

GUILFOYLE APARTMENTS

MAIN CONSTRUCTION COMPANY : L.U. Simon Builders
OWNER : Evolve Development
PROJECT END VALUE : \$82 Million
COMPLETION : May 2013
ARCHITECT : SJB Architects

The Guilfoyle Apartments project comprises of two levels of basement and 24 levels of structure containing 353 apartments over 20 levels, common area amenities on the third floor, four tenancies on the ground floor, and car parking facilities throughout the basement and lower floors.

L.U. Simon Builders not only have a reputation for outstanding results, they are also cementing a track record of delivering them ahead of time, even when unexpected challenges occur as they did at Guilfoyle Apartments.

The scope for the project comprised two levels of basement and 24 levels of structure containing 353 apartments over 20 levels, common area amenities on the third floor, four tenancies on the ground floor, and car parking facilities throughout the basement and lower floors.

The project was completed four months ahead of contracted completion date, despite some subsurface surprises which slowed works, and necessitated adaptable planning and design modifications.

“During the excavation and retention works, a large number of old existing piles were found within the site that severely hindered the ground works,” said L.U. Simon Project Manager, Matthew Corrigan.

“This required constant re scheduling and programming of the works as well some redesigning to accommodate these unforeseen obstacles. Being a Design and Construct project, the design resolution was a large issue that required a lot of coordination during the project. There were a number of redesigns that occurred at the request of Evolve to improve the aesthetic and quality of the building, while meeting their budget requirements.”

The ground and retention works were completed over a period of 9 months, with the existing piles in the ground causing a delay of over a month. This time was reclaimed in the program during the building of the post-tensioned steel and concrete structure and the finishes.

The result of this adroit planning and implementation was first handovers to Evolve of levels B2 to level 15 were made four months early in March 2013, and the last level handed over in the mid- May 2013. The early handovers allowed Evolve to accelerate settlements of the apartments – an added benefit for their client of L.U. Simon’s collaborative approach.

“To increase productivity a 4-tonne capacity Materials Hoist (5mx2.5mx2.5m) was implemented to supplement the tower crane. This allowed for the loading of finishes materials to occur without the use of the crane,” said Matthew.

“This hoist in conjunction with a set of twin man/materials hoists relieved pressure on the crane for the structure.”

Guilfoyle’s distinctive facade is clad in a combination of Aluminium batten screens and fins, Zinc panelling, painted precast, Vitrabond panelling and coloured glass.

The project incorporates a range of sustainability features, including intelligent use

of heating, cooling and natural ventilation. Solar hot water heating has been installed, and rainwater harvesting is being used to supply water for the common toilets, swimming pool and irrigation of plants. The apartments have also been fitted with water efficient appliances and Recycling facilities, and energy efficient lighting is being used throughout the project.

L.U. Simon had a compliment of staff and direct employees totalling 48 at the peak of works. This combined with 35 subcontractors working with them on the project giving a daily peak workforce of 380 people.

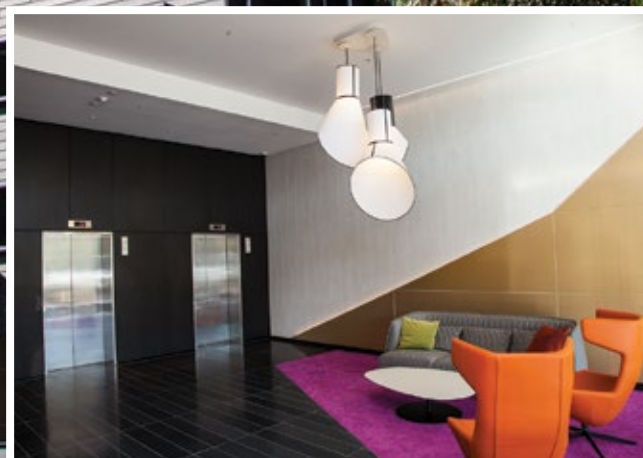
“The cooperation and team ethic shared between the client, consultants and builder were exemplary,” said Matthew.

“It was pleasing to work with a very professional and proactive client in Evolve Development. We believe this project will be the basis of a long term relationship.”

Guilfoyle is not the only residential project where L.U. Simon Builders have delivered outstanding results ahead of time, with their team recently completing an early handover of the 317-apartment Guild Apartments project in Southbank and of the 205-apartment Eden Apartments project in Abbotsford. Currently they are ahead of schedule on constructing the 169-apartments Haven Apartments project and the 170 Riviere Apartments in Abbotsford, again targeting early handovers for their clients.

The company was started in 1955 by Professor L. U. Simon, the founding Professor of Building at Melbourne University. A culture of teamwork, combined with an adaptable and intelligent approach to construction, has resulted in successes across all major development sectors, and gained numerous accolades from clients and peers. This year, the excellence of their work was recognised with the Property of the Year award from The Property Council of Australia for The Garden House.

For more information contact L.U. Simon Builders Pty. Ltd, 818 Nicholson St North Fitzroy, VIC 3068, phone 03 9488 0000, fax 03 9481 8988, website: www.lusimon.com.au





TIGER CORP - SAYING IT WITH STYLE

Every project needs to communicate a distinct identity, and also ensure a wide range of basic practical information like “exit” and “fire hydrant” is clearly signified. For a highly stylish address like the Guilfoyle Apartments, the talents of Tiger Corp ensure that everything is said clearly, elegantly and in a manner which meets all applicable standards.

Tiger Corp designed and fabricated the prominent apartment identity signage, using the advanced technology of water jet cutting to create the letters from raw stainless steel. The letters were then hand-finished to maximize the aesthetic effect.

Tiger Corp also created all the external and internal signage, including a comprehensive range of statutory signage to all floors including car parks and basements. The Tiger Corp in-house graphics department first developed the artwork, before the fabrication division produced prototypes for approval prior to final manufacture and on-site installation.

Guilfoyle Apartments is another successful collaboration in the 15-year commercial relationship between Tiger Corp and L.U.Simon Builders, which has also included creating signage for Lacrosse, Cherry apartments, Artist apartments, Mitcham Village, Guild apartments, Linea Apartments, Athelston and Vogue shopping center.

For over 20 years, Tiger Corp has been meeting the needs of leading firms in the construction, retail, commercial, hospitality and industrial sectors for high-quality, bespoke signage solutions. The company's in-house graphics

department are passionate about creative concepts that communicate clearly, and the company's large and diverse manufacturing operation excels in turning those designs into products, using high tech applications and a wide range of materials, treatments and finishes.

The company capabilities extend to all types of signage, including digital wall paper, graphic signage, promotional material, acrylic and fabricated lettering, LED logos and light box manufacture, similar to the Apartment Numbers and Lobby Displays pictured above. Tiger Corp fitted the digital prints, however, in this instance the manufacture of the boxes was by others.

Other recently completed projects include Aerial Apartments (Camberwell), Vantage Apartments (Highett), RACV (Torquay), Melbourne University and Carlton Living stage 1; and their talents are currently creating signage for Melbourne Sky and Melbourne Star Apartments in Little Lonsdale Street.

Tiger Corp is focused on ensuring quality and innovation in the solutions they develop for every client. They are continually evolving their craft and range as new materials, methods and products emerge, and apply this leading-edge perspective diligently to meeting the ever-evolving signage needs of projects across every development sector.

For more information contact Tiger Corp, 2 Bromham Place, Richmond Victoria, 3121, phone 03 9428 5675, email: mark@tigercorp.com.au, website: www.tigercorp.com.au



PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for The Guilfoyle Apartments would like to congratulate the Client, **Evolve** on their landmark project and **L.U. Simon Builders**.

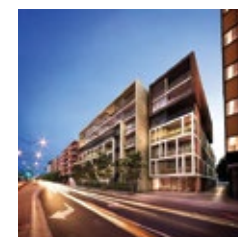
WEBBER DESIGN



Mackenzie Tower
Melbourne CBD



Lacrosse Apartments
Docklands



RAPTL Burnley Street
Richmond



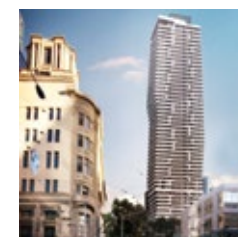
Avenue
South Yarra



Emblem Apartments
Hawthorn



Art On The Park
Melbourne



MY80
Melbourne

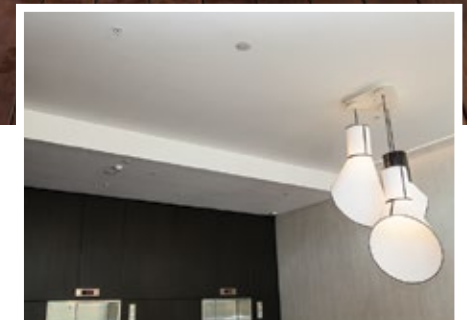
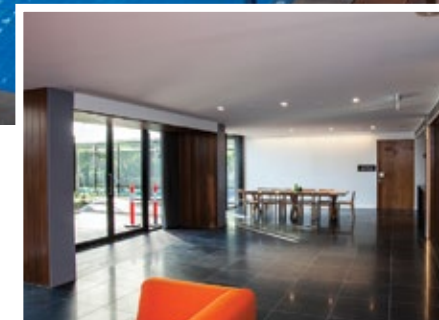


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STRUCTURAL ENGINEERING



EXCELLENT SKILLS DELIVER FINE FINISHES

Versatility combined with solid trade skills and an eye for detail make for the kind of superior workmanship Airport Ceilings delivered at Guilfoyle Apartments for L.U. Simon Builders Pty Ltd. They had a crew of 50 working on the project for just under a year, completing all the partition walls, suspended ceilings and plastering for 350 apartments and common areas. The project's design offered some challenges, including the requirement of an extremely high standard of finish. Details included a P50 finish around the doors, and full height cavity sliders for the studies which the plasterers had to finish into.

"This was one of the highest quality jobs we've produced," said Airport Ceilings Director, Allan Eden.

Airport Ceilings have been in business for over 35 years, and with a skilled and safety-conscious workforce of 100 tradespeople, are well-equipped to undertake concurrent major projects. While working on Guilfoyle, the company had another crew across the road working on the plasterboard and partition walls for the new practice courts at the Vodafone Redevelopment of Hi-Sense Arena and Puckapunyal-leap 2 for Watpac Constructions Pty Ltd.

The company's current jobs include the Islamic Museum for leighton Contractors, Wyndham Vale Train Station, and a high end apartment project

on Bravo Apartment, Pelham Street, Carlton for Vaughan Constructions Pty Ltd. The Pelahm Street job is especially challenging, with recessed pelmets, full height doors and joinery units over plaster bulkheads.

Airport Ceilings' capabilities include all types of plastering, including design, for internal partitions, walls and ceilings; as well as aluminium framing, Alucobond façades and metal cladding, all of which they are completing for Commercial Control's apartment and townhouse project in Thornbury.

Façade manufacture and construction is a speciality the company has recently begun to offer, with their skill base of qualified and adaptable carpenters allowing them to complete all stages of façade construction and onsite installation.

The three Directors, Allan Eden Senior, Allan Eden Junior and Eddie Marcola have created a teamwork-focused company culture which uses sound thinking and a can-do attitude to produce high quality, timely results across all major construction sectors.

For more information contact Airport Ceilings (Vic) Pty Ltd, 12 Freight Road, Tullamarine VIC 3043, phone 03 9338 8065, fax 03 9330 3527, email: info@airportceilings.com.au, website: www.airportceilings.com.au