

MEDICAL ASSESSMENT UNIT

NEPEAN HOSPITAL DEMOLITION AND REFURBISHMENT OF 18 BED WARD

CLIENT: Sydney West Area Health Service
LOCATION: Penrith, NSW
VALUE: \$2 million
DURATION: May – August 2008

Project profile

The project involved the demolition of existing ward 3B and the refurbishment of an existing area on level three consisting of four four-bed rooms and one two-bed room, including wet areas, showers and toilets.

The project also consisted of a treatment room, clean and dirty utility rooms, equipment bay, storage room and staff station.

The refurbishment carried out by Donnelley Constructions was part of a major capital investment for the upgrade of the Nepean health facility for local people and will lead into the next stage of development, which will see more than \$80 million invested in additional capacity for the Nepean campus.

"This was one of our most challenging projects," according to **Donnelley Constructions** director **Adam Donnelley**.

"Firstly, it was an active hospital and we had to carry out quite complex construction work between active floors. We worked to minimise the interaction with the operations of the hospital and achieved this by creating a separate external entrance and using a hoist to deliver all construction material to level three. This technique resulted in minimum disruption to hospital staff.

Secondly, construction involved 12 wet areas and the majority of the pipes and mechanical gear had to be accessed via level two, which housed several million dollars worth of medical equipment. We also had to work out of hours so the facility could function normally – this meant we could only work on one wet area at a time," he said.

The need to relocate critical pipe work and mechanical devices required several months of planning and considerable time was devoted to reviewing work practices to avoid unnecessary disruptions.

The third challenge facing the project was the timeframe and budget.

"It was a 'design and construct as you go' approach and we worked very closely with their designers so that the 'buildability' factor was within the budget," Donnelley said.

**"COMMUNICATION
BETWEEN
DONNELLEYS
AND THE
HOSPITAL WAS
EXCELLENT"**

Steven Jackson, project officer, Medical Assessment Unit & Pathways Home & Allied Health (Sydney West Area Health Service) said Donnelley Constructions' project was carried out to a very tight time schedule with a small window for demolition work prior to the refurbishment.

Communication is a two-way street

"Donnelleys had to deal with a number of issues including the installation of medical gas panels, which had to be pre-ordered to meet a specific deadline. Due to the short deadlines, Donnelleys also had to factor in delivery times for other items, such as door jambs," he said.

"Communication between Donnelleys and the hospital was excellent – communication is a two-way street and I couldn't find a fault with Donnelley's project manager Brett Bell.

"They always informed us when they had to work outside their construction area. In fact, Brett was very mindful of not having workers venturing outside the site.

"We found that on completion, there were very few defects and they were generally something minor," he said.

Alan Thomas, project manager at Aurora (representing SWAHS), commented: "I've got nothing but complimentary remarks about Donnelley's involvement with this project, which involved very short time frames and a limited budget.

"The work had to be carried out in a very confined space with operational floors above and below in use 24/7," he said. "The work was also complicated by drainage issues and required a lot of liaison and cooperation with the people on the lower level.

"It was a very difficult and complex job and Donnelleys not only completed it on time but also to budget. The number of defects was very low and they were rectified within a week," he added.



**BUILDING CONTRACTORS,
PROJECT MANAGERS AND
DEVELOPERS**

Phone: 02 9634 1233

Fax: 02 9634 1190 |

Email: builder@doncon.com.au

www.doncon.com.au