

From: Binny, Dave
Sent: Tuesday, 22 September 2020 10:32 AM
To: Jason Pruszinski
Subject: RE: Former ARC Centre, Greenslopes_Heritage Interpretive Strategy_Fee Proposal [TO BE CLASSIFIED] [SEC=UNOFFICIAL]

Hi Jason,

Thank you for your proposal. Please proceed with the work as proposed.

Best regards
Dave



Dave Binny
Director, National CSC & Property
Department of Veterans' Affairs
☎ (02) 6289 6320 | EXT: 616320
[CSC General Request Form](#)

From: Jason Pruszinski <jason@catalystarchitects.com.au>
Sent: Thursday, 10 September 2020 1:24 PM
To: Binny, Dave <Dave.Binny@dva.gov.au>
Subject: CAUTION: Email may contain unverified link [be careful if proceeding]Re: Former ARC Centre, Greenslopes_Heritage Interpretive Strategy_Fee Proposal [TO BE CLASSIFIED] [SEC=UNOFFICIAL]

Hi Dave

Confirming that the Heritage Photographic Record Report is now completed. All of the image files are still being worked on and I am expecting all of this will be completed by next Thursday. Will email you the completed report with Proof Sheets inserted and will also add a USB in the post that will include the report along with all image files.

In respect to the Interpretive Strategy (copy attached, dated 23 March 2020), shall we take your email below as formal confirmation of acceptance and proceed? Noting we can proceed with research and finding all available image / source material in the first instance, until there is clarity on intended site use that will then inform the interpretive solution. Would not be likely starting this until October in any event.

Regards
Jason Pruszinski Director

P: 08 8232 6332
M: 0419 833 032
E: jason@catalystarchitects.com.au

Architects +
Heritage Consultants

23 March 2020

Dave Binney
Director, National CSC & Property
Department of Veterans' Affairs
Email: dave.binny@dva.gov.au

Dear Dave

FORMER RECREATION HALL & ACCOMODATION HOSTEL, GREENSLOPES, QLD
Heritage Architect Fee Proposal – Heritage Interpretive Strategy (Variation #03)

As requested, we are pleased to provide the following fee proposal for the preparation of a *Heritage Interpretive Strategy* for the above project.

Project Background

The *Heritage Impact Assessment (Catalyst Architects, 21/02/2020)* for the former Australian Red Cross (ARC) Centre at Greenslopes, provided independent expert advice on how to manage heritage values for the site, in the context of proposed site disposal by the Department of Veterans' Affairs (DVA).

The *Heritage Impact Assessment (HIA)* findings are summarised as follows:

- The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value in its own right for any of the CHL criterion. Accordingly, proposed disposal actions of the site by the Department of Veterans' Affairs, will not adversely impact on Commonwealth Heritage values under the EPBC Act.
- However, the former Greenslopes ARC Centre was found to contribute positively to the broader heritage values associated with the historically significant former Greenslopes Repatriation Hospital site opposite. Various recommendations were provided in the HIA to manage any potential for adverse impact to identified heritage values.
- Whilst heritage management preference is for the adaptive reuse of the former ARC Centre buildings, a detailed Cost Plan prepared as part of the HIA considerations, found this approach difficult to justify. The extent of contamination issues present and the resultant works required to make the buildings suitable for a compatible adaptive reuse under current Building Code requirements, is not financially viable.
- Demolition of the former ARC Centre buildings and full site contamination remediation is proposed by the DVA and supported by the HIA findings. Accordingly, a range of heritage management recommendations were provided in the HIA in support of this proposed action.

This fee proposal seeks to deliver on the following HIA recommendations:

- **#2 Recover Movable Built Elements:** Seek to recover missing movable built elements important to future heritage interpretation initiatives.
- **#3 Salvage Select Built Elements:** Seek to salvage select built elements important to future heritage interpretation initiatives.
- **#4 Heritage Interpretive Strategy:** Prepare a *Heritage Interpretive Strategy* to transmit understanding of the history of the ARC Centre site and its associations with the Greenslopes hospital site opposite.

Scope of Service

Project Management

- Project Establishment, including contract execution of sub-consultants, mobilise project team, update Project Quality Plan.
- Coordination and distribution of deliverables.
- Client consultation as required.

Recommendation #2: Recover Movable Built Elements

- Consultation with Australian Red Cross to identify if missing movable built elements currently missing from site can be repatriated for interpretation purposes (includes but is not limited to the former Recreation Hall “Australian Red Cross Centre” building lettering, building entry plaque and “Red Cross” insignia set within entry porch handrailing – all no longer extant. Will also identify if there are other movable heritage items that maybe of interest to communicate as part of the heritage interpretive strategy).
- Additional research / follow-up as required.
- Provide brief report to DVA on movable heritage findings.

Recommendation #3: Salvage Select Built Elements

- Provide heritage architect advice (as required) to DVA and the nominated works contractor in respect to retaining insitu and making safe select built elements at the site (includes former site entry pillars with wrought iron details and Recreation Hall entry porch with associated handrailing).

Recommendation #4a: Heritage Interpretive Strategy – Stage 1 (Concept Design)

- Prepare a *Heritage Interpretive Strategy* that will provide engaging and relevant solutions for transmitting understanding of the former ARC Centre activities at the site (Heritage Architect and Graphic Designer). This will include, but is not limited to:
 - Overview of site heritage values.
 - Identify key interpretive themes to be communicated.
 - Research and confirm all available source material, including supply all historical images that are relevant to informing understanding (low resolution version and Copyright constraints noted).
 - Identify interpretive opportunities most relevant to the site and proposed future site use context and provide concept designs for communicating best-practice heritage interpretation.
 - Provide indications of likely cost for delivering interpretive concept designs. Provide priority recommendations to inform decision making on final scope of interpretive works delivery.
- Teleconference with the DVA representative and Design Team representatives to review concept designs and agree on proposed interpretive solutions (scope and budget).

Recommendation #4b: Heritage Interpretive Strategy – Stage 2 (Documentation)

- Heritage Architect: Finalise content (words) and undertake Copywrite. Obtain all relevant images in high resolution and seek Copyright approvals.
- Graphic Designer: Prepare documentation (schedules, drawings and specifications) for agreed interpretive initiatives, suitable FOR CONSTRUCTION purposes.

Project Team

Project Role	Company	Project Team Member
<ul style="list-style-type: none"> • Project Management • Consultation / Liaison • Interpretive Strategy / Content 	Catalyst Architects	Jason Pruszinski, Heritage Architect (Director)
<ul style="list-style-type: none"> • Interpretive Concept Design • Interpretive Documentation 	Elevation Design	Luke Dickson, Graphic Designer (Director)

Fixed Fee – Heritage Interpretive Strategy (Variation #03)

Task	Fee Offer
<ul style="list-style-type: none"> • Project Management 	1,683
<ul style="list-style-type: none"> • #2 Recover Movable Built Heritage Elements 	3,740
<ul style="list-style-type: none"> • #3 Salvage Select Built Elements 	1,496 (PC Sum Allowance)
<ul style="list-style-type: none"> • #4a Heritage Interpretive Strategy – Stage 1 (Concept Design) 	\$14,025
Fixed Fee: Heritage Interpretive Strategy (Concept Design)	\$20,944 + GST

Outstanding Fee Items

Task	Fee Offer
#4b Heritage Interpretive Strategy – Stage 2 (Documentation)	
<ul style="list-style-type: none"> Heritage Architect - Catalyst Architects: Finalise content and undertake Copywrite, source images and seek Copyright approvals. 	TBA
<ul style="list-style-type: none"> Graphic Designer - Elevation Design: Prepare documentation for agreed interpretive initiatives, suitable for fabrication. 	TBA
Fixed Fee: Heritage Interpretive Strategy (Documentation)	\$TBA + GST (at end of Stage 1)

Fee Assumptions

- Works Item #3: *Salvage Select Built Elements* is an unknown works scope.
 - Heritage architect inputs, if required, will be provided on an hourly rates basis, drawn from suggested PC Sum Allowance. All inputs to be requested by DVA. A schedule of all hours against specific tasks will be supplied with relevant invoice claims. PC Sum allowance will not be exceeded without approval in writing from DVA.
 - No allowance for structural engineer inputs in respect to this works item. If required, we will advise and seek DVA direction.
- Scope of service (Variation #03) makes no allowance for site inspections.
- Fabrication of interpretive installation (Works Item #4) is by others.
- Purchase of any historical images is excluded from our fee. If required, these will be purchased at cost + 10% administration charge, following agreement in writing being obtained from DVA.

Timing

- To suit project needs. We can commence our services once future site use is confirmed in-principle.

Trusting our proposal meets your project objectives and please do not hesitate to contact the undersigned should you have any further questions. We now await your direction.

Yours Sincerely
CATALYST ARCHITECTS PTY LTD



Jason Pruszinski, Director

Fixed Fee – Heritage Interpretive Strategy (Variation #03): Breakdown

Task	Hours Allowance	Applicable Hourly Rate	Fee Offer
Project Management = \$1,683 + GST Fixed Fee			
Project Establishment	3	187	561
Manage deliverables distribution	3		561
Client consultation	2		374
QA Review	1		187
#2 Recover Movable Built Heritage Elements = \$3,740 + GST Fixed Fee			
Consultation with Australian Red Cross.	8	187	1,496
Additional research / follow-up as required.	8		1,496
Brief report on findings.	4		748
#3 Salvage Select Built Elements = \$1,496 + GST (PC Sum - Hourly Rate) ¹			
Heritage architect advice to DVA and nominated works contractor on retaining and making safe built elements for interpretation (site entry pillars and Recreation Hall entry porch).	Allow say 8	187	1,496
#4a Heritage Interpretive Strategy – Stage 1 (Concept Design) = \$14,025 + GST Fixed Fee			
Establish key interpretive themes.	8	187	1,496
Research available source material (over and above HIA).	10		1,870
Prepare Heritage Interpretive Strategy Report.	24		4,488
Concept Design production (Elevation Design).	24		4,488
Design workshops x 2 (Elevation Design / Catalyst Architects).	6		1,122
Client Liaison.	3		561
Fixed Fee: Heritage Interpretive Strategy (Concept Design)			\$20,944 + GST

Outstanding Fee Items

#4b Heritage Interpretive Strategy – Stage 2 (Documentation) = \$TBA + GST	
Heritage Architect: Finalise content (words) and undertake Copywrite. Obtain all relevant images in high resolution, along with Copyright approvals.	TBA at completion of Stage 1
Graphic Designer: Prepare schedules, drawings and specifications for agreed interpretive initiatives.	TBA at completion of Stage 1
Fixed Fee: Heritage Interpretive Strategy (Documentation)	
\$TBA + GST	