

Section 9

Maintenance Schedule and Site Safety

- 9.1 Option 1 (Consolidated Exhibit)
- 9.2 Option 2 (Holding Option)

9.0 MAINTENANCE SCHEDULE & SITE SAFETY

This section provides outline maintenance schedules for the effective stewardship of the seminary complex in both Options 1 and Option 2 scenarios. No schedule is included for Option 3 (Full Restoration) as it is assumed that effective maintenance will form an integral part of the management and operational policy established by a sustainable re-use. The maintenance and life cycle costs associated with these schedules have not been estimated as part of this report and should be considered before embarking on any option.

Option 1: Consolidated Exhibit

Element/Item	Maintenance Work Item	Frequency
Wider Landscape Works	Management Plan should be undertaken to identify the approach and scope of works required to maintain the extensive 40 ha estate.	Urgent
Entrance Gates	Check that the security gates are intact, secure and locked at the beginning and end of every open day.	Daily
Public Access Barriers	Check that these remain in place and are secure to prevent public access into risk areas.	Daily
Balustrade protection from falling	Check that all safety balustrades remain in place and are secure.	Daily
Perimeter Security Fence to Consolidated Exhibit	Walk perimeter fence line, check that fence is intact, no breaches or damage.	Daily/Weekly
External Fire Escape	Visual inspection from ground level to check for damage caused by wind action or vandalism	Weekly
Side Chapels	Inspect external render. Inspect temporary softwood protection frames.	Weekly
Temporary timber external screens to all external openings and student cells	Inspect and ensure that all temporary screens are secure and watertight and have not been vandalized or penetrated.	Weekly
In Situ Concrete	Visual inspection from ground level to check for damage caused by wind action or vandalism,	Weekly
Paving/Terrace/Steps	Keep clear of weeds, leaves etc	Weekly
Grass Lawn	Mow grass	Summer-Fortnightly
Rooflights	Check flashings, clean and re-seal if required.	Monthly
Pre cast panels and fixings	Visual inspection of all panels, check for any evidence of deterioration.	Monthly
Upper Floors	Check maintenance route and safety guarding remains intact.	Monthly
Non structural ceiling vaults	Monitor sacrificial anode protection installed to Hy-Rib. Check for any deterioration of plaster surfaces.	Monthly
Teaching Block Timber Beams	Check metal flashings are secure and intact to tops of original beams.	Monthly
Metal lining to parapet gutter to beam walls of teaching block.	Clean out leaf debris and silt and flush through outlets.	Monthly (More frequently in Autumn months)
Entrance Pool	Drain down pool and clean out silts, leaves, etc. Re-fill	Monthly
Retaining wall	Inspect condition of retaining wall	Annually
Masonry Walls	Check pointing and repair as necessary	Annually
Pre-Cast Floor and Terrace Slabs	Visual inspection to check for any deterioration	Annually
Floor Finish	Visual inspection to check for any deterioration	Annually

Option 1: Consolidated Exhibit

Element/Item	Maintenance Work Item	Frequency
External Fire Escape	Inspection of structures should be undertaken by an experienced structural engineer to monitor signs of deterioration	Annually
Internal staircase	Ensure surfaces are free from trip hazards, check handrail.	Annually
In Situ Concrete	Inspection of structures should be undertaken by an experienced structural engineer to monitor signs of deterioration	Annually
Roofs	Check all flashings, seals and solar protective chippings/coatings	Annually
Galleries	Check all flashings, seals and solar protective chippings/coatings	Annually
Temporary timber external screens to all external openings and student cells	Replace damaged timber framing and monarflex protective sheet as required	Annually
Teaching Block Timber Beams	Re-coat timber beams with water based protective coating.	3-5 years
Waterproof coating to floor deck	Re-coat floor deck with waterproof liquid coating	5 years

Option 2: Holding Option

Element/Item	Maintenance Work Item	Frequency
Entrance Gates	Check intact, secure and locked	Weekly
Perimeter Security Fence to consolidated Exhibit	Walk perimeter, check that fence is intact, that there are no breaches or damage.	Weekly
Wider Landscape Works	Management Plan is required to be set in place to identify the scope of works required to maintain the extensive 40 ha estate.	Urgent
Temporary Roofs	Check that <u>all</u> temporary roofs are wind and water tight and secure.	Weekly (More frequently in Autumn months)
	Carry out a visual inspection after extreme weather such as gales or very heavy rain and snow falls	As required
Galleries	As above	Weekly (More frequently in Autumn months)
Rooflights	As above	Weekly (More frequently in Autumn months)
Side Chapels	Inspect external render. Inspect temporary softwood protection frames.	Weekly
Public Access barriers	Inspect that these are intact and secure to prevent public access into unauthorized areas.	Weekly
Paving/Terrace/Steps	Keep clear of weeds, leaves etc	Weekly
External Fire Escape	Visual inspection from ground and landing levels for damage caused by wind or vandalism	Weekly
Grass Lawn	Mow grass	Summer-Fortnightly
In Situ Concrete	Visual inspection from ground level to check for damage caused by wind action or vandalism,	Monthly
Pre cast panels and fixings	Visual inspection of all panels, check for any evidence of deterioration.	Monthly
Upper Floors	Check maintenance route and safety guarding remains intact.	Monthly
Non structural ceiling vaults	Monitor sacrificial anode protection installed to Hy-rib. Check for any deterioration of plaster surfaces.	Monthly
Metal lining to parapet gutter to beam walls of teaching block.	Clean out leaf debris and silt and flush through outlets.	Monthly (More frequently in Autumn months)
In Situ Concrete	Inspection of structures should be undertaken by an experienced structural engineer to monitor signs of deterioration	Annually
Pre cast panels and fixings	Inspection of structures should be undertaken by an experienced structural engineer to monitor signs of deterioration	Annually
Internal staircase	Ensure surfaces are free from trip hazards, check safety handrail.	Annually
External Fire Escape	Inspection of structures should be undertaken by an experienced structural engineer to monitor signs of deterioration	Annually
Pre-Cast Floor and Terrace Slabs	Visual inspection to check for any deterioration	Annually
Floor Finish	Visual inspection to check for any deterioration	Annually
Masonry Walls	Check pointing and repair as necessary	Annually
Retaining wall	Inspect condition of retaining wall	Annually