

A HIGHLY INTELLIGENT HUB



CLIENT : Flinders University
MAIN CONSTRUCTION COMPANY : Lendlease
ARCHITECT : Woods Bagot
PROJECT MANAGER : Mott McDonald
STRUCTURAL ENGINEER : Wallbridge & Gilbert
SERVICES ENGINEER : WSP
CONSTRUCTION VALUE : \$63 million

The \$63M redevelopment of Flinders University aims to provide students with state-of-the-art facilities. This includes a Student Hub with the latest technologies and study spaces, along with a Student Plaza consisting of food venues, an amphitheatre and conference rooms.

With over 55 years' experience, Lendlease is a leading international property and infrastructure company with operations in Australia, Asia, Europe and the Americas.

Founder of Lendlease, Dick Dusseldorp, was an extraordinary visionary when in 1973 he stated, "Companies must start justifying their worth to society, with greater emphasis placed on environmental and social impact rather than straight economics."

"This approach to business underpins everything we touch, and can be seen in nearly everything we do," said Matt Gooding from Lendlease's Adelaide office. "Especially Adelaide's Flinders University Plaza and Student Hub major redevelopment project."

Commencing in September 2014 the \$63 million project is due for completion prior to the beginning of Semester 1, 2016—just in time for the University's 50th Anniversary—and will create a new heart for the University's Bedford Park campus.

Designed on sustainable principles by global award-winning architects Woods Bagot, the Hub is a contemporary space where the University community can interact, engage and learn in a stimulating and supportive environment. It's a modern evolution of traditional university communal spaces such as cloisters, plazas, common rooms and halls.

The centrepiece includes a 2,000-seat terraced amphitheatre for outdoor concerts and night cinema screenings, a rooftop garden and a variety of study spaces. The new Plaza will be a vibrant place to learn, connect and play, focusing on student interaction, engagement, services and community events.

There'll also be a new food court, a retail precinct with a pharmacy, post office and travel agent, free secure wi-fi access, improved access to the Central Library, group study lounges, student kitchen facilities and a wide range of function venues, plus a new professional office building for University administration and executive staff.

During construction it was important that students had access to a variety of food choices. The new Flinders Laneway is now home to a variety of food vans plus a café in the Central Library and the retail precinct, now open in its new position on the edge of the new Plaza. Collectively 26,000 staff and students attend the University on a weekly basis and traverse through and around the project site.

"The biggest challenge for the 190 subcontractors and 15 Lendlease staff has been the necessary staging, coordination, daily planning and interface with University personnel to facilitate construction within a fully operational University," informs Matt. "There were many staged handovers and working time restrictions due to noise or vibration through adjoining occupied buildings. In fact Stage 2 didn't commence until after Semester 2, 2015 exams finished to avoid noise and detour disruptions for the students."

Lendlease's greatest challenge was gaining knowledge and understanding of the University's existing security, access control,

ITC and BMS (Building Management Systems) and interfacing and integrating these into the new project. An aggressive procurement schedule was also necessary to align with construction requirements.

"Other challenges included tight construction time frames, issues with coordination and ensuring that trades are not overloaded or needing to stack resources, overlapped design and construction process. But it's all come together well and we've welcomed the opportunity to build relationships with a number of new subcontractors."

For more information contact Lendlease, Level 4, 30 The Bond, 30 Hickson Road, Millers Point NSW 2000, phone 02 9236 6111, website www.lendlease.com.au

Below Ceiling and Wall Contractors provided and installed steel framed walls, suspended and tiled ceilings for the project.



Ceiling and Wall Contractors supplied and installed a number of their products for the Flinders University Plaza Redevelopment and Student Hub Project. These products included all the steel framed walls, suspended and tiled ceiling, glazed aluminum partitions and doors.

Designed by Woods Bagot, the refurbishment of Library and Union Buildings will include a new mall and a 4-storey registry building. It will become the vibrant heart of the University's Bedford Park campus.

The area will include student support and services as well as social and relaxation spaces with a variety of food options, group study lounges, a terraced amphitheatre for live performances and screenings, plus conference and function facilities.

Established in February 1992 and proudly Australian owned and operated, Ceiling and Wall Contractors specialise in the supply and installation of suspended ceilings, steel stud partitions, fire-rated systems, acoustic systems, insulation, Barrisol ceilings, internal

aluminum windows and doors and general fit outs in the commercial construction market.

With their head office in South Australia, award-winning Ceiling and Wall Contractors take pride in constructing high-quality facilities in a timely and economical manner.

"We have extensive experience in a wide range of clientele. We're able to tailor various procurement strategies to meet the specific needs of our clients and their projects. We're committed to a corporate philosophy of quality, integrity, hard work, and teamwork," Ceiling and Wall's Contracts Manager, Luke Hoyle said.

Ceiling and Wall Contractors project Site Manager, Ian Howell has done an outstanding job on the Flinders University Plaza and Student Hub project. Ian and his 35 professional team members erected the ceilings and balustrade openings to voids in new mall and quite detailed interfacing between existing Union Building and new mall extension, but they've also had many challenges.

"Working on a still operational educational site means we needed to be extra mindful of noise," said Ian. "The short work timeframe required extensive planning to ensure we completed our part on-time for others."

Numerous new products had been utilised on this project too. These included USG Boral Sheetrock, Knauf Stratopanel, Rondo and Armstrong MetalWorks ceiling tiles. Construction Glazing Pty Ltd was also used for all internal glazing.



For more information contact Ceiling and Wall Contractors, 32 Maple Avenue, Forestville SA 5035, phone 08 8292 6600, fax 08 8297 0895, email luke@ceilingandwall.com, website www.ceilingandwall.com

Below A J Baker & Sons provided commercial refrigeration services and catering equipment to the Flinders Uni Plaza and Student Hub project.

Below Programmed Electrical Technologies provided Audio Visual services for the Flinders Uni redevelopment.



AJ Baker & Sons Pty Ltd South Australian office is providing their expertise in the supply, installation, service and maintenance of commercial refrigeration, catering equipment, display cases and ice machines on the Flinders University Plaza and Student Hub.

“With the complete suite of capabilities from design, costing, engineering, project management, installation, commissioning, maintenance and service our expertise is at your disposal,” states Mark Turner from the Adelaide office. “AJ Baker & Sons has the management, financial, technical skills and resources to undertake all works within the refrigeration and commercial catering equipment fields.”

Baker Refrigeration is also recognised Australia-wide for delivering a superior level of after sales service and support to all its customers. “Our technical service and extensive spare parts division operate around-the-clock with a network of highly qualified personnel to ensure you get the optimum performance out of your refrigeration equipment,” said Mark.

In December 2013 the Directors of AJ Baker & Sons Pty Ltd acquired South Australian based business Hill Equipment and Refrigeration Co Pty Ltd. This acquisition completed a ten year period of expansion

by AJ Baker & Sons Pty Ltd from a solely Western Australian based Refrigeration Contracting Company to one with a national presence in all five mainland state capital cities.

AJ Baker & Sons Pty Ltd is a fourth generation family owned company based in Perth, with branches in Brisbane, Sydney, Melbourne, Adelaide and Bunbury and are also the sole Australian supplier for brands such as Bonnet Neve, Manitowoc, Euro’Cryor, Criocabin, Iarp, Tecfrigo, Ubert and SES electronic ticketing.

AJ Baker & Sons reputation is built on providing decades of quality services and products, the latest in technological and ecological products with passion and a focus on their customers.

For more information contact AJ Baker & Sons Pty Ltd, 26 Cavan Road, Dry Creek SA 5094, phone 1800 423 626, fax 08 8368 2399, email email@ajbaker.com.au, website www.ajbaker.com.au

As the front door of Flinders University campus, the Plaza and Student Hub represents the University’s brand and identity with technology playing a crucial role in delivering an impressive first impression to students, staff and visitors. In particular, audio visual technologies (AV) will be paramount to student experiences and satisfying the diverse range of student needs.

Programmed Electrical Technologies understands the importance of AV technology in enhancing social and learning environments and aimed to provide maximum value. With a tight time frame, close co-ordination was required with key stakeholders and other construction trades to ensure timely delivery and installation of AV equipment without imposing on other services.

Student spaces include an Xbox, Blu-Ray player and a custom 98” touch screen with 9.2 surround sound system spruced up the multi-media lounge.

Revamping the function room using dual 98” video conferencing setup with flexible multi-screen event spaces allowed for joinable rooms. Foxtel, a media server, multiple screen and zoned audio,

independent audio and video switching were also implemented, livening the student bar. These rooms showcase a different design to those in the Flinders at Tonsley.

To simplify the management of all the recent additions, a single control system with a standard GUI was developed which has now been deployed across the entire university. Providing a streamlined solution, Programmed Electrical Technologies were pleased to work together with Flinders University to transform their Plaza and Student Hub into an integrated environment for learning, socialising and relaxing.

Programmed Electrical Technologies is Australia’s leading provider of integrated audio visual, communications and electrical services. They’ve built a reputation for providing quality audio visual services and innovative business solutions to workplaces across all industry sectors.

For more information contact Programmed Electrical Technologies, 28 Sunbeam Road, Glynde SA 5070, phone 08 8406 3400, www.programmed.com.au

Below Dickson Glass provided the windows and doors for Flinders Uni Plaza and Student Hub.

Below Poly-Tech supplied Polyurea waterproofing for the Flinders Uni Plaza and Student Hub.



With almost 25 years experience for supplying quality products and honest and reliable service, privately owned Dickson Glass and Aluminum is the window and door manufacturer for the Flinders University Student Hub project. Including a revamped central plaza, the project will be the biggest development at the Bedford Park campus since it opened in 1966 and will be completed in time for the University's 50th anniversary celebrations in 2016. Designed by award-winning Woods Bagot Architects it includes an outdoor terraced amphitheatre for movies and concerts for up to 2000 people that will entice students to spend more time on campus and engage in university life outside of classes.

The multi-storey building features a glass-fronted food hall and new bar that looks out to the grass-covered amphitheatre terraces, a range of function and event spaces, 24-hour study areas, centralised student services and better access to the central library.

The curtain wall for the Registry Building of this project was supplied by Sunvast International located in Shanghai, China and installed by Load 28, an Adelaide based curtain wall installation company, in a professional and timely manner. Additional to this is the new Mall Building where the XIR High Performance glass was supplied

by Viridian and installed by Australian Glass Install, moving the old-school plaza into the 21st century.

Based in Lonsdale, Adelaide since 1991, Dickson Glass and Aluminum currently employ a total of 52 full-time employees, including directors. "Our company has a wide range of experience in commercial aluminum fabrication and glass installation," said Director, Brenton Keogh. "We are also active members of the Glass Merchants Association."

Dickson Glass and Aluminum is also the South Australian systems and commercial windows representative for G.James Group of Companies. G.James commercial window division has an annual turnover of \$150 million and is supported by its own engineering division, extrusion plant, anodising/paint plant and glass manufacturing division. Some of Dickson Glass most recent projects include the Tonsley Tafe, Adelaide Entertainment Centre and we are also currently working on The Royal Flying Doctors Service, the VUE Apartments and 115 King William Street.

For more information contact Dickson Glass and Aluminum, 1 Lindsay Road, Lonsdale SA 5160, phone 08 8387 0600, email admin@dicksonglass.com.au

For over 30 years Poly-Tech have been providing Australian builders, architects and business owners with practical solutions for the preparation, repair and protection of concrete and steel against corrosive effects. Poly-Tech's waterproofing, concrete repair and protective industrial coatings suit any commercial application.

"We only use quality leading products from an array of different suppliers," advised Sam O'Neill, Poly-Tech's Business Development Manager. "In addition we offer professional material consultation, technical expertise and quality assurance to meet the various requirements of each project to ensure the application of these products is carried out in such a manner as to guarantee their long-term performance."

Poly-Tech supplied the polyurea waterproofing membrane for the \$63 million Flinders University Plaza Redevelopment and Student Hub project. Polyurea is an excellent waterproofing membrane system and is essential to protect infrastructures from water damage.

"Because concrete soaks up water like a sponge, it's imperative to have high quality concrete waterproofing to stop the ingress which creates cracking and far more severe problems," states Sam.

Concrete waterproofing from Poly-Tech can be applied to all new and existing concrete and applied almost anywhere — indoor, outdoor, rooftops, stadiums, podiums, plazas, car parks or retaining walls — using the latest world-wide seamless and fast curing concrete waterproofing membrane technology.

"All products we recommend offer excellent durability and low maintenance," said Sam. "At Flinders University we spray applied the polyurea and while ambient temperatures and inclement weather delayed the project slightly, we maintained the program by working weekends."

Whether you are located in South Australia, Queensland, the Northern Territory, or elsewhere in Australia and require surface preparation, fibre-glassing, polyureas, epoxy coating, waterproofing, floor-leveling, grinding, self-leveling screeds, or non slip; Poly-Tech Industrial Services has the solution to your flooring needs, concrete repairs and restoration. Poly-Tech provides free technical advice, prompt, cost efficient service with a high quality of workmanship and a warranty on all work.

For more information contact Poly-Tech Industrial Services, Unit 1, 100-104 Hayward Avenue, Torrensville SA, phone 08 8346 4111, fax 08 8346 4333, email sales@poly-tech.com.au, website www.poly-tech.com.au