

Project Profile



| | |
|------------------|---------------------------|
| Client: | Lutheran Care |
| Location: | Adelaide, South Australia |
| Value: | \$0.7 million |
| Duration: | December 2020 to May 2021 |
| Type: | Lump Sum Construct Only |

Project Overview

Lutheran Care is non-secular, non-profit organisation that provides support programs for families and individuals in South Australia and the Northern Territory comprising emergency relief (food parcels), financial counselling, personal and relationships counselling, domestic violence support, foster care, homelessness services and a Community Visitors Scheme (visitors for the elderly).

Scope of Work

“The staff on site have been exemplary in terms of their respect for our workplace culture and staff, their personal presentation and their behaviours. I understand the construction industry and sites are a unique workplace, however, your team always conducted themselves with the highest levels of integrity and importantly, represented your brand in a very manner.” – Rohan Feegrade, Chief Executive Officer | Lutheran Care

The project delivered internal and external refurbishment works and comprised demolition of the existing office fit-out, new office fit out to the first floor, new foyer fit-out on the ground floor, new lift and stairs, two new external windows and new entrance, new doors, and new paint to external facades.

Demolition works required removal of equipment and furniture for reuse. Ground floor and level one internal demolition works included removal of existing joinery, fixtures and fittings, ceilings, floor coverings, masonry and partition walls.

Structural works comprised saw-cut and removal of concrete for a new base for the stairs and excavation for new footings, and supply and installation of stairs with folded treads, floor framing and joists, and lift beams.

Electrical works required removal of redundant electrical services and supply and installation of lighting, general power, distribution boards with residual current device protection, data and communications, and mechanical and fire equipment isolators.

Security works included proximity card readers, passive infrared motion sensors, magnetic locks and smoke detectors.

Mechanical works included supply and installation of one air cooled, reverse cycle split ducted air conditioning system, one air cooled, reverse cycle split ceiling cassette air conditioning system, and a ducted exhaust system. Associated works included supply and installation of refrigerant and condensate piping systems, air distribution systems, electrical services, automatic controls, and noise and vibration controls.

A major component of the works was the installation of a new lift, which required a new roof structure over the lift shaft, and installation of roof sheeting and flashings. Other works comprised saw-cutting and removal of a portion of the building's concrete slab for the new lift shaft and service trench, excavation of the pit for the new shaft and installation of masonry for the lift shaft. An Orona X10-630SE with a capacity of 630kg or eight persons was installed.

Other works included installation of two new windows, external signage, carpentry works for high-end architectural internal finishes, aluminium partitions and ceilings, plasterboards, new door, tiling, painting, joinery, and hot and cold water hydraulic works and associated drainage.

The workforce, which peaked at 20 including subcontractors, completed 9000 work hours with zero Lost Time Injuries (LTIs), Medical Treatment Injuries (MTIs) and environmental incidents. All works were completed to meet the original program.

High Risk Works

A major project challenge was the premises' proximity to Main North Road, a major traffic route with more than 66,000 daily vehicle movements. The installation of two new windows occurred on the Main North Road side of the building. These works required one lane of Main North Road to be closed and works to be undertaken at night to mitigate the risk of falling debris on traffic. For this reason, external signage was also installed during night works.

Confined Space Restrictions

Structural works and earthworks for the installation of the new lift shaft were undertaken within the building and in a constrained area. The project team had to dismantle a 1.7t excavator and spider crane to bring them into the building, rebuild them to complete the works, and dismantle them again to take out of the building.

The works occurred in an operational premises, requiring clear demarcation between construction areas and Lutheran Care employee areas.

Local and Indigenous Participation

All personnel and subcontractors were from the greater local Adelaide area. We achieved Indigenous participation of 20%, with an average of two tradespersons on site each week. Indigenous personnel included electricians, carpenters, air conditioning technicians, plumbers and sign makers. This was a combination of direct employees and subcontractor personnel.