

# A WORLD FIRST

**MAIN CONSTRUCTION COMPANY :** Lipman Pty Ltd  
**CONSTRUCTION VALUE :** \$44 million  
**COMPLETION DATE :** October 2014  
**DESIGN ENGINEER :** MWH Australia

The \$44M Early Start Facility will accommodate a multidisciplinary education and research programme focusing on the importance of the early years of childhood development. The building will accommodate academic staff, research facilities and a range of teaching and 'model' spaces.

The Early Start Facility (ESF) is a \$44 million academic and community engagement project located on University of Wollongong's main campus. The Early Start project provides a "world first" and a "world class" facility that aims to "transform teaching, research and community engagement in the higher education sector" and to "create and enrich life opportunities for young Australians from birth – 12 years".

It is envisaged that the Early Start Facility will become an international hub for multi-disciplinary research tackling a variety of issues such as early cognitive development, healthy lifestyles and inspiring creativity in children. The Early Start Facility houses specialised teaching and research spaces within the main building and hosts Australia's first Children's Discovery Centre. The Children's Discovery Centre is an accessible facility for families with young children to engage in innovative learning-through-play activities and events.

The Early Start Facility will also connect 41 Early Start Engagement Centres (ESECs) across New South Wales. Wollongong University says that the Early Start Facility "will enhance the training of students across disciplines, empowering them to work collaboratively with children and young people, their families and communities" and that it will also provide "opportunities for academic staff to be creative in their approaches to teaching and learning that extend well beyond any experiences that are currently available in Australia."

Lipman Pty Ltd is the main contractor on the Early Start Facility project. The Sydney based, privately owned Australian construction company was formed in 1966. It operates in most market sectors, undertaking new construction, refurbishment and fitout works

in projects ranging in value from less than \$1 million to over \$100 million.

The Early Start Facility design required the installation, on the external façade, of a relatively innovative product on the Australian market. This was a timber feature panel named ProdEX which is manufactured by Prodema and imported from Spain. ProdEX is a composite panel faced with a natural wood veneer and coated with a proprietary coating, based on synthetic resins and polyvinylidene difluoride (PVDF), which the manufacturer says protects the panel from the effects of rain, sunlight, chemical attack and temperature changes.

One of the main challenges of the project, encountered and overcome by Lipman, was completing the complex construction work on the University of Wollongong's campus, while not interrupting any of the academic schedules at the University. Lipman's professional team also managed the other major challenge of the project; keeping to the tight constraints on the demanding program. Lipman is currently completing several projects throughout Sydney, including a \$40 million retirement living project in Castle Hill, luxury apartments in Paddington and refurbishment of office spaces in Alexandria to name a few.

Lipman's recently completed projects include such diverse projects as the \$80 million Wet 'n' Wild Waterpark in Prospect in western Sydney, the \$52.5 million, 318 room Sydney International Airport Hotel at Mascot, the \$25 million revitalisation of Panthers at Penrith, the \$25 million, 5 storey, City North Substation in Sydney's CBD the \$19 million Western Grandstand at WIN Stadium in Wollongong, and the \$6 million redevelopment of the University of Technology's Haberfield Rowing Club.

Through the years, Lipman has won numerous Master Builders Association 'Excellence in Construction Awards' in various categories. "Lipman's success is built on strong industry wide relationships that are founded on trust and respect leading to Lipman earning a reputation as a top-level service provider", said a company spokesperson.

"Lipman is committed to consistently producing quality building solutions through practical application of its design and construction knowledge." Lipman takes pride in delivering incident free projects on time, every time, achieving "defect free" completion and exceeding client expectations.

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## QUALITY COST AND PROJECT MANAGEMENT



“Hanna Newman Associates has a long association with the University of Wollongong Campus on numerous exciting projects, and has been proud to provide cost planning services to this innovative building,” said Director, Greg Newman.

“Hanna Newman Associates strives to provide quality cost and project management services to the building and construction industry by tailoring solutions to meet their clients.”

Hanna Newman Associates was established in 1988. The company provides full independent cost control, monitoring and project administration services to compliment professional consultants and construction teams.

Its services cover all the financial, management, technical and administrative aspects of a modern building project, including cost planning, advice on contractual arrangements and contract conditions, project administration, tender documentation, design and construct contracts, maintenance schedules and valuation of buildings for insurance purposes.

Hanna Newman Associates has experience in a wide range of project values and project types including educational, civic and religious building projects as well as having recognised expertise in the aged care sector. The practice serves both the greater Sydney and regional areas of NSW.

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## NOT AFRAID OF HEIGHTS

Waco Kwikform Limited was chosen to supply and install external scaffolding for edge protection and facade works for the Early Start Facility at Wollongong University. The Wollongong Hospital redevelopment is another project that Waco Kwikform has supplied scaffolding to. Waco Kwikform supplies scaffolding to some of Australia’s largest construction projects including high-rise commercial and residential buildings, civil engineering projects, large industrial plants in mining, power generation and oil and gas production as well as the temporary structures used by the entertainment industry.

Waco Kwikform is part of Waco International, “a leading global industrial services business focusing on the hire, sale and manufacture of formwork, shoring and scaffolding and re-locatable modular buildings”.

Waco International employs over 3,000 people in Australia, New Zealand, South Africa, the United Kingdom and Chile and generates annual revenue in excess of A\$600 million. The company has branches in NSW, ACT, Queensland, Victoria, South Australia, Western Australia and the Northern Territory. “Our modular scaffold systems Kwikstage, Wedgelok, Milsystem and Kwikfold are brand leaders that have helped shape today’s industry,” says a company spokesperson.

“Waco Kwikform has the capacity to provide safe and practical scaffold design, high quality equipment and first class technical support to the largest of projects.”

Waco Kwikform use state of the art CAD software to design scaffold structures that “always meet and constantly exceed regulatory standards”. Where an unusual project calls for a solution that falls outside their standard product range they have the ability to design and manufacture the equipment required “in-house”.

Waco Kwikform’s products are manufactured to Australian Standard AS1576 and the company imposes a rigorous inspection and testing regime on its hire equipment to ensure that the equipment retains a level of quality that allows it to be used safely. The company says its “commitment to quality and attention to detail gives Waco Kwikform a leading position in the supply of high quality products that you can trust and depend on”.

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# COMMITMENT TO EXCELLENT QUALITY



PJS Air installed, commissioned and documented the mechanical heating, ventilation, and air conditioning (HVAC) system, for the Early Start Facility at Wollongong University. PJS Air is family owned and operated company that is committed to “excellent quality” in the work they do. PJS Air provides in-house CAD design, engineering, installation and project management services for commercial air conditioning.

builder Lipman Pty Ltd and the consultant Medland Metropolis to ensure an excellent outcome for this project”.

“Over the past 25 years we have developed good working relationships with a number of esteemed construction companies, who find it a lot easier both personally and contractually, to deal with one mechanical services provider to take care of the entire process. This is especially important when you consider that the requirements for each project are unique,” said the director, Peter Johnston.

The HVAC system PJS Air installed in the Early Start Facility at Wollongong University is a hybrid design. It provides full mechanical air conditioning and/or free cooling by natural ventilation via an operable facade and internal relief stacks, which automatically respond to external climatic and internal conditions managed by the Building Management Control System.

Some of PJS Air’s recent projects include; 5star Intercontinental Hotel (Double Bay), Australia Post Sydney Parcel Facility (Chullora), Four Points by Sheraton Hotel refurbishment (Sydney), Royal Agricultural Society Main Arena Showground (Sydney Olympic Park), GWS Giants Training Centre (Sydney Olympic Park), WIN Stadium Western Grandstand (Wollongong), British American Tobacco Headquarters (Kings Cross) and Star City Casino refurbishments (Sydney).

“The services coordination for this building has been a particular challenge, due to the very tailored nature of the building, with stringent mechanical and acoustic design specifications, operable façade controls operation, tight services voids and the visible nature of the system,” said Brad Aicken, the Project Manager. “We have completed this project, to the design and installation specifications; working closely with the

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# SUSTAINABILITY

MAPEI IS COMMITTED TO PROTECTING THE ENVIRONMENT WITH ECO-SUSTAINABLE CERTIFIED SOLUTIONS WORLDWIDE FOR MORE THAN 30 YEARS

## CERTIFIED PRODUCTS.

Mapei products are certified according to the most severe international standards, fruit of the commitment of the Group’s 18 R&D laboratories. They are formulated using innovative, recycled and ultra-light raw materials developed to reduce energy consumption and to contain very low emission levels of volatile organic compounds.

