

# Information sheet

## Restoration of Heritage Building at Bathurst Hospital



The purpose of this information sheet is to keep you informed of what work has happened – and what will be proposed – at the Heritage Building at Bathurst Hospital.

### *The 2008 project*

- ❖ John Holland Group was the building contractor for the recent hospital redevelopment which was a design-and-construct project. Their contract included partial refurbishment of the Heritage Building.
- ❖ There are several functions currently in the main hospital building which were originally planned to move into the Heritage Building upon its completion.
- ❖ During the 2008 project, structural engineers carried out a more detailed assessment of the condition of the existing structure, including the effect of wall openings which had been cut to suit building services and alterations at various times during the 20<sup>th</sup> century and the effect of deterioration that had occurred in the exterior walls. It was found that more significant rectification work would be needed than had originally been anticipated
- ❖ In addition, the structural engineers identified that some strengthening is likely to be required inside the building in order to meet the current Building Code and relevant Standards.
- ❖ Because the rectification could not be accommodated within the program and approved budget, NSW Health decided in late 2008 to finalise the work which was already in progress, and to undertake the remaining rectification in a separate contract, to provide a more cost effective and, in light of the newly identified complexities, better coordinated solution.
- ❖ The original scope of the John Holland Group contract for work in the Heritage Building, including the structure for the new lift and stair at the north side of the building, is virtually complete..
- ❖ The rebuilding work at and near the Old Operating Theatre and tower, which is additional to the original scope of the John Holland Group contract, but necessary in order that the Heritage Building is sound and weatherproof, has been on hold for several weeks pending finalisation of the scope and design of the wall rectification works and sourcing a supply of suitable heritage bricks to complete the work. The work will require a detailed sequence of carpentry, steel, concrete, roofing, finishing, decorative, services and other trades. The work is due to commence in March 2009 and will require around three months to complete.

## *The need for additional Rectification Works*

- ❖ Why does the external wall at and near the Old Operating Theatre need to be replaced?

*The Old Operating Theatre had been modified so much over the years that the existing walls were no longer suitable to once again provide the support and protection required of an external wall. The walls had become reliant on the now-demolished adjacent additions for protection and support. Upon removal of the additions, the replacement of part of the wall was considered necessary..*

- ❖ Why is building strengthening needed?

*The need for additional work was revealed during the normal investigations that form part of any heritage alteration project. These assessments are complex and require many visits over several months to explore all aspects of the structure. Importantly some investigations can only take place once the building is vacant and the builder available to do the demolition and opening up for inspection. In the case of the Heritage Building these investigations revealed that, whilst not posing any threat, the building would need structural enhancements to correct previous alterations made to the building, and bring the building in line with current codes and standards.*

- ❖ Why does the Old Operating Theatre have temporary supports and no roofing?

*The temporary supports were required by the structural engineers whilst the wall is being replaced. The roof sheeting was removed to reduce wind loads while the roof is being temporarily supported. The work has been delayed while the extent of the work is finalised and the builder sources a supply of suitable heritage bricks.*

- ❖ Who decides what needs to be done to bring the building in line with current codes and standards??

*All structural work will be designed, inspected and certified by independent structural engineers, as required by the building codes. This is the normal procedure for any building alteration project.*

- ❖ Will the building strengthening harm the heritage character of the building?

*In both previous and future work, the role of the consultant team is to ensure there is close coordination between the architects, heritage specialist, structural engineers, and approval authorities so the heritage character of the building is protected. Through this process, this project will comply with the Conservation Management Plan as required by the Planning Approval.*

### *The next steps*

- ❖ On 27 January 2009, Health Infrastructure provided a briefing to four design consultants to tender for further analysis and investigation. Tenders closed on 13 February 2009, and are currently being assessed.
- ❖ All tenderers are consultants with experience in heritage alteration projects. The consultancy includes a team of specialists including engineers and building code experts – and a heritage architect so the project will reflect heritage requirements both in law and in spirit.
- ❖ The first part of the process will answer questions affecting possible future use of the building e.g.:
  - Does the whole building need to be strengthened?
  - Is there any choice about how much building strengthening is needed?
  - Is it feasible or desirable for another organisation to share space for educational or other purposes?
  - Can the building be used in any other ways which are sympathetic to the heritage character?
- ❖ When the questions have been resolved, the project scope, program and budget can be determined.
- ❖ Once a budget has been approved, the consultants can proceed to the second stage – designing and documenting the work ready to be tendered for construction.