

### COMMUNITY CENTRE PATTERSON LAKES, VIC

On Wednesday March 22nd 2017, Patterson Lakes Library and Community Centre suffered extensive fire damage. Fifty CFA crew members attended the scene where the blaze was believed to have started in the roof of the community centre, with this area consequently suffering the most damage. The library also sustained smoke and water damage.

The community centre houses a number of community facilities including a library with computer room, numerous meeting rooms, offices, halls (including a gymnasium), a multipurpose room with kitchen, storerooms, toilets, community lounge, offices and a commercial kitchen. These facilities provide a hub for the local community and host a large number social, educational, recreational and support activities through workshops, children's activities and classes.

Following the fire, Bay Major Projects and Linx Restoration Services were appointed to carry out crucial make safe works and then were further appointed to carry out reinstatement repairs. A large team of trades worked on this project initially, on the make safe and then through the various stages of repair to reinstate this centre as quickly as possible.

Extensive make safe works were carried out on site and completed within days of the fire. Linx Restoration Services completed water extraction, drying and mitigation to carpets, flooring and substrates throughout in the days following the fire to prevent further loss. They removed debris, packed out affected contents and undertook a detail clean of the library.

The Major Projects team installed temporary power to the affected areas to facilitate the reinstatement. They removed all damaged electrical fittings and cabling; removed damaged ceilings and plaster walls throughout the affected area as well as propped the roof frame to rear hall area to satisfy the emergency order.

The make safe also included the supply and installation of new switchboards to reinstate power to the library, foyer, amenities, meeting rooms, communication tower and car park as well as the reinstatement of hot and cold water to the library and meeting rooms.



**BBG TEAMS:** VIC Major Projects & Linx Restoration  
**PROJECT TYPE:** Fire makes safe, rectification and rebuild  
**PROJECT SIZE:** 6400m<sup>2</sup>  
**BUILDING TYPE:** Community Centre  
**PROJECT VALUE:** \$1.039m

The team carried out aerial post fire clean to the main hall/gym area, disconnected wall furnaces and affected plumbing fittings. They also secured the box gutter and skylight to prevent further water entry to building.

The fire meant a full shutdown of operations, which resulted in these public facilities being out of action to the public, local community & employees. In order to ensure the speedy return of the facilities back to the community, once the initial make safe was completed, works were divided into 4 stages with staged handovers so as to partially open areas and assist with the return to use of the community facilities.

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Stage 1 included works to the library foyer, computer room, meeting rooms including passage hallway and amenities. Slight smoke damage affected these areas. A wash down and painting works were carried out quickly to return these areas to normal operation. The team worked with the centre staff to replace and restore carpet tiles at suitable times.

Stage 2 included works to the multipurpose room, reception and office areas. These areas were also smoke affected so the teams completed a wash down of smoke damaged items, undertook minor plastering works, painted and replaced carpet tiles throughout. In addition, the multipurpose room required replacement of commercial grade vinyl and coving throughout, removal and reinstatement of kitchen, disabled and children's toilets.

Stage 3 required the removal and replacement of 335sqm of timber flooring to the large hall /gymnasium.

Stage 4 was works to the most critically damaged section of the building including the dance hall, storerooms, toilets, community lounge, office and commercial kitchen. This was also the most technically challenging part of the reinstatement works. The roof framing required engineering redesign, recomputation and permits. Bay Major Projects used cranes for building materials and the roof plant. Elevated work platforms were constructed to replace and reconstruct the charred roof frame as well as for replacement of bullnose corflute skylights. As part of the reinstatement works the team removed and replaced 340sqm of roof sheeting followed by replacement ceilings and painting throughout.

As part of this stage, Linx Restoration Services completed a detailed clean of the existing roof frame, ceiling linings and brickwork. Linx used a technique of ice blasting on the brickwork to remove smoke staining and rejuvenate the existing brickwork as an alternative to more costly repainting and replacement.



At the same time, the centre took the opportunity to engage Bay Major Projects to carry out a number of upgrades to their commercial kitchen and install a sprung timber floor in their dance hall. The flooring required concrete grind to remove excess glue before installation of 85sqm of a sprung timber floor to the small dance hall. Associated ramp upgrades works were also undertaken to transition existing ramps to the new sprung floor levels and allow for full disabled access.

Throughout, the team worked with all parties to ensure the centre was operational as quickly as possible thereby limiting disruption to the community and loss of the much needed income. Staged handovers ensured the facility partially opened areas and allowed the use of community facilities as soon as possible. The centre has now been fully restored to create a safe and welcoming community hub.

