

The Butter Factory Update



A newsletter of the Grantham Community Centre construction project - A joint project of the Rotary Clubs of Toowoomba, led by Toowoomba South



Volume 2 - January 2013

As reported in the last Newsletter achievements in the previous period included:

- Engagement of FK Gardner & Sons Group as building advisors
- Engagement of Lindsay Reid Consulting as building engineers
- Engagement of B Cert Consulting as consultant Building Certifier
- Various inspections and planning
- Removal of asbestos and other waste materials by Burke Industries
- Repair of damaged chimney stack by TNT Roofing
- Basic electrical works underway by G.M. Whitton Electrical Pty Ltd
- Engagement of award winning landscape architect Richard Jones



Aiming to provide:

- A Community Hub
- A Meeting Place
- A Celebration Place
- A Safe Place
- A Place of History
- A Place of Memory
- A Symbol of Re-Generation

Project History - 12 months to Early January 2013

Inspections of the old building by structural engineer Lindsay Reid revealed a number of problems that needed attention before any further construction of the building could be carried out.

Following the removal of the asbestos, it was evident that much of the original roof timbers were severely rotted and in danger of collapsing, and substantial supports would need to be designed and installed to support the entire roof structure.



Subsequent work carried out included:

- Design of the steel roof supports by Lindsay Reid
- Fabrication and installation of the steel work by Browns Steel
- New saw tooth roof, box gutters, flashing and downpipes installed by TNT Roofing
- New perforated acoustic ceiling and insulation installed by TNT Roofing
- Concreting of the floor in Section 1, including footings for the new ablutions block, organized by FKG
- Installation of 2 x 22,000 litre water tanks (donated by the Apex Club of Toowoomba) at rear of building by Total Hydraulics.
- Construction of the ablutions block, including the fit out of all plumbing and drainage, by FKG and Total Hydraulics
- Initial (undercoat) painting of the ablutions block carried out by Toowoomba South Rotary Club members with paint donated by Dulux Trade
- Commercial painters engaged by FKG to complete the painting (top coats) with paint donated by Dulux Trade.
- Removal of the rear roller door by FKG and the design and installation of a new concrete lintil.
- Repair and re-installation of the rear roller door by FKG
- Construction of a block retaining wall at rear of building by Southern Cross Bricklayers.
- New pressurised sewer main installed to the front of the property by Lockyer Valley Regional Council
- Installation of new outside drainage and pumping station, for connection to the new sewer main by Total Hydraulics.
- Design and installation of power and lighting for stages 1 & 3 by Graham Whitton Electrical
- Installation of new (Bradnams) windows on the front of the building arranged by FKG, including the re-opening of old windows, previously blocked up.
- Initial road works and car park preparation has been undertaken for the southern side of the building by Lockyer Valley Regional Council. This included removing, and subsequently replacing, a major amount of ash laden soil and then compacting the area.



LIST OF DONORS

- Rotary Flood Appeal Southern Queensland District 9630
- Cotton On Foundation
- Rotary District 9680
- Rotary District 9520
- Rotary Club of Balwyn
- F.K.Gardner Constructions
- YMCA Brisbane
- Lockyer Valley Regional Council
- Rotary District 9670
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- Coffs Harbour Bridge Club
- Rotary Club of West Wyalong
- Rotary Club of Bathurst
- Ms Anne Thompson
- Toowoomba Photographic Society
- Wonderly & Hall Solicitors
- Mr Ian Yates
- Apex Club of Toowoomba
- Dulux Australia (Trade)]

- In addition to the above, working drawings for the fit out of the commercial kitchen have been drawn up by Food Strategy and Lindsay Reid has designed a mezzanine floor to run north, south across the eastern wall of stage three, above the commercial kitchen.
This is being fabricated and will be installed by Browns Steel early in the New Year.
- The new entrance to the front of the building has been designed and costed. This includes a portico and double glass door entrance way.
- Stage two of the project was to be the re-development of the old office block and loading dock which ran along the northern wall of the main building. However, inspection of the area by the structural engineer revealed serious faults in the concrete floor of this section, faults that were financially unviable to repair. Subsequently, the decision was made to demolish this section and to re-allocate funds to completing stage three.
Demolition of the section is now under way and should be completed by the time this newsletter is received.
- An Open Day was held on the second anniversary of the devastating floods on the 10th January 2013 to allow the local Grantham residents to view the renovation/restoration works carried out so far as well as to view the plans and discuss the stage 3 development of the project. This was well attended and overall the progress and future development was very well received.
- During the day David Illife from ABC Southern Queensland conducted interviews with President Bill Mason and local Grantham resident Ron Court. These interviews can be heard by clicking on the following link:
http://blogs.abc.net.au/queensland/2013/01/download-butter-factory-for-blog.html?site=southqld&program=southern_queensland_breakfast



Left: Pres Bill being interviewed by the ABC's David illife.



Right: Pres Bill receiving a cheque from the YMCA's CEO Alan Bray



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Follow the Project on Facebook:
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