

Incorporating **Rintoul**

High Quality Health Projects for Special Clients

A W Edwards has again demonstrated its exceptional skills in building special projects by successfully completing the \$62m St Vincent's Biotechnology Precinct project and expediting design and construction of the \$80m Norwest Private Hospital.

St Vincent's Biotechnology Precinct

This complex, services-intensive project incorporates state of the art medical research facilities for St Vincent's Research, the Victor Chang Institute and the Garvan Institute.

The main feature of the delivery of this highly successful GMP project has been the high levels of consultation and cooperation demonstrated by both the client team and the AWE team.

From the earliest pre-contract phases, A W Edwards has helped lead a close dialogue to find the best means of completing the design and detailing for construction and incorporating many changes required within the contract price and time. By refining the design and applying its detailing and construction expertise, the AWE team found that it was able to absorb most of the changes; some of significant scope and impact.

Noteworthy features of this project include:

- Complex and diverse building services serving five levels of research laboratories and animal holding rooms
- Strict biomedical security controls requiring regular certification by the Australian Quarantine Inspection Services
- Many fume cupboards requiring detailed exhaust riser coordination



North Facade of the St Vincent's Biotechnology Precinct

- Individual plant rooms for air handling and other services to serve each floor
- Physical containment rooms requiring pressure differentials and HEPA filters.

The AW Edwards team's approach to this project has always been to achieve the best possible outcomes for the client and has achieved this by working in a highly cooperative and consultative manner.

PROJECT SNAPSHOT

CLIENT	St Vincent's Research & Biotechnology Precinct
Total Contract Value	\$62m
Site	405-411 Liverpool St, Darlinghurst, NSW
Construction Period	89 weeks
Project Manager	Savills (Aust) Pty Ltd
Architect	Daryl Jackson Robin Dyke Pty Ltd
Structural Engineer	SCP Consulting



Laboratory areas ready for benching and equipment

A W Edwards Pty Limited

131 Sailors Bay Road
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Perspective of completed hospital & medical centre

Norwest Private Hospital

The contract for this design and construct project was negotiated as a result of the success of the Campbelltown Private Hospital delivered by A W Edwards on a similar basis for the same client and completed in 2007.

The Norwest Private Hospital project consists of two main portions, the four-storey Private Hospital and the three-storey Medical Centre. Excavation for the project



Under construction June 2008

commenced in January 2008. The Hospital structure was completed in 14 weeks and the ground floor of the Medical Centre is also complete. Despite significant inclement weather delays, the project is on programme.

The hospital will have 170 beds, 10 operating theatres, an Emergency Department, Intensive Care Unit, various specialist ward areas (Maternity, Cardiac, Orthopaedics, Paediatrics etc) and a range of retail spaces on Ground Floor. There also is space allocated on the ground floor for Medical Imaging, Nuclear Imaging, Physiotherapy and Pathology. The Medical Centre, connected to the Hospital via a link structure, will contain three floors of specialist strata medical suites.

Car parking for 700 cars, mostly under cover, and extensive external landscaping to fit with the Norwest Business Park Development Control guidelines will also be provided.

The project is progressing well and is scheduled for completion in August 2009.

This newsletter showcases two examples of the type of project in which our company has exceptional capability. Complex health projects nearly always involve significant technical skills, detailed planning and attention to detail.

In each case the client teams understood the importance of engaging a construction organisation that possessed the experience, skills and flexible approach needed in such circumstances. Both approached A W Edwards and negotiated the contracts for their delivery. Our services commenced early in the pre-contract stages and we were able to assist the clients' budgeting and other decisions with cost planning, construction planning and assistance with design considerations.

The outstanding results achieved at the St Vincent's Biotechnology Research Centre arise from the teamwork applied on both the client's and our side. This high cooperation leading to high performance was a direct result of A W Edwards' close involvement with this project while it was still in its design phases. Early, detailed planning allowed us to help solve the many complex issues arising from the high standards set in the designs and specifications.

The excellent progress achieved on the Norwest Private Hospital is a reflection of the high levels of communication established and our excellent understanding of the client's expectations arising from the earlier Campbelltown project. Again, our approach to the Norwest project has always been to achieve the best possible outcomes for the client within their budget.

In both these projects, the client teams knew that, to procure the special capabilities needed for their projects it was wise to negotiate with a builder that they knew could provide them. In our case, we understood the responsibility we had to meet these high expectations.

We are pleased to report that we are well on track to meet those expectations.

When you are next considering your special project, whether it is a health project similar to these or a commercial, industrial or other institutional project, please remember that projects of this nature naturally suit us well. Please don't hesitate to call me to discuss your special needs.

We wish you continued business success throughout 2008.

Malcolm Edwards – Director
Bruce Edwards – Managing Director

PROJECT SNAPSHOT

CLIENT	Caversham Property Pty Ltd (a division of the Aspen Group).
Hospital Operator	Healthscope Limited
Total Contract Value	\$80m
Site	Norbrik Drive, Bella Vista, NSW
Construction Period	86 weeks
Project Manager	Health Projects International Pty Ltd
Architect	Health Projects International Pty Ltd
Structural Engineer	M+G Consulting Engineers