



GLENAEON LODGE Extension

GLENAEON VILLAGE, BELROSE

PROJECT CATEGORY:

New Build / Design & Construct /
Community / Retirement Living

CONSTRUCTION VALUE:

\$1.05 million

CONTRACT TYPE:

Design & construct lump sum

PROGRAMME DURATION:

12 weeks

DESCRIPTION:

Perle was appointed for the extension and refurbishment of the Glenaeon Lodge building at Glenaeon Village Belrose.

The project involved the complete demolition of internal walls and partitions, entrance façade and the addition of new single storey structure, internal fit out, new ceilings and floor coverings forming a new reception area and waiting/interview rooms for Lodge residents. Included in the scope of work was the upgrade of the air conditioning, electrical, hydraulic and fire services to suit the new layout and in conformance to all relevant codes and standards.

An external covered walkway was also required to be replaced including the provision of an additional car parking area for six vehicles. The main building structure consisted of a steel portal frame connecting to an existing brick structure. Existing floor levels were required to be altered by the placement of light weight concrete over an existing concrete slab.

As the project was fast-track design and construct, special measures had to be put in place to overcome

issues such as late design sign-off by the client and conflict between the various design consultants, i.e. architect, hydraulic, electrical and air conditioning.

Safety and Environmental issues were a top priority for both Perle and Lend Lease Residential. Perle's OH&S system was implemented and reviewed by Lend Lease, including the Waste Management Plan which detailed the manner of collection and disposal of building and construction waste.

KEY CHALLENGES:

- a) Construction noise and vibration issues in respect of adjacent elderly residents and the building's main dining room required consultation with stakeholders and the implementation of appropriate management plans.
- b) The fast track timeframe for the construction of the project.

PROJECT SUCCESSES:

Dealing with the key challenges in a professional manner through planning, coordination and effective communication.