



PO Box 300, Denmark WA 6333
cnr Strickland & Mitchell Streets, Denmark
Ph/Fax: 08 9848 3623
denmarkartscouncil@westnet.com.au
www.denmarkarts.com.au
ABN: 36 953 413 894

Dale Stewart
CEO – Shire of Denmark
PO Box 183
Denmark WA 6333

Dear Dale,

We write with respect to the proposed **Denmark Hospital (FMR): Adaptive Reuse Study**

As members of the Council's Old Hospital Buildings Working Group (OHBWG), we strongly support receiving the Heritage Architect's *Adaptive Reuse Report* with respect to the former Hospital and former Frail Aged Lodge.

Our points in support of the acceptance of the draft report are:

- There is a strong case for the development of a cohesive and vibrant community, arts and cultural precinct for the town and we believe the location of the site is perfect for this, being close to the CBD and the Kwoorabup Community Park, thus providing a balance between a designated arts area with strong links to other key areas.
- A designated arts/cultural space which incorporates 'hands-on' arts experiences, a cultural/arts resource library, event venue, exhibition space, artist residencies and arts administration space will increase accessibility and visibility for local people to explore and become involved in the arts and cultural activities.
- The area has the potential to become a tourist attraction and feed the rapidly growing cultural tourism and events industry sectors and help position Denmark as one of the leading 'creative hubs' within the South-West/Great Southern.
- Denmark Arts is in a period of strong growth and as a 30 year old community arts group we have always lacked the space sufficient to our program. Our current premises are inadequate to meet our needs as the key provider of arts/cultural services to the local community.
- The acquisition of a new home compliments the focus of our organisation's strategic planning to increase the profile of Denmark Arts, increase our partnerships across the region and throughout the arts/cultural sector and broaden our community reach via increasing access to our services by a wider diversity of people.
- A home at the Lodge would give Denmark Arts a professional image that will leverage further opportunities for community cultural development for Denmark. The Lodge provides excellent facilities for arts and cultural activities with good sized rooms, ample natural light, concrete floors and water supply in each room.
- The space will allow us to develop stronger partnerships with a wide range of other community groups and increase the involvement of other groups in the arts. We are fully committed to working closely with the other community groups involved in the complex for the benefit of the town.



Department of
Culture and
the Arts





PO Box 300, Denmark WA 6333
cnr Strickland & Mitchell Streets, Denmark
Ph/Fax: 08 9848 3623
denmarkartscouncil@westnet.com.au
www.denmarkarts.com.au
ABN: 36 953 413 894

Denmark Arts understands the obligations with respect to ongoing day to day maintenance placed on us as leasees of the Lodge. We have read the relevant reports and are ready to take on the extra commitment, taking steps towards ensuring that we fulfil our responsibilities for this as follows:

- ❖ Development of *Venue Management Plan* incorporating maintenance schedules, internal inventory and planned acquisitions, grounds, security, office space, use of centre: (eg events and bookings policies), annual on-site program (community development, educational, workshops, artists/cultural talks, events etc), artist-in-residence program, exhibitions and development of arts resource library
- ❖ Development of *Venue Business Plan* incorporating issues such as: budgeting, sourcing income opportunities, display/retail potential
- ❖ Restructure of Denmark Arts with the creation of the new position of Business Arts Manager which will have direct and substantial responsibility for venue management
- ❖ Exploration of funding for a historical venue 'Interpretation Plan'

We also understand, as per the draft lease, that there are still a number of maintenance issues to be discussed and negotiated as per the draft lease.

Denmark Arts has been delighted to be afforded the permission by the Shire to use the Frail Aged Lodge on an occasional basis for one-off events over the past few months. A number of highly successful events have taken place here including a five day film-making workshop, contemporary music workshops, artists' talks and community meetings. *Brave New Works#18* is scheduled to take place within the facility over Easter, and artists have been making use of the facility to prepare sound-scapes and exhibitions for the festival. Already our experience shows us that the venue is perfect for a range of programs and activities which we offer to the wider community and we are pleased to also offer this space to other groups – such as the Shire's Centenary Celebrations Committee.

The Frail Aged Lodge, is, we believe, the perfect venue for the next stage in the growth of Denmark Arts Council and the artistic/cultural/community life of Denmark. We are grateful for the opportunity the facility offers to our organisation and to the wider community, and look forward to working closely with the Shire and other community groups to develop a great community resource.

With kind regards,

A handwritten signature in black ink, appearing to read 'V. Robertson'.

Vivienne Robertson
Artistic Director
7.4.2011



Department of
Culture and
the Arts



DENMARK HOSPITAL (FMR) AND DENMARK FRAIL AND AGED LODGE (FMR)



ADAPTIVE REUSE STUDY

PREPARED BY

LYNNE FARROW ARCHITECT

FOR

THE SHIRE OF DENMARK

APRIL 2011



THIS STUDY WAS ASSISTED BY FUNDS UNDER THE 2009/2010 CONSERVATION INCENTIVE PROGRAM, A HERITAGE COUNCIL OF WESTERN AUSTRALIA FINANCIAL ASSISTANCE SCHEME

DENMARK HOSPITAL (FMR) and DENMARK FRAIL AND AGED LODGE: ADAPTIVE REUSE STUDY

TABLE OF CONTENTS

| | |
|--|----|
| 1. Objectives | 1 |
| 2. Background | 1 |
| 3. Methodology | 2 |
| 4. The Draft Vision for the Facility | 2 |
| 5. Agreed Philosophies | 2 |
| 6. Location and site | 4 |
| 7. Physical Description of the Buildings | 5 |
| 8. The Proposal | 6 |
| 9. Compliance with the Policies of the Conservation Plan | 7 |
| 10. Management | 7 |
| 11. Building Works Required | 8 |
| 12. Heating and Cooling and Possible Sources of Alternative Energy | 8 |
| 13. Traffic Management | 8 |
| 14. The Name of the Facility | 9 |
| 15. Interpretation | 9 |
| 16. Indicative Cost Estimate | 9 |
| 17. Funding Sources | 10 |
| 18. Ongoing Operational costs | 10 |
| 19. Conclusion | 10 |

APPENDICES

Appendix 1: User groups who expressed interest in using the facility

Appendix 2: Old hospital buildings working group

Appendix 3: Proposed site and floor plans

Appendix 4: Proposed building works

Appendix 5: Indicative cost estimate

Appendix 6: Removal of sheds

Appendix 7: Bibliography

1. Objectives

The purpose of this study is to:

- formulate a use for Denmark District Hospital (fmr) and Denmark Frail and Aged Lodge (fmr) that satisfies the needs of the Denmark community
- suggest ways in which the buildings can be modified in response to those needs while respecting the heritage values of Denmark District Hospital (fmr)
- establish anticipated costs and likely funding sources for the works, including conservation works, and,
- establish management policies for the place.

2. Background

Denmark District Hospital (fmr) was constructed in 1924 and the Nurse's Quarters constructed in the following year. Early photographs show attractive single storey jarrah weatherboard buildings with deep verandahs. The hospital had a series of French doors along its frontage and crossed balustrades, and the Nurses Quarters had a more conventional house-like frontage with a central front door flanked by double hung timber sash windows and vertical balustrading to the verandah. A separate Matron's Room was constructed around the same time between the hospital and the Nurses Quarters, also of jarrah weatherboards with a door and single double hung timber sash window on its front facade underneath a verandah. A covered way with open sides linked the buildings. A Morgue was also constructed to the east of the main group.

Some additions were constructed to the east of the hospital and the kitchen was modified in the 1950s. A new ward (Geriatric Ward) was inserted between the original Hospital and the Nurses Quarters in c.1963 and an Emergency Wing clad with asbestos sheeting was constructed in 1974 to the west of the original hospital. The Garden Room was constructed in c.1990 to the east of the Nurses Quarters. The Denmark Frail and Aged Lodge (fmr) was constructed in 1989 of face brick with a corrugated iron roof.

Both Denmark District Hospital (fmr) and Denmark Frail and Aged Lodge (fmr) were decommissioned after the completion of the new Denmark Hospital in 2009. The Denmark community expressed interest in the buildings for community use and the management order for the two places was subsequently transferred from the Health Department of WA to the Shire of Denmark.

Both buildings are currently vacant and are in good condition.

Denmark District Hospital (fmr) on Reserve 18527 is entered on the Heritage Council of **Western Australia's** Register of Heritage Places and as part of the Government Heritage Disposal Process, a Conservation Plan has been prepared for the place. Any work other than general remedial and maintenance to Denmark District Hospital (fmr) will need to be approved by the Heritage Council of Western Australia and it is anticipated that any work will be in accordance with the Conservation Plan. Where the needs of the future users conflict with the Conservation Plan, some negotiation with HCWA may be possible.

The Denmark Frail and Aged Lodge (fmr) is not entered on the Register of Heritage Places.

The Shire of Denmark may have access to some limited financial resources to fund the works, and it is anticipated that grant money will be requested from a number of sources including Lotterywest and the Great Southern Development Commission. The Department of Regional Planning, Development and Lands has granted \$150,000 towards the establishment of the Denmark Community Resources Centre within the facility.

3. Methodology

This study was completed according to the Shire of Denmark's "Old Hospital and Old Aged Persons Lodge Adaptive Reuse Strategy Brief".

The main tasks of the brief were:

- to consult with the Denmark community, particularly the representatives of a number of groups who had submitted an Expression of Interest in utilising the buildings, to establish and prioritise the needs of the different groups, and
- to formulate plans showing space allocation and alterations required to meet the needs of the community groups.

The list of the groups that were consulted is found in Appendix 1. Three main user groups were identified: the Denmark Community Resources Centre (DCRC, formerly Denmark Telecentre), Denmark Arts, and Denmark Seniors Group.

The Old Hospital Buildings Working Group was formed to guide the Adaptive Reuse Study and provide feedback to the consultant for the usage proposals. A list of members of the group is found in Appendix 2. This group had representatives from the three main user groups and met on approximately a monthly basis as the consultation process and space allocations progressed. The Working Group developed a set of philosophies and principals which are shown below at item 5.

This report was also guided by the conservation plan prepared for Denmark District Hospital (fmr).

4. The Draft Vision for the Facility

The draft vision for the facility as agreed by the Old Hospital Buildings Working Group is as follows

- That the former Denmark Hospital buildings are a vibrant and active community space that reflects, facilitates and responds to the values and changing needs of our community and community groups.

5. Agreed Philosophies

The following philosophies and principles for the use of the facility were agreed by the Working Group and are adapted from the minutes.

- The predominate core ingoing tenants are Denmark Arts Inc, Denmark Community Resource Centre Inc. and the Denmark Over 50's Association Inc.
- Rental rates (including peppercorn rental), lease conditions, maintenance obligations etc, are to be determined. There is a possibility of a Council contribution toward ongoing maintenance.
- The three core tenants will have space allocations that are for their exclusive use. Other areas that are not exclusively designated to the core tenants, such as meeting rooms, offices etc. will be available for other groups who have expressed an interest in using the facility, but will not be exclusively designated to any particular group at this time. Depending on need, some groups may eventually be allocated exclusive use of facilities while others will be allocated specific times when they can use a facility.
- The predominant use of the facility is for not-for-profit community activities.
- Denmark District Hospital (fmr) is intended to be used predominantly by the Denmark Community Resource Centre (DCRC) and this facility will be leased to the DCRC, apart from the former Geriatric Ward which will be leased to the Denmark Over 50s Association Inc. (Contributions to power and water usage and any other costs will be negotiated between DCRC and Denmark Seniors Group)

DENMARK DISTRICT HOSPITAL (FMR) and DENMARK FRAIL AND AGED LODGE: ADAPTIVE REUSE STUDY

- Denmark Frail and Aged Lodge (fmr) will be used predominantly by Denmark Arts Inc this facility will be leased in entirety to Denmark Arts Inc.
- There will most likely be a need to establish an overarching Board of Management composed of the two main lessee groups and perhaps other stakeholders such as council, which will facilitate communications between the two groups.
- Where incidental use of the facility involves commercial (profit to an individual or business rather than a community group) activities;
 - these uses are infrequent, minor, of a business incubator environment.
 - where such uses are more regular and/or ongoing, that the rents, fees and charges are structured to ensure that the Council and community is not seen as providing an unfair or subsidised facility that competes with private enterprise (a level playing field).
- The fees and charges relating to hire of areas not allocated to ingoing tenants exclusive use be structured on the following principles;
 - Use by not-for-profit community activities – user contributes;
 - Use by commercial activities – user pays plus return (profit);
 - Use by government activities - user pays plus return (profit).
- The overall facility be managed by a specific entity with agreed philosophies and guiding principles set by the Council on the recommendation of the Working Group.
- Disputes will primarily be resolved by consultation and negotiation between user groups and the respective head lessee group.
- The Working Group will compile a list of non core tenant activities / organisations that it believes could, in the first year of operation, be allocated either shared or exclusive space in the facility by the managing group. For example;

| Agreed Core Tenants / Uses | Potential Future Other Use(rs) of Unallocated Areas (to be determined by the Lessees/Management Body) |
|---|---|
| Old Hospital - Denmark Community Resource Centre . Centre Management/ Administration . Telecentre . Training . Gallery . Etc... | Denmark Community Collective . Office . Soup Kitchen ◦ Commercial Kitchen ◦ Meals Area . Clothing, furniture, food storage |
| Old Lodge - Denmark Arts Inc. . Administration . Event Management . Workshops . Nearby Storage Shed . Etc... | Ngaangk Yanging Kadditj Indigenous Group . Office . Art/training space |
| Former Nurses Quarters - Denmark Over 50s Association . Meeting Room . Office . Activity Room . Etc... | Department of Environment & Conservation . Office |
| Old Hospital - Commercial Kitchen . Internal catering requirements . Potential for Soup Kitchen . Potential for Cottage Industry production of jams, preserves, etc. | Visiting Albany professional / NGOs . Offices Wilson Inlet Catchment Committee (WICC) . Office Denmark Week Action Group . Storage Shed Denmark Equestrian Club . Office . Storage Denmark Christian Family Church |

- Temporary accommodation (bedroom)
- Mill Art Group Inc
 - Activity room
 - Exhibitions
 - Storage
- Artsouthwa Inc
 - Meetings
 - Storage
 - Exhibition space
 - Activity room
- Denmark Printmakers
 - Activity / Workshops
 - Exhibitions
 - Kitchen
- AI-Anon
 - Meeting room
- Taoist Tai Chi Society – Denmark Sub Branch
 - Activity
 - Storage
- Peaceful Bay RSL
 - Approval to relocate one of the sheds to Peaceful Bay
- Denmark Village Theatre Inc
 - Storage
 - Meetings
- Eklektika Community Choir
 - Storage
 - Workshops
- Ceramics, Glass & Sculpture
 - Activities / Workshops
 - Exhibitions
 - Storage
 - Meetings
- Childcare / Toy Library
 - Activities
- Anglicare
 - Meeting space
 - Office
- Bubs & Bellies and Toddler Time
 - Meeting space
 - Office
- Shey Rogers (Indigenous Cultural Activities)
 - Meeting / Workshop space
 - Office
- Denmark Chamber of Commerce
 - Storage

Furthermore, although not specifically stated in the minutes, the philosophies and principles are also guided by the heritage values of the place, which includes the buildings, grounds, spaces and views, and recognise the conservation plan as the primary document for conserving those values.

While storage has been requested, the feeling of the Working Group was that, given the value of the facility, its location in the central area of Denmark, and the attractive spaces in it, the uses that it should be put to were ideally suited to office, studio and other activities, and that general storage for community groups should be sought in other locations. In fact after storage is taken out for the main lessees, there is very little storage space remaining.

6. Location and site

Denmark District Hospital (fmr) is located on Reserve 18527 and Denmark Frail and Aged Lodge is located on the adjacent Reserve 45623 to the west. The site is located adjacent to the Central Business Area of Denmark at the northern end of Strickland Street, and is bounded by Scotsdale Road to the north, Horsley Road to the east and Peace Street to the south.

The two reserves form a large site of about 3.2 hectares, which slopes down from the north to the south at a moderate incline to **Millar's Creek**, which runs across the site about 20 metres inside the south boundary. The buildings are located on the northern portion of the site, central to the north boundary, with Denmark Frail and Aged Lodge (fmr) located about 25 metres to the west of Denmark District Hospital (fmr).

There are three vehicular entries to the site, one from Strickland Street, one from Scotsdale Road and one from Horsley Drive. There are three major parking areas, the first and largest is located **to the south of Millar's Creek**. This area is the furthest away from the buildings. It is unpaved and will require upgrading. The second area of parking is located to the south of the Original Hospital building and has a capacity of about 8 cars. The third area is located in front of the Nurses Quarters and has a capacity for about 20 cars. Both these parking areas are bituminised.

Landscaping is varied and there are a large number of mature trees on the site. The southern portion of the site is grassed down to the creek bed. The creek, although requiring some rehabilitation, is a particularly attractive feature of the site. There is a spectacular area of indigenous forest with a number of mature karri trees at the west end of the site and a plantation of mature exotic trees, many of which appear to have been planted in the pre World War 2 period, including a number of pines, one of which, on the northern corner of the site, has heritage significance.

A tree plan of the trees on the sites has been prepared by arboriculturalist Albert Adams as part of the Conservation Plan, with recommendations for the preservation, removal and treatment of the large number of trees on the site. The People for Parklands Group will liaise with the Shire of Denmark Works Department to facilitate this action.

Well maintained and attractive grounds were considered to be of value for the wellbeing of patients and the grounds will continue to be maintained and will also be enhanced. This will conserve an area of parkland in the town centre that is highly valued by the community and could be used in a wide variety of ways. Conservation of the grounds will also provide an interpretative outcome for the place.

7. Physical Description of the Buildings

The buildings are arranged in two groups roughly on the same contour line with Denmark District Hospital (fmr) to the east and Denmark Frail and Aged Lodge (fmr) about 25 metres to the west.

Denmark District Hospital (fmr) consists of a number of small linked buildings. The earliest of these is the Original Hospital building, constructed of timber weatherboards with a gabled corrugated iron roof. It had a deep verandah with crossed balustrading, which has now been enclosed with asbestos sheeting. The Nurses' Quarters was constructed to the east soon after, with similar construction materials and the **Matron's** Room was constructed at about the same time. The three buildings are linked by a covered way. Initially this was open sided but is now enclosed with asbestos sheeting. The Morgue was also one of the earliest buildings and is sited about 20 metres to the east of the main group.

The Geriatric Ward is located between the Original Hospital building and the Nurses Quarters, and the Garden Room is located at the east side of the Nurse Quarters. At the east end of the Original Hospital is the Emergency Wing, which was constructed in 1974.

At the rear of the hospital building is a steep bank whose base is less than a metre from the Hospital building in places and causes issues with stormwater drainage. At the top of the bank is a small laundry building.

The Denmark Frail and Aged Lodge (fmr) is a single storey brick building comprised of six bedrooms each with an ensuite bathroom and small kitchenette, arranged in pairs along a

pedestrian spine. At the front (east) of the building is a large living/dining area with a kitchen, office, staff accommodation and disabled toilet and store.

8. The Proposal

The proposal is to create a Community Resources Centre in the Denmark District Hospital (fmr), an Arts Centre in the Denmark Frail and Aged Lodge (fmr) and a meeting area for the Denmark Seniors Group in the former Geriatric Ward. In addition, spaces and facilities will also be provided for non-core and temporary tenants and users. It will also be a place that can be accessed, enjoyed and appreciated by the local and broader community as well as visitors to Denmark. The proposal is very much guided by the heritage values associated with the place, which will be respected, reinforced and interpreted as appropriate in the redevelopment.

The front verandahs and the frontages of the early buildings (the Original Hospital, Matron's **Room and Nurses' Quarters**) are to be restored and the landscaping rationalised to provide views of these frontages from the Central Business Area.

The proposed space allocation is shown in the floor plans at Appendix 3.

Denmark District Hospital (fmr) has been allocated to the Denmark Community Resources Centre (DCRC) for its work associated with community capacity building and training.

The original entrance hall will be retained.

The former lounge will be opened up to the corridor to provide an open space for the operations of the DCRC, particularly for a Public Internet facility. The north wall of the ward to the east of the entrance hall will be removed and a reception counter will be installed in its place. This ward will be used for staff and administration. A viewing window will be installed into the Entrance Hall. The internal walls of the former nursery area will also be removed to open this space up into the Public Internet area.

The courtyard will be rationalised and the accretions removed. The glazing to the corridors will be replaced with full height glazing, with doors providing access into the courtyard, which can be used for outdoor seating. A glazed roof will be installed over the southern half of the courtyard to give some shelter.

The kitchen will be retained but will be re fitted as a commercial kitchen.

The two wards to the west of the entrance hall will be utilised for training and meetings. The wall between these wards will be removed and a set of soundproof folding doors will be installed.

The boiler room will be retained and used for storage.

The Matron's Room has been allocated as a general office, but may be utilised for interpretation. The verandah will be reinstated and restoration work attended to, particularly termite damage to the structure and some of the jarrah weatherboards.

The asbestos wall lining to the covered way between the Original Hospital and Nurses Quarters will be removed and new lining and glazed panels installed.

The Nurses' Quarters has been allocated as general office space. The toilet will be retained and upgraded and the kitchenette retained and also upgraded.

Most areas will be available for general use, especially the kitchen, training and general meeting rooms. The kitchen is intended to be a commercial kitchen as a need was identified to provide such a facility in the community, for such possible usages as soup kitchen, for

members of the community to make food to sell on a commercial basis, and for user groups to provide food at events and workshops.

The fabric of the Morgue will be restored and this building is currently designated to remain unoccupied as an interpretative element. It may eventually be used to display interpretative material.

The laundry will be retained as a storage area initially.

The Emergency Ward has been allocated as an art gallery of about 100 sq. metres, which will be formed by the removal of a series of walls between the former treatment room, corridor and birth room, subject to structural engineering advice. The foyer and toilets in this area will be retained and these **areas will be upgraded. Discussions with Paul Thompson from "Art on the Move" has indicated that this facility will be eligible for the regional touring exhibitions and that a large amount of storage space is required for the packing crates that hold the exhibition pieces. Accordingly, the other areas in this building have been allocated to storage.**

The former Geriatric Ward has been allocated to the Denmark Seniors Group and after hours access will be retained in the present stairs on the south side of the building. Disabled access is available through the original front door of the hospital and possibly along the rear of the Garden Room.

The Denmark Frail and Aged Lodge (fmr) has been allocated to Denmark Arts. The two pairs of bedrooms on the northern side will be modified by removing the internal walls to create one large open space, the eastern space will be used for Denmark Arts administration and the western space will become a workshop with a long steel bench and troughs in the former ensuite areas. The former dining and living areas will become a versatile area that can accommodate a number of uses including workshops, display and retail. The dividing glazing between these areas and the central corridor will be replaced with folding glazed doors, and a trough will be incorporated into the area.

9. Compliance with the Policies of the Conservation Plan

The front facades of the Original Hospital, Nurses Quarters and Matrons Room are to be restored according to the policies of the Conservation Plan. Maintenance work to damaged fabric such as restumping, and replacing termite damaged weatherboards has been allowed for in the cost estimate.

The Garden Room, the Geriatric Ward and the Operating Theatre (Emergency Wing) are classified as intrusive elements and their removal is recommended in the long term. The Denmark Community is keen to utilise these areas and is also mindful of the benefits to environmental sustainability when old buildings are re-used. These buildings will be therefore be retained for the foreseeable future.

The banks to the rear of the hospital, which have been identified as causing problems with stormwater disposal, will be rationalised and set back about 2 metres to give more space behind (to the north) of the Original Hospital. This area will be paved and landscaped to create a vibrant and functional north facing outdoor courtyard area.

The three steel sheds on the site will be removed. (See Appendix 6)

10. Management

The Denmark District Hospital (fmr) facility will be managed by the DCRC, including the gallery in the Emergency Wing. The Denmark Frail and Aged Lodge (fmr) will be managed by Denmark Arts. There will be separate meters for power. Denmark Seniors will have a lease on the Geriatric Ward but will negotiate with DCRC regarding a contribution towards shared services such as power and refuse.

DCRC will be responsible for formulating policies for the rooms that are available to hire in its facility and it is anticipated that fees will be on a sliding scale according to ability to pay.

Denmark Arts will similarly be responsible for the management and hiring of spaces within its facility.

There will be a need for an overarching Board of Management comprised of members of both the major lessees, together with other members of the community such as council representatives, to resolve issues relating to the wider issues of the site and its facilities.

Management issues include:

- Managing the user group requirements and timetabling usage
- Lease arrangements
- Access
- Security
- Fees for usage
- Cleaning
- Management of the site including parking, gardening, vehicular access
- General maintenance and inspections e.g. for gutters, paving etc
- Paying for utilities
- Possible future development
- Long term issues relating to intrusive elements

It is anticipated that the senior staff and board of the DCRC will acquaint themselves with the Conservation Plan and its implications for the management of the Denmark District Hospital (fmr), for example ensuring that the uses of the tenants are compatible with the fragile nature of some of the building fabric and working towards policies in the Conservation Plan that have not been addressed such as the removal or relocation of intrusive elements, should the opportunity arise.

11. Building Works Required

Proposed building works are shown in Appendix 4.

12. Heating and Cooling and Possible Sources of Alternative Energy

Denmark CRC has indicated that air conditioning is essential to the operation of the computers. There are a number of air conditioning units on the Denmark District Hospital (fmr) building, which may be able to be put back into service with minor maintenance.

The use of photo voltaic units to generate electricity has also been considered, subject to budget, but has not been included in the cost estimates.

Other alternative sources of energy could be considered such as Trombe walls which is a form of solar space heating whereby hot air created by solar radiation is collected behind glazed units on an external surface and ducted a short distance into the building.

13. Traffic Management

The present driveway system allows through traffic. It is suggested that the through roads be terminated as shown on the site plans at appendix 3 as follows:

The eastern drive from Horsley Drive be terminated at the east end of the Original Hospital building.

The drive from Strickland Street will provide general access to the small 8 bay car park to the south of the Original Hospital building but beyond that vehicular access will be restricted to

deliveries to the Emergency Wing and to a designated disabled car park at the south-west corner of the Original Hospital building. A disabled ramp will be provided adjacent to allow access to the front verandah.

The entrance from Scotsdale Road will be utilised only for delivery and disabled access to the Denmark Arts Facility.

14. The Name of the Facility

The Working Party recommends that the overall facility, encompassing the Denmark District Hospital (fmr) and associated buildings including the Denmark Frail and Aged Lodge (fmr) be named **"The Morgan Richards Community Centre"** after Morgan Richards, Denmark's first doctor, for his outstanding contribution to the establishment and practice of health care in the town.

This does not restrict lessees from naming the specific buildings subject to any suggested name being referred to the Shire of Denmark for prior approval.

15. Interpretation

It is beyond the scope of this report to provide detailed interpretative policies but it is anticipated that an interpretation plan will be developed in accordance with policies of the conservation plan.

A professionally prepared interpretation plan greatly adds to the visitor and user experience and funding for interpretation plans for not-for profit groups is available through the Lotterywest grants programme. The community of Denmark is highly creative and is very well placed to contribute interpretative elements to a properly developed interpretation plan.

Without pre-empting a thorough consideration of the implications of any particular interpretive plan, the original plans of the hospital and its additions and alterations over a period of 75 years have been forwarded to the Shire and reflect the development of the town of Denmark itself as well as the hospital. The Denmark Historical Society has a large number of photographs relating to Denmark District Hospital (fmr) and there are a large number of stories relating to the place, many of which are included in Bev **McGuinness's** history **"Denmark Hospital 1895-2008"**.

The reinstatement of the original 1924/5 facades will be an interpretative element in their own right as will be the restored Morgue. Signage displaying an explanation of the former use of the wards and other areas could be considered.

The naming of the facility after Morgan Richards is also an interpretative element that assists the community in understanding its heritage.

The documentary evidence section of the conservation plan would provide some ideas for an interpretation plan. Regional Heritage Advisor Helen Munt has developed an interpretation plan for the former Albany Cottage Hospital, (now the Vancouver Arts Centre), which also may provide some ideas for an interpretation plan for Denmark District Hospital (fmr). Not-for-profit groups are eligible to apply for grants for interpretation plans and works from Lotterywest.

There is also the potential to document a **"before and after"** of the proposed restoration and adaptive works and the new occupation.

16. Indicative Cost Estimate

An updated indicative cost estimate is included in Appendix 5, which indicates that the facility will cost in the region of \$1,000,000 ex GST.

17.Funding Sources

Denmark CRC have received a grant allocation of about \$150,000 towards their new facility from Dept Regional Planning, Development and Lands.

Other potential sources of funding include Lotterywest through their Community Facilities Grants and the Great Southern Development Commission through the Regional Grants Scheme ("Royalties for Regions") for infrastructure.

The Shire of Denmark will be requested to make a contribution towards the project.

As long term Lessees DCRC and Denmark Arts are able to apply for grants in their own right, through Lotterywest, and the Shire is also eligible as the owner.

18.Ongoing Operational costs

The Denmark CRC and Denmark Arts have funding for ongoing costs such as power and water. It is anticipated that the rents charged for community use of the facilities will offset the operation costs of spaces used and will also provide an income towards future maintenance costs.

19.Conclusion

The Morgan Richards Community Centre, comprised of Denmark District Hospital (fmr) and Denmark Frail and Aged Lodge (fmr), has the potential to become a vibrant community resources and arts centre that services a large proportion of the population of Denmark and of the wider region.

The restoration of the facades would create an aesthetically pleasing building that is visible from the Central Business District and with its vernacular aesthetic of jarrah weatherboards, deep verandahs, French doors and vertically proportioned windows will make a significant contribution to the sense of place of the town of Denmark.

APPENDIX 1 USER GROUPS

APPENDIX 1: DENMARK HOSPITAL (FMR) – USER GROUPS

MAIN USER GROUPS

1. DENMARK COMMUNITY RESOURCE CENTRE (FMR TELECENTRE)

Will manage the whole centre, apart from the building allocated to Denmark Arts

2. DENMARK ARTS

Will manage the arts building and may require additional storage facilities in liaison and negotiation with the Denmark CRC.

3. DENMARK SENIORS

Have sole access to Seniors' area, formerly the Geriatric Ward.

OTHER USER GROUPS

ARTS GROUPS

- a. Denmark Printmakers Rep Robin Lees - requires workshop area plus area to store print machine plus other storage area
- b. Ceramics, Glass and Sculpture groups - Rep - Melanie McKenzie and Kevin Peisley - Workshop area, exhibition space, pottery kiln
- c. ARTSOUTHWA Inc - Rep - John Crostin - Exhibition space for Annual Art and Craft trail, workshop space
- d. Mill Art Group - Rep - John Crostin - Workshops for Art Classes and general storage for same, meeting space

COMMUNITY GROUPS

- a. Ekllectica Community choir - Rep Jenny Wilson - Meeting space for practice sessions. Also occasional performances
- b. Taoist Tai Chi Society of Australia - Rep James Woenne - area 12 x 15 for practice, small kitchen storage area
- c. Bubs and Bellies
- d. Aboriginal parents of Denmark - Rep Shey Rogers - Seeking office for administration, prefer exclusive use. Also meeting room for occasional use.
- e. Various Groups - Rep - Hazel Moon –Seeking soup kitchen scenario
- f. Various Community support groups requesting facilities (Denmark Safe Community Group)

GROUPS WHOSE NEEDS HAVE NOT BEEN MET

- a. Al-Anon – meeting room space for approximately 10 people
- b. Denmark Christian family Church - Rep. Nick Robinson - seeking a place for the temporarily homeless (usually single men)

APPENDIX 1: DENMARK HOSPITAL (FMR) – USER GROUPS

- c. Great Southern Community Housing Association - Rep. Ian Neil. Seeking exclusive use of Frail and Aged Lodge for accommodation purposes, probably predominantly single men but also single women.
- d. Palmerston Association - withdrew their expression of interest.

GROUPS WHO REQUIRE STORAGE AREAS

- a. Denmark Village Theatre Inc Rep Craig Chappelle. Seeking storage areas for sets and props. 2 x garages might suit.
- b. Peaceful Bay RSL (Rep Ray Walker) has requested to relocate any unused structures to Peaceful Bay.
- c. Denmark Chamber of Commerce –banners and Christmas decorations.

APPENDIX 2 SHIRE OF DENMARK OLD HOSPITAL BUILDINGS WORKING GROUP

2 x Councillors

Cr Philip Barnes

Cr John Sampson

1 x Denmark Over 50's Association Representative

Mr Bill Franklin

1 x Denmark Telecentre Representative

Mr Barney Arvidson or Karen Mills

1 x Denmark People for Parklands Representative

Ms Diane Harwood

1 x Denmark Arts Council Representative

Ms Christine Ritter or Adrian Baer

1 x Old Hospital Community Centre Group Representative

Mr John Croston

1 x Denmark Historical Society Representative

Mrs Bev McGuinness

CEO Shire of Denmark – Dale Stewart

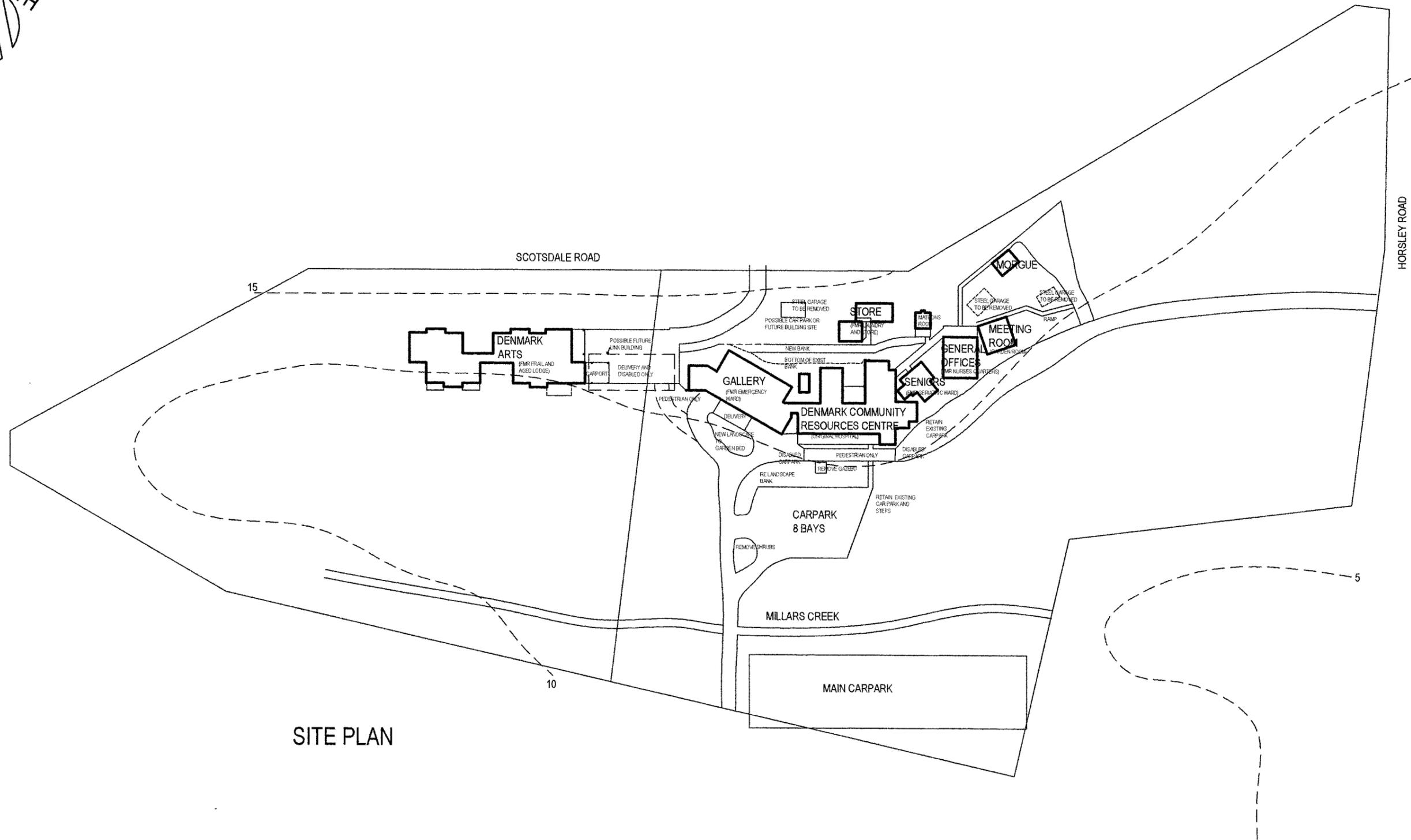
Guest: Lynne Farrow, Architect

Terms of Reference

The Old Hospital Buildings Working Group was established on the 28 July 2009 (Resolution 250709) with the following objectives;

- To oversee the development and management of a brief to appoint a local Architect;
- To work with the Architect to recommend to Council the potential complimentary and optimum strategic use of the buildings;
- To consider recommendation to Council of the proposed name of the facility.

APPENDIX 3 PROPOSED FLOOR PLANS



SITE PLAN

LYNNE FARROW Architect
 19 WYLIE CRESCENT
 ALBANY WA 6330
 T (08) 9841 7024

project
**DENMARK HOSPITAL FMR
 ADAPTIVE RE USE STUDY**

drawing
 SITE PLAN

drawn LF project number

scale 1:1000
 date DEC 2010
 dwg no. rev.
 A1



SCOTSDALE ROAD

DENMARK ARTS
(FMR FRAIL AND AGED LODGE)

POSSIBLE FUTURE LINK BUILDING

CARPARK

DELIVERY AND DISABLED ONLY

GALLERY
(FMR EMERGENCY WARD)

DELIVERY

NEW LANDSCAPE
TO
GARDEN BED

DENMARK COMMUNITY
RESOURCES CENTRE
(ORIGINAL HOSPITAL)

DISABLED
CARPARK

PEDESTRIAN ONLY

DISABLED
CARPARK

RE LANDSCAPE
BANK

CARPARK
8 BAYS

REMOVE SHRUBS

MILLARS CREEK

MAIN CARPARK

STEEL GARAGE
TO BE REMOVED
POSSIBLE CAR PARK OR
FUTURE BUILDING SITE

STORE
(FMR LAUNDRY
AND STORE)

MATRONS
ROOM

STEEL GARAGE
TO BE REMOVED

MEETING
ROOM
(GARDEN ROOM)

GENERAL
OFFICES
(FMR NURSES QUARTERS)

SENIORS
(FMR GERIATRIC WARD)

MORGUE

STEEL GARAGE
TO BE REMOVED

RAMP

PEDESTRIAN ONLY

RETAIN
EXISTING
CARPARK

RETAIN EXISTING
CAR PARK AND
STEPS

10

LYNNE FARROW Architect

19 WYLIE CRESCENT
ALBANY WA 6330
T (08) 9841 7024

project

DENMARK HOSPITAL FMR
ADAPTIVE RE USE STUDY

drawing

PART SITE PLAN

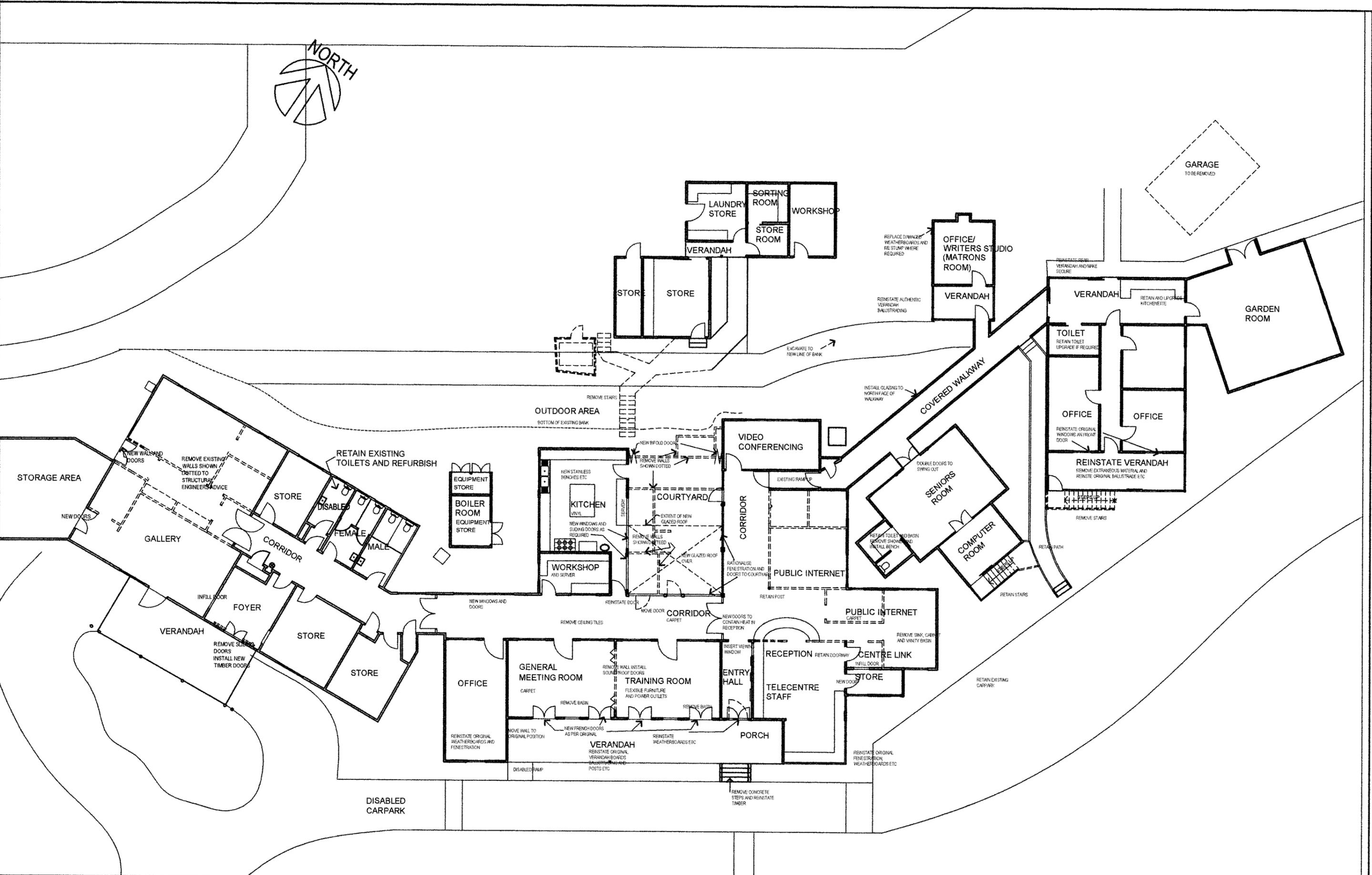
scale 1:500

date DEC 2010

dwg no. rev.

A2

drawn LF

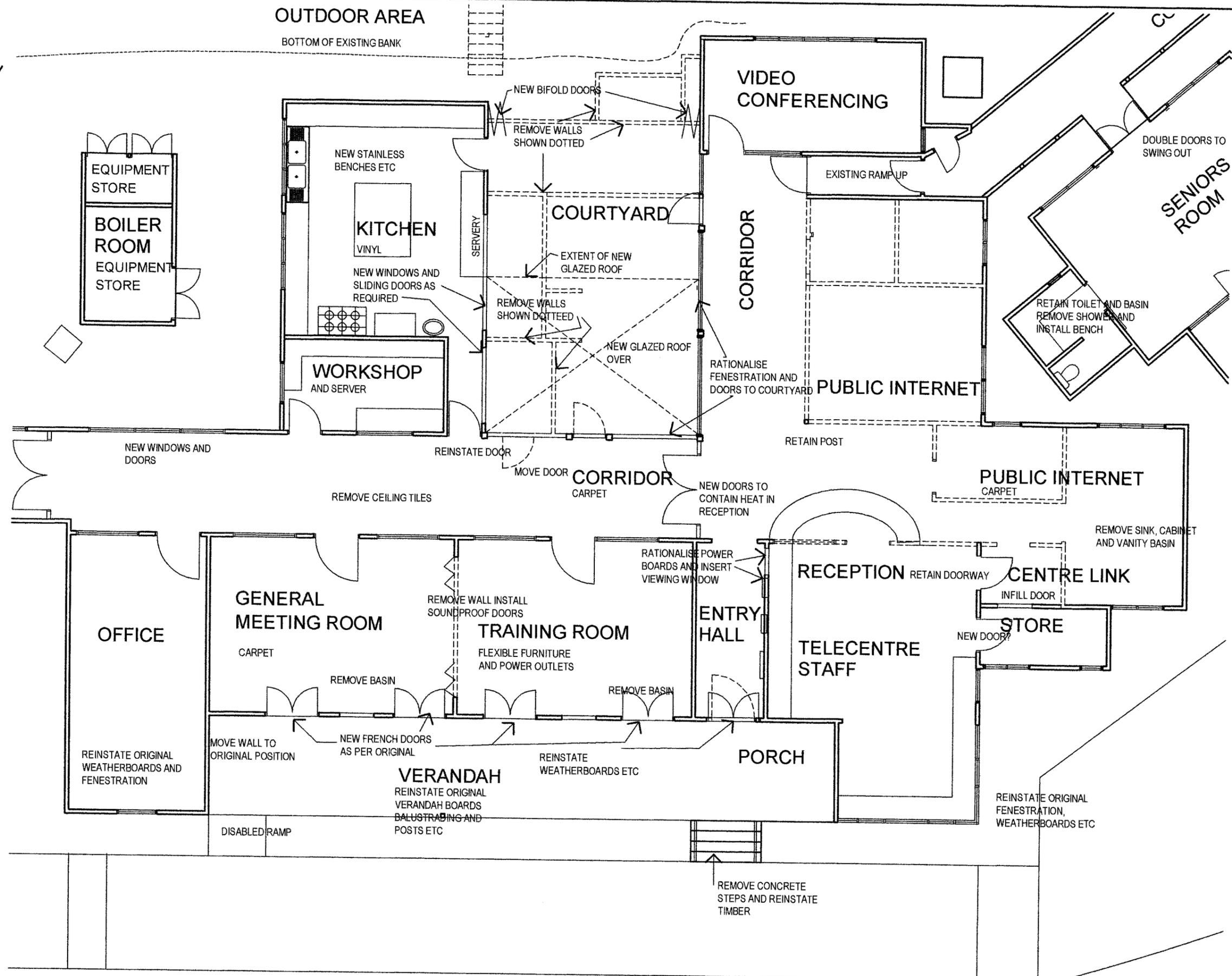


LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

project
**DENMARK HOSPITAL (FMR)
 ADAPTIVE RE USE STUDY**

drawing
FLOOR PLAN HOSPITAL
 scale 1:200
 drawn LF

date JAN 2011
 dwg no. rev.
A3

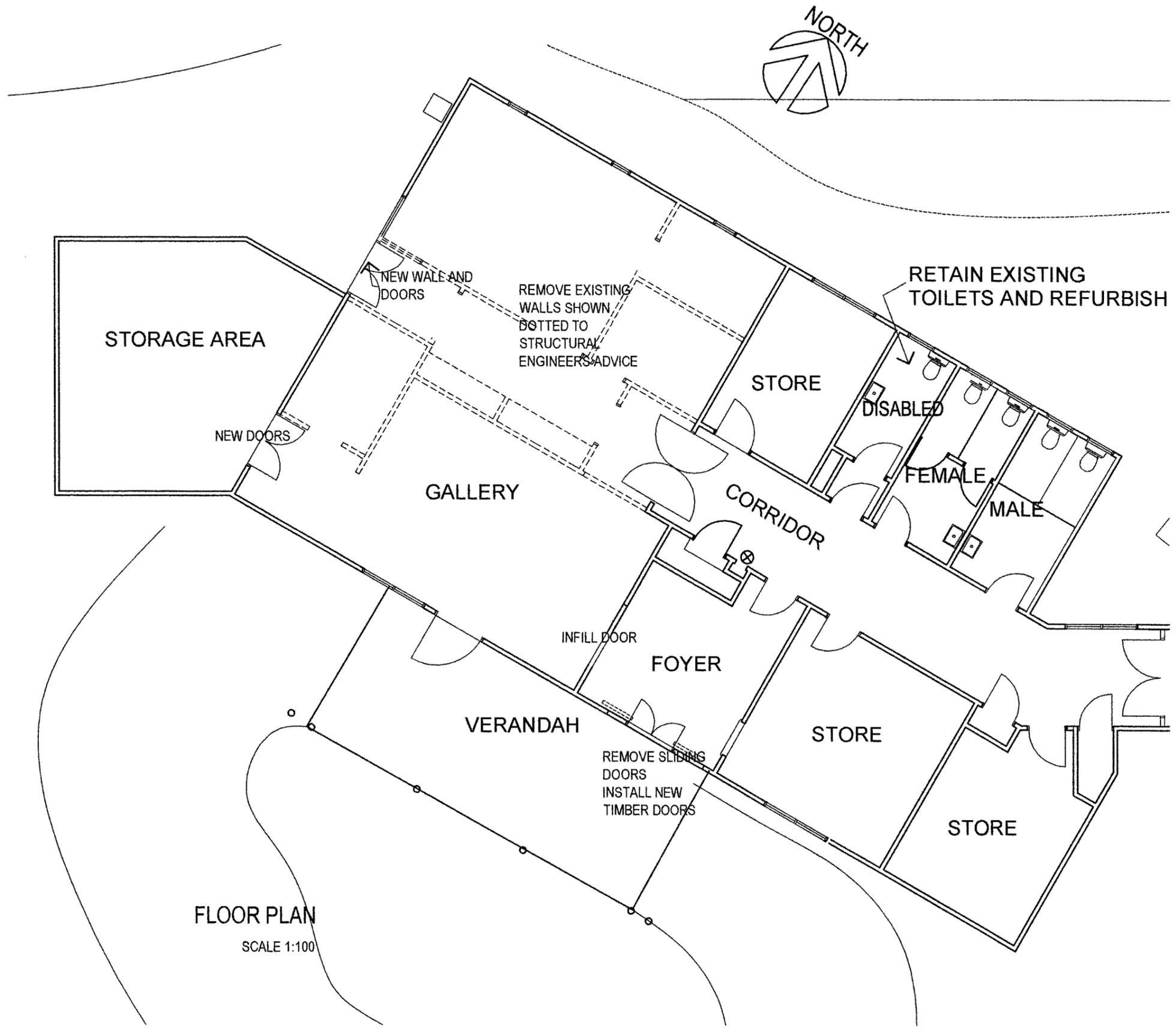


LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

project
**DENMARK HOSPITAL (FMR)
 ADAPTIVE RE USE STUDY**

drawing **FLOOR PLAN
 OLD HOSPITAL**
 scale 1:100
 drawn LF

date
JAN 11
 dwg no.
A4

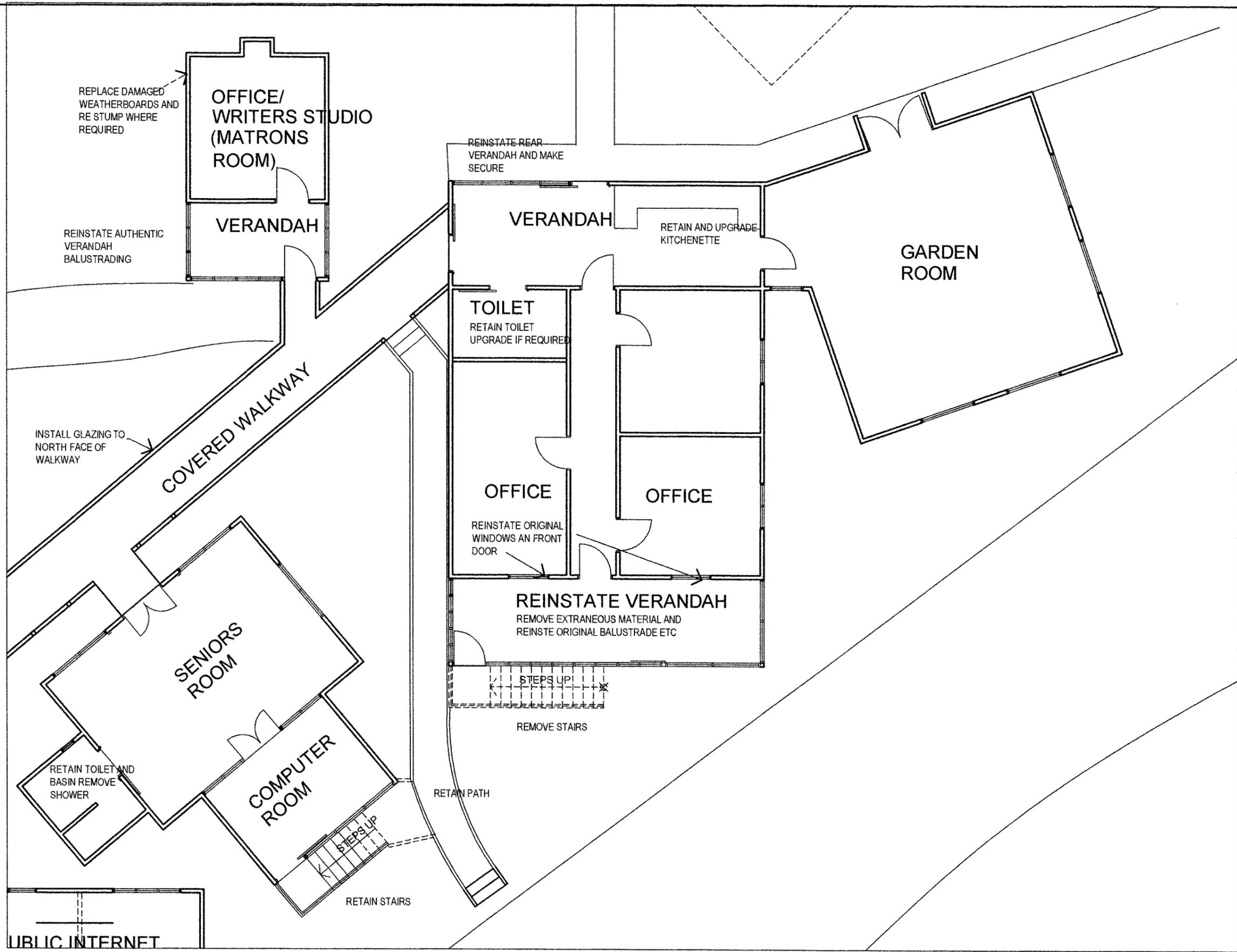


FLOOR PLAN
SCALE 1:100

LYNNE FARROW
ARCHITECT
19 wylie crescent
albany wa 6330
Tel (08) 9841 7024

project
DENMARK HOSPITAL (FMR)
ADAPTIVE RE USE STUDY

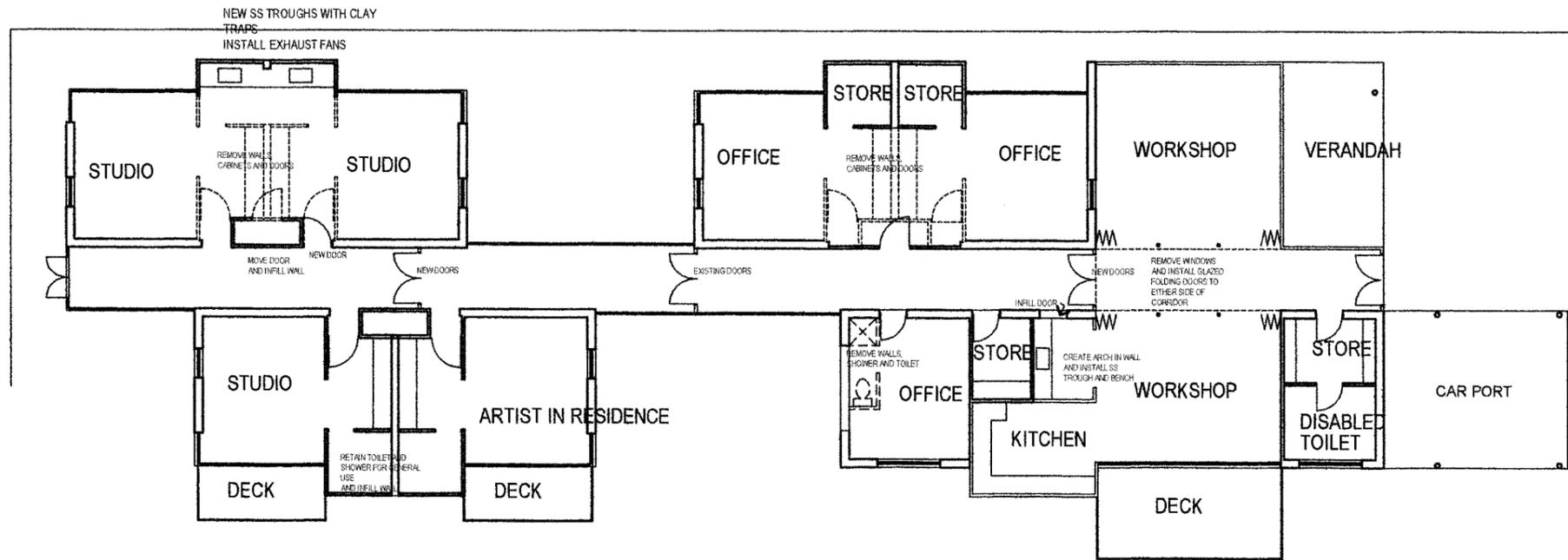
| | | | |
|---------|-----------------------------|---------|----------|
| drawing | FLOOR PLAN FMR EMERGENCY | date | DEC 2010 |
| scale | 1:100 | dwg no. | rev. |
| drawn | LF | A5 | |



LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

project
 DENMARK HOSPITAL (FMR)
 ADAPTIVE RE USE STUDY

| | | | |
|---------|-----------------|---------|----------|
| drawing | FLOOR PLAN | date | DEC 2010 |
| | NURSES QUARTERS | dwg no. | rev. |
| scale | 1:100 | A6 | |
| drawn | LF | | |



FLOOR PLAN: FRAIL AGED LODGE

SCALE 1:200

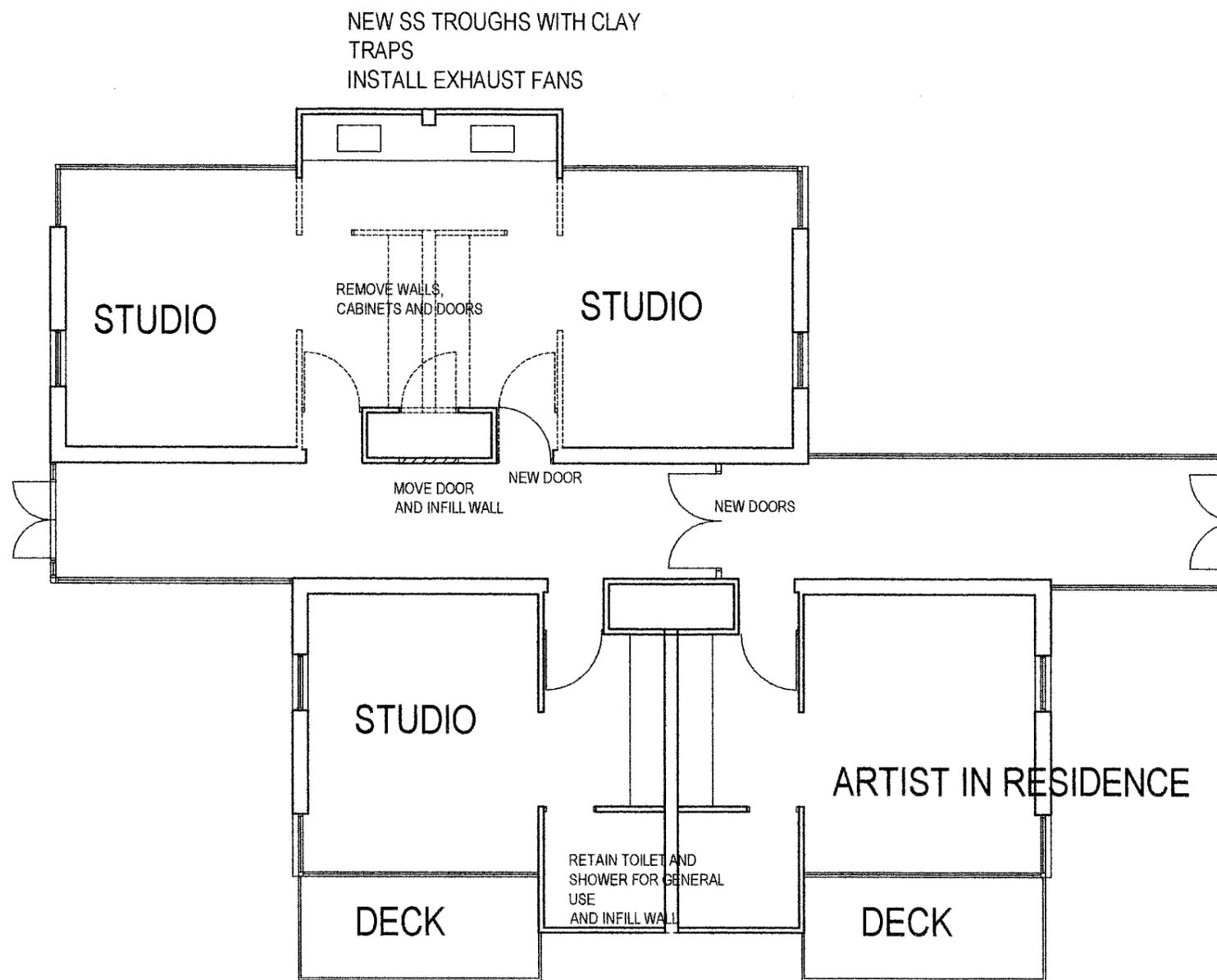


LYNNE FARROW
ARCHITECT
19 wylie crescent
albany wa 6330
Tel (08) 9841 7024

project
DENMARK HOSPITAL (FMR)
ADAPTIVE RE USE STUDY

| | |
|---------|-----------------------------|
| drawing | FLOOR PLAN FRAIL AGED LODGE |
| scale | 1:200 |
| drawn | LF |

| | |
|---------|----------|
| date | JAN 2011 |
| dwg no. | rev. |
| A7 | |



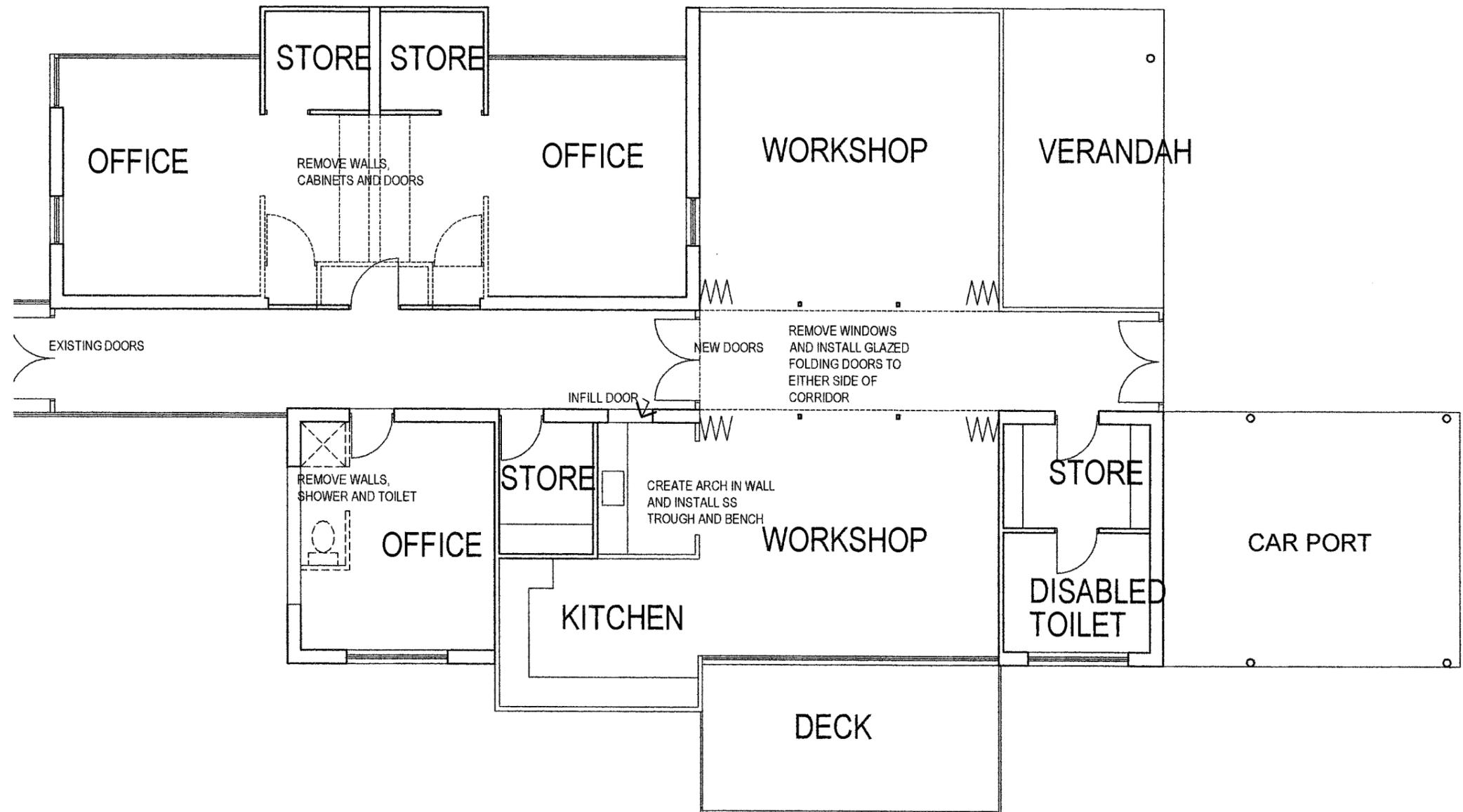
LYNNE FARROW
ARCHITECT
19 wylie crescent
albany wa 6330
Tel (08) 9841 7024

project
DENMARK HOSPITAL (FMR)
ADAPTIVE RE USE STUDY

drawing
FRAIL AND AGED LODGE
PART FLOOR PLAN

drawn LF

scale 1:100
date DEC 2010
dwg no. rev.
A8



LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

project
 DENMARK HOSPITAL (FMR)
 ADAPTIVE RE USE STUDY

drawing
 FRAIL AND AGED LODGE
 PART FLOOR PLAN
 drawn LF

scale 1:100
 date DEC 2010
 dwg no. rev.
 A9

APPENDIX 4 PROPOSED BUILDING WORKS

APPENDIX 4 DENMARK HOSPITAL ADAPTIVE RE USE STUDY
PROPOSED BUILDING WORKS

SITE GENERAL

1. CARPARKING

- a. Form main car park on south side of creek
- b. Retain car park to east of Old Hospital Building for staff? Seniors, and disabled
- c. Retain and remodel car park to north of Emergency Ward (on higher level) for staff and disabled
- d. Car park to south of Old Hospital Building to be retained

2. VEHICULAR ACCESS

- a. Vehicular access to be restricted to prevent throughway by installing block at east and west ends of Old Hospital Building
- b. Block access to through drive at west end of Emergency Ward
- c. Vehicular access to east of Denmark Arts building for delivery and disabled
- d. Vehicular access to Emergency Ward retained for delivery and disabled

3. LANDSCAPING

- a. Trees to be retained or removed according to arboriculturalist report
- b. Landscaped areas to south of Old Hospital Building and Emergency Ward to be rationalised to provide direct view of restored old hospital
- c. Bank to rear to be reformed and paving installed
- d. Re-contour against rear of Nurses quarters

4. REMOVAL

- a. Remove gazebo, and steel garages

5. BUILDINGS GENERAL

- a. New roof sheeting, insulation, gutters and downpipes to Old Hospital and Emergency Ward where required
- b. Paint internal and external
- c. Carpet or vinyl to all areas – possibly tiles to toilet areas
- d. Conservation and maintenance work where required

6. ORIGINAL HOSPITAL

EXTERNAL WORKS

- a. Front verandah inc stumps, floor structure, verandah boards, posts, balustrade and steps
- b. Reinststate front façade including weatherboards (inc insulation) and 6 x French doors
- c. Reinststate former operation theatre
- d. Replace roof, gutters and downpipes

APPENDIX 4 DENMARK HOSPITAL ADAPTIVE RE USE STUDY
PROPOSED BUILDING WORKS

- a. New windows and doors to courtyard including corridor and kitchen area
- b. Conservatory in courtyard

INTERNAL WORKS

- a. Remove walls to public computer area and make good
- b. Remove all
- c. Remove ceiling tiles in corridor and make good to ceiling
- d. Create arch and install new folding doors to training room
- e. Remove all services form walls and ceilings and make good
- f. Remove existing benches and install new benches etc

7. EMERGENCY WARD

EXTERNAL

- a. Weatherboards to front façade??
- b. New front doors to match adjacent
- c. Rationalise north-west wall

INTERNAL

- a. Remove walls where shown and check for structural reinforcement
- b. Remove lower ceilings where applicable and make good
- c. New internal doors where indicated
- d. Upgrade toilets

8. NURSES QUARTERS

- a. Reinstate front verandah
- b. Conservation works to structure and termite damaged weatherboards
- c. Remodel rear verandah
- d. Remodel kitchen
- e. Upgrade toilet

9. MATRONS ROOM

- a. Reinstate front verandah
- b. Conservation works to structure and termite damaged weatherboards

10. SENIORS ROOM

- a. Remove toilet and bathroom elements and make good for storage?

APPENDIX 4 DENMARK HOSPITAL ADAPTIVE RE USE STUDY
PROPOSED BUILDING WORKS

11. PASSAGEWAYS

- a. New glazed elements
- b. Remove tiled ceiling fabric and make good

12. MORGUE

- a. Conservation works to structure and termite damaged weatherboards

13. LAUNDRY

- a. New roof?

14. DENMARK ARTS BUILDING

EXTERNAL

- a. Maintenance work to decks
- b. Maintenance works to box gutters and roof to passage

INTERNAL

- c. Remove walls between two former units to create office
- d. Remove walls between two former units to create workshop and install stainless steel troughs with clay traps and exhaust extractors
- e. Replace existing sliding doors to large workshops with folding doors

APPENDIX 5 INDICATIVE COST ESTIMATE

REVISED INDICATIVE COST ESTIMATE

DENMARK HOSPITAL (FMR)

LYNNE FARROW ARCHITECT

CHRIS O'KEEFE CONSTRUCTION COST CONSULTANT

Nov-10

PROJECT COST SUMMARY

| | |
|--|---------------------|
| Total Cost from Summary | \$ 820,000 |
| Design/Construction Contingency | \$ 80,000 |
| | <hr/> |
| | \$ 900,000 |
| Professional Fees | \$ 90,000 |
| | <hr/> |
| | \$ 990,000 |
| GST | \$ 99,000 |
| | <hr/> |
| TOTAL INDICATIVE COST ESTIMATE | \$ 1,089,000 |
| | <hr/> |

Exclusions :

This estimate excludes the following costs :

- Loose furniture & equipment
- Kitchen equipment
- Computers & cabling

Elemental Breakup

Job Name : A563R - DENMARK

Job Description

Client's Name:

DENMARK HOSPITAL (FMR)
OLD HOSPITAL

| Item No. | Item Description | +/- % | Quantity | Unit | Rate | Mark Up % | Amount |
|---|--|-------|----------|------|--------|-----------|------------------|
| <i>Trade :</i> 1 <u>Substructure</u> | | | | | | | |
| 1 | Timber verandah decking | | 38.00 | m2 | 200.00 | | 7,600.00 |
| 2 | New verandah framing & decking | | 63.00 | m2 | 350.00 | | 22,050.00 |
| 3 | Allowance for restumping | | | Item | | | 25,000.00 |
| 4 | Allowance for maintenance to arts deck | | | Item | | | 4,000.00 |
| <u>Substructure</u> Total : | | | | | | | 58,650.00 |
| <i>Trade :</i> 2 <u>Staircases</u> | | | | | | | |
| 1 | Allowance for alterations to existing steps | | | Item | | | 4,500.00 |
| <u>Staircases</u> Total : | | | | | | | 4,500.00 |
| <i>Trade :</i> 3 <u>Roof</u> | | | | | | | |
| 1 | Roof sheeting including flashings, cappings, gutters & rwps | | 259.00 | m2 | 100.00 | | 25,900.00 |
| 2 | Roof insulation | | 1,295.00 | m2 | 15.00 | | 19,425.00 |
| 3 | Verandah roof including framing, sheeting including flashings, cappings, insulation , gutters & rwps | | 67.00 | m2 | 250.00 | | 16,750.00 |
| 4 | Polycarbonate roof including frame to courtyard/conservatory | | 44.00 | m2 | 350.00 | | 15,400.00 |
| 5 | Allowance for maintenance to arts roof | | | Item | | | 8,000.00 |
| <u>Roof</u> Total : | | | | | | | 85,475.00 |
| <i>Trade :</i> 4 <u>External Walls</u> | | | | | | | |
| 1 | Stud wall including ext & internal linings , insulation & paint | | 24.00 | m2 | 300.00 | | 7,200.00 |
| 2 | Reinstate original fenistration, weatherboards including paint | | 179.00 | m2 | 200.00 | | 35,800.00 |
| 3 | Verandah balustrade | | 53.00 | m | 450.00 | | 23,850.00 |
| 4 | Remidial work to termite effecting waetherboards & framing | | | Item | | | 5,000.00 |
| <u>External Walls</u> Total : | | | | | | | 71,850.00 |
| <i>Trade :</i> 5 <u>Windows</u> | | | | | | | |
| 1 | Timber framed glazed windows including paint | | 39.00 | m2 | 750.00 | | 29,250.00 |
| <u>Windows</u> Total : | | | | | | | 29,250.00 |
| <i>Trade :</i> 6 <u>External Doors</u> | | | | | | | |

Elemental Breakup

| | |
|--|--|
| Job Name : <u>A563R - DENMARK</u> | Job Description |
| Client's Name: | DENMARK HOSPITAL (FMR) OLD HOSPITAL |

| Item No. | Item Description | +/- % | Quantity | Unit | Rate | Mark Up % | Amount |
|--|---|-------|----------|------|-----------|-----------|------------------|
| <i>Trade :</i> 6 <u>External Doors</u> | | | | | | | |
| 1 | Double timber french doors including frame, hardware & paint | | 6.00 | No | 3,500.00 | | 21,000.00 |
| <u>External Doors</u> Total : | | | | | | | 21,000.00 |
| <i>Trade :</i> 7 <u>Internal Walls</u> | | | | | | | |
| 1 | Stud framed wall lined both sides with plasterboard including paint | | 93.00 | m2 | 200.00 | | 18,600.00 |
| <u>Internal Walls</u> Total : | | | | | | | 18,600.00 |
| <i>Trade :</i> 8 <u>Internal Screens</u> | | | | | | | |
| 1 | Bifolding acoustic door including support beam & hardware | | 1.00 | No | 20,000.00 | | 20,000.00 |
| 2 | Glazed bifolding doors | | 2.00 | No | 10,000.00 | | 20,000.00 |
| <u>Internal Screens</u> Total : | | | | | | | 40,000.00 |
| <i>Trade :</i> 9 <u>Internal Doors</u> | | | | | | | |
| 1 | Single door including frame & hardware | | 6.00 | No | 1,000.00 | | 6,000.00 |
| 2 | Double door including frame & hardware | | 1.00 | No | 1,500.00 | | 1,500.00 |
| <u>Internal Doors</u> Total : | | | | | | | 7,500.00 |
| <i>Trade :</i> 10 <u>Wall Finishes</u> | | | | | | | |
| 1 | Paint to existing walls | | 2,850.00 | m2 | 12.00 | | 34,200.00 |
| <u>Wall Finishes</u> Total : | | | | | | | 34,200.00 |
| <i>Trade :</i> 11 <u>Floor Finishes</u> | | | | | | | |
| 1 | Reinstate existing timber floor boards including carpet runner | | 95.00 | m2 | 100.00 | | 9,500.00 |
| 2 | Vinyl floor sheeting | | 414.00 | m2 | 65.00 | | 26,910.00 |
| 3 | Carpet | | 115.00 | m2 | 50.00 | | 5,750.00 |
| <u>Floor Finishes</u> Total : | | | | | | | 42,160.00 |
| <i>Trade :</i> 12 <u>Ceiling Finishes</u> | | | | | | | |
| 1 | Paint to existing ceilings | | 1,008.00 | m2 | 10.00 | | 10,080.00 |
| <u>Ceiling Finishes</u> Total : | | | | | | | 10,080.00 |

Elemental Breakup

| | |
|--|--|
| Job Name : <u>A563R - DENMARK</u> | <u>Job Description</u> |
| Client's Name: | DENMARK HOSPITAL (FMR) OLD HOSPITAL |

| Item No. | Item Description | +/- % | Quantity | Unit | Rate | Mark Up % | Amount |
|----------|------------------|-------|----------|------|------|-----------|--------|
|----------|------------------|-------|----------|------|------|-----------|--------|

Trade : **13 Fitments**

| | | | | | | | |
|----|--|--|-------|------|----------|--|-----------|
| 1 | Allowance for bathroom fittings | | | Item | | | 1,000.00 |
| 2 | Allowance for signage | | | Item | | | 2,000.00 |
| 3 | Kitchen stainless steel bench cupboard | | 14.00 | m | 1,000.00 | | 14,000.00 |
| 4 | Kitchen stainless steel island bench | | 1.00 | No | 4,500.00 | | 4,500.00 |
| 5 | Kitchen overhead cupboard | | 3.00 | m | 350.00 | | 1,050.00 |
| 6 | Reception counter | | 7.00 | m | 800.00 | | 5,600.00 |
| 7 | Reception counter security grille | | 6.00 | m | 450.00 | | 2,700.00 |
| 8 | Reception bench/cupboard | | 7.00 | m | 500.00 | | 3,500.00 |
| 9 | Public internet benches | | 16.00 | m | 400.00 | | 6,400.00 |
| 10 | Telecentre staff bench cupboard | | 10.00 | m | 600.00 | | 6,000.00 |
| 11 | Store shelving | | 35.00 | m | 75.00 | | 2,625.00 |
| 12 | Painting workshop bench | | 3.00 | m | 600.00 | | 1,800.00 |
| 13 | Bench cupboards to aged lodge | | 8.00 | m | 650.00 | | 5,200.00 |

Fitments Total : 56,375.00

Trade : **14 Sanitary Fixtures & Plumbing**

| | | | | | | | |
|---|---------------------------------------|--|------|------|----------|--|-----------|
| 1 | Allowance for demolition work | | | Item | | | 7,500.00 |
| 2 | WC | | 4.00 | No | 5,000.00 | | 20,000.00 |
| 3 | Wall hung basin | | 2.00 | No | 3,500.00 | | 7,000.00 |
| 4 | Kitchen sink & drainer | | 2.00 | No | 4,000.00 | | 8,000.00 |
| 5 | HWU | | 1.00 | No | 3,000.00 | | 3,000.00 |
| 6 | Troughs | | 3.00 | No | 3,500.00 | | 10,500.00 |
| 7 | Builder's margin & work in connection | | | Item | | | 6,000.00 |

Sanitary Fixtures & Plumbing Total : 62,000.00

Trade : **15 Ventilation**

| | | | | | | | |
|---|---|--|-------|------|--------|--|----------|
| 1 | Allowance for mechanical ventilation to kitchen | | 30.00 | m2 | 200.00 | | 6,000.00 |
| 2 | Allowance for builder's margin & work in connection | | | Item | | | 1,000.00 |

Ventilation Total : 7,000.00

Trade : **16 Air Conditioning**

Elemental Breakup

| | |
|--|--|
| Job Name : <u>A563R - DENMARK</u> | <u>Job Description</u> |
| Client's Name: | DENMARK HOSPITAL (FMR) OLD HOSPITAL |

| Item No. | Item Description | +/- % | Quantity | Unit | Rate | Mark Up % | Amount |
|--|--|-------|----------|------|----------|----------------|------------------|
| <i>Trade :</i> 16 <u>Air Conditioning</u> | | | | | | | |
| 1 | Allowance for split reverse cycle air conditioning units to telecentre | | 2.00 | No | 5,000.00 | | 10,000.00 |
| 2 | Allowance for builder's margin & work in connection | | | Item | | | 1,000.00 |
| <u>Air Conditioning</u> | | | | | | Total : | 11,000.00 |

| | | | | | | | |
|--|---|--|--|------|--|----------------|------------------|
| <i>Trade :</i> 17 <u>Electric Light and Power</u> | | | | | | | |
| 1 | Allowance for upgrading & alterations to electric Light & power | | | Item | | | 65,000.00 |
| 2 | Builder's margin & work in connection | | | Item | | | 7,000.00 |
| <u>Electric Light and Power</u> | | | | | | Total : | 72,000.00 |

| | | | | | | | |
|---|--|--|----------|----|----------|----------------|------------------|
| <i>Trade :</i> 18 <u>Alterations and Renovations</u> | | | | | | | |
| 1 | Take down & remove existing external stud framed wall | | 86.00 | m2 | 65.00 | | 5,590.00 |
| 2 | Take down & remove existing external cladding | | 179.00 | m2 | 25.00 | | 4,475.00 |
| 3 | Take down & remove existing internal stud framed wall | | 352.00 | m2 | 50.00 | | 17,600.00 |
| 4 | Take down & remove existing timber framed glazed windows | | 15.00 | m2 | 100.00 | | 1,500.00 |
| 5 | Take down & remove existing single door & frame | | 16.00 | No | 75.00 | | 1,200.00 |
| 6 | Take down & remove existing double door & frame | | 6.00 | No | 100.00 | | 600.00 |
| 7 | Take up & remove existing carpet tiles & backing board | | 95.00 | m2 | 25.00 | | 2,375.00 |
| 8 | Take off & remove existing roof sheeting gutters & downpipes | | 1,295.00 | m2 | 10.00 | | 12,950.00 |
| 9 | Take up existing floor finishes | | 930.00 | m2 | 4.00 | | 3,720.00 |
| 10 | Remove existing gazebo | | 1.00 | No | 1,500.00 | | 1,500.00 |
| <u>Alterations and Renovations</u> | | | | | | Total : | 51,510.00 |

| | | | | | | | |
|--|----------------|--|--------|----|-------|----------------|-----------------|
| <i>Trade :</i> 19 <u>Site Preparation</u> | | | | | | | |
| 1 | Bank formation | | 102.00 | m3 | 50.00 | | 5,100.00 |
| <u>Site Preparation</u> | | | | | | Total : | 5,100.00 |

| | | | | | | | |
|---|---|--|-------|------|--------|--|-----------|
| <i>Trade :</i> 20 <u>Roads, Footpaths, Paved Areas</u> | | | | | | | |
| 1 | Courtyard paving | | 48.00 | m2 | 100.00 | | 4,800.00 |
| 2 | Allowance for rationalisation of existing carpark & driveways | | | Item | | | 20,000.00 |

Elemental Breakup

| | |
|--|--|
| Job Name : <u>A563R - DENMARK</u> | <u>Job Description</u> |
| Client's Name: | DENMARK HOSPITAL (FMR) OLD HOSPITAL |

| Item No. | Item Description | +/- % | Quantity | Unit | Rate | Mark Up % | Amount | |
|--|-----------------------------|-------|----------|------|------|-----------|----------------|-------------------|
| <u>Roads, Footpaths, Paved Areas</u> | | | | | | | Total : | 24,800.00 |
| <i>Trade :</i> 21 <u>Landscaping and Improvements</u> | | | | | | | | |
| 1 | Allowance for landscaping | | | Item | | | 10,000.00 | |
| <u>Landscaping and Improvements</u> | | | | | | | Total : | 10,000.00 |
| <i>Trade :</i> 22 <u>Preliminaries</u> | | | | | | | | |
| 1 | Allowance for preliminaries | | | Item | | | 108,950.00 | |
| <u>Preliminaries</u> | | | | | | | Total : | 108,950.00 |

Full Elemental Summary

| | |
|--|--|
| Job Name : <u>A563R - DENMARK</u> | Job Description |
| Client's Name: | DENMARK HOSPITAL (FMR) OLD HOSPITAL |

| Elem. Code | Elemental Description | % B.C. | Cost/m2 | Elem. Qty | Elem. Unit | Elem. Rate | Sub Total | Mark Up % | Elemental Total |
|------------|-------------------------------|---------------|---------|-----------|------------|------------|----------------|-----------|-----------------|
| SB | Substructure | 7.05 | | | | | 58,650 | | 58,650 |
| SC | Staircases | 0.54 | | | | | 4,500 | | 4,500 |
| RF | Roof | 10.27 | | | | | 85,475 | | 85,475 |
| EW | External Walls | 8.64 | | | | | 71,850 | | 71,850 |
| WW | Windows | 3.52 | | | | | 29,250 | | 29,250 |
| ED | External Doors | 2.52 | | | | | 21,000 | | 21,000 |
| NW | Internal Walls | 2.24 | | | | | 18,600 | | 18,600 |
| NS | Internal Screens | 4.81 | | | | | 40,000 | | 40,000 |
| ND | Internal Doors | 0.90 | | | | | 7,500 | | 7,500 |
| WF | Wall Finishes | 4.11 | | | | | 34,200 | | 34,200 |
| FF | Floor Finishes | 5.07 | | | | | 42,160 | | 42,160 |
| CF | Ceiling Finishes | 1.21 | | | | | 10,080 | | 10,080 |
| FT | Fitments | 6.78 | | | | | 56,375 | | 56,375 |
| SF | Sanitary Fixtures & Plumbing | 7.45 | | | | | 62,000 | | 62,000 |
| VE | Ventilation | 0.84 | | | | | 7,000 | | 7,000 |
| AC | Air Conditioning | 1.32 | | | | | 11,000 | | 11,000 |
| LP | Electric Light and Power | 8.65 | | | | | 72,000 | | 72,000 |
| AR | Alterations and Renovations | 6.19 | | | | | 51,510 | | 51,510 |
| XP | Site Preparation | 0.61 | | | | | 5,100 | | 5,100 |
| XR | Roads, Footpaths, Paved Areas | 2.98 | | | | | 24,800 | | 24,800 |
| XL | Landscaping and Improvements | 1.20 | | | | | 10,000 | | 10,000 |
| PR | Preliminaries | 13.09 | | | | | 108,950 | | 108,950 |
| | | 100.00 | | | | | 832,000 | | 832,000 |

Final Total \$ 832,000

APPENDIX 6: REMOVAL OF SHEDS

The Working Group reaffirmed its previous decision of 14 September 2010 and further noted that the most important principle was the fabric and integrity of the main buildings associated with the former hospital and that accordingly, as confirmed by the Conservation Plan, the three storage sheds were an intrusive element to the site and should be removed.

The decision of 14 September 2010 was;

- i. That the Adaptive Reuse Plan show the removal of the two storage sheds at the Old Hospital, due to their intrusive nature, but retaining the laundry, boiler room sheds;
- ii. That the Working Group support the Council agreeing to temporary usage of the Green Shed by Denmark Arts Inc. for an approximate six month period without charge;
- iii. That the Working Group support the inclusion in the Adaptive Reuse Plan of the Council allocating one of the sheds to be removed to Peaceful Bay RSL, subject to this being at their cost. Preference of shed to be at the discretion of that organisation. The remaining shed to be disposed (hopefully reused at an alternate site) of via a suitable Council process.

In addition the Working Group recommended that the sheds should be disposed of in the following priority order;

- i. Peaceful Bay RSL (1st choice)
- ii. Denmark Chamber of Commerce (2nd choice)
- iii. Other community groups based on an advertising and Council assessment process.

Disposal of the sheds is subject to confirmation that they are prepared to relocate the shed(s) to Council property at an alternate location (with Council approval and lease), totally at the cost of the organisation, noting that it is permissible to leave in situ the concrete pad(s). It was also noted that Denmark Arts Inc. have an existing agreement to temporarily use one of the existing green sheds up to approximately March 2011.

APPENDIX 7: REFERENCES

The following references are available from the Shire of Denmark

1. Expressions of Interest forms: Use of the old Hospital Buildings
2. Denmark District Hospital (Fmr) Conservation Plan by HH Architects September 2010
3. Old Hospital and Frail Aged Hospital Building Condition Report by Kevin Lodge Engineer March 2010
4. Asbestos Register By Kevin Lodge Engineer