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18.01.2022

Charles Mellick

Director

Level 5, 30-36 Bay Street

Double Bay NSW 2028

Dear Charles,

Re: 24 Bay Street Double Bay - Heritage Conservation Works Cost Estimate

As requested by Fortis Development Group, and as part of Lords Group having Early Contractor Involvement in the Gaden House development at 24 Bay Street Street Double Bay, please see below summary of Heritage Conservation works and the attached estimate of cost to undertake the works.

In addition to conservation/reconstruction of the heritage elements of the existing building, the existing building will need to be brought into compliance with the relevant clauses of the Australian Standards, BCA and the National Construction Code (NCC) in order to be fit for occupation. The upgrade works are detailed below separated by the different trade packages.

Structure

Column strengthening, basement footing strengthening, fire rating of existing steel structure, basement waterproofing and new slab on ground.

Electrical

Full rewire and new distribution boards and metering equipment, solar PV system on roof in accordance with the Section J report.

Mechanical

New air conditioning systems, new kitchen exhaust to retail tenancies, new bathroom exhaust and outside air supply to all tenancies including basement.



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Hydraulic

New hot water system in accordance with Section J requirements, new plumbing throughout due to condition of existing.

Fire

New fire sprinkler system, new fire stair core to access all levels including egress routes, upgrading of fire separation of tenancies.

Façade

Completely new façade due to poor condition of existing replicating the heritage design and to meet combustibility requirements, upgrade of glazing to double glazing to meet requirements of Section J report, rectification and restoration of the ground floor awning.

Access

Installation of lifts and revised entry/egress off Bay Street to achieve compliance, provision of accessible bathrooms.

Flood

Installation of flood mitigation measures including flood gates.

Heritage Conservation/Upgrade

Replication of the façade to the original design and detailing, restoration of the ground floor terrazzo steps and features, restoration of the existing ground floor lobby including terrazzo, dark mirror and feature lighting, reinstate shop front glazing to match existing while complying with Section J requirements, restore existing concrete circular stair, circular skylight to be replaced.

Standards referenced to inform the above scope items include, but not limited to:

- Relevant clauses of the BCA & NCC
- AS 1170.0 Structural design actions - General principals
- AS 1170.1 Structural design actions - Permanent, imposed and other actions
- AS 1170.2 Structural design actions - Wind actions
- AS 1170.4 Structural actions - Earthquake actions in Australia
- AS 3600 Concrete Structures



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- AS 4100 Steel Structures
- AS 3700 Masonry Structures
- AS 3500 National Plumbing and Drainage Code
- AS 2118.1 Automatic fire sprinkler systems - General Systems
- AS 1670.1 Fire System Requirements
- AS 1428.1-2009 Design for access and mobility
- The Disability (Access to Premises - Building) Standards 2020

Once we commence documenting the construction process we will engage with your heritage consultant, Stephen Davies, to work through all of these works in more detail noting that significance of the building and its elements. We trust the above meets with your expectations and look forward to working with you to finalise the tender process.

Should you have any further questions, please do not hesitate to contact me.

Yours sincerely,

Jad Maroun

Director

Lords Group

Schedule of Conservation Works				
Gaden House				
24 Bay Street, Double Bay				
17/01/2022				
No.	Location	Description	Reason for works	Cost Estimate
	General			
		General structural, electrical and mechanical upgrades required throughout Major fire upgrade, fire egress, fire separation and disabled access upgrades	Code compliance Code compliance	\$ 1,866,946.00
				\$ 385,120.60
1	Basement			
	1.1	Remedial and waterproofing required to multi level floors and walls throughout	Water ingress	\$ 30,000.00
	1.2	Significant dampproofing and accesibiliy upgrades	Water ingress	\$ 73,190.00
2	Ground Floor - Exterior			
	2.1	Protect and retain original terrazzo podium base and stairs Protect and upgrade original steel	To retain To retain	\$ 1,500.00
	2.2	balustrades	Several have been removed Has been altered	\$ 22,000.00
	2.3	Reinstate large feature can lights to underside of awning Reinstate original shape of awning with backlit	For DDA upgrades	\$ 4,000.00
	2.4	horizontal spandrel Reinstate floor to ceiling glazing along shopfronts		\$ 77,130.00
	2.5			\$ 361,830.00
2	Ground Floor - Interior			
	2.10	Remove dark mirrored glass to lobby walls Replicate and reinstate wall light fixtures in corridor	Later addition, not part of heritage listing Damaged	\$ 1,500.00
	2.11	Protect and retain terrazzo floor and bulkhead finish within lobby Protect and preserve existing	Wear and Tear Water Ingress	\$ 5,000.00
	2.12	cantilevered concrete stairs		\$ 1,500.00
	2.13			\$ 8,333.33
3	Level 1			
	3.1	Replicate and reinstate external louvre façade and glazing system	Significant Leaks + Combustible, painted over	\$ 469,150.00
	3.2	Reinstate backlit horizontal spandrel at level transition Protect and preserve existing cantilevered	Combustible Water Ingress	\$ 30,500.00
	3.3	concrete stairs		\$ 8,333.33
4	Level 2			
	4.1	Replicate and reinstate external louvre façade and glazing system Reinstate backlit horizontal spandrel at	Significant Leaks + Combustible, painted over Combustible	\$ 299,500.00
	4.2	level transition	Water Ingress New Roof	\$ 305,000.00
	4.3	Protect and preserve existing cantilevered concrete stairs		\$ 8,333.33
	4.4	Reinstate (salvage if possible) white circular ceiling panels within office space		\$ 15,000.00
5	Roof			
	5.1	Circular domed skylight and ceiling detail to be replaced in same location	Significant Leaks	\$ 10,000.00
		TOTAL (EXCL. GST)		\$ 3,983,866.59
		TOTAL (INCL. GST)		\$ 4,382,253.25