

Project Profile

Commercial Laundry Upgrade Works – Philip Kennedy Centre



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| Client | Southern Cross Care |
| Location | Adelaide, SA |
| Duration | September 2017 - November 2017 |
| Contract | Lump Sum Construct Only |
| Cost | \$0.3 million |

Project Overview

Southern Cross Care is a major South Australian and Northern Territory provider of aged care services including retirement living, residential care, home support services, respite care and rehabilitation.

Southern Cross Care's 170 room Philip Kennedy Centre Residential Care facility provides low and high care and includes a rehabilitation centre, a courtyard garden, kitchen and laundry facilities, a café and a chapel. Each room includes an ensuite, built-in wardrobes and reverse cycle air-conditioning.

Scope of Work

McMahon Services was engaged to undertake works on the Philip Kennedy Centre Residential Care's laundry facilities. Works included demolishing the existing laundry facility, the installation of new partitions and linings, floor coverings, mechanical services including air-conditioning and fuel pipes, electrical works, lighting, fire services, data and communications, plumbing, four

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aluminium windows, and nine doors. Other works included painting throughout, supply and installation of a new roller door, supply and installation of stainless steel surrounds to washers and dryers, installation of five bollards and a final site clean.

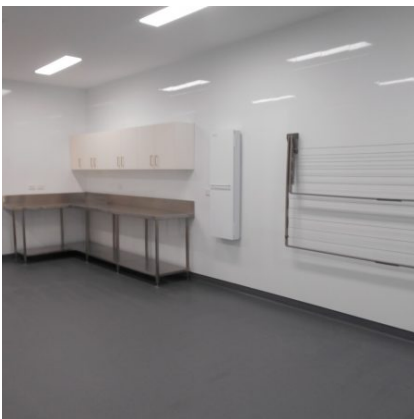
Demolition works included removing a 7m section of double brick wall, a 5m by 2m concrete plinth and several light weight walls. The use of a small excavator and a bobcat to demolish internal brick walls and for new services trenching increased overall productivity while minimising noisy demolition days, to minimise disruption to residents and to the ongoing operations at the facility. Advanced notification was provided prior to any noisy works, electrical shutdowns or water shutdowns.

Construction works included the supply and installation of 180m² of insulation panels, 126m² of ceilings, 25m² of concrete flooring, 108m² of floor coverings, 24m² of brick work, 340m² of painting and 240m² of tiling. Tiling around the washing machines provided a more user-friendly surface for cleaning and a more aesthetic appearance.

At completion of the works, the client noted that a high level of quality outcomes was achieved, program was maintained at all times, and good communication occurred at all times during delivery.

Innovations

McMahon Services worked closely with our stainless-steel fabricator to install a custom built 6.3m stainless steel surge drain to capture the waste water from the washing machines. The McMahon Services project team provided assistance in design and procurement of this drain to ensure delivery of a fit for purpose product. The drain included two inline silt traps, one stainless steel bucket trap and trafficable removable lids. In-house plumbers and concreters installed the drain within one day which minimised disruptions onsite. Our installation process ensured that the finished lip of the drain aligned perfectly with the surrounding finished floor level of the vinyl, creating a seamless transition.



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