

STATE-OF-THE-ART OFFICE BUILDING WELCOMES THOUSANDS OF GOVERNMENT WORKERS

DEVELOPER : Cromwell Property Group
BUILDER : Joint Venture FDC Construction
& Fitout and Richard Crookes Constructions
ARCHITECT : nettletontribe
STRUCTURAL ENGINEER : SCP Consulting
CONSTRUCTION VALUE : \$172 million



Tuggeranong Office Park, Australian Capital Territory

This month, Cromwell Property Group (Cromwell) and FDC Construction & Fitout (FDC) welcomed close to 2,500 staff from the Department of Social Services (DSS) to their new 38,400m² gross floor area national headquarters, a \$172 million, state-of-the-art office building at Soward Way, Tuggeranong in the ACT. Construction commenced in May 2015, following an Expression of Interest (EOI) submitted in 2013 by Cromwell and FDC to develop a new office precinct on a block already leased by DSS from Cromwell.

After being appointed as the preferred partners to deliver the development, Cromwell and FDC worked with the DSS to develop a design that not only delivered the required NLA, but also created a highly flexible, quality commercial office, with ultimate services flexibility and resilience that provides energy efficient operation and high standards of air quality. Prior to commencement onsite, FDC joined forces with their joint venture partner Richard Crookes Constructions (RCC).

FDC and Richard Crookes are both multi-disciplinary building contractors with expertise in construction, fitout and refurbishment. FDC and RCC have a long-standing relationship, work in similar market sectors, and operate complementary business models. “The joint venture has been really positive, productive, and the project team operate as one cohesive unit,” commented Matt Hawkins, FDC Construction Manager. Fundamental to designing the Department’s new space was delivering a sustainable commercial office solution that outperformed environmental and energy requirements and used innovative design to offer a flexible and efficient workspace.

The project has culminated in a world-class environment that promotes connectivity and efficiency. With six levels of integrated

office space, plus basement, the building incorporates a soaring 800m² glass atrium through the centre of the building, providing an abundance of natural light to each floor. The open space includes a series of tenant circulation stairs and cantilevered balconies to promote floor-to-floor connectivity and provide additional break-out areas. Space is divided into four ‘neighbourhoods’, each with a central hub to encourage staff interaction and synergy.

The ground floor includes an integrated business lounge suitable for informal staff and visitor meetings, visible from the upper levels of the building.

Taking inspiration from its surrounding environment, the building design incorporates natural shape and profile elements, with the external façade embracing the terracotta theme of the Tuggeranong Town Centre. The building features breathtaking views of Canberra’s Brindabella Ranges from the upper floors and rooftop BBQ facility, and a staff reflection precinct.

The project was delivered under the Soft Landings Framework. The objective of the Soft Landings Framework is to smooth the transition from design to construction; construction to handover; and handover to occupancy. It is intended to promote information sharing, learning from past experiences, and streamlining the handover process such that less time and effort is required to rectify issues and educate the end users of the building.

Damian Horton, Cromwell Head of Property, said Soward Way was an exciting and rewarding project to deliver end-to-end. “We have worked closely with the Department throughout the project and are pleased to have welcomed them to their new state-of-the-art headquarters.”

Testament to its thoughtful design, the development aims to be awarded a 5 Star Green Star rating and a minimum 4.5 Star NABERS rating.

“Sustainability and design innovation were key to creating the flexible and efficient workspace DSS needed. Using cutting-edge audio-visual technology, LED lighting throughout and a dedicated Building Services Network are just some of the initiatives that will lead to an industry-leading rating,” Mr Horton said.

Matt Hawkins, said Soward Way showcased what could be done with new builds.

“Sustainability is a focal point for new buildings and at FDC we continuously look for ways to incorporate green principles into the design of our projects,” Mr Hawkins said.

Having retained the 2,000+ DSS staff in Tuggeranong, the development is a mainstay to the local economy and community.

This positive community impact was recognised by the Commonwealth Government, which, prior to construction, signalled their commitment to the Tuggeranong region by signing a new 15-year lease for the building.

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For more information contact FDC Construction & Fitout (ACT) Pty Ltd, Level 4, 10 Moore Street, Canberra ACT 2601, phone 02 6222 8800, website www.fdcbuilding.com.au



Below Airmaster Australia designed and installed a Building Services Network (BSN) for the project.

Below SJ & TA Structural provided structural steel services for Tuggeranong Office Park.



Airmaster Australia provided a Building Services Network (BSN) for Tuggeranong Office Park, a product that streamlined operations and minimised overhead duplications.

Airmaster Branch Manager (ACT), Rob Huntington said the BSN uses the common network platform (Ethernet TCP/IP) shared by a majority of technologies used in the operation of a building.

“The primary objective is to provide commonality for data transfer between all engineering systems onsite and to reduce the amount of cabled infrastructure and hardware across the building,” he explains. “This is achieved through the BSN’s design that allows for either a reduction or elimination of the need for multiple cabling distribution systems, parallel networks and additional head end equipment.”

Airmaster’s engineered design of the BSN infrastructure is a combination of passive structured cabling and active networking, supporting the large amount of information transmitted throughout the building. The result is a stable, failsafe and resilient infrastructure for the day-to-day running of the building which provides a cost effective solution for the roll out of site wide services, now and into the future.

The success of this project was due to Airmaster’s ability to act as the conduit between the construction and services team onsite building the structure and services and the company’s IT specialists. Although IT services are not usually installed in a building until construction is complete, the BSN as the single communications backbone, had to be one of the first services completed.

To ensure the BSN was fully tested, commissioned and operational well in advance of the project’s completion date, the entire BSN hardware solution was built and configured offsite, before being torn down, repackaged and delivered to site ready for installation.

“There is a huge opportunity for data analytics platforms and managed services to be deployed across the greater BSN and have ongoing root cause analysis carried out on the entire building and all of its connected systems,” said Rob. “You will see these developments with future iterations of Airmaster BSN’s nationwide as we apply our considerable integration and data analytics capabilities to this emerging BSN technology.”

For more information contact Airmaster Australia Pty Ltd, phone 1300 247 627, website www.airmaster.com.au

Fabricating, painting and erecting all the structural steel (including the atrium and communication stairs) for the Tuggeranong Office Park, required SJ & TA Structural to draw on their extensive experience to complete the multi-storey installation, to tight timeframes.

The sheer size of the steel required for the design needed to be specially ordered for the project. The large atrium opens up the centre of the building, allowing light to reach every floor. At a height of 800m, each of the large structural beams needed to be carefully lifted into place.

SJ & TA Structural provide their own onsite riggers and crew for the erection of the steel onsite, to ensure an integrated service and absolute quality control at every stage. The experienced team at Tuggeranong was led by Site Manager, Rodney Barton, who coordinated the installation process in collaboration with builders FDC and Richard Crookes.

“The partnership of Richard Crookes and FDC was great to work with,” said Rod. SJ & TA Structural’s planning and experience with the process from expertise in fabrication, surface preparation and installation, ensured the production schedule was met safely and efficiently.

The privately owned Australian family business has been operating since 1994. The experienced SJ & TA Structural team is guided by Managing Director, Simon Phillips, who has more than 30 years experience in structural steel. Plant Operations Manager, Jason Vyner, has a strong trade knowledge ensuring the smooth production through its workshop with precision and quality workmanship.

SJ & TA Structural are proud of their integral part in many iconic, large scale, architecturally diverse and highly complex projects across Australia’s built environment.

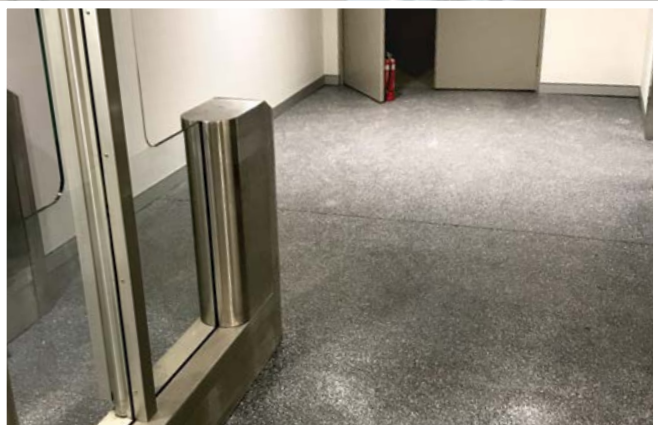
The company is currently working on the Ararat Arts Precinct for Nicholson Construction and the Aviagen Pedigree Facility for Artifex Building and Construction. Recently they have completed work on school upgrades in Shepparton, Goulburn Murray Trades Skills Centre and rail facilities in Cootamundra and Parkes.

For more information contact SJ & TA Structural Pty Ltd, 11 Kane Road, Wodonga VIC 3690, phone 02 6024 6722, email admin@sjta.com.au, website www.sjta.com.au

Below Central West Waterproofing completed all the waterproofing for the Tuggeranong Office Park project.



Tuggeranong Office Park, Australian Capital Territory



As a company providing waterproofing services across the commercial and industrial industries, Central West Waterproofing Pty Ltd not only guarantees its waterproofing, but has the expertise and experience to back this guarantee up.

Contracted to work on the Tuggeranong Office Park project, the company undertook waterproofing works throughout the building. “We completed all the waterproofing from below ground, internal basement areas and through most floors to the roof, essentially everything from top to bottom,” explained Central West Waterproofing’s, Matt Waters.

“This included the epoxy flooring, concrete sealing and waterproofing which was done to the BBQ area on the building’s rooftop. It looks magic from up there.” He added that while the rooftop BBQ area did require more extensive waterproofing, overall the project was ‘pretty good’ with no significant challenges experienced by the team.

Using Parchem waterproofing material (a regular product used by Central West Waterproofing), 12 of its staff worked on the job. The company worked onsite at Tuggeranong Office Park for about a year and a half. As a company that works for both commercial

and industrial industries, Central West Waterproofing undertakes waterproofing to the internal areas, external areas and below ground tanking, as well as epoxy flooring, concrete sealing and repair.

As per its name, Central West Waterproofing had its beginnings in the central west area. The company has now been operating for 10 years and has expanded over the past decade. In fact, Central West Waterproofing, as well as employing up to 12 staff, has a base in Canberra, as well as its original base in central west. “We also have projects running in the Sydney area as well as the South coast,” added Matt.

Central West Waterproofing has a strong track record when it comes to larger projects. While Tuggeranong Office Park was on the upper end of the scale, Central West Waterproofing previously completed work on the Australian National University’s (ANU) student accommodation project, Wellington Correctional Centre expansion and the Norwest Private Hospital expansion in Bella Vista, Sydney.

For more information contact Central West Waterproofing, mobile (Matt) 0400 354 029, email matt@centralwestwaterproofing.com.au