

# A REGIONAL REMEDY



DEVELOPER : Bendigo Health Care Group  
MAIN CONSTRUCTION COMPANY : Kane Constructions  
PROJECT VALUE : \$41 million

The \$41M St. John of God Bendigo Hospital consists of a new 4-level building adjacent to the existing hospital. Featuring a new medical ward, rehabilitation wards (with kitchen, bathroom, laundry, dining and gym facilities), along with various upgrades to the existing hospital and refurbishment of the existing external façade, the hospital provides key medical resources to the region.

**Commencing operations in Melbourne in 1973 Kane Constructions have become renowned for their professional and quality works in a wide variety of projects across many sectors from commercial, community and residential to heritage and refurbishment, with a particular focus on health, education and defence with multi-award winning results – exactly why they were appointed the Lump Sum contractor for the new \$41 million St. John of God Bendigo Hospital Redevelopment.**

Initially working from an office located above an antiques shop in High Street, Armadale, early projects included a number of Catholic Primary Schools, a range of facilities for local councils, work for the CSIRO, a private residence in Toorak and a wastewater treatment plant in Kensington. Today Kane operates down the east coast of Australia and overseas from offices in Melbourne, Sydney and Brisbane, employing in excess of 300 people.

“The redevelopment of the St. John of God Bendigo Hospital will provide additional services for the community, that will complement

the new Bendigo Hospital and reduce the need for patients to travel to Melbourne for specialist care,” advised Kane’s Project Manager Josh Delahunty.

Features of the redevelopment include:

- Lower ground floor (Lily Street) – car parking, ambulance bay and new lift and stair access to the hospital
- Ground floor – updated front entrance and space for future ward development
- First floor – 28 new beds, ancillary space and full theatre refurbishment including two additional theatres
- Second floor – 24 new beds for rehabilitation gym and therapy spaces
- Refurbishment of all existing patient areas
- A 4-storey building of high quality architectural design projecting outwards and is partially constructed over Lily Street at the upper floor levels
- There also is a 3-level glazed walkway between the existing building and the new building and the existing car park is

formalised, with new pedestrian links and landscaping resulting in better parking arrangements and more than 50 additional parking bays.

“On this project we currently have seven Kane staff, consisting of a Project Manager, Site Manager, Foreman, Contract Manager, Contract Administrator, and two labourers,” said Josh. “We also have approximately 100 subcontractors on site, which fluctuates depending on the stage of the project.”

The project consists of a new 4-level building that is adjacent to the existing hospital and connected via two link ways, as well as upgrades to a number of areas within the existing hospital and surrounds. Separable Portion One (the new building) commenced in May 2015. Separable Portion Two and Three comprises the works inside the existing hospital, and commences after the handover of SP1 and is due to be completed by February 2017.

“The main obstacles that we’ve had to overcome are the difficult site conditions and the tight program,” added Josh. “The new building is constructed on the side of a hill which is predominately made up of sand from the mining days, and is therefore contaminated with naturally occurring arsenic. The project had a large number of bored piers that were drilled on the side of the hill, through the sand and 1m into rock.”

“The lift shaft and stair cores also involved significant excavations and blinding to achieve the required bearing capacity. A large gabion retaining wall was constructed and a large amount of the excavated contaminated material was backfilled and compacted behind the wall. The remaining material was transported to a car park across the road where it was compacted, capped and sealed for the new asphalt car park.”

The redeveloped Bendigo private hospital will complement the newly refurbished Bendigo Health, attracting more specialists to Bendigo and resulting in fewer patients having to travel to Melbourne for treatment. It will offer central Victorians more health care options close to home with 40% more beds and two new operating theatres.

Kane complete many projects in Melbourne however also have a strong presence in regional Victoria, having recently completed redevelopments at both the St. John of God Hospital and University Hospitals in Geelong, Swan Hill District Health Residential Aged Care Facility and Horsham Performing Arts Centre & Regional Arts Gallery.

**For more information contact Kane Constructions Pty Ltd**, 658 Church Street, Richmond VIC 3121, PO Box 185, Richmond VIC 3121, phone 03 8420 1200, fax 03 8420 1201, website [www.kane.com.au](http://www.kane.com.au)



Below DTAC Pty Ltd provided tactile ground surface indicators, stair treads and edging for the SJOG Bendigo Hospital.

When it comes to the design, supply and installation of tactile indicators, stair treads and edging, DTAC Pty Ltd is a world leading innovator and has been the trusted name in the industry for almost 15 years with growing markets nationally and internationally. The company pioneered the architectural floor tactile industry in Australia, taking a utilitarian product and transforming it into a feature that compliments the structure.

As a member of the Raven Group, DTAC's specialist team of professionals design and craft their own superior quality products to meet the challenges of Australia's tactile and stair tread compliance requirements. All products are crafted to DTAC design certification as well as Australian standards. The products also conform to the National Construction Code and Disability Discrimination Act (DDA) requirements. DTAC now deliver the most aesthetic NCC compliant solutions available.

"It's our technical support staff and highly trained contract installers unequalled attention to detail and their specialist knowledge that ensures architects, designers and builders can make the right choice for aesthetic and functional compliance in every project," explains DTAC Operations Manager Michael Moulding. "In addition to meeting the mandatory compliance, DTAC's products also offer visual appeal."

At St. John of God Bendigo Hospital, DTAC firstly delivered an extensive pre-tender process demonstrating the benefits of their products and to ensure compliance. This continued with ongoing communication with the builder, certifiers and other contractors from the design phase and throughout the life of the project ensuring a seamlessly delivered job.

The St. John of God Bendigo Hospital Project is the largest regional hospital development in Victoria. It will deliver a world-class regional hospital over a 4-storey building of high quality architectural design and will incorporate the latest design and technology solutions, in a tranquil and caring environment.

The main entrance of the hospital has a unique and impressive curved shaped pad of DTAC tactiles showcasing their superior installation methods. Products used internally and externally throughout the hospital include DT0120 Stainless Steel Ecotac, DEO410C Stitch Edging in Natural Finish and DTAC's new DEO700B Urban Edging in Black.

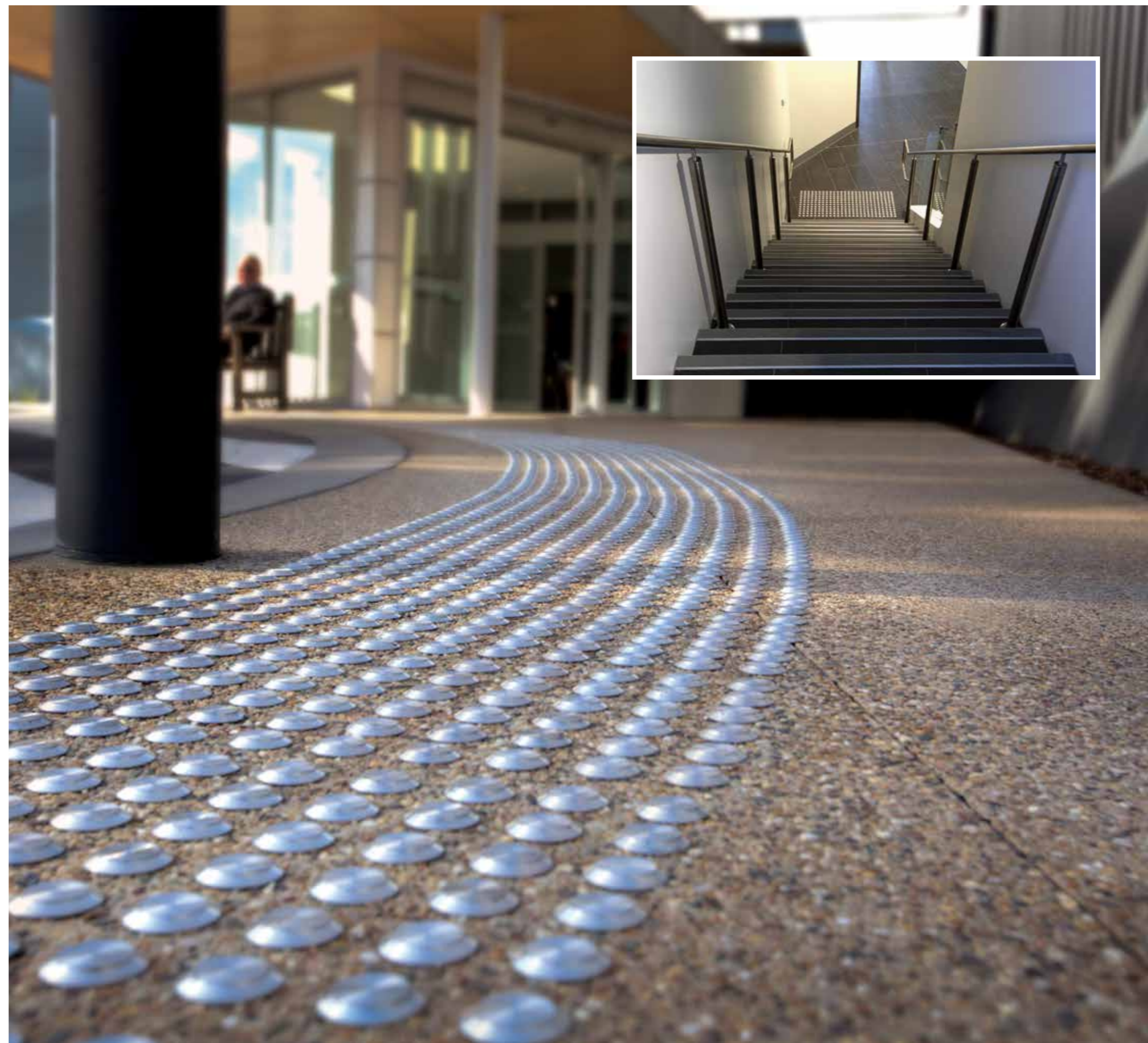
The uniqueness in these products is that DTAC's Ecotac is an environmentally friendly alternative to the classic solid tactile. Whilst it appears identical when installed, the Ecotac features a cupped underside that uses less stainless steel therefore putting less demand on resources and is slip resistant.

DTAC's new Urban Edging is made from hard wearing silicon carbide inserted into an aluminium extrusion. Specially designed by DTAC in Australia, the Urban Edging range is available in a variety of angles and profiles suitable for all stable substrates including carpet. The Urban Edging range complies with slip resistance requirements achieving R13 as well as luminance and fire testing.

"Our DTAC accredited installers will take only three weeks to install the large amount of DTAC tactiles as well as the many stair edges throughout the hospital project," Michael added. "All our installers go through an 18-step accreditation process before going onsite, therefore our clients can be assured that our DTAC trained contractors have the expertise and knowledge when it comes to the compliance and overall aesthetics of tactile and edging installation."

DTAC's work can be seen throughout a number of iconic sites across Australia, including the new NAB building on Bourke Street, Melbourne, Hawthorn Town Hall, the Melbourne Fire Board Complex and Yarra Valley Water Headquarters to name a few.

**For more information contact DTAC Pty Ltd,** Unit 4/11-12 Phillip Court, Port Melbourne VIC 3207, PO BOX 5059, South Melbourne VIC 3205, phone 1300 793 478, fax 1300 780 628, email sales@dtac.com.au, website www.dtac.com.au





Below Bernie Leen & Sons provided demolition services for St. John of God Bendigo Hospital.

Below Techniblock designed and constructed the board piers for St. John of God Bendigo Hospital Redevelopment.



**Third generation family owned and operated Bernie Leen & Sons specialise in all facets of demolition, project management and coordination, asbestos removal and full site remediation.**

“For over 55 years our dedicated and passionate team have been making a name for their efficiency, impeccable standards, safety record, ability to cater to clients varying needs and consistently delivering high quality and cost effective projects,” stated Director Trent Leen. “We manage both small and large projects, long term and short term. We’re renowned for our facilitation and safe removal of asbestos and below ground hazardous materials – a major reason for our contract on the Bendigo Hospital redevelopment.”

Bernie Leen & Sons recycle 75-90% of all onsite waste; meet, if not exceed, all safety guidelines and requirements; work within the designated space without causing damage to surrounding surfaces, buildings and trees or create mess; and always have the necessary equipment on hand to complete the job quickly and safely. “Where possible materials are salvaged and recycled to minimise waste and disposal costs,” added Trent. “This helps our clients with their green star requirements.”

With a fleet of modern demolition and access equipment Bernie Leen can also eliminate the need for excessive hire fees. Their demolition requirements at the Bendigo Hospital were for entry theatres and general ward areas that would later be refurbished. “Doing demolition in an operating hospital has its challenges, especially when you’re removing structural concrete elements for these works,” said Trent. “We used a concrete cracker fitted to excavators for near silent and vibration free demolition. Early on we had to remove a precast stair case from the side of the hospital. Being on a hillside we worked from a benched out section some 12m below and 30m away by using one of the largest boom lifts in the country. It was able to reach out and up to safely dismantle the 4-storey stairwell from the working hospital.”

Other projects Bernie Leen & Sons are a part of include: Deakin University Burwood, Habourtown Docklands, Simonds Stadium Geelong, Werribee Plaza Shopping Centre and ABC Redevelopment Melbourne CBD.

*For more information contact Bernie Leen & Sons Pty Ltd, 9-15 Riversdale Road, Newtown VIC 3220, phone 03 5222 2675, fax 03 5222 4889, email info@bernieleen.com.au, website www.bernieleen.com.au*

**Since 1989 Techniblock has firmly established themselves as foundation specialists.** With extensive experience in the Melbourne building industry, their professional services are the benchmark of quality and value in all reblocking, restumping, underpinning and piling requirements.

As winners of the nationally recognised Australian Achiever Customer Service Award 2015 in the category for Building Repair, Restoration and Carpentry Services, and being awarded by Kane Constructions VIC for ‘Most Valuable Player’ Award 2015 for works at the Austin Hospital, Kane Constructions were quick to utilise Techniblock again on the Bendigo Hospital Redevelopment project.

The Bendigo Hospital redevelopment is a \$630 million Victorian State Government project and the largest regional health works to be undertaken in Victoria. It will provide the people of Bendigo and surrounding areas with one of the best regional hospitals in Australia.

“We were contracted to design and construct bored piers for the project,” explained Techniblock Managing Director Chris Bell. “Of course there were plenty of the usual challenges, excavation works have a habit of exposing unknowns, but nothing we couldn’t overcome.”

Techniblock are Melbourne’s foundation construction and repair experts. Prior to beginning any work one of their expert team will do a site visit and quotation. In some cases a consultation service, as well as Geotechnical and Structural engineers may be required. Techniblock also obtain all relevant Building Permits and Inspections where required, as well as project specific warranty policies on applicable projects.

“Our range of drill rigs are versatile enough to install bored piers for many applications, from domestic, commercial and industrial sites; over easements; telecommunication tower foundations; surveillance camera pole foundations, various footings, including signage and design and construct projects,” said Chris.

Techniblock is a solutions based company striving to assist its clients’ work and achieve the desired outcome. Techniblock’s expertise has been utilised at St. Leonards College Arts Centre, 260 Williams Road Toorak, Ballan Court House and the Richmond Town Hall just to name a few.

*For more information contact Techniblock Pty Ltd, 2/981 Mountain Highway, Boronia VIC 3155, phone 03 9720 7700, fax 03 9720 7600, email office@techniblock.com.au, website www.techniblock.com.au*



Below Helioscreen provided the retractable sunroof for St. John of God Bendigo Hospital.

Below CPE Landscaping installed pathways, provided mass plantings and other landscaping services.



Helioscreen is Australasia's most reputable manufacturer of architectural sun screening systems, with the most comprehensive range of adjustable indoor and outdoor blinds and awnings. Created by Claudette Shakespeare in the late 80's and proudly independently Australian owned, they grew from being a successful distributor of imported fabrics for the window furnishing industry, into a manufacturer focused on building the world's best external sun control systems. Helioscreen's professional team service both domestic and commercial applications, providing luxurious and architectural solutions that are custom designed for each client.

"Our work for the Bendigo Hospital redevelopment is a joint venture between us and our agent, Interior Solutions," informed Elizabeth Damcevski, Helioscreen's Business Development Manager for VIC and TAS. "We're the manufacturer, Interior Solutions is a major supplier and installer of Helioscreen products. At Bendigo Hospital they supplied and installed the Varioscreen Retractable Sunroof. Altogether there are 14 Varioscreens in Helio 100 Aura fabric at this project. Installation took a week to complete in November 2015.

"The biggest challenge was fitting to the old skylight window frames. We weren't sure of their strength or stability. We designed aluminium

box sections that fitted over the window frames and braced them away from the frames. This ensured there was no penetration or possible leaks later while maintaining their structural integrity. The Retractable Varioscreens were then fitted to the frame, and are controlled by a 16-channel hand-held remote control in the administration area."

Helioscreen, Interior Solutions and ClarkeHopkinsClarke architects worked closely with Kane Constructions and the Bendigo Hospital administration to ensure all parties were clear on the overall process from specification through to installation.

Interior Solutions has installed Helioscreen products in other projects such as The Garden House Apartments (Carlton), St Kilda Town Hall, Rex Gorell Volkswagen and St. Joseph's College (Geelong), The Palms (Maidstone), Leica Biosystems (Mt Waverley), Cherry Apartments (Fitzroy), The Loop Bar (Melbourne CBD) and Silverwater Resort (Philip Island). Helioscreen boasts a complete range of dynamic internal and external shading solutions, with re sellers throughout Australia and New Zealand.

*For more information contact Helioscreen Australia Pty Ltd, 32 Wattle Road, Brookvale NSW 2100, phone 1300 766 319, fax 02 9453 0744, email customerservice@helioscreen.com.au, website www.helioscreen.com.au*

CPE Landscaping has been operating for the last 14 years, as an expert in hard and soft landscape construction, commercial irrigation and landscape maintenance in the commercial construction industry.

A proven and progressive company, they offer innovative hard and soft landscaping solutions to government, local Council, commercial and civil projects. CPE have a proficient management team, consisting of skilled project managers, a confident estimating department and talented landscape personnel capable and committed to delivering each project within set time frames. They work collaboratively with their clients to achieve a result, which is second to none.

The company based in Bendigo, manages and delivers large complex landscape projects, throughout Victoria and Southern New South Wales. CPE prides themselves on their commitment to safety across all of their work sites. "We have been excited to work on the St. John of God project with Kane since January this year. Now completed, it will be a great space for people to use for many years to come," says Director Cameron Polsen.

In this project CPE installed exposed aggregate concrete pathways in the main courtyards and reception areas and created a large labyrinth maze using cobblestones, following a design from India. The large

internal courtyard was built for rehabilitation purposes, with steps, ramps, different concrete surfaces and synthetic grass.

"We also planted large feature trees, mass plantings to the car park and courtyard areas. Other landscape items were timber fencing, steel balustrade works, street furniture, stabilised turf and fully automated irrigation systems throughout the project."

The main challenge on this project was access to internal courtyards while the hospital was operational. CPE had to use a crane at times to maneuver material into certain areas while still being aware that the hospital was fully functional.

CPE's current projects are the Bendigo Hospital, RACV Cobram and Margoneet Prison Geelong, with each project having its own obstacles to overcome.

*For more information contact CPE Landscaping, PO Box 2769, DC Bendigo VIC 3554, phone 0427 840 933, email admin@cpelandscaping.com.au or website www.cpelandscaping.com.au*