

# BUILDING QUALITY WITH CARE

MAIN CONSTRUCTION COMPANY : Coombs Barei Constructions  
ARCHITECT : Pruszinski Architects  
STRUCTURAL ENGINEER : PT Design  
PROJECT VALUE : \$30 million



Built adjacent to the existing historical Martin Family building the \$30M Martindale Aged Care Facility offers 126 beds, dining facilities, recreation rooms and lounges to cater for seniors. The facility also includes services to assist in the day to day functioning, including a full-service kitchen, laundry and office spaces.

**Construction managers Coombs Barei have finished work on the 126 apartment Martindale Aged Care Facility.** The building used a hard money tender process and the company beat out four other bidders, says Project Manager Sam Goode. The fixed budget was around \$18 million for construction only.

The company managed the construction of the 4-level project with numerous teams of sub-contractors. The site itself presented the biggest challenge because of local zoning requirements. Regulations dictated that the facility could not exceed the height of the existing Martindale Home – a nearby historic 2-story residence. That set height requirement meant the project had to be designed so that the lower stories were built into the hillside. As a result, the basement carpark and laundry are underground.

Building into the hillside meant considerable excavation at the beginning of the project. Goode says “the project required 10m of fill to be moved to level out the construction site. Then to ensure the stability of the building, 100 bored piers were built with steel caging. These piers were then filled with concrete.”

The facility includes 126 bedrooms all with ensuite bathrooms and their own TVs. The home for seniors also includes lounge and recreation rooms, dining facilities and a café on the ground floor. The basement laundry is connected to every other floor by a chute to deliver dirty linen and clothing from the floors above.

The ground floor contains a full-service kitchen and a separate dishwashing room, as well as offices for the facility’s administrators.

Each floor of the memory-care facility consists of 40 rooms, each are secured with glass doors at precise specifications to accommodate for dementia patients. “The security doors are recessed into the wall,” notes Goode.

Aged-care facilities require specific kinds of construction to cater to a wide range of needs for the residents. “For example, the kitchen has stainless steel tops so all the cabinetry had to be built to ensure that the two materials fitted together precisely. Electrical outlets have to be placed in the kitchen precisely where the specialised equipment will be set up.” The only problem facing Coombs Barei was the three-week delay caused by rain, that prevented excavation of the underground spaces until the ground had dried out sufficiently to ensure stability.

Coombs Barei has been in business for more than 45 years and has 40 employees, five of who had worked full-time on the new Martindale senior home. Goode has recently joined the firm and is helping out with construction of other senior facilities such as the expansion of St. Basil’s Aged Care Facility, which was also won via hard money

tender. Coombs Barei have also commenced the construction of The Storeys – a new luxury apartment building on Surfden Street in Adelaide’s central business district.

Coombs Barei began its life providing formwork to both builders and civil engineers, working on bridges, football stadiums, high-rises and entertainment venues. In 1980, the firm progressed as a major construction outfit in its own right and in 2009 it was purchased by the owners of WUNDA Projects Australia to complement its exclusive fit-out background within the construction sector.

Coombs Barei plans to take on more work like the Martindale facility in the growing senior living sector of the construction industry and will continue to use their expertise towards future jobs.

**For more information contact Coombs Barei Constructions Pty Ltd,** 39 Holden Street, Hindmarsh SA 5007, phone 08 8340 9666, fax 08 8340 9699, email [reception@coombsbarei.com.au](mailto:reception@coombsbarei.com.au), website [www.coombsbarei.com.au](http://www.coombsbarei.com.au)



# A STAINLESS REPUTATION

Superior Stainless Australia manufactured and installed all of the custom-made stainless steel fit out items required at the Martindale Aged Care Facility. The work included the servery, the dishwasher stations, sluice sinks, laundry sinks and benches, kitchen shelving, benches and sink units.

The Martindale project was a substantially large job, much bigger than the average aged care fit out. Approximately double the size according to Superior Stainless Australia Managing Director Neil Chappell. Superior Stainless Australia supplied six sluice sinks – waste disposal sink units required in hospitals and other medical care facilities – at the Martindale facility. The company is able to undertake the complete stainless steel fit out process starting from design and technical drawings to suit the customers available area and requirements to the fabrication and installation of a final finished product.

Time management is important to the company and a superior standard must be upheld. “We’re always on time as if not it can hold up the whole project,” states Neil Chappell. The operation took approximately 12–15 weeks to make the equipment and install at the Martindale Facility due to the staging of the fit out.

Superior Stainless was founded six years ago when Woodroffe Equipment ceased manufacturing, taking over key staff members and equipment.

Current management took ownership of the company in July 2013. The company consists of seven staff who collectively have over 100 years specialised experience in stainless steel fabrication and installation, all of whom were involved in the Martindale Aged Care project.

Apart from the Martindale Aged Care Facility Superior Stainless Australia has completed stainless steel fabrication and installations for a number of hospitals, other aged care facilities, restaurants, hotels and pubs in South Australia. Examples of work that has been done includes The Calvary Hospital, The Regis Playford Aged Care Facility, The Republic, The Moseley and The Cathedral Hotel to name a few. Superior Stainless have also recently completed the stainless requirements at the new Salisbury Command Fire Station and are currently working on The Golden Grove Tavern and The Modbury Hotel.



For more information contact Superior Stainless Australia Pty Ltd, 1/23 Pentland Road, Salisbury South SA 5106, phone 08 8250 3583, fax 08 8250 1583, email [info@superiorsa.com.au](mailto:info@superiorsa.com.au), website [www.superiorsa.com.au](http://www.superiorsa.com.au)



## SUPPORTIVE CARE

PT Design is a structural and civil engineering practice that designs, documents and supervises the building of innovative structures and related site works.

A number of factors associated with the slope and zoning of the Martindale site had to be taken into account when planning the actual structure. The Facility was cut into the slope to counter the height restrictions associated with the zoning in the area and PT Design had to engineer a fill buttress to contain the deep fill material under the building. “We had to address slope stability issues and lateral forces on piles in the fill materials,” said Managing Director Andre Vreugdenburg.

The design incorporated as much precast material as possible to speed up the time required for construction. “Precast walls were used as external cladding as well as loadbearing and bracing elements. Precast flooring was also used to achieve large spans with minimal depth,” he says.

PT Design was established in 1986 and is comprised of a highly motivated and talented team of engineers and draftsmen who are able to bring their extensive experience to their clients needs.

PT Design are currently working on a number of projects in and around Adelaide, some of which include the Ibis Hotel recently completed, Mayfield Stage 1 under construction, Verde Apartments

and East End Apartments both about to start construction and Merchant Apartments in Bowden. Details of these projects can be found on the internet.

The company’s project repertoire also includes designs for education facilities, industrial and commercial spaces, community buildings and medical facilities.

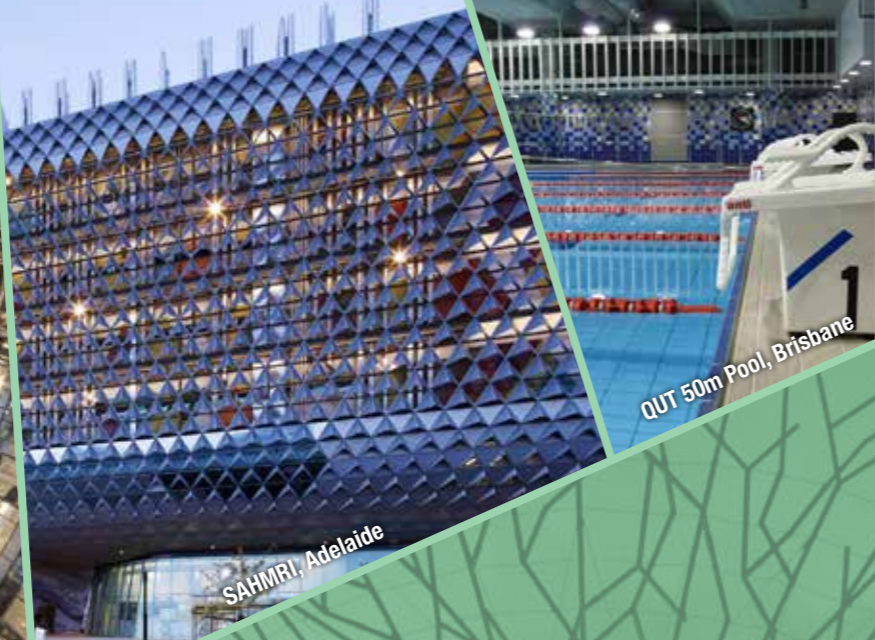
Residential projects are key. “There appears to be a steady rollout now of apartment projects being taken up by investors and owner occupiers,” says Vreugdenburg, with many in key redevelopment sites such as Bowden and St. Clair and well as new projects along urban transport corridors of Prospect, Norwood and Unley.

For more information contact PT Design Pty Ltd, 141-149 Ifould Street, Adelaide SA 5000, phone 08 8412 4300, fax 08 8232 4311, email [ptdesign@ptdesign.net.au](mailto:ptdesign@ptdesign.net.au), website [www.ptdesign.net.au](http://www.ptdesign.net.au)





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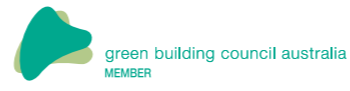


# SUSTAINABILITY

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## CERTIFIED PRODUCTS.

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## A CLEAR OUTCOME

Clearview Windows were contracted to provide the windows and door solutions, architectural glass features and the security doors on Martindale Aged Care Facility, in Gawler SA.

The Martindale project exudes the quality and high end finishes typical for Clearview's specialty residential and commercial work.

This facility has extensive courtyard spaces to allow residents to feel connected to the surrounding environment. To maximise the view for residents, large high performance double glazed facades were required for the space.

Clearview manufactured 9.1m tall windows in two separate sections which were then installed into a sub frame system. While this process was challenging, it allowed Clearview to reduce the need for external equipment onsite during the windows installation.

Aside from the courtyard windows, Clearview also provided AWS window and door suites throughout the facility. Security requirements for memory-care patients required Clearview to install cavity sliding auto doors in the building's interior to allow residents to be secure without feeling shut in.

Clearview started operations in 1977 and currently employs 14 employees of which half were involved on the Martindale project. The company are able to offer a complete range of AWS-tested window and door systems to meet all site requirements, as well as an extensive collection of door products, to which they are soon to add a new product line incorporating full glass folding door systems.

Clearview are currently installing architect-designed products on a number of projects including St. Basil's Aged Care Facility, Riverview Aged Care Facility as well as Hendon Primary School, Burc College campus, and the Avenue Apts in St. Clair.

**For more information contact Clearview Innovative Window Solutions,** 3/74 Prospect Road, Prospect SA 5082, phone 08 8258 8770, fax 08 8281 4027, email [admin@centralglass.com.au](mailto:admin@centralglass.com.au), website [www.clearviewsa.com.au](http://www.clearviewsa.com.au)