

BUILT TO LAST

Built has recently completed the major refurbishment of Colonial First State's 175 Pitt Street asset, providing a rebirthed commercial building in the center of Sydney.

Positioned in a landmark location on the corner of King and Pitt Streets in the Sydney CBD, the high quality rejuvenation saw a base building upgrade to all floors in the 23,000m² building, along with a new reception and lobby area.

The building was originally developed in the early 1970's and operated as Hooker House for many years prior to being occupied by the Commonwealth Bank of Australia (CBA). Following CBA's relocation in 2008, Colonial First State sought to reposition the building.

The client brief was to enhance the commercial aspect of the building to complement the retail podium on the corner of King and Pitt Street, and an upgrade to the glazing to support an improved building efficiency and increased AGBR and Greenstar (ESD) rating.

Architects peckvonhartel sought to capitalise on the prominent location of the building by developing a design that gives a strong, street presence to the entry of the building.

In addition, all commercial levels were completely refurbished and the ground floor layout re-planned in order to enhance the café area, the retail tenancies and to achieve an A-grade entry.

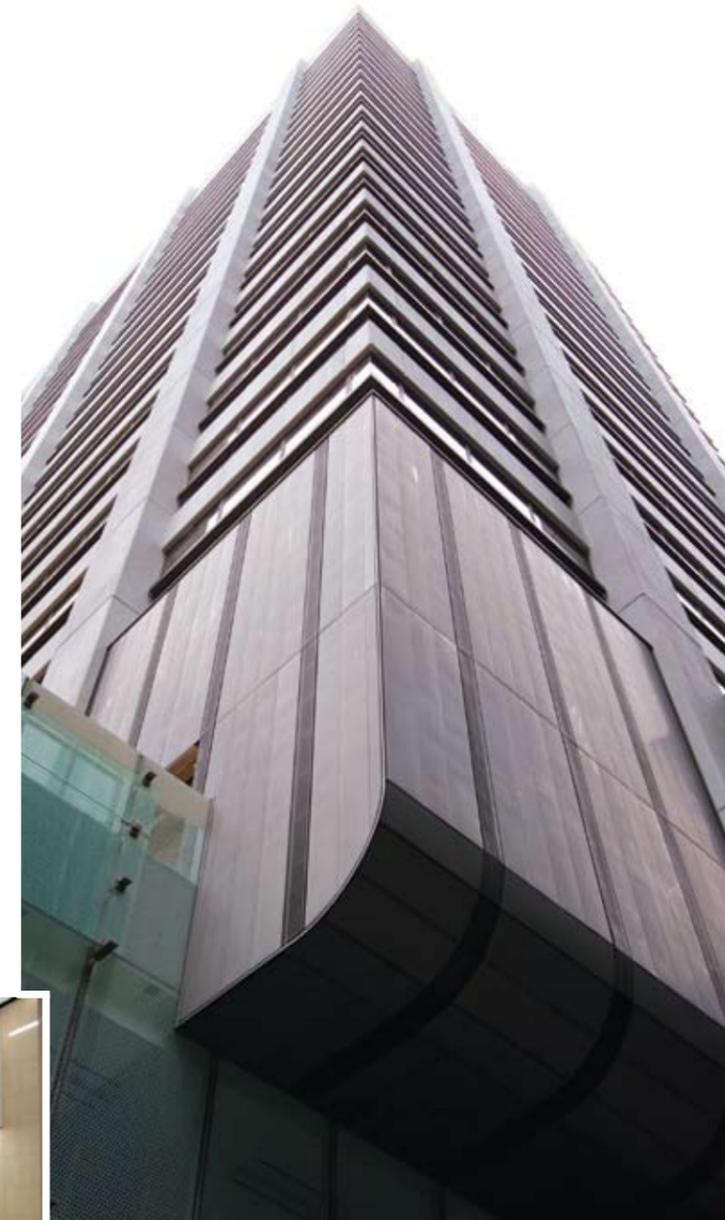
The construction scope incorporated both external and internal works, including the upgrade of finishes, fixtures and fittings, along with the building services and amenities. Initiatives included destination dispatch lifts controls upgrade, T5 light fittings, new

The completed project delivers;

- 23,000sqm of contiguous office space
- A-Grade refurbished office accommodation
- A-Grade building services
- Fine architectural finishes, including brand new contemporary lobby & cafe
- Advanced lift destination control system
- Energy efficient T5 lighting technology
- Efficient, flexible side-core floor plates
- Exceptional exposure and branding opportunities
- Unique Mezzanine Area (1,700sqm)
- Abundant natural light with floor to ceiling glass on all levels
- Up to 65 car spaces with direct lift access
- One of Sydney's largest outdoor entertaining areas (1,000sqm) on level 1
- Fitness First located in the basement
- Targeted 4.5 Star NABER & 4 Star Green star ratings

Built is a dynamic Australian construction, fitout, and refurbishment business and a significant participant in the major property sectors. They employ a team of more than 250 people across offices in Sydney, Melbourne, Brisbane, Canberra and Perth.

The success of the privately-owned organisation over its 12 year history is the result of a deliberate organic growth strategy supported by continual reinvestment in the business. Built turned over in excess of \$400m in 08/09, and are on target to achieve \$390m in 09/10. Built's projects include the likes of 77 King Street - home to Sydney's Apple store, the recent upgrade of the Queen Victoria Building and Grosvenor Place's public domain, Qantas First Class and Chairman's Lounges in Sydney and Perth; and new



175 PITT STREET

MAIN CONSTRUCTION COMPANY- BUILT
 COMMERCIAL SIZE- 23,000SQM
 CLIENT- COLONIAL FIRST STATE GLOBAL ASSET MANAGEMENT
 PROJECT END VALUE- \$20 MILLION
 COMPLETION- FEBRUARY 2010
 ARCHITECTS- PECK VON HARTEL
 STRUCTURAL ENGINEER – PDR SMART STRUCTURE

BMCS upgrades, use of water efficient fittings and inclusion of active chilled beams on typical floors. The building has been transformed to meet current BCA and Australian standards for mechanical and ventilation of fire systems.

The \$20m D&C project required the ground floor retail tenancies to remain open during construction. The refurbished building has been designed to achieve a PCA A Grade, 4.5 star NABERS, and 4 star Greenstar Rating.

flagship Ferrari Maserati Showroom in Waterloo.

Current projects include the major refurbishments of Queensland Newspapers Head Office in Brisbane, 70 King Street on the corner of King and George Streets in the Sydney CBD and the Art Gallery of NSW's Kaldor Gallery.

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HEAVY METAL

'You only get one chance to make a first impression' This is extremely important for prestige commercial buildings and a concept which is emphasised by metal cladding experts, Copper and Zinc Link.

High quality cladding can significantly raise the profile of a building, especially at street entry level, as shown in the Copper and Zinc Link installation on the recently transformed 175 Pitt Street office tower in Sydney's CBD

Copper and Zinc Link (CZL) supplied and installed pre-weathered titanium zinc exterior wall cladding and roofing to the lower levels of the building creating an amazing 'first impression' for this state-of-the-art tower.

The wall cladding, including soffit and columns, which consisted of interlocking panels for the roof and curved and straight cladding for the walls was manufactured in the CZL workshop.

CZL faced a tight schedule on the project which required a co-ordinated team effort at their workshop and by the installers on site. CZL ensured a high quality cladding was delivered, by keen attention to set outs, measuring and delivering material exact to specifications requested by the installers and architect.

For over 10 years, CZL has created inspired and highly crafted metal works including copper and zinc roofing, wall cladding and rainwater systems to private residences, residential developments and commercial projects.

The company provides manufacturing, supply and installation services and paramount to their growing success is their highly skilled team of European-trained master craftsmen and tradespeople. Craftsmen with the skills to transform these highly versatile and 100% recyclable materials into striking architectural features.

The very nature of their materials, makes Copper and Zinc Link in high demand for a range of unusual projects and they are currently working on the removal of an existing church roof and installing a copper roof and rainwater systems in Vaucluse in Sydney's exclusive eastern suburbs and supplying a copper roof to a pool area at a fitness centre in Sydney's Rose Bay.

With architects and designers constantly striving to break new boundaries in design innovative, Copper and Zinc Link Pty Ltd are well positioned to increase their market in the supply of metal wall cladding to the commercial building sector as well expanding their services to the residential sector

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STONE ALLIANCE

The transformation of the 1970's office building at 175 Pitt Street in Sydney's CBD presented stonemasonry contractor, Stone Alliance with a number of logistical challenges which they overcame to deliver a superior quality finish.

Stone Alliance specialise in all facets of stonemasonry, including sandstone, marble, granite and reconstituted stone as well as supplying and installing porcelain and ceramic tiles.

On the 175 Pitt Street project, they completed the tiling to the wet areas from the ground floor to level 22, as well as the stone cladding and flooring to the main foyer and lift lobbies. Stone Alliance utilised the services of specialist stonemasons and tilers from Europe and Asia to supplement their own inhouse skills to deliver the project.

175 Pitt Street is a completely upgraded and transformed 22 level office tower, which features fine architectural finishes, including a highly contemporary lobby and café. Finishes which were enhanced by the work of Stone Alliance.

The stonemasonry results are spectacular with Stone Alliance introducing an exciting new colour marble to the entry and lift lobby floors along with magnificent limestone on the walls.

Conveniently located in Sydney's inner west, Stone Alliance are making a big impact on the Sydney construction scene. In addition to the spectacular 175 Pitt Street project, they are currently working on 39 Martin Place in Sydney, the Royal Newcastle and 1 National in Canberra.

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We lead with innovative foresight

The extreme energy efficient **ULTRA** 630-1000 Low Rise Commercial Lift is exceeding customer expectations across Australia. Exclusively supplied by JPS Lifts, the **ULTRA** is just one example of the extensive range of residential and commercial lift products available, all uniquely tailored to the client. "Leading with quality, confidence and innovative foresight is what we strive for every day" says Shaun Leicester director of JPS Lifts.

So what makes the **ULTRA** 630-1000 so unique?

Newly developed low power AC gearless machine and VVVF drive systems provides for a smooth, quiet operation that is unsurpassed in the market. With 240 volt single phase power there is no requirement to run three phase cable all the way to the lift controller. The standard MRL does not have a machine room, only needs a maximum pit depth of 900mm, offers an optional self supporting structure which ensures reduced building costs and a UPS battery automatic rescue function when power fails.

"Our Australia wide team of fully qualified technicians and sales professionals are dedicated to producing what the clients need and the way we achieve this is through clear, honest and efficient communication with everyone involved in the project" says Shaun

The **ULTRA** is available in a range of high quality finishes including laminate, stainless steel, glass or steel skin-plate. Multi entrance configurations are available for all new and existing buildings. Italian designed, engineered and manufactured to Australian Standards, the **ULTRA** Low Rise Commercial Lift is simply outstanding.

Go to www.jpslifts.com for information on the products and services offered or visit JPS Lifts office showroom with fully operational lifts at 10 Henry Street Stepney, South Australia. Phone (08) 8363 2220.

Agents around Australia include:

- South Australia - JPS Lifts phone 08 8363 2220
- New South Wales & Queensland - Stallion Elevators phone 1300 555 363
- Victoria - All Lifts phone 03 9794 9400
- Western Australia - Sito Elevators phone 08 9457 1617



ULTRA



ENERGY EFFICIENT

Environmental Automation has delivered an innovative new Building Energy Management System (BEMS) to Australia with the installation of their new Azbil Savic-net FX into the transformed 175 Pitt Street commercial high rise building in Sydney's CBD.

This Azbil BEMS has software specifically focused on maximising energy efficiency with built in complex control algorithms that learns plant operation and optimises control strategies.

Comprehensive systems integration specialists in the building automation, energy management and access control market, Environmental Automation (EA) are proud to deliver this exciting new system to Australia with technologies and strategies never seen in our market previously .

EA's scope of works on this project involved removing the existing controls and supplying, installing and commissioning the new Azbil DDC controls for the full Heating, ventilating and air conditioning for the entire building. It was a requirement to deliver a minimum 4 star NABERS rating to a building which was built in the 1970's and was devoid of any current energy efficient strategies. The system also needed to interface with the base building security system and the tenant lighting control.

The Azbil BEMS uses a VAV system that maximises energy savings by ensuring that all the VAV's are at least 80% open. If any of the VAV's are less than 80% open then the Azbil zone controller will increase supply air temperatures at the air handler and reduce the fan speed. This in turn lowers energy consumption and increases energy efficiency.

EA's Building Management Systems and Access Control Systems are suitable for a wide range of building applications including commercial office buildings, hospitals and universities.

The company's in house capabilities include control system design, control strategy design and implementation, energy monitoring and building management design, installation and commissioning and 24 hour comprehensive service and most importantly a long term customer relationship with ongoing support.

EA has also just completed King Street Wharf and the Mater Clinic and Justinian House which are part of the Mater Hospital in North Sydney. EA is also currently installing systems to the Australian Tax office in Penrith, Sussex Hay Centre in Sydney and Hamilton Base Hospital in Melbourne.

EA has branch offices in Sydney, Melbourne and Brisbane and agents in Hobart with a customer base extending to every Australian capital city, Indonesia, Singapore, Thailand and Malaysia.



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