

# YMCA 'Camp Warrawee'

Joyner, QLD

Construction of a new bunkhouse.



## PROJECT DESCRIPTION

Total Construction was awarded the contract for the construction of a new 4 bedroom and 4 bathroom YMCA Bunkhouse to allow for accommodation of 56 students.

All external and internal walls in the building were constructed from 190mm core filled blockwork and the roof was exposed corrugated Ritek sheeting with a 3000mm overhang on the front of the building. The suspended pergola deck and seating overlooking the forest was made from Modwood

The biggest challenge we experienced on the site was latent conditions relating to asbestos in the soil and the existing building. These were overcome by early identification and testing of items considered to potentially be asbestos so that removal would not cause delays. Once a safe method of removal was determined, the works were completed by qualified contractors.

Due to a three week delay at the beginning of the program innovation was required to bring the project on-time. The demolition sequencing was re-configured to enable civil works to commence earlier than programmed. Also, the internal and pergola works were sequenced to be constructed concurrently to make up time. The project was completed on-time and budget.

### CLIENT

Ridgemill Pty. Ltd.

### PROJECT VALUE

\$650,000

### CONTRACT

Construct

### COMPLETION

April 2016



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