

# HIGH END TRANSFORMATION

MAIN CONSTRUCTION COMPANY : Hutchinson Builders Pty Ltd

PROJECT END VALUE : \$44 million

ARCHITECT : Cotte Parker Architects

STRUCTURAL ENGINEER : ADG Consulting Engineers

The \$44M Capri Hotel comprises approximately 239 rooms, function rooms, club lounge, gym and pool facilities, coffee and restaurant areas, and two storeys of car parking.

The Capri Hotel redevelopment has seen the transformation of an existing 22-storey office block into a new luxury hotel within Brisbane's CBD. Built by Hutchinson Builders for client Frasers Hospitality, the \$44 million, 4.5-Star Capri Hotel consists of 239 rooms, three levels of public areas, two storeys of car parking, gym and swimming pool, function rooms and coffee and restaurant areas.

The works included an upgrade of the existing awning and pavement surfaces along Albert and Mary Streets with limited works to the existing external building façade.

Hutchinson Builders Project Manager Cameron O'May said the development was constructed within a "very tight program" of forty weeks and more than \$1 million a week turnover. "We maintained a workforce of around 225," he added. "It was a typical CBD job and all the issues that go with that – car parking, facilities, a tight building site."

Adding to the challenges was the curtain wall that surrounded the existing building, making loading of building materials difficult. Hutchinson Builders used a special modified hoist to let them load the 3.6m plasterboard sheets into all twenty above-ground storeys.

All the finishes within the hotel itself are high end, with the majority of items sourced from Europe, the Middle East and Asia, such as stone from Turkey, tiles from Asia and furniture from Italy. Five green walls around 3.5m in height further add to the Capri's indulgent feel.

Along with its extensive facilities and amenities, the Capri's central Brisbane location ensures that its guests, whether staying for business or leisure, have access to all of the CBD's amenities, be it shopping, dining or entertainment.

Cameron said Hutchinson mainly worked with the council and the client during

the construction. "We worked closely with the client-side project manager on the job and also undertook consultation with council, other businesses and subcontractors."

As one of Australia's largest privately-owned building and construction companies, Hutchinson Builders continues to work on a wide variety of projects across the country. The award-winning company has also undertaken projects in New Zealand, Japan and Canada.

Established more than a century ago, today Hutchinson employs more than 1300 staff and has offices throughout Australia with its headquarters in Brisbane. It is also establishing a presence in New Zealand.

As well as a proud history and record of achievement and service to the construction industry within the country, Hutchinson Builders values its reputation for fairness and co-operation and flexibility in contractual relations and works tirelessly to achieve positive outcomes.

This is combined with an uncompromising attitude to family values of integrity and respect which extends to all stakeholders within the business, including staff, clients, subcontractors and suppliers.

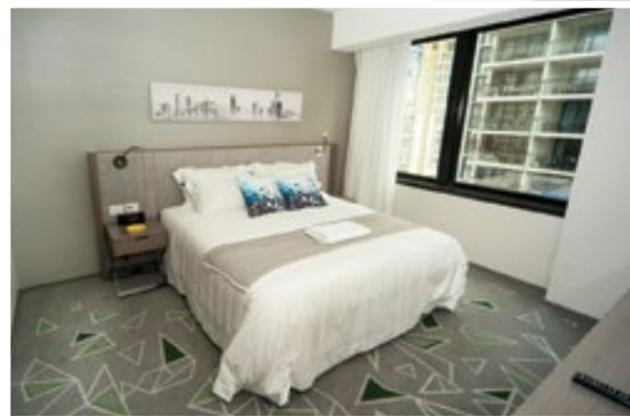
The construction company works on projects covering every sector including commercial and residential high-rise (of which Hutchinson has been recognised through many award-winning residential projects), mining and resources infrastructure and industrial. It also works across health, government, retail, hotels, civil works sectors, modular construction and more.

"We currently have 170 jobs on the go all around Australia," Cameron adds. "From council footpaths to \$400 million dollar high rises, shopping centres – our projects are certainly varied." Among Hutchinson's huge portfolio of current and recent projects is the Sullivan Nicolaides Pathology

Laboratory in Bowen Hills Queensland (due for completion in July 2016), The Pacific mixed-use development at Bondi Beach (expected completion in July 2015), Metro Residences in Chatswood, Averi Apartments in Hawthorn East (Victoria) and the Arena Apartments in South Brisbane.

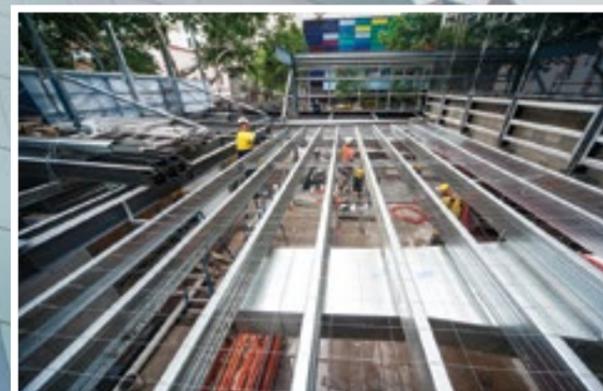
It is also currently working on the 11-storey, mixed-use Hobart Central redevelopment in the heart of Hobart's CBD, which is anticipated to be completed by August 2017.

For more information contact Hutchinson Builders Pty Ltd, 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).



**Below** Subzero Projects installed three coldrooms and refrigeration equipment to The Capri Hotel.

**Below** South QLD Roofing fitted roofing on the entry ways, ground level and second level for the Capri Hotel.



Established in 1996, Subzero Projects Pty Ltd (formerly Subzero Coldrooms) has gained an excellent reputation within the industry for its quality work, reliability, knowledge and completion times. Subzero's projects include suspended ceilings, air conditioning housings, partition walls, prep walls and ceilings in supermarkets, coldrooms, freezers, architectural awnings and soffits, abattoirs and bakery proovers.

It also constructs and installs wine rooms for the residential market – an item that is becoming a popular addition in homes, resulting in an increase in enquires from builders and end users.

Subzero provides services to Coles Supermarkets, City Facilities Management (Aus) P/L, Retail FM – Service (Woolworths), cafes, restaurants, schools, sporting clubs, hotels, retail clients, produce shops and more.

Working on the Capri Hotel, Subzero supplied and installed three coldrooms as well as refrigeration equipment to an under bench cabinet.

Subzero Project's Melissa Sherrin said the only challenges on the development was parking and offloading at its CBD location.

"Everything else was pretty normal such as working in with other trades and inclement weather conditions. Hutchinson Builders were excellent to work with and the project was well managed."

The Subzero team is working on a number of projects, including Goodman Fielder, Bunnings in Maroochydore, The Mac Camp in Nebo, St Mary's College in Sumner Park, Marys Commercial Hotel in Dalby and service stations in Labrador and South Grafton.

"Our team at Subzero are passionate about working together, setting and achieving goals, improving internal processes and always giving 100 per cent to service our clients," Melissa adds.

"We strive to maintain and build excellent relationships with clients, through to suppliers and our construction and service team. Our top priority is to develop our overall team performance, through training and knowledge, whilst creating a great work environment."

**For more information contact Subzero Projects Pty Ltd**, Unit 13, 10 Hook Street, Capalaba QLD 4157, phone 07 3245 5777, fax 07 3245 5740, email [sales@subzeroprojects.com.au](mailto:sales@subzeroprojects.com.au), website [www.subzeroprojects.com.au](http://www.subzeroprojects.com.au)

**As experts in commercial industrial metal roofing and wall cladding, South Queensland Roofing Pty Ltd specialise in supplying materials and labour across all aspects of roofing and wall cladding.**

Having been in business since 1998, the company has 11 employees and works on a range of projects across different sectors, including apartment developments, shopping centres, schools, hospitals and high-rise developments.

Among the company's projects has been the Capri Hotel, where it provided roofing and associated rainwater goods. Four of South Queensland Roofing's employees worked on the construction.

Works involved new roofing on entry ways and ground level and second level roofing. The entry ways roofing consisted of Stramit Speed Deck, guttering and flashing.

According to South Queensland Roofing's Dave Snowball the company's work on the Capri was a "straight forward job".

As well as its experienced and qualified management, supervisors and trades persons, South Queensland Roofing has the necessary WHS

and QA certification for any type of project. It is also EBA Code Compliant, enabling them to work across all government projects.

The company prides itself on its expertise and ability to assist with production selection for all aspects of roof plumbing including roofing and wall cladding and installation of associated rainwater products.

South Queensland Roofing is currently working on the Pinnacle Apartments and 757 Ann Street in Brisbane (both for Hutchinson Builders), Manning Street and 113 Commercial Road (also in Brisbane), and is carrying out cyclone repairs in Rockhampton.

"We're also working on the Sassari Apartments for Blackwatch Projects, Devine Alex Perry Apartments, Byron Bay Bunnings, while we finished the Edge Apartments for Blackwatch Projects just before Christmas," Dave added.

**For more information contact South QLD Roofing Pty Ltd**, 7 Yeeda Court, Shailer Park QLD 4128, phone 07 3388 1844, fax 07 3388 1744, email [admin@sqr.net.au](mailto:admin@sqr.net.au).