

PHOENIX RISING - FROM DESTRUCTION TO RECONSTRUCTION **TIMELINE OF EVENTS**

Commencement of make safe. Once the HAZMAT controls were implemented the next challenge was to make the fire-damaged building safe without disturbing the crime scene which required further investigation from the authorities. Within a 12hr turnaround Lanskey Constructions procured a 30 tonne excavator and commenced the delicate dissection of the building utilizing mechanical grabs to enable the authorities to enter the site safely. This intricate demolition process took two weeks to complete - imagine trying to play a game of Jenga with large structural steel components.



6<sup>th</sup> JAN 2015

Lanskey Construction received the order to demolish the rest of site, (which took approximately 4 weeks). During demolition of the main warehouse, Sydney experienced one of its worst storms in decades, which caused damage to the adjoining warehouse, this was due to the highly intense wind velocity which caused uplift on the warehouse roof and literally tore down structural steel members supporting the roof. As a consequence, Lanskey Construction was required to make the collapsed building safe and relocate the clients stock to another warehouse, remove and dispose of the old roof and structural steel members, realign the precast panels, fabricate and install new structural steel members and fabricate and install the new roof, all while demolishing the fire damaged main warehouse and offices.

2<sup>nd</sup> FEB 2015

Construction commencement. During the construction the end user engaged a private architect to ensure that the agreed design met their own requirements.

Working closely with the project architect and the client appointed architect was complex to say the least, each having a different outlook on the design, but we always managed to find common ground. The engagement of Lanskey Constructions was based on a construction management role where Lanskey Constructions was required to obtain three reputable contractors quotes and recommend the most appropriate contract based on cost and experience. During this process Lanskey Constructions had to manage the budget of \$6.5M and complete the construction within the 7 months allocated.

During the construction we endured a three week period of inclement weather which extended our program to approximately 8 months and we managed to complete the project within the allocated construction period.

One of the most challenging aspects of the construction process was the erection of in situ precast panels which were required to be poured on site, cured and erected utilising a 400 tonne crane in a tight space whilst maintaining operations of the neighboring businesses.

The other challenging aspect was the construction of a 525 cubic metre OSD tank which had been imposed by council authorities, this tank had been constructed directly perpendicular to the building which made access to the site near impossible until the top slab had been poured cured.

20<sup>th</sup> NOV 2015



5<sup>th</sup> JAN 2015

First week back in the office from our Xmas break Lanskey Constructions receive a phone call from our Client Vero insurance to investigate the fire damage of a building on 36 South St Rydalmere. Upon inspection of the site it was determined that there had been a chemical spill within the Waterco

Building (which sells pool supplies) that had exploded during the fire.

Effective immediately Lanskey Construction were engaged to make the site safe to ensure that there was no exposure to harm to neighbouring personnel or to the immediate environment. Hazmat barriers had been strategically placed to protect the local waterways from any further chemical spills and Lanskey Construction implemented their environmental management plan.

30<sup>th</sup> JAN 2015

Investigators confirm that the fire was due to an electrical malfunction in mechanical plant within the warehouse.

2<sup>nd</sup> MAR 2015

Design Commenced. During the design stage we were able to cut construction cost by introducing light weight construction methods in lieu of the old bricks and mortar. With the savings the end user was able to concentrate on the internal design and introduce modern age technology within the offices which was not in place prior to the fire. Cost saving was also achieved by salvaging the existing suspended slab which was approved by the Structural consultant.

21<sup>st</sup> SEP 2015

Completion of design.

25<sup>th</sup> SEP 2015

Submission to council.



7<sup>th</sup> SEP 2016

Practical and hand over of the warehouse and offices.

2<sup>nd</sup> DEC 2016

Waterco Official Opening

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