12 – Maintenence Strategy

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Memorandum

23 February 2018

To	NSW Department Of Education & Communities		
Copy to			
From	Sait Buzgan	Tel	02 9239 7329
Subject	Maintenance Strategy for Waitara PS Scheme Design	Job no.	212610846

Design Report

Maintenance Strategy Report

This memorandum is in relation to 1.3.1 which refers to section 08 of volume 2 – Contractually Required Project Reports.

Strategy

A Maintenance Strategy has been considered and developed during the preparation of the Schematic Design. Forming part of the Whole of Life, Value for Money and Facilities Management principles set out in the EFSG.

Components

Construction components are of the high and appropriate quality, cost efficient and effective.

Providing longevity, low maintenance and representing value for money to the school and DOE.

Objectives

The construction materials and design selected have considered three primary objectives:

1. Long-Term Maintenance: Materials requiring low-cost maintenance over a long period-of-time have been considered and incorporated during the design development of the project.

2. Access: Access is a primary consideration associated with maintenance; the design has considered future access to maintain the building and limit disruption to teaching spaces where possible.

3. Quality: The quality of materials is also fundamental to the maintenance strategy. The design and materials specified are robust and appropriate for the activities within the building.

Site Access (1.3.2)

There are pedestrian entrances on Edgeworth David Ave, Myra St and Highlands Ave.

There is a vehicle entrance off Highlands Ave to an existing carpark and to access bins.

Traffic Impact Assessment (TIA) done for overall traffic impacts. Refer to TIA within Schematic Design Report and landscape proposals.

Plant Accessibility (1.3.3)

Where possible plant has been located at ground level to facilitate easy access to maintain the equipment.

Where plant and equipment is located on the roof, access for maintenance has been achieved by incorporating external “cat” ladders (within locked rooms) to permit routine and planned maintenance to be undertaken. Safe access is possible via a roof hatch with guarding and an access walkway and anchor points provided on roof for maintenance staff.

In addition to this, as the building has recently been amended from a non air conditioned building to an air conditioned building, the plant enclosure on the roof may require an upgrade to the current access system.

Cleaning Solar Roof Panels (1.3.4)

Solar panels are generally self cleaning but in particularly dry areas or where panel tilt is minimal, dust and other substances such as bird droppings can build up over time and impact on the amount electricity generated by a module. Unless this is the case, solar panels can rely on moderate to heavy rain to keep them clean. Otherwise panels can be inspected every 6 months and cleaned with a soft brush and water. Access to the roof panels can be gained through the access walkway installed along the roof perimeter.

Materials (1.3.5)

Externally, materials have been selected to reduce the likelihood of on-going maintenance. Anodised

window frames, powder coated louvres, timber look vertical shade blades and cladding, colourbond klip lock roof, fibre cement panel cladding make-up the primary palette of materials. All colours selected are to be ‘off the shelf’ to avoid any issues with replacement of materials.

High impact plasterboard lined walls have been provided within high traffic areas to improve durability.

Window Cleaning (1.3.6)

A proposed window cleaning strategy facilitates cleaning of the buildings windows.

Level 1

Level 1 windows are cleanable both internally and externally from ground level by an operative utilising a pole. The external ground levels around the perimeter of the building are generally flat and accessible to facilitate access.

Levels 2, 3 and 4

These windows are cleanable both internally and externally from a scissor lift by an operative utilising a pole. The external ground levels around the perimeter of the building are generally flat and accessible to facilitate access.

There is also one bay within the windows of the home bases that is openable. This can be used to access and clean the fixed window panels. A harness and hook from the roof can also be used as an alternative option to gain access to the windows.

Changing Lights (1.3.7)

The majority of lights that have been specified are LEDs which significantly reduces the need for maintenance as their lifespan is approximately 10 years. The mounting height is also easily accessible by ladder, reducing the need for any specialised equipment.

Regards,

GHDWoodhead