

# RYDE HOSPITAL

## REFURBISHMENT OF TWO WARDS AND MAJOR ELECTRICAL UPGRADE

**CLIENT:** NSW Department of Health  
**LOCATION:** Ryde Hospital, Denistone Road, Denistone, NSW  
**VALUE:** \$3.1 million  
**DURATION:** January-August 2008

### Project profile

The project involved the demolition and refurbishment of two existing wards, the emergency ward and a major electrical upgrade. Total refurbishment of wards No.2 and No.7, including bathrooms and bedrooms, was required to meet current health guidelines.

Included in the scope of works were:

- Refurbishment of staff work stations.
- Bathroom upgrades to comply with disabled patients code.
- Additional hand wash basin to comply with infection control guidelines.
- Improvement to access and security control.
- Upgrade of electrical and medical gas for a patient beds in wards

The project also included modifications to the emergency department examination rooms to incorporate a 'Fast Track' treatment area.

### Major change of scope

**Coffey Projects project manager Andrew Kinna** said the project was severely impacted by a lot of additional scope as the client decided to upgrade the electrical system in all wards.

"The change of scope accounted for around 50% of the original contract," he said. "Donnelleys had to accommodate the change and had to work closely with hospital staff as major shutdowns were required.

Kinna said communication between Donnelleys and the hospital was "very good". He said there were always security issues associated with hospitals and Donnelleys worked closely with the area health service and hospital staff to minimise disruption.

A "massive" scope increase involved replacement of main switchboard and upgrade of DB around the complete hospital. All distribution boards had to run off generator power for a two-week period while work was taking place.

"Care had to be taken at all times so that existing hospital services were not disrupted," added **Helga ten Brummelaar** from **DTB Architects**.

"The time frame was tight and patients had been moved to allow work to proceed," she said. "Donnelley Constructions had to make sure that work was completed in time for these patients to return.

"It's the nature of hospital work that the scope of work changes - as this did. It almost doubled but the time frame was not expected to change. Many 'user and stake holders' were involved and this required specific and tight management of the team's interaction with the staff to avoid abortive work," she said.

A spokesperson for Northern Sydney Central Coast Health said he was happy with the way Donnelley Constructions minimised the impact of working within a hospital environment. "Working for hospitals is always a difficult assignment," he said. "The communication between all players was very well executed."

"For the most part Donnelleys communicated directly through the correct channels to avoid confusion," ten Brummelaar said.

"To meet the tight deadlines, Donnelleys actively pursued options to avoid time delays and worked openly and directly with the respective consultant team members to assist with the management on the project - a spirit of co-operation rather than an adversarial attitude was required and achieved during this project."

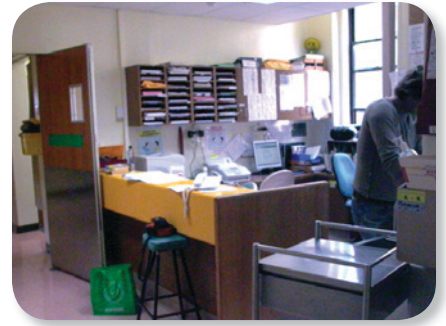
ten Brummelaar said that the building maintenance engineer was "particularly impressed" with the work of the electrical sub-consultants while the client expressed satisfaction with the overall project in the close out meeting.

### Communication the key

"This project took months of programming and meetings to get it right," according to **Donnelley Constructions director Adam Donnelley**.

"The scope increase meant that \$1.1m worth of additional work was required to be completed in the same construction time. Additional resources needed to be allocated to the project to get it completed," he said.

"All work was completed within an active hospital environment where high safety standards were priority," he added.



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