

## ULLADULLA CIVIC CENTRE UPGRADE

### Overview

The Ulladulla Civic Centre was built in 1969 and has been servicing the needs of the community with its Library, Tourist Information Centre, Auditorium and Function rooms.



The refurbishment completed by Zauner Construction has turned the multi-use facility into a state-of-the-art modern building and is an asset for all in the community to benefit from with its new modern amenities, uninterrupted views and open space, including a café and lounge area.

### Scope of Works

The scope of works included refurbishing the kitchen / servery, bar facilities and auditorium with demolition and construction of a new library and visitors information centre.

Included in the works was a major upgrade to the electrical supply, consisting of a new pad mounted sub-station and new consumer mains.

The quality of construction is on display from every aspect. From the use of local stone in the terrace area to the double glazed point fixed window panels, structural steel window frames and attention to detail and pride in workmanship.

The refurbishments also provided the multi-use facility with the ability to close sections of the building not being used at the time which provides security and practicality.

### Structure

- Heavily engineered slab and footings are sitting on screw pile foundations.
- Massive and complex structural steel window frames and columns support the building.
- The majority of the external facade is Viridian double glazed point fixed windows.
- The element of the size and shape of the glass panels is a first for any NSW structure with the manufacture and installation being a credit to the sub-contractor.
- Other cladding elements used are Kinspan sandwich panels, rendered brickwork and Colorbond cladding.
- The large low pitched roof is clad with the latest Colorbond Cliplok. Installed in the roof are large 2.5M and 1.8M acrylic dome skylights.
- Structural modifications during construction were required in the auditorium to accommodate the acoustic operable wall panels, acoustic ceilings and motorised lighting bars.

### Environmental

The makeover to updating the building with a new modern look incorporated "Eco Friendly" materials and building techniques.

### Constraints

The tight and limited site geometry and adjacent residential street environments were compounded by the proximity to existing services. Using careful planning of construction sequence, traffic management and neighbourhood consultation ensured that the project construction was completed without incident or complaint, demonstrating the skill and professionalism of the project management team.

### Innovation

The project involved the production and erection of a custom designed and manufactured facade system in order to produce the striking contemporary façade. The foundation system was modified to incorporate a screw pile system in order to minimise any weather delays and also speed up the construction process. This in turn provided savings to the client. As a result of the savings, additional works to the facility were able to take place including renovation the downstairs Senior Citizens Hall area, repaving the driveway and parking areas.

### Time & Performance

The quality of the workmanship is commendable to all that worked on this project, with worked completed on time and under budget.

### Client

Shoalhaven City Council  
 Wayne Brighton  
 Superintendent's Representative  
 P: 02 4429 3447

### Value

\$6.7m

### Construction Period

April 2013 to March 2014

### Location

Ulladulla, NSW

### Awards

1. MBA 2014 Excellence in Construction Awards Southern Regional Winner of the Best Use of Glass
2. MBA 2014 Excellence in Construction Awards Southern Regional Winner of the Best Commercial Project in the \$5 to \$7m Category