of the temporary steel shoring systems [as allowed in Structural Option 3]
11. Re-wiring of the existing electrical systems and mains supply upgrades
12. Imported fill to re-level the site after demolition works are completed
13. New footpaths and crossovers [not allowed to be demolished above]
14. Any increases to the fire rating of the existing concrete slabs, walls, etc
15. Removal of any old building foundations in the former tennis court area of the site [if so applicable]
16. On-going asbestos maintenance costs of the remaining building/s [eg - signage, monitoring, testing, etc]
17. On-going asbestos monitoring of adjoining properties [if so required]
18. As per last, more demolition and structural rectification works [including procedural asbestos related tests]

### **Conclusion**

As supported by the comments contained in the structural engineering report, and based upon the extensive state of the asbestos contamination, this office is of the opinion that any future development of this site is deemed to be commercial unviable when each of these estimated costs are considered [apart from the full demolition of both buildings, as contained Appendix 1].

I trust this report meets with your satisfaction, and please contact the undersigned for any further information.

Yours faithfully,  
G. J. Seib Pty Ltd

**Greg Seib – CQS/AAIQS**