

Snow Country Ski Club

Smiggins Lodge Building Review





In the Beginning

- ❖ The Smiggins Lodge was built over 50 years ago and as the flagship building that was the basis of the clubs creation, it has served the members and guests very well during this period.
- ❖ The building was built in an era of regulation and compliance that allowed members volunteering their skills and labour to build our 'winter home'
- ❖ A combination of donations, great negotiations and member contributions (including some second mortgages taken out by those founding members) financed the works.



Today

- ❖ Renovations have occurred over the buildings life through many voluntary work parties (and some great bonding sessions !)
- ❖ However, the building is showing significant signs of wear and tear as is expected in such an extreme environment....the 20 plus coats of paint, hundreds of tubes of silicon and a lot of well intended engineering are now catching up with us
- ❖ As a result the board commissioned a building dilapidation and structural engineers review to enable some understanding of the scope of works required to ensure members have another 50 years of enjoyment in our Smiggins Lodge.



The Findings

- ❖ The reports most important consideration is the structural status of the building. Fortunately the findings are not critical to its ongoing use and there is no immediate structural risk.
- ❖ The engineer has made some recommendations that we will need to follow to ensure the structural adequacy of the building (and safety of members) into the future.
- ❖ The dilapidation report has, however, identified a number of more concerning issues including:
 - ❖ Cladding has become so deteriorated that it is required to be replaced
 - ❖ Trims, flashings and molds that have rotted through or falling off and require replacement
 - ❖ Windows are leaking resulting in rot to other building elements
 - ❖ External stairs that are non conforming and dangerous
 - ❖ Roofing in some areas beyond it serviceable life i.e. more costly to repair than replace

External cladding requiring replacement



Damaged window trims/flashing causing leaks and rot





Significant
damage to eaves





Water affected floors
due to leaking windows



Non-compliant and
dangerous stairs



So what needs to be done?

- ❖ The report is comprehensive and upon detailed review there are some items that we can put into the “nice to have” category – that’s the good news.
- ❖ The not-so good news is that there are some **critical** findings which relate to :
 1. **Structural rectifications** - the structural engineering requirements are clear and well specified. While there may be some variations necessary upon discovery, there is a degree of certainty to these works and their associated costs
 2. **Ensuring safe access and egress** - safe access and egress requires the rectification or replacement of the stairs from the managers balcony
 3. **Sealing the building from water ingress** – see next page



Sealing the building is complicated

- ❖ Sealing the building from water egress is unfortunately more extensive than it may seem at first glance
 - ❖ The cladding on the upper 2 levels is a combination of timber and fibre cement in some parts installed directly over the previous cladding
 - ❖ The roof is corrugated iron with various patchings, the eaves that are falling out and the fascia requires replacement.
 - ❖ The trims, flashings and molds are a combination of materials but remain essential in weatherproofing and sealing the building.
 - ❖ The windows are a combination of materials and are both double glazed and plate glass (which leaks).



Can our Members undertake the repairs ?

- ❖ The skills within the membership are extensive and we possibly have the ability to undertake the works as our founding members did 50 years ago.
- ❖ However, repairing a building of Smiggin's size and height in today's regulatory and compliance environment, and accessing the right skills at the right times to complete the works will be very difficult
- ❖ Combined with the management of WHS issues and limited spare time that today's society presents to members, it is difficult to imagine us replicating the scenes of 50 years ago



Recommendation

The Board recommends the following:

- ❖ We act to rectify the building's exterior to ensure another 50 years of useful life
- ❖ Plans and documents be developed to include the essential works identified in the reports for the submission of a Development Application to the NSW Department of Planning
- ❖ Funding options be reviewed to minimise the financial impact on members
- ❖ Develop a small building committee of suitably qualified members (e.g. project mgmt, engineers, contract negotiators etc)
- ❖ Obtain external quotes for the work and appoint a contractor to undertake the required works



Important notes...

- ❖ A quantity surveyor has estimated the cost to be over \$400,000, however, there are some inclusions that can be removed therefore reducing this cost
- ❖ The critical works relate to the structural enhancements, recladding, weather proofing and glazing. The materials used should substantially reduce external maintenance going forward
- ❖ Planned works are not designed to improve the internal design or décor
- ❖ Some members have kindly indicated their willingness to supply materials at cost
- ❖ Building regulations will likely be imposed that will provide additional amenity to the occupants with potential long term operational cost reductions. i.e. better insulation and glazing will substantially reduce heating costs.



Summary

- ❖ The Club will need to undertake major exterior renovations on Smiggins Lodge for it to remain viable for an extended period.
- ❖ The Board has sought professional assistance to better understand this work – there are some ‘must do’s’
- ❖ The job is large and beyond ‘weekend’ work parties
- ❖ The cost of this work will be significant
- ❖ The Board is seeking member feedback on the recommended way forward