



SPRINGFIELD TOWER

HUTCHINSON BUILDERS
BRISBANE QLD



Hutchinson Builders is Queensland's largest privately owned construction company with turnover exceeding \$1 billion per annum and major projects underway throughout Australia.

Hutchinson Builders has a proud heritage that has been meticulously crafted over almost a century.

Established in 1912, the collective effort of the Hutchinson team has seen our capabilities and expertise evolve into a large-scale construction company that has recently expanded beyond the traditional building and civil sectors into the mining and engineering sectors.

With more than 900 experienced and skilled staff supported by an exceptional financial capacity and an impeccable reputation for integrity and fair dealing they provide a co-operative and flexible approach to contractual relations.

Providing a no-obligation design development and cost planning service, Hutchinson Builders are well geared to service every geographical area throughout Australia including islands and regional, rural and remote areas.

Springfield Tower is a brand new A-Grade commercial tower of ten levels, located in the heart of Springfield's CBD, 'Parkside Business Address'. This iconic tower has a large impressive foyer fronting the entrance to Parkside, consisting of supporting ground floor tenancies and informal meeting areas.

Each floor of the tower offers access via three lifts and has full male, female and disabled amenities and informal meeting areas on each foyer level. These areas are uniquely designed to allow for natural ventilation.

Office space on each level is north-east facing, open plan, and has excellent natural light via large windows. The floors are carpeted, have

ducted multi-zoned air-conditioning, suspended ceilings and have lighting to 320lux at 700mm. Each floor has access to large balconies for the tenants' exclusive use.

Springfield Tower is located at the entrance to Parkside, the corner of Sinnathamby Boulevard and David Henry Way. It is a prestigious commercial tower which provides occupants with all the key requirements to attract and retain staff.

The project is designed to a four-star Green Star rating and a 4.5 star ABGR rating. Delivery of the ESD ratings was one of the challenges of the project and to achieve these two ratings, features were included which are over and above standard.

These included high efficiency chillers and high efficiency electric motors to reduce the electricity consumption of the air conditioning plant.

Lower electricity consumption was also achieved by variable speed drives on electric motors. Air quality monitoring in the car park increases the efficiency of the ventilation plant, and in office areas improves air conditioning efficiency.

Common areas such as toilets benefit from natural ventilation and zero ODP refrigerants have been used in air conditioning systems.

Air cool equipment has been used instead of cooling towers to avoid legionella outbreak and to greatly reduce water consumption.

An integrated Building Management Control System controls and monitors lighting, lifts, water consumption and air conditioning and rainwater storage is provided with a 63,000 litre capacity tank. Harvested rainwater is used for landscape irrigation and toilet flushing. Fixtures and fittings are water-efficient and exceed Green Star benchmarks.

Lighting is high-efficiency T5 to office areas and light switching zones minimise energy wastage. Light pollution is minimised on external surfaces.

A high-efficiency glazing system has been used and an extensive sun shade system has been installed. Both of these were computer modelled to provide maximum effect.

The design includes the use of natural daylight and a reduction of glare in the office areas. In certain areas of construction, recycled materials were used.

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ROCK 'N' ROLL

Established in July 2006, TEAM Rock Anchors has grown significantly to become synonymous with high-profile, multi-million dollar projects in South East Queensland such as Hutchinson Builders Springfield Tower.

The genesis of the TEAM Group - including TRA's sister company TEAM Post Tensioning, and plant holding company Gateway Plant - has been driven by the extensive experience of its four directors. With over fifty-years collective experience of the rock anchoring and post-tensioning fields of construction between them, the TEAM group was swiftly established in the South East Queensland market and has since performed jobs in New South Wales, Northern Queensland and the Northern Territories.

Hutchinson Builders were familiar with the relevant experience of TRA's management and their site workforce and had already awarded TEAM the million dollar plus anchoring and shotcrete retention system sub contract for Police Barracks in late 2006, so they had little reservation in selecting TEAM Rock Anchors as the retention system subcontractor for Springfield Tower, commencing March 2007.

Driven on site by the experienced Scott Manning, TRA's skilled site workforce again demonstrated why TEAM has been trusted with a sizeable project containing temporary and permanent anchors, and a steel-trowel-finished shotcrete wall so soon after their inception.

Sporting new plant and equipment and adopting a professional and constructive work ethic, TEAM Rock Anchors also exhibited a diligent

health, safety & environmental attitude on site which is testament to TRA's high OHS&E standards and principles that have since received written commendation from two of the biggest construction companies in Australia.

Working flexibly around the head contract construction programme, TEAM adapted to design changes and expansions in work area and scope with a minimum of fuss. Over the course of the project, TRA drilled over 4000 linear metres of ground in the pursuit of over 200 anchors. TEAM also sprayed more than 200 cubic metres of shotcrete over a near-1000 m² area, achieving a steel-trowel finish that was widely praised.

TEAM Rock Anchors is proud to be associated with the Springfield Tower project and Hutchinson Builders.

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SERVICES

Drilling / Casing - Diamond Coring - Permanent Anchors
Temporary Anchors - Rock / Soil Nails / Bolts - Shotcrete / Concrete
Rock-texture Shotcrete - Drilled Drainage - Plant / Equipment Hire
Labour Hire - Injection / Jet Grouting - Stressing / Heavy Lifting
Transverse Stressbar - Post-Tensioning - Bored Piers

PROJECTS

333 Ann Street - 45 Commercial Road - Boggo Road Busway - Brisbane Central
Bribie Island Interchange (Bruce Highway Upgrade) - BRC Wacol - Central Plaza 3
Coolangatta Radar Tower - Fosters @ Heathwood - Gateway Bridge Upgrade
Gateway Upgrade Noise Barrier - 17 Goodman Place - Great Barrier Reef Yacht Club
Greenslopes Private Hospital Car Park - Hamilton Road Upgrade - ICB Central
Ipswich Logan Interchange Remedials - Keperra Sanctuary - Lourdes Hill College
North South Bypass Tunnel Zones 3, 4 & 5 (Ipswich Rd, Shafston Av, Toll Road Control Centre)
Polaris @ Springfield - Police Barracks - Rocket Wharf Drill Rig Hire - Rockhampton Fishing Piers
Skyline on Swann - South West Transport Corridor (Centenary Highway Extension)
SP68 Pump Station - Spring Lake Waters - Springfield Tower - St. Andrews Hospital Car Park
SW1 South Bank - Trackstar Corinda to Darra (Cardiff Rd Remedials, Oxley Station)
22 Thomson Street @ Tweed Heads - Vision Drill Rig Hire
Waste Water Treatment Plant Murrumba Downs





FULLY FORMED

As well established formwork specialist company, Oneform is owned and operated by Paul O'Sullivan and Craig MacKenzie. Oneform has been in operation since 2004 and in its short history, has been involved in some significant projects throughout Queensland and NSW.

Oneform is a business with over 40 years experience in many areas of formwork. Oneform is completely privately owned and operated and strives to maintain the very best in customer service. Believing that through innovation, continual improvement and development of their practices, Oneform provides customers with the very best formwork solutions.

Senior key personnel are all very experienced in large multi level projects and projects with varying degrees of difficulty. Oneform employs over 100 permanent staff working on sites in Brisbane and the Gold Coast.

With a hands on approach by senior management Oneform has the experience and qualifications to provide a professional service to ensure projects are completed in a timely manner, efficiently meeting budgets and deadlines.

Having their own steel fabrication workshop allows Oneform to fabricate all their specialised formwork equipment.

They manufacture formwork and formwork shutters, column form, safety screens, self-climbing formwork systems, specialised form and precast panels.

Oneform provided formwork for Springfield Tower including suspended slab, off-form vertical elements and off-form concrete in-situ elements.

Oneform's current projects include:

Amberley Air Base, C17 Facility
John Holland, 8700 m²

The Wharf Apartments
Condev Construction, 27000 m²

SW1 Apartments, West End
Hutchinson Builders, 4000 m²

53 Albert Street, 23 Level High Rise Office Development
Hutchinson Builders, 52000 m²

Emerald Lakes Apartments and Office Tower, Gold Coast
Nifsan Constructions, 30000 m²

111 Eagle Street, 44-storey Commercial Tower
Leighton Contractors, 62500m²

Macrossan Apartments, 37-storey Tower
Parkview Group, each apartment 260m²

Tower Central, Ipswich
Rohrig Constructions, 4300m²

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GET INTO THE LOUVRE

As A&G Fabrications offers a complete range of screens for every requirement, size or style of installation. These include the aluminium sunscreens installed in the Springfield Tower development.

Sunscreens were used on the building to reduce solar glare, reduce air-conditioning running costs and the size of the air conditioning plant required. All A&G Fabrications are corrosion resistant and ecologically sound.

The versatility of A&G screens means they can be curved or profiled to almost any shape. Nothing better demonstrates this than our client and project lists. For example, Australand's Ambience@Burleigh, CMF Project's Miro Apartments, Watpac's One Macquarie Apartments, and the QLD State Archives for Laing O'Rourke, to name a recent few.

A&G's range of screens include air relief screens which allow up to 95% free flow of air and substantially reduce building cooling costs. Other screens include A&G Cyclone Debris screens – both tough and attractive and offering real protection against the worst weather.

Daylighting screens have the benefits of a sunscreen but include a light-shelf to reflect natural daylight up and onto the room ceiling, reducing lighting costs.

A&G plant room screens effectively conceal eyesores such as irregular shapes, voids and unsightly plant structures.

Privacy and security screens provide real privacy plus all the benefits of a top quality sunscreen. Rainscreens minimise the effects of wind-driven rain and hail.

Suspended screens and sunscreen light shelves shut out the sun, but still offer all the cost-saving benefits of natural light.

Trafficable screens offer all the benefits of a sunscreen with a trafficable platform for easy cleaning and maintenance of the surrounding facade and vision panels. A great, cost-saving combination of two separate functions in one product.

T section flooring is ideal for complex floor patterns and wheelchair access requirements. It provides an attractive, lightweight walking surface that feels as easy and comfortable underfoot as any solid flooring.

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MODULAR MATTERS

Finding modular tanks suppliers or erection contractors is one thing but having one erected without any fuss is another matter! Australasia Liquid Storage take great pride in customer satisfaction and have thousands of satisfied customers throughout Australia and the world, customers who wouldn't use any other modular tanks erection service than ALS.

Australasia Liquid Storage is based in Australia with a worldwide reputation for customer service coupled with the highest standard of workmanship. ALS has 25 years experience in the UK and six in Australia, with 15 employees.

Australasia Liquid Storage specialises in the supply and installation, maintenance and refurbishment of all modular water storage tanks and systems. They meet a diverse range of requirements such as:

- Fire water protection
- De-mineralised water for process plants, mine operations and power stations
- Potable water solutions for councils and high rise apartment blocks
- Waste water
- Treatment storage

Australasia Liquid Storage has developed a global knowledge in the industry through its supplied and completed projects in some of the most challenging areas and extreme conditions, allowing the company to offer a service that is unparalleled.



At Springfield Tower ALS supplied and installed the membranes for the core filled block tanks which are required for rainwater harvesting, the fire sprinkler system and the fire hydrant system.

These membranes can be supplied in a variety of materials to suit specific requirements. They can be factory manufactured or vulcanised/welded on site, allowing all areas to be sealed and used for storage needs.

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THE ART OF TILES



National Tiles was established in 1979 by Managing Director Frank Walker and has rapidly become one of the main players in the tile, stone and laminate timber flooring industries.

The company's large and extensive range appeals to everyone across the spectrum of all tile requirements and all products come with a 10 Year Guarantee.

National Tiles has established ranges in floor and wall tiles, glass mosaics, feature products, borders, quartz stones and laminate timber flooring. All these are available in various sizes, textures and colours with different materials ranging from ceramic, glazed porcelain, fully vitrified porcelain, marble, granite and other natural stones.

National Tiles vision is to help clients bring their vision to reality by providing products and services that meet their expectations. With 30 years experience, the company's market knowledge, attention to detail and expertise in tile, stone and laminate timber flooring, delivers professional outcomes – every time.

The National Tiles network incorporates 14 state-of-the-art design centres in Queensland and Victoria – all fully equipped to handle every aspect of contemporary tiling. National Tiles specify and supply to the commercial market throughout Australia. The company is expert at sourcing tiles and stone either locally or globally to suit each specific project. They also secure custom made tiles and stone to the client's exact specifications.

- Quality products at unbeatable prices.
- Latest colours and styles.
- All ranges come with a ten year guarantee.
- Over \$14 million worth of stock ready for door to door delivery.

For Springfield Tower, National Tiles supplied 3000m² of porcelain wall and floor tiles for the building's foyer and amenities. Double loaded technology was used to ensure a natural limestone look.

National Tiles Director, Nick Walker said the project was delivered meeting the budget but without compromising design.

"This is a challenge on any project," he said.

"National Tiles design consultants are in touch with the world, visiting international design shows, flooring expos, manufacturing plants and quarries, bringing back the latest ideas and products the world has to offer. This keeps us ahead of the market, allowing us to forecast the latest colours and design trends in order to deliver innovative, fresh ideas and technical advice to our clients."

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