

PRE-DEMOLITION ASBESTOS SURVEY

HOTEL DEMOLITION.

COOLANGATTA, QLD.

VALUE: \$20K + ONGOING SITE WORKS.

BBN Consulting was engaged to support a demolition tender for a large, multi-storey hotel by providing certainty around the presence, extent and volume of hazardous materials prior to final pricing.

The existing site report available to the contractor contained only high-level information and did not adequately define contamination risks or remediation scope. To enable informed commercial decision-making, a detailed and defensible assessment was required before contract submission.

PROJECT CONSIDERATIONS

- » Large, complex building with multiple levels, facades and a high number of internal rooms
- » Limited and insufficient existing reporting
- » Tight timeframes aligned with tender deadlines
- » Requirement for high confidence data to support pricing and risk allocation
- » Findings subject to independent review by a second consultant engaged by the developer

VALUED DELIVERED

- » Confirmed asbestos throughout the external render, representing a remediation scope valued at well over \$1 million
- » Enabled the developer to revise total project cost estimates prior to contract award
- » BBN's findings were independently cross-checked by another consultant and upheld
- » Accurate identification and quantification of asbestos supported a substantial contract variation for the contractor
- » Reduced the risk of late stage cost escalation, delays and compliance issues once works commenced

