

# CENTENARY SQUARE

LAING O'ROURKE  
FORTITUDE VALLEY QLD



## FRONT & CENTRE

Laing O'Rourke is a privately owned UK contractor and developer that has built an enviable reputation through innovation, and a personal and dependable approach to business. The company began operations in Australia in 2004 and in 2006 acquired Barclay Mowlem – one of Australia's market leaders in the construction delivery and services fields. The acquisition of Barclay Mowlem not only signalled Laing O'Rourke's intentions to commit long-term to the market within Australia,

but it also provides them with a level of local expertise, understanding and know how that are key elements for the continued success of Laing O'Rourke within Australia.

The combination of local Australian expertise and experience combined with the backing of a global organisation with 27,000 employees operating in the UK, Ireland, the Middle East and India has provided Laing O'Rourke with a unique opportunity to promote their

construction approach to a whole new market. Already the company is undertaking a number of projects including the Pinnacle Office Park – North Ryde Sydney, Central Plaza Three – Brisbane CBD, and Blacktown Shopping Centre – Sydney. Overseas the company has been responsible for a number of landmark developments including Terminal 5, Heathrow Airport, UK, Paradise St redevelopment, Liverpool (UK); £450m (A\$1.05bn) and the A\$6Billion Dubai International Airport

–which involved the engineering, procurement and construction of the new third terminal.

Designed by Leading Commercial Architectural firm, Rice Daubney, the Centenary Square Project consists of a 6 storey low rise commercial building with two basements. The development has views of the CBD and sits within the transition zone between the Brisbane CBD and Fortitude Valley. The purpose built building façade is double glazed and has articulated sun-shading to aid in solar glare reduction and assist the building's thermal properties thereby reducing overall energy usage.

The internal courtyard becomes a feature of the new and existing buildings and creates a plaza between the two buildings and a campus style arrangement.

The internal areas feature good quality finishes and some of the largest column free space in Brisbane at an average of 2250m<sup>2</sup> per floor. This creates an emphasis on natural light and large flexible floor space allowing for efficient fit out planning. The building is designed to achieve a 5 star ABGR rating under the Australian Greenhouse Building Rating scheme.

The development site had previous approval for a 9,382 square metre office building and an additional 1,588 square metres of retail space with 75 car spaces. In a unique partnering role Laing O'Rourke assumed the development manager and delivery roles and Trafalgar Corporate Group handled the leasing and marketing. Through smart design and innovative thinking, Laing O'Rourke was able to reconfigure the building within the parameters of a Development Approval amendment. This delivered to the Joint Venture an additional Net Lettable Area which equated to additional end building revenue.

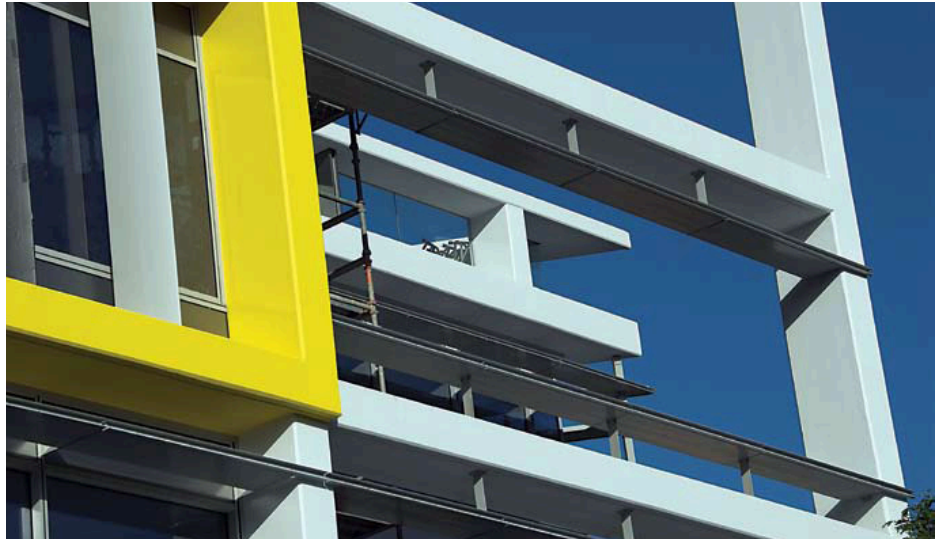
Laing O'Rourke's original involvement on the project was in a 50/50 development joint venture between Laing O'Rourke Australia Development and Trafalgar Corporate Group. The real benefits of Laing O'Rourke's early involvement with their key subcontractors came to bear when the development concept and the design and construction process were integrated on behalf of the Joint Venture. Laing O'Rourke Australia Construction delivered a Guaranteed Maximum Price to the Joint Venture in a "hot" Brisbane market and was appointed as the delivery partner for the project in August 2006. Prior to commencement of any work the development was sold by the joint venture to the sole ownership Fortius Funds Management. Laing O'Rourke continued to work in a committed manner throughout the entire construction period with Fortius to deliver the product on time and budget. At the request of Fortius, Laing O'Rourke delivered a number of building amendments, including additional sustainability objectives that have assisted the office component being 100% let prior to building completion in early 2008.

Working closely with Laing O'Rourke Development from the briefing phase ensured optimum design was developed in a true "Design and Construct" format and strictly within the Joint Venture's budget. The cost planning continually assured and validated the project budget throughout the design development and to an agreed outcome. This approach provided a more efficient design, procurement, and construction methodology and delivered cost and time certainty to the joint venture client.

Centenary Square is a great example of Laing O'Rourke Australia's ability to leverage their equity and enhance the client outcome up front to deliver better quality returns and value. The successful completion of the Centenary Square Project has established the "end to end" development and delivery model that Laing O'Rourke wish to replicate with other key business partners on future projects.

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## MASTERS OF DESIGN

Much of the success of a complex project such as the Centenary Square Development can rightly be attributed to the contractors, sub contractors and developers who combine in the process of the projects physical creation. However, it is often the design and conceptual stages of a project, which remain largely unseen, that set the foundations for a buildings future success and profitability.

Centenary Square is an ideal example of the innovative and flexible approach taken by Rice

Daubney – the Brisbane office lodged the original DA in December 2004 for the previous owners. The company's long term involvement with the site and subsequent owners has placed them in a unique position from which they were able to realise significant savings and improvements in project value adding. Perhaps the highlight of this process was the negotiated height increase by two levels of the project through design excellence initiatives and the promotion of the projects commercial feasibility.

The Centenary Square Project consists of a 6-storey low rise commercial building with two basement levels. The development has views of the CBD and sits within the transition zone between the Brisbane CBD and Fortitude Valley. In this regard the development is seen as a gateway project that links the CBD with Fortitude Valley.

The project encapsulates the modern design principles associated with sub tropical development. That is clean and light lines, open

spaces, flowing areas and a considerable element of transparency. The purpose built building façade is double glazed, recessed and has articulated sun-shading to aid in solar glare reduction and assist the buildings thermal properties thereby reducing overall energy usage. An internal courtyard creates a campus style feel to the project and provides an element of space.

Clever design initiatives create some of the largest column free space in Brisbane at an average of 2250m<sup>2</sup> per floor. This once again places emphasis on natural light and the gener-

ous window area created through the use of specialised glass with significant thermal properties ensures this resource is fully utilised. Large flexible floor space allows for efficient fit out planning. The building is designed to achieve a 5 star ABGR rating under the Australian Greenhouse Building Rating scheme.

Rice Daubney has a sound reputation for design excellence and the creative enhancement of project specifications – the Centenary Square Project illustrates the company's commitment to their clients and their long term dedication to successful project resolution.

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different aspects of property ownership under the broad headings of Project, Property, Advisory and Certification Services.

Both Davis Langdon Cost Management and Building Surveying consultancies have been involved in this landmark project, Centenary Square, from its early inception.

Davis Langdon’s building surveying services provided Regulatory and Building Code of Australia advice and Building Approval, working with the consulting team to achieve a complying development, with the aid of fire engineered alternative solutions for some difficulties that developed during the design process. Regular monitoring on site by Davis Langdon ensured that the project was in accordance with approvals and relevant legislative requirements.

On Centenary Square, Davis Langdon’s cost management methodology was to work closely with the development team and head consultants in the finalisation of the briefing document and establishing the construction

budget, progressive cost plan monitoring and analyses, reviewing and pricing of value engineered solutions, identify possible risks and opportunities, provide benchmark comparisons with other similar projects and provide advice on the current market conditions.

Davis Langdon’s cost management services considers your project from all perspectives, from market research to delivery strategies, target quality to sustainability and to life-cycle implications. Integrating this information creates the confidence. It creates the total picture, a comprehensive understanding of the project’s feasibility and enduring quality. Davis Langdon help you tune the relationships to minimise risk, to seize opportunity – to achieve your goals

Successful projects and valuable properties are born by sensible and realistic property and industry advice that leans heavily on experience and the ability to act strategically. At Davis Langdon, they know that cost, quality and time are directly linked property imperatives.

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## A CLEAR VIEW

Established in 1917, G.James Glass & Aluminium is Australia's leading manufacturer and processor of glass and aluminium based products. This company has not only survived but expanded and thrived in the building and construction industry for over 90 years. G.James specialise in the manufacture of high performance, architectural and custom designed window and door systems for major commercial developments, and with their impressive track record of completed projects throughout Australia, they are without doubt a renowned leader in their field. The considerable advances in technology and safety that have occurred during their time in the industry have been successfully embraced and the company now boasts state-of-the-art testing, processing and manufacturing facilities.

G.James Glass & Aluminium was proud to be the chosen by Laing O'Rourke as the supplier of window system to the Centenary Square Project in Brisbane's Fortitude Valley.



The Centenary Square Project consists of a 6-storey low rise, commercial building and has been constructed with the intention of achieving a 5-Star ABGR rating. To achieve this standard the windows and purpose-built façade were designed to reduce heat ingress, which in-turn improves the building's thermal properties thereby reducing overall energy usage. Part of this design incorporated the use of G.James' 650 Series window and shopfront system, as well as sun blades and fins. Installation was undertaken with the use of a Walkie Reach powered glass sucker unit to ensure the safe, efficient and accurate installation of the very large factory glazed window units.

As always, a highlight of the company's involvement on the project was the close and profes-

sional relationship between G.James and the builder, Laing O'Rourke. It has been one of the founding principles of G.James Glass & Aluminium's lasting success that they have been able to cultivate strong lasting relationships with their clients through effective communication and honest and open operations are a well known trademark of the company.

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## SPECTRUM OF TRUST

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It was with this solid reputation that Spectrum Fire was chosen to provide the fire protection systems for the Centenary Square project in Brisbane. This innovative 6 storey low rise commercial building included a ground floor retail precinct and 2 basement levels.

The architectural features of this building presented a number of important challenges in designing and installing a complete fire protection and life safety solution. Spectrum Fire's local Brisbane team provided all the necessary design, fabrication and installation expertise to ensure the clean lines and finishes of the building were maintained.

The total solution provided by Spectrum Fire included sprinklers throughout the 6 commercial levels and 2 basement levels, smoke detectors, fire panels and emergency warning and intercommunication system.

It can be seen that as a result of their outstanding professionalism, level of expertise and

their drive to satisfy client requirements and needs, Spectrum Fire's reputation and profile will make them the number one fire services company used by businesses across Australia.

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Adelaide, Albury, Alice Springs, Brisbane, Cairns, Darwin, Kincumber, Gold Coast, Mt Isa, Melbourne, Perth, Sydney, Townsville.

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## HOLDING IT TOGETHER

The Centenary Square Project is an exercise in low-rise multi use development that takes into account the sub-tropical location and the realities of large scale Brisbane CBD development – the end result is a highly efficient, environmentally conscious, 5-star ABGR designed development. However, the efficiencies and substantial innovative nature of the project began long before the completed 6-story building took shape.

Ramset (Aust.) Pty Ltd was one of the companies involved in the project who provided their expertise to ensure the construction phase of the development maintained the tight schedules and cost initiatives desired by the stakeholders.

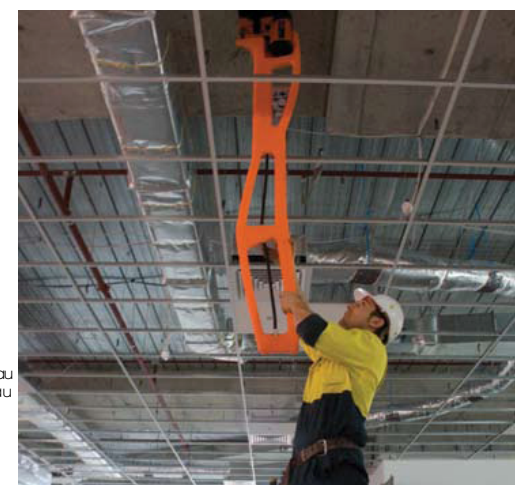
Today, Ramset is a wholly owned subsidiary of Illinois Tool Works (ITW) an American based multi national corporation with over 49,000 employees. The combination of 50 years of experience within Australia and the global leverage of ITW has provided Ramset with a unique position from which to deliver their brand of product, service and technical support.

Ramset's desire to supply the construction and building industry with the very best in concrete fixing solutions, tools and unparalleled service remains undiminished. Much of their manufacturing continues to take place at their Victorian factory and they have service and supply outlets strategically placed right across Australia and New Zealand.

On the Centenary Square Project, Ramset supplied a number of the fixing systems including Chemset REO502™ and Cablemaster™, PulaLift Pole & Clips. Both these products originate from Ramset's trade focused development and delivery ethos. The company maintains a strong on-site presence within the industry that enables them to understand the challenges faced during construction and to develop innovative products that meet the needs of the industry. Their on-going technical assistance and back-up ensures that these market leading products are utilised to their best advantage.

It would be fair to say that Ramset and their innovative developments hold much of today's construction together. In fact, many of their products have become so widely used that they are now bi-words within the industry and accepted as the benchmark standard for fixing solutions to the most complex of projects.

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## A RISE ABOVE THE REST

The Laing O'Rourke Centenary Square Project is a good example of the benefits that can be derived from a consultative approach to large scale commercial development. Not only will the project utilise substantial initiatives to achieve a 5-Star ABGR rating, but it is also designed with input and consultation from the community, stakeholders and the local council.

Highrise Gentries was engaged by the developers to ensure the safety of the public when in proximity to the construction site. All Highrise staff are comprehensively versed in OH&S and regular training and updates ensure that the on-site staff not only operate safely but are able to identify potential areas of risk for future review. The culture of safe and efficient operations is a significant aspect of Highrise Gentries overall operations.

Highrise Gentries have after many years of improving their design in the form of overhead protection to the public, offered this project, the latest in cost effective, time saving and regulatory load criteria, by installing their latest prefabricated heavy duty platforms. In doing so, some of the features of the Highrise Gantry system seen on this project were:

- Approx. 140 lineal metres of heavy duty overhead protection to the perimeter footpaths

- Designed load criteria of the gantry ensured the maximum utilisation of council load requirements in terms of protection and support.

- With a large 7m spans between leg supports, this gave the feel of openness to those walking underneath, retained adequate natural light, while supporting the scaffold on top.

- The strength of the gantry was evident in its appearance while at the same time blending in aesthetically with the surrounding street, and not appearing as a mass of steel over the pedestrians' heads

- It's large spans and prefabricated platforms, ensured fast and time saving erection and dismantling procedures, allowing the builder access for his scaffold in the shortest possible time, and with minimum disruption to pedestrian traffic.

Highrise were proud to be associated with this landmark development, as this was one of their first major gentries here in Qld. while operating in Victoria for over 15 years. Judging by the response to their gantry on Centenary Square, Queensland will see many more of their gentries on major developments in and around Brisbane.



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