

MORE WHERE IT MATTERS

DEVELOPER : Pro-invest Developments Pty Ltd
MAIN CONSTRUCTION COMPANY : Taylor Constructions
ARCHITECT : Reid Campbell
STRUCTURAL ENGINEER : Northrop Consulting Engineers



The Holiday Inn Express Hotel Newcastle comprises of 170 rooms spread across 5-levels with 2-levels of suspended parking and ground floor amenities including main entrance lobby, meeting room, retail tenancy, gym, laundry, and dining area all with an extremely high level of detailing and finishes.

Pro-invest Group is an investment firm specialising in private equity real estate and real estate asset management. Within the Group, Pro-invest Developments is the division responsible for the development of assets that Pro-invest decide to invest in on behalf of their partners and international investors.

Holiday Inn Express Newcastle is a prime example of their development activities and makes this the fourth of its kind that's been brought to fruition. Holiday Inn Express Sydney, Macquarie Park, Holiday Inn Express Brisbane Central and Adelaide City Centre are the other three. Seven more projects are in the pipeline.

Holiday Inn Express Newcastle has 170 rooms that cater to business and leisure travelers, delivering high quality furnishings within a thoughtful building design. The development features a multi-purpose space for breakfast, meetings, working and relaxing, self service laundry facilities and a fitness center.

Tim Sherlock, Managing Director of Pro-invest Developments said that the company had actively searched for sites in Newcastle for the Holiday Inn Express. "Based on a strategic plan we source locations dealing directly with landowners as well as agents and we then perform our due diligence using our internal resources to acquire the sites. Pro-invest then uses their own people to manage an external consultant team of project managers, architects, interior designers and engineers to bring developments through to completion."

Pro-invest's Australian Hospitality Fund owns the hotel and through Pro-invest Hotels Group, manages the hotels under a Master Development and Franchise agreement with InterContinental Hotel Group (IHG).

Pro-invest currently has more than 833 rooms in standing assets with another 2,000 rooms in various stages of development with two Holiday Inn Express hotels in Melbourne, a Holiday Inn Express in Queenstown, New Zealand, Holiday Inn Express Sydney Airport, Holiday Inn Express Parramatta and a dual Holiday Inn Express and Even Hotel development – which is one of IHG's leading lifestyle hotel brands focusing on wellbeing, in early works per-contract in Auckland.

Pro-invest works with highly regarded industry partners as well as with Local and State Governments in order to ensure their developments are delivered successfully. Pro-invest Developments' brings management experience and resources that help drive developments forward. "As a privately owned firm, we are highly responsive to market needs and are able to implement quick solutions on projects in order to ensure project delivery," said Tim.

Pro-invest Developments' office is located in the heart of Sydney CBD and is part of a vertically integrated platform which developed into one of Australasia's biggest hospitality investment platform over the years.

"With on-the-ground presence in Australia, the Middle East and Europe, we provide unique investment opportunities with attractive risk adjusted returns to both

private clients and institutional investors," Ronald Barrott, CEO and Chairman of Pro-invest Group. "Our people have extensive knowledge in development, hotels operations and asset management, hence having all arms of the business inhouse allows us to maximise risk adjusted returns for our investors."

Pro-invest Hotels Group, in collaboration with IHG, is currently supporting Pro-invest Developments in the sourcing of hotel sites for the development of Holiday Inn Express hotels and will lead the operational management of all the hotel assets under Pro-invest Group's ownership.

"The hotel's prime location near the Newcastle interchange, the gateway to the city's future CBD, will provide easy access to the hotel as well as enable visitors to access the rest of the city, its restaurants and beaches using the new light rail scheduled for completion next year," said Phil Kasselis, Head of Pro-invest Hotels Group. "Pro-invest Group, is ideally positioned to participate in the dynamic growth in this sector in cooperation with our industry partners. The Holiday Inn Express hotel will provide corporate and leisure guests alike, a modern sophisticated hotel choice, providing simple, smart, travel by one of the world's biggest and most popular hotel brands."

For more information contact Pro-invest Group, Level 20, 20 Hunter Street, Sydney NSW 2000, phone 02 9237 6900, email info@proinvestgroup.com, website www.proinvestgroup.com



Below I & B Solid Plastering used their expertise to complete the cement rendering and precast modifications for Holiday Inn Express Newcastle.

Below Rest Interior completed all of the front of house joinery for the Holiday Inn Express Newcastle.



I&B Solid Plastering are a cement rendering, white set, acrylic render and heritage rectifications specialists with over 40 years of experience. They were contracted on the Holiday Inn Express for cement rendering, brick work, Dintel walls and precast modifications.

The biggest challenge of the project was the eastern elevation in Levels 3 to 7 where I&B reconstructed the whole wall. A significant amount of work was required as the wall had a lot of joints and panels which required special moulds. The team then completed a thorough render to smooth it out. “It came out perfect. It’s really a stand out,” said Ivan Berwick, Managing Partner of I&B Solid Plastering.

The project initially had some issues with the main entryway as the design had not been fully realised prior to construction commencing, however I&B Solid Plastering were able to apply their knowledge and experience to render the area to a high aesthetic standard, which the client was very happy with.

Ivan is very passionate about his business and puts his best effort into every job. He believes good business practice and good results are more important than profits. “We are a well run crew, being happy and getting along with people creates a better working environment. I like

to keep a balanced business. I believe in talking to people not yelling at them, I want my employees to have a life. I don’t do this for the glory, I want them to have a job every day, I create this work for them, and I want to see them achieve,” said Ivan.

I&B Solid Plastering focus their work across the Hunter, New South Wales. Other major projects they currently have include the Steel Street Aged Care facility with Hansen Yuncken, Islington’s Soho Central Apartments with GWH, and the Hunter Street Aero Apartments also with GWH.

For more information contact I&B Solid Plastering, 14 Hillsborough Road, Charlestown NSW 2290, mobile (Ivan) 0432 011 516, email i.bsolidplaster@hotmail.com

Justifiably enjoying an excellent reputation for high detail commercial joinery, Rest Interior was selected to provide front of house architectural joinery including all the cabinetry and curved counters at Holiday Inn Express Newcastle. They also completed back of house amenities, including administration areas and utilities.

General Manager Ali Hashem, said that the contract provided another example of the emphasis Rest Interior always places on their relationships with clients, including Tier 1 and Tier 2 builders. “Working on another of Taylor’s developments exemplified the long term relationships we have built with our valued clients. Our clients trust us to deliver operational excellence, knowing that we will be proactive, focused on finding solutions to problems that may arise and be responsive to changing requirements.”

The reception area joinery posed a particular challenge because it involved ensuring that the radius in the freestanding reception joinery was perfectly matched to the radius work throughout the ceiling area. Rest Interiors coordinated with the head contractor and all other trades to ensure the job moved forward according to the builder’s schedule, utilising ten of their own tradespersons on the project. The capacity

of the company to meet this type of challenge is greatly enhanced by their 7,000m² manufacturing and storage facility in Bankstown, so joinery can be made and stored until required onsite for installation.

With over 35 years of experience in commercial joinery with mass production capabilities, Rest Interior is a licensed expert in solid surface work including forming of 3D shapes. The company have won major awards for their work. With a staff of 50, Rest Interior has a policy of local manufacture and sourcing of inputs.

“As with our long term relationships with our clients, we also have highly valued relationships with all our suppliers and contractors,” said Ali. “We have the capacity to fulfil the entire project lifecycle, from project planning and design to manufacturing and installation across Australia.”

For more information contact Rest Interior, 20 Clements Avenue, Bankstown NSW 2200, phone 02 8700 1800, email info@restinterior.com.au, website www.restinterior.com.au

Below Husky Demolition carried out asbestos removal from the pre-existing building and demolished the 2-level car park.

ULTRAfloor

Below Ultrafloor designed the horizontal floor plate and structural floor system for the upper levels of Holiday Inn Express Newcastle.



Husky Demolition is a domestic and commercial demolition specialist covering all aspects of the demolition process including safe handling and removal of asbestos. They provide professional assessment and licensed services that follow safety guidelines and industry standards.

For the Holiday Inn Express Newcastle, Husky Demolition was brought in for removal of pre-existing asbestos in and out of building, remove pavements, as well as bring down the 2-storey car park. The asbestos was taken out in full sheets, placed on doubled lined trucks and safely disposed of at a certified waste disposal facility.

The company employed a few excavators with sheers and pulverisers for the demolition process of the carpark and pavement removal, which broke everything down level by level to remove a total of approximately 2,300 tonne of concrete and 360 tonne of steel.

The main challenge that Husky Demolition experienced on the Holiday Inn Express Newcastle project was having to organise their schedule around the surrounding businesses and general public. To accommodate this, they arranged to do the asbestos removal on a Saturday morning. A lot of planning was undertaken before starting to

make sure it was well executed. “Its an everyday thing for us, and we’re good at what we do, everything went in sync. Every operator knew what to do, it was all planned and all undertaken in military precision. Never once any drama, no hassle, everything went smoothly,” said Joel Pannowitz, Husky Demolition Project Manager.

In keeping with Husky Demolition’s environmental standards to minimise waste that goes to landfill, all the concrete was recycled and all the concrete reinforcement bars were folded up and taken to a scrap yard. Any material that was salvageable was taken to the second hand yard to be recycled.

The team at Husky Demolition not only provide asbestos removal, but also offer plant and labour hire and have a fleet of tilt trays, bobcats, semi tippers, excavators and six-wheelers.

For more information contact Husky Demolition, 26 Heather Street, Heatherbrae NSW 2324, phone 02 4987 2731, fax 02 4983 2262, email demolition@huskygroup.com.au, website www.huskygroup.com.au

Ultrafloor is a precast concrete flooring system provider operating across Australia, with a focus on innovation, efficiency and cost effectiveness.

Having 25 years of experience, Ultrafloor has developed a unique product that has been independently tested and fully accredited.

Ultrafloor slabs use less in situ concrete and less reinforcement than other systems which cuts down on costs. Due to the minimal propping that the system requires, follow on trades can commence work the day after the slabs have been poured.

For the Holiday Inn Express, Ultrafloor was the chosen structural flooring solution for Levels 4-7 and the roof due to the significant savings in time and money. The Ultrafloor scope included the design, documentation, inspection and certification of the entire horizontal floor plate.

The Ultrafloor system spanned 6.6m onto every second precast intertenancy wall with an overall composite depth of 220mm. For the bathroom zones, a 130 Ultrafloor beam system was utilised resulting in an overall composite depth of 180mm which provided for a 40mm top

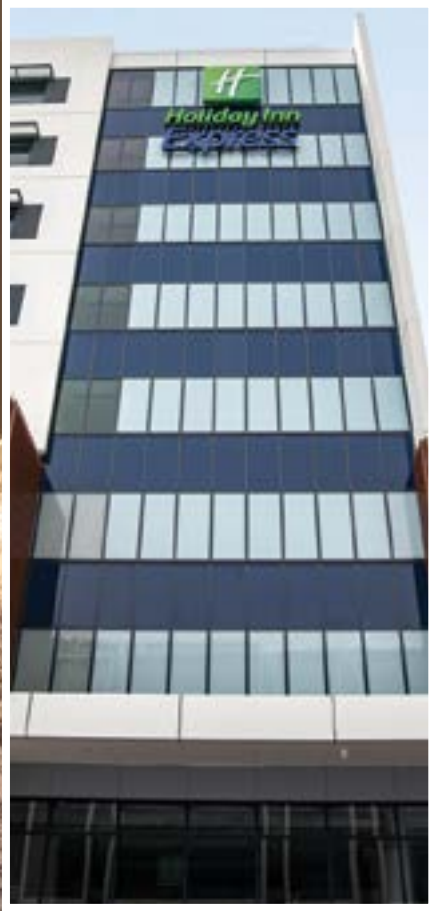
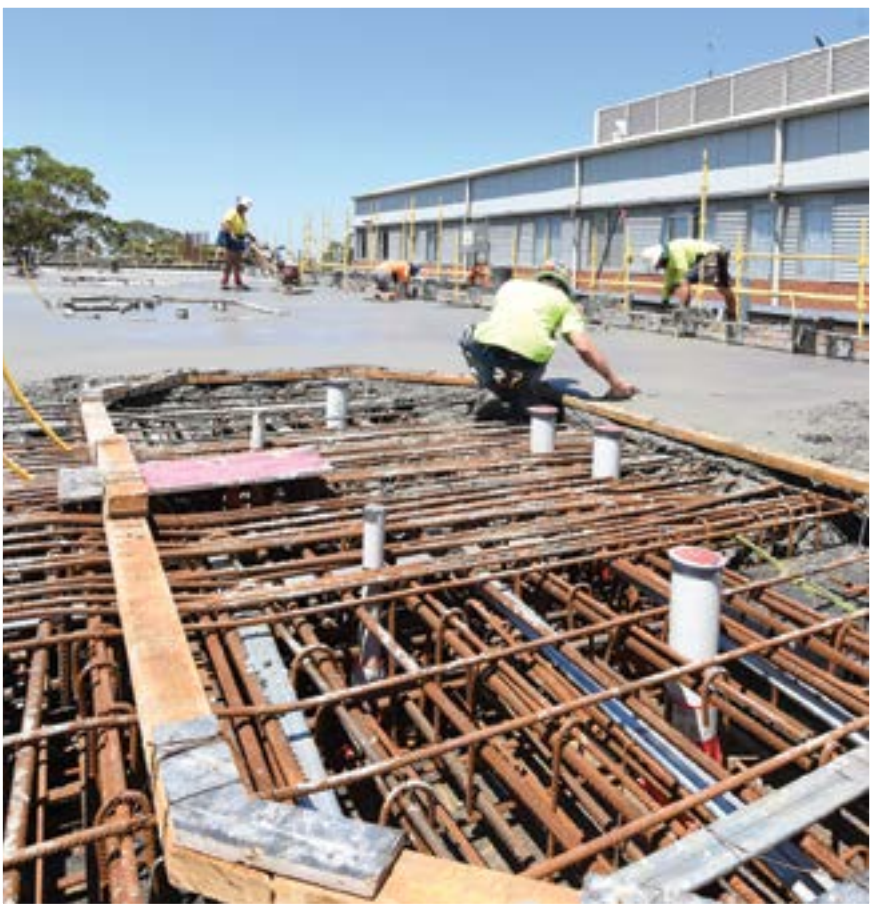
surface step. Each of the typical levels were approximately 1,000m² and were installed in three days using a small crew of specialist installers.

Ultrafloor has become the recognised system of choice for hotel structures as it provides a structural solution that offers substantial commercial and time advantages over other systems.

For more information contact Ultrafloor, 74 Kyle Street, Rutherford NSW 2320, phone 02 4015 2222, fax 02 4932 8050, email info@ultrafloor.com, website www.ultrafloor.com

Below CDMT Reo provided all the steel reinforcement fixing including the mesh, trench mesh, bar chairs, bar cogs and reinforcement bars.

Below Opalescent undertook the installation of all the wayfinding signage, door numbering and the external façade sign.



CDMT Reo provides reinforced steel placement services to civil engineering projects. They have extensive experience delivering across different projects in all building markets. Their application of steel fixings include columns, stairs and footings, conventional, post tension, ground and suspended slabs, concrete walls, precast panels, pile cages, water treatment tanks and high rise buildings. They pride themselves on having a highly skilled team with a strong commitment to quality, implementing the latest and most effective innovations in steel reinforcement.

CDMT Reo was engaged by Taylor Construction Group for reinforcement fixing on the Holiday Inn Express hotel in Newcastle. CDMT was responsible for placing, tying, splicing and fixing of all reinforcing bar, mesh and trench mesh; cutting and bending of all reinforcement bars, mesh and trench mesh; fixing off all dowels to building joints as per plans; as well as fixing off all sundry reinforcement items such as bar chairs, bar caps, cogs and tire wire. They commenced work in July 2017 and finished in June 2018 with a peak workforce of 30 tradespersons.

This project was a very standard job for CDMT Reo. They applied their extensive experience and worked with tried and tested

products and techniques that they know are best suited for the job. Their work on the project went smoothly and they did not experience any significant challenges throughout the process.

CDMT provide quotes throughout New South Wales with the majority of their work being in Central Coast and Newcastle. Other major projects they have include Gosford Hospital Carpark, Herald Apartments in Newcastle, Elysium Apartments in Terrigal and the Bloomfield Medical Centre in Orange.

For more information contact CDMT Reo Pty Ltd, PO Box 3382, Bateau Bay NSW 2261, phone 02 4340 5966, email info@cdmtreo.com.au, website www.cdmtreo.com.au

Opalescent Group have over 60 years of experience delivering high quality signage solutions across Australia. They were tasked with the installation of all the signs for the Holiday Inn Express Newcastle including the three external building façade signs along with all the internal directional, statutory and door numbering signage throughout the projects, comprising 500 signs in total.

Opalescent used aluminium fabrication letters with opal acrylic faces, and they installed a steel frame structure on which the sky sign and illuminated light box were attached to. This involved an engineering process to ensure design strength and integrity while still being light weight enough to be lifted onto the building façade.

One of the main challenges that Opalescent experienced was the limited access to some areas where signage needed to be installed. This was overcome by bringing in a 135 straight boom and positioning the machinery in exact locations to reach these points.

The external façade sign also had its challenges which involved a lot of design engineering around the fixing mounts in order to ensure that the cleats line up in order and come through the glass curtain wall which the sign needed to be attached to. Opalescent was

able to apply their extensive experience and worked with the other tradespersons to ensure that all fixing points and signs lined up with the cleats on the building.

Opalescent's detailed communication with their client during initial consultation ensured that everything was followed through correctly and minimised liability. They also employed a comprehensive quality assurance method internally to become a defect free project, making sure that all items and imperfections were captured before going to site.

As a testament of Opalescent Group's craftsmanship and successful delivery, they have been awarded another project with the Holiday Inn branding as well as asked to tender for various other hotel sites.

For more information contact Opalescent, 82 Chinchin Street, Islington NSW 2296, phone 1300 216 658, fax 02 4962 2835, email office@opalescent.com.au, website www.opalescentgroup.com.au



Toilet Partition Industries P/L (TPI) is a leading specialist in commercial toilet partitions and wet area joinery along the east coast of Australia. They provide an extensive range of toilet cubicles, shower cubicles and privacy screens which are available in different forms of mounting and bases, as well as a broad variety of materials and colours.

For the Holiday Inn Express Newcastle TPI were responsible for all the toilet partitioning on the ground floor and lobby area. They completed a total of eight toilet cubicles and eight shower cubicles for the public amenities, four of each in the male and female toilets. While the staff amenities had an additional one male and one female toilet as well as two male and two female showers. These were done using a blade mounted free standing system with 33ml laminated board that was decorated in Black Wenge style which imitates wood grain.

With a team of three working onsite, TPI commenced work in March 2018 and had everything completed within three weeks. The project and the site were well managed, so the company were able to get in and out very quickly and did not experience any significant challenges.

“TPI was proud to be associated with this project, we use our own staff from all parts of sales, installations and manufacture and do everything in the toilet partition areas,” said Mark Bush, CEO of Toilet Partition Industries P/L (TPI).

TPI work mostly in New South Wales however they also provide service in Victoria and Queensland. Other projects they currently have include the MLC Centre in Sydney with National Projects and Maintenance, the Ausgrid Roden Cutler House in Sydney with Buildcorp Commercial, Sydney Airport Terminal 1 with Structure Constructions, David Jones in Sydney with Mainbrace and 32 Mann Street in Gosford with St Hilliers.

For more information contact Toilet Partition Industries P/L (TPI), 123 Eldridge Road, Condell Park NSW 2200, phone 1300 400 711, email info@tpi.net.au, website www.tpi.net.au