

SIW REGIONAL DISTRIBUTION CENTRE

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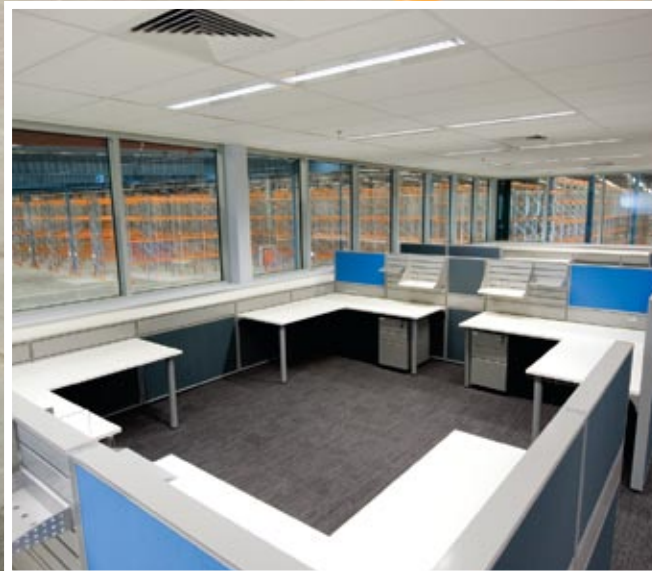
MR IAN GIBLETT, WOOLWORTHS

QANSTRUCT ADDS VALUE FOR APPLE ISLE GROCERS

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SIW REGIONAL DISTRIBUTION CENTRE / QANSTRUCT

Left Qanstruct have delivered a state of the art distribution Centre for Tasmanian Independent Retailers and Woolworths.



Established commercial and industrial builder, Qanstruct, has entered new territory with the successful completion of the new Statewide Independent Wholesalers Regional Distribution Facility in Tasmania.

This \$90 million project, made up of a partnership between Tasmanian Independent Retailers and Woolworths, will improve the efficiency of the Tasmanian grocery sector and provide industry growth. The facility comprises a total of 45,000 m² of new ambient and temperature controlled cold-storage facilities across several buildings, with sufficient capacity to supply Tasmania's 28 Woolworths stores and 274 independent grocers.

"The construction tender was very competitive consisting of a mix of local and mainland construction companies. Qanstruct's competitive bid allowed us to work closely together to achieve cost savings along the way, deliver a building that can easily be compared to anywhere in the world for quality and to finish the project before the contract specified date. The entire Qanstruct team have been professional in how they went about their job and have been a pleasure to do business with. We have high standards for our buildings and we expect much from our project teams. To that end, Qanstruct have delivered what we wanted, when we wanted it," said Ian Giblett

Qanstruct commenced work in November 2010. A core site management team from Melbourne made the move across Bass Strait which was then complimented with local labour and expertise from across the state.

Given the significant scope of the SIW Regional Distribution Facility, the team from Qanstruct faced a number of challenges. In particular, the geographical location of the facility, as well as the adverse weather conditions, posed a range of difficulties.

Maintaining a consistent supply of materials was made logistically complex due to the Strait. Planning and scheduling required a scrupulous level of attention from many of the trades involved in order to meet programme dates, and flexibility was required when shipping delays affected crucial deliveries.

"Due to the large quantity of concrete used in the project, we opted for the use of an on-site batching plant. This ensured us of both a consistent and constant supply of concrete, also assisting us with meeting the stringent maximum shrinkage design requirements. A joint-less (i.e. no saw-cut) fibre slab option was presented as an option to the conventionally reinforced design, which by virtue of eliminating the saw cuts, the ongoing maintenance of these joints is avoided along with reducing the wear and tear on MHE," said Qanstruct Project Manager, Josh Horan.

"As a result of the colder climatic conditions experienced in Tasmania compared to the mainland along with the sequencing of the building works which scheduled the main warehouse internal concrete pours occurring during the winter months, a large amount of time and effort was spent on modifying the mix design – along with the installation of banks of hot water services at the batching

plant to ensure that setting times were not prolonged and leaving sufficient time to achieve a highly burnished finish."

A commissioning staging process was required for the Temperature Controlled Area, which has three separate chambers controlled to 2°, 7° and 13°, with the draw down process occurring over 3-4 days to minimise risks to the slabs.

"A large portion of the fit-out was integrated with the main building works, however there was a "soft" handover where Statewide Independent Wholesalers began bringing in and conducting tests with the new MIHE along with simulating receipt and dispatch of stock to ensure that the functionality of the facility met their needs prior to going into full operation," said Josh.

Both water and energy efficiencies are integrated into the new SIW facility. The hydraulics design incorporates six 22,000 litre rainwater harvesting tanks for use in amenities flushing and landscape irrigation. Fluorescent light fittings were installed in the main warehouse area as a more efficient alternative to metal halide hi-bays lights, and these are integrated into a lighting control system which controls the lights via PE cells, so internal lighting is responsive to the amount of natural sunlight entering via the substantial skylights as well to motion occurring down each rack aisle. A BMS has also been installed in the facility to maximise energy efficiency.

As Qanstruct's first Tasmanian project, their mix of subcontractors relied partly on interstate firms they had previously worked with, and half local trades. In total 46 different subcontractors worked on the project, with a peak daily workforce of 170.

"As a result of the remote location of the facility, we needed to liaise closely with the other trades to cater for the additional travel and delivery of materials and tradesmen. This was particularly crucial given that the supply of materials to Launceston from the mainland was both a challenging and timely process," said Josh Horan.

"Our combination of previous experience with these types of facilities, and complete commitment to the project, ensured we could successfully construct the SIW Regional Distribution Facility."

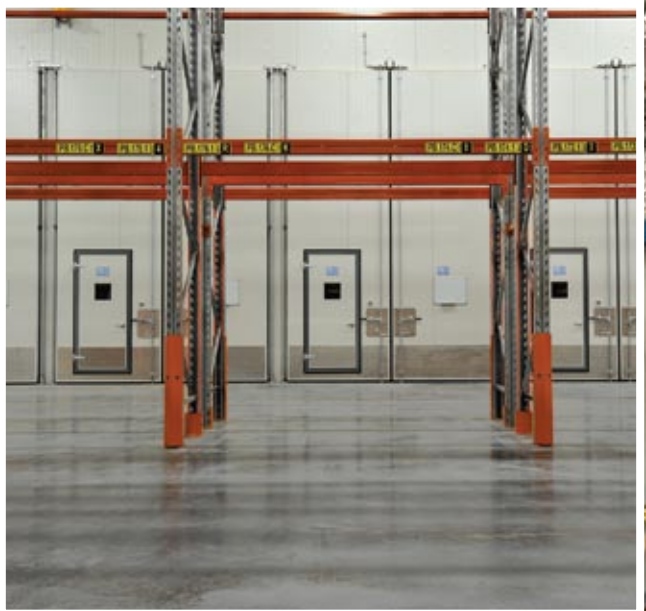
Qanstruct have a solid reputation for combining design expertise with construction ability, and have completed numerous successful mainland projects. Based in Victoria, they offer a range of specialist services, including design and construction of cold-storage buildings, manufacturing plants and office blocks, and complete project management services. Other major success stories include the K-Mart Distribution Facility in Truganina, Coca Cola Amatil warehousing facility in Moorabbin, Large scale supply chain freezer and cold stores in Victoria, South Australia and New South Wales along with the manufacturing and processing Franklin Web plants in Sunshine.

For more information contact Qanstruct, PO Box 688 Hawthorn Victoria, 3122, phone 03 9810 8300, website: www.qanstruct.com.au

Below Albany Door
Systems were supplier of
all the freezer and chiller
door applications



Below Retracom installed
115,000 square metres
of insulated panel for the
distribution centre.



Albany Door Systems, continues to the lead the way in global door technology and offers an extensive range of customer-oriented, innovative solutions to projects throughout the world.

With a number of functional and attractive door services and solutions, Albany Door Systems pride themselves on the manufacture, installation and servicing of high performance doors and associated technology. Some of these include non contact safety devices, the high-strength RollTex fabric door curtains and innovative controllers, like the MCC Vector Control system. Given their wealth of industry expertise in delivering cost effective and cutting-edge door solutions, Albany Door Systems were also recently involved on the Statewide Independent Wholesalers Regional Distribution Facility development.

When complete, this \$106 million project will improve the efficiency of the Tasmanian grocery sector and provide industry growth. Consisting of a number of ambient and chilled cold-storage facilities, comprising an area of 60,000 square metres, the new facility will be capable of supplying the 28 Woolworths stores in the state, as well as 208 independent grocers.

Responsible for the supply of all of the freezer and chiller door applications, Albany Door Systems provided a range of specialty High Speed Doors

that were specifically manufactured to suit the facility's requirements. This included their proven performer the 660A High Performance Door, which was chosen for the chiller applications because of its reputation in the industry as being able to cope with the high use nature of these types of facilities.

They also used their new Igloo door model, designed specifically for the rigors of a freezer environment and features an insulated door curtain which reduces ice build-up and provides extra protection from temperature loss. Furthermore, the Igloo's rapid opening and closing speed allows for an efficient material flow and as a result, saves on long-term energy costs than other, more conventional industrial doors.

With their high performance doors developed to cope with even the harshest conditions, as well a commitment to providing excellent after sales service nationwide, Albany Door Systems once again provided quality results, imperative support and optimum products to the major client, Woolworths.

For more information contact Albany Door Systems, Head Office: 9 McLlwraith Street Wetherill Park NSW 2164, phone 1300 666 232, fax 02 9756 4340, email: sales.ads.au@albint.com, website: www.albanydoors.com

Retracom Insulated Panels is the contractor of choice for major Australian Chilled Distribution Centres. Established over 35 years ago, Retracom group is a large family operated business incorporating four leading companies that specialise in insulated panel manufacturing, installation, portable building manufacturing and hire.

Having previously worked alongside Qanstruct on award winning Coles Chilled Distribution Centres in New South Wales and South Australia, and the Swire Cold Storage Facility in NSW, Retracom were selected to join the Qanstruct team delivering the Regional Distribution Facility for Statewide Independent Wholesalers.

When complete, this new state-of-the-art facility, located in Breadalbane, Tasmania will consist of an ambient and chilled storage capacity and will incorporate a total building area of approximately 48,000 square metres.

Ben Baird, General Manager of Retracom Insulated Panels, said as part of their involvement as the specialist insulated panel contractor "Whilst working onsite we were responsible for the installation of 15,000 square metres of insulated panels, given the refined techniques we have developed over the years, particularly in regards to major insulated panel Distribution Centres, we completed the job in both a time and cost effective manner.

We are widely acknowledged as the top performer on major CDC projects throughout Australia – and overseas"

Although Retracom was required to construct large ceiling areas in adherence to tight timeframes, safety remained the number one priority at all times. "Retracom's commitment to safety and quality is always of paramount importance and this Distribution Centre was no exception." Mr Chris Wormald Retracom's Construction Manager said. "In order to achieve this, our leading project team worked closely with the client and project consultants to ensure the finished insulated envelope incorporating walls, ceiling, floors, and doors was engineered to meet or exceed the safety and quality requirements."

With a philosophy of providing outstanding customer service, attention to detail, and thorough project planning it is without a doubt Retracom will remain a leader within the Insulated Panel contracting industry.

For more information contact Retracom, 60 Magnesium Drive Crestmead Qld 4132, phone 07 3803 9333, fax 07 3803 9309, FREECALL (Within Australia): 1800 077 044, email: sales@retracom.com.au

Below Asset Security Concepts provided a complete tailor-made security package to the SIW project.

Below As well as installing all the perimeter fences and gates, SupremeLine Fencing delivered all of the internal fencing for the project.



Specialising in the supply, installation and commission of all security systems, Asset Security Concepts (ASC) is able to ensure optimum security equipment and system results for a range of facilities and businesses throughout Australia.

Able to provide complete security packages, including custom-made CCTV, Alarm, Access Control, Intercom and Boom Gates, ASC have worked for a range of prolific clients. In fact, having completed a number of nationwide projects for Woolworths, notably the provision of security equipment for their Distribution Centres, ASC were also involved on the new Tasmanian Distribution Centre development.

Commencing work from the initial system concept stage, ASC's involvement continued right through to the final handover. Encompassing the provision of a complete security package, which was specifically tailor-made to suit the particular needs of the SIW Distribution Centre, the professional and highly-skilled team from ASC also provided extensive operational training to the client, as well as a warranty and back-up service.

In addition to their tried and tested security equipment, ASC have also considered the possibility of introducing a newly developed, IP

camera technology to the site. Using Megapixel Camera technology, which ensures clearer, crisper images when viewing live or archived footage, the benefits this piece of technology would deliver to the client are countless.

Although ASC faced the challenge of sourcing suitable resources to provide their renown high level of installation and service, the committed ASC team were able to meet the Centre's specific demands through the help of an additional Tasmanian company, who was also willing to assist with the project. In addition, their own in-house expertise and industry experience meant ASC were once again, able to deliver optimum security results to the project and exceed client expectations.

For more information contact Asset Security Concepts Pty Ltd, ABN: 70 113 813 595, Unit 2, 7 Millennium Court Silverwater, NSW 2128, Australia, phone 02 9648 2100, fax 02 9648 2186, email: sales@ascpty.com

Established in 1994, SupremeLine Fencing have been providing the building and construction industry with an extensive range of fencing, such as security, chain-mesh fencing, as well as high security perimeter fences and gates.

Specialising in the provision of leading security fences, SupremeLine Fencing have worked on a number of prolific projects. Some of these include having completed, 7500 metres of security fence upgrade for stage 1 & 2 for Ben Lomond Water, an 1800 metre security fence upgrade for Cradle Mountain water, a 1150 metre security fence contract at Launceston Airport and most recently, they were involved on the significant Regional Distribution Facility for Statewide Independent Wholesalers.

When complete, this new state-of-the-art facility, located in Breadalbane, Tasmania, will consist of an ambient and chilled storage capacity and will incorporate a total building area of approximately 48,000 m².

Paul Lunson, Director of SupremeLine Fencing, said that throughout their involvement, they were responsible for the provision of all of the perimeter fences and gates for the Distribution Facility. "In addition to the perimeter fences and gates, we delivered all of the internal fencing for the project," Mr Lunson said.

"To ensure outstanding security and a quality result for the client, we installed the leading securifor 358 anti-climb mesh to their high security compound," he said.

Although the height of some of the internal fences ranged up to ten metres high, the professional and highly-skilled team from SupremeLine Fencing was able to overcome this obstacle in both a cost and time effective manner.

"As a result of our industry manufacture & installation expertise, we were able to successfully deliver our quality fencing materials and fences to the Distribution Facility Centre, ensuring optimum client satisfaction," Mr Lunson said.

Able to provide an extensive range of fences, from relatively standard perimeter to high-security, anti-climb mesh fencing, with gates to match, it is without a doubt SupremeLine Fencing will continue to be one of Australia's leading fencing companies.

For more information contact SupremeLine Fencing, 183 Punchbowl Road Newstead TAS 7250, mobile 0417 554 900, fax 03 6443 7341, email: sfencing@gmail.com