

# OFFBEAT LUXURY

**DEVELOPER :** Starfish Developments

**MAIN CONSTRUCTION COMPANY :** Maxcon

**ARCHITECT :** Enzo Carsoscio Architecture & Design

**STRUCTURAL ENGINEER :** Adams Consulting Engineers

**CONSTRUCTION VALUE :** \$110 million

The \$110M Bohem Apartments completely transform downtown Adelaide. The mixed-use development boasts 220 apartments, 500m<sup>2</sup> of communal amenities and recreation facilities including a sweeping 22m vertical garden façade made up of more than 3,000 native and exotic plants.

Melbourne based construction company Maxcon was appointed as the head contractors by client, Starfish Developments. Starting onsite in December 2015, the entire project took almost two years to complete and employed 1,091 people at the peak of construction in June 2017.

The complex 'push and pull' architectural designs created two buildings above a 5-storey podium level with scaled heights from 12 to 17 storeys. The balconies are staggered across the building, alternating between projected and partially recessed over the different floors. As a result of these elements, the build process was complicated.

Ken McLeavey, Senior Project Manager for Maxcon said, "Due to the varied nature of each level, with different balcony designs at varying elevations, it was not a standard build procedure. It carried a greater risk factor for safety that required close management. This was also the first time in Adelaide that a 23-storey building was wrapped in external scaffolding. It was a challenging exercise as the subcontractors had to do their work inside the confines of the scaffold. The building is structurally complex and there was a lot of work involved in putting it up and removing it afterward."

Experience played a big role in success. Maxcon sat down with their subcontractors at the start of the project to establish the best safety systems for the build which were tracked through weekly meetings.

"We have a roster of consistent and trusted contractors. Their expertise and knowledge is crucial in challenging projects like Bohem. Everyone who worked across it, the client, architects, consultants and subcontractors, has contributed to a successful build."

The development is visually distinctive and boasts copper coloured external Alucoil cladding that contrasts with the dark

windows. The four penthouses feature floor-to-ceiling windows which are 7m in height and offer panoramic views of the city and surrounding countryside. Attention to detail can be witnessed throughout the building, even down to the word 'Bohem' inscribed in the tilework featured at the bottom of the swimming pool on the sixth level.

Built on the once derelict corner of Morphett and Wright Streets, Bohem was designed to blend seamlessly with the park it overlooks, Whitmore Square. Greenery plays an important role in the design and alongside the vertical garden façade, Bohem features pocket sky gardens and a 6-level resident carpark whose exterior is cleverly concealed with plants.

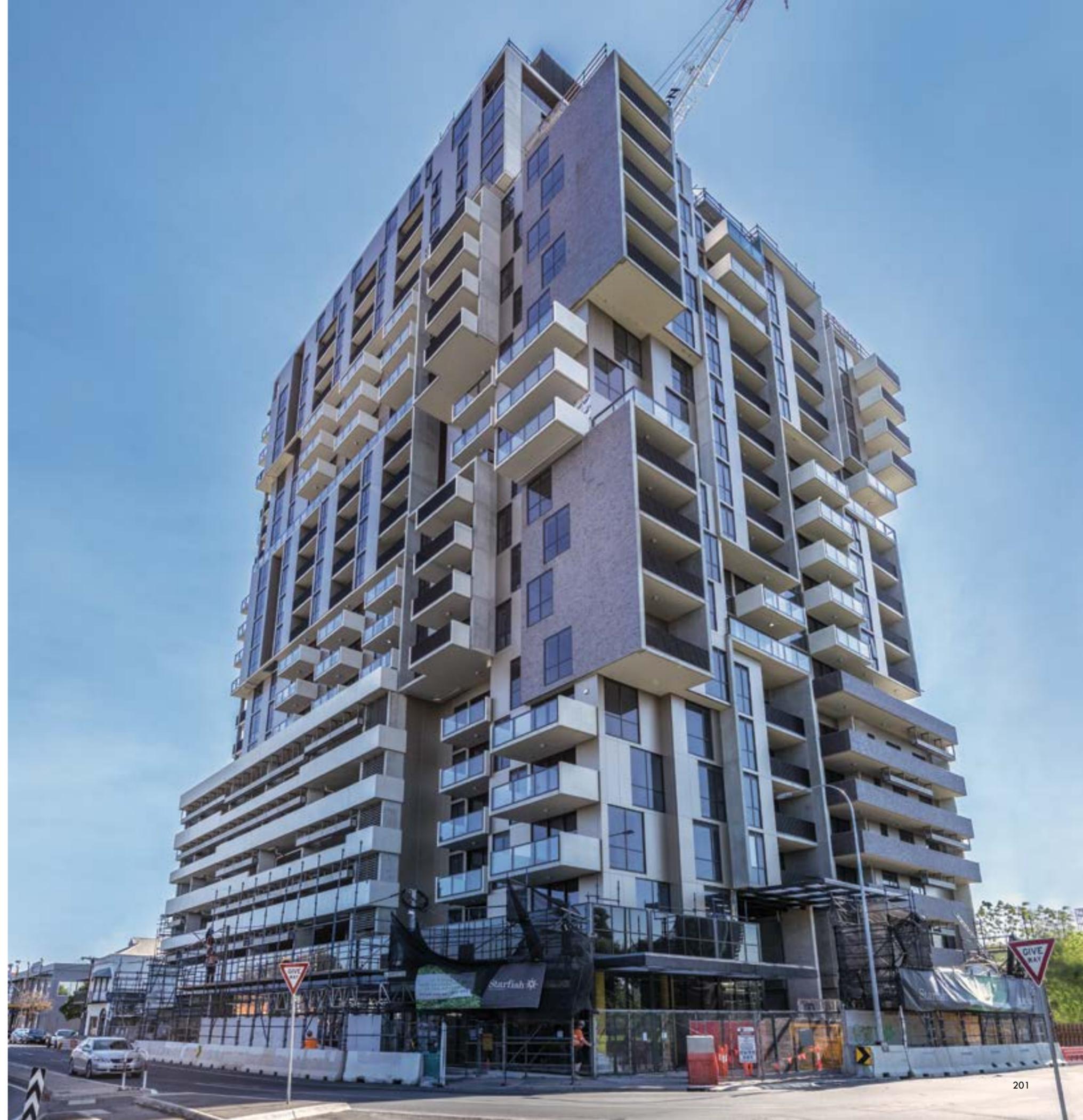
"The landscaping on this development is quite remarkable. The plants were installed a year ago and are thriving, the finished product looks exactly like it did in the architectural renderings. It really sets it apart from everything else in the area," said Ken.

Maxcon is a family owned and operated construction company that works across Australia's east coast. Their strong reputation is built on their sound business practices and stringent ethical standards.

Completed notable projects include the \$70 million Vue Apartments in Adelaide and the \$172 million Whitehorse Towers in Melbourne. The impressive building features 516 apartments, a hotel, four restaurants and 19 office spaces.

They are currently working on the Realm project in Adelaide. When completed the 40-storey complex will be one of the tallest residential buildings in Adelaide.

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## KEEPING IT COOL

One of the last contractors to leave the Bohem Apartments site is **Climat Commercial**, the company responsible for the air conditioning and ventilation throughout the development.

Climat Commercial has extensive experience in all forms of mechanical services contracting including air conditioning, chilled and heating hot water systems, built-up plant and building management control systems.

Their full remit on the Bohem Apartments project included the apartment air conditioning systems, the building smoke control systems, carpark ventilation systems and air conditioning systems in the communal areas. They began work in December 2016 and the final smoke control systems test was completed in December 2017.

The development's design complicated the installation of the air conditioning units. Adam Percy, General Manager of Climat Commercial explained, "Spatial allowance within the plant rooms that store the air conditioning condensers was extremely tight. We had to engineer a solution that worked and could be warranted using CFD analysis. We upgraded some of the systems to VRV systems to make the space limitations work for us."

The penthouses on Level 22, which ranged in price from \$1.2 million to \$2.1 million, boast a large internal footprint, spacious balconies and loft-like vaulted ceilings. Their high end contemporary interiors

feature a boutique specialised air conditioning system installed by the Climat Commercial team. Systems included architecturally selected long linear bar and linear slot diffusion providing ideal air movement and great aesthetic appeal.

Formed in 2005 as a division of the highly successful Climat Air Control group, Climat Commercial became an independent company in 2006 and employs a full time team of 35.

Their work is primarily based in South Australia with the exception of interstate mining projects, including the Roy Hill mine. The team are currently working on the Realm Adelaide tower, expected to be Adelaide's tallest building when it completes in 2020.

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## PAINTING PERFECTION

Every detail in a luxurious apartment needs to be perfect, right down to the paint on the walls. PLG Painting is known across South Australia for delivering a high quality service and was responsible for the internal paint work throughout the Bohem Apartments.

Encompassing 22-levels and 220 apartments, Bohem was the largest project the company has ever undertaken. "It took almost an entire year to paint the Bohem, we started in February 2017 and finished in December," said Peter Giamarelos, Director of PLG Painting. "Working across every unit and all the communal areas was a huge undertaking."

The scale of the project presented the biggest challenge to the team. "We hired additional staff for this job and placed 10 people on Bohem full-time," explained Peter. "We pride ourselves on having created a team that we can trust to get the job done within the time constraints and to a very high standard."

Project management was a crucial ingredient of success and a site manager worked on Bohem full-time to ensure the job was completed on schedule. "Sotiri Giamarelos, our Site Manager, oversaw the team and kept a tight grasp on time management," said Peter. "He also ensured that there was a consistent level of quality across each apartment. The Bohem is one of the most elegant residential buildings in South Australia. We were delighted to be able to showcase our workmanship on this prominent Adelaide building," added Peter.



PLG Painting has been in business for over 30 years and employs a full-time team of 20. They have earned a strong reputation for their high quality and consistent performance in painted finishes across all surfaces and materials. Current projects include the Regis Burnside Lodge aged care facility in Linden Park and the Minda Apartments in Brighton, South Australia.

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