

WILSONTON SHOPPING CENTRE

MAIN CONSTRUCTION COMPANY : Hutchinson Builders
CLIENT : Coles and Kilcor Properties
PROJECT END VALUE : \$8.5 Million
COMPLETION : April 2012
ARCHITECTS : Thomson Adsett
STRUCTURAL ENGINEER : Bruce Lemcke Engineering
CIVIL ENGINEER : Farr Engineers
SURVEYOR : Rosenburgers Surveyor



A HUNDRED YEARS ON - AND STILL BUILDING THE BUSINESS

Hutchinson Builders are celebrating their hundred-year anniversary this year by doing what they do best – completing projects. One of their recent successes is the Wilsonton Shopping Centre in Toowoomba, constructing a new Coles shopping centre and car parking as part of expansion of the existing retail centre, which also includes Woolworths and specialty retailers.

This was a hard tender project worth \$8.5million, completed in 38 weeks, including an eight week fitout period for Coles. The main building ground slab is approximately 3500m², and the building has tilt panel external walls which were prepped and poured on site, saving on time and transport logistics. The mezzanine level was constructed from precast concrete slabs, which were craned into position and then a topping slab was poured after.

“The use of precast suspended beams to build the mezzanine floor was an innovation on this project, which saved construction time forming, prepping and pouring slabs,” said Hutchinson Builders Project manager, Tim Colthup.

“The office mezzanine area was built as a separate fire compartment to bring the compartment size down, preventing the requirement for smoke extraction. In terms of fire protection, the entire building has sprinkler systems installed, with two diesel pumps as backup for the sprinkler and hydrant boost.”

The plantroom was constructed with masonry block, with the walls and ceiling treated with acoustic insulation to prevent noise travelling to the neighbours. There were some variations from the initial brief in the Coles design, especially in the food preparation and servery areas, and Hutchinson successfully incorporated these variations.

To boost the ESD features of the project, Hutchinson installed three 100KL underground water tanks, storing harvested rainwater which will be used to feed landscape irrigation and for flushing toilets in the building.

The new car park area includes parking for approximately 180 extra car parks, all with shade shelters and environmentally sustainable bio retention

gardens. These will collect rainwater which runs off the hard surfaces of the carpark, reducing sudden influxes of nutrients, contaminants and run-off flowing into the stormwater systems.

Up to 30 subcontractors were on site on any given day, with Hutchinson’s safety management systems, quality management systems and environmental management systems ensuring a safe workplace and delivering an excellent outcome, on time and within budget. The Coles store officially opened for trade on April 11, 2012.

This project represents Hutchinson traditional project type, carried out by the company’s Toowoomba operation. This outpost is likely to thrive well into the future, with the recently secured contracts for the natural gas and coal sector in Queensland to construct \$130m worth of Modular Accommodation and Central Facilities buildings in the Resource Sector of the Surat Basin, including 700 modular accommodation units for Origin Energy. This extension of their business has been gaining them new market share and recognition.

A further result of the Surat Basin project is Hutchinson securing a \$7m Supply Base and Production Support building in Miles, and a \$16m Operations Centre for QGC in Chinchilla.

After winning the National Training Award for Employer of the Year, this expansion is also giving Hutchinson an excellent path forwards in continuing their commitment to the future of the construction industry in the form of skilled and willing local labour. The company has established a link with the Indigenous Workstars training program which will be based in Toowoomba. The program will train up to 100 Indigenous students per year, and will prepare them to take up work opportunities in the Surat Basin’s coal-gas seam corridor after graduation.

Closer to where it all started for Hutchinson Builders in Brisbane, the company is currently redeveloping an office tower in Ipswich. The company also has crews at work further north in the home state at the Cairns Hospital, undertaking the Redevelopment of the Emergency and Medical Imaging Departments, in Townsville on a \$4 million extension to the Townsville RSL, and they have recently been awarded the contract to construct a category five cyclone shelter at Yeppoon.

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AN INTEGRATED AND EXCELLENT CIVIL CONTRACTING OPERATION

For 60 years Sedl Contractors have been providing highly skilled and integrated civil contracting services, from civil bulk earthworks, detailed excavations, stormwater culverts through to concrete, asphalt and curb works and Heavy Haulage. At the Wilsonton Shopping Centre, Sedl undertook initial excavations, set out, pavement construction, curbing and asphalt works, working at both ends of the project's construction timeframe.

Overall, Sedl's excavators removed between 15,000 and 16,000 cubic metres of soil, using GPS 3D machine control to a tolerance of 50mm. "This creates a real time saving, because final trim and finishing work takes a matter of hours, rather than days," said Sedl Contractors Project Manager, James Fitzsimons. "For the earthworks at the start of the project, we provided level 1 geotechnical supervision, our in house crew then completed pavement construction, curbing and Asphalt laying."

"We can do all the work which is applicable to a job, including steel fixing and concreting. We have licensed plumbers on call, so we can lay sewer and stormwater systems and culvert construction, and we also do quarry works, including crushing and screening to supply and delivery. "Our approach is to be versatile by spreading ourselves across a wide range of work undertaking the varying civil components a projects may have."

The plant owned and operated by Sedls includes 5T-30T excavators, graders, scrapers, backhoes, profilers, bobcats, brooms, smooth drum rollers, multi-tyre rollers, pavers, water trucks, graders and the company has an in-house mechanical shop.

Sedls also have a fleet of prime-movers, trailers and other transport rigs constantly at work up and down the country, shifting large loads for clients

including John Deere, caterpillar, Case, Great Western Manufacturing and other machinery dealers. In addition to agricultural equipment and drill rigs, they have handled many specialist loads, such as trains, a damaged Chinook helicopter for the Army and fully grown trees.

Sedl's credentials include Accredited Quality Management Systems to ISO 9001:2008, Accredited OH&S system and Environmental Management System, Main Roads Prequalification, National Code Compliance, Dangerous Goods Licence, and Asbestos Removal Licence. The transport division is NHVAS—Mass Management and Basic Fatigue Management accredited, with drivers holding Certificate III in Road Transport & Logistics and also Maritime Security Identification Cards (MSIC), which are required for working in the secure areas of ports, ships, and offshore gas and oil facilities.

The company also has in-house project management, civil engineers and transport manager and carries out ongoing training for all operations staff. Other major projects include Brisbane Airport, a mixed sub-division in Toowoomba, an industrial sub-division at Roma, Hastings Deering branch Extension, High Street Plaza shopping centre, various church developments and hospital projects in both Toowoomba and Winton, the Moonie to Brisbane Pipeline – a contract Sedl has held for forty years, proof that their experience delivers the kind of results clients can rely on.

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EXPERTS AT KEEPING SYSTEMS GOING

When the mains power goes out, Coles at Wilsonton Shopping Centre can keep trading, with the 100 kVA gas powered generator supplied and installed by Jubilee Energy supplying backup power for the refrigeration, computer, lighting, emergency and cash handling systems.

Jubilee Energy are highly experienced at meeting the need for reliable, interruption proof power, with an extensive track record of providing generators for hospitals, mine sites, residential and commercial developments, amongst others.

To meet the specific requirements of Coles, Jubilee built the generator, which uses bottled LPG and undertook the design of the LPG storage. Once the gas storage had been installed and certified, Jubilee's qualified electrical technical team spent one week installing and commissioning the generator.

Gas was chosen by Coles as the fuel source due to the combination of cost-effectiveness, lack of fumes associated with diesel, and lower carbon emissions. The system uses Lean Burn gas technology and an integrated single control system, and also includes sound attenuation features.

When it comes to innovative power generation solutions for specific needs, Jubilee have the engineering and electrical skill to switch on a solution anywhere in Australia. They can supply generators ranging in output from 1kVA to 3000kVA, for both sale and hire, and all associated parts, accessories and service.

"We are currently installing sustainable systems at Man Camps which will combine bio-diesel and solar panels," said Jubilee Energy Contract Manager, Simon Chapman.

"In Adelaide we are installing generator systems for nine new tower blocks, and we installed a custom built super silent generator for Darwin Museum, which had to be finished in a specific colour to blend in with the surrounding bush."

"We do the design, install and commissioning of power generation and renewable energy systems anywhere, and we also undertake follow-up maintenance and inspections."

Jubilee Energy have 23 employees and have been in business for six years, during which time they have comprehensively demonstrated that they can supply flexible, innovative and reliable solutions to meet customer needs for both standby and prime power requirements.

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