

Fairways Aged Care Hostel PROJECT REVIEW

This project comprised a 32 bedroom extension to the existing 30 bed residential facility over two levels. Refurbishment works comprised of upgrade of all fire services including sprinkler installation and fire detection services in the existing and new facility, general upgrade works to all technical systems, installation of a new commercial kitchen and a new structural link between the existing and new building. Works also included civil works with upgrades required to the existing external roadways, landscaping and paved areas.



COMMERCIAL
REFURBISHMENT
FIT-OUT
HEALTH
AGED CARE
EDUCATION
INSTITUTIONAL
DEVELOPMENT





This project was commissioned by Sandringham Aged Care Association as the second stage of a facility upgrade. The project developed from a shared site arrangement between the Sandringham Hospital, the Bayside City Council and the existing 30 bed Hostel operated by SACA with the adjacent property stakeholders sharing some benefits from the development.

The Client confirmed the critical importance of maintaining an operational facility throughout the construction works. Similarly the Hospital required early access to the revised car park arrangement as all outpatient services were provided at the rear of the Hospital site. Some of the existing Hostel upgrade works included retro fitting of fire services and integrated nurse call & telephone systems. Ongoing accreditation standards required the conversion of the existing Class 3 Hostel to a Class 90 Aged Care Facility to assist in maintaining Hostel funding.

The building was constructed on previous car park land provided by the Sandringham Hospital in exchange for new car park works constructed by the project. The inclusion of upgrade works for both the site and the new car park areas involved the creation of a new deep drainage easement through the adjacent Bayside City Council offices car park. This allowed the site construction to be undertaken on an otherwise unusable site.

PROJECT ADDRESS

195 Bluff Road, Sandringham

CLIENT

Sandringham Aged Care Association

SECTOR

Aged Care

VALUE

\$5.3m

PROJECT COMPLETION DATE

February 2004

PROJECT TEAM**ARCHITECT / PROJECT MANAGER**

CK Design

STRUCTURAL ENGINEER

Meinhardt

SERVICES ENGINEER

Meinhardt (Electrical)
Meinhardt (Mechanical)
Meinhardt (Hydraulic)

CONSULTANT SERVICES

Rodney Vapp (Quantity Surveyor)
ERM Landscaping (Landscapers)

BUILDING SURVEYOR

Peter Luzinat & Partners



Contractor of first choice

MELBOURNE 03 9832 6900 • SYDNEY 02 9437 4833 • BRISBANE 07 3251 8800
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