



Shire of Denmark Old Hospital (and Old Aged Persons Lodge) Adaptive Reuse Strategy Brief

1. Introduction:

Council and the Old Hospital Buildings Working Group (the Project Management Group (PMG)) seek to appoint a suitable qualified Architect to assist a working group to determine the potential complementary and optimum strategic use of the recently vacated and Council acquired / owned (under management orders) buildings, that maximises community usage recognising the opportunities and constraints of the Conservation Plan and Heritage Covenants on title and at the same time minimising the ongoing operating and future capital cost upon the Council and Community.

The buildings are that which are contained on Reserves 18587 and 45623.

2. Background

The project is firstly one of Community engagement, secondly client liaison with the PMG and finally, architectural 'interpretation' to explore the most appropriate 'adaptive reuse' options for the recently vacated 'old Denmark Hospital', in the Denmark Townsite.

The buildings and adjoining land form part of a State Heritage Register and local Municipal Heritage Inventory recognized site, principally due to the fabric and integrity of the Old Morgue and Matrons Quarters.

As the consultant might be aware, Council was in dispute with the Health Department of WA for some years regarding this facilities transfer (from the Health Department to Council) and has only recently agreed to accept the buildings as is (listed on the Council's Municipal Heritage Inventory and State Heritage Register) and therefore to not seek their demolition like previously agreed (with a previous Minister for Health).

As part of the agreement the Health Department have provided Council with a Conservation Plan and Council has accepted full responsibility for the buildings on an, as is, where is basis, without any other form of monetary compensation to assist with its dire need for restoration or ongoing maintenance.

The Conservation Plan by Howard Heaver Architects (of Albany) is expected to be concluded and presented to the PMG by the end of February 2010.

The property being transferred to Council includes the old Frail Aged Lodge and the Old Hospital Buildings (including old Matron's House and Morgue). It is on Reserves 18587 and 45623 which have been transferred to Council via a management order for the purposes of civic and cultural.

Council has somewhat reluctantly agreed to accept the buildings in the current state (they are - substantially old asbestos, tin and weatherboard) for potential community uses yet to be fully determined.

Given the historical significance of the properties, their age and condition, its location in the town of Denmark in proximity to the main shopping precinct, river environment and the 'rambling' nature of the multiple and, in many respects, confined rooms / buildings and toilets / bathrooms – it will be imperative for Council to manage the competing community priorities with appropriate expertise in

the management of heritage spaces and community engagement. The objective will be to ensure that the proposed uses are as much as possible 'complementary' and supportive of the long term sustainability of the property in keeping with the aims and values of the Conservation Plan.

With over 100 community groups in the Shire, some 70 different groups have expressed some 'interest' in the buildings for community use. This has recently being narrowed down to 16 for more detailed consultation. Council's initial view is that it is keen to support the pressing demands of what it sees as 'key' larger special interest groups, such as the Denmark Telecentre Inc. (being rebadged under Royalties for Regions as Community Resource Centres), Denmark Arts Council Inc., Denmark Historical Society Inc. and the Denmark Over 50s Association Inc., but wishes to ensure that a due diligence process maximizes the opportunity for the Old Hospital and Lodge to release its full 'potential' to be a viable 'living' heritage show casing, in particular, Denmark's 'creative culture'.

Council is of the opinion that this can be best realised through the engagement of appropriate local expertise in the form of an architect with specialist design, heritage and community engagement expertise.

The outcomes of the project include;

- commentary and diagrammatic / conceptual floor plan alternatives leading to recommendations in keeping with the Conservation Plan and structural integrity of the buildings to enable adaptive reuse in a manner that meets the anticipated short, medium and long term needs of the Council and Community.
- a needs analysis (relative to the buildings) of community groups space and functionality requirements and timing.
- that concepts demonstrate staging needs, likely indicative construction, and initial and ongoing maintenance costs with associated annual / regular or cyclic maintenance schedules / programs.
- analysis and recommendations on what aspects of the property / buildings can be occupied 'more immediately' without compromising future activities or undue 'disruption' or inconvenience.
- analysis and recommendations on options for management of the facility initially and into the future.
- documentation and process to enable Council to lodge an application, on behalf of the key community groups, to Lotterywest for capital and fit out costs.
- identification and liaison with interested community groups and the Council's identified 'core' groups to determine compatibility and space requirements and to assist distinguish and prioritise relative groups 'needs' from 'wants' (a needs analysis).

The consultant will have access to the site as required, management orders, existing floor plans, initial and ongoing liaison with the project committee and receive a copy of the completed conservation plan, arborist report and detailed building condition report with respect to every building on the reserves.

At present Council is extremely concerned about the potential for further damage and deterioration of the old hospital buildings with frequent evictions being required by the Denmark Police and Health Department.

The sooner that the Shire can;

- receive the completed conservation plan and;
- undertake a community engagement consultation utilising appropriate architectural input to produce a creative but sustainable adaptive re-use plan, considerate of the heritage values, the sooner that the building can be 're-occupied'.

Early reoccupation by community groups will assist minimise current and future damage and vandalism occurring to the buildings and maximize the potential for it to be converted into an

appropriate cultural asset for the Shire, its community and the State Heritage Council, to be proud of.

Given the many hundreds of thousands of tourists that frequent Denmark as an iconic tourist destination in WA every year, the PMG has full confidence that the Denmark community will ensure that Denmark's, and the State's, 'cultural heritage', will receive dividends many times over.

For information, it is the intent of Denmark Shire Council that it would, following receipt and endorsement of the final adaptive reuse plan, submit an application to Lotterywest as a partner, in what will, in all probability, be a significant sum required to restore the buildings suitable for the intended use by many community groups, which in turn, can directly benefit several hundred members of our community. Thus the future of the iconic 'old Denmark Hospital' in this 'top tourism town' will be assured.

This project brief was provided to the Heritage Council for comment prior to finalisation (its current form).

The consultant should also be aware that the adaptive reuse strategy will also be utilised by the Shire of Denmark and Heritage Council of WA to guide ongoing development and usage of the facility and will probably be referenced in a legal agreement between those two parties in guiding future building alterations in conjunction with the Conservation Plan.

1. Deliverables

- A draft copy of the report will be provided to the Heritage Council for comment prior to completion;
- An electronic copy, in *Word* and two (2) colour copies of the final report will be provided to **both** the Heritage Council and the Shire of Denmark with all requisite consents of copyright owners to the two organisations to be able to make the report available to any person in any form, at their discretion.
- The Heritage Council's financial contribution will be acknowledged on the front cover of the report in the following way:
 - "This Study was assisted by funds under the 2009/10 Conservation Incentive Program, a Heritage Council of Western Australia financial assistance scheme."
- The Shire of Denmark's financial contribution will also be acknowledged on the front cover of the report as the project commissioner.
- Whilst not limiting the Final Report, it will detail the following aspects;
 - A draft 'Vision' for the facility to guide Shire of Denmark and Community usage of the community (to be 'work shopped' with the PMG).
 - The suggested space requirements for *uses* identified as desirable and complementary.
 - A suggested floor plan or plans of the buildings with *users* and allocation of space, both 'shared' and 'sole' use.
 - Building alterations suggested as desirable to achieve optimal practical usage of the building noting also any disability access modification requirements.
 - Identification of possible conflict or variations to recommendations contained within the Conservation Plan.
 - Comment and recommendation of possible management structures to oversee implementation of day to day management of the facility / space.
 - Comment on works required to be undertaken to or on different parts of the building prior to occupation of certain areas (to guide to what extent can different community groups in different parts of the building commence occupation), notwithstanding staging / redevelopment funding.
 - An estimate of likely building costs associated with all building modifications / improvements.

4. Timeframe

Activity	Anticipated Dates
Completion of study brief.	February 2010
Consultant contracted.	18 March 2010
Initial identification and engagement of stakeholders and PMG.	March 2010
Community Consultation with stakeholders	March - April 2010
Production of draft document for both PMG and the Heritage Council of WA to provide comment on	April-May 2010
Final document presented to the PMG and Heritage Council of WA for recommendation to Council for adoption.	June 2010

5. Project Budget

Council has approved a maximum budget of \$14,000 plus GST, inclusive of all disbursements for the project.

6. Project Management and Reporting

The Project will be managed by the Shire of Denmark's Chief Executive Officer and the Project Management Group (PMG), being the Old Hospital Buildings Working Group, comprising of relevant stakeholders including but not limited to:

- Two Shire Councillors
- The Shire CEO
- A representative from each of the following community organisations;
 - Denmark Telecentre
 - Denmark Arts
 - Denmark Historical Society
 - People for Parklands
 - Denmark Over 50's Association
 - Old Hospital Community Centre Group
- A member of the Project Consultant Team

It is expected that the PMG will meet with the consultant on commencement to confirm the methodology and timing and thereafter on at least two occasions prior to final presentation of the report(s).

7. Available information

The following documentation and information must be referenced:

- The 2010 (draft V3) Denmark District Hospital (fmr) CONSERVATION PLAN
- Heritage Council of WA Permanent Entry Data Base # 14171 Denmark District Hospital (Hospital (Hospital (Hospital (fmr) (and associated assessment documentation)
- Shire of Denmark Municipal Heritage Inventory Record for the Denmark District Hospital (Hospital (Hospital (Hospital (Hospital (fmr)
- Copy of management orders comprising reserves 18587 and 45623
- Heritage Council letter of grant approval dated 5 October 2009.
- Copy of detailed Expressions of Interest forms / letters from the following Groups;
 - Denmark Over 50's Association
 - Denmark Christian Family Church
 - Mill Art Group Inc
 - Artsouthwa Inc
 - Denmark Printmakers

- Denmark Al-Anon Family Group
- Palmerston Association
- Denmark Arts
- Great Southern Community Housing Association
- Taoist Tai Chi Society of Australia (Albany/Denmark branch)
- Peaceful Bay RSL
- Denmark Telecentre Inc
- Denmark Village Theatre
- Eklektika Community Choir
- Ceramics, Glass & Sculptures

It is noted that Denmark Historical Society had discussed putting an EOI in but had determined that at this time they did not require any additional storage or permanent facilities. It was noted that they had not ruled out assisting with the development of historical displays as required such as in the old morgue and matron's quarters.

The successful consultant will on commencement have access to the above list of preferred 'principal' community groups and their contact details to liaise with on a one to one basis regarding their desired use of the property. It should be emphasised that the above list and their described intended or possible uses, does not necessarily warrant that the PMG's supports all of the uses and or has validated their compatibility or availability of shared / allocated space requirements. That in essence is the purpose of the consultant, in liaison with the PMG. It should also be noted that the PMG reserves the right to add any other potential significant users or uses that are identified during the course of the study for liaison by the consultant.

In addition the consultant will have access on commencement to a detailed Building Condition Report for all of the structures on the site to complement the completed Conservation Plan.

8. Submission Requirements

A submission to Council should include, but not be limited to, the following:

- Detailed description of methodology to be used;
- Consultant team and relevant experience;
- Demonstration of eligibility to undertake the task as an acceptable contractor under the Heritage Council of WA Director of Heritage Consultant's (or that they are approved by that Council);
- Fixed lump sum cost including all disbursements, fees, catering, travel, accommodation and printing costs, etc and;
- Fee proposal including payment percentages detailing timeframes for payment at different stages and on completion (minimum payment on completion to be 40%).

The successful contract applicant will be assessed based on these criteria and be limited to a maximum budget of \$14,000 plus GST, inclusive of all disbursements.

Council will meet room costs for meeting with any community groups and / or the PMG.

9. Contract of Agreement

It is expected that the consultant will enter into a Contract of Engagement. Ownership of intellectual property will be maintained by Council.

10. Enquiries

Additional information can be obtained by contacting Dale Stewart, Chief Executive Officer on telephone (08) 9848 0300 or via email: enquiries@denmark.wa.gov.au.

11. Closure date

Submissions close with the undersigned on 12 March 2010 at 4pm.

Dale Stewart
Chief Executive Officer
953 South Coast Hwy
Shier if Denmark
PO Box 185
Denmark WA 6333
www.denmark.wa.gov.au
enquiries@denmark.wa.gov.au

Date: 23 February 2010

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



ADAPTIVE REUSE STUDY

PREPARED BY

LYNNE FARROW ARCHITECT

FOR

THE SHIRE OF DENMARK

JANUARY 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	1
4. Location and site	4
5. Physical Description of the Buildings	5
6. The Proposal	5
7. Compliance with the Policies of the Conservation Plan	6
8. Management	7
9. Building Works Required	7
10. Heating and Cooling and Possible Sources of Alternative Energy	7
11. Traffic Management	8
12. Interpretation	8
13. Indicative Cost Estimate	8
14. Funding Sources	8
15. Conclusion	9

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 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 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 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.

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 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 buildings was subsequently transferred to the Shire of Denmark.

Both buildings are currently vacant.

Denmark 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 alterations to the building will need to be approved by the Heritage Council of Western Australia and it is anticipated that any alterations will be in accordance with the Conservation Plan. Where the needs of the community conflict with the Conservation Plan, some negotiation with HCWA may be possible.

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 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 the 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.

Denmark Hospital (fmr) is entered on the Register of Heritage Places and a Conservation Plan has been prepared for the building. Any alterations are required to be in accordance with the Conservation Plan and will be required to be submitted to the Heritage Council of Western Australia for approval.

4. Agreed Philosophies

The following philosophies and principles for the use of the facility were agreed by the Working Party.

- The predominate core ingoing tenants are Denmark Arts Inc, Denmark Community Resource Centre Inc. and the Denmark Over 50's Association Inc.
 - Peppercorn rental / lease conditions / maintenance obligations etc, to be determined. Possibility of a Council contribution toward ongoing... maintenance / Recognition of relocation.
- The Adaptive Re-Use Plan designate other areas not allocated to exclusive use of the core ingoing tenants as descriptive in nature as to their functionality (e.g. Meeting Room 1, Office 1, Storage Shed 1 etc.) but not designated to specific organisations that might seek to rent / use (at this time).
- The draft "vision' for the facility: 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.
- That the predominant uses of the facility is for not-for-profit community activities.
- Options for management – Assuming the Old Hospital is used predominantly by the Denmark Community Resource Centre (DCRC) that this facility is leased in entirety to the DCRC, noting the exclusive use section relating to the Denmark Over 50's Association Inc and again, assuming the Old lodge is used predominantly by Denmark Arts Inc that this facility is leased in entirety to Denmark Arts Inc. There may be a need to establish an overarching Board of Management (of users).
- That where incidental use of the facility involves commercial (profit to an individual or business rather than a community group) activities;
 - That these uses are infrequent, minor, of a business incubator environment.
 - That 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).
- That the fees and charges relating to hire of areas not allocated to ingoing tenants exclusive use be structured on the following principles;

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

- 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).
- That 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.
- That there be a 'user group' consultation approach to dispute resolution and to guide the head lessee/facility manager.
- That the Working Group compile a list of non core tenant activities / organisations that it believes could, in the first year of operation, be allocated free or rented 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 o Commercial Kitchen o 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

	Al-Anon · Meeting room
	Palmerston Association · Office · Storage · Meetings / Workshops · Kitchen
	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

5. Location and site

Denmark 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 the Emergency Ward.

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 unpaved and will require upgrading, but will be upgraded at a future date. 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.

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. 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.

6. Physical Description of the Buildings

The buildings are arranged in two groups: Denmark Hospital (fmr) and Denmark Frail and Aged Lodge (fmr), with the Denmark Frail and Aged Lodge (fmr) about 25 metres to the west of Denmark Hospital (fmr).

Denmark 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 Quarters 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 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.

7. The Proposal

The proposal is to create a Community Resources Centre in the Denmark Hospital (fmr), an Arts Centre in the Denmark Frail and Aged Lodge (fmr) and a meeting area for the Denmark Seniors in the former Geriatric Ward.

The front verandahs and the frontages of the early buildings (the Original Hospital, Matrons 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.

The Original Hospital 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 Matrons 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 Morgue will be restored and may 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 an 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 that after hours access will be formed up the side of the Nurses Quarters with a new entrance into the covered way. Disabled access is available through the original front door of the hospital.

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.

8. 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 term.

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)

9. Management

The Denmark Hospital 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 and it is anticipated that fees will be on a sliding scale according to ability to pay.

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
- General maintenance and inspections e.g. for gutters, paving etc
- Paying for utilities
- Possible future development

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 centre, 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.

10. Building Works Required

Proposed building works are shown in Appendix 4.

11. 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 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.

12. 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.

13. Interpretation

Interpretation policies are still to be developed. However, it is an option that the walls will be used for the display of interpretative elements and signage, particularly in the thoroughfares and the entrance hall. Although no original plans of the hospital have been located, it is anticipated that they will be located, and together with historic photographs could be framed and displayed in certain areas such as corridors. Signage displaying an explanation of the former use of the areas could also be incorporated.

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 Hospital (fmr). Not-for-profit groups are eligible to apply for grants for interpretation plans and works from Lotterywest.

14. The Name of the Facility

The Working Party recommends that the overall facility, encompassing the Denmark 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. 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.

16. 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.

17. Conclusion

The complex comprised of Denmark 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.

draft

DENMARK HOSPITAL ADAPTIVE RE-USE STUDY: 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

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

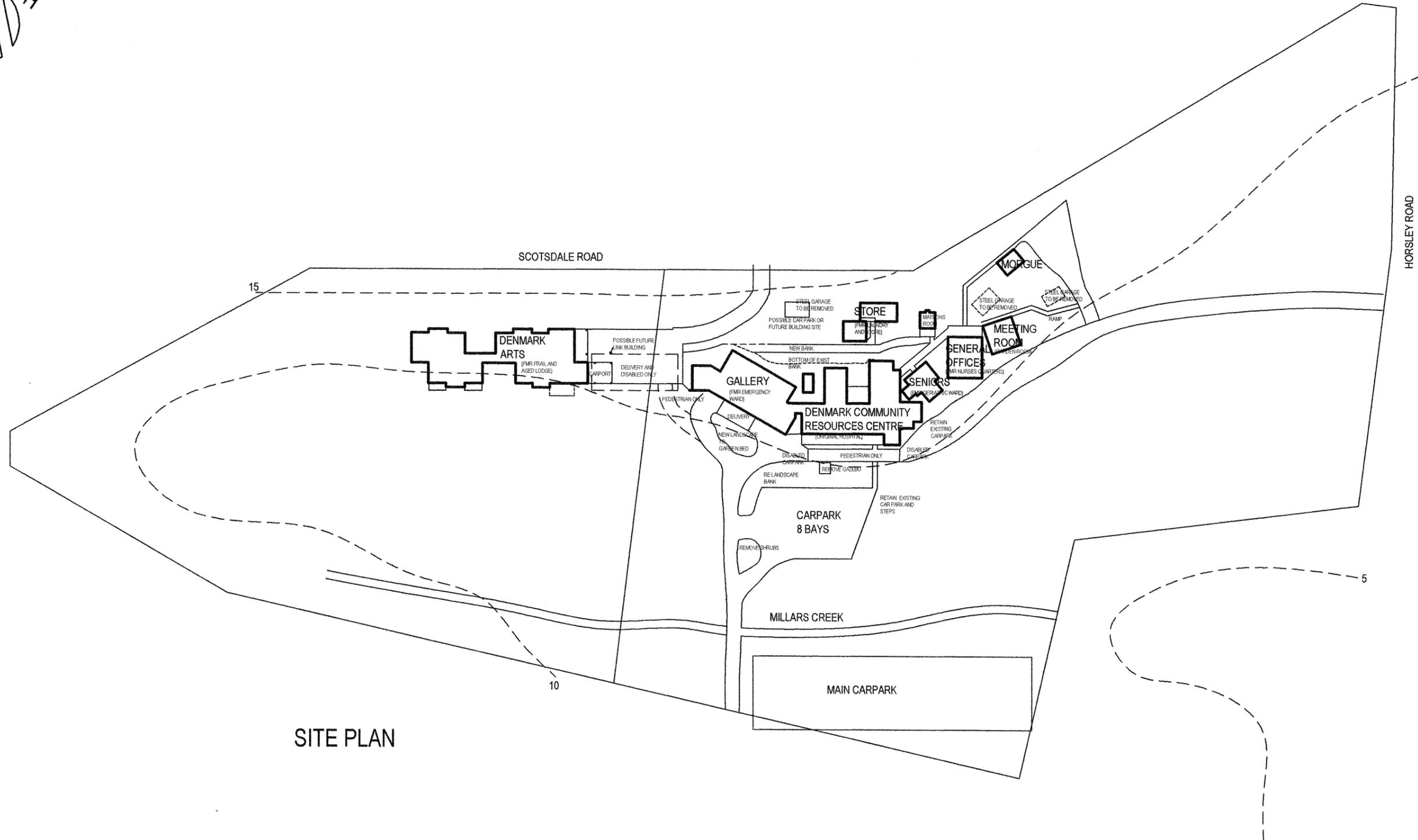
Guest: Lynne Farrow, Architect

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**

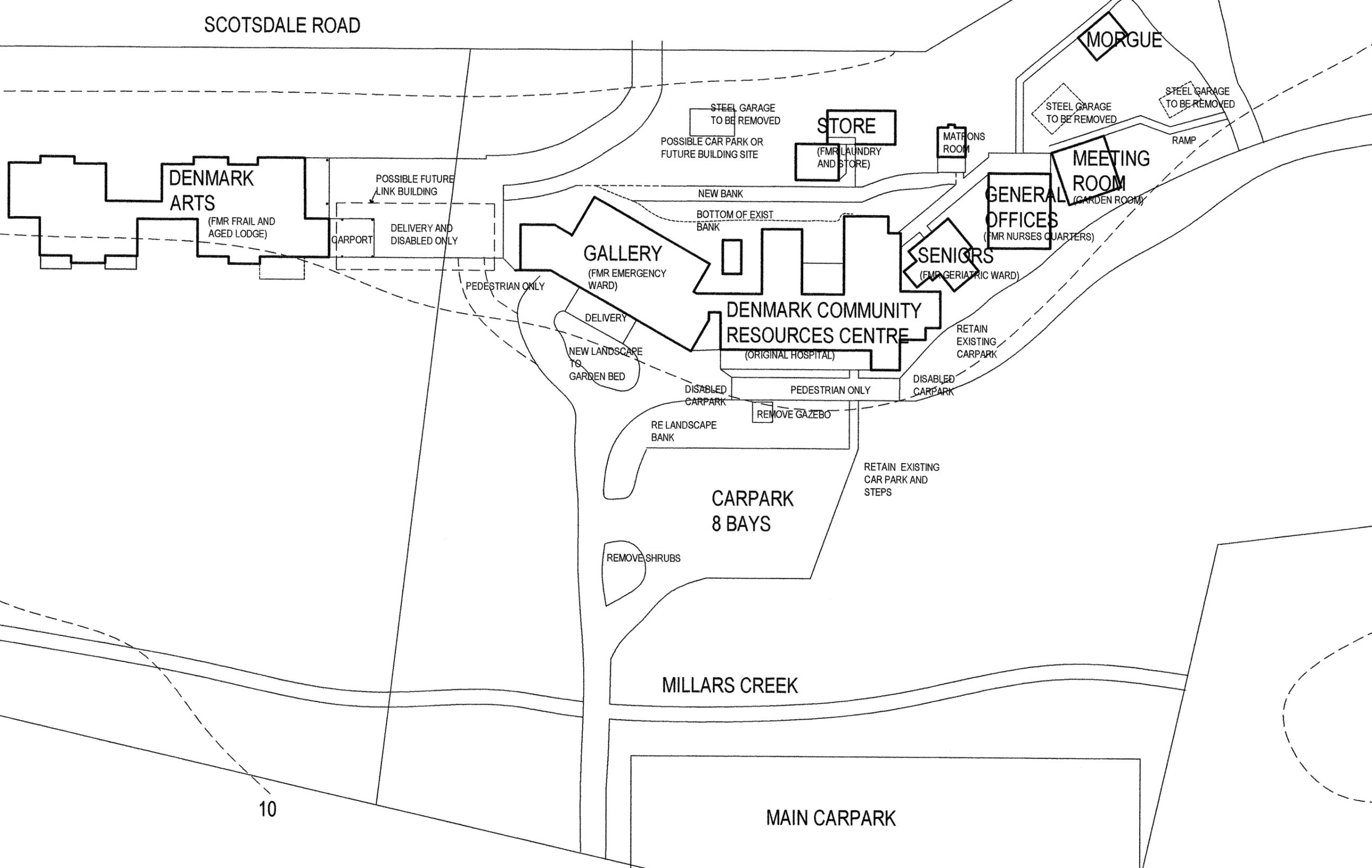
drawing
 SITE PLAN

drawn LF project number

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



SCOTSDALE ROAD



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

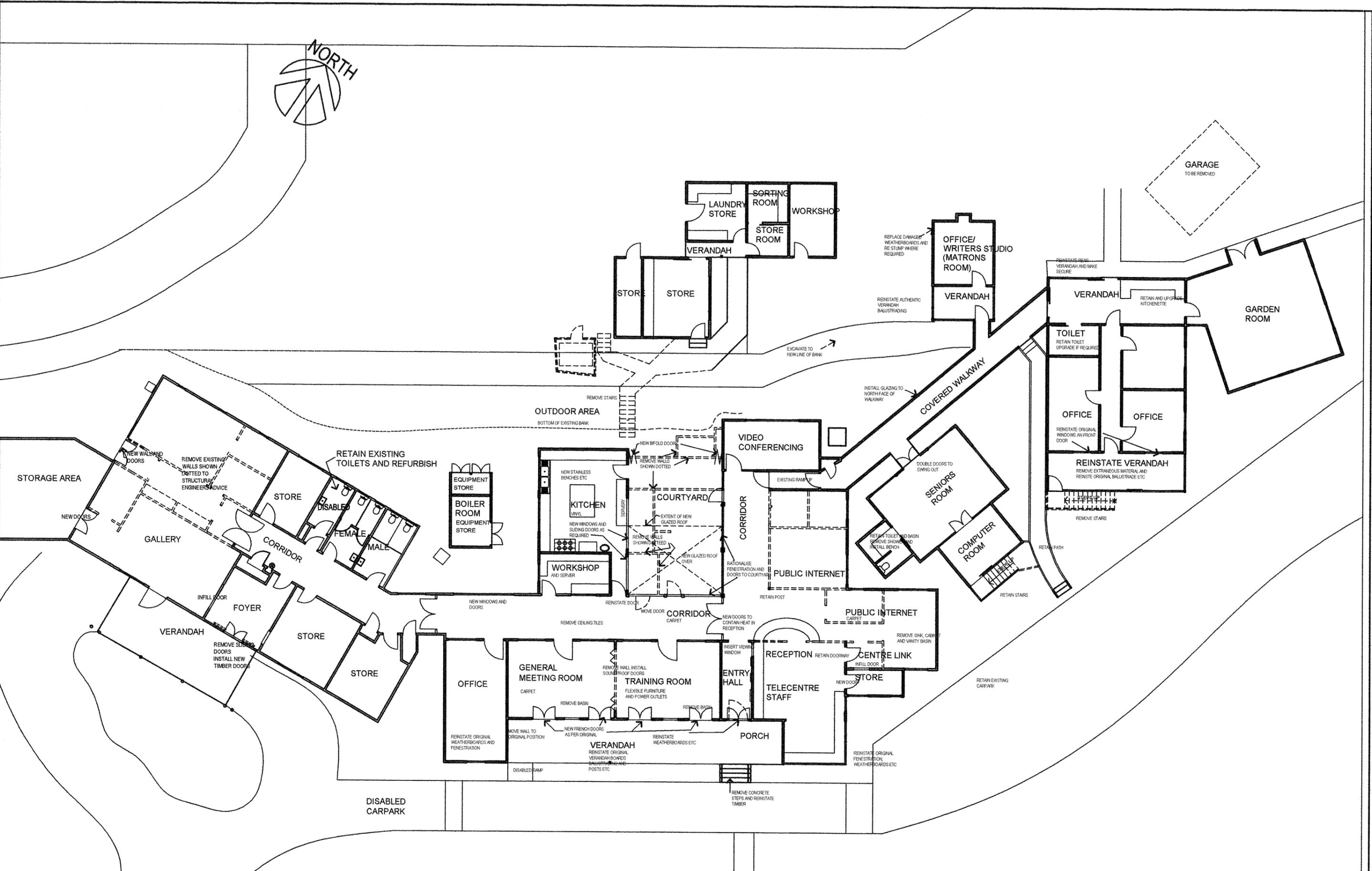
scale 1:500

date DEC 2010

dwg no. rev.

A2

drawn LF

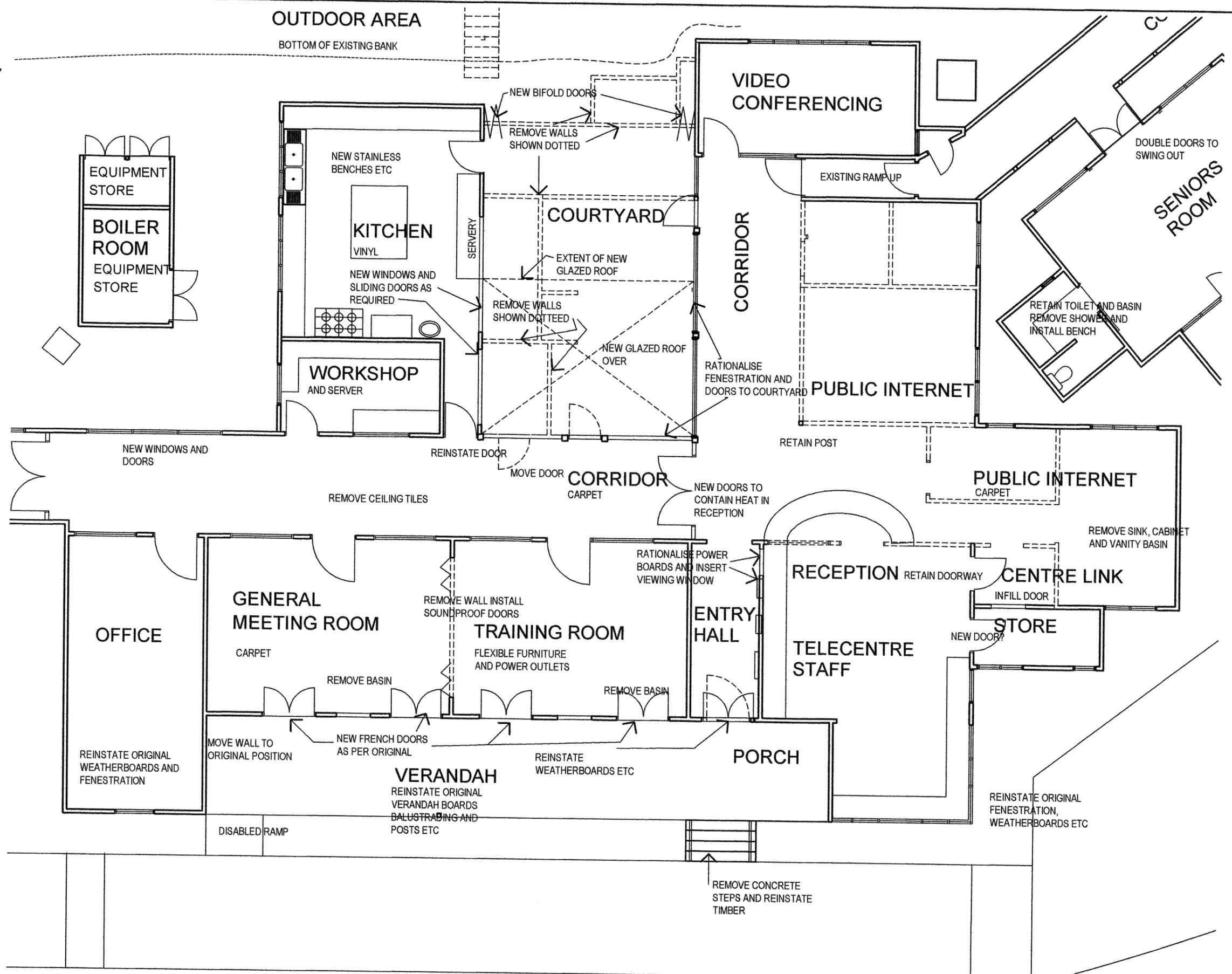


LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

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

drawing
FLOOR PLAN HOSPITAL
 scale 1:200
 drawn LF

date JAN 2011
 dwg no. rev.
A3

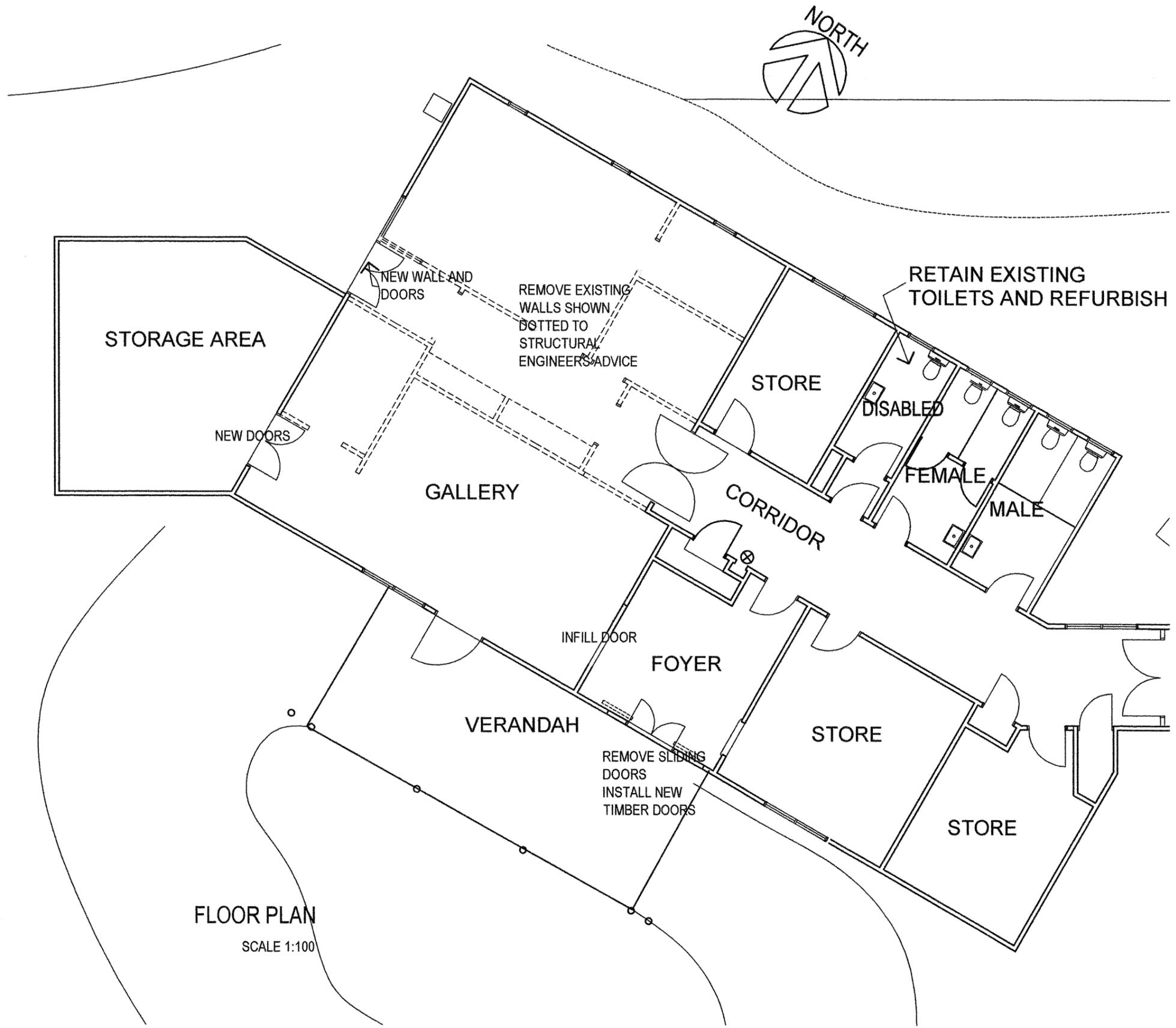


LYNNE FARROW
 ARCHITECT
 19 wylie crescent
 albany wa 6330
 Tel (08) 9841 7024

project
 DENMARK HOSPITAL (FMR)
 ADAPTIVE RE USE STUDY

drawing FLOOR PLAN
 OLD HOSPITAL
 scale 1:100
 drawn LF

date
 JAN 11
 dwg no.
 A4

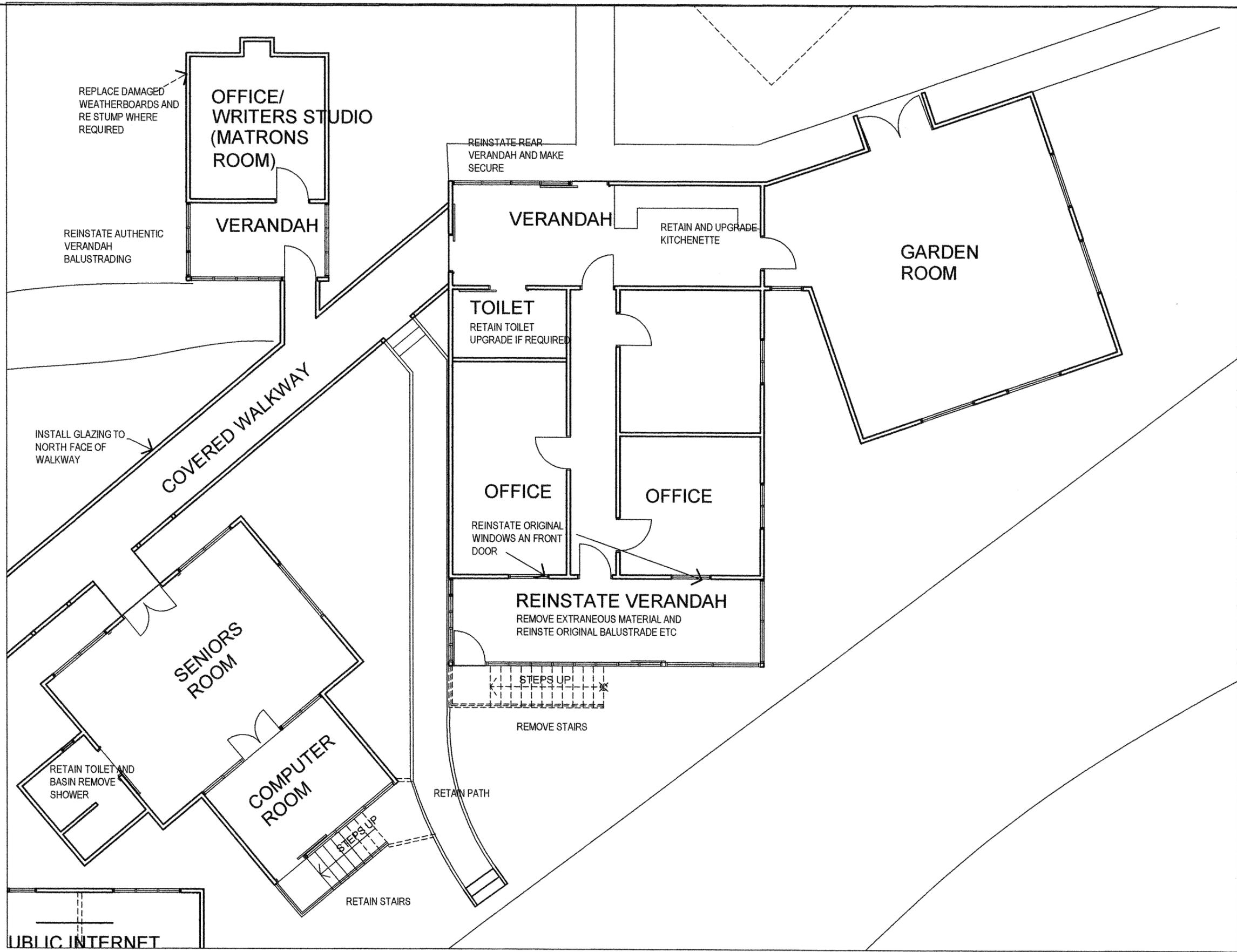


FLOOR PLAN
SCALE 1:100

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

project
DENMARK HOSPITAL (FMR)
ADAPTIVE RE USE STUDY

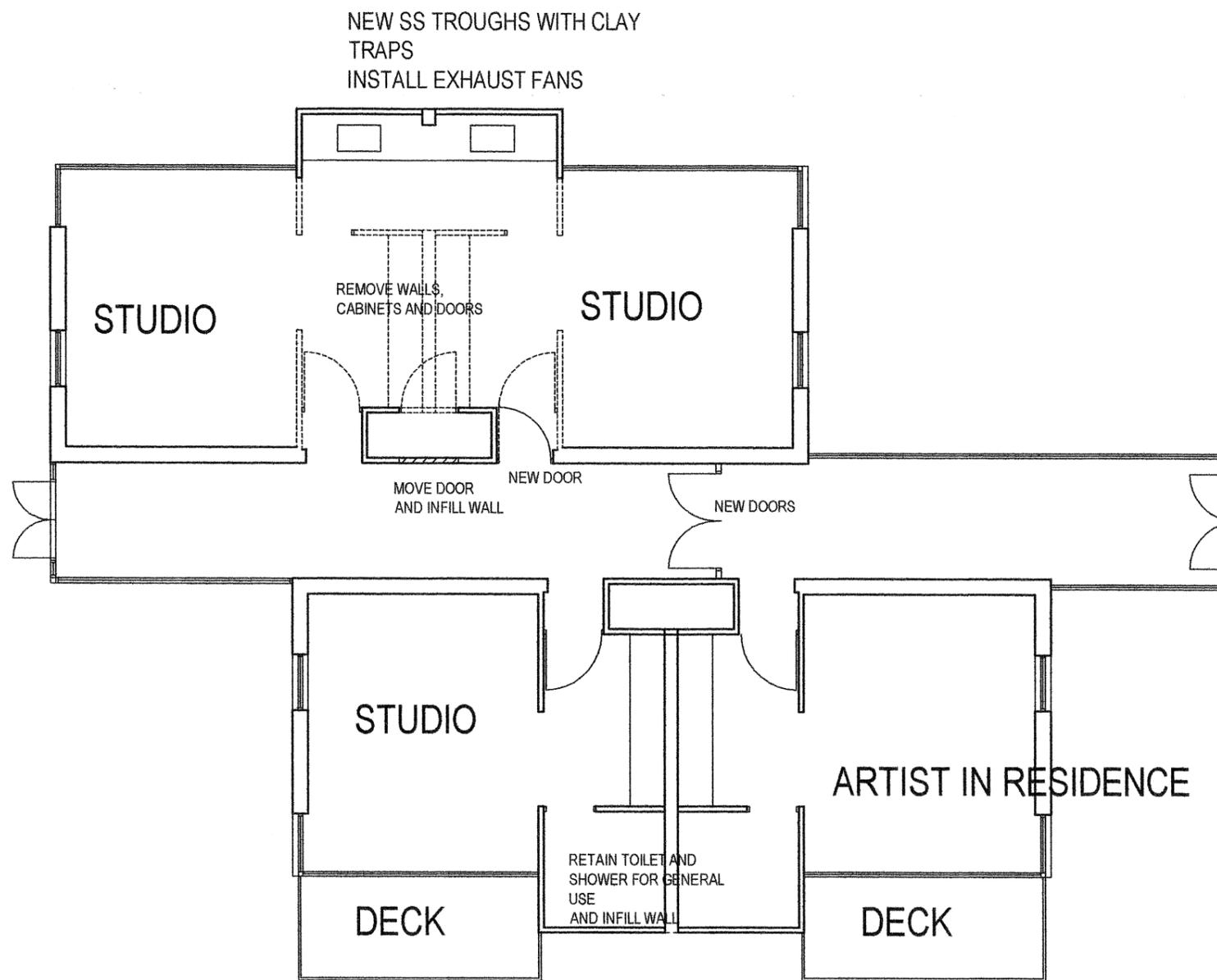
drawing	FLOOR PLAN FMR EMERGENCY	date	DEC 2010
scale	1:100	dwg no.	rev.
drawn	LF	A5	



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		



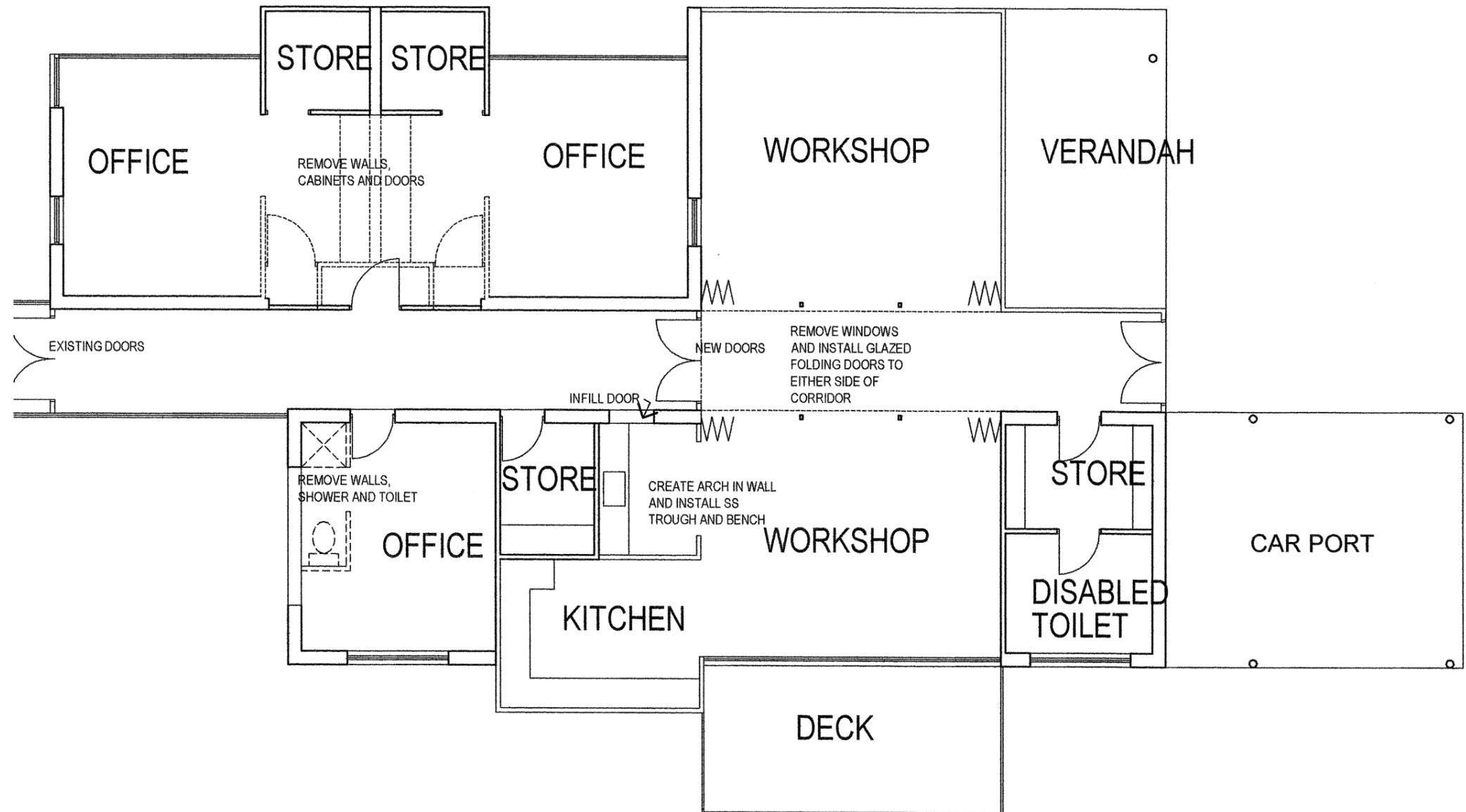
LYNNE FARROW
ARCHITECT
19 wylie crescent
albany wa 6330
Tel (08) 9841 7024

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. Reinstate front façade including weatherboards (inc insulation) and 6 x French doors
- c. Reinstate 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
<i>Trade :</i> 13 <u>Fittings</u>							
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
<u>Fittings</u>						Total :	56,375.00

<i>Trade :</i> 14 <u>Sanitary Fixtures & Plumbing</u>							
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
<u>Sanitary Fixtures & Plumbing</u>						Total :	62,000.00

<i>Trade :</i> 15 <u>Ventilation</u>							
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
<u>Ventilation</u>						Total :	7,000.00

<i>Trade :</i> 16 <u>Air Conditioning</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 : 16 <u>Air Conditioning</u></i>							
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

Air Conditioning Total : **11,000.00**

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

Electric Light and Power Total : **72,000.00**

<i>Trade : 18 <u>Alterations and Renovations</u></i>							
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

Alterations and Renovations Total : **51,510.00**

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

Site Preparation Total : **5,100.00**

<i>Trade : 20 <u>Roads, Footpaths, Paved Areas</u></i>							
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