

Northern Sydney Local Health District

Mona Vale Hospital

Facade Recommendation Report and status.



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Final Recommendations

Mona Vale hospital was established in 1964 and is under the management of the Northern Sydney Local Health District. In conjunction with Manly hospital, Mona Vale hospital provides health services to those living in the Northern Beaches area. Having been founded in 1964, the hospital has now been in operation for more than 50 years. As a result of exposure to elements over time, however, the building's facade is starting to show signs of deterioration.

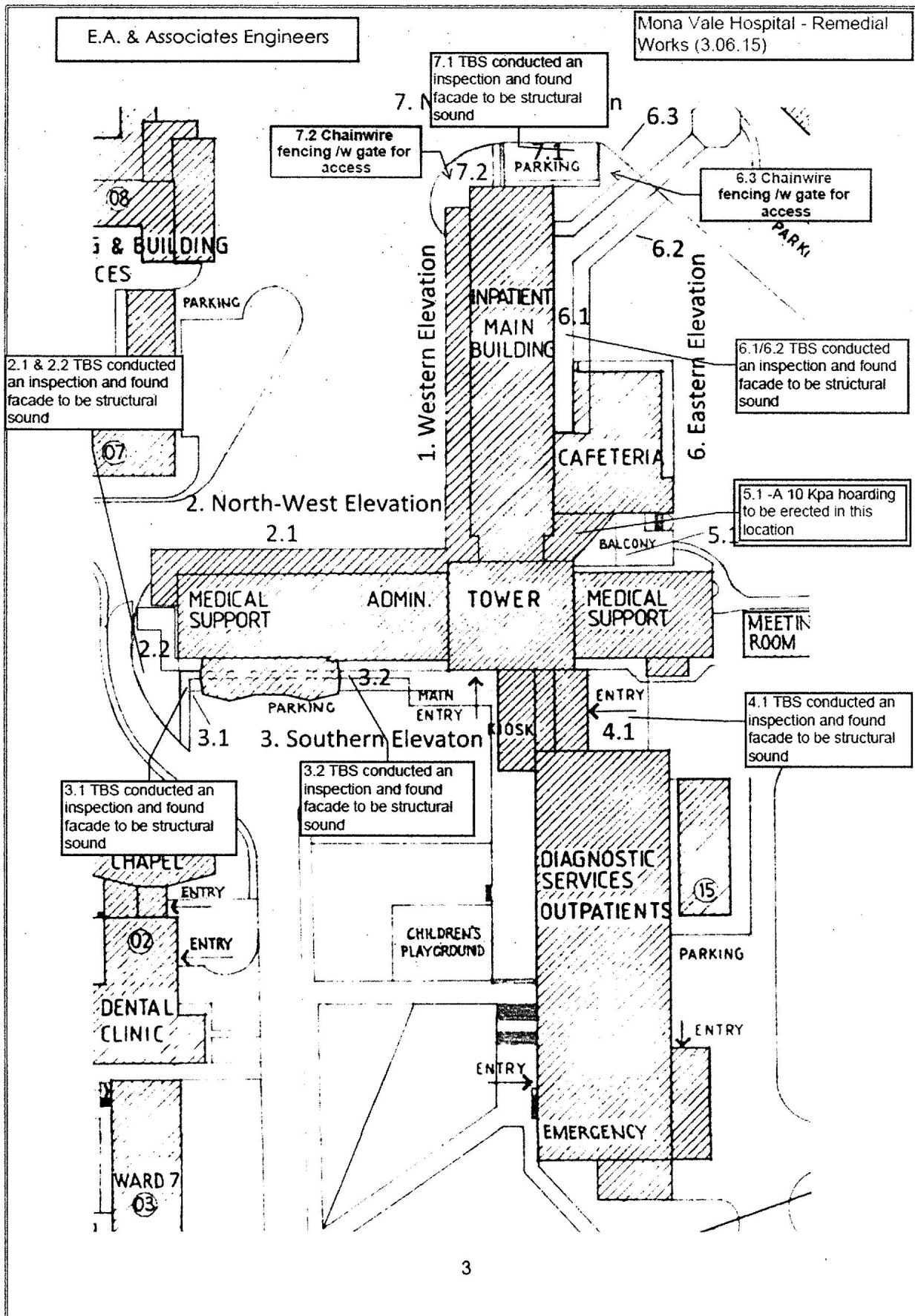
A report by ARUP in September of 2010 identified a number of aspects of the building that pose a risk to pedestrians and those working around the hospital

In order to determine if the Arup report had validation E A & Associates consulting Engineers recommended that Area Health commissioned Taylors Building Solutions to carry out an inspection of the entire facade. This would be conducted by using boom lift and crane to get operatives close to the building fabric and test the facade using mechanical means to try to dislodge brickwork render and sun hood louvers. Following these tests E A & Associates determine the extent of Hoardings required and or repairs needed.

The recommendations contained in this report are based on the findings of the Taylors Building Solutions Facade Conditions Inspection Report dated 3 June 2015. This report outlined the problem areas with the building's facade and recommend repairs that are required and hoarding installation to maintain the public safety.

Due to the remaining operating time of the facility, NSLHD has decided in favour of establishing regular facade inspections over the next 5 years whilst the hospital is in operation. The inspections shall be conducted in accordance with the recommendations outlined below:

1. Inspections will be supervised by E A & Associates every six months with the first inspection being on or around 3 December 2015.
2. Installation of 10 kPa hoardings to area 5.1 - **status -Completed July 2015.**
3. Inspect the brickwork, render and aluminium louvres in areas 1, 2.1, 2.2, 3.1 3.2 4.1 every six months using boom lifts to access building fabric
4. Inspect the brickwork, render and aluminium louvres in areas 6.1 and 6.2 every 12 months using boom lifts to access building fabric
5. For the areas mentioned in points 2 and 3 above, inspect all windows every six months
6. Fence off areas 6.1 and 6.2- **status- completed June 2015**
7. Encapsulate the drummy render in area 7.1 with colour bond sheeting. **Status completed July 2015.**
8. Repair loose and damaged brick work to the eastern facade as identified in Taylors report. **Status completed July 2015.**

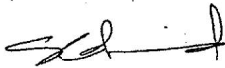


The next inspection on the fagade will be conducted in early December 2015 as part of the ongoing maintenance of fagade safety programme for the Mona Vale Hospital building.

We certify that as of the 23 July 2015 the fagade inspected and reported on by Taylors building Solutions has revealed a fair condition of the fagade and the area's that required repairs have been completed and the areas that required hoardings have been installed as per our recommendations. We further advise following any future strong storms or wind conditions that a follow up visual inspection should be conducted around the fagade.

Structural Engineer

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