

Attachment A

General Scope of Works and Program

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Recommendation:

Accept the scope of work, indicative cost estimates and program. Authorise the lodging of a Development Application and Section 60 Application (with the Heritage Council) for minor seismic bracing works.

Background:

Broad Inclusions are:

- Glass balustrade replacement to Level 1 (completed 2017)
- Replacement of external heritage interpretive plaques (completed 2018)
- Repair of all external facades and balustrades (all sandstone walls and cornices, sandstone balustrades at roof level, on verandahs and terraces and pointings between sandstone).
- Repair and painting of timber windows and external doors.
- Repair of damaged lead weathering and install additional lead weathering to string course at Levels 2 and 3 and to plinth course of all balustrades.
- Replacement of external lighting on the north façade.
- Seismic stabilisation of parapets, balustrades etc. where appropriate
- Scaffolding around the entire building programmed around 3 stages.
- A graphic scaffold wrap to be fitted around the façades during construction.

Exclusions are:

- any work to the forecourt, footpaths or Customs House Square
- any lighting of the forecourt, footpaths or Customs House Square
- any internal work to Customs House.

Program:

- Scoping Report to Council: December 2018
- Design Documentation (including DA approval): March – August 2019
- Tender: September 2019 – February 2020
- Construction April 2020 – September 2021 (construction to be carried out in 3 stages; 6 months each phase).

Surveys:

Detailed surveys and peer reviews recently completed are:

- "Report on Façade Makesafe at Sydney Customs House (June 2016 – Jackson Teece
- Sandstone Peer Review Report (March 2017 – Jasper Swann)
- Seismic Strengthening Peer Review Report (May 2017 – Taylor Thompson Whitting)
- Baluster Pin Review Report (June 2017 – HBS Group)
- External Timber Window Conditions Report (June 2017 – Hometown Maintenance and Construction)
- External lighting Condition Report (August 2017 – CBD Mechanical Electrical).
- External Façade Lighting Documentation and Specification (Sept 2018 - Light, Art + Science)

Selected images

Photos below showing damages on Customs House facades:

North façade



Level 2: deterioration at base of sandstone balustrade

West façade



Level 5: deterioration at base of sandstone balustrades



Level 2: weathering of sandstone wall

South façade



Level 5: sandstone deterioration at base of balustrades

East façade



Level 5: deterioration of sandstone wall

AMIT CHANAN

Director City Projects and Property

Paula Yu, Project Manager