

REPORT OF MEETING WITH ANDREW MARSHMAN AT OBH SITE  
THURSDAY, 13 OCTOBER 2005, 4.30 pm

PRESENT: Andrew Marshman – Consulting engineer  
Pip Giavanelli – Heritage Council, NSW  
Sophie Thomson – BVSC Planning Department  
Shirley Taylor – OBHRT  
Jay Ellard – OBHRT

APOLOGIES: John Troy – Demolition Contractor

OBJECTIVES: 1) JT considers clean-up to be complete to hold point on the selective demolition work order. He has received partial payment. The meeting is convened at the request of AM to determine if JT's work satisfies the work order requirements.

2) The OBHRT has additional objectives re:

- a) advice on further aspects of clean-up
- b) chimney propping
- c) approach to BVSC for inspection
- d) post clean-up priorities
- e) retaining AM for future consultation.

MAIN OBJECTIVE:

The site was inspected in detail. AM and PG both agreed that JT has satisfied the requirements of the work order and that complete payment of the tender quote is warranted. AM noted that some charred timber remains (lintels, door jams, casement frames). Removal of all charred timber was part of the original work order, but AM instructed JT to leave these in place as they offered support to brick work and should remain in place until replacement sections are ready.

AM will submit a report to OBH to certify that most hazards have been eliminated but that the main building remains a demolition site. The report should be used to notify BVSC Health & Building Department that we wish them to inspect the site and make recommendations as to what further work is needed to allow the general public access to the grounds, and usage of the demountable.

OBH OBJECTIVES:

- 1) JT has been asked by AM to supply a quote for removing loose render on a square metre basis. This work will be necessary at some point, but given financial restrictions this is not a priority.
- 2) Chimney Propping. AM pointed out that the chimney stacks have survived 15 months exposure and that any money spent on propping is lost. If a stack did collapse the Trust should consider roofing over the flue. His main concern was with human injury resulting from a collapse. Keeping the security fence in place, with demolition signs posted, and boarding up doors and windows is probably all that the Trust could do to address human injury potential. If the Trust decides that it is necessary or

if BVSC requires it, AM described the procedure for erecting supports.

AM was cautious in suggesting we not consider this a priority and pointed out that he would not make the recommendation in writing. PG suggested a method of boarding up doors and low window openings.

- 3) AM and PG agreed that it would be advisable to allow BVSC to suggest additional hazard reduction steps without making any suggestions of our own in advance.
- 4) Post Clean-up Priorities: AM was appraised of our financial position, ie that the funds remaining are the difference between the D. of L. grant and demolition cost. It was generally agreed that we should consider the complete roof construction as our next priority. He advised that the funds remaining would probably cover architect and quantity surveyors (QS) fees.

PG thought that engaging a QS would be an unnecessary expenditure and that the roof truss manufacturer, builders estimates, and roof cladders could quote directly from the architectural drawings. AM disagreed and recommended we direct the architect to engage a QS. He pointed out that the various tradespeople would benefit by it simplifying their quotation procedure, and that D. of L. and BVSC Building Department would expect it to be done.

AM stressed that complete roof construction should be the priority and not just truss construction and placement. Cladding should be fixed asap after truss placement and the lapse should not exceed 3 months.

Complete Roof Construction: AM and PG outlined the correct sequence for complete roof construction as:

- 1) correcting damage to brickwork at plate level
- 2) placement of trusses
- 3) fixing fascia boards and painting
- 4) fixing barge boards
- 5) fixing gutter and downspouts
- 6) cladding and flashing roofing metal.

We should be prepared to accomplish all these steps as one ongoing job with minimum interruptions and delays.

Neither AM nor PG was willing to suggest probable cost estimates for any of the roofing work because of the complexity of the roof structure.

- 5) AM agreed to be retained as consulting engineer as needed by OBHRT. No fee schedule was discussed.

Meeting closed at 6.00 pm.

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JE