

REACHING NEW HEIGHTS

The \$30M 115 King William Street project is a unique 24-level office building that combines premium office space with ground-floor retail. Featuring an impressive corporate entrance, a ground-level café, open plan offices and a shared rooftop function space offering idyllic, panoramic views of the CBD.

Set to be Adelaide's fourth tallest building, the 24-level 115 King William Street development has added yet another grand touch to the heart of Adelaide's central business district.

The \$30m state-of-the-art development combines quality commercial office space with ground-floor retail.

Engaged as the Design and Construct Contractor for the building was Synergy Construct, which started work on site in November 2014.

Around 20 Synergy Construct staff have been working on the development. This includes 15 site-based staff (such as a crane crew, general labour and form workers) and five office-based staff.

In keeping with Synergy Construct's motto of "Tier 1 thinking" the company has used innovative methods during the construction, contributing to reduced project time and costs.

According to Construction Manager, Andrew Cox, this includes the use of innovative upper flooring construction methods saving labour and material costs.

"The KingFlor CF210 Fielders metal decking product was used for the structure which reduced the amount of concrete needed for each floor plate by approximately 40%," explains Andrew.

"This, coupled with the small footprint, enabled each pour to be completed with the Tower Crane and Kibble, and hence we did not require a static line and pump to pour the concrete."

Andrew adds that there were challenges involved in the construction of this landmark building. "A permanent driveway was not achievable due to the location of Waymouth Place and the requirement to ensure local bars and cafes were not affected," says Andrew.

"Waymouth Place was used as the driveway during the day and at night the laneway would need to be opened for the public. This

restricted our storage to a small gantry at the end of the laneway."

"The installation and removal of the tower crane, which was located within the central lift shaft of the core, was one of the largest challenges faced on this project."

An Adelaide-based commercial builder, Synergy Construct prides itself on providing innovative, faster and more cost-effective commercial construction.

Emphasising that Synergy Construct is "simply a better way to build," the company reduces project costs by improving construction programmes and innovating building design by being involved early in the process.

Furthermore, Synergy Construct is about building relationships and its reputation – going the extra mile to ensure trust, honesty and integrity with its customers, suppliers and its own staff.

Rather than just trying to be a 'good' construction company, Synergy Construct aims to achieve 'great' every time. As demonstrated by its work on 115 King William Street, the company continues to look for inventive alternatives throughout construction.

Given its cutting-edge outlook, it is no surprise that Synergy Construct continues to be contracted to work on noteworthy commercial and residential projects across Adelaide and Victoria.

It recently completed the substructure and façade design and construct for Adelaide's tallest residential building VUE on King William Street for Maxcon Constructions. The building, which is now open to residents, rises 28-stories above Adelaide's central business district.

Synergy Façades, a sister company in the Synergy Group is also undertaking the design and construct of the façade for Whitehorse Towers in Box Hill in Melbourne, consisting of a 36-level and 26-level apartment towers.

Additionally, Synergy Façades has been appointed as the façade contractor for the

21-storey bohem residential development on Whitmore Square in Adelaide. The company is operating as a design and construct subcontractor for Maxcon Constructions.

For more information contact Synergy Construct, Level 5, 121 King William Street, Adelaide SA 5000 (GPO Box 2970, Adelaide SA 5001), phone 1300 735 500, fax 1300 724 600, email enquiries@synergyconstruct.com.au, website www.synergyconstruct.com.au



MAIN CONSTRUCTION COMPANY : Synergy Construct
ARCHITECTS : Dash Architects
STRUCTURAL ENGINEER : PT Design
CONSTRUCTION VALUE : \$30 million



1.

THE CORE OF CONSTRUCTION

Having been involved with Formwork systems for over 50 years, Graham Shaw of Sureform Systems certainly has the experience. What's more, he's surrounded by people who have been involved in jumpform systems for over 30 years, all of which ensures that Sureform Systems is a company that knows what it's doing.

Their work on 115 King William Street is no exception, with Sureform Systems contracted to supply its hydraulic-operated jumpform system to the project.

"While there are several different jump form systems out there, this one is a fully adjustable system making it easier to operate," explains Graham. "It's also a user friendly system, with the top deck stable enough for the surveyor to work from."

"This job was fairly straight forward as there were three cells on the lift shaft at 115 King William Street. The crane being in the centre shaft was a bit of a headache to get around as the system had to be well clear of the crane towers," he adds.

"We made thin wallforms for clearance around the crane. When the system got to Level 19, one of the end lift shafts dropped off, and due to the crane being in the centre shaft we could not relocate the jacking frames. We designed a steel framework structure to replace the concrete walls and climbed the system on this rather than modify the system, saving the client both time and money."

Inhouse staff completed the jumpform systems' specifications for 115 King William Street, with Graham assessing and checking the design. Together with the clients' on site labour, the supervisor assembled the system and started its operation.

Sureform Systems works with Developers, Builders and Formworkers operating within the construction industry. They provide modern, safe and innovative formwork systems that meet project needs and assist clients in delivering successful projects on time and on budget.

Clients turn to Sureform Systems when;

- Needing to minimise the impact of jumpform setup on their construction programme
- Planning to provide a safe working system and increasing productivity and efficiency on their projects

- Seeking a competitive advantage through the use of modern technology to deliver structures on mid and high rise projects
- Tired of suffering delays due to poorly planned systems that do not accommodate structural changes to a project
- Focused on productive use of labour and craneage through the use of efficient formwork systems.

Sureform Systems supply hydraulic and crane lifted formwork systems for towers, perimeter protection screens, formwork for all vertical and horizontal elements, and provide a design service for clients looking to reuse their own equipment on new projects.

What makes Sureform Systems different is;

- The experience and the understanding to assist you with solving issues with your project
- Modern, end user focused systems, providing open work spaces and ease of adjustment
- Systems are pre-fabricated into easily assembled modules that are simply bolted together on the project, reducing time impacts and increasing productivity on projects
- We are genuinely interested in assisting our clients across the issue on a project, we do not just deliver a system and leave the rest to you
- Our in house team has a large amount of experience in the design and operation of jumpform systems, the patented system

that we supply was designed internally so we have a complete knowledge of the systems capacities and capabilities.

Sureform Systems is an Australian owned and operated company and to date has completed projects in Melbourne, Sydney and Adelaide, with a view to expand across the rest of the country.

Graham adds that 115 King William Street was a very successful project for Sureform Systems. "Being forward thinking with an eye for detail and a drive to deliver a result better than client expectation, Synergy Construct is the type of client we love to work with" he says. "They had some very good people on the project and we look forward to working on other projects with them in the future."

Images

1. 115 King William Street, Adelaide
2. Trillium Tower, Melbourne
3. 330 Church Street, Parramatta



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STEELY DEDICATION FROM ME REINFORCING

Mark Page started ME Reinforcing in July 2013 after the company he was previously working for went into receivership. Seeing this as a positive situation, Mark took this as an opportunity to create his own business that specialises in steel fixing commercial buildings throughout South Australia.

Today ME Reinforcing has a dedicated team of 20 employees and is busy working on a number of major developments across the state including the 115 King William Street project.

“We completed the steel fixing on the building from the basement to the rooftop,” explains Mark.

Providing its clients with the best knowledge, experience and expertise – all at the best possible price, ME Reinforcing looks after its staff and clients as they would its own family. The company recognises that it is their clients and staff that help the company achieve its goals.

“Our hard work, dedication and persistence is what makes ME Reinforcing stand out from its competitors,” says Mark. “ME Reinforcing would not exist without our hard-working team that makes us what we are today.” Additionally, ME Reinforcing sees safety as its first priority, stating “we all deserve to go home in the same condition we arrived in.”

Mark adds that he is appreciative of Synergy Construct for choosing ME Reinforcing to complete the steel fixing works

on the project. “Synergy gave me the opportunity to work on a multi-storey building in the city for them when ME first started – that is now complete, which put us both on the map so to speak,” says Mark. Mark is also very appreciative of all his customers that allowed ME Reinforcing to complete their steel fixing work and trusted and believed in them.

ME Reinforcing is currently working on a number of projects across Adelaide and South Australia. This includes East Park Apartments in Kent Town, UniSA’s Great Hall, Mawson Lakes Central Plaza, The Arches and Hurtle Square Apartments.

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A PANEL OF EXPERTS

There is no doubt that Speedpanel’s innovative fire and acoustic-rated wall systems have brought a revolutionary product to the building industry. This is evidenced by increasing demand for the company’s products on large-scale developments across Australia.

Lightweight and easy to install, Speedpanel uses aerated concrete within a metal shell. The products also feature innovative click-together technology and can be made to length. “Because it is made to length, it is extra fast to install compared with regular wall systems,” explains Speedpanel’s National Marketing Manager, Warwick Scott.

“The panels are prefabricated in our factory, then they go to site for installation. This saves a lot of labour time, increases the program speed of the job and heavily reduces wastage.”

Synergy Construct chose Speedpanel’s superior fire and acoustic-rated wall systems for their 115 King William Street project in scissor stair, plant room and pressurised shaft applications.

Warwick adds that the tight footprint of 115 King William Street and limited access to the building site perfectly demonstrated the advantages of using Speedpanel products.

“Because our products are easy to handle they can be installed in very confined areas. You don’t need large work areas to install and there’s very little mess to clean up,” he says.

“It’s an Australian-made product made with recycled materials, and in the last few years we’ve really made inroads with prominent builders in Australia,” adds Warwick. “It’s now been accepted by all major tier-one builders across Australia, including Lendlease, Grocon, Probuild and Brookfield Multiplex.”

Warwick says Speedpanel has virtually completed works on the new Royal Adelaide Hospital and is working on other leading projects across the country.

“Bigger developments we’re currently working on include Perth Stadium for Brookfield Multiplex, Australia 108 – which will become the tallest residential tower in the southern hemisphere and the new Hoyts Cinema for Chadstone Shopping Centre (Melbourne) – which has 16m high walls.

“Given the importance of fire and acoustics on a project, we dedicate lots of time and effort with NATA approved laboratories to develop certified solutions for our clients. “Our dedication to quality products and exceptional service is what’s driving our involvement on these projects.”

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