

# PACT WITH DISTINCTION

The \$36M stage 1 development of Joseph Banks Secondary College provides state-of-the-art facilities to both students and teachers including a performing arts centre, library and other learning spaces.

MAIN CONSTRUCTION COMPANY : PACT Constructions

PROJECT END VALUE : \$36 million

ARCHITECT : T&Z Architects & Planners Pty Ltd

QUANTITY SURVEYOR : Donald Cant Watts Corke WA Pty Ltd



Situated on a 90,000sqm site in Banksia Grove, the \$36 million Stage 1 development of Joseph Banks Secondary College has seen the construction of an exceptional education facility within Perth's largest northern suburbs growth corridor. Undertaking this first stage of the development was PACT Construction, one of Western Australia's most accomplished education sector builders. The company began construction on Stage 1 in September 2013.

Officially opened by the Premier of Western Australia, the Hon Colin Barnett in February, the development saw PACT Construction once again partner with T&Z Architects in delivering the state-of-the-art high school. "It is quite stunning architecturally and is a showcase of modern school design in WA," PACT Construction's General Manager Jason Kunkler said.

The secondary college features a learning community and administration building, dedicated performing arts centre, cafeteria and library, IT, food and technology hub and health and physical education building.

Additionally, the school incorporates extensive sports facilities, including a gymnasium, netball, basketball and tennis courts, cricket pitch and a sports oval for football and rugby. The buildings see a myriad of construction elements used including tilt-up concrete panels, conventional structural steel columns, trusses and wall framing, coloured concrete with cast-in artwork, multiple brickwork and blockwork wall types, prefinished wall cladding elements and extensive glazing.

All the buildings were designed to achieve energy efficiency targets, with a four-star Green Star rating for educational buildings. "There is natural ventilation throughout the school, due to the orientation of the development and the use of louvre windows throughout," Jason said. "The gymnasium also features a massive fan with a diameter of 6 to 7 metres suspended from the ceiling, to create positive air movement."

Jason adds that working to a tight program of 70 weeks was a significant challenge. "For example one of our previous projects, Baldivis Secondary

College, which we previously delivered had a 78-week program and was a smaller school than Joseph Banks," he said. To ensure the company met the program timelines, it ran two project teams in parallel. This enabled PACT to accelerate the build through duplicating its on-site supervisory teams, administration and contract and supplier resources. The development was also treated as five separate individual buildings that could be worked on concurrently. Two site managers were employed to take control and ownership of the allocated buildings, enabling and achieving a compressed building delivery strategy.

At its peak, the development had around 200 subcontractors on site. With such a large work force, communication and building strong collaborative relationships were essential to the project's success. This was accomplished through continuous team updates, discussions with supervisors from each of the trades, checking quality every day and holding daily subcontractor meetings during the final months of the project. "It was extremely challenging with such a large work force, with an average of 180 to 200 people on site during the latter period of construction, it was very intense.

However the resulting quality control was excellent and the quality of the finished product is very high," Jason said.

Project meetings were used to update all client side team members of the project's status as it progressed, including any challenges as the project neared completion and providing accurate timing of the handover of elements of the new school facility. "By successfully handing over the project in stages, building by building, final completion became a much smoother operation," Jason added. Currently years 7, 8 and 9 will be the first years to go through the new school. By 2018 Joseph Banks Secondary College is expected to accommodate all year levels and will be one of the biggest high schools in Western Australia.

*For more information contact PACT Construction Pty Ltd, Unit 4, 12 Cowcher Place, Belmont WA, 6104, PO Box 701, Cloverdale WA, 6985, phone 08 9340 5900, fax 08 9201 8360, email jason@pactconstruction.com.au, website www.pactconstruction.com.au.*