

PROBUILD INTEGRATING LIVING AND LEARNING

Probuild are delivering a bright future for The University of Western Australia's new student accommodation at University Hall.

MAIN CONSTRUCTION COMPANY : Probuild
CLIENT : The University of Western Australia
PROJECT END VALUE : \$68 Million
COMPLETION : March 2013
ARCHITECTS : Hassell
STRUCTURAL ENGINEERS : Robert Bird Group
MECHANICAL, ELECTRICAL, HYDRAULIC
CONSULTANT : AECOM

External balconies and screens are a feature for many of the new rooms.



One-bedroom apartment complete with modern kitchen, bathroom, study area and quality fittings.



Enhanced landscaping and a landmark entrance strengthens connections to the main University campus.

Images courtesy of Nathan Archer from Archer Imagery

Probuild has once again delivered a modern new development in the recently completed student accommodation development for The University of Western Australia. The design of the new student accommodation is in accord with existing University buildings and environment and is based on principles of enhancing the student experience, student accessibility and sustainability.

With Probuild's level of expertise they were appointed as the design and construct contractor for the new residences at The University of Western Australia. The development is supported by the Australian and State Governments under the National Rental Affordability Scheme (NRAS) and provides new, high quality and affordable accommodation on campus. The expansion will provide increased opportunities for students to live on campus, particularly those from rural and regional Western Australia, students with disabilities, Indigenous students and female students enrolled in non-traditional disciplines.

The new University Hall (formerly Currie Hall) comprises of three new accommodation buildings totalling 514 apartments and a new Principal's residence. The postgraduate block has 129 apartments over 6 levels; the two undergraduate buildings have 100 apartments over 4 levels and 285 apartments over 5 levels respectively. The rooms are studio or one bedroom apartments with their own kitchen, bathrooms and air conditioning.

The ground floor contains multipurpose spaces that allow for a wide variety of activities including dining, socialising, studying, networking, recreation and exercise. These flexible meeting rooms are driven by a desire to integrate the academic with the social approach and include media rooms and games rooms that can be reconfigured for impromptu gatherings and study groups. There is basement parking below each block.

"The ESD requirements were a significant driver for the design solutions so ongoing running costs were reduced for the facility" said Karamea Ngatai-Stokes, Business Development and Marketing Co-ordinator.

ESD Features incorporate strategies of power, water, waste and recycling management. Features include central plant gas fired hot water systems, water and power meters to all major building uses, energy and water efficient fixtures and the provision of recycling waste storage on every floor. Double glazing has been added to all windows with substantial shading and the rooms were positioned for daylight maximisation. Karamea commented on further sustainable measures taken, "At the commencement of the project various trees were identified around the site which were required to be removed and these were milled on-site, with the timber recycled and reused for decking and seating around the complex. Recycled steel was used for reinforcement".

Work was conducted on the project in two phases with separate building approvals. Phase one was forward works and design and commenced in August

2011 and focused on gaining development approval and beginning the excavation and in-ground works. Phase two was the main works with construction commencing in October 2011 and completed in March 2013. The contract period of 20 months included full design and construction.

Probuild's extensive portfolio allowed them to draw on a wealth of experience. They were able to overcome the challenges presented by the scope of the project in a tight timeframe of 20 months. "The College remained operational during the construction process. A key requirement of the University was that all students already residing in the college could remain in their buildings. All three new buildings were in close proximity to existing buildings meaning that a small work site area was available. "To overcome this challenge we constructed an access tunnel through block C which allowed a working area to be created in the courtyards of block B and C. Building sites were split into zones so that different tasks could be completed in each area. The staged process helped to alleviate sequencing issues".

A number of innovative practices were necessary to accelerate the works. Each accommodation unit included a bathroom, shower, toilet and washbasin. The majority of bathrooms were prefabricated overseas and delivered to site as completed pods. They were installed in the building first and the rest of the apartments were fitted out around them. Additional cranes were also used on site. Two tower cranes and two mobile cranes were used at any one time; this was unusual for a project of its type. Precast concrete walls and floor planks for the structural system were used, which could be manufactured off site and erected quickly. This also defined the external materials of white concrete and blockwork which were self finished for ease of maintenance.

"We are extremely happy with the completed residences. We have delivered contemporary, flexible, robust buildings that will enhance an expanding living learning community" said Karamea.

Founded in 1987 by Phil Mehrten, Probuild's success is based on its outstanding people, performance, industry expertise and a focus on forging lifetime bonds with clients. Its culture of teamwork, strong but accessible leadership, and high standards have provided the foundation for one of Australia's most successful companies. Probuild has controlled its growth over the years, consolidating relationships with valued clients, while preserving its original people-focused culture. In fact, many key people have been with us for 20 years. Probuild is now a nationally diversified company with more than 300 employees, with Head Offices based in Melbourne, Sydney and Perth.

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WESTCOAST SYNTHETIC SURFACES KEEPS UWA STUDENTS MOVING WITH A PERFECT COURT

West Coast Synthetic Surfaces (WCSS) is extremely proud to be associated with the UWA project in partnership with Probuild.

The students at UWA will now be given the opportunity to play on a new safe practice court thanks to the team at WCSS. As part of UWA's new modern facilities, WCSS custom designed and constructed the half practice court and surfaced with Laykold Acrylic System which is designed for year round conditions with high levels of UV protection. Laykold has an impressive appearance, is comfortable and easily cleaned. It has a versatile multi layer system of acrylic coatings and is environmentally friendly, durable and available in brilliant colours. UWA selected a blue court with lines inlaid in white and yellow to facilitate sports such as soccer and basketball.

A highly experienced team of Contractors worked with West Coast Synthetic Surfaces, Allwest Bitumen, Gralex Concrete and Stoneworx, to install the surface.

"We faced challenges with regards to site access and Probuild proved to be helpful and easy to work with by offering a flexible approach and using consistent communication. We were able to find solutions to the

challenges by collaborating with Probuild and other firms using a clear and flexible schedule" said Alan Disley, Managing Director.

West Coast Synthetic Surfaces have a history of working in the sports and recreation industry that spans over 14 years and operates in the metropolitan Perth area and around Country Western Australia. WCSS provides design, construction and project management of quality synthetic surfaces that are suitable for most sporting activities and offer comprehensive services including lighting and fencing. WCSS's main reason for success is their attention to detail ensuring they take time to assess specific site conditions and their customer's needs. WCSS use Australian made products and use quality contractors for every aspect of court construction.

WSSC recent projects include the construction of six new Laykold Acrylic hard courts at Mount Lawley Tennis Club with lighting, fencing and retaining walls, also the installation of four Centre Court Synthetic Turf tennis courts at Dandaragan Tennis Club.

For more information contact West Coast Synthetic Surfaces, phone 08 9306 2725, mobile 0419 044 257, email westcoastsyn@myoffice.net.au, website www.westcoastsyn.com.au



RM SURVEYS - CONSTRUCTION EXPERTS

RM surveys are specialists in providing survey services to major construction projects. With a large team of experienced surveyors they have been involved in many major projects in Perth and Western Australia over the past 15 years and have been proud to be the Project Surveyors on the UWA Currie Hall Project with Probuild as the builder.

RM Surveys has the expertise to tackle any construction project right up to the largest and most complex. Their large team of experienced surveyors effectively communicates and co-ordinates with the client to ensure that they are on the site when needed to ensure schedules are maintained.

RM Surveys prides itself on providing a cost effective and timely service to its clients with an emphasis on client relations and client satisfaction.

They have developed many innovative survey construction techniques and continually assess and upgrade to keep abreast of the latest in technological advances.

RM Surveys
Licensed Surveyors

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