

The Executive Committee SP67851  
C/- Matthew Guy  
200 William St  
Woolloomooloo, NSW, 2011

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3 February 2025

Dear Matthew,

**Re: PROPOSED EXTERNAL CLADDING REPLACEMENT – 200 William St, Woolloomooloo**

Thank you for the opportunity of providing a Proposal for replacement of the ACP at the above building, generally to spandrels below windows to South Elevation and Ground Floor Entry Portico to the Western footpath .

Without having the opportunity of viewing any As-built drawings or undertaking any deconstructive investigations, our proposal makes several assumptions as to adequacy of existing subframe and concealed wall components, namely;

- The existing subframe is in good condition, satisfies NCC requirements with respect to structural adequacy and does not contain any combustible components.
- There is no requirement to modify or install any intermediate support members, fire-resisting spandrels, acoustic or thermal controls, smoke seals or glazing interfaces.

Our proposal is based on the supply and installation of a 3mm thick solid aluminium panel, being from existing 'stock' from a proprietary supplier.

**TOTAL PROPOSAL AMOUNT      \$363,136 (Excl. GST)**

Item	Description	Amount
1	Preliminaries & site supervision (inc shop drawings, insurances, etc)	\$ 86,800.00
2	Hoardings / Overhead Protection (inc council permits)	\$ 62,150.00
3	Demolition of existing soffit & fascia linings (inc rubbish removal)	\$ 16,334.00
4	Supply & install new framing & linings to soffit & fascia at West Entry	\$ 19,976.00
5	Removal & replacement of curved elements to SW corner	\$ 88,487.00
6	Removal & replacement of curved elements to SE corner	\$ 74,389.00
7	HBCF [Home Owners Warranty Insurance]	\$ 15,000.00
<b>Total Proposal Amount (Excl. GST:)</b>		<b>\$363,136.00</b>

## General Notes and Qualifications

The following General Notes and Qualifications apply to our Proposal;

1. We have not allowed for any full-scale façade wall testing (as per AS5113).
2. We presume a suitable area will be provided for use by workers as a lunch area, with a small Site Office and amenities also being made available at no cost.
3. We have not allowed for any cohesive design, drafting and/or provision of As-built drawings.
4. We have assumed the building owner will make all arrangements and representations to tenants and/or adjoining retail around any impact of the works on their quiet enjoyment - at no cost.
5. No allowance to modify existing subframing or assess suitability for [re]use.
6. We have not allowed to replace any sarking and/or insulation within the cavity arrangement.
7. No allowance has been made for identification, handling or disposal of any hazardous materials.
8. No allowance has been made to modify any glazing components.
9. No allowance for flashings, secondary window flashing or window tape (if required)
10. No allowance for movement, isolation or restoration of concealed services (inc drainage)
11. No allowance for review or upgrade of general building arrangement to comply with NCC
12. We have not allowed for any works to the existing FC soffit but note the presence of suspected water damage. *From our inspection, we were unable to determine if the water damage is recent.*
13. We have based our proposal on all works being undertaken during 7am-5pm Mon-Fri.

**NB\*1:** *For the soffit & fascia, the existing panels are most likely fixed with adhesive or VHB tape. In accordance with current best practice, we have allowed for new top hats and cassette framing with stiffeners. We have allowed for the expressed joints to be caulked. We have allowed for a perimeter trim to the soffit – exact nature to be confirmed on Site.*

**NB\*2:** *It appears that the SE & SW panels are not cassette fixed, but rather sitting between the aluminium sub-head and sub-sill. We have assumed that we would be able to safely remove the sub-sill non-destructively to remove and subsequently replace the aluminium panel. If this is not the case, further costs may be incurred as we develop a revised design in conjunction with a façade engineer [Excluded from our proposal – circa \$275/hr]*

We anticipate the works will take 3-4 weeks on Site to complete, however hoarding design and subsequent CoS permits may take several weeks to finalize – before works can commence.

Trusting the above is in line with expectations, don't hesitate to contact me with any queries.

Yours sincerely,



**Peter Delohery**

Estimating Manager

**Buildcorp Remedial and Facade**