Fannie Bay Gaol
Conservation Works 2017

September 2017

WRITE BACK BRIEF
Department of Infrastructure, Planning and Logistics

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## DISTRIBUTION

<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
<th>Date</th>
<th>Revision</th>
<th>Copies</th>
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<tbody>
<tr>
<td>Russell Taylor</td>
<td>DIPL</td>
<td>22/09/17</td>
<td>A</td>
<td>E-copy</td>
</tr>
</tbody>
</table>
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2. Project Plan
3. Description of work to be undertaken;
4. Preliminary order of cost.
5. Variance from project budget.
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9. Declaration;
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Appendix 1 – Conservation Works Schedules

Cover Images:  
Top right – Children’s Section  
Bottom right – Infirmary  
Bottom left – Remand Section (Cell Block E)  
Top left – Separate Confinement Block
1. INTRODUCTION

This Write Back Brief was prepared by David Bridgman Architects for the Department of Infrastructure, Planning and Logistics as part of the requirements for the consultancy to provide Project Management Services for Conservation Works at Fannie Bay Gaol.

Project area
The Fannie Bay Gaol and site is owned by the Northern Territory Government and managed by the Museum and Art Gallery of the Northern Territory. Fannie Bay Gaol is located on Lot 5219 Town of Darwin (82 East Point Road) in the suburb of Fannie Bay.

Heritage status
Fannie Bay Gaol was listed on the Northern Territory Heritage Register on the 8th February 1995 (Asset Identifier: File H93/0005).

Methodology
Work schedules developed in the Action Plan were reviewed and a site visit undertaken on the 14 September 2017 with Ricci McDonald from Arts and Museums and Stephen Ashford from Heritage Branch.

Following confirmation of the scope of works contained in this document, detailed documentation will be prepared for the RFT package.

Work to Date
The following tasks have been completed to date:

- Project Plan completed and delivered;
- Meeting, discussion and site visit with Client group and Heritage Branch to confirm scope;
- Updating and completing the Works Schedules is ongoing;
- A schedule of loose items to be retained on site is being prepared by MAGNT Staff;
- A site visit has been completed to record the detailed scope of works;
- A written proposal has been prepared and provided to Heritage Branch and the Client group to replace a section of existing fence. This is currently being reviewed by relevant stakeholders;
- Discussions with paint manufacturer’s for detailed specifications for surface preparation and coating systems is ongoing;
- Research into fittings and fixtures required for the project is ongoing.
2. PROJECT PLAN:

Project packaging
This Project Plan is for Conservation Works to Fannie Bay Gaol. The intent is to tender the works as a single Tier 4 (T4) project package.

Fannie Bay Gaol will remain open during the works at their wet season opening times of Wednesday and Saturday. Conservation works will take place in 3 separate stages corresponding to the 3 Yards in the Gaol. The preferred approach will be to complete the southern yard first, followed by the northern yard and then complete the central yard however the tenderers will be asked to nominate their preferred working methodology at tender stage.

An important consideration is to relocate on-site staff during the works. Staff currently operate out of the Reception Building close to the main entrance. It is proposed to complete work to this building as a priority with work taking no more than 2 weeks. With the current wet-season opening times, this means that staff will need to be relocated for 3-4 days only.

Staff need to operate from an air-conditioned space and it is proposed to bring a small temporary office structure (transportable) on site while work is completed to the reception Building. The temporary office will be air-conditioned and located close to the main entrance.

Construction cash flow
An opinion of probable cost was prepared for the works and adjusted to reflect the changing scope. This cost is in the order of $650,000.00 excluding GST and the following preliminary cash flow is provided based on this figure and an anticipated 14-16 week construction period.

Cashflow

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Opinion of Probable Cost</td>
<td>$660,000.00</td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td>$66,000.00</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>$726,000.00</td>
</tr>
</tbody>
</table>

Anticipated construction cash flow by month.

<table>
<thead>
<tr>
<th>Month</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Month 1</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Month 2</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Month 3</td>
<td>$220,000.00</td>
</tr>
<tr>
<td>Month 4</td>
<td>$156,000.00</td>
</tr>
</tbody>
</table>
Anticipated critical dates

The following anticipated critical dates are subject to confirmation as the scope of the project is finalised. The construction period would be expected to be 14-16 weeks especially as the works will be completed in 3 stages. The construction period should form part of the tender with the tenderers asked to provide a preliminary programme and nominate their construction period to suit their work methodology.

While the programme provided below indicates the contract is let in early January, consideration should be given to letting the contract at the end of the wet season (in late March). This will reduce delays due to wet weather and, importantly, allow external works, especially painting, to be completed without potential delays or damage due to rain.

Regardless, repairs to the stonework and work to the bars and windows of the Infirmary cannot take place during the wet season. Lime mortar and pointing using lime mortar requires as a minimum 2-3 weeks to achieve an initial set before it is wet otherwise it will be washed away.

The following anticipated critical dates are provided for comment:

<table>
<thead>
<tr>
<th>Task</th>
<th>anticipated date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete and deliver Write Back Brief;</td>
<td>22 September 2017</td>
</tr>
<tr>
<td>Client Approval of Write Back Brief</td>
<td>29 September 2017</td>
</tr>
<tr>
<td>Transmission of 75% documentation for review;</td>
<td>06 October 2017</td>
</tr>
<tr>
<td>Complete pre-tender cost estimate</td>
<td>13 October 2017</td>
</tr>
<tr>
<td>Delivery of completed tender documentation;</td>
<td>16 October 2017</td>
</tr>
<tr>
<td>DIPL Procurement Procedures</td>
<td>2 weeks</td>
</tr>
<tr>
<td>Tender target date;</td>
<td>26 October 2017</td>
</tr>
<tr>
<td>Tender period (4 weeks) and tender closing date;</td>
<td>24 November 2017</td>
</tr>
<tr>
<td>Tender assessment period (4 weeks);</td>
<td>4 weeks</td>
</tr>
<tr>
<td>Anticipated contract award date (See discussion above);</td>
<td>08 January 2018</td>
</tr>
<tr>
<td>Practical Completion;</td>
<td>To be determined</td>
</tr>
<tr>
<td>Defects liability period.</td>
<td>26 weeks</td>
</tr>
</tbody>
</table>

A programme is provided overleaf.
CRITICAL DATES / TASKS

- Client startup meeting
- Project Plan
- Siteworks
- Written Quotations
- Client approval
- Documentation
- Pre-tender cost estimate
- Complete tender documents
- Pre-tender cost estimate
- Tender target date
- Tender closes
- Tender assessment
- Contract Awarded
- Work to Site DB - Infirmary
- 26-Week Defects Period
- CHRISTMAS
- 8-Week tender period
- 4-Week assessment
- 8-Jan
- 14-16 Week construction period - depending on weather

- Pre-tender cost estimate
- Tender target date
- Tender closes
- Tender assessment
- Contract Awarded
- Work to Site DB - Infirmary
- 26-Week Defects Period
- CHRISTMAS
- 8-Week tender period
- 4-Week assessment
- 8-Jan
- 14-16 Week construction period - depending on weather
3. DESCRIPTION OF WORK TO BE UNDERTAKEN

Project Overview;
This project is for conservation works to the historic Fannie Bay Gaol. The Gaol is a heritage listed site under the NT Heritage Act and works generally comprise maintenance and repairs to the existing buildings, site and perimeter fence. Much of the work is to treat corrosion and deteriorating building elements.

Extent of Works;
There are some 20 separate structures on the Gaol site comprising 16 individual buildings and 4 remnant concrete floor slabs of various sizes as well as the perimeter fence and smaller elements such as fuel tanks and the like. A site plan is provided below illustrating the location of each of the main structures and elements.

A detailed workscope schedule is provided in Appendix 1 that covers the proposed work to 17 of the structures on the site as well as to the perimeter fence and for work to the site in general. These schedules will be supplemented by more detailed specifications, drawings where required to clearly show the scope of works and, in the case of proposed changes to the perimeter fence, by drawings detailing the works.

Exclusions;
There is no work required to sites 18, 19 and 20. These are remnant concrete slabs and are in reasonable condition.

Concept sketches
A site plan is provided overleaf.

A copy of the proposal to change the perimeter fence has been circulated separately and is presently being reviewed by Stakeholders. Once comments have been received approval will be sought for the works.
4. PRELIMINARY ORDER OF COST

A preliminary ‘order of cost’ estimate including 10% contingency (design and construction combined) and excluding GST is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opinion of Probable Cost for Conservation Works</td>
<td>$657,255.00</td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td>$65,725.00</td>
</tr>
<tr>
<td>TOTAL (excluding GST)</td>
<td>$722,980.00</td>
</tr>
</tbody>
</table>

5. VARIANCES FROM THE PROJECT BUDGET

The project cost has risen slightly from the early Opinion of Probable Cost and includes allowances for:

1. A 10% contingency sum;
2. Removing asbestos cement cladding to Site 01 – Visitor’s Building and replacing with fibre-cement cladding;
3. Changing 20.0 linear metres of the perimeter fence to open screen mesh;
4. Providing a temporary office for Museum Staff during refurbishment of Site 03 – Reception.

A more detailed pre-tender estimate will be prepared once the full scope of work has been documented. At this stage, the scope of work can be reviewed and adjusted to meet the project budget.
6. PROJECT STRUCTURE

The following details the relationship between the internal and external stakeholders relative to this project.

The end Client is Arts and Museums. Ricci McDonald will be consulted as the Manager of Facilities and Operational Services for Arts and Museums, Department of Tourism and Culture.

As the Fannie Bay Gaol is heritage listed, Heritage Branch of the Department of Tourism and Culture will be consulted and approval for the works will need to be obtained from the Minister through Heritage Branch. Stephen Ashford will be the contact for Heritage Branch.

The Contract Manager is Russell Taylor of the Department of Infrastructure, Planning and Logistics and he will be the contact with the Department.

The following diagram illustrates the interaction between key stakeholders.

Fig. 1 Organisation chart
7. RISK REGISTER

The following risk register identifies possible threats to time, quality and budget.

<table>
<thead>
<tr>
<th>Rating for Likelihood and Seriousness for each risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
</tr>
<tr>
<td>M</td>
</tr>
<tr>
<td>H</td>
</tr>
</tbody>
</table>

| E  | Rated as Extreme |
| NA | Not Assessed |

<table>
<thead>
<tr>
<th>Grade: Combined effect of Likelihood/Seriousness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seriousness</td>
</tr>
<tr>
<td>Likelihood</td>
</tr>
<tr>
<td>low</td>
</tr>
<tr>
<td>medium</td>
</tr>
<tr>
<td>high</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommended actions for grades of risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade</td>
</tr>
<tr>
<td>A</td>
</tr>
<tr>
<td>B</td>
</tr>
<tr>
<td>C</td>
</tr>
<tr>
<td>D</td>
</tr>
<tr>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Change to Grade since last assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW</td>
</tr>
<tr>
<td>—</td>
</tr>
<tr>
<td>Id</td>
</tr>
<tr>
<td>----</td>
</tr>
</tbody>
</table>
| 1  | Delays due to environmental conditions such as hot weather, rain and high humidity  
  *Impact on Time; Quality* | Hot weather reduces work efficiency; rain will impact on the work, especially painting and external works | H | M | B | NA | 20/09/17 | Contractor to programme works to take environmental conditions into consideration. Consider letting contract at the end of the wet season. | Contractor  
  Client group | Start of project and ongoing |
| 2  | Delays due to the need to stage the works  
  *Impact on Time;* | Staging of the works will add time to the project. This is required due to the site remaining open to the public | H | L | C | NA | 20/09/17 | Contractor to programme works to take risk into consideration. Staging to be discussed at start-up meeting. | Contractor | Start of project |
<table>
<thead>
<tr>
<th></th>
<th>Section</th>
<th>Summary</th>
<th>Details</th>
<th>Date</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Unforeseen work</td>
<td>Impact on Time; Budget</td>
<td>As a refurbishment project there may arise items that were unforeseen at design stage as work progresses.</td>
<td>M</td>
<td>Contractors required to visit the site during tender period to make allowances for site conditions. Unforeseen items will be addressed as they arise.</td>
</tr>
<tr>
<td>4</td>
<td>Visitors on the site</td>
<td>Impact on Time;</td>
<td>The site will remain open on Wednesday and Saturday. Some delays may be experienced as a consequence</td>
<td>H</td>
<td>Contractor During the works</td>
</tr>
<tr>
<td>5</td>
<td>Need to relocate staff</td>
<td>Impact on Time;</td>
<td>Staff will need to be relocated from their current reception during part of the works.</td>
<td>H</td>
<td>Contractor At commencement of the relevant project stage</td>
</tr>
<tr>
<td>6.</td>
<td>Vandalism and theft</td>
<td>Vandalism and/or theft of materials and equipment is possible although the site is reasonably secure and would not generally be expected.</td>
<td>L</td>
<td>M</td>
<td>D</td>
</tr>
<tr>
<td>----</td>
<td>-------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7.</td>
<td>Heritage approvals for some aspect of the works</td>
<td>Approval is required from the Heritage Council and from the Minister for some works and appropriate time needs to be allowed for these approvals</td>
<td>H</td>
<td>L</td>
<td>C</td>
</tr>
</tbody>
</table>
8. IMPACT ON EXISTING SERVICES

This project will have no impact on existing services.

There will be no requirement for additional services such as electrical reticulation, security systems, closed circuit television, data and voice communications, air-conditioning, hydraulics and/or fire services.

9. DECLARATION

The following criteria have been fulfilled during preparation of the write back brief;

Client Consultation to ensure there is no ambiguity in project requirements;
A site meeting with the Client Group was completed on the 14th September and the project reviewed in detail. Key personnel present at the site meeting were:

Ricci McDonald   Manager Facilities and Operational Services – Arts and Museums
Stephen Ashford   Heritage Project Officer – Heritage Branch
David Bridgman    Heritage Architect – David Bridgman Architects

Compliance with statutory requirements.
Statutory requirements have been identified for relevant areas of the works and the documents will be drafted accordingly.

This is largely a repair and maintenance project to a property listed on the NT Heritage Register and as such, approval for the works must be in accordance with the NT Heritage Act. There are three categories of work nominated in the Act:

- Exempt work which does not need formal approval;
- Minor works, upon which the Heritage Council will decide;
- Major works, upon which the Minister for Lands, Planning and the Environment will decide.

Much of the proposed work will fall into the first two categories although items such as the proposal to replace a section of the perimeter fence is considered Major Works by Heritage Branch and will require Ministerial approval to proceed.
10. PROCUREMENT PLAN

This Project is for Conservation Works to Fannie Bay Gaol. The intent is to tender the works as a single Tier 4 (T4) project package.

As a minimum, a tender requirement will be:

1. To visit the site and make an assessment of the works to be completed;
2. To demonstrate previous experience in conservation works of this type;
3. To demonstrate previous experience working on heritage listed buildings; and
4. To include a specialist sub-contract stonemason with heritage experience to undertake the stonework repair to Site 08 - Infirmary.
APPENDIX 1

CONSERVATION WORKS SCHEDULES
Current site plan (2017) showing existing buildings.
CONSERVATION WORK

Landscape

- Locally fill where stormwater has undermined slabs/pavement/path and grade the ground to fall away from the building to prevent water ponding against the building; Minor erosion has occurred against many buildings, notably Cell Blocks 5, 6, 7; the Infirmary, The Ablutions Block, the Women’s Section and around various concrete slabs on the site. The Contractor is deemed to have visited the site at tender stage to determine the full extent of work required.
- Remove redundant irrigation pipework visible on the eastern side outside the perimeter wall;
- Remove 5 No. large pots and associated planting from the site

Site works

- Remove and replace uneven pavers and concrete slabs along pathways internally and externally to reduce trip hazards. This occurs in numerous places and reference shall be made to drawing A01 - SITE PLAN. The Contractor is deemed to have visited the site at tender stage to determine the full extent of work required.
- Remove a narrow section of concrete pavement to the east of the reception building, excavate as required and replace with new pavement ramped for the full width to suit different slab levels. Refer drawing A01 – SITE PLAN
- Remove any small loose pieces of concrete around on the site.
- Remove loose star pickets and steel posts from the site.
- Remove small panel of asbestos-cement sheet used as a pit cover to the north of Cell Block A&B and dispose of to WorkHealth requirements. Remove concrete surrounds and adjacent damaged pavement section. Replace with new concrete pavement covering the pit. Refer drawing A01 – SITE PLAN

General

- Repair and make good to 7 No. outdoor seats. Remove timber slats, clean and powdercoat frames, provide new timber slats clear finished and fixed with stainless steel fasteners. Relocate seats to internal areas of buildings where directed
- Remove and replace all barbed wire throughout the site with new galvanised barbed wire generally to match existing;
- Replace all chainwire mesh to internal fences with new galvanised chainwire mesh generally to match existing;
- Repair and make good to the 4 Hills Hoists on the site. Service mechanics, straighten arms, replace wiring with matching.

Painting

- Treat corrosion to steelwork internal fences and barbed wire supports and apply a suitable protective coating.
- Treat corrosion and repaint the diesel fuel tank and stand;
THE PERIMETER SECURITY FENCE

Western facing perimeter wall showing the vehicle entrance gates and pedestrian entrance gate.

Eastern perimeter wall looking south from inside the Gaol.
CONSERVATION WORKS

Landscape
- Cut back vegetation growing against the fence especially along the eastern side exterior.

General
- Drill holes deeper in concrete for bolts on main gate. Nominally 25mm.
- Service and treat all locks, hinges, bolts and the like to operable gates.
- Remove 6-bay section of fence and replace with security mesh (Subject to separate approval through Heritage Branch). Including relocate tap and water pipework.

Painting
- Treat corrosion to steelwork, especially at the base of the columns on the inside of the fence and apply a suitable protective coating.
- Treat corrosion to the fence cladding, especially at the base and repaint with matching colorbond colour.
- Treat corrosion to the barbed wire support framing and apply a protective coating prior to replacing barbed wire.
- Treat corrosion to gates and door frames and repaint.
Site 01 – VISITORS BUILDING – ca 1968/69 and 1978

Floor plan of the Visitor's Building.

East façade of the Visitor's Building.
CONSERVATION WORKS

Landscape
- Reseat concrete block kerbing elements to the east side of the building so the 2 blocks are straight and level.

General
- Provide folded stainless steel caps to the ends of all timber purlins, paint finish.
- Remove all wall cladding. Note most of the cladding is asbestos-cement sheet and shall be removed in accordance with WorkHealth requirements and dispose appropriately, realign studwork framing and replace lining with new 6.0mm thick Hardiflex sheet fixed to DTC standards and provide a new flashing at the base of the wall. Prepare for painting.
- Remove section of barge capping to the eastern side of the roof.

Joinery
- Replace interior and exterior plywood bench tops with new bench tops fabricated from 9mm thick compressed fibre cement. Adjust hinged timber hatch to open.
- Replace lining to both doors with 9.0mm marine plywood. Install to interior face. Prepare for painting;
- Provide new 9.0mm marine plywood lining to the top-hung window in the eastern wall. Prepare for painting
- Repair termite damage to timber framing to the north side.

Electrical
- Remove electrical cabling and conduit running along the exterior of the western wall and refix in the interior.
- Provide new light tubes for lights.
- Service fire detector and replace missing cap.
- Refix loose electrical and data cabling.
- Rationalise cabling as necessary.

Plumber
- Rationalise plumbing installation on the west side – retain one tap, provide new in-line water filter, remove the rest;
- Refix loose vent pipe eastern side.

Painting
- Treat minor corrosion to steelwork.
- Repaint all new wall cladding and panels including benches.
- Repaint all previously painted surfaces to the interior and exterior.
SITE 02 – GUARD HOUSE No.3 YARD - 1975

Floor plan of the Guard house.

South façade of the Guard house.
CONSERVATION WORK

Landscape
- Remove termite mounds from the internal and external walls and termite trails from the rafter timbers;
- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;

General
- Repair minor damage to the trims to the wall cladding especially at corners;
- Refix loose wall cladding;
- Remove louvre blades and galleries provide new aluminium louvres and galleries.

Joinery
- Remove roof cladding, remove deteriorated rafter and deteriorated second battens (3 No.) and dispose off site. Replace rafter with new matching rafter and refix to match existing. Refix battens and refix roof cladding.
- Refix timber trims where loose and replace where deteriorated.
- Remove external timber trims in short lengths (to the southern side window and corner) and replace with new trims in single length with Durability Class 2 timber.

Painting
- Prepare and repaint all previously painted surfaces to the interior and exterior.
- Paint all surfaces of roof framing prior to refixing roof cladding.
Site 03 – RECEPTION (FORMER GUARD’S OFFICE) - 1969

Floor plan of the Reception Building.

North and west façade of the Reception Building.
CONSERVATION WORK

Landscape
- Remove all plant growth against the building on the south and east sides, including the trees and replace with grass. Leave a minimum 300mm clear area from the building;
- Remove the large tree growing against the building;
- Refurbish gates so they operate smoothly.

General
- Refix loose flashing and trims to the exterior;
- Provide fascia capping at the top end of roof.
- Remove loose plywood strip from the fascia.
- Refurbish lock and bolt and all furniture to the main door.
- Fill holes in the internal cladding.

Joinery
- Remove and replace deteriorated timber sills and jambs to window frames on the eastern side to match existing. Use as a minimum Durability class 2 timber. It will be necessary to remove the windows.
- Replace deteriorated timber trims to windows elsewhere with matching trims.
- Suitably prepare all timber joinery and leave ready for repainting.
- Replace glass when Room Air-conditioner is removed with minimum 6.0mm thick laminated glass to AS1288 Installed to AS2047 and AS2048.

Electrical
- Replace Room Air-conditioner with new split system air-conditioner. Locate outdoor unit where directed on a new concrete slab. Conceal refrigerant pipework with suitable metal cover painted to match walls.

Plumber
- Replace tap washer and service tapware.

Painting
- Treat minor corrosion to steelwork;
- Repaint all previously painted surfaces to the interior and the exterior including the timber roof framing but not the roof cladding.
Site 04 – STORES BUILDING - 1966

Floor plan of the Stores Building.

North and west façade of Stores Building.
CONSERVATION WORK
Refer to Drawing A02 - STORES

Site works
- Clean open stormwater drains of dirt and silt;

General
- Refix loose steel pipe strut on the south side including repair decayed timber rafter;
- Repair minor damage to the external wall cladding in at least 10 locations;
- Refurbish two sets of timber double doors opening off the breezeway so they open and shut smoothly. Trim doors as required and refurbish furniture. Provide new bolts to non-active door leaf of both sets of doors.
- Remove all shelving and other loose equipment currently stored in the building.
- Replace damaged or missing privacy latch on toilet doors.
- Provide new signage to toilet doors to current standards (retain existing signage)
- Remove redundant wall-mounted panel and conduit in the breezeway
- Service, adjust, refurbish all doors and ensure they operate smoothly.

Electrical
- Check and remove redundant electrical and communications cabling visible at the eaves, if cabling is in use retain and neatly fix in place.

Plumbing
- Replace water bubbler with new modern installation including the provision of a suitable step for children; Rationalise plumbing installation using chrome-plated brass and provide a new in-line water filter.
- Undertake repairs to the toilets, replace tap washers, replace plastic cisterns in the male and female toilets with new vitreous china cisterns, refurbish China cistern in the female toilet, replace plywood cistern backing board, replace plastic waste pipes to sinks with chrome plated copper, clean, service fixtures and generally make good.

Painting
- Treat minor corrosion to steelwork;
  Interior
  - Prepare all previously painted surfaces for re-painting including: treat minor corrosion to steelwork; Remove nails in wall of Office off breezeway, Patch holes in wall of Office, water blast or clean paint off walls in Display Area, make good to water damage to walls and ceiling.
  - Prepare and repaint mesh to walls and support framing in Workshop and Storage areas
  - Repaint floor to Display Area
  - Repaint floors in toilet and repaint all previously painted surfaces in toilets including the pipe purlin members where paint is in poor condition.
  Exterior
  - Treat and repaint steel framing for awning over the window in the western wall;
  - Paint where wall has been patched
Floor plan of the Remand Section.

West façade of the Remand Section (Cell Block E). The Stores Building is on the left.
CONSERVATION WORK
Refer to Drawing A03 – REMAND SECTION

Landscape
- Remove two coffee bushes growing against the building, eastern side;
- Remove redundant irrigation pipework visible on the surface of the yard

General
- Remove redundant loose items that are stored within the building;
- Remove deteriorating joinery sink unit and make good to wall;
- Repair minor damage to the external wall cladding in at least 2 locations;
- Remove partitioning installed post-1979 to form two offices at the northern end of the building and make good to wall, floor and roof framing;
- Remove the metal trims top and bottom of the external walls to reveal ventilation openings.
- Remove all louvres and louvre galleries, treat corrosion to window frames and prepare for repainting. Clean service and replace galleries and louvres after repainting frames.
- Pressure wash and clean interior and exterior of the building

Electrical
- Remove air-conditioner located above the window on the east side and reinstate wall with new corrugated cladding to match existing and generally make good to wall ready to repaint;
- Remove and relocate cabling and conduit for 3 lights on the western wall when removing metal trims. Provide new diffusers to the light fittings if available.

Plumber
- Fix loose vent pipework eastern side.

Painting
- Treat minor corrosion to steelwork;
  Interior
  - Prepare and repaint all previously painted and unpainted surfaces including: steel rafters, framing and window frames.
  - Prepare and repaint internal cell dividing walls including mesh and support framing.
  - Paint lining as required following removal of internal partitioning

Exterior
- Prepare and repaint all corroded surfaces including: steel rafters and framing, window frames and corroded areas of wall cladding.
Site 06 – MEDIUM SECURITY CELL BLOCK D - 1968

Floor plan of Cell Block D.

South and East façade of Cell Block D. Cell block C is to the left and the perimeter wall is to the right.
CONSERVATION WORK

Landscape
- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;
- Remove vines against the building eastern side.

General
- Remove redundant loose items that are stored within the building;
- Repair minor damage to the wall cladding;
- Remove corroded chainwire mesh from the bathroom gable (west side);
- Remove timber battens fixed to the exterior wall in two locations near the toilet;
- Pressure wash and clean interior and exterior of the building

Electrical
- Replace 16 corroded light fittings with new matching fittings and remove and replace corroded metal conduits with new matching

Plumber
- Refix loose water pipe and clip pipe to the wall.

Painting
- Treat minor corrosion to steelwork;
  Interior
  - Repaint all cell dividing walls including mesh and framing
  Exterior
  - Repaint steel pipe and angle framing to the exterior of the building,
  - Repaint all external wall cladding and framing including the ventilation mesh at high level; external single door and latch; external large door and latch.
Site 07 - MEDIUM SECURITY CELL BLOCK C - 1967

Floor plan of Cell Block C.

North and east façade of Cell Block C. The annexe for the senior guard is on the north end of the cell block.
CONSERVATION WORK

Landscape
- Remove the termite mound in the southern end (interior);
- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;

General
- Repair minor damage to the wall cladding especially at base and corners and where there are open joints in some wall sheeting;
- Treat bolts to all cell doors against corrosion;
- Remove the shelf in the south-west corner;
- Clean the sink in the office annexe.
- Pressure wash and clean interior of building

Joinery
- Remove deteriorated timber joinery unit in the office annexe and provide new matching unit fabricated from plywood;
- Reconstruct louvre windows to the office annexe where plywood panels are currently installed;
- Remove and replace door to the office annexe that has deteriorated including provide all new hardware and furniture.
- Remove all louvres and louvre galleries. Clean and prepare timber framing for repainting, replace deteriorating timber trims to match existing, provide new louvre galleries and new aluminium and laminated glass louvres. Provide new fibreglass fly screens to all windows. Fix using painted timber battens to match existing. Use timber durability Class 2 timber.

Electrical
- Replace 14 corroded light fittings in cells with similar and replace 1 corroded light fitting in the office annexe with similar; replace corroded metal conduit with new matching and repaint metal conduit in the office annexe.
- Provide a new fan in the office annexe
- Retain old metal switches and power outlet, clean and refurbish.
- Check and remove redundant electrical cabling to south-west corner fixed to fascia;
- Check and remove cable at floor level in the annexe.
- Refix external power outlet near the office annexe

Painting
- Treat minor corrosion to steelwork;

Interior
- Repaint all previously painted interior surfaces of the office annexe, all new work in the office annexe, all cell dividing walls including mesh and framing.
Exterior

- Repaint all external wall cladding and framing including the ventilation mesh at high level; external door and latch; all previously painted surfaces of the office annexe; all new work in the office annexe, all exterior timber including fascia and barge boards.
- Repaint steel angle framed stand located outside the office annexe on the eastern side.
Site 08 - INFIRMARY - 1887

Floor plan of the Infirmary.

West façade of the Infirmary. The small concrete slab in the foreground is for a toilet and shower.
CONSERVATION WORK
Refer to Drawing A04 - INFIRMARY

Landscape

- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;

General

- Refix downpipe brackets and make good to downpipe ends where missing or damaged;
- Allow to take 4 samples of mortar where directed and have these samples analysed for composition.

Joinery

- Provide new painted timber trim to close off gap between the window frames and stone (exterior) and to neatly finish window installation. Use durability Class 2 timber.
- Refurbish all lower double-hung windows and make operational, remove old and provide new spiral sash balances, ease windows as required, provide new glazing beads to replace deteriorating beads (2 windows) and replace bottom rail (1 window) sand and prepare timberwork for repainting,
- Fix in place loose sash balances (provide new bottom clips) and replace rubber buffers to all the upper windows to prevent windows dropping.
- Treat gallows mechanism, replace missing nuts and oil all timberwork to the trapdoor and hanging beam;
- Remove internal timber door, pull apart and reglue with epoxy glue, rehang door, trim base of door so it clears floor and closes, provide new latch, sand and prepare for repaint;
- Repair timber fascia where the joint is separating. It may be sufficient to fill the joint to eliminate water ingress and repaint the fascia;

Masonry

- Repoint stonework to the facades where pointing is missing using lime mortar mix and finish to match existing taking care at window reveals;
- Rake out and replace deteriorating mortar on west side and repoint stonework
- Cut and carefully remove all steel bars to windows, drill out holes with a diamond saw to remove corroded steel, remove mortar from around the bars and remove cement mortar running the length of the windows in two locations. Replace all bars with new grade 316 stainless steel bars of the same diameter fixed in place with lime mortar,
- Replace flaking and deteriorating stones with matching. Allow to replace 6 stones with new stonework dressed to size.
- Repair broken and cracked stones, especially stones around the window openings, by injecting lime mortar into the cracks and/or by using epoxy cement tinted with crushed stone to match the colour of the stones or veins in the stones.
- Reinstate render at base on eastern side. Finish coat render – 1 part of white cement (Brightonlite) / 3-4 parts fine plaster sand.
Electrical
- Relocate light switch and conduit that currently drops from the ceiling in the middle of the room to the side wall. Replace conduit with smaller square duct.
- Remove all Incandescent ceiling mounted recessed lights and replace with new LED fittings

Painting

Interior
- Patch internal missing plasterwork near the ceiling and prepare to repaint;
- Paint timber windows, frames and trims inside and out;
- Suitably prepare and repaint all previously painted surfaces to the interiors; Do not paint the floor.

Exterior
- Repaint decorative plasterwork over the entrance door;
- Treat corrosion to hold-down rods and paint;
- Repaint all external timberwork and all previously painted surfaces;
Site 09 – FORMER LAUNDRY – 1957-58 (DEMOLISHED 1974)

Floor plan of the former Laundry.

View of the former Laundry looking west. Circular piers are for demountable buildings installed post 1974 and removed after 1979.
CONSERVATION WORK

Landscape

- Locally fill where stormwater has undermined slabs/pavement/path and grade the ground to fall away from the floor slab to prevent water ponding against the floor slab.
- Retain loose and broken concrete slab elements.
- Remove plant growth on the slab, between joints in the floor slab and from within the spoon drain. Do not use poison.
Site 10 – GUARD HOUSE No.1 YARD - 1975

Floor plan of the Guard house.

View of the Guard house. The Ablutions Block is immediately adjacent.
CONSERVATION WORK

Demolition

- Dismantle and remove the timber frame guard house structure from site but retain the concrete floor slab.

General

- Replace deteriorating timber rails to screen fence as required with new painted timber. Use durability Class 2 hardwood.
- Suitably treat corroded steelwork and leave ready for repainting.
- Service gate hinges and latch.
- Remove and replace barbed wire.

Painting

Exterior

- Paint all surfaces of screen fence adjacent to the site.
Site 11 - ABLUTIONS BLOCK - 1954

Floor plan of the Ablutions Block.

South facade of the Ablutions Block.
CONSERVATION WORK

Landscape
- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;

General
- Refix loose cladding and trims and provide new corner capping to the western end to prevent water ingress into timber wall framing;

Joinery
- Replace deteriorating timberwork with new in southeast corner;
- Replace deteriorating timber stud to the interior.
- Remove bench to the western side;
- Provide stainless steel or brass cabin hook to latch door in the open position

Painting
- Treat minor corrosion to steelwork;

Interior
- Suitably prepare and repaint all previously painted surfaces to the interiors.
- Do not paint the floor.

Exterior
- Repaint all external timberwork.
- Repaint all previously painted surfaces.
Site 12 – SEPARATE CONFINEMENT BLOCK - 1955

Floor plan of the Separate Confinement Block.

West facade of the Separate Confinement Block and exercise yard.
CONSERVATION WORK

General

- Cut new keys for the two padlocks.

Painting

- Treat minor corrosion to steelwork;

Interior

- Suitably prepare and repaint all previously painted surfaces to the interiors.
- Do not paint the floor.

Exterior

- Treat corrosion to steelwork to bars over windows;
- Treat corrosion to steel cell doors and metal hardware;
- Repaint all previously painted surfaces including the cage mesh, netball posts in the yard and the roof cladding.
Site 13 - COVERED MUSTER SHELTER - 1970

Floor plan of the Muster Shelter.

West facade of the Muster Shelter. Note rows of numbered tiles in the yard. Similar numbered squares are painted on the floor slab of the shelter.
CONSERVATION WORK

Site works

- Remove all plant growth against the building. Leave a minimum 300mm clear area around the building;
- Clear dirt and silt from the open stormwater drain;
- Carefully dig out to reveal buried pavers in the muster yard
- Relay concrete border elements for an earlier garden bed so that the border sections are straight and properly installed.

General

- Cut off exposed remnant of an angle post in the shelter area to floor level.

Joinery

- Replace all timber bench seating with durability Class 1 timber species; Seat is 270 wide x 75mm timber. Use two equal boards. Fix with stainless steel fasteners.

Painting

- Treat minor corrosion to steelwork;

Exterior

- Repaint steelwork columns, trusses and seating supports.
- Repaint all numbers on pavers in the muster yard to match. Where pavers are missing, do not reinstate.
- Prepare and paint new timber seating to all surfaces including end grain.
Site 14 – WOMEN’S SECTION - 1928

Floor plan of the Women’s Section.

North facade of the Women’s Section. The exercise yard enclosure is to the right.
CONSERVATION WORK
Refer to Drawing A05 – WOMEN'S SECTION

Landscape
- Remove vegetation growing in the spoon drain and against the building on the north side;
- Dig out and remove all vegetation, plants, roots and similar growing against the building on all sides of the Women's Section and against the adjacent Cell Block A& B and along the fence to the the Children's Section; Allow to import topsoil to fill excavations and ensure ground falls away from the buildings.

Site works
- Remove corrugated cladding and all timberwork from fence between the Women's Section and cell block A&B. Provide new 75 x 50 x 2mm RHS rails bolt to posts and new F81 mesh fixed to rails. All new steelwork to be hot-dip galvanised finish all existing steelwork to be painted. Retain food pass, refurbish and repaint.

General
- Repair and make good to the toilet facility opening into the yard (Toilet 1) including: repaint floor and walls, remove and re-enamel sink.
- Check roof for leaks and repair as required;
- Fill cracks and open joints in brickwork
- Replace cover plate on sanitary disposal unit to internal toilet.
- Clean all interior surfaces.
- Clean and polish vinyl flooring.
- Treat corrosion to cell doors and adjust so that they close.

Joinery
- Replace deteriorating timber to flyscreens of timber-framed annexe and replace flyscreen with new fibreglass mesh.
- Replace deteriorating or missing cover battens to wall cladding of timber-framed annexe;
- Remove sections of external wall cladding, inspect timber bottom plate to studwork annexe and repair studwork as required. Refix wall cladding.
- Replace deteriorated timber skirting to annexe, with matching;
- To the front door: remove door stops and replace with 32x12mm hardwood, reposition bolts so door can be closed; remove hinges and replace with stainless steel hinges and screws; replace door seal and threshold plate with new. Prepare door and frame to be repainted.
- Provide latch to the internal cupboard door so it can be kept closed;
- Remove steel louvre galleries and replace with new galleries and louvre blades
- Provide new privacy latch to door of external toilet 1. Prepare window and door frames for repainting. Replace or make good to deteriorated sill to window.
- Remove and replace the door to external toilet 2 with new exterior grade solid core door including new hardware, furniture and latch. Repair deteriorated door frame. Provide new trim to window surround. Prepare door and frame for paint finish.
Signwriting
- Repaint the memorial to Thomas the cat to match existing.

Electrical
- Replace 2 ceiling fans and 1 light fitting in the common area outside the cells with new to match.

Plumber
- Reinstate loose and broken pipework on the south side;
- Refurbish fittings and fixtures in the external toilet 1 including provide new vitreous china cistern.
- Reposition, straighten and refix water tank located on the roof.

Painting
- Treat minor corrosion to steelwork;

  Interior
  - Prepare and repaint cistern to internal toilet.
  - Treat corroding steelwork to cell doors and repaint;
  - Suitably prepare and repaint all surfaces to the interiors.
  - Repaint floor of toilet 1

  Exterior
  - Make good as required and repaint all external timberwork;
  - Repaint all previously painted external surfaces. Do not paint the exercise cage mesh or framing.
Site 15 – CHILDREN’S SECTION - 1963

Floor plan of the Children's Section.

South facade of the Children's Section.
CONSERVATION WORK

General

- Remove short section of bent pipe projecting from the ground and located against the western fence in the north-west corner of the site. Fill excavation.
- Pressure clean all interior surfaces.

Painting

- Treat minor corrosion to steelwork, including mesh to the southern side and repaint corroded areas only.
- Repaint electrical meter box
Site 16 – MAXIMUM SECURITY CELL BLOCK A & B - 1883

Floor plan of Cell Block A & B.

North facade of Cell Block B. The pavers for the muster yard can be seen in the foreground.
CONSERVATION WORK - EXTERIOR
Refer to Drawing A06 – CELL BLOCK A&B

Landscape
- Dig out and remove all vegetation, plants, roots and similar growing against the building particularly on the northern side. Allow to import topsoil to fill excavations and ensure ground falls away from the buildings.
- Carefully cut fig tree growing against the wall and remove, including dig out root system.
- Dig out and remove stump of palm tree and root system. Fill excavation.

General
- Remove corrugated metal sunscreen panel and support framing from the western end;
- Remove metal brackets holding plumbing pipework and replace brackets with new stainless steel brackets and fasteners;

Joinery
- Remove deteriorating timber battens fixed to the external wall, south side (west end).
- Reconstruct the four steel frame timber bench seats provide on the north side;

Masonry
- Fill cracks in masonry and leave ready for repainting

Painting
- Prepare and repaint roof and gable cladding and fascia trim.
- Remove paint from the stonework panel on the west face to expose stonework wall;
- Repaint all steel doors and grilles;
- Repaint plumbing pipework to match wall.
- Prepare and repaint wall on western side where paint is bubbling and failing.
- Prepare and repaint all external wall surfaces
CONSERVATION WORK - INTERIOR
Refer to Drawing A06 – CELL BLOCK A&B

General
- Reinstate and repair metal trims and some of the cornices in cells that are loose or have fallen (in 8 cells);
- Service cell doors and door hinges. Lift and/or ease doors as required so they operate smoothly and close properly. Treat corrosion and prepare for repaint;
- Undertake conservation works to the cell in the south-east corner: repair cracking, deteriorating and missing render, refix fallen cornice trim, remove loose and flaking paint but retain layers of paint and paint colours;
- Cut new keys to old padlocks, refurbish padlocks and make operational;
- Reinstate two low-level ventilation openings in base of wall in the end cell only.
- Replace corroded towel rail in the toilet to match existing;
- Remove two deteriorating timber battens fixed to the outside wall southern side.

Joinery
- Make good to the door in the central command area; Install door stop, provide new bolts top and bottom to one leaf, straighten hasp.
- Remove nails from the back of the toilet door and provide two new coat hooks.
- Provide new door frame matching existing head section to door leading to Kitchen. Use durability Class 2 timber.
- Refurbish 4 seats on the north side: remove timber bench seat, prepare and paint legs, repair as required; replace and/or provide new timber bench seat and paint finish.

Electrical
- Remove, clean and where necessary powdercoat fan blades, service fans so they all operate.

Plumber
- Refurbish all fittings and fixtures in the public toilet.

Painting
- Patch and repaint deteriorating and missing render in the eastern corridor.
- Retain exposed stonework panel at high level in the centre of the building.
- Remove and re-enamel the hand basin in the toilet. Replace in position.
- Prepare and repaint steel frame link to Kitchen.
- Repaint all floors including line markings (retain any text);
- Repaint all previously painted surfaces including walls, cell doors, windows and corridor doors; all high level timber windows in cells inside and outside.
Site 17 – KITCHEN AND MESS - 1954

Floor plan of the Kitchen and Mess.

South and west facade of the Kitchen and Mess.
CONSERVATION WORK

Site works
- Remove vegetation, tree roots, grass and the like and provide gravel to cover dirt area to the north (between Kitchen and Cell Block A&B)

General
- Remove redundant electrical equipment and shelving from the store;
- Provide new hinge and reinstate broken door to freezer;
- Repair damage to external wall cladding;
- Trim corner capping in the north-west corner to the correct length;
- Refix mesh ceiling panel and frame in store room off kitchen
- Clean all interior surfaces.

Joinery
- Remove deteriorating chipboard darts score board and deteriorating cabinet adjacent. Replace with matching, using marine plywood. Paint to match existing including provide blackboard
- Trim door to the toilet so it closes properly and provide with a new latch;
- Trim servery hatch door between kitchen and dining so it loses properly, provide door stop, replace flywire and beads, reglue frame. Prepare for repainting.

Plumber
- Replace washer to leaking external tap north side.
- Check all other operable tapware and refurbish as required.

Painting
- Treat minor corrosion to steelwork;
  
  Interior
  - Prepare and repaint floor in toilet
  - Repaint all surfaces treated during conservation works including servery hatch, toilet door, joinery, and the like.

  Exterior
  - Treat steelwork to compressor and cage externally against corrosion;