

# A WORLD-CLASS REHAB FACILITY

**Stage 2 of the \$52 million redevelopment of Royal Rehabilitation Centre at Ryde represents a significant milestone in the long history of the not-for-profit charitable organisation, which has been providing care since 1899. The new 60 bed facility is a specialist, multi-disciplinary rehabilitation centre providing the highest standards of care in a state of the art facility.**

**MAIN CONSTRUCTION COMPANY: ADCO Constructions Pty Ltd**

**CONSTRUCTION VALUE: \$52 million**

**COMPLETION DATE: September 2013**

**BUILDING CERTIFIER/SURVEYOR : City Plan Services**

**ARCHITECT : dwpsuters**

**ELECTRICAL/MECHANICAL ENGINEER : Meinhardt Group**

Royal Rehabilitation Centre Sydney (Royal Rehab) is a specialist healthcare provider focusing on care for people who have experienced injury or illness that results in temporary or permanent disability such as stroke, brain injury, amputation and spinal cord injury.

Stage 1 of the redevelopment involved the construction of the Weemala facility. Weemala is a complex designed for long-term clients with complex health care and support needs. This stage was valued at \$8 million and provided 32 beds in two attached buildings.

Following the successful completion of Weemala, work commenced on the \$44 million main hospital works in August 2011. The main hospital building was delivered under a design and construct model with ADCO managing the design and approval process from early in the concept stage of the project. The design was developed over a 6 month period in close consultation with Royal Rehab's consultants, staff and end user groups. ADCO's dedicated in-house design and services managers incorporated the most innovative and cost effective

solutions for the project whilst ensuring the design brief, specifications and PPR requirements were met.

The main hospital works commenced on site in early February 2012 with the project completed in September 2013, 6 weeks ahead of contract program.

Within the new rehabilitation centre are 20 specialist spinal cord injury beds and 16 specialist brain injury beds, each with dedicated therapy areas. There are also 24 private beds for clients with complex rehabilitation needs. Each of the Units has its own outdoor courtyard and activity area.

The Centre provides a multi-disciplinary rehabilitation service including doctors, allied health and nursing specialists. The complex also includes an outpatient clinic, hydrotherapy pool and radiology suite, community medical centre, cafe and car parking for over 40 vehicles.

The facility's recreation circle is open to the public and features basketball and tennis courts, a multi-purpose hall and a 50-place child care centre. The community hall also has a function centre for up to 100 people available for public hire as well as private meeting and consultation rooms.

Surrounding the recreation circle are landscaped gardens, a history walk and courtyard, vegetable garden, playground, a community green and a mobility skills area.

This latest redevelopment to the Royal Rehabilitation Centre has meant the hospital can provide the latest in technology, equipment and support to its ever increasing client base. Royal Rehab has been providing care since the centre was founded by Miss Susan Schardt more than a century ago. Blind from birth, Miss Schardt provided accommodation to patients who had been discharged from hospital and were seen as incurable. The facility was named the Royal Rehabilitation Centre in 1990.

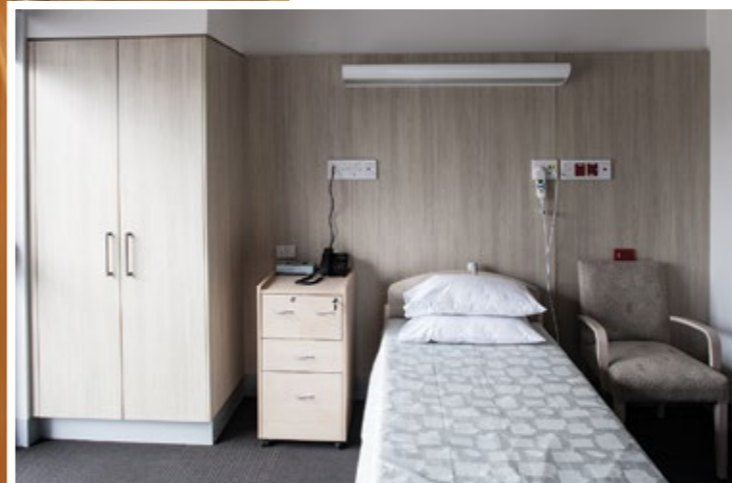
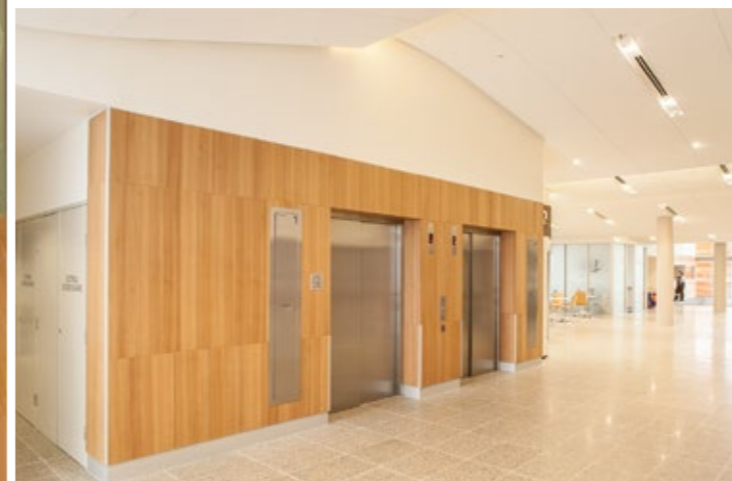
The centre not only provides rehabilitation services at both its 3.5-hectare site and at patients' homes, but is also a teaching hospital. The complex has a driving assessment centre, a rehabilitation studies unit as well as a nursing research unit.

The completion of this new facility means the Royal Rehabilitation Centre Sydney will continue to be seen as a centre of rehabilitation excellence, providing the very best in care and support to its patients and the wider community - as it has been for over 100 years.

▲ **For more information contact ADCO Constructions.**  
**Level 2, 7-9 West Street, North Sydney NSW 2060**  
**PO Box 1982, North Sydney NSW 2059**  
**E: [corporate@adcoconstruct.com.au](mailto:corporate@adcoconstruct.com.au)**  
**PH: 02 8437 5000 F: 02 8437 5050,**  
**WEB: [www.adcoconstruct.com.au](http://www.adcoconstruct.com.au)**



Royal Rehabilitation Centre, Sydney



## QUALITY JOINERY AND FITOUT SOLUTIONS WITH INTERMIC GROUP

**Specialising in commercial joinery and retail fitouts, Intermic Group has been providing its custom-built fitout solutions for more than a decade.**

Employing 32 qualified staff, Intermic's professional expertise has seen the company work on a long list of projects, providing fitouts for the retail, commercial and residential sectors. Intermic has also worked in the hospitality, aged care, health, fitness and fashion industries.

Among its past projects, the company worked on the Scenic Railway in the Blue Mountains, the Powerhouse Museum and Homebush DFO extension.

For the Royal Rehabilitation Centre Sydney, Intermic completed all the joinery throughout - from the main reception to the feature staircase, right through to the panelling in the lift lobby.

"We had up to 20 staff working on the construction at one point or another," Intermic Group Director Michael Fitzpatrick explains.

"As well as the main reception, we did the joinery for the staff and nurse stations, and all the patient rooms and ensuites including the bed heads and storage, and bathroom vanities.

"We also completed the centre's feature staircase and did the joinery for the café and all the common areas — such as kitchenettes and tea stations.

"Intermic also worked on all the amenities, such as toilet partitions and bathroom vanities, as well as the storage and shelving in all the staff areas. We also did the joinery for child care activities."

As well as the usual issues around co-ordination of works, Michael says that one of the biggest challenges on the project was the centre's main staircase.

"Probably the hardest part on the job was the set of stairs. It is a feature of the rehabilitation centre and had a lot of timber, glass veneer and stainless steel.

"However, we liaised with the build architects and the client to really achieve that 'wow factor' for the staircase."

When completing the joinery works for the rehabilitation centre, Intermic Group fabricated their solid surface products in house — a first for the company. As a result, Intermic is now an accredited fabricator of all solid surface materials, thus being able to offer a wider range of services to their clients.

Along with the successful completion of the Royal Rehabilitation Centre, Intermic Group is also involved with a number of other constructions.

"We're currently working on various Bunnings projects at Wallsend, Rydalmere and Cessnock," Michael explains. We're also working on the iKOU retail store as well as the Leona Edmiston roll out and the Port Botany Redevelopment."

Priding itself on providing a superior service from a skilled team, Intermic Group offers its clients only the highest standards in workmanship.

The company's project management solution also takes away the stress of a fitout and makes sure projects are completed on time and on budget.

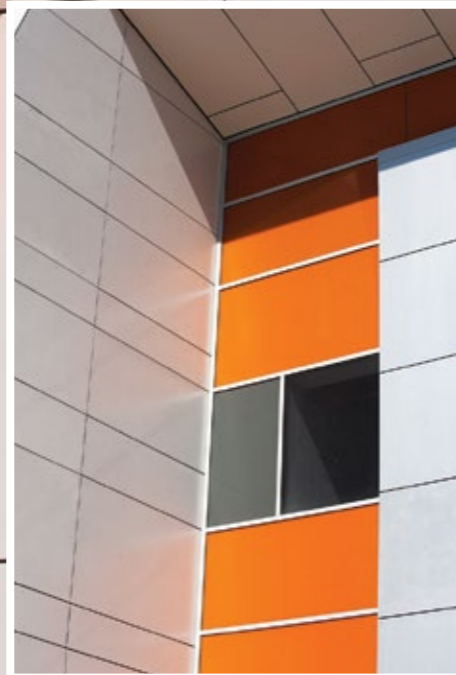
"We know the challenges when it comes to fitouts and our aim is to ensure the best possible outcomes on a project by providing an efficient and professional service," says Michael.

Intermic also uses the latest equipment, further ensuring the successful outcome on a project.

"We use all the latest technology, such as CAD and ERP software, and the latest CNC machinery. We are also capable of high volume and detailed works."

**For more information contact Intermic Group, 5 Talbot Street St Peters NSW 2044, phone 02 9572 7288, fax 02 9550 1008, email [admin@intermic.com.au](mailto:admin@intermic.com.au), website [www.intermic.com.au](http://www.intermic.com.au)**

NO JOB TOO BIG  
OR SMALL



GC Panels Pty Ltd offers superior architectural cladding solutions for retail, commercial and industrial projects.

With 15 years' installation experience, GC Panels specialises in the fabrication and installation of aluminium composite panels and other external cladding to façades, using only high-quality products and approved installers.

The team also has experience using a wide range of cladding products and has a fully equipped factory. GC Panels can also provide the most cost-effective cladding techniques for projects.

The company's reliability, dedication and expertise is evident from its impressive list of projects across Australia, both past and current.

This includes Adelaide's Myer Rundle Mall project for Candetti Constructions, the Australian Federal Police Station in Darwin for Sitzler Pty Ltd, Maroochydore Harvey Norman for ADCO Constructions and the Park Hyatt in Sydney for Built Pty Ltd.

GC Panels is also currently working on the Tempo executive apartments in Mascot for Casumo Constructions, as well as the Kiaora development in Double Bay and apartments in Little Bay for Ganellen.

GC Panels has eight permanent staff members and a large number of sub-contractors and contractors which the company has a long-standing professional relationship.

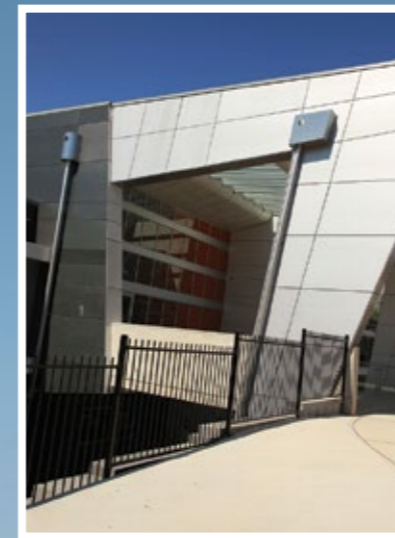
For the Royal Rehabilitation Centre build, GC Panels had between 10 to 15 people on site on any given day.

The GC Panels' team installed pre-painted CFC and aluminium composite cladding (Vitrabond) on the Rehabilitation Centre building, including curved bull nose panels. It also did the primary framing (stud and track walls) for the build and some support framing.

While aspects of the project did pose some challenges, including the logistics of supply and installing the multi-coloured pre-painted panels, the team's expertise means they were able to overcome any challenges thrown at them.

To find out more about GC Panels architectural cladding solutions and its high-quality products, call them on (02) 9822 2964.

**For more information contact GC Panels Pty Ltd**, Factory: 8/8 Deadman Road Moorebank NSW 2170, phone 02 9822 2964, fax 02 9602 4162, email [info@gcpanels.com.au](mailto:info@gcpanels.com.au), website [www.gcpanels.com.au](http://www.gcpanels.com.au)



## SUPERIOR ROOFING AND CLADDING SOLUTIONS

**A multi-award winner of Excellence in Roofing Awards Australia, Red 8 Roofing is one of the largest metal roofing companies in New South Wales and has more than 25 years' industry experience.** Specialising in metal roofing and cladding for commercial and industrial developments, Red 8 Roofing opened in 2000 and now has approximately 50 employees.

With expert workmanship and a focus on customer service, it is no wonder that this highly regarded company continues to work on significant projects across the state, including the Royal Rehabilitation Centre. Around six to 12 employees worked on the project, with eight employees on site at a time, completing the metal roofing & cladding, stainless steel gutters and downpipes for the project, which, apart from weather interruptions, ran smoothly. The ability of this company to provide the latest in trends, styles and colours when it comes to metal roofing is recognised by the continual demand for Red 8 Roofing's services.

Red 8 Roofing also offers Colorbond roof sheeting, Kingspan & Bondor insulated panel systems, fire-rated systems, and TPO/PVC membrane roofing applications, as well as flashing, skylights, Sunpal/twin wall systems

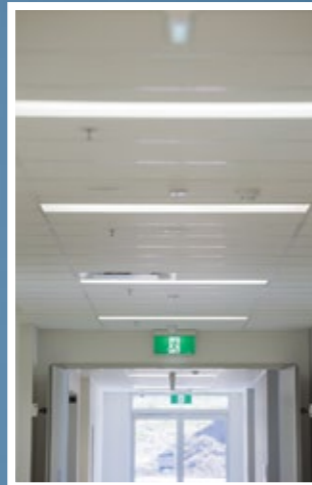
and acoustic installation. Each stage of a roof's construction is also constantly monitored to ensure a superior level of production and safety.

Red 8 Roofing is currently working on a number of projects, including the Sydney University Sports Centre, Sydney Sports and Aquatic Centre, Rooty Hill, Newcastle University, Synnex at Lidcombe and various other jobs in Sydney and the Central Western Region.

The company has just commenced the Moorebank Units Relocation project at the Holsworth Army Barracks.

Red 8's major past projects include IKEA Tempe, Emirates Resort, Orange Hospital, 74 schools through the Federal Government's Building the Education Revolution program (BER), Westfield shopping centres and various Coles, Woolworths, Aldi & Masters stores.

**For more information on what expertise Red 8 Roofing can bring to your next project, contact them on**, phone 02 9531 1880, PO Box 2861 Taren Point NSW 2229, email [office@red8roofing.com.au](mailto:office@red8roofing.com.au), website [www.red8roofing.com.au](http://www.red8roofing.com.au)



## INNOVATIVE COMMERCIAL ELECTRICAL SYSTEMS

When it came to the design and construct of the electrical systems for the Royal Rehabilitation Centre, Colbros Electrical Contracting considered as many energy savings solutions as possible. "The main areas of the hospital are controlled by a KNX lighting system, allowing lighting to be switched off when not in use. Many of the offices and smaller rooms are also controlled by motion sensors to meet BCA section J requirements," Colbros Electrical Contracting's Stuart Keeble said.

The major components of the project included the main switchboard, standby generator, distribution boards, power systems, lighting and lighting control, security, nurse call, MATV and environmental control system. A new ECS system in the Spine Injury Unit also allows patients with

limited mobility to control the room's functions from their beds or wheelchairs, including turning on lights or closing the blinds.

Colbros Electrical have also recently completed the electrical design and construct for a BUPA aged care facility and is currently working on a six-storey private hospital in Norwest, Mount Druitt Hospital upgrade, Nepean Hospital's new mental health facility and Liverpool Hospital's education centre.

*For more information contact Colbros Electrical Contracting Pty Ltd, Unit 21/8 Campbell Street Artarmon NSW 2064, phone 02 9966 9144, email petercole@colbros.com.au, website www.colbros.com.au*



## JEFFSANN EXCAVATIONS PTY LTD DELIVERING PROJECTS OF THE HIGHEST QUALITY

JEFFSANN EXCAVATIONS is a family-owned company run by three brothers - Joe, Laurie and Luke Refalo. Jeffsann have been trading for 25 years specialising in demolition, bulk and detail earthworks, road car parks and all civil works for industrial, commercial and residential buildings.

Jeffsann employs 60 people (with 90 per cent being permanent) and has an extensive subbie database. The company has several divisions - office staff, site crews, a trucking division and workshop division. Jeffsann has over 80 pieces of equipment including excavators, track loaders, rollers and trucks.

The Royal Rehabilitation Centre project included bulk earthworks with the offsite disposal of approximately 13,000m<sup>3</sup>, cut to fill works, detail earthworks and construction of ring roads and car parks.

"Twelve months of bad weather made it extremely difficult for site access and working material onsite - making the project challenging to say the least. However, with one of our experienced site teams, we worked together with the ADCO Constructions site team and completed the project on time."

We currently have underway a seniors' housing development at Croydon, Bunnings Store at Wallsend, a factory complex at Erskine Park, Australia Post facility at Alexandria, Oran Park School and Oran Park Town Centre, just to name a few.

Over the years some of our major projects include the Windsor Road upgrade, Blacktown T-way, Pepperfield Lifestyle Resort at Bowral, Gladstone Road, Castle Hill industrial complex, Daydream Avenue industrial complex at Warriewood and Ricoh Distribution Centre at Eastern Creek.

Jeffsann's directors would like thank their loyal staff and customers for their continued support over the years. In the spirit of directors who have passed on, we will endeavour to continue to be true to our company motto which we have strived for: 'a fair day's pay for a fair day's work'. Jeffsann treat each project like it's their own - WIN, LOSE or BREAK EVEN, we always ensure each job is finished to the highest quality.

*For more information contact Jeffsann Excavations Pty Ltd, 457 Castlereagh Road Agnes Banks NSW 2753, phone 02 4776 1185, fax 02 4776 1085, email office@jeffsann.com.au*

