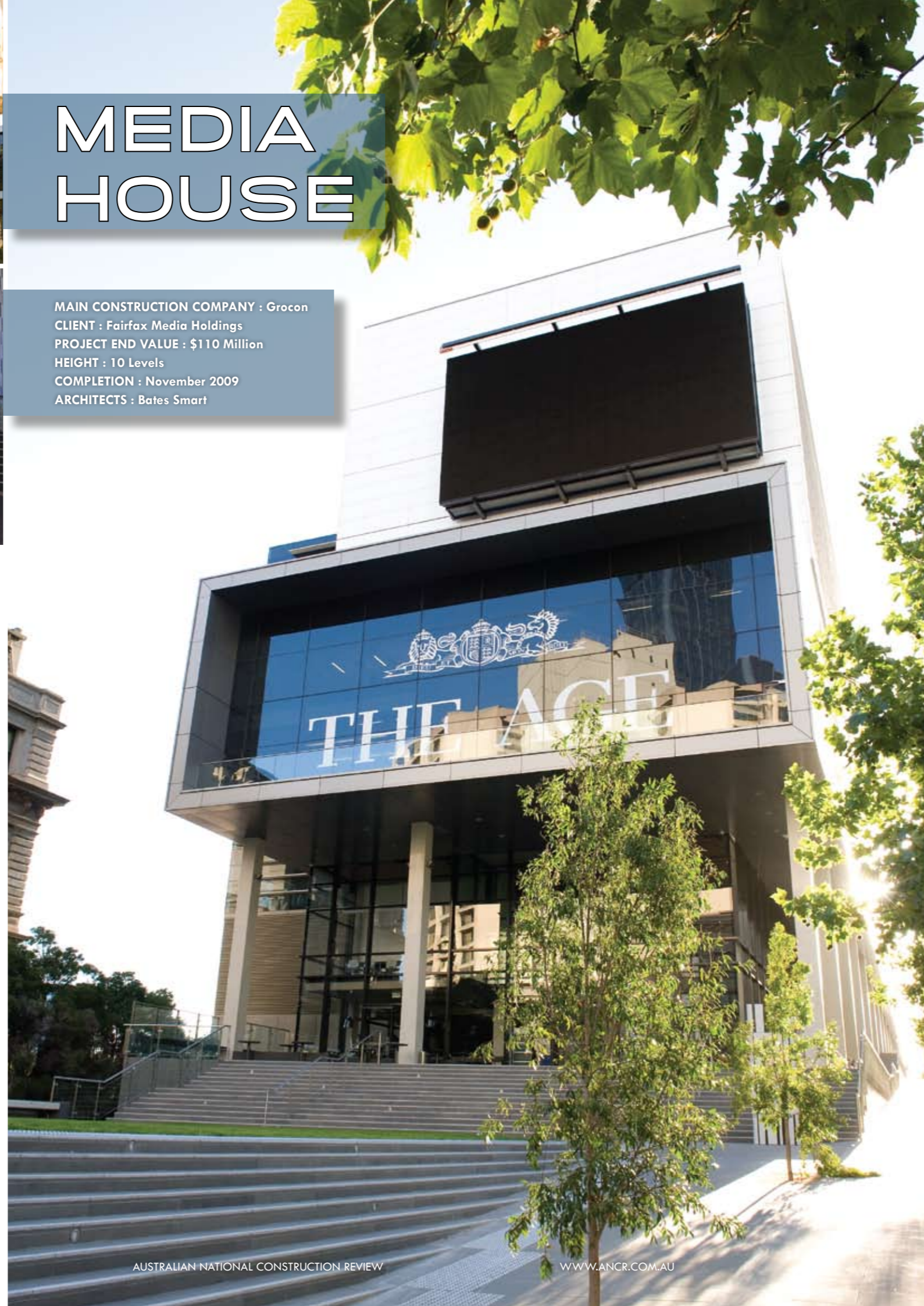




MEDIA HOUSE

MAIN CONSTRUCTION COMPANY : Grocon
CLIENT : Fairfax Media Holdings
PROJECT END VALUE : \$110 Million
HEIGHT : 10 Levels
COMPLETION : November 2009
ARCHITECTS : Bates Smart



GROCON DELIVER MEDIA HOUSE

Grocon signed off on 2009 by continuing their reputation for construction innovation, with the completion of the \$110m Media House Building at the Gateway to the Docklands on the corner of Spencer and Collins Streets in Melbourne.

The Bates Smart designed low-rise linear form building is the new head office for Fairfax Media and the architects have reflected on the linear flows of information within the building with an assembly of long, horizontal forms.

Grocon juggled the multiple roles as Building Owner, Developer, D&C Builder and Fitout Head Contractor on the project as well as completing a Rail Development Agreement to design and construct a deck over the railway line. As Fairfax Media's Head contractor, Grocon managed the fully integrated fitout for The Age, Financial Review, 3AW and Magic FM radio studios.

The 7 level, 16,500m² NLA commercial office building project included secure car parking on the deck and adjacent land, a public plaza and paving upgrades and has been awarded a 4.5 NABERS rating, 5-star Green Star Design (Version 2) Rating with the 5-Star As Built currently being collated.

The entire project was innovative in that Grocon, with the assistance of Winward Structures, redesigned the deck over rail to decrease the rail occupations from in excess of 340 occupation hours to 116 occupation hours. This involved innovative piling techniques, crash wall construction and deck construction including maximum beam lifts of 71.6 tonne using and MD2200 Potain Tower Crane powered by Green Energy.



Grocon's commitment to commissioning, fine tuning and management programs such as ISO14001 and working closely with the tenant to complete the wholly integrated fitout were significant drivers in the extensive range of Green Star and Sustainability initiatives incorporated into the building.

Double glazing is used throughout the curtain walls, sustainable timber (FSC accredited and Post-Consumer) feature in the upper ground exhibition and gallery space, use of PVC was minimised throughout while steel and concrete with a recycled content was used extensively.

60,000 litre rainwater capture tanks located underneath the plaza will provide at least 90% of the irrigation water demand for the landscaping which includes at least 50% native Victorian plants.

Other initiatives include Ewater Systems (ROX electrolyzed water systems), minimum car parking spaces, adequate bicycle facilities and high ventilation rates.

Grocon also provided recycling facilities, including a minimum of 93% construction waste recycled during construction and the tenants have made a commitment to reduced energy and water consumption through sub-metering.

The project was an exciting one for Grocon due to the challenges involved in building over the rail lines opposite Southern Cross Station. The company scheduled most of this work to be carried out between midnight and 4am so as not to disrupt commuter activity.

The company and the project team in particular are extremely proud of the building not only for its green ratings but most significantly because the entire 700,000 man hours of the project were completed without sustaining a lost time injury. Grocon credit much of this success to the use of their own in-house Lubeca Formwork Systems for Core, Deck and Perimeter construction.

Renown for delivering bold buildings, Grocon is currently constructing a diverse range of projects including Melbourne's Rectangular Stadium; Common Ground, a facility in Victoria for the chronically homeless and low income earners; Civic Place in Sydney's Parramatta and Soul, the company's first project in Queensland which is due for completion in 2011.

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THE BEST COVERAGE OF NEWS

Compared with a typical glass box office building, the façade of the \$110m Media House Building at the Gateway to the Docklands is highly dynamic and articulated.

Design elements, when coupled with the building's 5 Star Green Star target, presented Meinhardt Façade Technology with significant design and fabrication challenges.

Meinhardt Façade Technology (MFT) were the facade consultants for the builder, Grocon as well as undertaking a facade engineering design role for sub-contractor, Material Fabrications.

The scope of the works included all facade elements of the building, consultancy services to Grocon, site QA control and sub-contractor documentation design review. In addition, MFT provided the full range of engineering services including independent engineering review and design certification for the facade sub-contractor.

A key feature of the project is the incorporation of high performance glazing on the 7 level commercial building, to assist in achieving the 5 Star Green Star rating.

To achieve the highly innovative and bold design vision for the project, MFT applied their specialised skills in regards to the engineering design on the curtain wall with sunshade device, projecting (eyebrow) aluminium composite cladding profiles, strip windows, ground floor podium areas and skylights.

Leading the way in delivering dynamic, creative, cost-effective solutions and driven to not only meet but exceed client needs and requirements, MFT undertook a lead role in managing the facade sub-contractors design team which was based in China.

The MFT team travelled to China to inspect the factory facilities where manufacturing of facade components were undertaken, to provide support and guidance, ensuring that Australian Standards were met and witnessing and reviewing the mock-up test.

Pushing the boundaries of structural engineering and constructability, MFT also undertook the custom design and engineering of the unique ground floor podium glazing wall. Unique, due to the fact that the wall is a 9 metre high single span.

But a challenge well within the capabilities of a company, whose façades enhance the skyline of many major cities and include The Center in Hong Kong, the Changi Glass Atriums at Singapore Airport, Rialto, Nauru House and Eureka Tower in Melbourne.



Meinhardt Façade Technology have a team of staff, specialising in facade design and engineering, materials specification and testing, facade construction and maintenance, remedial facade consulting and BMU consulting.

The company provides a range of services for airport design and engineering; building maintenance; glass wall design and engineering; precast and glass reinforced concrete; shopfronts and interiors; stone cladding design and engineering; as well as tall building façade technology.

They are also currently working on refurbishment of 223 William Street, Melbourne; the Myer Redevelopment in Melbourne; 400 George Street, Brisbane; RMIT Hub Design, Melbourne; RMIT SAB Building, Melbourne; The Banks Apartment development in Melbourne; UoQ - Oral Health Centre and King George Central both in Brisbane.

Renowned for creating lasting, aesthetically pleasing and cost-effective façades Meinhardt Façade Technology, is a division of the Meinhardt Group, which since 1955 has led the way in delivering dynamic, creative, cost-effective solutions.

The company is highly regarded for utilising the latest technology, employing the best available talent and adopting the most effective management techniques. A reputation which is further enhanced as they 'face the media' on their latest, outstanding achievement, Media House.



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MILLER INSURE MEDIA HOUSE

Independent insurance broking firm, Miller and Associates, has enjoyed a long association with Grocon Constructions and were appointed to place the insurance programme for the Media House project in Docklands in Melbourne.

Miller provided insurance services in regard to construction, delayed start-up, public liability and professional indemnity on the \$110m project.

The project involved challenges for both contractors and Miller and Associates, as the construction was carried out over the rail lines opposite Southern Cross Station. However, with core industry experience based extensively in construction insurance, Miller was able to provide insurance solutions to meet the client's requirements.

Miller and Associates are highly experienced in insuring this type of project, working closely with some of Australia's leading construction companies including Bilfinger Berger Australia, Abigroup, Baulderstone as well as Grocon.

As an independent company, Miller is ideally positioned to provide solutions which are in the best interests of their clients without potential conflicts of interest. Incorporating a joint venture structure with Miller Insurance Services, one of the largest independently owned brokers in the United Kingdom, Miller and Associates is an Australian company with over 10 years experience and the ability to draw on the resources and global leverage of one of the world's leading insurance broking firms.

The firm operates in a range of specialist areas, primarily property and construction liability insurance, but they also supply consultation and services in commercial contingency, energy, fund management, marine, fleet, personal accident, political risk, professional and executive liabilities, science and technology.

With offices in Melbourne, Sydney, Brisbane and Auckland and over 50 employees, Miller and Associates provide services to clients throughout Australia and New Zealand. In addition to Media House, the company's portfolio of projects includes the Eureka Tower and Rectangular Sports Stadium in Melbourne for Grocon, the Western Orbital in Sydney, the Tullamarine Calder Interchange and the Gold Coast Desalination Plant.

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