



Construction, refurbishment, upgrade and fit-out works in occupied, operating, busy environments and surrounds

We possess a wealth of experience delivering maintenance, refurbishment, remediation, upgrade, modification and fit-out works within fully occupied, operating environments. Since inception 30 years ago Rapid's teams have worked consistently on projects involving occupied, operating environments such as council facilities, TAFE colleges, schools, universities, social housing properties, railway stations, offices, town halls, commercial facilities, industrial facilities and transport interchanges all over Sydney, for local and state government as well as commercial and private clients.

Our work for Ashfield Council (now Inner West Council) on their Civic Centre & Community Hall was conducted adjacent to the busy Ashfield Shopping Mall and in the same building which houses Council's Administration Offices and Public Library. Works involved the creation of a new mezzanine youth centre, offices, archive and storage facilities within an existing basement area as well as the refurbishment and extensive upgrading of the existing Town Hall and associated amenities, including the installation of a new sprung timber floor, commercial kitchen and new toilet facilities. Careful forward planning, security considerations and temporary reconfiguration of access for Library patrons and Council personnel was all programmed by Rapid in order to keep the area safe and secure. Council's then Senior Infrastructure Project Officer commented on our team performance as follows: *"Your individual and collective efforts and application to task are laudable"*; while the Project Superintendent praised our proactivity in identifying potential issues and proposing workable solutions, in particular noting *"the most significant of these was the size of the smoke exhaust system that Rapid determined was required to meet the BCA and conditions of consent and overcome the very significant practical and physical constraints associated with this - all of which had not been fully captured by the design consultants that had prepared the conceptual design as included in Rapid's contract documents."* He also commented that *"Rapid's operatives were always highly professional, courteous, helpful and non-adversarial in their approach and the standard of their workmanship was to be commended."*

In January 2016 Rapid delivered reconstruction works at Melrose Hall, Emu Plains, for Penrith City Council. Feedback scored in the good and superior bands on every category and the PM commented *"Rapid's personnel were outstanding in managing the sub-contractor's work and communication with council staff was of high standard."*

Rapid completed a \$7.5m project for City of Sydney Council, on Glebe Town Hall. The original building was completely refurbished and a new extension constructed. The Lodge required structural stabilisation and underpinning; fire services were installed and a full commercial kitchen installed. The clock tower was restored and the Welsh Slate roof renewed. A lift and new entry improved accessibility, while the facade required extensive desalination prior to protection.

During late 2019 Rapid delivered upgrade works for Inner West Council at St Peters Town Hall involving the installation of a passenger lift, kitchenette and accessible bathroom to a Heritage listed public building.

During the first half of 2020 we delivered BCA compliance related demolition and new build works for Inner West Council at Petersham Town Hall, also a listed building.

We delivered multiple projects for Burwood Council at their Woodstock Centre, constructing the new Fitzroy Community Hall with passenger lift, amenities and commercial kitchen adjacent to the Heritage-listed Woodstock House, followed by a full refurbishment and upgrade of the Heritage structure itself. This site was land-locked by residential properties and immediately adjacent an operating child care centre.



In 2013 Rapid completed the \$4.6m Fanny Durack Aquatic Centre for Marrickville Council (now Inner West Council). The new facility features an 8-lane FINA-standard natural gas heated swimming pool with wheelchair access ramp, toddler's pool and interactive water feature. The project made extensive use of FSC-certified timber as an environmentally sound alternative to structural steel and Rapid developed an innovative environmental reporting mechanism which assisted the client in achieving specific carbon neutral aims of the project. Advanced flora and fauna protection measures were also implemented on the site to safeguard the local bandicoot population and retain the natural beauty of the surrounding Park, with the great majority of excavated material ultimately re-used in the carefully planned landscaping of the finished site. The project was completed on schedule in time for the Opening Ceremony marking Fanny Durack's 124th Birthday on 27th October 2013. Council's Project Manager noted *"Rapid has provided an excellent team who built good working relationships. Rapid dealt with difficult issues including ground conditions and wet weather. A very satisfactory delivery has led to an excellent outcome."* Due to the land-locked site's proximity to local Petersham residents we implemented a weekly community consultation mechanism which gave them a real sense of involvement and ownership, allowed us to listen to stakeholders directly, understand their needs and concerns around environmental items such as noise and vehicle movements, and respond promptly. We will utilize this community consultation at the Bowral Memorial Hall Refurbishment for users of adjoining buildings.

Rapid undertook upgrade and refurbishment works to Enfield Aquatic Centre for Burwood Council, completed in 3 weeks to ensure the pool reopened for public use on schedule with Council's public undertakings. Work included earthing and bonding, re-tiling and grouting, upgrades to balance tanks and plant rooms, new electrical switchboard, replacement of heat pumps and chlorine tanks and creation of a gymnasium structural slab. Council's Senior Manager noted our *"staff dedication to the job was exceptional, working cooperatively and closely with Council staff, Consultants and pool management. There were no variations from Rapid and no contractual disputes."*

Rapid worked for City of Canada Bay Council at Cabarita Park, constructing a new community facility and amenities. Council's Project Manager described the technical challenges we faced including more than fifty formal architect's advice notes and fifteen structural clarifications, also commenting that *"These technical challenges were approached in a solutions-focused and cooperative manner by both the Site and Project Manager. Rapid's operatives were always courteous, helpful and non-adversarial in their approach."*

In 2018 Rapid delivered an extensive security upgrade to the Emergency Department at the Blue Mountains Anzac Memorial Hospital while the ED remained fully open and operational; the Project Manager commented in their feedback that *"Rapid Construction staff were very co-operative and worked well with the emergency department and ensured they had a site that functioned well for WH&S and Environmental Management."*

Similarly in 2019 we delivered an expansion and upgrade project for Wesley Mission at their fully operational private hospital in Ashfield which involved the creation of patient recreational facilities to improve amenity and the reconfiguration of bedrooms and the nurses' station to improve functionality and security. During 2017/8 Rapid delivered various fire safety, security and compliance upgrades for Wesley Mission to some of their residential facilities, all of which were required to remain occupied and operational throughout the works. One project involved very sensitive compliance-related works, to prevent access to ceiling pipe-work which had unfortunately presented opportunities for use by psychologically vulnerable tenants to self-harm.

Our project for Hornsby Council involved a new Tennis Academy Building at Waitara Park. Council's Project Manager commented: *"Rapid delivered the new Amenities Building at Waitara Park to a very high standard. The works were generally executed with care and good attention to detail. The Project Team demonstrated a thorough*



understanding of the design from day one, and worked extremely well with both the Project Managers and building architect. Any problems with the design were flagged early, and variations to the contract were generally fair and raised in a timely manner. Staff were courteous at all times, and always amenable to design changes or requests for additional work by Council. The work site was kept safe and tidy. Overall, Rapid has delivered a new high quality building asset on behalf of Council, with no significant delays or contractual issues. Council would be happy to work with Rapid again on this basis."

Rapid worked in very close proximity to four other builders at the CentralPark development on Broadway at Ultimo, where we delivered in excess of \$14m worth of new build and heritage adaptive re-use works. This project involved an extremely complex series of ongoing interactions due to adjacent builds and the single-lane Kensington Street access.

Regionally we delivered expansion and upgrade works to Forster Court House, for the NSW Department of Attorney General & Justice. Work involved extensions to the existing Court building as well as refurbishment to the existing structure to rectify long-standing compliance limitations and provide improved in-court security as well as improved transfer between the Court and the adjacent Police Station. The Superintendent on the project noted with satisfaction our team's *"cooperative and importantly non-adversarial conduct"* and successful management of communication across a large number of stakeholders.

We delivered extensive fit-out works to an operating gymnasium, Fit HQ, at Campbelltown. The facility's new owners stipulated that no interruption be made to normal operating hours and required that a majority of services and facilities continue to function as normal. The existing hairdressing salon was completely gutted, walls and layout reconfigured and a new salon installed. Rapid sourced and installed all associated infrastructure and equipment and the salon's down-time was limited to 2 weeks during the Christmas-New Year break. Two swimming pools in the facility had shown consistently poor patronage; the larger of the two taking up almost a quarter of the total area of the facility. Rapid drained the pools, installed steel and timber support frames, and sheeted over the top using tongue-and-groove flooring. This was followed by specialty sports floor coverings, converting the areas into cross-fit training and yoga facilities. Former office and consulting rooms were reconfigured as boxing and aerobics areas. Amenities were completely renewed with new wall tiling, shower cubicles and fixtures and fittings. All works were completed either at night or during off-peak periods however the gymnasium remained open for the duration of the works. Rapid' team received high praise from the owners, *"for assistance with structural and aesthetic advice, for diligence in keeping work and public areas safe, clean and tidy and for politeness and respect towards staff and clientele."*

Rapid delivered works to City of Sydney's Council building Town Hall House in Kent Street, Sydney CBD. Works included to remove redundant masonry louvres; sawcutting and scabbling of roof toppings; construction of high-strength footings and slabs; Chemset embedding for structural steel; make-good on existing roof slab penetrations; construction of new door openings and supply and fit of fire rated doors; construction of fire-rated switch-room; concrete drilling for pipes and cables; construction of fire-rated bulk-heads; supply and installation of edge protection; supply and installation of roller shutter grills; protection of lift cars and lobbies; make-good and painting. The scope called for the construction of custom concrete crane footings in order to raise specialist tri-generation machinery up to the roof; the client's engineer was inflexible and unable to provide a workable solution to the design issues. Rapid redesigned the footings to suit extant site conditions, providing a tailored solution to the actual reality and delivered the works between Christmas and New Year, deploying teams across rolling 24 hour shifts including major crane lifts during that period. The operations manager commented that without Rapid's expertise



the project would not have been completed, saying *"I would be more than happy to use Rapid again and would have no issues recommending Rapid to other clients."*

Regionally, our Heritage refurbishment and hazardous materials removal works at the Rail Journeys Museum, part of Werris Creek Railway Station, was conducted in an operating museum and live rail environment. Works were completed to the attached office and veranda and incorporated a roof restoration involving Heritage truss grafting. The hazardous works included the removal of friable and bonded asbestos, lead paint, lead dust and synthetic mineral fibre, undertaken on a live rail corridor on a working platform and within the working Museum. . Rapid also carried out the upgrade and refurbishment of the first floor providing additional museum space and repairs, disabled access and bathrooms, termite repairs and structural defects. Client feedback included the following praise: *"Rapid Construction demonstrated complete flexibility and understanding of all the needs to achieve a successful outcome with minimal delays and adverse effects to key stakeholders. Along with working with volunteers and the significant heritage aspects, Rapid Construction worked harmoniously with a team of consultants including two heritage advisors, quantity surveyors, environmental consultants and engineers."*

Between February and May 2013 we delivered refurbishment and fit-out works to Level 2 of Central Railway Station, after the incumbent contractor declined to take on the project. Rapid succeeded in the project without incident. Early works involved the demolition of ceiling grids and the encapsulation of 2000m² of office space for lead paint removal. The works were undertaken within the confines of the busiest transport hub in Sydney. This required an intimate knowledge of the operating conditions and relationships between the various transport stakeholders. A detailed construction management plan was developed and implemented to reduce impact and disruption to the travelling public and the general operation of the station.

Starting in 2011 we were involved in another ministerial directive project for Sydney Trains, delivering fit-out works to 8 Railway Stations. Twenty-four amenities were gutted and fitted out – this included accessible bathrooms and an additional 8 cleaners' stores were also involved. The project highlighted our ability to deliver multiple concurrent projects and involved significant flexing of work schedules.

Operation Sparkle, also a ministerial directive, was completed by Rapid in 2012. This project, worth \$1.5m, highlighted Rapid's ability to deploy our project teams without delay – as the fit-out works were all to be delivered on operating rail platforms, Rapid's Rail Industry Worker qualified personnel were essential. Rapid engaged and deployed a team of 36 RIW-qualified tradespeople within 3 days of the directive.

More recently we have delivered multiple station Refresh projects for Sydney Trains where disruption to normal passenger operations is not an option, and projects for Laing O'Rourke at Flemington Station and at Central Station for Sydney Metro, with complicated interactions and access planning on platforms a daily item requiring careful consideration.

Many of Rapid's refurbishment projects have involved occupied and operational live environments. We have developed a deep understanding of the inherent dependencies of delivering remediation, upgrade, refurbishment and fit-out works which are noisy, dusty, hazardous, inconvenient and disruptive in these live environments.

Our superior performance has resulted in various long-term client relationships across the education sector, for example, since the early 1990's; from cyclical facilities maintenance contracts to the "Building the Education Revolution" new build projects and extensive projects of every nature in between. Our personnel and long-term subcontractors are extensively experienced within operational environments and deeply understand the dependencies involved in delivering a consistently high quality service. This experience means Rapid has a practical



approach to safety management; we understand the real world implications of our work. Rapid's primary focus is to ensure that all safety management procedures and processes are defined with full awareness of the practical day-to-day reality of the client's site. Where fit-out and refurbishment projects are concerned, this reality must by definition take account of the fact that the facility and/or its surrounds is occupied and operating across most of the day.

Our work across multiple campuses of the TAFE NSW network included significant fit-out and refurbishment works, ranging through repainting, floor coverings renewal (including significant floor and sub-floor remediation works), adaptive re-use of outdated laboratory space, stabilisation and remediation of timber sash windows, gutting and full refurb and fit-out of classrooms. Other tasks included the reconfiguration of informal teaching spaces including hot-desk network access, air-conditioning and mechanical services upgrades, complete fire detection system refits and campus-wide removal of non-compliant fire doors and replacement with new. Additional refurb and fit-out projects included installation and maintenance of operable walls, installation of audio-visual equipment, graffiti removal, bird spiking, carpentry and joinery, fire doors certification, facade maintenance, automatic door and gate maintenance, glazing, weatherproofing of timber furniture, metalwork and internal modifications to existing classrooms. Successful delivery of fit-out and refurbishment works in such an environment is contingent upon all personnel maintaining constant vigilance to ensure the strictest control over quality, safety, ethical and behavioural standards. We are proud of our unblemished record in this regard and we utilise the work practices implemented here as models across all sites. Our refurbishment work for NSW Department of Attorney General and Justice at Glebe Coroner's Court and Balmain Courthouse, for example, was restricted due to the requirement that there be no interruption to normal judicial activities; this meant the team, including our Project Manager, started at 7pm and worked through the night.

At Kogarah Public School our construction site compound was right in the middle of the existing school playground, with the requirement that this be in continual use by school children. This presented significant difficulties in delivering materials and equipment. Our site personnel managed a very challenging traffic and pedestrian situation with a great degree of skill however they were also convinced that a better method could be found. In particular they were very worried about the potential for accidents and incidents inherent in the regular arrival of waste collection vehicles – this process involved a significant risk to children in the playground. Rapid's site foreman negotiated directly with an alternative waste contractor and arranged for a vacant block adjacent to the school perimeter to be utilised as a more sensible bin location. Such learning experiences and positive outcomes are a part of Rapid's operational and WHS guide-book, ready to be applied to similar situations in the future.

Rapid's fire safety upgrade team has, since 2006, delivered fire compartmentalization works of various types to in excess of 15000 single occupancy units managed by NSW Land & Housing Corporation, all of which were tenanted during the works. In 2019 we completed the \$6.3m Windows Refurbishment works at Greenway Flats, Milson's Point. Every unit and common area window was successfully upgraded, with lead-based paint removed from the window frames while tenants continued to live in the Heritage-listed complex. LAHC's Project Manager commented that *"Rapid has demonstrated good experience and capability in building restoration work including restoration of heritage elements. This project was very challenging in WHS and construction methodology. Overall a good project team performed well in WHS and construction management. Their collaborative approach throughout the process is commendable."*

In the latter part of 2019 Rapid constructed a new warehouse for Wesley Mission's David Morgan Centre at Rydalmere worth \$500k. This project was delivered by Adam Saleh and Soma Nagagopan. Wesley Mission's PM commented *"Rapid demonstrated resilience, pragmatism and resourcefulness in the face of significant project*



challenges such as tight budgets, latent site conditions and asbestos ... Adam Saleh demonstrated utmost professionalism, cool headedness and calmness in the face of a challenging project environment.”