



TAKING GREAT CARE

DEVELOPER : Opal Aged Care
MAIN CONSTRUCTION COMPANY : Lipman
ARCHITECT : GroupGSA
STRUCTURAL ENGINEER : Northrop Consulting Engineers
CONSTRUCTION VALUE : \$30 million

Opal Aged Care Bathurst consists of four wings, 164 bedrooms, common lounge and servery areas, a café and reception, offices and training facilities, amenity areas, salon, dining area, onsite laundry, production kitchen and staffroom back-of-house facilities and landscaped areas.

The new \$30 million Opal Aged Care Bathurst is now delivering high quality residential aged care, replacing the old Opal Aged Care facility. The complex, completed in March 2019, was built to address the increasing need for high care facilities in the local area.

The facility has four residential wings around a central service hub. A sweeping driveway fronting Stanley Street leads to the 2-storey building with a 46 bay car park. Extensive landscaping includes deciduous trees, boundary hedge plantings and native shrubs with grassed areas, timber decks and a pergola.

The building provides 8,000m² floor area for 146 bedrooms, lounge and dining, outdoor terrace, salon and café. Outside are seating areas and landscaped gardens for residents. Staff facilities include a generous reception, offices and training facilities, staff education areas, onsite laundry, production kitchen and staff rooms.

“This seems to be a successful arrangement for contemporary residential aged care facilities,” said Project Engineer, Shamus Long. “It’s a workable design and straightforward to build. We recently

completed another residential aged care facility at Kellyville with a similar layout.” Lipman started the Design and Construct contract in 2017 with onsite work commencing in late December. “Our first job was remediation of the riverside site,” said Shamus. “Then we constructed a waffle pod slab in conjunction with screw pile system.”

The main structural design of the build utilised the Dintel formwork system with a quick set up and break down of forms when compared to traditional plywood methods. “We also implemented an ultrafloor system that uses concrete beams as permanent formwork for the floor slabs. The Knotwood aluminium cladding panels were a new product for us, combined with James Hardie Exotec panels we had a quick and quality façade installation,” said Shamus.

Established by Phillip Lipman in the 1966, their original company vision was focused towards ‘cooperative contracting’. Over 50 years later, this is still very apparent in the way the company operates. Their years of experience spans across a range of sectors. Previous aged care developments include 3 and 4-storey developments for BaptisteCare, Anglicare and Gallipoli Health.

Some of Lipman’s recent commercial projects consist of the 12-storey Bligh Street, a mixed use commercial development, 580 George Street for GPT Group, 97 Waterloo Road for Goodman. Also for Goodman was the 78 Waterloo Road Project which was a 5 Star Green Star As Built Certified building.

Industrial projects include a variety of manufacturing and storage facilities such as the Sydney Markets, Veolia Waste Transfer Station in Banksmeadow and the Veolia \$70m Waste Treatment Plant in Woodlawn. Lipman also constructed the exciting \$125 million Wet’n’Wild Water Park at Prospect and Penrith Panthers Stadium. The company not only build these large projects, they also provide sophisticated interior fitout and refurbishment services.

Lipman has offices in Sydney, Bathurst, Ballina and Port Macquarie. Recently the company acquired Lismore based Bennett Constructions and has increased its range across northern New South Wales and south eastern Queensland. The Lipman and Bennett team won the contract for the recently completed \$45 million Ballina Coast High School.

Lipman has won an array of awards across a range of sectors with some unique structures. They won the 2016 MBA Excellence in Construction Award for the \$15 million fitout and refurbishment 580 George Street tower in Sydney. The contract included an

upgrade to the lobby and podium façade and the construction of curved swooping ribbon shaped awnings to the street. In 2018, Lipman won the MBA Excellence in Construction Award for the Incubator Hub at Macquarie University, a relocatable structure of two honey coloured timber pavilions.

An especially complex project, the \$42 million redevelopment of O’Connell Street Public School, won the 2018 MBA Excellence in Construction Award for Lipman. Completed in July 2017, the project involved the adaptive reuse of the Old Kings School site on the Parramatta River for the Department of Education. There was a substantial heritage component to the construction with the remodelling of structures originally built in 1836. Excavations revealed artifacts from early European settlement and the entire site is listed on the New South Wales State Heritage Register.



For more information contact Lipman, (Sydney) L6, 66 Berry Street, North Sydney NSW 2060, (Bathurst) 2a Piper Street, Bathurst NSW 2795, phone 02 9955 7000, email lipman@lipman.com.au, website www.lipman.com.au

Below GroupGSA carried out the design drawings and detailed documentation for the interior and landscaping for the project.

Below Adaptive Interiors completed the full joinery package, which included wardrobes, kitchen cupboards, benchtops and vanities.



Award-winning multi-disciplinary design firm, GroupGSA has just delivered a project for Opal Aged Care, including architecture and interior design. The 2-storey, 146-bed residential building projects a contemporary residential character, utilising materials associated with the central tablelands region such as, face brick, timber and stone. The building is located and orientated to maximise access to communal courtyard spaces and enhance the relationship to the river and district views of the Bathurst region.

The building planning provides open, inviting spaces that bring residents together, creating a sense of community, as well as a variety of intimate bedroom types which offer choice to residents. Additionally, it allows Opal to provide the highest level of care and amenity for residents, including the provision of a specialist dementia wing. "The Opal Bathurst building responds directly to its regional location, delivering a highly functional, contemporary response. It allows our client to provide a variety of wellness and lifestyle options and the highest level of care for residents," said GroupGSA Associate Director, Ming-Yang Xu.

For more information contact GroupGSA, phone 02 9361 4144, fax 02 9332 3458, email sydney@groupgsa.com, website www.groupgsa.com



Adaptive Interiors is an established commercial interiors company offering comprehensive joinery and fitout services including consultation, manufacturing and installation. For Opal Aged Care Bathurst, Adaptive Interiors supplied the complete joinery package, which included receptions, cabinetry and specialty ceilings and wall linings. Prototype bedroom joinery commenced in August 2018 with works completed in mid February 2019. This included bedheads and wardrobes, all bathroom vanities, kitchenettes and nurse stations. A significant amount of stone was also included in the scope – fitted to the vanities, nurse stations, serveries, café, hair salon and the main reception.

"We kept a good pace throughout the project" said Projects Director, Lorin Urquhart. "The milestones were met, and a high quality finish was achieved. A key challenge of this type of job is always logistics – usually limited storage onsite. We had a regular schedule of two deliveries weekly and maintained steady momentum. The real success in delivery always comes down to our people and planning – quality tradespeople onsite backed up by experienced support staff in the factory"

Adaptive Interiors has worked on previous Lipman sites including fitouts for Molong and Griffith Ambulance stations, and the operation

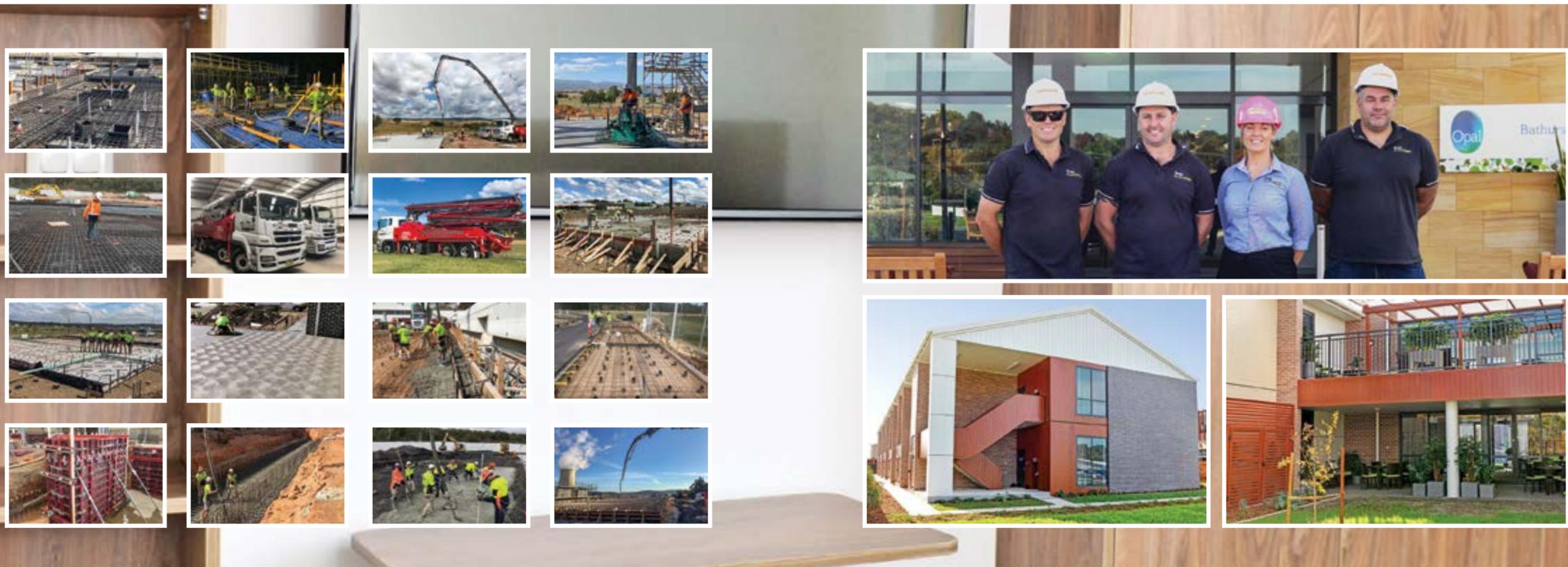
is ideally geared toward servicing any volume cabinetry and commercial joinery jobs. Recent commercial joinery projects of this scale include Loft Apartments, Sutherland NSW (67 living units, kitchens, laundries, robes) and the multi-level Commonwealth Superannuation Centre (CSC) in Canberra. The \$1.6 million joinery CSC package included detailed reception and breakout areas, specialty wall panelling, feature ceilings and timber sliding doors.

Established in 1988, Adaptive Interiors has years of experience in the internal fitout of office space, medical centres, hospitals and aged care facilities. "Joinery is a centrepiece in any commercial space and needs to be functional as well as stunning. We focus on finding practical results for the project stakeholders – experience means so much – we can advise on pitfalls in design and enjoy the challenge of meeting the clients objectives with a creative approach," said Lorin. The company head office and plant is located in Wagga Wagga, with a second manufacturing facility in Wetherill Park, the combined capacity means Adaptive is well placed to service markets in Sydney, Canberra and Melbourne.

For more information contact Adaptive Interiors, 24 Jones Street, Wagga Wagga NSW 2650, phone 1800 064 474, email sales@adaptiveinteriors.com.au, website www.adaptiveinteriors.com.au

Below Beecham Concreting supplied and installed the floor ground formwork, as well as concrete pumping, placing and finishing.

Below Fordy's Plastering installed Knotwood Aluminium panels and James Hardie's ExoTec® to the façade of Opal Aged Care Bathurst.



In March 2018, Beecham Concreting started onsite work at Opal Aged Care Bathurst. The contract included pumping, placing and finishing of concrete for floor and suspended slabs. The company also supplied and installed the formwork for the ground floor of the facility. With up to 20 workers onsite during peak periods Beecham Concreting completed the job within the programmed schedule.

Beecham Concreting provide concrete services for slabs and other structural elements as well as a variety of finishes including decorative, stamped, stencilled, and coloured along with exposed aggregate and textured features. Other services include concrete pumping.

The company works the central west to Sydney servicing the commercial and industrial sectors. Beecham Concreting also has a strong presence in the domestic sector and provides concreting services for residential slabs and driveways.

Established in 2006, Beecham Concreting is a team of 20 dedicated professionals supplying concrete pumping, placing and finishing services including formwork and concrete reinforcement. They are fully equipped for large scale jobs with two pumps, a 40m and a 35m Z fold boom pump.

Recently Beecham Concreting started the pumping, placing and finishing concrete for the floor and suspended slabs at another Opal Aged Care in Lithgow for Lipman. They have completed concreting works for similar aged care facilities in Bathurst, Orange and Oberon.

“We do a lot of work for civil and landscaping companies with driveways, paths and retaining walls,” said Amanda Beecham. “Recently we made precast concrete tilt-up panels for a warehouse in Bathurst for Lipman.”

For more information contact Beecham Concreting, mobile (Brad) 0415 322 102, email enquiries@beechamconcreting.com.au, website www.beechamconcreting.com.au

Fordy's Plastering specialises in the supply and fitting of all types of exterior cladding and interior linings including professional plastering services for commercial projects in Orange and across the central west of New South Wales.

Starting in April 2018, Fordy's Plastering supplied and installed aluminium cladding panels to the façades of Opal Aged Care Bathurst along with the James Hardie product, ExoTec®, for boxing in services equipment. All of Fordy's Plastering's 12 full time installers along with 10 subcontractors worked on the project for 12 months.

“At Opal, we used Knotwood Aluminium panels for the external cladding, it was a new product for us,” said Director, Adam Ford. “The installation was a seamless process and we have now become suppliers and licensed installers of Knotwood for the Central West.”

“We had a tight time frame, especially when integrating some late design changes,” said Adam. “The last couple of weeks were all go, go, go and we completed the installation successfully and on time. The scale of the installation was also challenging, we needed up to 1,000m² of panels and sourcing that number of panels required some timetabling.”

Established in 2014 by Adam and Suzi Ford, Fordy's Plastering supplies and installs gyprock for internal walls and ceilings for new structures, renovations and repairs, as well as custom coatings and textures and onsite inspections for remedial work.

Fordy's Plastering also offers managing contractor services which they carried out at Accumen Office in Bathurst from late 2018. “We did the all the internal works at Accumen including the electrical wiring and the tiling. The future for Fordy's is to further expand our range of works to include comprehensive building services as well as our quality plastering,” said Adam.

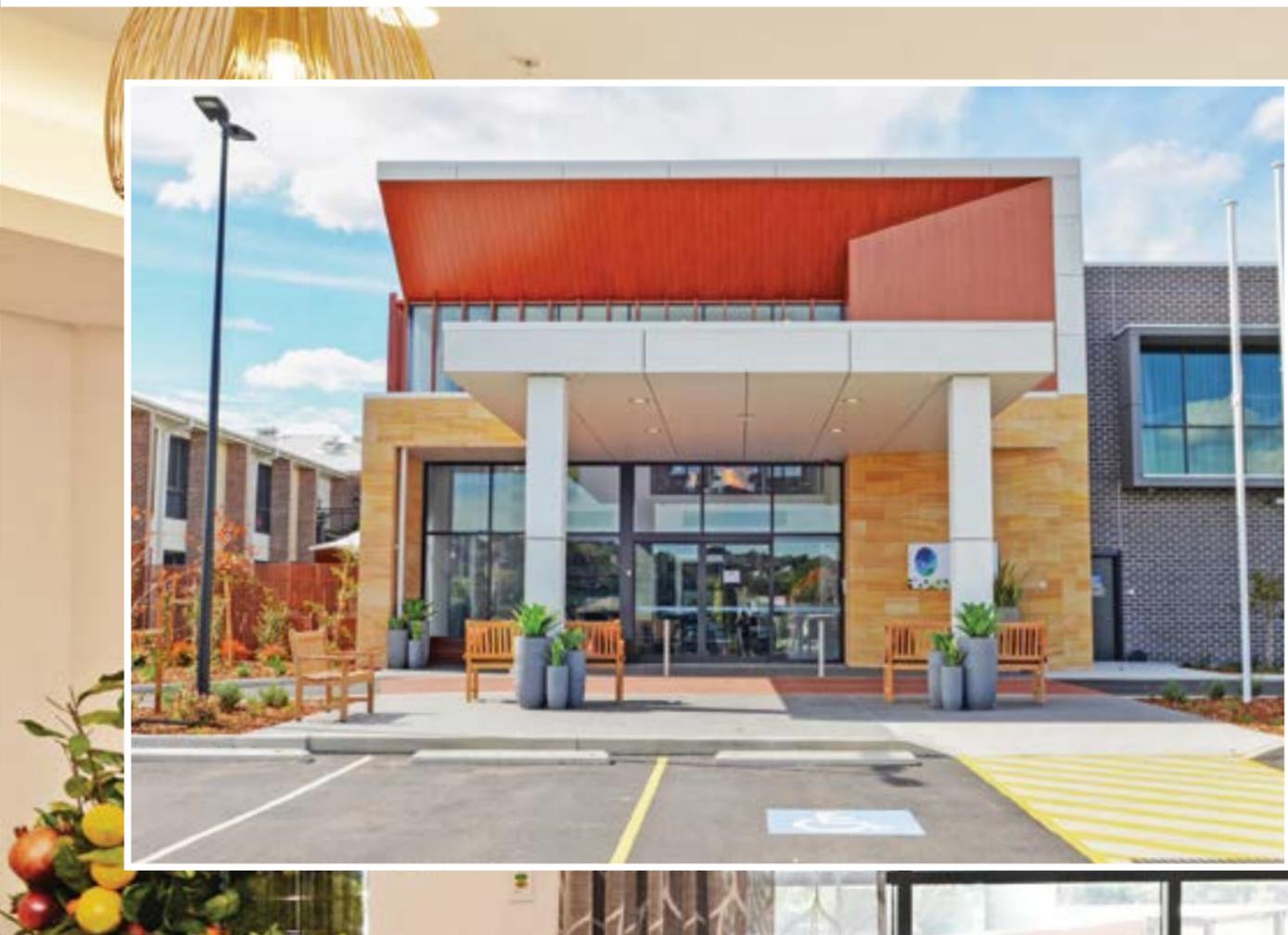
Other projects for Lipman include Molong Hospital where Fordy's Plastering carried out internal plaster work and the external installation of ExoTec®.

For more information contact Fordy's Plastering, Unit 4, 243 McLachlan Street, Orange NSW 2800, phone 0423 454 767, email admin@fordysplastering.com.au, website www.fordysplastering.com.au

Below Central West Waterproofing completed a complete waterproofing package for the Opal Aged Care Bathurst development.



Opal Aged Care Bathurst, New South Wales



From June 2018, Central West Waterproofing (CWW) was onsite at Opal Aged Care Bathurst with a team of six workers supplying waterproofing services to the concrete structure. The application included the slabs, lift pits and plant decks as well as all the balconies. Internally, CWW waterproofed all the wet areas including 146 bathrooms, the kitchen and laundry areas. Outside work included waterproofing blockwork retaining walls as part of the landscaping.

“It was an ambitious project, a large scale construction,” said Project Manager, Scott Reynolds. “The programme was tight and we completed on time, delivering a quality finish.”

“We’ve worked with Lipman quite a few times and recently finished at Molong Hospital where we applied waterproofing in the main building and to Stage 2, the ambulance station,” said Scott.

CWW also has a strong presence in the domestic sector in and around Bathurst. Employing 16 staff, their services include the application of traditional torch on membranes and spray on waterproofing systems for all structural concrete, wet areas, retaining walls and shower repairs. The company is expanding into Canberra while maintaining their operations in the central west, investing time and training into

their spray on products and applications. “Our focus in Canberra includes our services in the application of spray on membranes,” said Scott. “We offer a spray on polyuria waterproofing membrane and paint on surfaces including Epoxy for flooring. Spray on membranes are certainly cost effective in terms of application time and keep the build to programme.”

“We are targeting the commercial market in Canberra. Currently we are at work at On Forbes, a 9-storey apartment building with podium. We are waterproofing the structure and balconies as well as the rooftop for plantings,” said Scott

Another successful large scale project for CWW is Union Court Student Accommodation building, completed in 2018, for the Australian National University.

For more information contact Central West Waterproofing, 2/8 Ralston Drive, Orange NSW 2800, phone 02 6361 9328, email office@centralwestwaterproofing.com.au

Below Markham Global applied their spray on hydrogel concrete sealer AQURON 2000 MEDI+ to Opal Aged Care Bathurst.

Below Salex Ceilings fitted the coffered plasterboard ceilings, plywood substrate and partitions throughout the project.



AQURON 2000 MEDI+ **MARKHAM** adding life to concrete

Markham Global specialises in the supply and application of concrete waterproofing, moisture control and sealing solutions.

In December 2017, Markham Global's estimating team started two months planning and value engineering discussions with Lipman's construction team to achieve a durable and moisture proof surface to the concrete floors of Opal Aged Care Bathurst. "We applied AQURON 2000 MEDI+ to the concrete floors at Opal, it is an acrylic enhanced hydrogel treatment designed for aged care, which permanently seals the concrete against the ingress of moisture borne contaminants and bio-fluids," said Will Pepping, Project Consultant.

"Our AQURON products give the equivalent to 14 days water cure when applied to fresh concrete and eliminate the need for a medical/topical sealer as it provides moisture control and a hygiene protection under floor coverings. The use of AQURON typically enables the construction company to remove the costs and labour associated with a floor grind as AQURON is compatible with all floor adhesives. The resultant savings in time and money are significant," said Will.

Markham Global provides a comprehensive service of product supply and application. "All our applicators work directly for Markham so we

can assure a professional and quality finish with guaranteed quality assurance," said Will.

Markham also are manufacturers and applicators of products such as concrete admixtures designed for the marine environments and basement waterproofing. Markham Global has been successfully implementing their products across a range of conditions, having treated over 4,000 concrete structures in Australia, New Zealand and the UK, for over 20 years. The company offers project management for the construction and civil sectors and has a team researching products and systems that are environmentally friendly, cost effective and easy to use.

"We have recently applied AQURON at Nepean and Gosford hospital projects and many aged care projects around Australia and New Zealand. In May 2019, Markham completed work at Opal Aged Care Springwood and are about to start several others around Australia," said Will.

For more information contact Markham Global, phone 1800 693 694, mobile (Will) 0429 841 637, email ausdownloads@markhamglobal.com, website www.markhamglobal.com.au

Salex Ceilings is an interior fitout contractor with over 20 years experience in the supply and installation of plasterboard walls and ceilings. Salex Ceilings also supply and install external cladding as well as joinery and cabinetry services.

In June 2018, Salex Ceilings started onsite at Opal Aged Care Bathurst with 25 installers at work for eight months. The scope of work included fitting all the plasterboard ceilings and partitions throughout the facility as well as plywood substrate for plasterboard finishes in the kitchens and bathrooms.

In the main lobby, Salex Ceilings fitted joint strips behind the edges of the plasterboard sheets, creating a shadow line to the plasterboard walls. This required some precise cutting and fitting to leave a neat articulated surface. The company also installed coffered ceilings in the lounge and dining rooms, a feature that added depth and texture as well as convenient placement for the light fittings.

"We worked to a tight timeframe and completed a quality job," said Estimator and Contracts Administrator, Bill Awad. "Generally we work in the Sydney metropolitan area but we're always ready for regional projects. Salex is able to meet the challenges of transporting

and storing materials as well as sourcing and accommodating a suitable work crew."

"We have a good relationship with Lipman and have worked on a number of aged care facilities for them over the past five years including Auburn Gallipoli which we completed in April 2018. That job was similar to Opal at Bathurst and we also supplied and fitted aluminium panels to the façades as well as timber linings to the walls and ceilings."

"Also for Lipman, we recently completed addition to Arden School in Epping. As well as internal plasterboard partitions and timber linings we installed aluminium cladding to the 5-storey façade and anodised aluminium skirtings to the laboratories and computer rooms."

For more information contact Salex Ceilings, 350 Hume Highway, Bankstown NSW 2200, phone 02 9793 3303, email admin@salex.com.au