

COSTCO WAREHOUSE

IDEAL PARTNERS IN BUILDING VALUE



MAIN CONSTRUCTION COMPANY : Hansen Yuncken
CLIENT : Costco Wholesale Australia
COMPLETION : July 2011
PROJECT END VALUE : \$35 Million
BUILDING CERTIFIER : Philip Chun
ARCHITECTS : GSA Group & MulvannyG2
ENGINEERS : Mott Macdonald Hughes Trueman & WSP Lincolne Scott
ENVIRONMENTAL CONSULTANT : JBS Environmental
LANDSCAPE DESIGN : McGregor Coxall

Hansen Yuncken has completed its second project for Costco as the bulky goods retailer continues to expand its operations in Australia. The completed project, in Auburn, Sydney, will be both a “Membership Warehouse” and Costco’s national head office.

The procurement of this project was achieved through the established relationship and performance of the Victorian branch in the delivery of Costco’s first warehouse in Docklands in 2009. The commitment of key Victorian personnel to the Auburn project also proved integral to the successful tender.

The site, located in the inner western suburb on Parramatta Road, required the demolition of an existing industrial building and

construction of the new facility. Due to its location on what is probably Sydney’s busiest non-motorway road many planning and zoning obstacles had to be overcome to gain approval for the development. Hansen Yuncken’s ability to deal with authorities such as the RTA was an important asset especially in the initial stages of the project. The project value at completion will be \$35m.

Costco identified real value in the Hansen Yuncken tender in the areas of prior experience, intimate knowledge of the site conditions, design management expertise and superior project leadership. Costco also acknowledged that Hansen Yuncken’s national account management strategy would deliver consistent levels of service based on continual improvement benchmarks from one facility to the next, now and in the future, offering its services seeking appropriate land parcels through to construction and tenant fit-out and occupation.

Having been highly successful in the industrial development market in the past few years, the Hansen Yuncken development team is currently focusing on opportunities to expand into the retail market. The Costco projects have been a superb testimony to the company’s project management skills.

“Building Value” is Hansen Yuncken’s mantra. It covers all aspects of the way they do business. It is a natural, ingrained way of thinking for all their personnel. They consistently seek to provide innovation and the best possible outcome in their project delivery. The company is known

for its pioneering role in both the application of new technologies and the development of new construction techniques.

It has been a long and fruitful journey for the company since a young carpenter named Otto Yuncken (then Juncken) left Port Adelaide to work and continue his studies in Melbourne, eventually starting his own business in 1918 in partnership with Lauritz Hansen. The company has an enviable track record in the delivery of a broad range of significant and complex construction projects over the past 90 years. On the honour roll of their achievements are the Myer buildings in Bourke Street, the Collingwood football club grandstand, David Jones in Adelaide, the Ansett terminal in Sydney, and Cairns Airport. The company also completed Australia’s first six green star office building in 2006, the Melbourne City Council’s CH2 on Little Collins Street.

Today Hansen Yuncken is one of Australia’s largest privately owned companies. It operates nationally with offices in five states, in capital cities and in regional centres. It directly employs over 800 staff, has current projects worth \$4.3 billion, and an annual turnover in the order of \$1.2 billion. In its proud history the company has completed over 4500 projects.

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BUTLER SOLUTION SERVES COSTCO

Warehouse giant Costco found an “old friend” in BlueScope Buildings when it decided to launch in Australia, firstly at Docklands in Melbourne and now with its second outlet and headquarters in Auburn, Sydney.

BlueScope Buildings is the newest division of Australia’s largest steel manufacturer, specialising in pre-engineered buildings (PEB) using the Butler™ design technology. The Butler system has already been used in hundreds of Costco outlets throughout the world.

BlueScope Buildings is in effect a one stop shop, able to design, fabricate, and install building shells which are supplied in an easy-to-erect package tailored to individual client specifications.

The Butler design technology can create designs allowing for spans greater than 30m, bays up to 18m, and can reduce the number of columns required. Components are engineered with tapering and pre-punching. They fit together easily and quickly with no site waste generated. The steel contains a significant proportion of recycled scrap, meeting ISO 14001 standards for Environmental Management and contributing to Green Star points. The ingenuity of the design means

that less steel is required, which allows for lighter foundations. In some cases frames can be eliminated altogether. Less heavy equipment is needed on site for erection purposes.

Linfox has engaged BlueScope to complete the company’s new facility in Erskine Park, Sydney. The AMF Bowling Centre in Rooty Hill, designed and constructed in association with Kell & Rigby builders, won an MBA Excellence in Construction award in 2010.

BlueScope Buildings has a dedicated staff of over 40 nationally, including engineers, detailers, and construction and site personnel. Its relationships with BlueScope Steel and Butler worldwide create supply chain efficiencies that obviously benefit clients. When you partner with BlueScope Buildings you elect the hassle free way to design and construct the ideal commercial or industrial building to suit your needs.

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COMPLETE CODE CONSULTING

Philip Chun is an international firm of building code consultants providing services to the building and construction industry. Offerings include building design certification, building surveying, inspection, fire engineering (including fire life safety assessment), assessment of maintenance of essential services and consultancy in access for people with disabilities to the private and public sectors, covering all aspects of building regulation and control.

The company offers these services for all types of buildings not being limited to retail, commercial, industrial nor residential developments, and generally include working complex and/or high rise buildings.

With offices in Australia, the Middle East, Asia and the US it provides a comprehensive national and international regulatory advice and design certification service.

Philip Chun is the largest building codes consultancy company in Australia, providing design checking and certification for billions of dollars in construction each year. Their NSW certifiers are accredited by the NSW Building Professionals Board (BPB).

For Costco’s warehouse and headquarters in Auburn, Sydney, Philip Chun Building Code Consulting provided the Building Code of Australia assessment and certification under the NSW Environmental Planning and Assessment Act, 1979.

Philip Chun Access was also engaged on the project and offered compliance assessment against the DDA and relevant Accessibility Standards. Philip Chun Fire assessed the viability of the ventilation system to the carpark as an internal peer review assessing the CFD modelling carried out to assess air quality. Philip Chun’s approach with Costco was to identify very early in the piece, the specific needs of the client and ensure that these needs were capable of being met in terms of compliance of the design offered by the architects. Philip Chun worked closely with the designers, GSA, and client, Costco, and re assessed the design at numerous points during its development to ensure optimum compliance prior to the issue of the Construction Certificates for the building. The role, once construction commenced, was to then offer ongoing compliance advice. The process was staged with progressive issue of Construction Certificates to enable earliest possible commencement, and hence delivery.

As a client, Costco knows exactly what it wants, a long lifespan construction and value for money, and it is willing to approach old problems from a new direction to create better outcomes without sacrificing safety. Philip Chun has been delighted to assist Costco in realising the latest step forward in its Australian expansion.



PHILIP CHUN 

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NOT SO SIMPLE

Simple Interiors is a specialist in the internal fit out of all types of walls and ceilings in office and commercial spaces. Its involvement in the Costco warehouse and headquarters was the result of an already well established relationship with project leader Hansen Yuncken. Both companies share a profound understanding of the great equation time+safety+budget.

Simple Interiors installed plasterboard ceilings and acoustic grid ceiling systems, standard plasterboard partitions and glass partitions.

The building is also an administrative centre. Acoustic plasterboard partitions and acoustic moveable bi-fold walls were installed to guarantee a minimum of sound transfer between offices and meeting rooms. Fire rated walls around the computer room and communications

room, and around structural beams, are designed to give 120 minutes of protection in the event of fire.

Simple Interiors is modestly named but aims high. Its 10 experienced staff and two hands-on directors are dedicated to delivering a quality finish on every job.

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Costco Warehouse in Auburn, NSW



PRECISE AND SAFE DEMOLITION



Matt Dalley Demolition Pty Ltd was enlisted to demolish an existing structure and remove asbestos from the Costco site in Auburn. The main structure was divided into sections so that asbestos could be removed from each section progressively. This allowed demolition to begin while further removal was carried out on remaining intact sections. As each section was cleared other trades were able to enter work areas ahead of schedule to commence their allocated works. Demolition so close to the boundary of Parramatta Road required considerable precision.

Always mindful of safety and risks associated with demolition, the safety team at Matt Dalley Demolition placed a strong emphasis on site specific training. Onsite training and refresher courses were provided for all site personnel on the project. Working at heights, working from, and operating access equipment were some of the courses completed onsite. Workers were regularly assessed on their skills and if more training was required it was organised promptly. Our site managers and safety team worked together to achieve the highest standards in safety. The Costco project was completed on time and incident free.

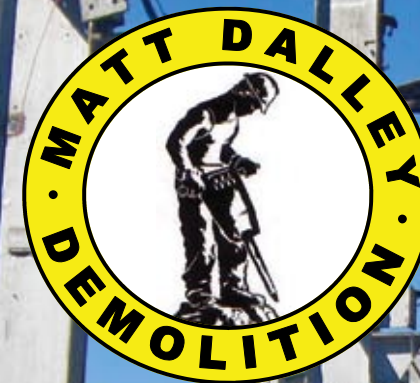
Matt Dalley Demolition has been a specialist in structural demolition for 25 years. It is a Class 1 Unrestricted Demolition Contractor and AS1 Friable Asbestos Remover able to engage as principal contractor in all types of demolition work, strip outs, and treatment of hazardous materials.

Matt Dalley Demolition researches and purchases the latest plant and equipment, which enhances both safety and productivity. The use of pulverisers instead of hydraulic hammers, for example creates less noise, dust, and vibration.

Plant and equipment is meticulously maintained and serviced, undergoing rigorous safety inspections throughout our projects. Reports and service records are updated and distributed to meet our Occupational Health and Safety requirements and ISO 9001 Quality Assurance system.

Visit our website to view our latest video, photos and information on previous projects. You will also find detailed information on Quality Assurance and our OHS systems. Also available on request is a company profile and introduction CD. Feel free to contact Matt Dalley Demolition via phone or email.

In the interests of recycling, materials separation is carried out on site so that the level of waste is kept to a minimum. On every project a target of 96% or better is achieved for recycled material.



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