

PLAYFORD HEALTH HUB OPERA FITOUT



Project Scope: Playford Health Hub OPERA Fitout

The Playford Hub, also known as the OPERA Clinic, is a purpose-built out-of-hospital healthcare service for older people, developed to reduce pressure on the Lyell McEwin Hospital's Emergency Department. Located in the Playford Hub, the clinic provides a more accessible and appropriate care setting for non-acute patients. The project involved the fitout of a 256 square metre tenancy, comprising a triage area, six treatment rooms, clean and dirty utility spaces, toilet facilities and office accommodation. Works were carried out on Level 2 of an occupied building, requiring close coordination with tenants. Suspended underfloor plumbing was installed outside the project area, managed through collaboration to avoid disruption. The fitout included nurse call systems, building management system integration, body-protected electrical circuits, duress alarms and extensive data and security infrastructure. The service scope required careful planning and staging to meet operational needs.

Several challenges emerged during delivery. The base build, completed by others, did not align with the design

documents, and the existing services infrastructure was insufficient. The project team also worked alongside incumbent subcontractors who were still completing the base build. Tight timelines and political attention added further pressure to the program.

Electrical lead times for lighting and switchboards were managed through early engagement with suppliers and were successfully expedited during construction. Cost savings were achieved by scaling back some mechanical and security items and removing steelwork following a structural review. During the build, the client introduced changes including a new automatic door and alterations to the tenancy façade, which were incorporated with minimal delay.

The successful completion of the OPERA Clinic reflects a coordinated and adaptable project delivery approach. By navigating design inconsistencies, infrastructure limitations and shifting client requirements, the team was able to deliver a high-functioning health facility that met both program and operational expectations. The ability to manage complex service installations, maintain stakeholder engagement and keep construction progressing in a live environment demonstrates strong project leadership and communication.

ADDITIONAL INFORMATION

Client	Ventia
Completed	2024
Project Value	\$989,956



