

Snow Country Ski Club



Smiggins Lodge Building Review -
UPDATE



Recap

- † Smiggins Lodge is showing significant signs of wear and tear as is expected in such an extreme environment
- † As a result the Board commissioned a building dilapidation and structural engineers review to provide some understanding of the scope of works required to ensure members have another 50 years of enjoyment in our Smiggins Lodge
- † The findings were presented to the 2015 AGM



Key Findings

- There was nothing identified that was critical to the Lodge's ongoing use and there were no immediate structural risks identified.
- Recommendations were made by the engineer that we will need to follow to ensure the structural adequacy of the building (and safety of members) into the future.
- The dilapidation report identified many concerning issues:
 - Cladding is so deteriorated that it is required to be replaced
 - Trims, flashings and moulds have rotted through (or falling off) and require replacement
 - Windows are leaking resulting in rot to other building elements
 - External stairs that are non conforming and dangerous
 - Roofing in some areas beyond it serviceable life



What needs to be done ?

1. Structural rectification - the structural engineering requirements are clear and well specified. While there may be some variations necessary upon discovery, there is a degree of certainty to these works and their associated costs

2. Ensuring safe access and egress - safe access and egress requires the rectification or replacement of the stairs from the managers balcony

3. Sealing the building from water ingress

- The cladding on the upper 2 levels is a combination of timber and fibre cement in some parts installed directly over the previous cladding
- The roof is corrugated iron with various patchings, the eaves are falling out in various locations and the fascia requires replacement
- The trims, flashings and molds are a combination of materials but remain essential in weatherproofing and sealing the building
- The window frames are a combination of materials, with some double glazed and the majority plate glass. These are either leaking or have been installed incorrectly resulting in leaks affecting the long term viability of the frame.



Points to Note

- The critical works relate to the structural enhancements, recladding, weather proofing and glazing. The materials used should substantially reduce external maintenance going forward.
- Planned works are not designed to improve the internal design or décor.
- Repairing a building of the size and height of the lodge in today's regulatory and compliance environment, together with accessing the right skills, at the right time to complete the works is not a viable by the membership as the original building was built. Combined with the management of WHS the board believe these works should be conducted by an external contractor.



Points to Note (continued)

- The QS estimates place the work at ~\$400,000, however, some items can be removed and a number of members have kindly indicated their willingness to supply materials at cost
- Building regulations will likely be imposed that will provide additional amenity to the occupants with potential long term operational cost reductions. i.e. better insulation and glazing will substantially reduce heating costs and improve the amenity of the occupants.
- Planned works are not designed to improve the internal design or décor.



Recommendations

At the 2015 AGM the Board recommended the following approach:

- We act to rectify the building's exterior to ensure another 50 years of use
- Plans and documents be developed to include the essential works identified in the reports for the submission of a Development Application to the NSW Department of Planning
- Develop a small building committee of suitably qualified members
- Obtain external quotes for the work and appoint a contractor to undertake the required works
- Funding options be reviewed to minimise the financial impact on members



The Way Forward

- Drawings have been completed and are now provided for members information. Plans will be available for comment on request.
- Plans and documents will be submitted via a Development Application to the Department of Planning
- The Board are seeking to set up a small building committee of suitably qualified members including Project Management capability
- External quotes for the work will then be sought ; members who can assist with the supply of materials will also be contacted.
- Based on the estimated costs, a number of funding options will be developed to present to the membership.
- A special general meeting (SGM) will be called for in October to present the quotes, recommend a preferred contractor and agree on the funding mechanism for the works
- It is likely that, as the founding members donated time, materials and money, the board will need to seek additional funding via a building levy. Any introduction of this will be to top up retained capital and fund the completion of the works. Options relating to the levy will be presented to the SGM.
- It is hoped the Lodge refurbishment can commence and be completed between March and May 2017



Proposed Timetable

Action	When	Who
1. Submit DA to NSW DOP complete with drawings	Jun-16	Board
- expect approval within 3 months		
2. Form the Building Committee	Jul-16	Board
- Project managers ; contract negotiation skills ; suppliers		
3. Tender the work and finalise costings	Sep-16	Building committee
4. Hold Special General Meeting	Oct-16	Board
- present final costs		
- present recommended tenderer for member approval		
- present funding options for member approval		
5. Finalise contracts for Smiggins project	Nov-16	Building committee
6. Introduce Building Levy or Smiggins project	Feb-17	Board
7. Commence work	Mar-17	Contractor
8. Work Completed	Apr-17	Contractor
9. SCSC Work Party	May-17	Members



Appendix

- Photos of the current state of the Smiggins Lodge

External cladding requiring replacement



Damaged window trims/flashing causing leaks and rot





Significant
damage to eaves





Non-compliant and dangerous stairs



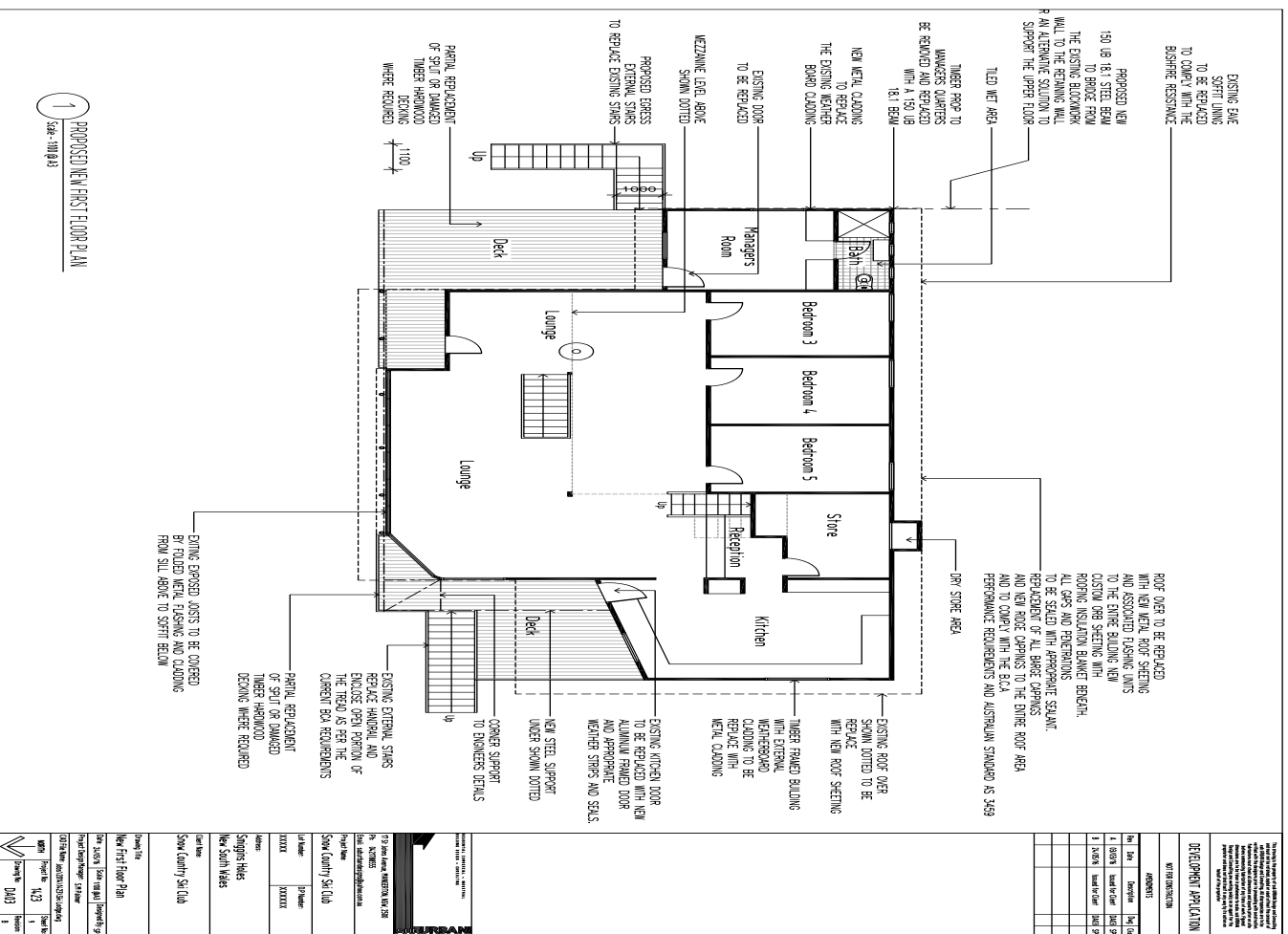
Water affected floors due to leaking windows

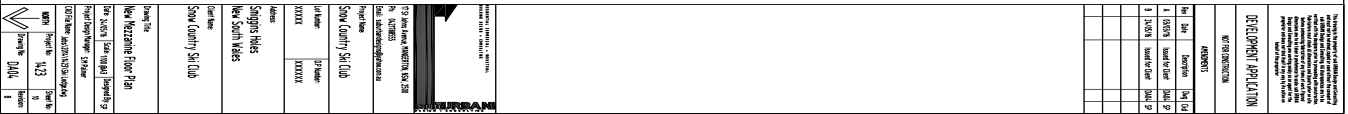


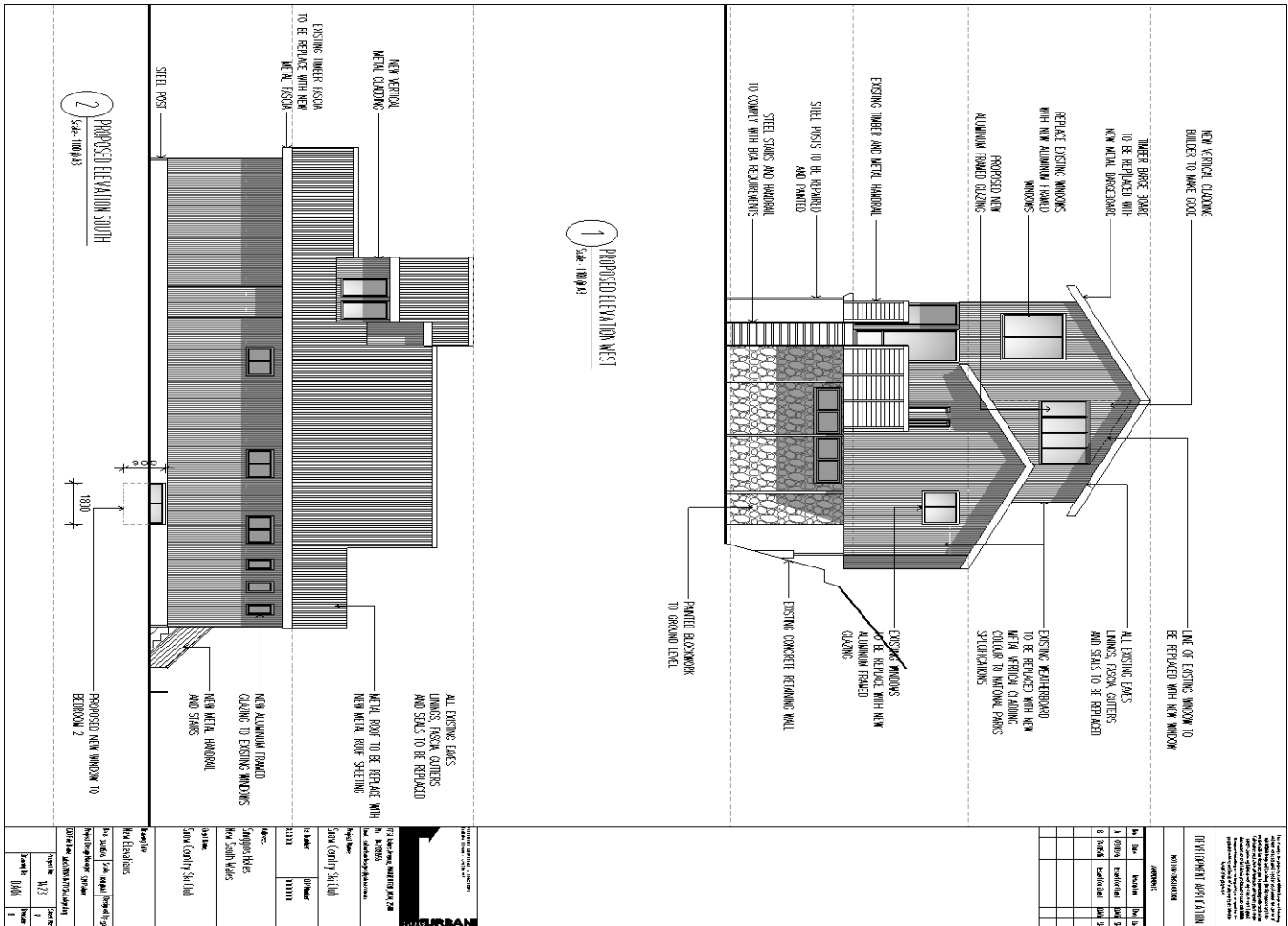




First Floor Plan









Some Cladding Options





More Cladding Options

