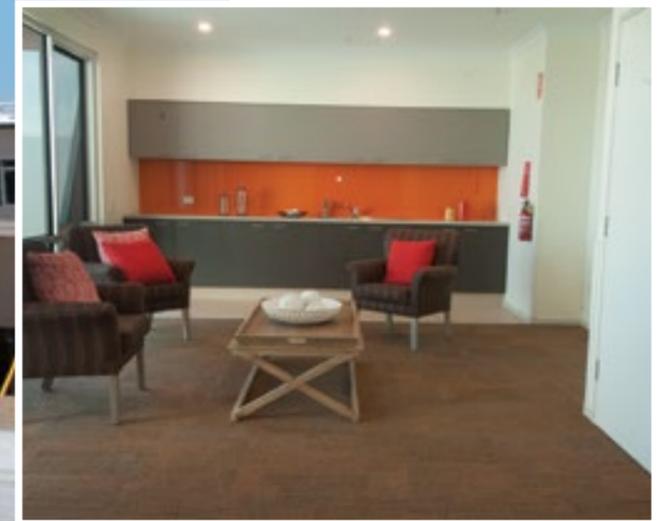


# AN ABUNDANCE OF HEALTH



CONSTRUCTION COMPANY : Kane Constructions  
CONSTRUCTION VALUE : \$26 million  
ARCHITECT : Thomson Adsett  
STRUCTURAL ENGINEER : Mordue Engineering



The 120 bed Mercy Place Fernhill Aged Care Facility boasts five levels of accommodation which provide a range of well-being features, including catering for couples and single residents with changing care needs.

**The recent redevelopment of Mercy Place Fernhill Aged Care Facility will enhance quality of life for its residents by better servicing individual needs.** Award winning Kane Constructions successfully delivered the new purpose built facility with their usual professionalism.

Located in the Victorian bayside suburb of Sandringham, the substantially redeveloped Mercy Place Fernhill Aged Care Facility consists of two basement levels and four residential levels. Expanding from 46 to 120 beds, Mercy Place Fernhill will accommodate singles and couples with changing care requirements. Owned and operated by the larger Mercy Health Group, the redevelopment is critical to the organization's goal of extending their aged care services to a wider clientele.

Kane Constructions managed the redevelopment of Mercy Place Fernhill. A privately owned commercial construction company with over 1600 successfully completed projects, Kane brought considerable experience

to their role as head contractor. Besides managing all the subcontractors, Kane applied their impeccable professionalism to ensure the challenges of working in a confined suburban environment were overcome with minimal disruption to neighbouring residents.

Sam Birdseye, Project Manager at Kane, describes the Mercy Place Fernhill site as "landlocked". One main challenge of the redevelopment was the extremely tight access on the narrow residential street. Highly organized, controlled deliveries were required to negotiate the limited space. Sam credits Kane's "tight scheduling in terms of deliveries and hoisting" as one way the company "minimized disruption on the street."

Kane played an important role in keeping lines of communication open with other Fernhill Road residents. A sensitive location featuring another aged care facility, a church, school, and private residences, Kane remained respectful of residents' needs throughout the project's duration. "We liaised closely with the neighbours to keep them informed of construction

activities on site and future disruptions to ensure they were well informed and understood site activities," Sam explains.

With long-established and proven management systems, Kane Constructions are more than equipped to deal with any situation a project may present. Forward planning was key to successfully negotiating another challenge facing Kane at the outset. When Kane was awarded the project, there was a tender option for a fourth floor that didn't yet have planning approval. Construction commenced without Kane knowing if the additional floor was to go ahead, and the third floor was built by the time approval for the fourth was granted.

Once approval came through, work continued without interruption. The smooth continuation of construction was down to Kane working closely with the architect and consultants, and planning in advance to ensure everything was in place.

Founded in 1973, Kane has achieved steady and sustainable growth with a current turnover in excess of \$450m and more than 250 full time employees. Kane operate across all sectors of the industry along the east coast of Australia and overseas, from Melbourne, Sydney, and Brisbane offices.

The company boasts a strong balance sheet, no debt, and total assets exceeding \$150m. A security facility caters for over \$1 billion of work currently under construction. Kane attribute their success to a vibrant culture, professionalism, competence, integrity, and enjoyment in their work.

Kane's success has been recognized in the industry through numerous awards. In 2014, they received four awards at the NSW MBA Excellence in Construction Awards. They also received two National Architecture Awards at the Australia Institute of Architects' 2014 National Architecture Awards.

Recently Kane have been awarded contracts to deliver the \$52m Brimbank Community and Civic project, the \$8m DSTO-M test facilities for the Department of Defence (VIC), the \$30m Moore College Resource and Research Centre (NSW), and the \$8m GP Super Clinic, Caboolture (QLD).

**For more information contact Kane Constructions Pty Ltd**, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, fax 03 8420 1201, website [www.kane.com.au](http://www.kane.com.au)



**Laying a strong foundation is the key to success in any undertaking.** When it comes to construction, Solcrete can be relied upon to deliver outstanding concreting and formwork within the tightest of spaces and timelines.

Solcrete delivered the entire structural package at the Mercy Place Fernhill Aged Care Facility, comprising concrete, formwork, steel reinforcement and post-tensioning work. This involved the construction of pad footings, the laying of the ground and ramp slabs of the lower basement, and detailed excavation at the basement level. Slabs were constructed at the lower ground floor, while suspended slabs for higher floors were constructed on conventional form, in addition to stairs. On any given day, a team of 30-40 concreters, form workers, and steel fixers were onsite, coordinated by foreman Mick Taylor.

While its bayside location offers the residents of Mercy Place Fernhill all the suburban conveniences, from a construction point of view, a confined residential area presents a particular set of challenges. Experience counts in these situations, and having previously completed a number of projects with similarly tight parameters, Solcrete were more than equipped to resolve any challenges swiftly and effectively.

In particular, as Solcrete Director Paul Bassford notes, one such challenge the company successfully negotiated in the reconstruction of Mercy Place Fernhill Aged Care Facility, was the co-ordination of deliveries and staff working from multiple site fronts that could have impeded progress. The constraints of the physical site were only matched by the timeframe of the project. Paul says that “meeting building milestone deadlines within the six month building program” was another challenge at Mercy Place Fernhill.

In such a restricted environment, adhering to OH&S requirements becomes a top priority for Solcrete. “It can compromise safety if workers cut corners to achieve milestones,” Paul explains.

Solcrete are dedicated to workplace safety, and consistently ensure their trained staff is OH&S compliant. Workers have completed courses in Applied First Aid, Electrical Spotting, Building Project Management

Training, and Elevated Platform/Scissor Lift Operations and Safety. The company also utilizes the latest 3D modelling programs for structural packages that guarantees accurate takeoffs of materials and eliminates wastage.

Solcrete are as equally committed to the health of the environment, and take pride in their best practice environmental management system. Strategies include undertaking risk assessments and risk management of sites, dust control, minimizing the onsite storage of chemicals and fuels, and responsible waste management.

Operating since 2001 in its present form, Solcrete specialises in concreting and formwork across the sectors of residential, commercial, industrial, government, health, education, retail and general construction. Their approach to concrete construction is integrated and innovative, and dependent on the knowledgeable team at the core of their practices.

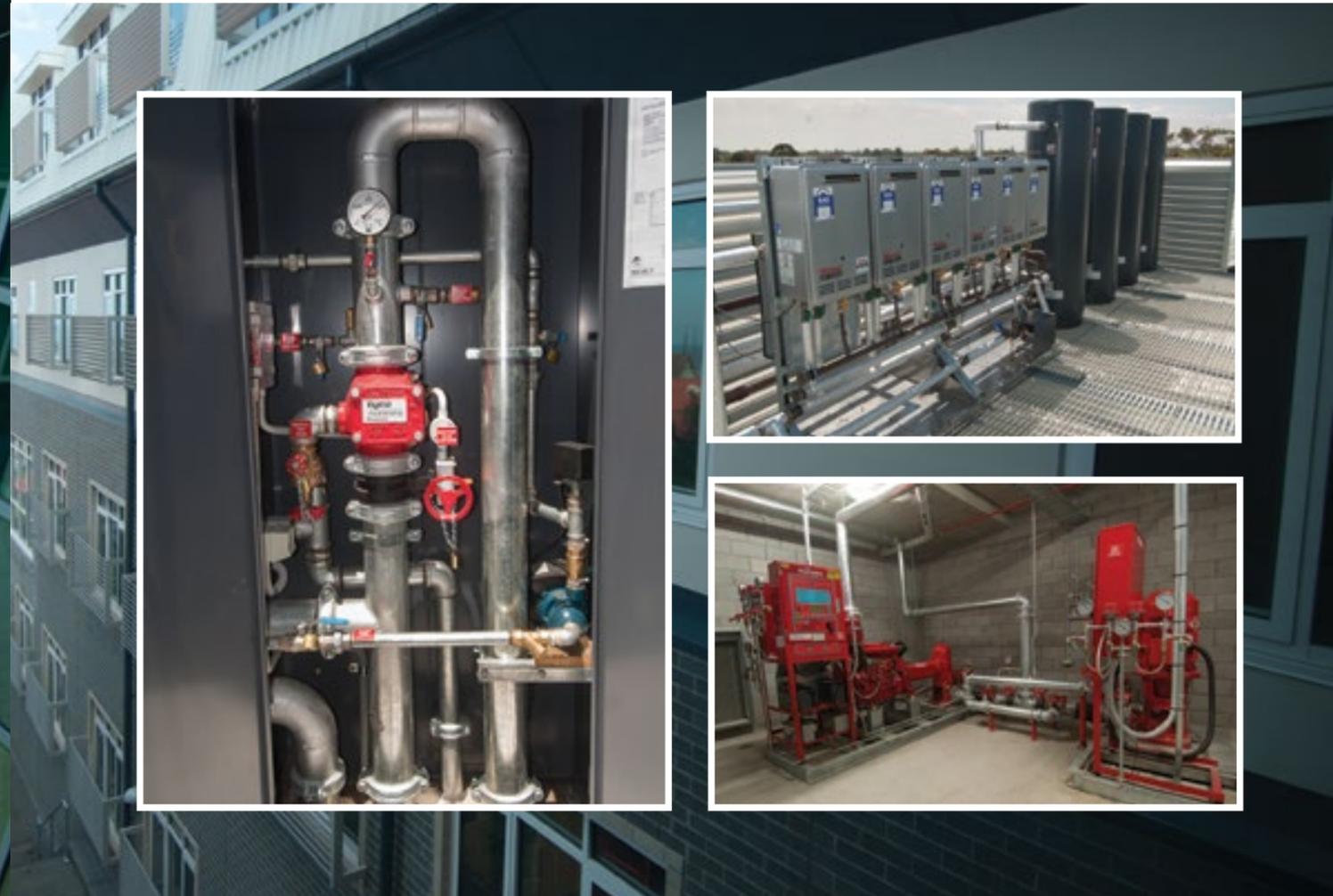
The company employs approximately 140 staff comprising of estimators, design engineers, surveyors, concreters, formwork carpenters, steel fixers, riggers, skilled labourers, contract administrators, and office support staff. In addition to numerous projects for Kane Constructions, including the Leongatha and Traralgon Hospitals, Solcrete have successfully delivered work for Hansen Yuncken and BuildCorp, along with numerous projects throughout the Melbourne metropolitan area. Through their ongoing involvement in a number of residential property developments, Solcrete has a big hand in contributing to Melbourne’s consistent ranking as the world’s most liveable city.

Other recent projects that Solcrete have worked on include the five-floor Elmginton Apartments in Hawthorn East, the Freeway Apartments in Parkville, Alto Apartments in Claremont Street, South Yarra, are also under construction with Solcrete giving form to the art-inspired design of award winning Hayball Architects.

**For more information contact Solcrete,** 19 Nellbern Road, Moorabbin VIC 3189, phone 03 9555 0995, fax 03 9555 0945, website [www.solcrete.com.au](http://www.solcrete.com.au)



Mercy Place Fernhill Health Care, VIC



**Delivering a reliable water supply is critical in the design and construction of any building.** The professionals from SEMF Pty Ltd have ensured the staff and residents of Mercy Place Fernhill Aged Care Facility will always enjoy this basic necessity.

SEMF were responsible for the design of all Hydraulics Services and Fire Protection Systems in the redevelopment of the Mercy Place Fernhill Aged Care facility. Hydraulics systems included the supply of domestic hot/cold water and drainage to 120 rooms with en suites, common areas, the commercial kitchen and basement laundry. Fire protection included installation of sprinklers and hydrants. SEMF also were responsible for the reticulation of natural gas throughout the facility.

Doug Smith, Sector Leader of Buildings and Property, and SEMF Project Manager for the Mercy Place Fernhill Aged Care Facility, describes SEMF's role as linking the needs of the client and the building contractor.

The client Mercy Health was, as Doug explains, "a key contributor to design requirements." SEMF worked to implement their "overall standards and requirements" while also "advising for optimal solutions." Optimal solutions pair with SEMF's commitment to good design

practice. One example is the collection of rainwater from the roof of the facility to a central tank then pumped for general irrigation purposes. Doug notes that low water pressure and flow presented a challenge. However, this was successfully overcome with the use of fire pumps and storage tanks.

SEMF Pty Ltd is an independent engineering, environmental, and management consulting firm offering planning, design, project management and consulting services across the building and property, manufacturing and processing, and energy and resources industries. Established in Hobart in 1980, mergers and acquisitions expanded the company nationwide, including Melbourne and Sydney offices.

SEMF are currently commissioned for the design and documentation of the Mechanical, Electrical, Structural, Civil, Fire and Hydraulic Services associated with a number of similar Aged Care Facilities and Hospitals.

*For more information contact SEMF Pty Ltd, Level 3, 3 Acacia Place, Notting Hill VIC 3168, phone 03 8545 0400, fax 03 8545 0499, website [www.semf.com.au](http://www.semf.com.au)*