

SYDNEY ADVENTIST HOSPITAL CONSTRUCTION MANAGEMENT PLAN



CONSTRUCTION MANAGEMENT PLAN

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Issue A

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Introduction

The Project comprises staged alterations and additions to the existing hospital, including:

Stage 1A – construction of first stage of CSB extension, multi-deck car park and extensions to at grade car parks, temporary car park and perimeter road, landscaping works, upgrading of services and refurbishment works.

Stage 1B – construction of second stage of CSB, regrading and resurfacing of loading dock and landscaping.

Stage 2 – construction of concourse, arrival podium and main entry road works, education centre and refurbishment works.

Stage 3 – demolition of existing Shannon Wing and replacement with new wing and ancillary car parking, relocation of Bethel House and Memorial Fountain and refurbishment works.

The proposed works comprise a total additional gross floor area of 27,993m² for the hospital and 3,490m² for the education centre. The combined works have a capital investment value of \$283.3 million. The project is expected to generate a significant number of employment opportunities, including an additional 375 staff, 166 doctors and 236 nurses on a normal peak day.

Scope of Construction Management Plan

The scope of this CMP covers the following:

- The construction and commissioning of the Hospital Works as outlined in the Environmental Assessment issued to NSW Department of Planning on 27 June 2010.
- The construction of a multi Storey Car Park
- The construction of several permanent and temporary on grade Car Parking Areas
- Extensive Landscaping works
- Road alterations to the hospital and External Areas.
- Services Upgrades.

The Construction Management Plan is prepared to manage the occupational health and safety on this project. It should be based around the Main Contractors systems and will comply with the Australian Standard 4801, Workplace Health and Safety Act, Workplace Health and Safety Regulation and the Code of Practice. A copy will be retained on site and issued upon request.

Design Team

The Design Team for the project includes a group of qualified experienced consultants. This team includes: Architect, Town Planner, Geotechnical Engineer, Contamination Consultant, Traffic Engineer, Acoustic , Hydraulic, Mechanical, Electrical, Structural Engineer, Civil Engineer, Quantity Surveyor, BCA Certifier, Accessibility Consultant and Bush Fire Consultant.

Management / Site Team

Prior to and including the construction Phase of the development Management and Site staff will meet regularly to discuss items such as site safety [OH+S], Traffic management for material deliveries and general construction deliveries to site. Regular invitations to site meetings will apply to organisations including Work Cover, and Unions with the main emphasis on safety. Management and site staff will include Project Manager, Contracts Administrator, Site Manager, First Aid Officer, Site Labourers and Delivery and Material Manager.

Main Contractor

The main Contractor has not yet been appointed. As part of the tender process the Main Contractors ability and experience in dealing with projects of the size, scale and complexities will be reviewed. Only contractors with proven records in site safety, planning and coordination will be chosen.

Contractor and Sub Contractor

Contractors and Sub Contractors engaged will be appropriately site inducted prior to commencing work. All relevant documents for building in NSW will apply to all personnel on the site to include insurance, OH+S documentation and trade licenses.

Contact Details and Site Accommodation

The site supervisor shall be housed in a work shed which will be located at the immediate entrance to the site area. This work shed shall have assigning in and induction room, where all visitors and workers should report on arrival at site.

Site Access

Site access may take place at two locations; one on the Fox Valley Road, and the other on the Commenarra Parkway. The Main Contractor, once appointed, will be responsible for the siting of these elements in discussion with the Hospital.

Signage

All signage on site and off site, for traffic issues, shall be large enough to be clearly understood and will be fit for purpose.

Hours of Work

The hours of work, including delivery of materials, will be in accordance with the development consent.

Public Relations

A community consultation officer will actively communicate with the community throughout the duration of the project. The hospital will remain fully functional during the construction, and it is important the clear communication occurs between staff, patients and visitors, as well as the surrounding neighbourhood.

Hoardings

Hoardings will be erected along prescribed and agreed site boundaries with the hospital. This will protect cars, bicycles and pedestrians. An application will be made to council prior to the start of construction and for this and a permit to locate site sheds and storage containers in the appropriate agreed location. Safe access to pedestrians and patients and visitors will be a priority.

Demolition and Existing Conditions

Prior to the work on site commencing a dilapidation report will be completed by a Structural Engineer of surrounding buildings and structures.

Cranes

Tower cranes will facilitate construction of the car park and medical buildings. A work method report and drawing showing weights and extent of reach will be included in the report.

Forklifts

The use of forklifts will make the transfer of smaller supplies from the loading area to site and its surrounds. The use of forklifts is subject to a comprehensive work method report being approved.

Traffic Management Plan

During the construction of the development a Traffic Management plan will be incorporated into the CMP. The movement and flow of the construction traffic cannot interfere with the safe access to the Hospital of patients, staff and visitors. A large part of the management will be during the construction of the Car Park structure, which is when the majority of displacement of users will take place.

Noise Management

The criteria for Noise Management from construction activities are aimed at maintaining a level of comfort for both the patients and workers within the Sydney Adventist Hospital, but of surrounding properties. As a result of the sensitivity of this the Acoustic Engineer is to set the criteria at the Australian Standards, but the noise management is subject to constant review and discussion.

The determination of noise control methods will be dependent on the particular activity and construction equipment being used at that time.

Where a particular activity is found to be generating an unacceptable noise, alternative means of construction may be sought.

Acoustic barriers are an effective means of reducing noise, and can be located either at the receiver or at the source.

Silencers can also be utilized, should the construction equipment be suitable.

Vibration Management

Vibration Management is to be closely monitored, especially around patient buildings. Shut downs of certain areas, like operating theatres, may be required when work takes place. The Australian Standard for Peak Particle Velocity will be recommended, but individual cases may be monitored at a higher standard.

Waste Bins

Waste bins including recycling product will be positioned in appropriate areas throughout the site with regular collections required.

Soil and Water Management Plan

The Main Contractor will manage and seek to avoid impacts of earthwork on the environmental values of surrounding services. Environmental and Human health risks to construction workers and surrounding inhabitants, arising from the disturbance of any land, shall be controlled.

The following mitigation efforts will be put in place if required:

- Erosion and Sediment control drawings suitable for site personnel to implement.
- Install silt fences and other devices if required
- Install rumble pads and wheel wash areas at the site exit points to ensure minimization of debris moving off site
- Stockpile materials such as soil and mulch away from drainage lines

Safety

A safety committee will be set up and has to comprise of a broad range of sub contractors on site, e.g., electrician, plumber, form worker.

Incident Reporting

All project and sub contracting personnel shall be responsible for the reporting on all incidents and near misses to their supervisors and will complete a log of such incident.

This will allow the incident to be addressed and measures put in place to ensure no repeat occurs.

Environmental Site Inspections

Environmental site inspections will take place as required and observations will be reported to the Site Manager

Dust Control Plan

Temporary Garbage chutes will be used in construction of the tower building. At the base bulk bins will collect the refuse. The devices will be fitted with hoses to ensure that garbage is dust free as it falls down the chute. Wherever possible wet processes shall be used to minimize the dust emissions.

Tree Protection

Prior to work commencing on site the existing trees that are to be retained, plus any additional trees that may be in proximity to construction traffic will be protected with staking and mesh positioned to the exterior. All care is to be taken to ensure these trees are protected, and all works will be carried out in discussions with the Arborist.

Conclusion

This Construction Management Plan has been prepared in response to the Director Generals requirements for the development.

As a contractor has not yet been appointed the report highlights the methodology of the construction and had addressed how the major elements of the construction may be dealt with.

The Main Contractor, when appointed will further develop this plan and tailor it to meet their requirements and systems.