

EXCEPTIONAL DESIGN AND LOCATION

The Ibis Adelaide Hotel will consist of 311 modern hotel rooms, food & beverage outlets, conference & meeting facilities, guest lounge, business facilities, fitness centre and recreation space.

The new \$65 million Ibis Adelaide Hotel will be the first purpose-built economy hotel to open in Adelaide in more than two decades. It will also be the first internationally branded hotel of its type according to James Hines, the Managing Director of Hines Property, the company that initiated the project. Hines Property, an integrated property development and property management group is one of the most active developers in South Australia, with over \$350 million in developments, planned, underway or complete in the Adelaide CBD area alone. Its experience ranges across high rise residential developments, commercial/retail developments and hotel developments.

Designed by Pruszinski Architects, the Ibis Adelaide Hotel, at 122 Grenfell Street, is in the heart of the Adelaide CBD, next to Adelaide's famous shopping and dining precincts, Rundle Mall and Rundle Street. The hotel is just a few minutes stroll from Adelaide's Arts district which includes Dunstan Playhouse and the Festival Centre. The Adelaide Convention Centre, Botanic Gardens, National Wine Centre and the Royal Adelaide Hospital are all within walking distance. The new hotel will rise 17 levels into the Adelaide skyline and have panoramic views over Hindmarsh Square and to the Adelaide Hills. It will boast 311 hotel rooms, conference and meeting facilities, a guest lounge, restaurant, bar, a fitness centre and WiFi coverage. The development will also include ground floor retail tenancies fronting Grenfell Street. "The Ibis mega-brand is owned by Accor, one of the world's leading hotel operators, and their involvement in the management of the hotel is a testament to the calibre of the project and its prime location," said James Hines.

Adelaide's CBD, having completed the nearby award winning \$100 million Crowne Plaza Adelaide hotel and the adjoining \$50 million 20 Hindmarsh Square apartment complex. Hines Property also developed the \$70 million national award-winning Conservatory office and residential development on Hindmarsh Square, the \$30 million Domain Apartments development and the \$50 million Mantra on Hindmarsh Square serviced apartment development.

Watpac Construction was appointed as the design and construct contractor on the hotel. They began construction in early 2013 with a mid 2014 completion date. The project has created more than 200 construction jobs. The construction of the building was designed as a structural steel frame with steel deck, concrete floors (with the lower floors being transfer slabs of traditional style framework), concrete columns, beams and slabs. The external design comprises three-dimensional, Brighton Lite architectural precast façade panels combined with aluminium double-glazed windows and curtain walling.

"This will be a key development for Adelaide," said Chief Operating Officer Accor Pacific, Simon McGrath. "It will also complement the significant level of private and public sector investment already underway in the city's burgeoning tourism sector, particularly the new Adelaide Oval and the Convention Centre expansion which are both scheduled for completion in 2014. We believe the exceptional design and location of the Ibis Adelaide will appeal to both the corporate and leisure travel markets and we're looking forward to welcoming our first guests in 2014."

For more information contact Hines Property Adelaide, Level 2, Crowne Plaza Adelaide, 16 Hindmarsh Square, Adelaide, SA, 5000, phone 08 8206 8855, email mail@hinesproperty.com.au, www.hinesproperty.com.au

DEVELOPER : Hines Property
BUILDER : Watpac Construction
COMPLETION DATE : Mid 2014
ARCHITECT : Pruszinski Architects
STRUCTURE: PT Design
SERVICES : Lucid Consulting
ACOUSTIC : Aurecon
COST PLANNING : Rider Levett Bucknall

Ibis Adelaide Hotel marks the fifth major development undertaken by Hines Property in the Hindmarsh Square precinct in



DESIGN AND CONSTRUCT TEAM PLAYER

Climat Commercial Pty Ltd won the mechanical services design and construct contract for the Ibis Hotel project. Climat Commercial is a medium to large sized mechanical services contracting company with extensive experience in all forms of mechanical services contracting, including refrigerated air conditioning, chilled water systems, built-up plant and full building management control systems.

The company employs 35 staff including estimators, engineers, project managers, draftspersons, supervisors, installation personnel, commissioning and service technicians. Climat Commercial has undertaken over 1000 projects and achieved a DPTI category 1 rating. Its high standard of works, customer focus and continual exceeding of project goals has enabled Climat Commercial to become a well respected contractor of choice.

For the Ibis Hotel project, Climat Commercial was responsible for the detailed engineering coordination, project management, supervision, installation and commissioning of the mechanical services. It was also contracted on a DnC basis covering the overall design. Services included refrigerated air conditioning (single system and multihead), whole of building heat recovery ventilation, exhaust, kitchen hoods, general smoke control systems and building management system.

The Construction Design team comprising Climat Commercial, Watpac Construction and Lucid Consulting Australia assessed alternative mechanical services options for the Ibis Hotel. These resulted in significant savings over the original concept and were subsequently accepted by the Hotel Operator as an alternative solution to their Design Brief. In conjunction with Watpac Constructions, Climat Commercial also took the lead role in coordinating the site

services team and achieving a practical result in an extremely tight ceiling space. Overall the project had a short construction program in a small CBD site which did not pose a problem. "This is a well drilled team that delivers on project outcomes from start to finish," said Adam Percy, the company's General Manager.

Climat Commercial's capabilities include general air conditioning, VRF multi-head systems, chilled and hot water systems, heat recovery, general ventilation systems, specialised extraction, hazardous areas, building management systems and associated works such as plant platforms, minor building, electrical and plumbing.

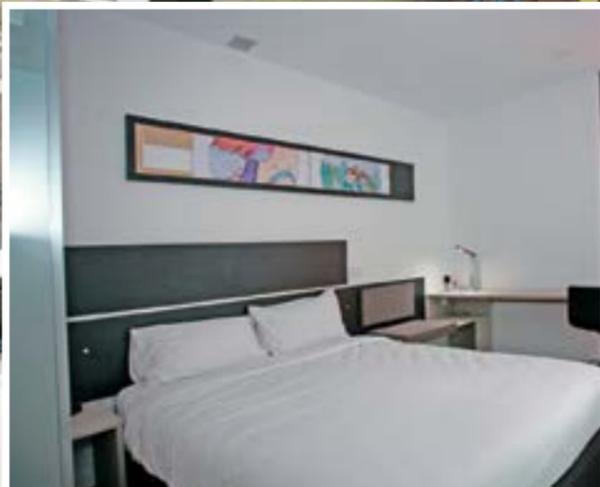
The Company's projects have included hotel, retail, schools, hospitals, multistorey office, industrial and mining. The company has also been involved in key government projects such as Womens & Childrens Hospital Refurbishment, Glenside Hospital and Police Academy Fort Largs.

Climat Commercial takes pride in its dedicated staff, technical capability, customer service, project operations and results, "Our philosophy is to provide value at the start through design or innovation, then sort out any issues as early as possible and then keep hammering ahead" said Adam Percy. "This allows us to hit targets and take care of the most important part of the project, the last 10%"



For more information contact Climat Commercial Pty Ltd, 85 Harrison Rd, Dudley Pk, SA 5008, phone 08 7324 8222, fax 08 8312 2526, mobile 04 3947 0028, www.climat.com.au





INNOVATIVE DESIGN

The structural engineer for the Ibis Hotel project was **PT Design Pty Ltd**, an Adelaide based structural and civil engineering practice established by **Andre Vreugdenburg** in 1986. PT Design has experience in the following sectors; residential engineering, multi-story residential apartment buildings, education, government, industrial, commercial and community buildings, shopping centres, cinemas, theatres, hotels and medical facilities. Other areas of expertise include bridge design, tilt-up panel design, crane design and analysis, concrete tank design, marine structures, piling, stormwater management and FEA (finite element) earthquake analysis.

Andre Vreugdenburg (Project Director), Darren Eddy, Laz Stabiolidis (Project Engineers) and Shane Waples (Project Draftsman) were the professional team that worked on the Ibis Hotel project. Their approach was particularly valuable for the tight CBD site. "An achievement in this project has been our ability to match the structural requirements without impinging on the architectural layout," said Andre Vreugdenburg. "The primary design challenge for the accommodation floors was to incorporate the columns into the wall dimensions," he said. "The load bearing elements had to reside inside the walls to make the floor plan

work for the room layouts steel was chosen as it provided a lightweight option to load bearing walls and a faster floor cycle with two floors of steel erected per cycle ... (further) the steel framed solution is very accommodating of services penetrations."

PT Design has designed over a dozen high profile CBD projects over the last 10 years, including the Crown Plaza, The Mantra Hotels in Hindmarsh Square and Frome Street, The Conservatory Building on Hindmarsh Square, and a major Residential/Office building on Franklin Street. In addition, there are a number of significant projects being designed at present and in the pipeline, driven mainly by private sector funding.

PT Design's primary objectives on projects are; to provide the team with sound and practical structural and civil advice and work enthusiastically in a team environment, to design innovative, buildable, least cost structural systems and to achieve the architectural and client aims for quality buildings.

For more information contact PT Design Pty Ltd, 141 – 149 Ifould Street, Adelaide, SA 5000, phone 08 8412 4300, fax 08 8232 4311, email ptdesign@ptdesign.net.au, www.ptdesign.net.au



CONSISTENT AND HIGH STANDARD PARTITIONS AND CEILINGS

Adelaide Partitions & Ceilings Pty Ltd won the contract to supply and construct all the fire rated and acoustic partitions, walls and ceilings in the Ibis Hotel project. This company, which has been in business for over 7 years, specialises in supplying and installing a wide range of internal partitions and ceilings for commercial, government and council projects. It employs 53 tradespersons including 4 apprentices and 2 full-time safety representatives.

"The major challenges on this project were the coordination of labour on several levels at the same time and coordination with other trades and services," said Paul Walsh, the Project Manager. Adelaide Partitions & Ceilings met these challenges with an experienced team of 43 tradespersons and 3 labourers together with 3 apprentices. To save on labour costs and greatly reduce wastage, the company had all the steel studs cut to size by their supplier to suit the requirements of the project. The use of pre-cut steel "is a more environmentally, sustainable option," said Paul Walsh. "The company is committed to supplying only those products that completely conform to customer's expectations and specifications." In order to consistently meet and maintain the required standards,

Adelaide Partitions & Ceilings Pty Ltd has developed and implemented a quality management system that conforms to the requirements of Australian / International Standard ISO9001: 2008. It is Category 1, 2, 3, 4, 4M certified with Department of Planning, Transport and Infrastructure (DPTI).

Some of the projects Adelaide Partitions & Ceilings has worked on include the University of SA Learning Centre (Hindmarsh), IBIS Apartments (Watpac), Tanunda Lutheran Stages 1 and 2 (Kennett), Queen Elizabeth Hospital - Rehabilitation and Mental Health Building (Hansen Yuncken), RAAF Edinburgh Redevelopment Stage 2 (Grocon) and Northgate Helping Hand Nursing Home (Kennett).

Adelaide Partitions & Ceilings takes pride in "getting it right first time, every time".

For more information contact Adelaide Partitions & Ceilings Pty Ltd, Unit 3/ 36-38 Tikalara Street, Regency Park, SA 5010, phone 08 8340 4170, mobile 0400 433 655, email adelaidepartitions@bigpond.com, www.adelaidepartitions.com

