

## MERCY HEALTH ALBURY, AGED CARE FACILITY



### Overview

The works involved the construction of a 60 bed extension aged care facility immediately adjacent to the existing operational Mercy Place Hospital including an undercroft. The works were completed under a lump sum 'Construction Only' contract won from a fixed price lump sum competitive tender process.

Mercy Health Albury offers a range of community health and aged care services for the people of Albury and the surrounding region.

### Structure

Structural works was based on a composite integrated design merging steel frame, with a concrete structure comprising first floor insitu concrete suspended slab and a second floor Bondek slab all supported and integrated with off-form architectural/structural precast panels. The new building interfaces with the existing building by service corridors on levels 1 and 2. The building envelope marries the façade concrete panels with metal roofing and architectural cladding panels along with sections of feature glazed panels. The precast panels involved a complex leaf pattern cast in.

### Site Restrictions

The project was notable for the challenges posed by the site including the following key aspects:

- **Geography:** Tight site geography, particularly the proximity of the new building to the existing building and both Poole Street and Wandoo Street to the east and south. This presented a challenge to site circulation whereby logistics for plant, machinery and access to the building elevations needed be thoroughly planned in order to ensure that on-going accessibility was maintained throughout the duration of the works. This is particularly relevant along the northern side of the new building where a tight access space eventuates between the new and existing building.
- **Topography:** The existing site features elevating contours which were required to be reduced and remediated early in order to create access and working space for plant and machinery during the detailed excavation, piling and structural phases. The proximity of new foundations to the existing building required underpinning consideration and staged excavations.
- **Existing Services:** The site is variously traversed by many in-ground services including water, fire, storm water, gas, drainage and fire services mains, and required the engagement of specialist services locating consultants in order to verify the locations of these prior to any work commencing and also protection and demarcation during the construction process.
- **Noise:** The location of residents immediately adjacent to the new works zone, particularly along the north face of the new building, required strict noise management strategies including time and sequence planning to be implemented. Restricted working hours were discussed and agreed with the client to ensure that construction noise was acceptable to the client.
- **Existing Overhead Power Lines:** The proximity of High Voltage overhead power lines along Poole Street and Wandoo Street posed an ever present danger to plant and mobile equipment. Therefore the planning of erection sequences for cranes, concrete plant (trucks and pumps) and Elevated Work Platforms (EWPs) in particular was a key daily consideration.
- **Existing Crossovers:** Remediation of the two existing crossovers demanded the careful planning and approval towards timing and sequencing to ensure that access for the client, and public access on the existing road was maintained. Zauner Construction discussed and agreed with the client, traffic management plans in association with local council towards maintaining shared and ongoing access.

### Innovation

The project involved the production and erection of patterned concrete panels involving the use of custom made rubber form mats in order to produce the striking "leaf" embossed façade. The natural aesthetic of these panels was designed to blend in with the sites existing mature trees adjacent to the building and preserve the sites tranquil setting. The tough durability provided by the concrete panels as the finished envelope is softened by the natural ambience of the leaf prints.

### Value for Money

Zauner Construction was acutely aware and worked with the client to ensure that the project's tight budgetary parameters were achieved all the way through and in the finished product. Various site access, topography, geographical challenges including linking into the existing operational building were overcome by detailed planning and coordination with the existing adjacent building's operational staff. The car park design was modified to accommodate a continuous cross fall in lieu of the specified concrete pits thereby reducing cost, time and the risk of collecting water through a wet construction period.

### Time & Performance

Extension of Times (EOT's) were endorsed by the client towards the unseasonal wet weather and record rain falls. The project was completed within the client's time expectation.

### Client

Mercy Health  
 Roman Lemke  
 Development Manager  
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### Value

\$7.9m

### Construction Period

December 2010 to November 2011

### Location

Albury, NSW

### Awards

1. 2012 MBA NSW Excellence in Regional Building Awards  
 Winner of Best Commercial Project \$5 to \$10m for the Southern Central Region.
2. 2012 MBA NSW Excellence in Regional building Awards  
 Winner of Commercial Regional Builder of the Year for the Southern Central Region.