

OLD BEGA HOSPITAL

DESCRIPTION OF WORKS

6 November 2019

Outline of Works: Old Bega Hospital

Overarching Grounds/ Landscaping

1. No works to existing ring road- leave car access as is.
2. Provide 3 additional accessible car parking spaces south-west of Nurses' Quarters; keep existing single space and integrate with new spaces if practicable. Provide one additional accessible car parking space on west wall of Nurses' Quarters (opposite Corkhill Place, entry to the site).
3. Maintain current access path into SW corner of main building.
4. Make good access outside the SW toilets onto S veranda outside existing disabled toilet.
5. No bus drop-off zone. Provide additional large carpark space (and access) in the western end of the northern paddock, to minimum standard.
6. No other works to northern paddock.
7. Demolish existing tool shed at south of main building.
8. Install new tool shed in south east corner (with associated levelling and driveway).
9. Close off exposed well tops and open stormwater drain pits to make them safe.
10. Leave existing garden beds outside the north face of the main building.
11. Install areas of 'boutique' carpark to minimum standard as shown on the landscape plan. . [Plan needs to be consistent with traffic analysis]
- 11B. Adjust or repair stormwater drainage as required.
12. Remove the row of trees between the north and south paddock.
13. No works to Nurses Quarters, Potters or Weavers buildings.
- 13A. Upgrade septic seepage area as/if required (see Site Geotechnical Assessment Report).

General - Main Building

14. All external masonry walls to be made good (from a structural point of view as per engineers direction – removal of paint or aesthetic changes to external brickwork not necessary).
15. New subfloor framing throughout where required by engineer and new hardwood timber floors throughout (except for community kitchen, commercial kitchen and food stores, bathrooms and toilets and Men's Ward (G1.4), where floors are to have vinyl covering).
16. New roof framing and roofing throughout –(see engineering feedback for existing roofs). (Keep and make good as much as practicable of the remaining heritage roof framing - even if it becomes non structural).
17. Plasterboard ceilings throughout with appropriate insulation.
18. Leave fire damaged walls throughout areas shown as 'stabilise and keep' in Appendix 1) – builders to secure (if practicable) or remove (only if essential) any dangerous or loose areas of plaster.
19. Repair all damaged windows, timber window frames and door frames; repair or replace all external doors.
20. New electrical, power and light fittings throughout.
21. Leave SW access open as per the existing condition
22. Security system [delete detail].

G1.1 – Northern Verandas

- 22A. Provide accessible main entry to western end of G1.1.

22B. Remove timber frame half wall and windows verandah enclosures and make good, to restore open verandahs; instal appropriate balustrade.

23. Ensure the structure is safe (pending feedback from engineer).

24. Retain Timber floors and existing sub-floor (pending engineers feedback).

25. Retain existing roof (pending engineers feedback).

[delete old 26]

26. Repair/restore all external door frames and doors.

G1.2 Gift shop Reception

27. Retain and make good existing tiled flooring

28. All timber window/door frames and glazing to be repaired.

29. Walls to be re-patched and painted.

30. Fireplace to be retained but blocked.

31. Plasterboard ceiling –4260 mm high
(deleted - not required)

32. Repair/restore external door.

32A. Construct brick chimney to match missing original chimney.

G1.3 Meeting Room

33. Retain Timber floors and existing sub-floor (pending engineers feedback).

34. Patch walls as necessary and repaint.

35. All timber window/door frames and glazing to be repaired or restored.

36. Plasterboard ceiling – 4260 mm high

37. No Allowance for joinery

37A. Repair/restore external door frames and doors.

G1.4 Multipurpose 1

38. New Subfloor throughout (pending engineers feedback).39. New vinyl flooring over composite wood floor.

40. Make good walls and repaint. Fill the section of the southern wall that was knocked out including new double external door to southern verandah.

41. All timber window/door frames and glazing to be repaired or restored.

41A. Repair/restore external doors.

42. Plasterboard ceiling –4260 mm high

43. Fireplace to be retained but blocked.

G1.6 Toilets (1 and 2)

44. Make good existing disused toilets.

45. Make good existing disused bathrooms and install toilet.

46. New plasterboard ceiling.-2800mm high

47. Make good existing wall tiling throughout.

48. New fittings and fixtures.

48A. All timber window/door frames and glazing to be repaired or restored.48B. Repair/restore external doors.

48C. Provide hot water service.

G1.7 Accessible Toilets

48D. Provide hot water service.

49. No other works to existing accessible toilet.

G1.8 Southern Veranda

50. Repair and make good Southern veranda (keep existing veranda roof if structural engineer permits and build new extension over veranda where no roof currently exists).

51. New subfloor where required (pending engineers feedback).
52. Keep part of existing timber boards flooring where possible.
53. New timber boards to veranda to extent shown on floor plan.
54. External roofing sheeting only- no ceiling.
- 54A. Repair/restore all external door frames and doors.**G1.9 Hallway**
55. New sub-floor framing throughout.
56. New timber flooring.
57. Plasterboard ceiling –4260 mm high
58. Stabilise walls as necessary – leave exposed.
59. Replace existing squared openings at Ward entries with arches to match remainder of hallway.
- 59A. Repair/restore all external door frames and doors.**G1.10, G1.11 & G1.13 Café tenancy seating**
60. New sub-floor framing throughout.
61. New timber flooring.
62. Plasterboard ceiling –4260 mm high
63. Stabilise walls as necessary – leave exposed, except G1.13 make good and repaint.
64. No allowance for furniture or joinery – café leasee to provide all loose fittings and fixtures.
65. All timber window/door frames and glazing to be repaired or restored.
- G1.12 Café Tenancy – Commercial Kitchen**
66. New sub-floor framing throughout.
67. New vinyl flooring over composite wood floor.
68. Battened walls with new washable lining.
69. New plasterboard ceiling throughout with range hood.
70. Block up openings with masonry, and provide new doorway as shown on the plans.
71. No allowance for commercial kitchen equipment & no joinery to commercial kitchen- provision for adequate gas, water & electrical connection.
(deleted - not required)
73. All timber window/door frames and glazing to be repaired or restored.
- 73B. Provide separate hot water service.
- G1.14 Multipurpose 4**
74. New sub-floor framing throughout. (pending engineers feedback).
75. New timber flooring.
76. Plasterboard ceiling –4260 mm high
77. Stabilise walls as necessary – leave exposed.
78. Fireplace to be retained but blocked.
79. All timber window/door frames and glazing to be repaired or restored.
- 79A. Repair/restore external door.
- G1.15 Community Kitchen**
- [see 82]81. New sub-floor framing throughout.
82. New vinyl flooring over composite wood floor.
83. Battened walls with new washable lining.
84. Plasterboard ceiling –4260 mm high
85. Block up openings with masonry, and provide new doorway as shown on the plans.
86. Allowance for commercial kitchen equipment:
 - Combi Oven (900mm)
 - 2 of Gas Burners (4 x burners for each)

- Dishwasher
- Range hood

87. Stainless Steel joinery bench – around equipment with laminate cupboards under.

88. Provision for adequate instantaneous hot water system.

88A. All timber window/door frames and glazing to be replaced or restored.

88B. Repair/restore external door.

G1.16 Multipurpose 2

89. New sub-floor framing throughout.

90. New timber flooring.

91. Plasterboard ceiling –4260 mm high

92. Make good walls as necessary – repaint.

93. Fireplace to be retained but blocked.

94. All timber window/door frames and glazing to be replaced or restored.

94A. Repair/restore all external doors.

G1.18- 21 Gallery

95. New sub-floor framing throughout.

96. New timber flooring.

97. Plasterboard ceiling –4260 mm high

98. Fireplace to be retained but blocked.99. All timber window/door frames and glazing to be replaced or restored. [i.e. no changes to openings: plans should reflect that]

99A. Repair/restore all external doors.

100. Make good walls as necessary – repaint.**VN1 Morgue**

101. Make good and fit out bin room in W part of Morgue, with new door.

102. Fit new disabled toilet in E part of Morgue.

103. All timber window/door frames and glazing to be replaced or restored.

104. Repair/restore external doors.

Appendix 1

[Diagram of wall treatments needs to be updated to diagram in Design Development 03 pdf page 19, plus extend the 'Stabilise and Keep' (yellow) area to include the rest of the hallway (to Men's Ward, Women's Ward and Gift Shop doors). G1.14 need to be relabelled as Multipurpose 4.]

[Plan can be deleted from here as it is provided separately, so we only have to update one version.]