



A CHALLENGING FAST-TRACK RETAIL PROJECT

MAIN CONSTRUCTION COMPANY : Hansen Yuncken
 CONSTRUCTION VALUE : \$41 million
 COMPLETION DATE : April 2014
 ARCHITECT : Hames Sharley

The \$41M Churchill North Shopping Centre includes a full-line Coles Supermarket, K-Mart Department Store, specialty food shops, mixed use tenancies, an enclosed mall, kiosks.

Showcasing a long list of industry awards won in 2013 alone, Hansen Yuncken continues to be a leader in its field. For over 95 years, Hansen Yuncken has been delivering major commercial and institutional buildings – some 4500 projects in all across Australia. The breadth of this company’s abilities can be seen in the range of projects that Hansen Yuncken is involved with. Within South Australia the company is currently managing projects such as the new Royal Adelaide Hospital, 50 Flinders Street Office Development, Lyell McEwin Hospital Stage C and the new Churchill North Shopping Centre, due for completion in May 2014.

Hansen Yuncken’s Project Manager for Churchill North, Michael Mappas said “Hansen Yuncken is a proven long-term partner of choice in the commercial contracting arena. Our ability to

consistently deliver projects that exceed our client's expectations is shaped by our commitment to supporting the best people with innovative market-leading processes, which are focused on delivering building value. We are delivering this on Churchill North for our client Axiom Properties by meeting an aggressive program, effectively managing a range of project risks and finding proactive value-for-money solutions.

“The Churchill North Shopping Centre is an interesting project as we have clear requirements from large retailers such as Coles and Kmart for how their stores should be structured, combined with a range of several mini-majors and nearly 60 specialty tenancies,” he said. “Add to that over 900 carparks, which are provided on this new-build development site that encompasses 75,000sqm.

The site itself created a number of challenges that had to be planned thoroughly before any works actually commenced on-site.

The Islington workshop complex was established on the land in 1891 as the major railway workshop in SA and was further upgraded over the years to include workshops that manufactured boilers, electric cranes, and even military equipment during World War II, before being gradually rationalised to predominantly metal fabrication workshops.

Although the Commonwealth undertook remediation of the site from 1997 to early 2003, initial site investigations identified a large volume of clean yet uncontrolled fill and building rubble covering the site. Through design a simple yet effective and fast compaction method was developed and adopted that combined impact rolling and the

redesign of the building’s footings. This avoided an extensive cut to fill exercise and reduced the program by two months.

Being a Fast Track Design and Construct project Hansen Yuncken engaged and lead a design team that worked closely with the major tenants and the Client, Axiom Properties to incorporate brief requirements. The design team comprised Hames Sharley Architects, Wallbridge & Gilbert Consulting Engineers, BCA Engineers and Buildsurv.

To acknowledge the site’s heritage, elements such as reclaimed timber beams and rail lines salvaged from the railway have been incorporated into the building for streetscape furniture and feature ceiling beams as well as industrial features, which fit with the complex’s modern and sharp lines.

The mall, which varies in width from 8m to 10m at various points with wider throat openings at the entrances to the Major Tenancies, extends from the southern end of the complex to the entrance of the Costco Store currently under construction. The mall floors are finished in porcelain tiles and natural bluestone in the fresh produce market court. A continuous glazed skylight runs the length of the mall to bring natural daylight into the mall and reflect off the ‘bronze’ metal clad bulkhead.

Hansen Yuncken worked closely with Tenancy Co-ordinators, Mott McDonald, to facilitate changes to the base building that would satisfy the requirement of each individual shop fit-out whilst still maintaining the original date for completion set prior to the commencement of construction.

Fostering partnerships based on honest, respectful and inclusive practices ensures each project utilises the strengths of all people involved - this enables opportunities to be detected early on and assists in proactively managing ongoing complex works. From the beginning right through to the end of a project we are showing our clients that we know our business and we are focused on making their project experience a successful and rewarding one.

Hansen Yuncken has contributed at national and state levels in senior and committee roles on organisations such as the Master Builders, the Australian Institute of Building, the Property Council, and the Green Building Council of Australia because we constantly strive for a better industry.

For more information contact Hansen Yuncken, Level 1, 191 Fullarton Road, Dulwich SA 5065, phone 08 8229 7300, fax 08 8229 7301, email adelaide@hansenyuncken.com.au, website www.hansenyuncken.com.au





DCM SERVICES SETS STANDARDS FROM THE START



Design, value, quality and delivery; these are just some of the words that can describe DCM Services, (Design & Construct Mechanical Services Pty Ltd).

Going from strength to strength in the current market, DCM Services is led by a management team who were selected to be part of the team due to their integrity and enthusiasm and diverse range of experience, which complements the team's capabilities.

DCM Services provide quality, innovative, engineered air-conditioning, mechanical services solutions and installations, therefore were in charge of the procurement and construction of the air-conditioning and ventilation to the major and specialty tenancies on this project.

The systems incorporated were gas fired VRF Systems, Roof top package arrangements with economy cycle operation, smoke exhaust and pressurisation, central plant configuration, heating hot water reticulation, ducted split air-conditioning and BMS controls, with a large part of the services exposed to view.

“On this project we were working with very tight time constraints, but this was easily overcome with our systems, procedures and structure,” David said.

“On all our projects we strive to be the best in all facets of what we do, including value adding to ensure we regularly exceed our clients’ expectations.

“We listen to our clients and plan to over deliver to ensure our projects and our people are viewed in the industry as market leaders because we believe repeat clients are the best clients.

“As can be seen on this project, the key to our success in construction delivery is our planning and communication and we pride ourselves on thorough planning and have implemented systems to ensure projects are planned properly to meet our client's program requirements. “Our skilled site supervisors are key to the successful outcome of delivering projects. They are an integral part of the DCM team, along with the selection of key subcontractors to join us on the journey.”

This quality focus and superior project delivery can also be seen on the company's other recent projects including, the Adelaide Entertainment Centre, Myer Central Plant upgrade, Quest Apartments Adelaide, Westfield Westlakes Shopping Centre Extensions, ASC MST Upgrade.

The range of services provide by DCM Services includes:

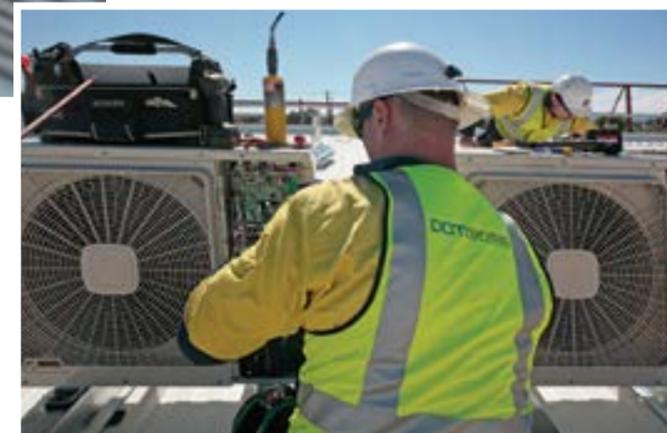
- Design and construct contracting,
- Energy efficient initiatives;
- Mechanical services contract installations:
- BIM Modelling
- Quality installations;
- Off site prefabrication;
- Green Star & NABERS rated projects
- Mechanical HVAC engineering;
- Preventative maintenance
- Value engineered solutions.

The DCM Team have vast experience in installation and design & construct for all sectors of mechanical services projects such as:

- High rise office and apartment installation
- Shopping Centres
- Cleanroom, Pharmaceutical, Operating theatres
- Industrial Ventilation and Dust Extraction
- Commercial Office & Fitout
- Computer Room Data Centres
- Existing Building Refurbishment
- Thermal Plant Installation & Refurbishment

“At DCM Services we pride ourselves on project delivery; we know we are only as good as our last project and we always strive to be better for the next.”

For more information contact DCM Services (Design and Construct Mechanical Services Pty Ltd), 283 Sir Donald Bradman Dr, Brooklyn Park, SA, phone 08 8328 3837, website www.dcmservices.com.au





PASSION PRODUCES PERFECT RESULTS

From small beginnings and a desire to share his passion for quality carpentry, PB Carpentry is fast becoming the business to work with throughout South Australia. Based in Adelaide, Patrick Burns and his 23 person team are specialists in domestic and commercial carpentry following a simple philosophy of producing and delivering the best quality work at the best price.

Patrick said as a proudly South Australian owned and operated carpentry business, PB Carpentry had a good history in the building industry and had worked with many quality Australian builders throughout its year of operation.

“The range of our projects is vast and means that we are able to bring our experience and successful outcomes to work that ranges from small extensions to projects worth \$60 million,” he said.

“On a site our capability is there for everyone to see, but we continue to strive to give our clients peace of mind off the work site as well. “It is for this reason that many of our clients are our greatest advocates highlighting that we provide a total client focus, a co-operative approach, excellent communication, professionalism and integrity, problem solving ability and also a good follow up combined with personalised service.”

This professionalism was shown with PB Carpentry’s work on the Churchill North Shopping Centre where the team provided the timber wall framing for both the Coles and Kmart stores, the second fix to all of the shopping centre and even the fire doors.

“Whether working on the Mayfair Hotel, Calvery Hospital or a retail project such as Churchill North Shopping Centre we consistently seek to provide value and innovation across all aspects of a project.

“Building value is an intrinsic part of the culture at PB Carpentry, so we offer a wide range of services to enable our clients to achieve the best possible outcomes for their project delivery and facility operation.”

For more information contact PB Carpentry (SA) Pty Ltd, Unit3/31 Byre Avenue, Somerton Park, SA 5044, phone Pat 0407 333 338 or Jason 0404 063 888

MILESTONE HIGHLIGHTS COMPANY’S QUALITY

As Aluco Aluminium Windows and Doors comes up to its 20 year milestone in 2014, Director Chris Burns is proud of where this company has come in such a short time.

With Chris highlighting that the business was originally established to service the commercial aluminium and glass industry, it has now become one of the leading aluminium and glass fabricators in South Australia.

Chris said the companies focus is clearly on expertise, capability, reliability and quality. “We work closely with our clients, architects, design engineers, property developers, local councils and government authorities to ensure all projects are cost effective in design, manufacture and installation and meet Australian standards,” he said.

“Through the variety of projects we have worked on we have continued to highlight the strength and versatility of aluminium through our design, manufacture and installation processes.”

One of Aluco’s recent projects was the \$41 million Churchill North Shopping Centre providing all internal and external windows and doors. “Given the major retailers that would be utilising this facility, it

was important that we maintained a clear focus on quality and a professional finish.”

“It is this desire to maintain such a high standard of work that our management team regularly monitors the progress of various projects to ensure that we consistently deliver quality of service and guarantee a dynamic business into the future.”

“We work on such a broad range of projects including the Mayfair Hotel, University of South Australia Learning Centre and unique ventures such as the Tonsley Park Redevelopment that it is important that we remain up to date on the latest building techniques so our staff are always highly trained and in keeping with our own quality policy.”

“Our quality system was implemented to further enhance the standard of our projects and the workmanship offered to our clients, giving our clients the additional comfort and satisfaction that we are totally focused on meeting their needs.”

For more information contact Aluco, 6 Dunorlan Road, Edwardstown, SA 5039, phone 08 8276 5555, fax 08 8276 5077, email aluco@aluco.com.au



A COMPLETE AND IMPRESSIVE SERVICE

Roofmax are pleased to have been involved in the dynamic construction of the Churchill North Shopping Centre, one of the largest projects in Adelaide, supplying and installing 26000m² of insulated roof panel. The successful completion of the project has been demonstrated through the skilled workmanship and combined efforts and experience of qualified Project Managers and Supervisors proficient in managing the project with safety, efficiency and diligence from start to finish.

Roofmax are proud winners of the Arrium Mining and One Steel Excellence Awards in 2013 granted 'Safety Contractor of the Year' installing roofing and cladding on the sizeable and challenging Whyalla Port Expansion Project in South Australia. Roofmax continues to practice the values of Occupational Health & Safety with a rigorous process of designs and systems for safety management which is communicated to all employees of the Roofmax team to enable a safer working environment.

According to Roofmax owner Managing Director Mark Burns, much of the success of the company has been the combined efforts of a qualified and professional team with the aim to exceed the customers' expectations every time on time. This has been further achieved through instilling a company philosophy of 'no incidents' – 'no accidents' and by continually monitoring and initiating ideas and strategies to improve safety performance whilst still remaining competitive in today's tendering market and never compromising on safety.

With over 30 years of experience in roofing and employing over 40 workers at any given time from Estimators, Project Managers, Supervisors and Qualified Roof Plumbers the Roofmax team is experienced to manage any project, large or small.

Consider Roofmax for your next innovative and cost-effective roofing and cladding project.

For more information contact Roofmax Pty Ltd, Unit 1, 2 Hewer Street Hampstead Gardens, SA 5086, phone 08 8261 5899, email admin@roofmax.com.au



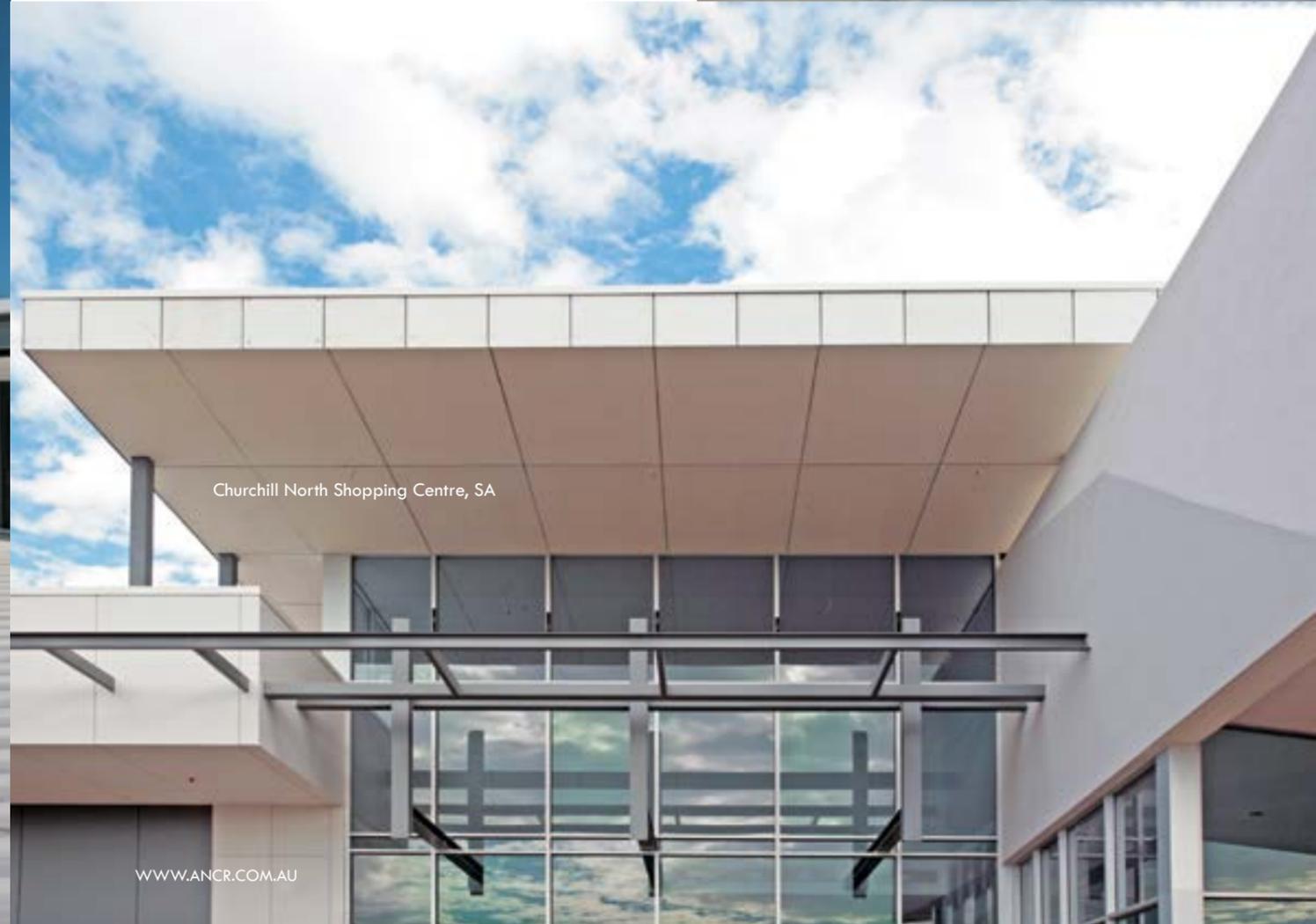
ACHIEVEMENT AND EXPERIENCE CONTINUE TO SHINE

Successfully operating for 14 years, Shield Fire Systems is the achievement of directors and owners Mark Martini and Paul Cavaiuolo, who have a combined 59 years in the Fire Protection Industry. Both are well respected in the industry and continue to strengthen Shield Fire System's position in the marketplace through their commitment to providing client value for investment and overall satisfaction.

The company's work on the exceptional Churchill North Shopping Centre shows its rewarding trend towards larger and more prominent projects. Mark said the whole team were proud of its technical capability and the quality of Shield Fire System's product.

"A hands on approach and constant contact with site based staff ensures close monitoring of the installation progress, quality and opportunities for improvement," he said. "The outstanding quality of our work can be seen in a variety of projects from office fit outs, to high profile jobs like the Air Services Australia new flight control tower – our work is all about versatility and definitely quality."

For more information Shield Fire Systems, 37A Manton Street Hindmarsh, SA 5007, phone 08 83555 222, fax 08 8346 6077, email enquiries@shieldfire.com.au



Churchill North Shopping Centre, SA