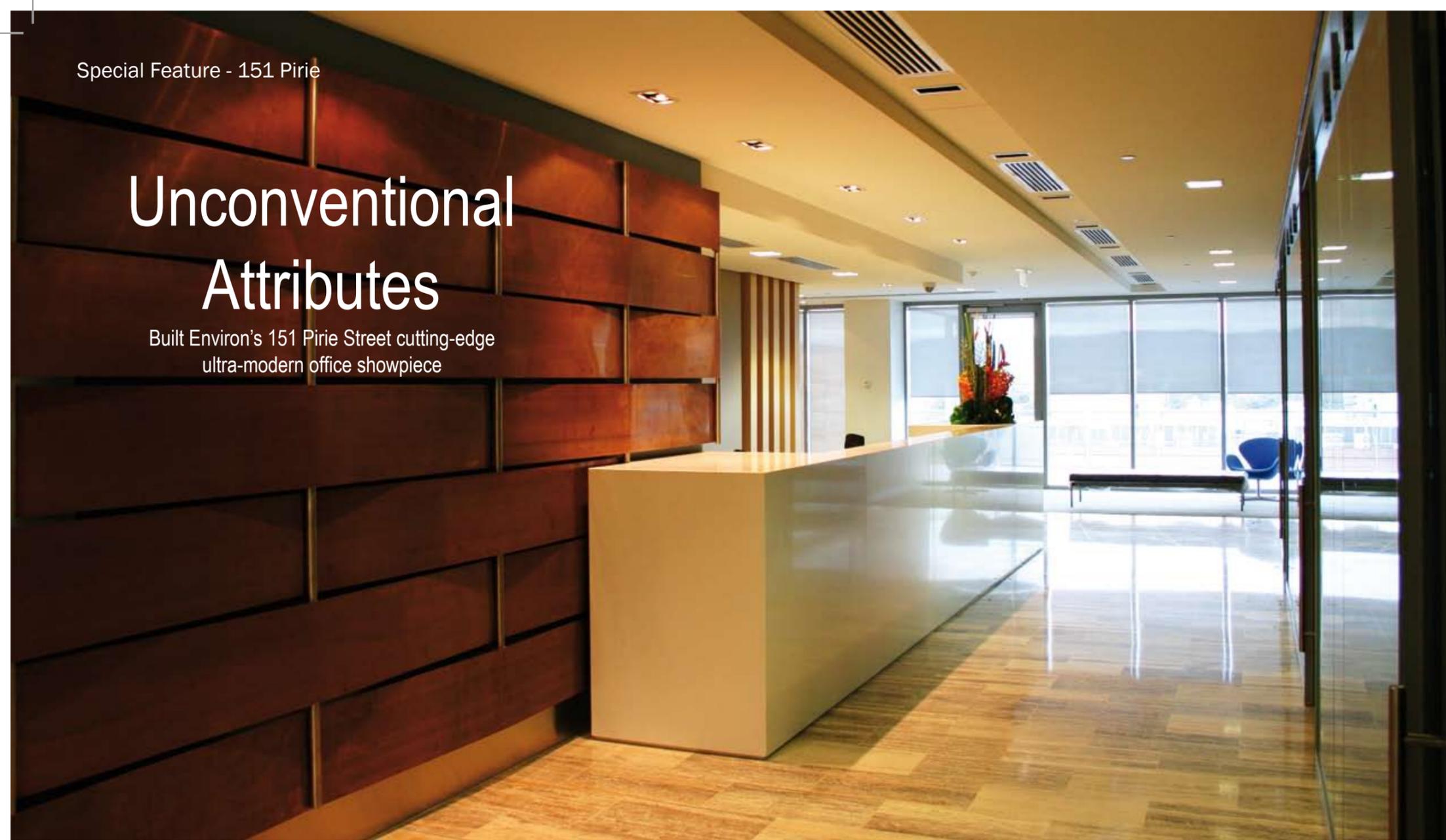


# Unconventional Attributes

Built Environ's 151 Pirie Street cutting-edge ultra-modern office showpiece



Sydney developers, Charter Hall, AMP Capital Investors Limited and Perth developers, Pivot, joined forces to develop a block of land in Adelaide's CBD which used to house the Admiral radio station. The construction of the state of the art building took just 12 months to complete, two months ahead of schedule. Built Environ's worked closely with the client and design team to deliver the project ahead of time and under budget, and a brief look at their construction history will confirm their credentials.

They were honoured with the prestigious National Commercial Builder Of The Year in 2004, are involved in government, health, hospitality and tourism sectors, as well as mining, manufacturing and major civil projects. They have been involved in projects such as the Berri and Hindmarsh bridges, the Adelaide Oval redevelopment, Portrush Road and the Southern Expressway, The State Library Of South Australia, Tea Tree Gully Library, Adelaide's Ritz apartments. Others include the Adelaide Bridge, Roxby Downs, Hallett Power Station, Motorola's offices and the Olympic Dam Expansion.

151 Pirie has a total floor area including the basement of approximately 17,500m<sup>2</sup>, 13,000 of which is lettable. The building consists of ground floor retail, 8 upper floors and a basement with parking for 51 cars. 151 Pirie is the first "New Generation" office building to be completed in Adelaide. The building has been designed to achieve an Australian Building Greenhouse Rating (ABGR) of 4.5 Stars, which will result in reduced energy costs to the landlord and reduced outgoings for tenants. This building has also been awarded South Australia's first official 4 Star Green Star Design rating by the Green Building Council of Australia, representing industry Best Practice.

Due to the tight location of the project, a tower crane was determined to be the best option with supplementary cranes used when required. Also used on the project are four of the latest machine roomless Kone lifts which operate at 2.5 metres per second, the first lifts of this specification to be used in Adelaide.

The air conditioning system used is a high efficiency chilled water plant system with multiple air handling units per floor and additional VAV boxes serving low air flowswell diffusers to ensure local heating and cooling requirements are maintained in an energy efficient manner.

One of the many challenges on this project was the requirement to hand over the top three floors of the building early to enable KPMG to commence their fitout.

Due to the Building Works and Interiors division of Building Environ's managing the integrated fitout, it enabled works to commence three months ahead of schedule as well as generating significant cost savings for KPMG. Built Environ's extensive experience in interiors meant this stage of the project proceeded smoothly and ahead of schedule.

To achieve the tight program they utilised additional resources at the beginning of the job to ensure services were shop drawn and ready for installation as soon as floors became available. These upfront resources also allowed the site team to commence the works as early as possible and get ahead of schedule right from the beginning. The safety of all personnel on site was a

major priority for Built Environ's and the completion of this project with no Lost Time Injuries is a testament to the management of this project.

The traditional factors of size, cost and location are losing significance when it comes to investors choosing premium office space. Adelaide's larger tenants are now looking for unconventional attributes according to commercial property group CB Richard Ellis. These include an office space that is flexible, inspirational, has larger floor plans, open spaces, more natural light, energy efficiency and quality staff amenities.

CBRE office services manager Andrew Bahr says a company's headquarters can say almost as much about a business as it's performance in the marketplace.

"A company's offices help to establish it's corporate image, identify it as a leader and innovator in it's sector and help attract new staff. Companies now are more concerned with the overall image they project, not only to their clients but to their peers, their staff and the corporate community. Therefore, they need to take into account whether or not the office suits their corporate image. They need to consider whether the space makes their employees happy, whether it inspires them to work harder, whether it will maintain it's staff and whether or not it will help to attract the right kind of staff the company needs. Many of the buildings currently under construction are adhering to these criteria and are fitted out accordingly."

One company adopting this new approach in Adelaide is financial services firm KPMG which has committed to leasing more than one third of the

Built Environ's construction at 151 Pirie. KPMG South Australian Chairman of Partners Peter Siebels says after an extensive property review in Adelaide, the company believes 151 Pirie will provide the right combination of accessibility for clients, facilities, access for employees and appropriate commercial terms.

KPMG is also pleased the design of the building is in keeping with its commitment to the environment and the latest energy saving and green building initiatives. In addition, the contemporary design, range of building services and quality interiors reflect KPMG's position in the market as a provider of professional services.

Built Environ's provide a comprehensive range of construction contracting services in the Building and Engineering spheres for public and corporatesector clients. A high priority is placed on demonstrating the benefits of cooperative contracting and building long term relationships. They also strive to be the first choice of Building and Engineering Construction services in their selected markets.

Built Environ's-Head Office  
Level 1, 200 East Terrace  
Adelaide  
SA 5000

p. 08 82321882  
f. 08 82321883  
www.builtenvirons.com.au

vision by **Verosol**<sup>®</sup>



## METAL BACKED FABRICS FOR BLINDS

For over 40 years Verosol has been the world's leading supplier of technical fabrics for commercial buildings. Verosol's metal backed fabrics for blinds have been developed specifically to manage the effects of solar radiation - whilst preserving your view.

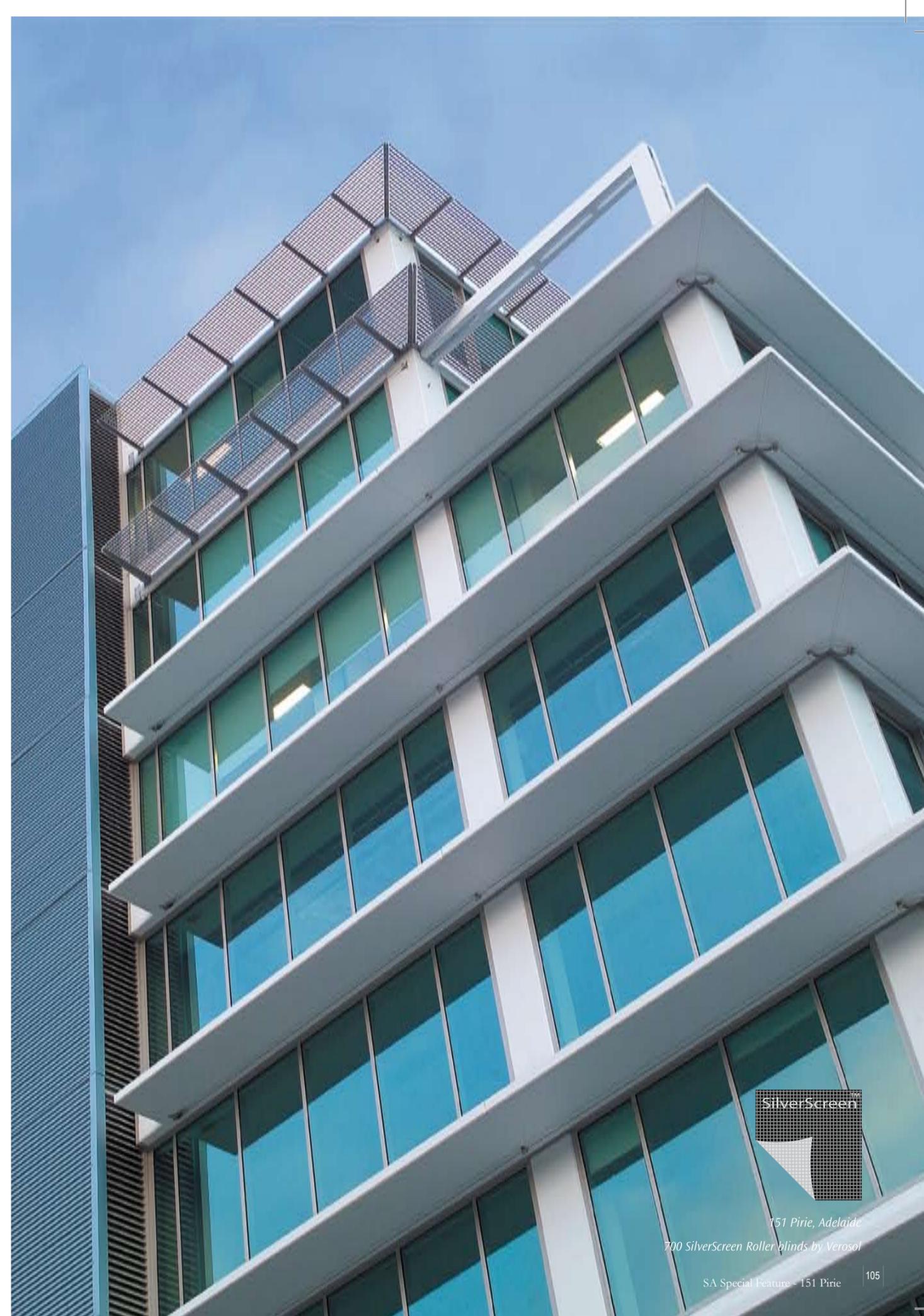
As fashion, Architectural design and construction technology has evolved, so too has Verosol. Verosol now delivers a new generation of metal backed fabrics and blind systems with an internationally recognised reputation for quality, solar efficiency, flexibility and performance. Verosol's most recent development SilverScreen, is the ultimate in high performance sunscreen fabric with metallised backing.

## 151 PIRIE

Commissioned by project managers Built Environs and Hassell Architects, Verosol supplied and installed 700 Ambience roller blinds to the perimeter windows of 151 Pirie. SilverScreen fabric was used throughout except in the KPMG tenancy boardrooms, where Verosol's Veropaque blackout fabric was used. The boardroom blinds incorporated motorised control and side guides for total room darkening and flexibility.

SilverScreen fabric was selected for this building because it offers unparalleled energy efficiency in terms of heat and glare reduction. It also supports the building's air-conditioning and improves occupant comfort whilst preserving the view.

To speak with a technical consultant call 1800 011 176 or visit [www.verosol.com.au](http://www.verosol.com.au)



151 Pirie, Adelaide  
700 SilverScreen Roller blinds by Verosol

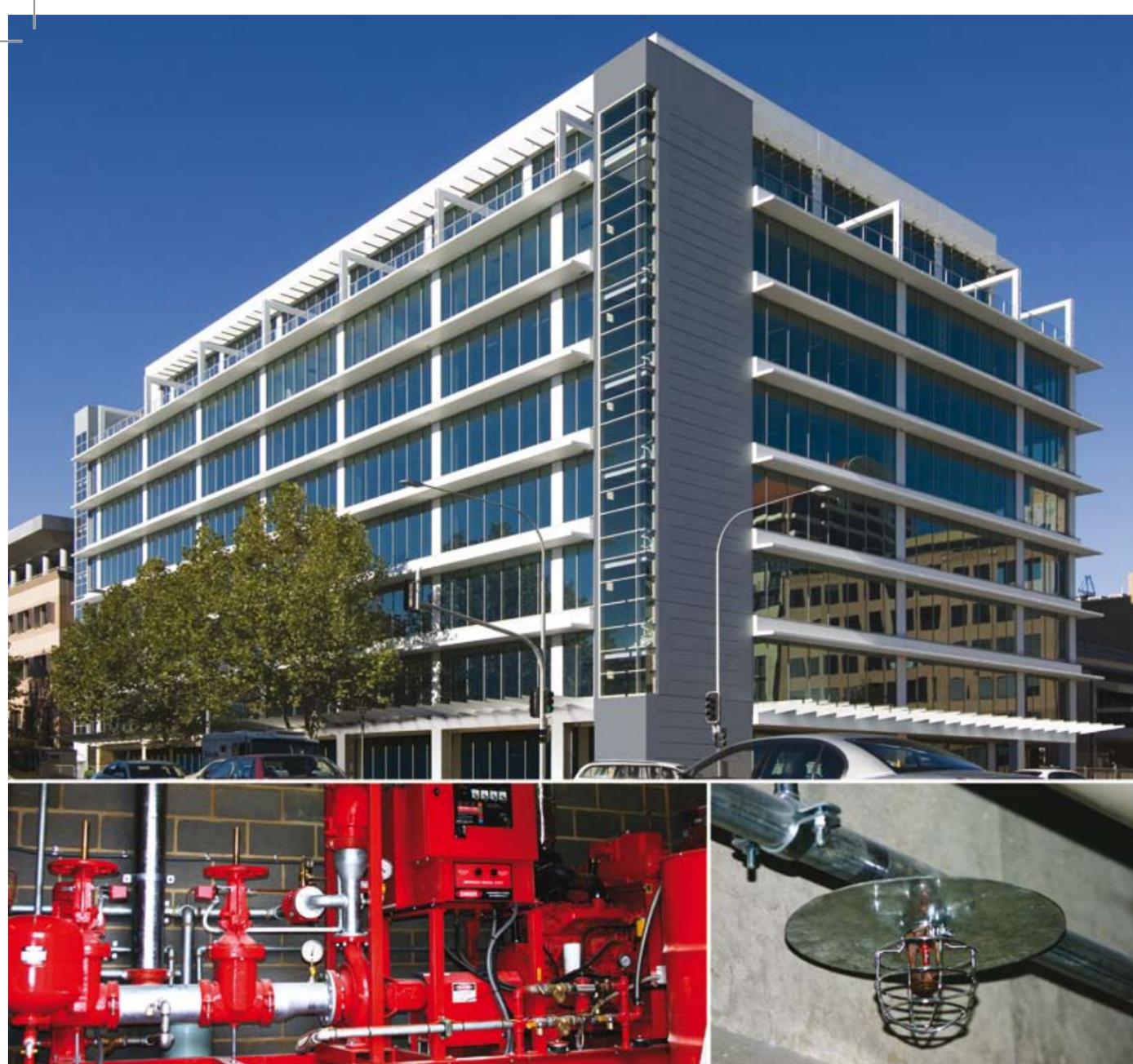
# DesignInc

**S**tate of the Art 9 storey office building with 8 floors of office, ground level retail and a basement car park

- 1,800sm floor plates occupying whole site with outlooks over Hindmarsh Square, the city and the Mt Lofty Ranges
- Result of creative collaboration between DesignInc, Adelaide City Council, Wallbridge and Gilbert; Structural Engineers, Bassett; Services Engineers, our Clients: Pivot Group and Charter Hall and Built Environs during construction
- The form of the building is distinguished by its ground and upper level set backs and two corner stair towers resulted from functional requirements and urban design negotiations with Adelaide City Council
- Structurally the building is founded on 7m long under reamed bored piers, drilled into stiff clays. The structural grid is 8.4 x 9.6 meters with shorter end spans used full height. Thus avoiding any requirement for transfer structures between the car park and office areas saving construction costs and building height. A 200mm thick two way post tensioned concrete floor system was adopted with drop panels at column locations. This led to the efficient integration of services above ceiling areas, and minimised the overall building height. The earthquake and wind forces are resisted by an insitu reinforced concrete stair and lift shafts. The cladding systems incorporate a combination of double glazing and precast concrete elements. Expressed corner stairs are constructed of precast concrete to achieve high quality finish and to speed construction
- The building services include: a variable air volume system with variable speed air delivery and modulated water temperature to the air handling units positioned on each floor. In addition natural outdoor air is mechanically supplied throughout the building, the lifts have variable speed drives and energy consumption through lighting is minimised through zoning.
- In order to minimise the construction period, the documentation and construction of an early works package including; demolition, retaining walls, excavation and footings was undertaken prior to negotiating and proceeding with the general contract.
- Built Environs as general contractors completed the whole 16,000sm base building in a record 12 month period for approximately 80% of the cost/sm of most comparable project.
- From the outset, DesignInc and Bassett were determined to make the building as ecologically sustainable as economically possible with the intention of attracting a high Green Star Rating from the Green Building Council of Australia. Since completion, we are pleased to report that 151 Pirie Street is the first office building in South Australia to be awarded a 4 Star Green Star Office Design v1 Certified Rating from the Green Building Council of Australia.
- The design and rating has been largely responsible for attracting a number of high profile tenants with most of the building let within six months of completion.
- K.P.M.G. who purchased naming rights, have moved into the top three floors (including the entertainment deck) which was very economically achieved as an integrated fit out.
- Design Director, Geof Nairn, is delighted that the selection of fresh cool colours and subtle textures, combined with the constantly changing reflections of the building are fulfilling the design intent. We always saw the building as an elegant piece of "urban joinery" with carefully detailed expressed panels, jointing and layering of planes. The hotly debated partially glazed corner stair tower successfully "anchors" the building whilst defining a very important gateway corner of Hindmarsh Square.
- Now all that remains is to see the building fully animated with alfresco tables and umbrellas on the street and level 8 entertainment deck.

Designinc (SA)  
PO Box 721  
North Adelaide  
SA 5000

p. 08 8361 8777  
f. 08 8267 2478



## Safety first

**T**he site of 151 Pirie Street in Adelaide once accommodated the city's very first radio station, the now defunct Admiral Radio Station. In 2006, this historic site has again reason to boast; an environmentally friendly or "green" skyscraper, aptly named 'Admiral House' has been constructed in the station's wake - a building so green in fact that it is the first in the Southern Australian state to achieve an impressive 4 ½ ABGR rating. A linchpin in the construction of Admiral House, Shield Fire Systems ensured that throughout the project safety was paramount, to which the completion of the building 3 months ahead of schedule -and without any lost time due to injuries- does attest. Admiral House stands at a notable 8 floors of expansive office space, 17 500m<sup>2</sup> in total, and also features a ground floor retail basement and 51 space car park. With the project fetching a price tag of \$23 Million, Admiral House provided an ideal opportunity for South Australian owned business, Shield Fire Systems to showcase their expertise gained through over 44 years experience in the fire protection industry held between the company's two directors, Mark Martini and Paul Cavaiuolo.

Both Mark and Paul progressed from the Fire Sprinkler Fitter Apprenticeship scheme before successfully commanding numerous projects at a senior level prior to the formation of Shield Fire Systems. As a result of their training, they champion a 'hands-on' approach where constant contact with site

based staff ensures close monitoring of installation progress, quality and opportunities for improvement in the design, supply and installation of every aspect of the project. The close-knit team employ scrupulous attention to detail when installing their impressive range of safety features that include -but are not limited to- automatic fire sprinkler systems with 'wet', 'dry' pre-action, high hazard, fire hydrant and hose reel systems, fire detection and alarm systems, emergency warning and intercommunication systems (EWIS) as well as water spray and deluge systems with high and medium velocity water spray. Beyond the initial installation, the company are also committed to offering an array of services such as the maintenance and testing of fire protection systems and equipment (including a 24 hour callout service), the development of design and construct proposals and construct budgets, development of performance based alternative solutions, and in addition, Shield Fire Systems also liaise and negotiate with local councils, building certifiers and the South Australian Fire Services.

**Shield Fire Systems**  
37a Manton St  
Hindmarsh 5007 SA

p. 08 8346 6055  
f. 08 8346 6077

