

CABOOLTURE SIGNATURE PROJECT

MAIN CONSTRUCTION COMPANY : ADCO Constructions
PROJECT MANAGER : John Porst
COMPLETION : December 2011
ARCHITECTS : Peddle Thorp Architects
INTERIOR DESIGNER: James Cubitt
PROJECT END VALUE : \$25 Million

ADCO Constructions were responsible for building the Caboolture Hub - a \$25 million project funded by Moreton Bay Regional Council. Caboolture is just under 50km north of Brisbane, the new three level complex is a two minute walk from the Caboolture train station and runs alongside the town square. Opening to the public in December 2011, the building is over 5000m² and features a modern library, regional art gallery, learning and business centre and cafe/retail outlet.

An iconic new public building for regional Queensland, it's a contemporary design by Peddle Thorp Architects (PTA) with James Cubitt Architects. The site aims to be a destination for meetings, exhibitions and conferences, attracting industry leaders and distinguished artistic and academic representatives – it also aspires to be a comfortable community space for festivals, events, cultural displays, art, entertainment and learning.

The library is simple in form, 3000m² of state of the art resources and collections, infotainment, meeting rooms, study spaces, a teen zone and a children's area as well as a dedicated 'family and local history' room. The facility receives beautiful light from its northern facade, with a leafy view that stretches to the Glass House Mountains. Sound has been carefully considered in the design of the library, with noisier areas transitioning to quiet spaces.

Libraries are the most regularly used and most warmly appreciated cultural service in Australia. They are an unbeatable service to the local community, a safe, free and open place for all age groups and demographics.

The gallery is split into four spaces, 'The Main Regional Gallery' will feature major exhibitions of both state and national interest, above the display walls, the ceiling has a blacked out void to create a feeling of limitless space. A mobile wall grid allows for easy reconfigurations for different exhibition programmes. There is also a multimedia gallery, 'The Focus Gallery', a smaller corridor gallery 'The Long Gallery', and 'The HUB Gallery' to showcase talent from the Moreton Bay community.

The Learning Centre boasts a 180 seat conference room, seminar rooms, media labs, a boardroom and an open air terrace. A cafe/retail centre, creative studios, a recording studio and a performance area with seating for 50 people are also part of the Caboolture Hub. Patrons will be able to park in the underground carpark.

Natural lighting opportunities through building design, water recycling, low energy consumption (with quality equipment selection and passive design principles) and the use of appropriate environmental materials were all utilised in the Caboolture Hub. The palette is subdued and classic.

ADCO Constructions are highly adept at builds on this scale. With projects ranging from \$1 million to \$100 million, size and complexity are never an issue. Established in 1972 and with offices spanning the entire east coast of Australia, they are a building juggernaut, and one of Australia's top 100 private companies, with over 350 employees and revenues of \$500 million per year.

A member of the Green Building Council, ADCO has inhouse expertise to assist clients in achieving sustainability goals, they have delivered 4, 5 and 6 star Green Star buildings. They are also well established as a Best Practice builder, with its formal Integrated Management System frequently audited internally and externally to ensure standards are exceeded and operations improved.

Regularly commissioned by both government and private sectors, ADCO has built for key industry areas of industrial, commercial, educational, community projects, airports, retail, health and aged care. They also offer design and construct as well as early contract involvement.

The Caboolture Hub is just one of many ADCO projects which generations of Australians will appreciate – a cultural focus for the whole community.



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MANAGING YOUR SPACE

Main photo: Level 1 Meeting Rooms – Caboolture Signature Project

Spacial Concepts is a Queensland born and Queensland owned Operable Wall and Folding Door Company, and we are proud of that fact. We also feel privileged to have been a part of the Caboolture Signature project.

My name is Des Swepson and I am one of the founders of the business that has been manufacturing Operable Walls and Folding Doors in our Brisbane factory since 1989, and we've seen plenty of change in the product and the market over this time.

What I believe sets Spacial Concepts apart from our competitors, is the fact that we have a small tight knit group of people within the organization, that appreciate the challenge of a custom made product to achieve a custom made outcome. While certain standards control the general criteria with which we construct our product, we find that providing what is practical and ultimately what the end user wants from the system, should always be the focus of the company. Far too often when product comparisons are made you can be caught up in a numbers game, for example "our wall is acoustically 1 STC/Rw better" when the human ear cannot discern the difference in the field. Or when operatively, confusion over whether to use mechanical or sweep seals is too often misunderstood and again we feel it important to provide the benefits of each of these items according to each installation, not just value-add for our sake, regardless of the cost or outcome for the end user.

We have always been very approachable about your professional and personal needs in managing your space, to achieve what firstly works but also ultimately what looks the part. After all, the product is just a product, but it's the service we offer that is our company.

The Operable Walls used on this project, combined high end wool fabrics from Instyle Contract Textiles with colour back glass facings and powder

coat aluminium frames, to achieve a warm and comfortable yet classy feel about the ground floor meeting rooms and level one seminar rooms yet still achieve a high end acoustic barrier between rooms.

My background in the shop fitting and joinery field sees our desire to provide quality custom finishes to our Operable Walls. We have provided a number of walls to the tenancy and club market, as these markets generally call for the high end finishes. Where this is most evident was our installation at the Bribie RSL club, where old world upholstered paneling was the décor. (See pic below)

If the usage of your space is important to you, then you or your designer has a need to talk to us.



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XYPEX AUSTRALIA - GOING STRONG

Xypex Concrete Solutions were involved in the construction of the Caboolture Art Gallery and Library to waterproof areas at risk from leaks and spillage. Xypex have been going strong in Australia for 20 years now, their crystalline technology sealing concrete against water and chemical penetration and destruction.

- Crystalline waterproofing is unaffected by humidity, ultraviolet light and oxygen levels;
- Can self heal hairline cracks up to 0.4 mm

On the Caboolture project, Xypex waterproofed three lift pits and approximately 15m² of exposed terrace floor. John Porst, Project Manager from ADCO Constructions says 'ADCO identified a potential risk on the terrace level which specified a trafficable membrane to the plant room floor which housed a chiller.'

David Mitchell, State Manager – Queensland for Xypex Australia, says that amongst their many projects nation-wide, there is 'particular focus on new structures that are below ground or in exposed and aggressive environments, as well as many concrete structures requiring remediation and seeking extension of service life. Our involvement extends from major infrastructure to residential construction.'

The benefits of Xypex crystalline waterproofing and durability are many, including:

ADCO were extremely happy with the Xypex product, John Porst, Project Manager again: '...we decided to install Xypex at an additional cost to ADCO, which I believe far outweighed the risk of future water leaks through the traditional waterproof membrane.'

- Unique ability to generate a non-soluble crystalline formation deep within the pores and capillary tracts of the concrete, whereby it cannot be punctured or damaged like a membrane or surface coating;
- Crystalline waterproofing will withstand high hydrostatic pressure from both the positive and negative side;
- Crystalline waterproofing is highly resistant to chemicals where the ph range is from 3.0 - 11.0 in constant contact and 2.0 - 12.0 in periodic contact;
- Crystalline waterproofing will tolerate a temperature range between -32 and +130 degrees Celsius;

Xypex Australia continue to provide concrete solutions with an innovative and progressive approach in a highly competitive market.

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Caboolture Signature Project, QLD



'ACCESS SOLVED'

Safetylyne is a family owned business holding over 45 years of experience in safe access products and systems.

Over the decade, the services of the company have expanded by demand to include all types of custom and proprietary access solutions to a wide range of industries. Our solutions include anchorage points for abseil & fall prevention, permanent guardrails, aluminium stairways, staticline, platforms, ladders and harness equipment.

The Caboolture Signature project ran smoothly for the project team involving our cost estimator, senior sales consultant and installers. Our company was engaged to provide full access to all roofs excluding colonnades and gallery roofs. To do this, we installed surface mount anchor points for full roof access, a ladder support bracket for safe access to upper roofs and powdercoated aluminium walkway for roof protection.

Caboolture Signature is one of many of our project successes.

Some of our recent engagements to name a few include -

- Roof Safety and Recommendation audits for government department
- Plant platform, hatch, ladders and anchor points for gutter access for a commercial facility
- Roof track permanent attachment system for a large entertainment venue.

The list goes on....

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Our clients know us as:

- The access company that only sells reliable and proven brands
- The company that is consistently bringing new offers to the marketplace creating enthusiasm and excitement
- The contracting company that has a planned and accurate approach to everything that they do

We thank ADCO Constructions for asking us to feature on this project and we look forward to helping on many other projects through our industry over the coming years.



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