PILGRIM PRIMARY BLD 6 ROOF REPLACEMENT

Email admin@mykra.com.au
tel (08) 8261 8600 | fax (08) 8261 9988
7 Thames Avenue, Klemzig SA 5087

mykra.com.au

Email admin@mykra.com.au
tel (08) 8261 8600 | fax (08) 8261 9988
7 Thames Avenue, Klemzig SA 5087

mykra.com.au

Project Scope: Pilgrim Primary Bld 6 Roof Replacement

The Pilgrim Primary Building 6 Roof Replacement project involved the removal of over 1,700 square metres of existing tiled roofing and the installation of a new Colorbond roof system. This roof upgrade formed part of a broader package of works that also included the construction of new verandas, the replacement of deteriorated timber roof structure, and the delivery of an extensive mechanical services refurbishment within the building. The project was delivered while the school remained operational, requiring works to be staged methodically over multiple months to align with the school's activities and minimise disruption to staff and students.
Internally, the mechanical scope began with the decommissioning and demolition of existing plant and services. Any units deemed suitable for reuse, generally those less than five years old, were presented to the school. New installations included a variable volume flow heat recovery condensing unit, along with associated fan coil units, four ducted energy recovery ventilators, and two ducted outside air systems servicing the server and meeting rooms. These systems were installed with all required ductwork, pipework, flashings, drainage, condensate pumps, control wiring and electrical connections.
External works included reinstating stormwater drainage systems, with new downpipes connected to existing infrastructure. Fittings and finishes were matched to the existing surfaces for consistency. During the early stages of the roof replacement, structural steel extensions were installed to replace box gutter sections following site-based design reviews.

To protect exposed areas while revised designs were confirmed, plastic tarpaulins were installed and maintained. The project also included the construction of new bulkheads to conceal mechanical and refrigeration pipework, the provision of hinged access panels, and the reinstatement of internal lighting. The building's location presented logistical constraints, with significant falls across the site and no direct street frontage. These factors required additional planning for equipment access, material deliveries and ongoing site management.
Throughout the project, a number of unforeseen conditions were addressed. A large quantity of additional asbestos was uncovered during exploratory works for Stage 2. This material, which included eaves and cladding, was safely removed under controlled conditions, with air monitoring in place throughout. A CCTV inspection of the stormwater system identified damage to existing pipes. Mykra arranged for the relining of these stormwater sections before connecting the new roof drainage.
On completion of all works, furniture was returned to its original locations. Despite working within an active school environment and encountering several latent site conditions, the project team delivered a safe, functional and durable outcome that significantly improved the building's condition and performance.

ADDITIONAL INFORMATION

MYKRA
Construct · Maintain · Refurbish · Remediate

PROJECT SUMMARY

Client	Ventia
Completed	2024
Project Value	$1,304,967






Email admin@mykra.com.au
tel (08) 8261 8600 | fax (08) 8261 9988
7 Thames Avenue, Klemzig SA 5087
mykra.com.au