



"Banks Lodge"
Residential Aged Care Facility

at Baumans Road, Peakhurst



PROJECT DESCRIPTION

The project comprises demolition of the old single level aged care wing, a new two storey wing with a basement service area, including commercial kitchen & laundry and car parking. Refurbishment and modification of the existing two storey aged care hostel into the concept of "cluster communities" within the one complex. At completion the complex will cater for a total 112 residents and will create a village environment with the introduction of café, kiosk and hairdressing facilities.

Scope includes the administration office and kitchen facilities and construction of a new building consisting of two levels and 60 units of aged care units plus car park basement level. The works in the existing wing requires reconfiguration of the access way and staff station on both levels. A new adjoining centre wing will house the new kitchen/laundry at basement level, the main foyer/waiting room on ground floor and staff areas/administration office on the first floor.

The challenging features are that the new works involve various types of foundation works including contiguous pile retaining wall, ultra floor as well as conventional pier and beam footing. The piers are to be carried out in restrictive space. In addition, the 60 odd units to be retained will still be occupied.

This is the largest single project ever undertaken by Total Construction and is a significant milestone in the aged care market. Contract price is \$14 million and completion is scheduled for December 2008.