

Dear clients and friends:

Welcome again to our newsletter which celebrates our 15 years in operation and the appointment of two new directors, Peter Bailey and Ramiro Garcez, to the team, enabling Peter and me to continue to

successfully manage our business into the future.

As usual this issue provides information on projects completed over the past twelve months or so.

Late in 2019 we also appointed Josh Cunliffe as a new Estimator

to the team. Further information on Josh and the new directors later in the newsletter.

As always, we hope you find the time to read this news update.

Please read on...

**The Peak Apartments,
2 Quay St, Haymarket
Facades renewal project a two-
year marathon well done**

Having undertaken roof membrane works to this building some years ago, our team was very pleased to return and commence more trad-

itional facade repair and protection works. The Stage 1 North elevation contract (specified and managed by Cooper Design Services in

late 2017) was won, and, having demonstrated the team's technical and managerial skills, we then worked with CDS, the owners and building management to negotiate and plan the remaining two stages of the project.

Stage 2 East and West facades commenced in September 2018 and the final Stage 3 South elevation was com-

pleted in October 2019.

Work on high

All three stages of the project required multiple swing stages to operate at the one time, as well as high level scaffold towers to access the setbacks to facades on penthouse balconies.

These were then moved around the building as each new stage was approved.

In areas where only a soft wash facade clean was required, we made use of rope access teams.

Survey each drop

The works required a detailed survey of each drop prior to undertaking the specific tasks detailed by CDS.

Then, with survey in hand, the main tasks were under-

North facade before commencement



North facade repaired and protected



The Peak cont. from page 1

North facade under way



Typical stressing plate repair area



Steel preparation completed



Type 1 repair done



Type 2 repair done

exposed, Stressing cables were trimmed and steelwork prepared and treated, The anchor blocks and ferrule cavities

were backfilled with a repair mortar and matching texture finish to each location. Over 1800 of these structural repairs were undertaken dur-

ing the nearly two years of the project. **Additional** Other works undertaken included extensive joint seal-

taken: The cast-in stressing anchors and ferrules identified were

Stage 2 facades



Stage 3 south facade



3. RECORD OF REPAIR WORKS COMPLETED

PRESERVATION TECHNOLOGIES
 88/97-88/97 Chatterjee Bldg, Chatterjee Bldg, P.O. Box 4819, Campbelltown, NSW 2560
 Ph: (02) 9690 7777
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 Email: info@preservation.com.au

DROPS 2 AND 3							DROP 1							DROP 6							DROPS 4 AND 5						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferrules	PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferrules	PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferrules	PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferrules
P1	●	●	●	●	●	NI	P1	●	●	●	●	●	2	P1	●	●	●	●	●	●	P1	●	●	●	●	1	
H001	●	●	●	●	●	NI	H001	●	●	●	●	●	1	H001	●	●	●	●	●	●	H001	●	●	●	●	NI	
H002	●	●	●	●	●	NI	H002	●	●	●	●	●	NI	H002	●	●	●	●	●	●	H002	●	●	●	●	NI	
H003	●	●	●	●	●	NI	H003	●	●	●	●	●	NI	H003	●	●	●	●	●	●	H003	●	●	●	●	NI	
H101	●	●	●	●	●	NI	H101	●	●	●	●	●	5	H101	●	●	●	●	●	●	H101	●	●	●	●	NI	
L42	●	●	●	●	●	NI	L42	●	●	●	●	●	NI	L42	●	●	●	●	●	●	L42	●	●	●	●	NI	
L43	●	●	●	●	●	NI	L43	●	●	●	●	●	NI	L43	●	●	●	●	●	●	L43	●	●	●	●	NI	
L39	●	●	●	●	●	NI	L39	●	●	●	●	●	NI	L39	●	●	●	●	●	●	L39	●	●	●	●	NI	
L38	●	●	●	●	●	NI	L38	●	●	●	●	●	3	L38	●	●	●	●	●	●	L38	●	●	●	●	NI	
L37	●	●	●	●	●	NI	L37	●	●	●	●	●	NI	L37	●	●	●	●	●	●	L37	●	●	●	●	NI	
L36	●	●	●	●	●	NI	L36	●	●	●	●	●	NI	L36	●	●	●	●	●	●	L36	●	●	●	●	NI	
L35	●	●	●	●	●	NI	L35	●	●	●	●	●	3	L35	●	●	●	●	●	●	L35	●	●	●	●	NI	
L34	●	●	●	●	●	NI	L34	●	●	●	●	●	NI	L34	●	●	●	●	●	●	L34	●	●	●	●	NI	
L33	●	●	●	●	●	NI	L33	●	●	●	●	●	NI	L33	●	●	●	●	●	●	L33	●	●	●	●	NI	
L31	●	●	●	●	●	NI	L31	●	●	●	●	●	NI	L31	●	●	●	●	●	●	L31	●	●	●	●	NI	
L30	●	●	●	●	●	NI	L30	●	●	●	●	●	NI	L30	●	●	●	●	●	●	L30	●	●	●	●	NI	
L29	●	●	●	●	●	NI	L29	●	●	●	●	●	NI	L29	●	●	●	●	●	●	L29	●	●	●	●	NI	
L28	●	●	●	●	●	NI	L28	●	●	●	●	●	NI	L28	●	●	●	●	●	●	L28	●	●	●	●	NI	
L27	●	●	●	●	●	NI	L27	●	●	●	●	●	NI	L27	●	●	●	●	●	●	L27	●	●	●	●	NI	
L26	●	●	●	●	●	NI	L26	●	●	●	●	●	NI	L26	●	●	●	●	●	●	L26	●	●	●	●	NI	
L25	●	●	●	●	●	NI	L25	●	●	●	●	●	NI	L25	●	●	●	●	●	●	L25	●	●	●	●	NI	
L23	●	●	●	●	●	NI	L23	●	●	●	●	●	NI	L23	●	●	●	●	●	●	L23	●	●	●	●	NI	
L22	●	●	●	●	●	NI	L22	●	●	●	●	●	NI	L22	●	●	●	●	●	●	L22	●	●	●	●	NI	
L21	●	●	●	●	●	NI	L21	●	●	●	●	●	NI	L21	●	●	●	●	●	●	L21	●	●	●	●	NI	
L20	●	●	●	●	●	NI	L20	●	●	●	●	●	NI	L20	●	●	●	●	●	●	L20	●	●	●	●	NI	
L19	●	●	●	●	●	NI	L19	●	●	●	●	●	2	L19	●	●	●	●	●	●	L19	●	●	●	●	NI	
L18	●	●	●	●	●	NI	L18	●	●	●	●	●	NI	L18	●	●	●	●	●	●	L18	●	●	●	●	NI	
L17	●	●	●	●	●	NI	L17	●	●	●	●	●	NI	L17	●	●	●	●	●	●	L17	●	●	●	●	NI	
L16	●	●	●	●	●	NI	L16	●	●	●	●	●	NI	L16	●	●	●	●	●	●	L16	●	●	●	●	NI	
L15	●	●	●	●	●	NI	L15	●	●	●	●	●	NI	L15	●	●	●	●	●	●	L15	●	●	●	●	NI	
L14	●	●	●	●	●	NI	L14	●	●	●	●	●	NI	L14	●	●	●	●	●	●	L14	●	●	●	●	NI	
L13	●	●	●	●	●	NI	L13	●	●	●	●	●	NI	L13	●	●	●	●	●	●	L13	●	●	●	●	NI	
L12	●	●	●	●	●	NI	L12	●	●	●	●	●	NI	L12	●	●	●	●	●	●	L12	●	●	●	●	NI	
L11	●	●	●	●	●	NI	L11	●	●	●	●	●	NI	L11	●	●	●	●	●	●	L11	●	●	●	●	NI	
L10	●	●	●	●	●	NI	L10	●	●	●	●	●	NI	L10	●	●	●	●	●	●	L10	●	●	●	●	NI	
L9	●	●	●	●	●	NI	L9	●	●	●	●	●	2	L9	●	●	●	●	●	●	L9	●	●	●	●	NI	



● TYPE A REPAIR (PREP. STAGE)
 ● TYPE B REPAIR (PREP. STAGE)
 ● MINOR REPAIR ONLY



● DROP 1 ● DROP 2 ● DROP 3
 ● DROP 4 ● DROP 5 ● DROP 6

North facade Stage 1 record of repair

The Peak cont. from page 2

ing and crack sealing repairs, concrete repairs where discovered, and a myriad of "fix-it" jobs of all descriptions, which were discovered on a near daily basis as the project progressed.

As repairs were completed to each drop, the facade was water-blasted, primed and then coated in a facade membrane coating system. Balconies were also cleaned and painted as part of the process.

Tough job well done

Working from swing stages on such a high building in a very exposed and windy area proved challenging. Nonetheless, our site team delivered an excellent result for the owners.

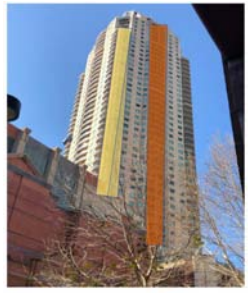
3. RECORD OF REPAIR WORKS COMPLETED - PHASE 2

PRESERVATION TECHNOLOGIES						
3. RECORD OF REPAIR WORKS COMPLETED - PHASE 2						
DROP EAST 1						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
P1/P2						5
H202						1
H302						NII
H202						NII
H302						7
L42						NII
L41						NII
L39						1
L38						2
L37						NII
L36						1
L35						1
L34						1
L33						1
L31						8
L30						2
L29						2
L28						1
L27						1
L26						2
L25						2
L24						NII
L22						2
L21						3
L20						NII
L19						5
L18						1
L17						1
L16						2
L15						2
L14						2
L13						NII
L12						3
L11						2
L10						6
L9						7
L8						7
L7						6
DROP EAST 3						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
CARRIED OUT IN PHASE 1						
P1						NII
H001						NII
H001						NII
H001						7
L42						NII
L41						NII
L39						NII
L38						NII
L37						NII
L36						NII
L35						NII
L34						NII
L33						NII
L32						NII
L31						NII
L30						NII
L29						NII
L28						NII
L27						NII
L26						NII
L25						NII
L24						NII
L22						NII
L21						NII
L20						NII
L19						NII
L18						NII
L17						NII
L16						NII
L15						NII
L14						NII
L13						NII
L12						NII
L11						NII
L10						NII
L9						NII
L8						NII
DROP WEST 5						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
CARRIED OUT IN PHASE 1						
P5						NII
H001						NII
H001						NII
H001						NII
L42						NII
L41						NII
L39						NII
L38						NII
L37						NII
L36						NII
L35						NII
L34						NII
L33						NII
L32						NII
L31						NII
L30						NII
L29						NII
L28						NII
L27						NII
L26						NII
L25						NII
L24						NII
L22						NII
L21						NII
L20						NII
L19						NII
L18						NII
L17						NII
L16						NII
L15						NII
L14						NII
L13						NII
L12						NII
L11						NII
L10						NII
L9						NII
L8						NII
L7						NII
DROP WEST 1						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
P5/P3						1
H007						NII
H007						NII
H007						NII
H007						NII
L42						NII
L41						NII
L39						NII
L38						NII
L37						NII
L36						NII
L35						NII
L34						NII
L33						NII
L32						NII
L31						NII
L30						NII
L29						NII
L28						NII
L27						NII
L26						NII
L25						NII
L24						NII
L22						NII
L21						NII
L20						NII
L19						NII
L18						NII
L17						NII
L16						NII
L15						NII
L14						NII
L13						NII
L12						NII
L11						NII
L10						NII
L9						NII
L8						NII
L7						NII

● TYPE A REPAIR (PREP. STAGE)



● TYPE B REPAIR (PREP. STAGE)



Legend for Stage 2: DROP East 1 (Blue), DROP East 3 (Red), DROP West 5 (Yellow), DROP West 1 (Orange)

Stage 2 record of repair

3. RECORD OF REPAIR WORKS COMPLETED - PHASE 3

PRESERVATION TECHNOLOGIES						
3. RECORD OF REPAIR WORKS COMPLETED - PHASE 3						
DROP SOUTH 1						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
P3						3
H6						2
H5						1
H4						3
H2						NII
H1						2
L42						NII
L41						NII
L39						NII
L38						NII
L37						NII
L36						NII
L35						NII
L33						2
L32						2
L31						5
L30						NII
L29						NII
L28						NII
L27						NII
L26						NII
L25						NII
L23						NII
L22						NII
L21						NII
L20						NII
L19						4
L18						NII
L17						NII
L16						NII
L15						3
L14						NII
L13						1
L12						1
L11						1
L10						NII
L9						NII
L8						NII
L7						6
L6						NII
DROP SOUTH 2 (SHORT) DROP SOUTH 3 (GLASS)						
PSA 1	PSA 2	PSA 3	PSA 4	PSA 5	PSA 6	Ferroalls
P3						1
H6						NII
H5						NII
H4						NII
H2						NII
H1						2
L42						NII
L41						NII
L39						NII
L38						NII
L37						NII
L36						NII
L35						NII
L33						NII
L32						NII
L31						2
L30						NII
L29						NII
L28						NII
L27						NII
L26						NII
L25						NII
L23						NII
L22						NII
L21						NII
L20						NII
L19						NII
L18						NII
L17						NII
L16						NII
L15						NII
L14						NII
L13						NII
L12						NII
L11						NII
L10	</					

**Piccadilly Gardens,
8-14 Fullerton St,
Woolahra**
Window replacements with
high winds restricts use of
swing stages

This project was initially tendered in early 2016 by Strata Remedial Engin-

eers, its required DA consent provided in November 2016 allowing the Stage

1 South alcove area works to commence. This stage was completed in December 2017.

Following further negotiation and the inclusion of additional works to balconies on the north facade, and with funding in place, Stage 2 major works commenced in late 2018.

The project was

completed in September 2019.

Window works

Stage 1 works were carried out working primarily from the internal fire stairs, including a swing stage for external detailing and make-good.

The works required the removal of 42 fire stair win-

dows, 20 laundry windows and 36 kitchen windows.

These works were considered urgent due to the windows degrading, including glass and other debris falling from the building due to high wind activity.

With sufficient funds in place, the OC decided to move ahead with this stage

South before (left) and after completion (below)



East before and...

East after completion

of works to ensure occupants' safety.

Stage 2 required the replacement of over 360 windows and window/door sets.

With the building exposed to high winds, swing stages were deemed to be unsuitable and slow. Rather, the installation of mast climbers was recommended to the OC. This would reduce the overall program due to limited downtime from inclement weather.

The mast climbers

**Piccadilly
cont. from
page 4**

were duly installed and progressively moved around the building, helping with the transportation of old and new windows and limiting access through the individual units.

Following the installation of the new greatly improved window systems, a team of skilled tradesmen progressively moved through the units, carrying out make-good works to window and door reveals, including rendering and painting.

Several north elevation unit owners took the opportunity to improve their units outlook of the harbour and to create better access to balconies.

The works included the removal of external walls, allowing for a wider sliding door set to be installed.

Ultimately 15 owners had these works undertaken.

The option also included new membrane and tiling work to each balcony, followed by internal



North before ...



North after completion

making good

All the additional works such as brick repairs, new cavity ties, concrete repairs and painting, increased the work-

load and added to the project.

Despite that, the project team completing the works three weeks ahead of the original program: a



North and west under way



South and west under way

West completed



Typical balcony before



Balcony after completion



Windsor Lodge, 6–14 Darley St, Darlinghurst

Window replacements complicated by asbestos and full occupation

This project was tendered in late 2016 by Apex Diagnostics

Once the OC had established our company as the principal contractor, they then had to organise funding as well as develop a strategy to relocate off site all affected vehicles parked in the small restricted parking area at ground level.

We worked with Apex and the OC to accommodate as many vehicles on site as possible. Works were staged to take into consideration how many parking bays would be affected at any one time.

With the above in place and some final contract negotiation completed, the project commenced in July 2018.

Our site team then set about undertaking the works in the agreed stages to reduce the disruption to residents.

The project was completed in May

2019.

The building was fully occupied, and with the small unit configurations, internal access and boarding up of window openings was a difficult process, requiring excellent co-ordination skills with the overall project team.

This included an external consultant employed by the OC to help manage the liaison between the site team and the residents.

This proved to be an excellent decision, as the project ran very smoothly, notwithstanding the restricted access and the works.

The main project works included the replacement of all 112 existing windows with new high-performance window systems.

The existing windows also had an asbestos sealant, which required a removal methodology to put a full contain-



Typical beam repair



Repaired beam



Typical sill beam repair area



More repair zones



Typical window sill repair



Repaired sill area

ment system in place before removing the windows.

Clearance certificates were provided by an approved external hygienist.

Following the removal of each window, repairs were undertaken to each concrete sill and beam area, includ-

ing the installation of waterstops and a new membrane system to waterproof the sill areas.

There was a significant increase in the concrete repairs, with the total exceeding 5000 litres.

Following these works, the windows were progressively

installed.

Other additional works included complete paint stripping of the old paint and the application of a skim coat, then applying a new elastomeric facade membrane coating system.



Before commencement



Building completed



47–55 Milson Rd, Cremorne Roof renewal leads to innovative solution to discovered pipework problem

This project involved membrane works to two roof areas wrapping around the building apartments and building core.

The project, tendered by TLB Tonkin, commenced in March and was completed in August 2019.

Access to the roof areas was difficult due to the building location and the entrances to the car park levels, which always had to remain open.

The existing PVC membrane had failed on both roof levels over time, particularly at the perimeter interface.

The scope of works broadly required the removal of the roof ballast, geofabric and the existing membrane to expose the slab and

check for any repairs. Once we surveyed the roof areas, new screed toppings to falls were installed as required.

The owners had, during the negotiation phase of the contract, chosen the option to install insulation. The new insulation sheets were installed to the screed and then the new torch membrane system was installed.

The perimeter edge, once membraned, had a new Colorbond Ultra capping installed.

All new cavity flashings were installed on both roof levels.

As part of the membrane works, we removed and replaced three large window units. This was because new concrete hobs had



to be constructed for detailing the membrane and the old units could not be reinstated.

Extra works included additional roof screeding to falls, waterproofing of the LMR following an investigation and access system installation, a new hob

constructed to the Unit 3 balcony area, and a new window installed on the lower roof area.

Problem exposed

The most interesting additional work, however, arose from an investigation into the existing storm-water pipework ver-

tical stacks. From the investigation, we discovered that the existing cast iron pipes were extremely corroded and leaking in many places.

The leaking pipes ran through the bathrooms below, concealed in the wall, all the way down to the basement. So accessing these pipes for repair would mean refurbishing just about every single bathroom in the building.

Our site personnel came up with an outcome-focused innovative approach that saved the OC hundreds of thousands of dollars by relining the pipes with an epoxy resin system.

This technique is usually used for underground clay pipes. By thinking outside the box, Prestech was able to provide the best value for money to the client, and a warranty on the relining system that matches the waterproofing one.



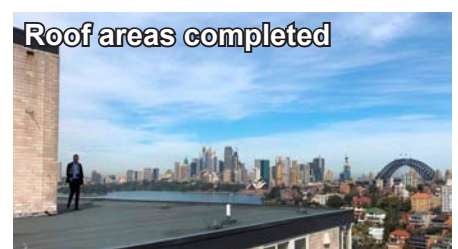
Before commencement



Roof stripped and anchor points installed to new raised plinths



Screeding to selected areas

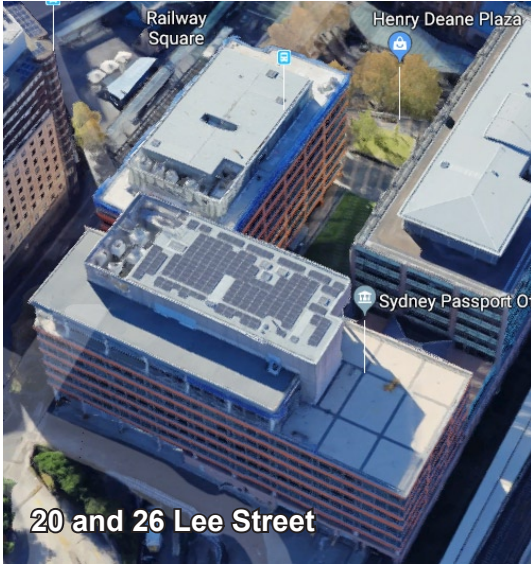


Roof areas completed



22 & 26 Lee St, Chippendale

Roof and facade renewal under strict government agency security measures



Owned and managed by Frasers Property Australia Pty Ltd, these two large commercial buildings are occupied by several government departments including the Department of Foreign Affairs and Trade, the Department of Home Affairs, and the Sydney branch of the Australian Passport Office.

A roof remediation and facade repair works package was

initially tendered by Arcadis Design & Consultancy, comprising works to both 20 and 26 Lee St. Work to both buildings commenced in late 2017 with an initial 20 week program, but due to an almost tripling of the scope of works, the project was completed in June 2019.

High security

The works to both buildings included



20 Lee Street east facade



20 Lee Street north and west facades



20 Lee Street south facade

access systems, hoardings, and protection for highly trafficked public pedestrian access areas, all of which had to comply with the required high levels of security in and around both buildings.

The scope also

included roof works, comprising:

- substantial concrete repairs, including the re-construction of the reinforced concrete hob along the entire perimeter of both buildings
- removal and replacement of con-

- crete toppings,
- replacement of aluminium composite panel (ACP) hob capping with Solid Aluminium capping along the entire perimeter of both buildings.
- new two-layer torch-on waterproofing membrane integrated into the repairs listed above.
- removal, storage, and reinstatement of the existing BMU rail on new supports.
- changes to overflows and drainage integral to the works above, and as required to facilitate proper drainage of stormwater.
- removal and replacement of soffit linings to various levels of each building, including specially designed scaffold systems to safely undertake the works.
- two new roof anchor and static line systems were designed and installed.

Major add-ons

Significant additional works emerged when the existing ACP capping was removed (it was now non-compliant due to



Roof area No. 26 before (left) and membrane installed and detailed (right)

Lee St cont. from page 8

the nature of the infill material), revealing the extent of fracturing of the concrete hob, which had completely separated from the roof slab along almost all the perimeter of both buildings.

This significant additional work greatly extended the project scope and duration.

Other additional work included to slab areas and soffit lining works, as well as increased scope to the insulated glass unit (IGU) sealing and general facade sealing.

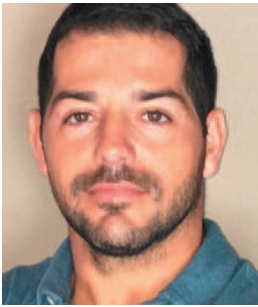


Perimeter repair area externally (left) and internally (right)



Perimeter beam formed and poured with soffit repair under way below the beam

New directors and talent on board



Ramiro Garcez
(MCPM, Builder,
Carpenter)

Ramiro brings 15 years experience in the remedial building industry, covering

the commercial and strata building sectors.

He has a great understanding of product applications and has excellent technical construction knowledge.

Ramiro brings great practical skills and energy to his projects.

Peter Bailey (BE Civil, MBA Macq),

Peter has a broad

experience in project management, construction management, and business development across many industries including Construction (Building and Civil), Mining, Oil, and Industrial.

Peter has worked with our company since 2018 and has successfully managed some of our



larger projects, particularly in the CBD.

Josh Cunliffe joins the Prestech Team.

Josh has joined our company in an estimating role, but also brings on board his on-site practical waterproofing and project supervision skills.

Having worked for remedial contractors, he is well-equipped to understand and price the variety of remedial projects that we are typically tendering on.



As always should you want further information on a highlighted project, or have your own project to discuss, please contact John O'Connell, m: 0404 857 360, e: john@prestech.com.au.

(If you wish to unsubscribe from the newsletter please contact John.)

Until our next update.