

# Edensor Gardens

*Edensor Park, NSW*

Construction of a new 139 bed residential aged care facility



## PROJECT DESCRIPTION

The project is a 139 bed aged care facility, consisting of a basement carpark, lower ground floor, upper ground floor and first floor. There are a variety of different types of rooms such as: the standard single room with an ensuite, cluster rooms surrounding a shared bathroom and double rooms suitable for two residents. Facilities consist of cinema, library, hairdresser, physio, gym and courtyards which contain an outdoor kitchen, kids' playground and large chess board table

## OVERCOMING CHALLENGES

Project faced programme delays as a result of design delays and the lack of manpower provided by the piling contractor. This issue was overcome through meetings and coming to an agreement to supply more manpower, on behalf of the piling contractor.

Another issue faced, was poor concrete supply. Our initial contractor was slow which in turn slowed down concrete pours, resulting in very late days. We replaced the contractor with another supplier in order to speed up the concrete placing process.

## INNOVATIONS

Replacement of dintel walls with shoring walls, this saved six weeks from the programme, whilst having a more aesthetic look. Shoring eliminated waterproofing issues in which dintel may have provided, however shoring wall system was \$200,000 more expensive than dintel walls. Cost savings have also been achieved by reducing the size of landscape plants.

## CLIENT

Advantaged Care

## PROJECT VALUE

\$41.5m

## CONTRACT

Design & Construct

## COMPLETED

May 2020



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