



B C S

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*Conservation Management Strategies for
61-65 Harrington Street, and 67
Harrington Street, The Rocks*

Proposal



**FOR SYDNEY HARBOUR
FORESHORE AUTHORITY**

March 2006



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TABLE OF CONTENTS

1. Introduction	2
2. Understanding of the Project	2
3. Consultant Profiles and Capabilities.....	2
4. Methodology and Costing Breakdown.....	5
5. Timing	6
6. Insurances.....	7
7. Referees.....	7

1. INTRODUCTION

B Cubed Sustainability Pty Ltd (*BCS*) has been invited by the Sydney Harbour Foreshore Authority (SHFA) to submit a proposal for the preparation of Conservation Management Strategies (CMS) for 61-65 Harrington Street, and 67 Harrington Street, The Rocks.

BCS is a specialist consulting firm in the fields of heritage management, urban planning environmental and community sustainability. *BCS* understands that heritage is an issue which increasingly requires careful management including specific approaches and methodologies to ensure that proposed strategies are sustainable in each case. *BCS* is experienced at providing balanced and thorough advice to clients, to ensure heritage issues are competently managed within the context of an organisation's specific needs.

BCS has extensive experience in the research, development and preparation of conservation management planning documents, with a particular focus on creating effective strategies for the sustainable and practical management of a wide variety of heritage places and other community assets.

BCS has the skills and resources required to provide SHFA with high quality outputs which are practical and user friendly documents to facilitate effective on the ground implementation.

2. UNDERSTANDING OF THE PROJECT

It is understood that SHFA requires the preparation of two CMS documents which will investigate the buildings, analyse the physical evidence, and develop an assessment of significance, based on that assessment process. The document will provide guidance to SHFA on how the significance of the site should be managed, from a specific fabric perspective, as well as its context in Harrington Street.

3. CONSULTANT PROFILES AND CAPABILITIES

It is proposed that the *BCS* team for this project would comprise:

- 1) Sophie Butler, Director and Principal Heritage Consultant; and
- 2) Ruth Berendt, Heritage Consultant.

Both Sophie and Ruth have extensive skills in cultural heritage management planning, some of which are outlined below:

- Heritage Management in private and public sectors;
- Cultural Planning;
- Social Planning and Responsibility; and
- Consultation and Stakeholder engagement.

BCS undertakes a wide variety of projects for numerous government and private organisations. Some of BCS's recent projects include:

- *Silvermere Heritage Management Plan* (Private Client)
 - Document review and preparation of history;
 - Physical analysis;
 - Significance assessment;
 - Development of conservation policies and management recommendations; and
 - Preparation of Heritage Management Plan.
- *Conservation Management Plan Reviews* (Heritage Office of NSW)
 - Assessment of Conservation Management Plans submitted by private and public organisations to satisfy obligations under the Heritage Act, 1977;
 - Preparation of recommendations to, and attendance at, Heritage Council meetings; and
 - Provision of Heritage planning and conservation advice to owners of heritage assets.
- *Myall Lakes National Park Cultural Historic Landscape Conservation Management Plan* (Department of Environment and Conservation)
 - Coordination of multi-disciplinary Project Team;
 - Assistance with the preparation of Oral History for the National Park;
 - Historical and physical analysis of a diverse range of significant sites within the National Park;
 - Significance assessment for those places; and
 - Preparation of conservation policies and strategies.
- *Dubbo Pioneer Cemetery Conservation Management Plan* (Dubbo City Council)
 - Preparation of Conservation Management Plan; and
 - Provision of recommendations and implementation strategy with regard to ongoing management.
- *Prospect Reservoir Scour Outlet Valves Conservation Management Plan* (Kellogg Brown & Root Pty Ltd)
 - Preparation of Conservation Management Plan and Heritage Impact Statement for upgrade works to the Prospect Scour Outlet Valves; and
 - Provision of design advice with regard to mitigating heritage impacts of upgrade works.

- *Russell Offices, Canberra: Conservation Management Plan* (Freeman Randall Conservation Architects and Planners)
 - Preparation of a Heritage Assessment for the Russell Defence Precinct, ACT;
 - Preparation of assessment of significance of the site;
 - Analysis of management opportunities and constraints for the site; and
 - Development of conservation policies and management recommendations.
- *Establishment Hotel, Sydney Conservation Management Plan* (City Plan Heritage)
 - Development of conservation policies and management recommendations. Preparation of conservation policies for the Establishment Hotel Conservation Management Plan.
- *Moveable Heritage Management Strategy* (State Rail Authority of NSW)
 - Assist with the selection of moveable heritage items to be retained by State Rail; and
 - Provide advice on future management strategies.

4. METHODOLOGY AND COSTING BREAKDOWN

It is understood that two separate CMS documents are required by SHFA for the two sites, and that separate costings be provided for both documents, as well as a combined cost. It is noted that the following methodology would be applied for both documents.

It is proposed that the works to be undertaken for the project would include:

1. Review of existing documentation and identified historical resources and verification of relevance and acceptance by SHFA, investigation of materials which have not previously been explored and the preparation of a historical overview of the buildings;
2. The physical inspection, recording and assessment of the buildings and their heritage significance;
3. The application of relevant heritage assessment criteria and the development of statements of significance for the buildings;
4. The formulation of general and place specific conservation policies, to guide the long term management of the buildings and their heritage significance; and
5. Preparation of CMS document (incorporation of SHFA comments and report finalisation).

The following table outlines the costing breakdown for each task, separating the costs for the CMS documents for both 61-65 Harrington Street, and 67 Harrington Street.

Tasks	Costing	
	61-65	67
Task 1 - Historical Overview	\$2,000.00	\$1,500.00
Task 2 - Site Inspections and physical analysis	\$2,500.00	\$1,500.00
Task 3 - Assessment of Significance	\$1,000.00	\$1,000.00
Task 4 - Conservation strategies and guidelines	\$2,500.00	\$1,500.00
Task 5 - CMS document (incorporation of SHFA comments and report finalisation).	\$1,000.00	\$1,000.00
Total	\$9,000.00	\$6,500.00
GST	\$900.00	\$650.00
GRAND TOTAL	\$9,900.00	\$7,150.00

Please note that costings include disbursements such as travel, accommodation, communications and report preparation/printing etc (4 colour copies of each document).

Should *BCS* be engaged to undertake the CMSs for both 61-65 Harrington Street, and 67 Harrington Street, due to increased efficiencies (on the basis that the projects were completed at the same time), the total cost would be \$12,400.00 (+ GST)(which is a saving of 20%).

In summary, following are the proposed fees for the three separate options, as requested in the brief:

1. For the preparation of a CMS for 61-65 Harrington Street only: **\$9,900.00 (+ GST)**
2. For the preparation of a CMS for 67 Harrington Street only: **\$7,150.00 (+ GST)**
3. For the combined preparation of CMSs for both items: **\$12,400.00 (+ GST)**

5 . TIMING

BCS, will be able to deliver the project within the timeframe outlined in the Project Brief.

Tasks	Milestones*
Task 1 - Historical Overview	Within two weeks
Task 2 - Site Inspections and physical analysis	Within two weeks
Task 3 - Assessment of Significance	Within three weeks
Task 4 - Conservation strategies and guidelines	Within four weeks
<i>Submission of Draft</i>	Within five weeks
Task 5 - Report Finalisation	Within three weeks from receipt of consolidated written comments

* Timing is taken from time of written engagement



6 . I N S U R A N C E S

BCS is fully insured for Workers Compensation, Professional Indemnity and Public Liability. We would be happy to provide Certificates of currency upon request.

7 . R E F E R E E S

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