

SANCTUARY OF CARE

DEVELOPER : Greengate Property Group
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : Quattro Architecture
STRUCTURAL ENGINEER : Northrop Consulting Engineers
CONSTRUCTION VALUE : \$34 million



Surrounding an historic Spanish Mission Church at Buranda in the heart of Brisbane the \$34M St Luke's Green Aged Care Community is bringing a new era in retirement living to the city. Offering a range of modern apartments designed for easy living the facility is close to shopping centres, hospitals as well as the parklands and cultural centre of South Bank.

Hutchinson Builders was initially the principal contractor for St Luke's Green early works, digging out the basement carpark. The company was then awarded the development's main works package. This included the construction of 62 one, two and three bedroom independent living unit apartments and the high end aged care facility.

Hutchinson Builders', Josh O'Connor says the company started the early works package onsite in July 2015 and the main works in September 2015. The construction company was well on track to meet formal completion at the end of March.

"We peaked onsite at about 150 people, and averaged 110-130 workers daily throughout the main part of the build," Josh said. The St Luke's Green buildings constructed around the site's existing Spanish Mission Church, did pose a challenge. However, this was not solely related

to the heritage aspects of the site and completing works within its vicinity – heritage management plans were put in place before works got underway.

"Because the church is located in the middle of the buildings, there was only one entry and one exit for the site, including for delivering materials," Josh explains. "We had a crane in front of the church, feeding into the different buildings. The crane though, couldn't be used when the mobile concrete pump was there."

Planning was a huge part of making sure materials and the tower crane and mobile concrete pump were able to access the site when needed.

"It required a lot of coordination between the tower crane and the mobile concrete pump," Josh says, adding that apart from the entry and exit issues, the build was mostly straight forward.

In terms of the heritage-listed church itself, Hutchinson Builders completed some moderate refurbishment works to the outside of the building. This included applying a fresh coat of paint and replacing the bell in the bell tower.

The use of pre-fabricated steel reinforcement formwork for the concrete pours was a new type of technology that proved to be of great benefit on the project. It was also a material that Hutchinson Builders hadn't used before on major developments. "The reinforcement steel is pre-fixed, all you have to do is lift it up, place it, brace it and then pour," says Josh. He adds that while it was an extra outlay on the job, the convenience of the technology was well worth it.

Having the client onsite with Hutchinson Builders throughout the project also ensured a great deal of cooperation between both builder and client. "We had a construction office building onsite and the client was located just on the other side. This meant that they worked with us very closely throughout the build," Josh says. "As they have a few facilities throughout the state, the client was naturally keen to ensure the building matched their branding. There were also some high expectations from the start, but it has ended up with the right result."

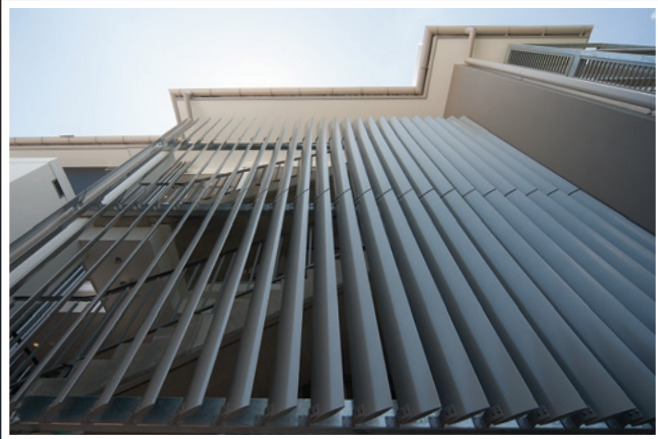


For more information contact Hutchinson Builders Pty Ltd, 584 Milton Road, Toowong QLD 4066, phone 07 3335 5000, fax 07 3335 5005, email info@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au

Below Versace Timbers provided 1,175m² of Queensland Spotted Gum decking and hardwood timber joists.



Below Shutterflex manufactured and installed aluminium architectural shutters and louvres for the exterior of the project.



Celebrating 60 years in business in 2016, Versace Timbers is continuing its proud tradition of providing quality timber and an outstanding service. Specialising in timber merchandising and fabrication of roof trusses and wall frames, Versace Timbers provided Queensland Spotted Gum decking and hardwood timber joists for the St Luke's Green Aged Care Community development.

"The timber decking and joists we supplied for this project covers an area of 1,175m²," says Versace Timbers, Graham Leddy. "To put this into perspective, the volume of timber in this project is a touch under our combined total average of timber decking sales per month."

"Our supplier, Boral Timber, were able to supply the entire job from their warehouse stocks. The only potential delay was pre-oiling the 9,000 lineal metres of Queensland Spotted Gum decking, but to Boral's credit all orders were delivered on time."

"The construction industry is currently building at record levels, so the demand for skilled tradesmen is at an all time high. We were able to put Hutchinson's in contact with another of our commercial customers, Mayford Contracting, to provide assistance with construction of timber decks throughout the project."

Originally established by the Versace family in 1956, Versace Timbers was taken over by the Leddy family in the early 1980s. To this day, it continues to be a family-owned and operated business employing 55 staff. The company has also opened a second site to cater to its growing fabrication business.

Versace Timbers also supplied timber for another notable commercial project, the new Sunshine Coast Hospital. "This project proved to be more challenging with regards to sourcing the timber due to the quantities involved, however through the brilliant support and tireless efforts of Gowan Lea Timbers we were able to achieve this," says Graham.

Additionally, Versace Timbers is supplying roof trusses and wall frames for the Synovum Care project at Bellmere, north of Brisbane.

For more information contact Versace Timbers, 33-47 Vauxhall Street, Virginia QLD 4014, phone 07 3266 9000, email info@versacetimbers.com.au, website www.versacetimbers.com.au

A proud leader in the Australian commercial sector in custom manufactured aluminium architectural façades, Shutterflex's success is built on a strong commitment to constant innovation, quality products and customer satisfaction. The Australian-owned company, designs, manufactures and installs external architectural metal work, aluminium façades, balcony shutters, louvres and feature screens. They offer a diverse and extensive range incorporating the use of the latest technology.

Shutterflex's work on St Lukes Green Aged Care Community has again showcased Shutterflex's capabilities on large commercial projects. The company supplied and installed a number of products on the development, providing sun shading and privacy for its future residents. This included Catalina sliding screens for the balconies, Colonial shutters on windows, Arizona pergolas and Bahama vertical privacy screens. Additionally, the company supplied and installed Rio batten screening, Mykonos ventilation screens and Tobago-sunhoods for the windows.

"The products, which have been installed on balconies, windows, stairwells and courtyards, allow for natural light and breezes to flow through while adding interest to the exterior design," explains Shutterflex's, Managing Director, Peter Ryan. "This will result in a more pleasant and positive

environment for those living in the aged care facility, while the sustainable design will result in lowering electricity bills for the residents."

By working closely with Hutchinson Builders during the design phases of the project, Shutterflex was able to ensure the right products were selected for their designed purposes. The installation process also went smoothly, with the selected products providing an aesthetically pleasing result.

"Shutterflex's extensive range of climate control products means we are able to supply projects with a range of products, from balcony shutters to ventilation screens," adds Peter. With manufacturing facilities located in Brisbane, Shutterflex were able to respond to any changing specifications onsite. Additionally, the company's inhouse engineering ensured it could resolve problems with engineered solutions. Shutterflex is currently working on a number of projects including, Spire apartments, Opera, Student One on Wharf Street and 900 Ann Street.

For more information contact Design Enviro Pty Ltd (trading as Shutterflex), Unit 2/74-76 Magnesium Drive, Crestmead QLD 4132, phone 07 3277 5248, email sales@shutterflex.com.au, website www.shutterflex.com.au

Below Specialised Concrete Pumping provided concrete pumping services to exacting specifications.

Below IRT Roofing installed the roof cladding and plumbing as well as the external downpipe system.



Specialised Concrete Pumping (SCP) are the specialists when it comes to concrete pumping solutions for high rise, commercial and major infrastructure projects. Enjoying a long-standing relationship with Hutchinson Builders, SCP facilitated the concrete pumping requirements of the project, including providing the methodology for onsite concrete logistics.

Basic challenges included limited access to set up concrete pumping equipment without affecting other works onsite and proximity to neighbouring buildings (meaning there wasn't site access on each side for concrete placement), all while providing a cost effective solution.

"We met these challenges through planning, coordination and drawing from the wealth of knowledge within our business. Our highly experienced project team used practical and cost effective methodologies," says SCP's General Manager, Jack Lucas. "We were able to deliver our services for the project effectively and efficiently using our large and versatile fleet of mobile concrete pumps."

The largest concrete pumping company in the southern hemisphere, SCP provides concrete pumping solutions Australia-wide and has been around for the best part of two decades.

"We specialise in projects where concrete logistics are an issue onsite horizontally and vertically, including longline concrete pumping," says Jack. "Conventional mobile concrete pumps have their limitations with regard to high rise and long line projects. Sometimes there just isn't access close enough to the concrete pour – particularly on inner city or remote projects. Our versatile range of mobile equipment and satellite booms allows us to come up with practical solutions to place concrete efficiently while meeting customers' demands for sequencing and output rates for programme requirements."

Setting the company apart is its extensive range of equipment, large base of operational staff and technical expertise developed over many years in the industry. "We are able to supply a wide range of concrete pumping and placing systems to meet our clients' expectations including 42m and 50m placing booms – the largest available in the concrete pumping market today," says Jack. "Our purpose-built facility at Pinkenba is the heartbeat of the operation and all equipment is tested and maintained in house by industry leading technicians and tradespeople."

For more information contact Specialised Concrete Pumping Pty Ltd, 111 Brownlee Street, Pinkenba QLD 4008, phone 07 3511 9200, email admin@scpqld.com.au, website www.scpqld.com.au

With more than 30 years experience in all aspects of roofing and an ability to provide work on large-scale projects in short timelines, IRT Roofing have certainly set the standard when it comes to roofing and cladding.

The company's work on St Luke's Green Aged Care Community saw IRT install the roof cladding, roof plumbing and external downpipe systems to all the buildings' roofs. IRT completed their work on the project over a four month period, with 10 staff onsite working on all elements of the roofing.

"There were many challenges on the project, however the main challenge was to install the large custom built metal fascia system to all buildings," explains IRT Roofing's, Damien Gunn. "This process included running a batten system to the tails of all trusses, followed by the installation of plywood and pin point packing and measuring (within 1mm) in order to get the required outcome."

"We pride ourselves on the high quality of our work and our roofers," says Damien, who managed IRT's works on the project. "A special mention must go to Paul Mutze who was the onsite foreman and installer who was responsible for the terrific outcome."

As well as providing all roofing solutions, IRT ensures its customers are provided with professionalism, knowledge and high quality workmanship. The company employs staff directly and does not use subcontractors. IRT, which has 45 employees, also works on projects across Australia.

Handling projects up to \$4 million, as well as roofing and cladding, IRT also has expertise in commercial and industrial re-roofing as well as maintenance, demolition and asbestos removal.

IRT is currently working on the Synovum Care Aged Care Facility and the JMC Academy.

For more information contact IRT Roofing, 1/38 Neumann Road, Capalaba QLD 4157, phone 07 3823 3354, email info@irt.net.au, website www.irt.net.au



For any commercial projects please call the IRT office, phone 07 3823 3354 anytime for all roofing requirements.

Below O'Halloran's Termite & Pest completed insect and pest control services to protect all buildings on the project.

Below Team Transport provide a range of transport services of goods to contractors on the project.



When it comes to termite and pest management, O'Halloran's Termite & Pest certainly know what they're doing.

Not only has the company worked with builders and on construction sites for a number of years, O'Halloran's Termite & Pest's extensive experience and knowledge ensures the company comes with a solid reputation.

The family-owned and operated company can provide termite management solutions for any construction method. In fact, these solutions were applied during O'Halloran's Termite & Pest's work on St Luke's Green Aged Care Community – and is just one recent example of its specialty in pre-construction termite treatments.

Additionally, the company is licensed for a range of products, ensuring O'Halloran's Termite & Pest can further offer flexibility in the pre-construction industry. Among its products are Term Seal, Kordon, Homeguard, Plasmite and Woven Stainless Steel Mesh.

Working across South East Queensland, O'Halloran's Termite & Pest is also licensed under the Queensland Building Services Authority and Queensland Health. This means its customers can be assured that they are dealing with legitimate technicians.

Taking pride in their work, the company provides a range of services, including termite barriers to pre-construction and post-construction developments as well as properties.

"According to the CSIRO, one in three homes will be affected by termites," says the company's Damien O'Halloran. "Australians spend over \$800 million annually repairing the damage caused by termites, damage which is not covered by most insurance policies."

As well as termite barriers, O'Halloran's Termite & Pest also offers insect control – including ants, spiders and mosquitoes, through to silverfish, fleas and bed bugs. It also provides rodent control, eradicating rats and mice using state-of-the-art baiting systems.

The company also offers property inspections – both pre-purchase inspections and annual inspections to ascertain whether a development or property is pest-free, and provides a full written report.

For more information contact O'Halloran's Termite & Pest, Unit 4a, 8 Welch Street, Underwood QLD 4119, phone 07 3341 1141, website www.ohalloranstermitepest.com.au

Established in 1981, Team Transport & Logistics have built a reputation as South East Queensland's leading transport and logistics provider. Team Transport was entrusted to provide a range of transport services to Hutchinson Builders (and many of their suppliers) for the St Lukes Green Aged Care Community.

Products delivered included scaffolding, general plant equipment, hoists, plasterboard, reinforced steel, glass and various other construction products. Around 150 deliveries were completed using a broad range of vehicles from one-tonne utilities through to semi-trailers.

Team Transport & Logistics Sales Manager, Brett Seers explains that as with all inner city construction sites, safety and timing of deliveries to meet cranes was critical to all involved.

"All vehicles delivering to cranes on this site were fitted with fall arrest, ensuring the safety of both Team Transport and Hutchinson builders' staff when unloading our trucks," Brett says. "Planning and communication ensured all deliveries to site met allocated crane unload times and minimised traffic disruption in the area. All deliveries were completed within the allocated time, with no safety incidents and no damage to products delivered."

Team Transport is currently providing transport services to all major civil and construction projects throughout South East Queensland. This includes Skytower, Ivy, Eve, 38 Wharf Street, Ruby Surfers Paradise, Southpoint C, Gurner Tower, Toowoomba Second Range Crossing, Commonwealth Games Village, RAAF Amberley upgrade and many others.

"Our key focus is customer service, safety and solutions. Without doubt our proudest achievement is the long-term customer relationships of up to 27 years we have built with many major players in the construction industry," Brett adds.

"These relationships are strengthened and supported by our willingness to problem solve, regularly review and improve key KPI data and ongoing investment in equipment and technology. We are committed to ongoing improvement in all areas of our business and remaining South East Queensland's number one provider of transport and logistics services."

For more information contact Team Transport & Logistics, 28-32 Antimony Street, Carole Park QLD 4300, phone 1300 138 326, email email@teamtransport.com.au, website www.teamtransport.com.au