



KING GEORGE SQUARE

KANE CONSTRUCTIONS
BRISBANE QLD

PRECISE DEGREES OF EXCELLENCE

Brisbane's heart has been a work in progress for decades. Now Kane Constructions have undertaken the definitive revamping of part of the CBD with completion of the King George Square Redevelopment.

Their task started in June 2008 with demolition works, removing layer on layer of concrete right down to the roof of the basement car park. One surprise was discovering a complete fountain from the 1970s which had been concreted over.

The new look Square features a recycled water feature, an amphitheatre, a paved observation deck with a translucent roof, space for a restaurant below the observation deck, and stone paving of the Square right up to the steps of Brisbane City Hall.

Water storage has been installed so that water for the water feature can be harvested from the roof of the observation deck.

"This Square works very well with the Queen Street Mall, linking up the CBD public spaces" said Kane Constructions (Qld) Director David Rutter. "The Square is on top of the new Northern Busways entrance, so it is a transport hub as well."

Challenges in this \$16 million project came from the design by Urbis, who won a design competition for the square redevelopment. "The

paving layout and amphitheatre design was intricately detailed and rather than simple geometry, much of it was documented down to fraction of degrees, so if we made an error it would amplify as the works progressed. We used a licensed surveyor, essentially full time for much of the project, to provide accurate setout for all of the trades" explained David. "Much of the public space is driven by the paving setout, which is unique and complex. Everything had to line up with control joints in the structural slab below the paving so we needed to get it right from the very start.

During the entire construction process, access had to be maintained to City Hall at all times. Kane Constructions is very experienced working alongside the public, and implemented their third party certified WH&S procedures on this project to ensure there were no accidents or incidents.

Kane Constructions formed in Victoria in 1973, and now has offices in Brisbane, Melbourne and Sydney. As well as projects throughout the Eastern States, they have been engaged in numerous projects in South East Asia and the Pacific.

One of these, the Vaiola Hospital Redevelopment in Tonga, won an MBA Victoria Special Commendation for Best International Project in 2006. Construction in Tonga meant taking special care to select materials which will withstand extreme cyclones and regular seismic events.

They have also received MBA NSW Awards for Argyle Stores at The Rocks in 2007 (Winner for Adaptive Reuse of Historic Buildings up to \$5 million) and for The Royal Australian Navy Heritage Museum in 2006 (Excellence in Construction Refurbishment \$5-\$10 million).

Privately owned, the company has over 200 full time workers, and tackles jobs ranging from small and detailed heritage restoration projects through to Design and Construct of large-scale multifaceted complex construction assignments.

With third party certified systems for Quality Assurance, Workplace Health & Safety and Environmental Management, Kane has also been prequalified by the Queensland Government Department of Public Works to PQC Level 3 (Industry Best Practice). Kane were also one of the first contractors in Australia to achieve Federal Safety Commissioner accreditation of their WH&S system. These systems demonstrate Kane's commitment to delivering the best outcome to clients without compromising wellbeing of the public, the environment or their workers.

All of the company's policies and procedures are published in a unique web based management system, which is accessible to all staff, regardless of their location.

Over 1,300 projects have been successfully completed by Kane Constructions and recent projects include Griffith University Information Services, Old Government House at QUT, Australian War Memorial Refurbishment, Zoos Victoria Hippopotamus March Exhibit at Werribee, Casula Powerhouse Regional Arts Centre Stage 3, Skilled Stadium Geelong (a Victorian MBA Special Commendation winner in 2006), Sandringham Yacht Club, RMAF Butterworth in Malaysia, and the Victorian Royal Children's Hospital. They have also completed numerous health facilities, educational & research facilities, commercial developments, sporting and recreation facilities, and heritage restoration projects.

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HOLDING IT ALL TOGETHER

When a major construction project like Brisbane's Gateway Bridge, the North/South Tunnel, Boggo Road Busway or King George Square redevelopment needs a range of fasteners, they go to Allfix Fasteners. Allfix's extensive range includes self drilling screws, concrete anchors, nuts, bolts, washers, hardware products, sealants and adhesives through to related ancillaries and engineering/industrial products – just about anything which holds components together. They have been supplying the construction trade in South East Queensland since 1989.

Allfix supplied the King George Square project with unique anchors such as Powers screw bolt anchors and Powers Powerfast Pro injection systems. The project also made extensive use of Rockit, a powder-formed epoxy concrete anchoring product rated for heavy loads which is simple to use – just add water and apply.

“Our designated sales team have extensive product knowledge and make weekly visits to a site ensuring they get to know the project and its needs,” explained Managing Director Michael Dann. “One of our advantages is being part of a national buying group, Construction Supply Specialists (CSS), so if clients work interstate, we co-ordinate their supplies through a local member. Whilst we are based in south-east Queensland we have, and do, supply clients from as far a field as Fiji.”

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QUALITY SET IN STONE

Natural stone stands the test of time and traffic like no other building material. Beautiful quality natural stone has been supplied for King George Square in Brisbane by Radisa Stone, who have been operating in Brisbane for the last ten years.

“King George Square was a good project to supply granite paving to,” said Radisa Stone's Managing Director, Indu Kant Sharma. “The Architects had an interesting mix of sizes and finishes which was quite important to get absolutely right, so they could achieve what has come to be a truly impressive public space.”

Founder Indu Kant Sharma has an understanding of natural stone based on 25 years experience, and a feeling for stone far beyond mere crystalline compositions.

Radisa Stone have supplied many noteworthy major projects, including Brisbane Square, Riparian Plaza, Casino Towers (Brisbane), Tennyson (Graceville) and ANZ Head Office in Brisbane.

Their natural stones can be supplied as slabs, tiles and pavers, in a variety of finishes for just about any construction purpose, such as pedestrian walkways, driveways and roads, building facades, foyers, bench tops, walls and floors.

“There is something very special about supplying projects like King George Square, which is such a significant part of the Brisbane CBD. Knowing that thousands upon thousands of people will be walking on, looking at, photographing and using your products is quite thrilling,” said Indu Kant.

“We are an Australian Owned, Queensland Company that is proud to have been such an integral part of this truly Queensland project,” announced Indu Kant. “We take supplying every order very seriously. At Radisa Stone we pride ourselves on being able to source and supply all sorts of natural stone, to specifications.”

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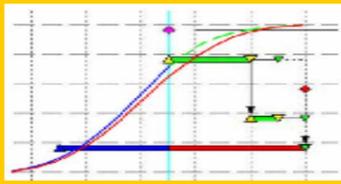
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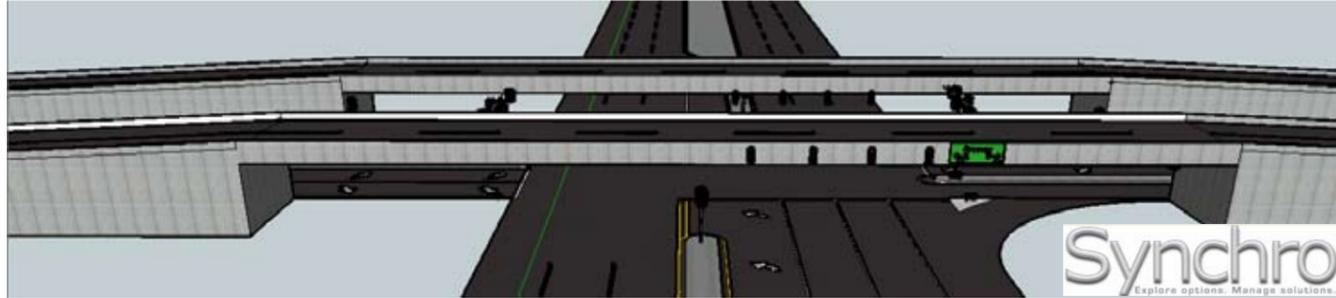
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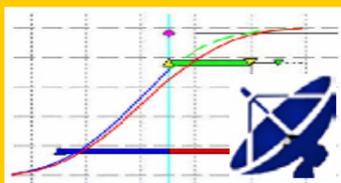
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Claims Management: Preparation or defense of all Contractual Claims ranging from and including amongst others, Progress Claims, Prolongation Claims, and Extension of Time Claims. Proplan legal has successfully dealt with claims ranging from A\$4,5M to A\$100M. These were done across the Structural, mechanical, Piping, Electrical, Instrumentation and Civil Works disciplines.

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CONDITIONED FOR QUALITY

Aston Air Conditioning and Refrigeration are so dedicated to the quality of their installations, they commit to ongoing servicing post-warranty on every job, and they don't shy from projects with complex and even claustrophobic elements.

At King George Square, Aston's tradesmen had to creep through over 50m of access duct already filled with services pipes, data cabling and electrical cabling, installing the new lift shaft and lift motor room ventilation.

"It was an awkward duct run," said Managing Director Shane Bradford. "It was a really confined space, there were a few issues there. While our part of the entire project is reasonably minor, it is critical to the programme on the project. There were some fairly difficult architectural elements we had to work with. We also installed the new underground car park exhaust, which was the biggest part of the works for us. This exhaust system ensures there is no build up of dangerous gases and ensures the car park complies with the BCA. We replaced the existing fans and the air flow through the systems is being completely redesigned. In addition we completed preliminary works for the future tenant of the restaurant shell. Access was the big issue on the architectural side. There was some 3D imaging required to make sure the ductwork fits."

Aston has an in-house draftsman who does modelling for projects like King George Square.

The privately owned company has been in business for ten years, offering design, construct and install of air conditioning systems for clients across all sectors. Recent major projects include Underwood Marketplace, 77 Hudson Road Albion, QEII Hospital Refurbishment and Riverpoint Apartments West End.

They have 30 staff, and are Mitsubishi Electric dealers and Fujitsu warranty agents. Their excellent relationship with all the major air conditioning suppliers also gives them capacity to design and deliver Green Star compliant systems.

"The company has achieved solid controlled growth since its inception by offering a quality installation which we continue to take responsibility for afterwards," said Shane.

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