



# A CLASS OF ITS OWN

Converting an existing 14-storey office tower into a new \$110M student accommodation facility and retail block, 363 Adelaide Street Student One consists of a mix of studio, twin share, multi-share, executive and accessible apartments.

**Student One 363 Adelaide Street is the first of three premium student accommodation projects under development in Brisbane by Singapore based capital investment firm Valparaiso Capital Partners.** After purchasing the old Boeing Building at 363 Adelaide Street, ValCorp set about engaging local architects Arkhefield and constructors Hutchinson Builders to repurpose the 1987 building from an office tower into a \$110 million, 687-bed premium student accommodation and retail block.

“The building had extensive building service upgrades to support the new development,” Hutchinson Builders project manager, Jamie Washington says. Situated over four street frontages in Brisbane’s ‘Golden Triangle’, the building was well suited to the project with its central service core opening onto column free spaces, 14 upper levels of offices, ground level retail and office accommodation and three levels of basement parking.

The old Boeing Building was zoned a multi purpose MP1 with a site size of 2,486m<sup>2</sup> and an estimated 14,962m<sup>2</sup> of lettable floor space.

The contract called for Hutchinson Builders to deliver in two stages, with three months for strip out in Stage 1 and 40 weeks for construction in Stage 2. “Over the life of the project it employed 1,031 people and involved over 287,450 man hours,” Jamie says. Ambitious programs for both phases was the hallmark of the project.

The façade was subject to prior spontaneous breakage issues with glass blowing out. An engineered solution was installed some 10 years ago, but now it was imperative that the junction between the new party walls and existing façade wasn’t compromised. The final design relied on a non invasive solution that maintained fire and acoustic separation while allowing for the façade to maintain movement tolerances.

Coordination between the trades was central to the success of the project, with the joinery install team being responsible for receiving and distributing in excess of 20,000 joinery items that saw the project operating for

24 hour shifts during key times. “Getting materials onto the site was a huge challenge due to the sheer quantity of materials,” Jamie says. Over 800 tonnes of plaster, service materials and joinery had to be delivered onto the floors while the lifts were decommissioned and refurbished.

A ‘just in time’ approach to limit the amount of unfixed materials and allow for free and open work fronts was implemented. With more than 50 tonne of board required per floor Hutchinson Builders identified that a problem could arise moving the material from the basement up to the various levels and onto the floors.

In consultation with the partitions contractor and their in-house material hoist team, Hutchinson Builders derived at an innovative solution to make the procedure both time-saving and safer.

By pre-loading the floors prior to building the party walls they could minimise the workers exposure to difficult handling procedures. The packs of board were moved across the floor using an electric pallet jack, and once in position, the partitions contractor was then able to build the walls around the pre-positioned packs. In this way over 700 tonnes of boards were delivered from truck to fixing with minimal handling from workers.

Student One has also seen innovations with the installation of an unwanted fire alarms strategy to reduce false alarms and access control to monitor the security of younger students. The whole project has also been cabled for high speed internet.

Hutchinson Builders currently has approximately 200 projects under construction to the value of around \$2 billion. This includes the second Student One project on the opposite CBD corner of Wharf and Adelaide Streets.

**For more information contact Hutchinson Builders,** 584 Milton Road, Toowong QLD 4066, phone 07 3335 5000, fax 07 3335 5005, email [info@hutchinsonbuilders.com.au](mailto:info@hutchinsonbuilders.com.au), website [www.hutchinsonbuilders.com.au](http://www.hutchinsonbuilders.com.au)

MAIN CONSTRUCTION COMPANY : Hutchinson Builders  
ARCHITECTS : Arkhefield  
STRUCTURAL ENGINEER : ADG Engineers  
CONSTRUCTION VALUE : \$110 million

**Below** Environmental & Laboratory Solutions provided laboratory analysis and quality management systems to remove asbestos.

**Providing a variety of health, safety and environmental services, Environmental & Laboratory Solutions (ELS) are the experts when it comes to support to solve environmental health issues.**

It was this expertise that was called upon for the Student One accommodation building at 363 Adelaide Street, where the company completed a survey of various plant rooms and service risers.

ELS Managing Consultant Martyn Andrew says the survey identified asbestos in gaskets and fire retardants. “A licensed asbestos removal contractor was engaged to safely remove Asbestos Containing Materials (ACMs) to allow other scheduled works to proceed without risk of exposure,” he explains.

“They use methods to reduce the risk of fibre release from the material during removal and decontaminate their work area with asbestos-rated vacuum equipment and wet-wiping techniques.”

“We completed air monitoring during asbestos removal work to verify that controls were satisfactory and the work did not result in an increased airborne asbestos fibre level,” Martyn adds. “We use air sample pumps to draw air through a filter membrane. Any fibres within the air are collected on the filter. We then analyse the filter in our laboratory and calculate a fibre concentration.”

“On completion of the asbestos removal work, we completed a visual inspection of the work area to verify that all traces of asbestos had been removed, the area had

been effectively decontaminated and was safe to reoccupy.”

ELS currently has 10 full time employees based out of its Albion office/laboratory – a mixture of laboratory technicians, asbestos assessors, consultants and support staff. “We are small enough to be flexible and able to easily adapt to the specific requirements of our clients,” says Martyn.

“We are vastly experienced and focus on providing quality data and impartial advice. We have our own NATA-accredited laboratory that enables us to complete analysis with a short turn-around and at a reasonable price.”

NATA provides independent assurance of technical competence through a proven network of best practice industry experts for customers requiring confidence in the delivery of products and services. The authority provides assessment, accreditation and training services to laboratories and technical facilities. “In short, our NATA accreditation gives our clients assurance that our systems are quality focused and analysis is accurate and traceable,” adds Martyn.

Martyn says that ensuring there is an up-to-date asbestos register in place is a crucial first step for anybody looking to repurpose an old building.

“The first step should always be to ensure there is an up-to-date, accurate asbestos register in place that clearly outlines all ACMs in the work area, including their associated extent, condition and risk,” he explains.

“Without a register there is a great risk that asbestos will be disturbed and workers unnecessarily exposed.”

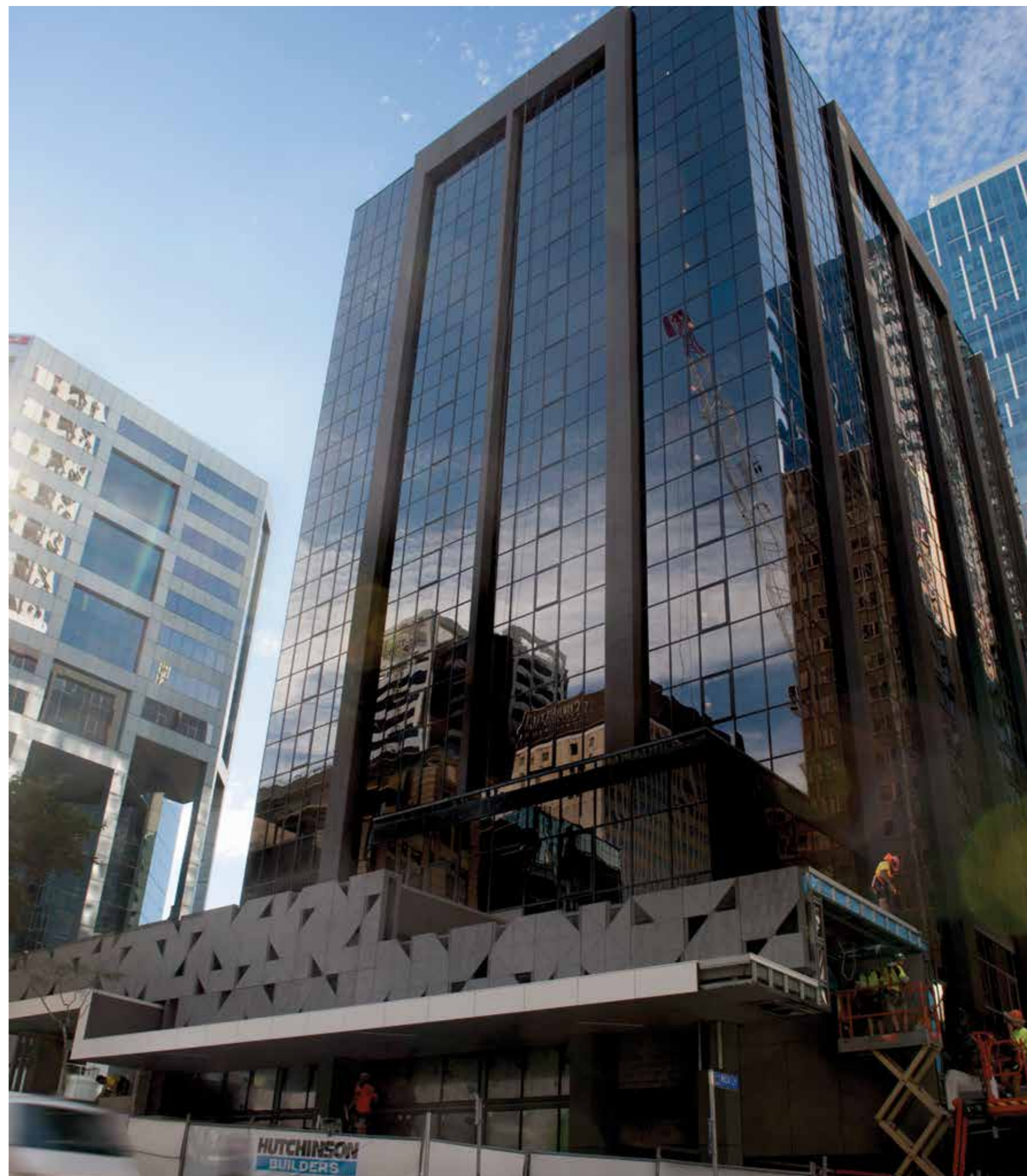
“It is a requirement under the Work Health and Safety regulations that any commercial building built before 1990 has an asbestos register. Trades people can consult the register prior to work commencing to ensure their work will not disturb ACMs. If their work does have the potential to disturb an ACM then an alternative work method can be arranged, suitable controls put in place or the ACM can first be removed by a licensed contractor.”

In addition to Hutchinson Builders, some of ELS’s larger clients include Queensland Rail, Queensland Health, various regional and city councils, Shape Group, CPB contractors and QGC.

“We always have a variety of projects on the go. This includes air monitoring during large-scale contaminated soil removal, investigating the extent of contamination and required remediation works at a fire-damaged commercial property.”

“Overseeing extensive friable and non-friable asbestos removal works at a public hospital and a multitude of commercial and residential asbestos surveys, registers and clearances,” adds Martyn.

**For more information contact Environmental & Laboratory Solutions Pty Ltd, Suite 31, 14 Argyle Street, Albion QLD 4010, phone 07 3256 2302, fax 07 3256 2980, email [info@envirolabsolutions.com.au](mailto:info@envirolabsolutions.com.au), website [www.envirolabsolutions.com.au](http://www.envirolabsolutions.com.au)**



**Below** High Performance Window Films re-installed clear safety film with edge sealed silicon to many of the window panels.

**Below** TLPC provided a smooth transition across the multiple stages of development from inception to completion.



**High Performance Window Films (HPWF)** has ensured the safety of windows at 363 Adelaide Street since 2004. Prior to HPWF applying a US-made clear safety film, many windows in the building had exploded with panes landing on the footpath.

The company's Manager, Vicky Francis, says all glass windows, float or toughened glass, may contain nickle sulphide inclusions, which are contaminants that are impossible to detect. "Since installing the safety film in 2004, there has not been another incident of glass falling from the building. Safety film is the best option, even changing all the old glass to new would not guarantee the glass safety as it is an inherent problem in the manufacture," Vicky says. HPWF has re-installed clear safety film with edge sealed silicon to many panels. "The film is designed to stop the glass from falling out of the frame if the glass explodes. The edge sealant keeps the shattered piece of glass in the frame," Vicky adds. HPWF has specialised in window film installations for over 30 years in Brisbane and the Gold Coast.

*For more information contact High Performance Window Films Pty Ltd, 1/14 Palmer Place, Murarrie QLD 4172, phone 07 3393 9100, email info@hpfilmsservice.com.au, website www.highperformancewindowfilmsbrisbane.com.au*



**Modern property developments** consists of a complex web of finance, legal, engineering, and construction problems before the handover to a new owner can be completed. This is where the nimble and highly qualified project and development management team at TLPC comes into its own by working with all partners on projects from inception to completion, and if needed, even longer term, by managing tenancy handovers.

The Brisbane based TLPC team have recently spent two years working with development partners on Student One on Adelaide Street and have gone on to work on the Student One Stage 2 project at the Wharf.

"TLPC were introduced by Marquette Properties to Valparaiso Capital upon identifying the opportunity to convert the building from office space to student housing," Director and Project Manager, TLPC, Tom Low says. "TLPC have been involved from start to finish," Tom adds.

The Student One project involved the conversion of the 1980s Boeing Building on Brisbane's Adelaide Street from offices to 687 beds of affordable student accommodation catering to over 75,000 international students in the Brisbane area.

The \$110 million redevelopment planned on welcoming its first student residents by July 2016, meaning that a tight handover deadline applied.

"In order to achieve the semester intake we had a very challenging procurement design and construction program, with TLPC introducing a 2-stage contract that made a June 2016 completion possible," Tom says.

Moving onto Student One Stage 2 project at Wharf Street, TLPC managed the project front end design and DA approval process through to appointment of the Contractor, where then Student One's in house Project Management took over.

TLPC are becoming something of experts in the student accommodation field, having previously completed contract administration for Reed Property Group on the 90 purpose built four bedroom units for students at Uni Central at Sippy Downs on Queensland's Sunshine Coast.

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