

RACV TORQUAY RESORT

The \$95 million RACV Torquay Resort comprises of a 92-room 5-star hotel, state-of-the-art conference facilities, restaurant, an expansive 18-hole golf course with spectacular ocean views, gaming facilities, a sports lounge, bistro, bar, day spa, fitness centre, and 25m indoor pool.

Main Construction Company : Kane
Project end Value : \$95 Million
Completion : March 2013
Architect : Wood Marsh
Structural/CIVIL Engineer : Winward Structures
BUILDING Surveyor : Wilsmore Nelson Group



Kane Constructions is a privately-owned commercial construction company active in all sectors of the industry. With a turnover of \$500 million and over 285 full time employees, it operates throughout the east coast of Australia and overseas from offices in Melbourne, Sydney and Brisbane.

Kane has recently completed job 1500, the \$95 million RACV Torquay Resort - a new facility comprising a 92-room 5-star hotel, state-of-the-art conference facilities, restaurant, an expansive 18-hole golf course with spectacular ocean views, gaming facilities, a sports lounge, bistro, bar, day spa, fitness centre, and 25m indoor pool.

Project Manager Richard Frisina says a Kane management team of 13 was responsible for sub-contractors employing 200 people on the development. He says Kane won the lump sum fully-documented project through tender.

“Architects were engaged by the client and we won the tender to be the builders. The project is at a fairly remote location 90 minutes from Melbourne, which means we had to show initiative about the way we engaged sub-contractors. We tried to engage local workers first and have done part of the work using Kane direct labour,” he says.

Mr Frisina’s role involves more of a programming responsibility, involving monitoring schedules and making sure the team is working to schedule. He deals with the client on daily basis. He says the architect’s use of unusual features has taken the team out of its comfort zone.

“The big thing about the project was the use of ‘rammed earth’ – a mixture of earth compacted in layers to form walls. So the rammed earth walls are a feature of the building and are some of most expensive built in the southern hemisphere. Each wall was built on site. The architect chose that method of building as part of his design and a feature of the

architecture. It’s very earthy-looking and blends in with environment as it uses surrounding features,” says Mr Frisina. “Rammed earth is not new but it’s not extensively used. It’s normally used in domestic constructions.”

The company is also working on another 30-odd projects, including the Westmead Hospital in Sydney, where Kane was awarded three projects. The projects, which are running simultaneously, included the Millennium Institute Decant & Early Works. This \$3.6 million works includes new demountables, refurbishment of existing offices, demolition of existing buildings with services tunnels and a new carpark. The project was completed as a full design and construct contract. The works were undertaken in an active working environment with a minimum disruption to staff.

The Westmead development also involved a \$2.2 million works for the design, development and construction of the Westmead Rehabilitation Unit. This project delivered a dedicated general rehabilitation unit through

the redevelopment of an existing ward. The final development in this trilogy involved an emergency department upgrade. This \$3.4 million works is currently being completed in a fully operational emergency department. Works include a new Urgent Care Centre, resuscitation bays, safe T-Zone, reconfiguration of front-of-house and mental health room.

Kane is also working on a project at La Trobe University and has on its CV the redevelopment of King George Square for Brisbane City Council.

Initially established in High Street, Armadale, Kane’s early projects included a number of catholic primary schools, a range of facilities for local councils, work for the CSIRO, a private residence in Toorak, and a waste water treatment plant in Kensington. In 1980 the company was awarded the \$5m contract to complete the West Gippsland Arts Centre in Warragul. The project heralded Kane as a serious player in the Victorian construction market. The business experienced consistent growth during the 1980’s, consolidating its position in established fields and branching into new sectors of the industry.

The 1990’s saw Kane continue to grow and in 1995 when Melbourne was appointed host city for the Australian Grand Prix and Kane was awarded the contract for the new Pit Buildings and temporary structures. The 1990’s also saw Kane expand its operations offshore. The University of the South Pacific, Western Samoa was completed in 1996 and projects were also undertaken in Papua New Guinea.

Job 500 - a 50-bed acute psychiatric unit at the Alfred Hospital was completed in 1998, and the decade was rounded out with the opening of the Sydney Office in 1999 and the commencement of our first project in New South Wales - working with Grocon on the GPO at No.1 Martins Place.



Kane entered the new millennium with 140 employees, a turnover of \$95m and a strong appetite to tackle challenging projects across all sectors. The company continues to do what we it knows best - successfully deliver quality projects for its clients across all sectors - any location - and any scale.

For more information contact Kane Constructions, Victoria Head Office; Tristan Forster, Director Business Development, 658 Church Street, Richmond VIC 3121, PO Box 185, Richmond VIC 3121, phone 03 8420 1200, website: www.kane.com.au

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WILSMORE NELSON GROUP SURVEYS THE BEST

Building Surveying Consultants Wilsmore Nelson Group specializes in building certification and general consultancy on regulatory compliance. The tight two-man outfit has been operating in some form since 1995, with the two directors coming together some 12 years ago to establish the company in its present incarnation.

Directors Leonard Nelson and Gary Wilsmore pride themselves on providing a personal and responsive service offering first class professional advice.

The services the group provides are varied and serve areas as diverse as residential, institutional, health care, public assembly, commercial and multi-storey developments - for both the private and public sectors.

Between them Gary Wilsmore and Len Nelson have over 55 years experience in building surveying and proven track records in all types of building work.

The two are ably supported by Assistant Building Surveyor Allan Reddy and the team provides a high level of personal service underpinned by its doctrine of forming long-standing relationships with its clients. In line with this policy, the Group is currently working

on a number of contracts including the Swinburne University AMC building at Hawthorn, the relocation of Pakenham Racing Club to Tynong (Vic), and the State Sports Facilities Project, Albert Park (Vic).

The Wilsmore Nelson Group directors are registered with the Building Practitioners Board, and are also members of the Australian Institute of Building Surveyors.

The company has recently completed certification (the 'traditional' building surveying role of building permits, mandatory inspections and occupancy permit) for the state-of-the-art \$95 million RACV Torquay Resort.

Len Nelson was primarily responsible for the work at the Resort, which fell well within his years of expertise, notable for the company's signature professionalism and smooth operation.

Building surveyor and director Nelson notes that the company's creed of professionalism has resulted in its ongoing success and a very busy and rosy future for this dynamic outfit!

For more information contact Wilsmore Nelson Group, 7/1-7 Leicester Ave Glen Waverley VIC 3150, phone 03 9886 7260

SCAFFOLDERS TO THE 5-STARS

Scaffold By Alba might be relatively new at the game, having been established for only two years, but with decades of expertise, its management and scaffolding team has quickly built the company's reputation. The company has had a significant number of successful completions on high quality projects and the developments are only getting bigger.

Project managers, Bryan Smith & Gavin Habib have between them around 40 years' experience and say that the Alba team not only has members with similar experience, but also new comers to the industry. Alba's aim is to help develop and hone the new comers' skills in both Kwikstage and Tube & Clip. The Alba team not only specialise in skilled scaffolders, but they have placed a high premium on work ethics to produce high quality outcomes.

A team of six scaffolders and a supervisor from the 12-strong outfit are finishing up working on the prestigious RACV Torquay Resort; about 90 minutes' drive south of Melbourne.

The \$95 million RACV Torquay Resort comprises a 92-room 5-star hotel, state-of-the-art conference facilities, restaurant, an expansive 18 hole golf course with spectacular ocean views, gaming facilities, sports lounge, bar, day spa, fitness centre and 25m indoor pool. This luxurious development will be completed in March 2013.

The tasks the Alba team faced were well within its capabilities but still presented them with a few challenges. The team were faced with

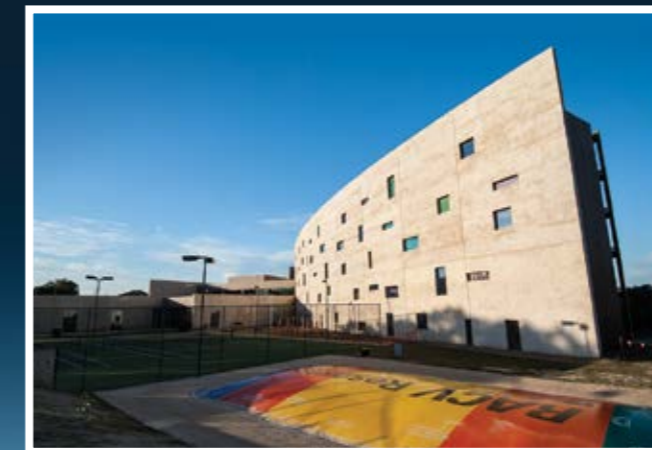
erecting and dismantling around 150-200 tonnes of scaffold within this project, including a curved perimeter scaffold around one side of the building that was 60 metres long by 18 metres high to facilitate bricklaying and rendering.

The second major challenge was the use of scaffold as formwork. The team had faced this when working on the Breakwater Bridge build in Geelong. The scaffold erected there was used to hold the centre span of the bridge (around 900 tonnes). As such, the formwork in the RACV Torquay Resort project was able to be built as Kane Construction had requested.

With a workforce up to 30 at times, the company is involved in other high-profile projects including the redevelopment of Simonds Stadium in Geelong, the Geelong Hospital, St John of God Hospital in Geelong as well as the maintenance at Boral Cement in Waurn Ponds. "At Boral Cement we finished a shut-down in 4 weeks - that's a particularly short period of time to do a shut-down" Says Mr Habib. Mr Smith adds, "at one stage we had 30 men working around the clock to get it done on time and in budget".

As well as successfully working on a range of complex commercial projects, Scaffold By Alba is also now working in the growing domestic market.

For more information contact, Scaffold By Alba Pty Ltd, Bryan Smith 0431 137 905, Gavin Habib 0432 606 635, office 0352 458 156, fax 0352 458 105, email office@albascaffolding.com.au





ADT FIRE MONITORING NEVER SLEEPS

As one of the world's largest providers of Electronic Fire Monitoring, ADT Fire Monitoring provides fire monitoring for every type of building and business.

A division of ADT Security, the operation has a track record since the year 2000 of providing high quality protection from the dangers and costs associated with fires.

With a staff of around 24, ADT Fire Monitoring provides a back-to-base fire monitoring service 24/7.

The outfit uses monitoring devices called Centaur Alarm Signaling Equipment (ASE), which is installed near the Fire Panel and/or Sprinkler Valves. If the fire alarm is activated, the ASE picks up the signal from the Fire Panel/Sprinkler, and simultaneously transmits the data to the local Fire Station via ADT's Monitoring Centre. The local Fire Station responds accordingly, and the Monitoring Centre contacts the client's nominated contact(s) to advise them of the incident.

ADT Fire Monitoring has recently graduated to a world-class new unit called the Tyco-Centaur Mark II. Key account manager at ADT Mark Muscara says the big feature about this new unit is its ability to isolate and test individual input channels.

"Previously if you had to put one of these units into isolation you would potentially be isolating the whole facility," says Mr Muscara, "and if you imagine [the example of] a hospital – you wouldn't want to isolate all the individual buildings - only the one that's required," he says.

"This new unit is exclusive to ADT," says Mr Muscara, adding that the company has 90 per cent market share in Victoria.

"We're obviously very happy that Kane have used us. We made it very easy for them and there were no delays so they were quite happy," he says.

The 'Kane' that he is referring to is Kane Constructions, builder of the \$95 million RACV Torquay Resort - a new facility comprising a 92-room 5-star hotel, state-of-the-art conference facilities, restaurant, an expansive 18-hole golf course with spectacular ocean views, gaming facilities, sports lounge, bistro, bar, day spa, fitness centre, and a 25m indoor pool.

For more information contact ADT Fire Monitoring, Victoria Head Office; 47 Gilby Road, Mount Waverley 3149, phone 1300 360 575 NSW Head Office; 38 South Street, Rydalmere 2116, phone 131 238, website: www.adtsecurity.com.au/firemonitoring

