

The bar has been raised and a new standard set for schools in Queensland thanks to a key initiative of the Queensland Department of Education and Training (DET) to provide first-class public education facilities in the rapidly growing South East Queensland Corridor. The Aspire Schools Project will see seven new schools, six primary and one secondary delivered under Queensland's first schools Public Private Partnership (PPP) framework.

Aspire Schools, owned by Leighton Contractors and Commonwealth Bank of Australia (CBA), formed a consortium together with Broad Construction Services (Broad) and Leighton Contractors' Investment and Facility Management Division (I&FM), to undertake the financing, design, construction and maintenance of the schools for approximately 30 years, while all core school and education services will be provided by DET.

I&FM are the facility managers, dealing directly with hard and soft services including washroom consumables, periodic deep cleaning of the schools and landscape and grounds maintenance. Operating a 24 hour Helpdesk, they are also required to field calls from both the schools and DET, recording and managing day to day issues and rectifying any defects which may arise.

With the successful delivery of five schools by January 2011 it is evident that the relationship between all members of the Consortium is positive. "Aspire has a strong and productive relationship with DET. Under the PPP framework, both organisations and our partners have acted cohesively and aligned on multiple fronts. Numerous risks affected delivery and strong cooperation, management and cross functional visibility led to a successful outcome" explains Aspire Schools General Manager Bob Hunter.

Challenges have included CBA, as financial advisor, sourcing Aspire Schools fully underwritten bespoke finance solution utilising a Supported Debt Model (SDM); managing funding from the Queensland Treasury Corporation, the assessment of any delays and cost overrun risks at the completion of each stage. Part of the PPP framework incorporated Aspire Schools consultation with local council as to the requirements for traffic flows, landscaping and services.

Broad has been engaged to provide Aspire Schools with design and construction services. The Consortium has also enlisted the expert services of a number of specialist contractors to ensure that design and construction challenges are resolved creatively and competently.

Environmentally Sustainable Design (ESD) initiatives have been incorporated along with efficient energy and water management strategies to achieve a 4 star Greenstar rating, with Coomera Rivers State School achieving 5 Star Green Star – Education Design v1 certification, a first nationally for a state school. "Designs for the Aspire Schools provide a balance between aesthetics, functionality and value for money, whilst recognising local land form and environment. Each campus design incorporates sustainability strategies matched with solutions that deliver future opportunities for environmental learning through the years" says Mr. Hunter

The environmentally sensitive designs will ensure that requirements for maintenance are kept at a minimum and a reduction is made in water and energy consumption over the life of the school buildings. Some key ESD initiatives incorporated in the projects include the implementation of passive solar design principles; harvesting of stormwater for irrigation and toilet amenities; inclusion of interactive educational devices; application of electrical monitoring technology such as auto light and service shut down and the recycling of materials such as reinforcing steel and concrete.

With construction commencing in 2009, BayView State School and Peregian Springs State School were the first to open their doors in

January 2010. Coomera Rivers State School, WoodLinks State School and Augusta State School were opened in January 2011 leaving only a Preparatory to Year 7 at Bundilla and a Year 7 to 12 High School at Murrumba Downs to open in 2012.

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# ASPIRE SCHOOLS

**CLIENT :** Department of Education and Training  
**PPP CONTRACTOR :** Aspire Schools (Qld) Pty Limited (shareholders Leighton Contractors and Commonwealth Bank of Australia)  
**DESIGN AND CONSTRUCTION :** Broad Construction Services Pty Limited  
**OPERATIONS AND MAINTENANCE :** Leighton Contractors Pty Limited  
**ARCHITECTS :** Grey Puksand MBS  
**CIVIL/STRUCTURAL ENGINEERS :** Bonhorst Ward

## SCHOOLS TO ASPIRE TO





## TOP MARKS FOR SHADEPLAN STRUCTURES AT ASPIRE SCHOOLS

One of the country's foremost designers of contemporary shade structures has made a significant contribution to Queensland's Aspire Schools Project by delivering a series of customised shade solutions to four of the schools already completed.

The Shadeplan designs – installed at Thornlands, Bellbird, Collingwood Park and East Coomera schools – embrace a number of pentagonal 'pagoda-like' structures for the playground areas and similar rectangular and square conical creations for the various sandpits.

Company managing director and graduate architect, Andrew Ferris, says the structures reflect years of work on playground designs to achieve an aesthetically-pleasing outcome that adds to the ambience of the area while delivering the required functionality.

"Shadeplan's playground and sandpit structures for the Aspire project are all purpose-designed to achieve the twin goals of dramatic visual statement and optimal shade footprint.

"The pentagonal designs, for example, feature low perimeter lines to maximise shade, while the high interior keeps the structure's framework

well away from the play equipment and adds to the general coolness of the area," he explains.

They're also difficult to access, thus reducing the likelihood of vandalism.

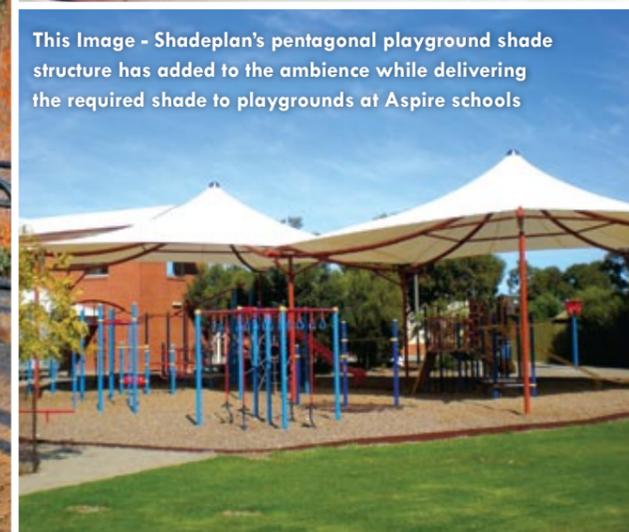
Shadeplan, established in 2003, operates from offices in Brisbane and Adelaide and, in keeping with its vision of being a preferred one-stop destination, also offers a full suite of maintenance, cleaning and repair services, available through its Shade Doctor division. More recently, a rubber soft-fall surfacing division, Surfaceplan, was established to capitalise on synergies and deliver a complete package for the outdoor recreation sector.

The company has created something of a niche in the educational sector, delivering literally hundreds of solutions ranging from the entry level to large covered outdoor multipurpose structures.

The covered outdoor areas, with the options of PVC, polycarbonate or steel roofing, offer enormous flexibility, where the expansive designs are ideal for hosting assemblies, group teaching sessions and musical productions, as well as court sports like netball and basketball.



This Image - Shadeplan's pentagonal playground shade structure has added to the ambience while delivering the required shade to playgrounds at Aspire schools



Indeed, at one school, Shadeplan's covered outdoor structure has transformed what was a largely underutilised courtyard area into a focal point on the campus, so much so that it's now a busy hub during school lunch and recess breaks, an outdoor classroom all year round and an alfresco performance area in the warmer months.

Shadeplan is also prominent in the local government and commercial sectors, where its structures straddle playgrounds, swimming pools and car parking areas, as well as the outdoor dining areas of boutique cafes, pubs and cellar doors.

"Our aim is to raise the bar in the shade structure and standalone covered outdoor industry and showcase just what can be achieved," explains Ferris.

"We find all too often that 'shade' conjures up visions of basic 'shade sails', when Shadeplan offers so much more. Yes, there are entry level options, which we will happily install should budget and requirements so dictate. But there's so much more – from UV-resistant shade-knit and waterproof PVC fabrics to solid structures with polycarbonate and steel options – and all of it bursting with potential to enhance open space and make it more appealing and sun-safe."

He adds that, regardless of the shape or size of the structure, Shadeplan's approach remains consistent. It starts with conceptual design and creativity, which is then carried through to the selection of quality materials and craftsmanship in fabrication. Fabrication is attended to at the company's customised premises, equipped with the latest computer-assisted design, patterning, plotting and cutting technologies, while all structures are fully engineered and computer analysed."

"We want customers to have a relaxed and uncomplicated experience where, via a single contact point and under one roof, their needs are attended to. Our open-ended product range allows customers to express their dreams, knowing that we'll take care of the rest," he says.

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## KEEPING IT GREEN

With an office located in Australia's first sustainable Eco Industrial estate, the Mitchell Environmental Industrial Estate in Stapylton Queensland, Solargreen Pty Ltd lives and breathes the green theme.

The team specialises in the supply and installation of competitively priced grid connected generation systems, Solar Hot Water Systems, joint battery and grid connections and stand-alone rural battery systems. Solargreen also supply technical data and provide solar power to public areas such as street lighting, bus shelters, parks and public buildings.

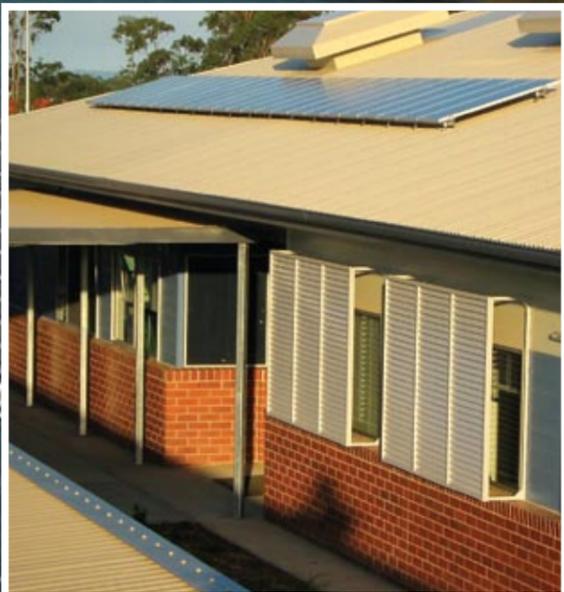
Solargreen use Australian designed Solar Panels developed by Suntech in each of their installations. Solargreen ensures their clients receive the most efficient and advanced technology with each system tailor designed and constructed to suit the exact needs of the client and the location.

Passionate about assisting their clients to make the switch to solar, Solargreen share their extensive knowledge through offering free quotes and advice. "Included in our free service, we examine your power bills to properly size an appropriate system, be it a system to reduce your bill or a scalable system that you can add to in the future, or a system that eliminates your power bill completely" enthuses General Manager Robert Wichgers.

Previous involvement with Broad Constructions as a supplier and installer of Photovoltaic Solar Power Systems, led Solargreen to work on the Peregrin Springs State School. "We provided and installed the Solar Power and monitoring systems that are used for education purposes." The installation of Solar Power to each of the Aspire Schools projects has contributed to achieving Queensland's first 4 star Greenstar rated schools.

Solargreen have also completed Norfolk State School Ormeau, Ormeau State High School, Northlakes State School, Coomera Springs State School, Oxenford State School, and are currently working on the Wynnum State High School.

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## THEY DON'T CUT CORNERS, THEY CLEAN THEM

Having assisted with the cleanup effort from the January floods in Brisbane and Bundaberg, Better Sweep have proven that they are well and truly qualified to provide prompt response and 24/7 service to their clients whilst achieving outstanding results.

A family owned and operated business, Better Sweep specialise in hard surface cleaning including bitumen, concrete and tiled areas. They provide cleaning services to the construction industry, detailed deep cleans and ongoing maintenance cleaning for factories, warehouses, apartments and shopping centres. The team are proficient at accommodating tight time schedules towards the end of construction often working closely alongside other trades.

Through employing the latest technology Better Sweep are able to stay ahead of their competitors and maintain ultimate efficiency. The team use the latest Tennant Ride On Power Sweepers; These machines use a vacuum over broom system, which sweeps the surface whilst the vacuum draws dust and debris into the hopper, a cyclone filtration system is used for controlling fine dust; Tennant Ride On Power Scrubbers apply detergent and water and are used to scrub the surface and vacuum waste and water; A variety of Pressure Cleaners ranging in pressure up to 5000psi, including the option of 3 phase systems to minimise noise allowing them to be used in built up or residential areas, confined or low ventilation spaces.

The team spends many hours researching and developing efficient methods and sourcing environmentally friendly products to assist in

their continuation to provide outstanding results. "We use a range of natural citrus based products where ever possible and our team works hard to provide effective solutions for those sometimes difficult areas to clean. We always aim to create that 'wow' factor for our clients" says Director Allan McLaughlin.

Better Sweep first became involved with the Aspire Schools project through Broad Construction Services, having successfully worked on a number of Broad projects including the RAAF Training Facility at Amberley and various ALDI stores. "Our main role on the Aspire Schools Project has been cleaning throughout construction, Power Sweeping of roadways at the entrances to the projects and final cleaning prior to hand over", said Allan McLaughlin.

Better Sweep has assisted on Coomera Rivers State School, Augusta State School and is currently working on the High School in Murrumba Downs.

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## A CLEVER CONCEPT

**N**amed as one of the top four safest contractors working for Broad Constructions in Queensland, Concept Roofing ensure that safety is their first priority. Taking a hands-on approach on every job, Concept works effectively alongside the contractor to successfully deliver residential, school and large commercial projects.

Based in Geebung, Queensland, Concept Roofing provide the complete spectrum in roofing construction from metal roofing, guttering, fascias, wall claddings to soffit lining.

Up to 20 staff have worked on the installation of over 34,000m<sup>2</sup> of roofing to Peregrin Springs State School, Bellbird Park and Murrumba Downs as part of the Aspire Schools project.

After successfully completing both Peregrin Springs State School and Bellbird Park projects, Broad Constructions invited Concept to tender on Murrumba Downs High School. Concept won the Murrumba contract and is currently half way through.

“Our success with Broad Constructions and the Aspire Schools project has been built around Concept’s hands on approach and the complete project management of our roofing and wall cladding package” explains Director Kieron Jeffries.

Concept is well versed in overcoming obstacles such as working to a tight deadline and working closely alongside other trades. “We work closely with our clients on our work sites and see it as our responsibility to ensure our roofing and wall cladding works are completed as seamlessly as possible therefore reducing the workload of our client and their Project Managers.”

Other projects that Concept have been involved in include BER schools Marsden and Regents Park and Maleny Aged Care facility.

Another valuable service provided is commercial and residential asbestos removal by Concept Environmental Services Pty Ltd. This branch of the company is staffed by fully accredited and experienced technicians. Concept Environmental Services has successfully completed several large asbestos removal projects for QBuild, Baulderstone and other major contracts in Queensland.

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## A PERSONALISED APPROACH

**C**hallenging the stigma that often goes hand in hand with Auditors, Personalised Business Coaching and Solutions is proving that they are far from the stereotypical.

Established in 2005 the small yet highly capable team have since expanded. Specialising in safety consultancy and audits for the construction industry, the team pride themselves on being helpful and most importantly approachable.

An accredited Auditor for Construction with the Division of Workplace Safety, Managing Director Lynn Cook is on a list of only thirty throughout the whole of Queensland. Having been contracted by Leightons for the Aspire Schools projects, Cook has since completed Bellbird Park, is currently working through Murrumba Downs and is due to start on the Sunshine Coast in April.

Being involved from day one allows for continuity throughout the lifecycle of the project. “We are on board for the total life of the project. Prior to construction commencing the team will audit check the construction safety plan first before starting the site inspections. Every 12 to 13 weeks we conduct site visits, prepare reports, advise on any corrective actions and any other general following up that may be required.”

The partnership between Broad Constructions, Leighton Contractors and Personalised Business Coaching and Solutions is a collaborative one. “Leightons are all very hands on and are involved in each step of the audit process. I deal with the Principal Contractor directly at all levels of their project management from the project manager through to their Occupational Health and Safety senior business managers.”

The team places great importance on monitoring and external assistance in controls in a non-biased manner. “The monitoring is the process that we as Auditors undertake at regular intervals making sure the controls remain in place. We are able to look and assess objectively how the project is being completed in the safest manner possible and ensure that such controls as ‘Safety Alerts’ and Safe Work Method Statements are being carried out on site.”

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Discover the difference **Broad** makes



BayView State School, Thornlands



Coomera Rivers State School, East Coomera



Woodlinks State School, Collingwood Park



Augusta State School, Bellbird Park

## SAFETY FIRST PLUMBING

An outstanding commitment to safety has secured Nardia Plumbing a place at the forefront of industry performance.

During major hydraulic works at Murrumba Downs Sate School, Broad Construction Services presented Nardia Plumbing and site manager Dayvd Thomas with awards for exceptional safety performance.

Mr Thomas said the key to the company's success was a team approach, stringent safety procedures and strong client relationships.

"Safety is a priority factor in the kind of work we do and it's always on our agenda. It is important that everyone is aware of the safety regime before we move forward with any project. "This is underpinned by good communication with our clients which enables us to fully understand their requirements and ensure their expectations are met," he said.

Competent in large-scale hydraulic works such as storm water harvesting and gas reticulation, Nardia specialises in commercial hydraulic installations including civil drainage and also operates shopfitting and commercial maintenance divisions.

The company is completing significant hydraulic infrastructure work at Murrumba Downs working closely with the principal contractor to refine

the hydraulic design. The project requires an extensive understanding of the Green Star rating standards demanded by all Aspire Schools projects.

To attain the Four Star requirements, Nardia Plumbing achieved low energy efficiency by utilising high density polyurethane (HDP) for all in-ground water and drainage services. They also constructed a 144,000L in-ground rain harvesting storage tank to reuse and deliver water to on-site fixtures as well as irrigation systems.

Nardia Plumbing recently completed the second largest rain-harvesting project in Queensland at the Amberley RAAF base and is currently working on the 8/9 RAR facilities redevelopment at the Enoggera Army Barracks

High-level competency across a range of services has seen the company selected for significant projects with government, major retail and national construction firms.

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Our name represents the **range of services** we provide to the construction industry and, without sacrifice to safety and quality, Broad continues to **deliver award winning projects** across the country.

The South East Queensland Schools Private Public Partnership (PPP) with the Queensland Government is a **significant milestone Project** which will see **Broad deliver six primary schools and one secondary school** between 2010 and 2014 as part of the Aspire Schools consortium.

Broad is **proud to be part** of the ground breaking PPP with the Queensland Government and has, so far, seen fantastic outcomes, **exceeding expectations.**



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