

'SMART PLANNING' to finish extended contract

Master Builders Association North member, J.C. van der Linde & Venter Projects, has completed the addition of a new wing to the Medtronic Africa building on the Waterfall Distribution Campus in Allandale, Midrand.

The leading Pretoria building contractors furthermore also managed to complete an extensive, unscheduled fit out contract without the need for an extension in the construction time period.

The R15-million contract for the new two-storey southern wing that seamlessly blends in with the existing structure, on the corner of Bridal Veil Road and the K101 Old Pretoria Road, was awarded to J.C. van der Linde & Venter Projects by developer, Attacq Waterfall Investment Company, a division of the Atterbury Group, after the project's quantity surveyors, IBP, had added the contractors to the companies invited to tender.

Stefan van Wyk, director of J.C. van der Linde & Venter Projects, says the contract called for the erection of the new two-storey building with a floor area of 1 200 m² and an additional covered parking area of 2 400 m². The ground floor of the new wing consists of a medical training facility, staff restaurant, boardrooms and ablutions; while the first floor comprises mainly open plan offices as well as three separate 16-seater boardrooms.

"The super structure's columns, slabs – including roof slabs – were built with 30 Mpa concrete. An 8 metre high, 28 degrees decorative slanted concrete wall on the southern end of the building called for detailed planning and innovative formwork. Aluminium facades were specified for the eastern and southern sides of the new structure which neatly complemented the existing building's façade," van Wyk states.

Among the challenges the contractors encountered on this prestige project were restricted access to the site because the existing facility was already in full operation during the construction of the additional offices and covered parking area. "Also, four months into the contract, the client added an additional R3-million fit out contract to the interior spaces to meet Medtronic's operational requirements. We were asked that this additional work be completed

within the original construction period. By implementing some smart alterations to our building programme, we managed to deliver the fit out contract to the client on the same date as the original practical completion date," he adds.

Van Wyk said despite the increased time pressure, J.C. van der Linde & Venter Projects maintained its high standard and perfect record in terms of the Health & Safety Act with no incidents occurring on the site as the contractors and client's consultants cooperated closely to ensure safety for all involved. "We also managed to meet the requirements set out by the

Professional team

- Main contractor: J.C. van der Linde & Venter Projects
- Client: Attacq Waterfall Investment Company
- Principal agent: Empowered Spaces
- Quantity surveyor: IBP Quantity Surveyors

environmental consultants and no harmful waste, such as oil spills or any other soil contamination, was recorded during the construction period," van Wyk concluded. ●

Views of the exterior and interior of the new wing of the Medtronic Africa building in Midrand recently completed by J.C. van der Linde & Venter Projects.

