

Project Profile

Gawler and District College B-12 Asbestos Removal



Client	Spotless Facility Services
Location	Gawler, South Australia
Duration	July 2017 (2 weeks)
Contract	Asbestos Removal and Roof Reinstatement
Cost	\$450,000

Project Overview

Gawler and District College is a birth to Year 12 (B-12) government school catering for over 1,200 students. The school is organised as four sub-schools, the Children's Centre, Junior Sub-School, Middle Sub-School and Senior Sub-School. The College identified corella birds were damaging the asbestos roofing of one of the school buildings and associated plant room containing Category 2 asbestos materials, they quickly engaged with the Department for Education and Child Development to remediate the situation, placing critical importance on protecting staff and children from any potential asbestos exposure that might occur.

Spotless Facility Services awarded the works to McMahon Services with the works program requiring a team be on site within one week to remediate all asbestos within a two-week period during the upcoming school holidays. McMahon Services responded immediately and were onsite and mobilised to commence work one week later in time for the term break.

Scope of Work

McMahon Services scope of work included the asbestos removal of 1600m² of roofing and 100m² of cladding containing non-friable asbestos. Before works commenced the internal surfaces of the building were encapsulated in protective 200um plastic sheeting. The plant room was physically connected to the school building so remediation works were undertaken on both facilities

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simultaneously.

Electrical systems were isolated during the works except for a server, which had to remain operational during the remediation works. A timber frame was constructed around the server and it too was encapsulated. A negative air fan with a HEPA filter attachment ensured that the air inside heated by the server operations was forced out ensuring that the server operated within its design temperature ranges at all times. Fire services remained operational in both buildings and all works were conducted around this live system.

Scaffolding with temporary stairs was erected around the building and included edge protection and guard rails for work on the roof. All personnel were equipped with safety harnesses, personal protective equipment and respirators. The school site remained off-limits to all staff, students, contractors and other personnel during the works.

Both the school building and plant room roofs were removed and replaced, and cleaned of asbestos containing materials. Cladding and the ceiling in the plant room were also replaced and cleaned. Works were fast-tracked by stacking removed sections on the roof and encapsulating them in protective 200um plastic sheeting, work that would normally be conducted on the ground. This allowed for a single crane movement lifting the encapsulated asbestos sheeting directly into bins. All asbestos was trucked to EPA licenced asbestos receiving stations.

Project Challenges

Asbestos Roofing Works in the Middle of Winter

A major challenge to the project was conducting the works in the middle of winter. Rain and wind hampered delivery requiring flexibility to alter the work program on a daily and sometimes hourly basis. During periods of high wind, the crane could not be operated. During rainy periods, cleaning works moved inside. After a rainy period, the roof required time to dry before it was deemed safe to work on again.

All McMahon Services roofing and cladding specialists are qualified asbestos technicians, and therefore were licenced to deliver roofing works concurrently with asbestos removal works, significantly reducing the delivery program time frames and adding flexibility to the program.

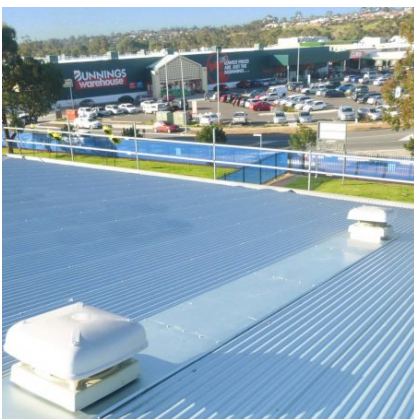
Despite the challenges of windy and wet weather, works were completed within the required timeframe.

Protection of School Livestock

Temporary fencing was placed around the work area to restrict access to anyone not authorised to work on site. However, the school is home to various livestock including goats, sheep and chickens. These animals need to be fed on a daily basis and protected from any potential exposure to asbestos containing materials. Works had to be completed by a fixed time each evening to allow in school staff to feed and tend the animals, who were escorted by McMahon personnel at all times.

Delivery Performance

Workforce peaked at 25 personnel with an average workforce of 12 required to deliver the works over a two week period. Approximately 95% of the works were self-performed by local McMahon Services personnel with the only subcontracted work being crane hire and air monitoring.





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