

JLL Standing Maintenance Agreement



Client	JLL
Location	Adelaide, SA
Value	\$0.8 million per yr
Duration	Jan 2012 to present

Project Overview

JLL manage a portfolio of properties for various businesses and corporations operating in the greater Adelaide metropolitan area. A component of the works is the maintenance of these facilities, which includes concrete repair works. Each year JLL scopes requirement maintenance works then seeks tender submissions from the market for various packages of works.

Since 2012, Ballestrin has successfully performed concrete repair, remediation and replacement works across a variety of site for various JLL client properties. These works have predominantly been performed within operational facilities such as Woolworths Distribution Depot, Gepps Cross, Toll Distribution Centre, Burbridge Business Park and Charles Sturt Industrial Estate and others.

The scope of works varies and includes concrete slab demolition and replacement, steel armoured joint plate replacement in post tensioned floors, joint arris (the top perpendicular edge of a joint) repairs, epoxy repairs, and concrete spalling remediation in both ambient and chilled locations.

Over the period, Ballestrin have had to develop methodologies and utilize a variety of products to eliminate or minimize

any impact on the facility users while the works were undertaken. Main repairs occurred outside of operational hours and when the facility operate on a 24/7 basis, products with rapid cure times have allowed extremely short shutdown periods within the work areas being remediated.

Ballestrin work collaboratively with JLL and their clients to develop required scopes of for each work package. Tender submission contains photographs of each repair with the associated cost to assist JLL in presenting to their client the required and recommend works to achieve optimal maintenance outcomes.

Products Used

- > Parchem NitoMortar 903 and F4 fillers
- > Five Start RSR
- > BioRok MG Crete
- > BASF MasterEmaco 5100, 5200, 5300, 5400 and 5440
- > Parchem NitoPrime Zincrich
- > Parchem Nitobond AR and HAR
- > Parchem Emerseal PU 40, Emerseal CR and primer 13
- > Sika Epocem 110
- > Sika MonoTop 352 NFG
- > Sika Monotop 610

