

Feeding Australia's growth

The grand opening of the Woolworths Support Offices brings John Howard with a message

ON THE 23RD OF FEBRUARY, Woolworths Limited welcomed the Prime Minister John Howard in officially opening the company's new Support Office at Norwest Business Park, situated in the Bella Vista Business Park in Sydney's Western Suburbs.

The opening was also attended by employees of Norwest and members of the media. CEO Roger Corbett said: "We are delighted that the Prime Minister is able to visit us today and tour our new Norwest Support Office. We can think of no greater way to commemorate the building and acknowledge the efforts of those who were involved in its construction."

"We are proud to have created a workplace that is both contemporary in appearance yet functional in practice. It was our aim to develop a low cost working environment that would be an enjoyable place to work and would enable us to better serve the wider needs of the business. We certainly believe we have achieved that objective."

Mr Howard addressed the employees in his speech, praising business models such as Woolworths and citing the growth of corporate headquarters in Australia. In particular, he lavished praise upon decentralised share driven business models which have fuelled an unprecedented growth in wealth throughout the country.

Norwest is delivering significant economic benefits to Woolworths Limited in terms of improving productivity and generating greater efficiencies right across the business via vertical integration of business practices. Additional factors such as a decrease in employee travel time (with 98% of employees electing to move to the Norwest Business Park) and more streamlined communications are proving to be beneficial to the overall operational effectiveness of the company.

The Norwest Support Office houses approximately 2,700 employees making Woolworths the largest private enterprise employer in the Hills district and it is home to the Supermarket division, BIG W, Freestanding Liquor, Petrol, Logistics, IT, and Property and Corporate Services such as Legal, HR and Procurement.

Nine of the company's eleven Sydney offices moved to Norwest over three weeks during October 2005. Employees relocated from the Woolworths Town Hall, Yennora, Pennant Hills, Strathfield, Parramatta, Blacktown, Flemington and Homebush sites.

In 1995, when Mr Howard took office, Woolworths Limited had 95,000 employees, less than 1,000 stores, total group sales of \$14 billion and a share price of \$3.21. Ten years later, with the simultaneous anniversary of Mr Howard in office, they have 175,000 employees, over 2,500 stores, total group sales of \$31 billion, and a share price of more than \$17. He claimed that these figures were proof that fiscal policy under the Howard government has overseen an unprecedented boom in financial management.



THE OPENING OF THE NEW WOOLWORTHS Support Offices in Sydney by the Prime Minister John Howard has highlighted many of the economic benefits of the Howard years. Equally important is the growth in technology and construction methodologies that have also accompanied the boom which are in part a flow on from the positive financial climate of the last decade. This expansion and technological growth in the building industry is no where better reflected than in the construction of these Support Offices.

The \$200 million project consists of three main buildings each consisting of four levels joined by an open central atrium area. There are provisions for the future construction of a fourth building. The construction includes 64,000 square metres of basement parking split over three levels and 54,000 square metres of office space spread between the three buildings. Additionally, the Support Offices have been designed to accommodate the very latest in technology and environmentally sustainable initiatives incorporating measures such as rainwater harvesting and passive solar technologies alongside state of the art water and recycling systems.

Being the new home to over 2,500 Woolworth's employees, every effort has been made to make the development as people friendly as possible, with the 3,000 square metre open air atrium area between the buildings being seen as a meeting point for the different offices and departments. The development also includes a 600-seat cafeteria; staff break out areas; credit union; library; 2 satellite cafes; a gymnasium; a flexible 550-seat auditorium; training facilities; meeting rooms; and a mini Woolworths supermarket.

Unusually, the structural frame of the buildings is clad in multi-toned vitreous panel, presenting the development with a cutting-edge, urban appearance which makes it stand out as a point of difference amongst other large-scale projects of the developing business park. The choice of the location shows also that Woolworths, are aware of the significant shift in the demographic centre of Sydney and that moving west is not only a financially expedient move but also a move that benefits the majority of their workforce who will inhabit the offices and who already reside in the surrounding area.

The success in the construction of the project was mainly due to the intricate planning and delivery methodology developed by John Holland resulting in time and budget savings.

One of the most difficult exercises was the installation of the atrium steel framework. This required the use of two crane lifts to install some of the major structural beams. Bolted connections were done out of scissor lift some twenty metres in the air as the steel members were located.

The Project Team set out the objectives and targets of the quality plan and were managed by Key Performance Indicators (KPI's). The aim was to control the construction process to ensure the building was handed over whilst exceeding client's expectations.

Systems that were implemented include: giving high priority to the selection of materials and trades with samples and inspections taking place to confirm quality before placing orders or contracts; selecting suppliers and trades subject to resources being available, and different contractors were engaged

for the same trade to ensure sufficient resources were available to meet the programme; weekly monitoring of meetings held between all relevant parties to discuss expectations in quality and status of the QA and defects registers; setting up and testing of façade prototypes both on and off-site to ensure major potential waterproof and interface issues did not arise, the main test being a sirowet test undertaken by three separate trades; slip testing conducted on sample floors materials prior to final selection; and structural steel supply by John Holland SMP as in-house supply ensured our concerns regarding quality were met.

Services trades were coordinated initially at design coordination meetings to ensure installation sequence, space allocation for falls and separation were met during the installation through inspection and testing prior to areas being closed off. The result of this quality control resulted in no leaks therefore no rework.

Defects management system was developed and implemented by John Holland including the Client and Consultants using handheld Personal Digital Assistant (PDA's) which integrated the defects into a database and allowed it to be more easily monitored and controlled.

The success of Woolworths as an Australian company, as highlighted by Mr Howard in his speech, is the driving force behind the new development of their support offices. The flow-on effect of their success is evident. Through the use of new technologies the many contractors involved in the project were kept well informed of their own progress and as a result John Holland completed their major works three months ahead of schedule. This form of

innovative collaboration was testament to the professionalism of all stakeholders across a range of disciplines.

These companies have achieved success as a result of Woolworths and John Holland's teamwork, and this is an aspect that often goes ignored during major construction works. A successful project requires the implementation of advances in technology, the adaptation of new materials and methods, and the integration of small but dedicated companies to provide high quality services and products. The success a major project generates enhances not only the local surrounds but the industry as a whole.

Perhaps this should be the legacy of such a prestigious development. Not only the creation of Woolworths new Support Offices ahead of schedule, which stands alone as a magnificent achievement, but also the dedication and innovation of the combined trades and companies that John Holland was able to integrate into the project. John Holland needs to be congratulated on their cooperative and collaborative approach to their business which has seen great strides take place in communication and progress enhancement within this project.

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Global Steel & Concrete Pty Ltd

THE WOOLWORTHS SUPPORT OFFICES is a unique development. Groundbreaking design and build ability were important aspects of the initial stages of the project development and integral to this was the paradigm of communication and information availability.

John Holland worked closely with all the contractors to ensure that progress, fault fixing, and documentation was transferred swiftly and efficiently between all the required parties. This atmosphere of communication and cooperation suited Global Steel and Concrete well, for one of their paradigms of project management is the fast and efficient dissemination of information.

Global Steel and Concrete provided a comprehensive tender for the Woolworth's Support Offices Project, and they were subsequently engaged by the developer John Holland Construction. Specialising in steel fixing and concrete their scope of works covered all the steel fixing required on the project.

Global pride themselves on their professional approach to their work and all staff and tradesmen are thoroughly versed in OH&S procedures. The company carries out extensive training programmes for their employees to ensure that quality, efficiency, and safety are part of their culture.

Their involvement on the Woolworths Support Offices involved the steel fixing works for the project. As with all well planned projects, Global Steel and Concrete found their operations ran very smoothly and there were few



untoward problems, other than what can always be expected on a job of this size. Careful and comprehensive on site management of all aspects of their involvement ensured smooth collaboration with other onsite trades as well as the developer.

As Joe Quintal from Global Steel and Concrete noted, "The whole project was very well managed by both John Holland and ourselves... With a well designed and hi tech development, good management is key to a successful project." He went on to explain, "We pride ourselves on being very professional and very well trained in OH&S and quality assurances... this is another aspect of operations we believe is very important."

The success of the Woolworths Support Offices is also a success for Global Steel and Concrete and is sure to add to an already strong reputation for excellence in their field.

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Christie Civil Pty Ltd

CHRISTIE CIVIL HAVE BEEN IN OPERATION for 26 years in the civil construction industry. During this time they have developed a strong reputation for being able to produce high quality work on a broad range of projects. Christie Civil are pre-qualified with the NSW RTA for roadworks and bridgeworks. Christie Civil have a strong work ethic and are experienced and thorough in all aspects of OH&S. Their environmental record is second to none and they operate under a quality assurance system certified to ISO 9001:2000. Quality plans are produced to cover all aspects of the work they undertake.

Christie Civil were awarded the tender for the earthworks, road works, and underground car park for the Woolworths Support Offices Project. Their involvement in the project lasted six months, during which time they completed the deceleration lane, roundabout, perimeter road and the basement and external car park areas. Christie Civil undertook the formation and asphaltting of the 20,000m² basement car park, which required operations with restricted access points and headroom of only 2.1m.

Due to the location and layout of the basement carpark works, GPS and laser guided graders could not be used. Although Christie Civil were able to make use of standard low headroom machinery, the bulk of the planning was done with conventional stringline guides and the skill of their on-site team. Christie Civil also undertook the flocculating, dewatering, and desludging, of the main site detention dam taking special care to protect the adjacent riparian buffer zone during the works. Once it was cleared, the dam was back filled with 2000m³ of engineered select fill.

Christie Civil constructed approximately 1km of roadway that encircles the site and they created access from the new deceleration lane on Norwest Boulevard to the car parks and roundabout. The works on the perimeter road were undertaken in such a way that they did not affect the access of

the finishing trades to the project. This was the result of extensive planning, coordination, and communication with the other contractors on site and the developer John Holland Construction.

The company usually bids on major infrastructure, excavation and sewerage projects; recently they completed work on the Wyong Twin Water Reservoirs, on the Central Coast of NSW. They have also been heavily involved in the works for the new Westlink M7 Motorway Project connecting a number of local roads and diverting others, including the realignment of Wallgrove Road for the Project in Western Sydney.

Christie Civil's involvement on the Woolworths Support Offices Project is something with which they are proud to have been involved. The successful works they completed were done within very tight time and budget restraints due to the nature of their engagement. Although relatively straight forward in comparison to their other major works they have completed, the project still offered its challenges and the company is delighted with the resulting facilities they have been able to create for the new Woolworths Support Offices.



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EW Reinforcement

EW REINFORCEMENT (EWR) have been operating for nearly seven years, and during this time they have been involved in a number of significant projects including Tarong North Power Station in Queensland, Pacific Place, in Chatswood Sydney, The Bridge Street Development in Westmead NSW, and Alto Street and Wattle Street Apartments also in Sydney. Their efficient and professional expedition of the supply and delivery of reinforcement products on these projects has assisted them in establishing a strong name and reputation within the industry.

EWR were engaged by John Holland on the Woolworths Support Offices Project, due to a solid and cost effective tender. They have also worked with John Holland Constructions successfully on a number of previous occasions and as a result, they are well acquainted with the high standards the developer demands of itself and those it works with.

EWR also aspire to achieving high standards within their core business of the supply of reinforcing products to the construction industry. Their ability to provide and deliver product on time, within cost requirements and to operate efficiently and safely are significant factors in their success. EWR have extensive OH&S plans and procedures in place as well as on going training for all their employees.

A major new development of this scale draws many varied and different contractors and companies together on site. Intelligent and clear communication by all parties is essential for the smooth expedition of the project. John Holland used on line systems to provide up to date documentation and CAD drawings to contractors who were able to utilise the information speedily and accurately.

As Bob Chan from EWR explained,
“With both sides (John Holland and EWR) working closely to anticipate

difficulties, and with open and clear communications, the project progressed very well...” He went on to say that, “We found John Holland to be professional and very well organised, as always...”

EWR supplied approximately 2100 metric tonnes of steel reinforcing product, including processed bars, mesh, and accessories. The transportation and logistics were carried out by EWR, and a delivery schedule was drawn up and adhered to for the project to ensure that product arrived at the right place, at the right time. Attention to detail is the key to this stage of any project, as simple mistakes can and often do lead to costly delays. EWR have been able to maintain a tight control on supply and delivery variances through the use of detailed planning and project assessment.

EWR's involvement in the Woolworths Support Offices Project continues a long and successful relationship with John Holland. The cooperative atmosphere of the development was a highlight, and the result is not only a landmark and innovative head office for Woolworths, but also a strengthening of the respect that both companies hold for each other. EWR are very proud to have been associated with the Woolworths Support Offices.

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KONE Elevators Pty Ltd

THE NAME KONE has been synonymous with the provision and supply of elevators and escalators for almost a century. Founded in 1910, in Finland the company has grown into a multinational force in the industry, providing groundbreaking technology and solutions in over 40 countries worldwide. From humble beginnings, the company now produces approximately 30,000 elevators and escalators each year and employs over 25,000 people, a 1000 in Australia alone.

The Woolworth's Support Offices Project, headed by John Holland Construction, were keen to have the very best in technology and services for their new development and as a result of a professional and thorough tendering process, they achieved this with KONE joining the team on the new development.

KONE are the industry leader in the supply, installation and servicing of elevators and escalators in the country and their product range includes innovative design and systems to suit almost any potential use. From their ground-breaking development of the KONE EcoDisc™ machine-room-less elevator, which operates, as the name suggests, without the need for a machine room creating extensive space savings. Through their range of elevators to the KONE EcoDisc™ TranSys™, the only machine-room-less technology freight elevator in its class operating with loads of up to 5000kg. The KONE EcoDisc™ System, was once almost solely associated with high speed, high rise elevators, but through developments in technology, the system is now available in low to mid-rise developments as well. This low maintenance, low noise, and space saving elevator system is at the forefront of today's industry.

KONE are a well-known global brand, and their prominence in many major developments throughout Australia is testament to this. KONE's techno-

logically advanced systems are available to suit almost any need, and with extensive consultation, back up, and service, their cost competitive pricing ensures their customers not only receive the best, but at the best value.

The innovation and technological achievements of the Woolworth Support Offices have created a stunning and unique showcase development. The co-operation and synergy between the many contractors and stakeholders has been significant. KONE have been an integral part of the project, and they are pleased to have had the opportunity to demonstrate their skills alongside the many other contributors.

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Hitech Welding & Metal Fabrication Pty Ltd



IT IS RARE to find a family run business that not only retains the inherent personalised service of a small business but also has the technology and expertise to operate on large-scale commercial developments. Hitech Welding and Metal fabrication is one such company.

Keeping their core staff to a minimum enhances the effectiveness of their operations with increased knowledge sharing between highly qualified employees and minimal communication obstructions. Team ethics and multi skilling create a highly effective workforce, which is able to tackle the most complex of projects. The company is dedicated to the continual education of their experienced team of fabricators, welders and support staff, ensuring that their work practices adhere to the strictest OH&S procedures and quality assurances.

Operating out of their own workshops and storage yard, Hitech provide transportation for their projects and source their own equipment from welders to cold saws, bending machines, and concrete core drillers. Their welders have access to the very latest single phase and three phase welders. They also have access to compact welders, some being small enough to fit in a briefcase; this capability ensures that they are able to undertake any sort of work. The cold saw enables Hitech to cut accurately and with speed, the multi angled blade and measuring ensures that all cuts and fabrication are to the highest of standards and can meet the most stringent of tolerances.

Originally starting out on residential work, Hitech now focus almost solely on large commercial and high-rise projects, supplying handrail, balustrade, fire stairs, fencing, screening, bollards and other metal fabrication along with

structural steel works.

Established in 1999, but with over 20 years previous experience in the industry Hitech won the tender for the supply and installation of balustrades, mesh screens, bollards, and structural steel beams for the Woolworth's Support Offices Project. Hitech's ability to produce large amounts of high quality bollards at extremely cost effective prices was a key aspect of their involvement in the project, and they produced approximately 300 for use in the car park areas, to protect pedestrian crossings, access ramps, walkways and to restrict vehicular ingress into pedestrian zones. In addition, Hitech produced just short of 300 tonnes of steel throughout the whole project, a large portion of that for the car park security and privacy mesh screens.

Hitech were involved in the development of a suitable system for the hanging of the partition walls for the auditoriums inside the three buildings. Using the latest CAD design facilities they produced a framework attached to the ceiling of the auditorium onto which, the dividing sliding partitions were then hung so that they would run along bearings on Uni beams. The partitions were designed to be able to separate the auditorium into two individual rooms, or create one large room as required.

Working at a height of ten metres required the creation of a special cradle for the forklift to raise the components into place, and there they were attached to the reinforced roof. Because the roof was heavily reinforced, and also to avoid the excessive dust produced when drilling into concrete, Hitech chose not to use standard hammer drills (Which would not cope with the reinforced steel mesh), but employed a Hilti compact core drill which incorporates its

own vacuum and watering systems. The Hilti drill is also capable of drilling through the steel reinforcing incorporated into the roof.

In all Hitech were involved in the project for 1 year. Their professionalism and enthusiasm for their work was only matched by the cooperation and coordination that they achieved with John Holland Construction. Hitech were very pleased to have been involved with such a prestigious development and their experience with John Holland Construction has been a major highlight of the development for them. A view which is sure to be shared by the developer



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National Project Group Pty Ltd

NATIONAL PROJECT GROUP (NPG) is a relatively new company with over 50 years of internal fit out industry experience between its two founding directors. The company was established in 2000 by Daniel Busic and Malcolm Doherty who were previously employed by Lend Lease Interiors.

NGP thrives on the challenges of the industry and as a rule tends to bid on the more demanding and complex jobs, where they have the opportunity to stretch their abilities and test their skills. Having completed over a 100 projects in the past six years for a wide variety of clients including hospitals, medical centres, embassies, base building works, both commercial and industrial projects, banks, shopping centres and TV and Radio. They have created a hugely diverse portfolio and gathered extensive knowledge of a wide variety of work types and client requirements. This knowledge stands them in good stead for future works, and the reputation they have earned is in itself a strong generator of future projects.

The company philosophy is that of knowledge, safety, and empowerment. Every project is completed on time and within budget and the workforce are trained and educated to be aware of these paradigms and be able to achieve them for themselves. On the job, employees are provided with responsibilities to ensure they gain the satisfaction of accomplishment that is so essential for quality results. Both the directors lead the way in this regard and they work in a hands on capacity with either both or one of them on site during their projects. This forms a smooth connection between the varying levels of the company and creates a synergy from the top down that enhances the work ethic.

Contracted to the Woolworth's Support Offices Project (WSOP), NPG were awarded the tender for the interior fit-out of two of the three buildings, including gymnasium, cafeteria, kitchen areas, conference rooms, QA laboratories, and the interconnecting central space areas of all three buildings including the basement/car park areas.

Their ability to operate to the highest standards in all aspects of the fit-

out and refurbishment trade ensured that this project kept them especially busy for the 12 months they were involved. The project comprised multiple scopes of works plans and overlapping works and sites. This meant that intensive cooperation with the others trades, their own contractors, and the developers was essential. Materials handling and site management had to be strictly controlled and schedules for their work were often changing on a day-to-day basis. This, unbelievably, is the environment that NPG thrive in and the challenge of this type of large scale and complex project is something they intentionally seek out.

Their complete works included, all office partitioning-aluminium framing and glazing, plasterboard partitions, bulkheads, fire rated plasterboard partitions and ceilings, shaft wall systems, internal doors and frames and hardware installation, plant room walls, ceilings and plenums, base building suspended plasterboard and grid ceilings, wet areas, 18m high detailed bulkheads with mini orb sheeting inserted throughout. The 18m high, mini orb ceilings and the internal veneer of the stairs were both completed using boom lifts at extreme heights; this aspect of the works required detailed planning prior to commencement to ensure its safety.

The completion of the works at the Woolworth's Support Offices, by NPG is yet another addition to a rapidly growing list of highly satisfied customers. But, more importantly it is another challenge successfully overcome and new experience learned that will enhance the company and in so doing ensure its future success. NPG are proud of what has been achieved on the project and delighted to have been involved.

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Work Arena Pty Ltd

AN OFFICE DEVELOPMENT the size of the Woolworths Support Offices requires considerable internal seating, ergonomic, and workstation planning although it might seem relatively insignificant when compared with the initial major development works of a large-scale project. Once the offices are operational, and the dust of construction has settled, the long-term success of the company relies on the productivity of its staff and productivity relies on staff comfort and happiness.

In their search for a suitable seating solution for their 2500 employees, Woolworths spent a considerable amount of time and effort to make sure they chose the most appropriate seating for the different areas of the development. In their search, they looked at over 40 different suppliers before making a decision based on the suppliers OH&S credentials, extensive trials, study samples, and the supplier's ability to deliver the product in the numbers required and within the timeframe. Work Arena met all the criteria set down by Woolworths and the developers and were engaged to supply the project with 5200 chairs, including 3000 task chairs, meeting room chairs, stacking training chairs, and bar stools and tables for the break out areas and atrium.

The chairs Work Arena supplied were coded to each of the three buildings, with different tonal colours. The task chairs are rated to AFRDI Level 6, (which is the highest rating given to task seating by the Australian Furniture Research Development Institute) and they are guaranteed for 10 years with a maximum loading of 130kg.

Mr Kasim Ali-Khan of Work Arena captured the essence of the project, "It was a very clean delivery for us, without any undue problems, and we were able to meet all our lead times..." He said, "The communication through



(aconex) the online project management tool was very good throughout our involvement with John Holland..."

For Work Arena this was a large-scale project, and involved considerable logistic and project management skills to ensure the efficient delivery of the product. Having had previous experience on other major developments including 'Deutsche Bank Place' with Bovis Lend Lease, and the Leighton's 'AAPT' project to name a couple, they were well equipped to handle the challenge.

The seating provided by Work Arena is of the highest standard and in keeping with the overall quality of the Support Offices Development. Their ability to deliver their product, within the required time and budget is an achievement in itself and quite simply a clear demonstration of the capacity of Work Arena to undertake large-scale supply and delivery. Naturally, they are very proud of what they have been able to achieve.

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Woolworths
Employees' Credit Union



Harrisons Joinery Pty Ltd

HARRISONS JOINERY (HJ) prides themselves on their ability to complete a wide variety of fit out projects within the required time frames. Committed to excellence in their trade and with a strong focus on OH&S and quality assurance the company has grown, since its inception on 1986, to become one of the states leading providers of high quality joinery. Uniquely positioned, the company is based in Wagga Wagga, which gives them equal access to both Sydney and Melbourne and they have successfully completed many major projects in both areas.

The \$185 Million Woolworths Support Office in western Sydney provided challenges, not only in the skills required, but also in the size and the scope of the works. HJ won the tender to fit out the vanities, utility areas, staff breakouts, reception counters, and the auditoriums. The efficiency of the project was enhanced by the electronic transfer of documentation between the developers John Holland, and HJ. This significantly sped up the process and enabled the works to be completed well within the required schedule.

HJ used state of the art CAD/CAM in conjunction with a CNN Flat Bed Router; this ensured the precision and accuracy of the architects design was maintained throughout their works and the veneer and panelling could be cut off site to exact design requirements. The scope of the works undertaken by HJ is best illustrated by the wide variety of materials used on the project, these included; Trezzini, Laminates, Timber Veneers, 2 Pack Polyurethane,

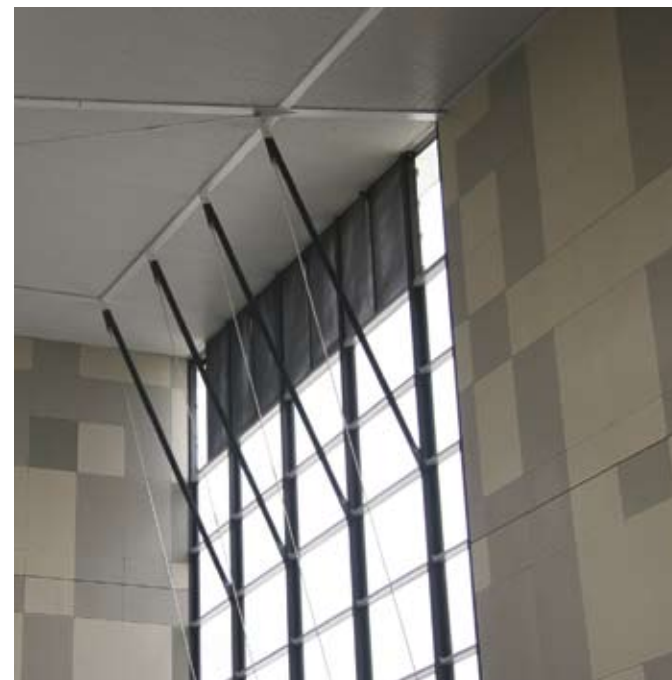
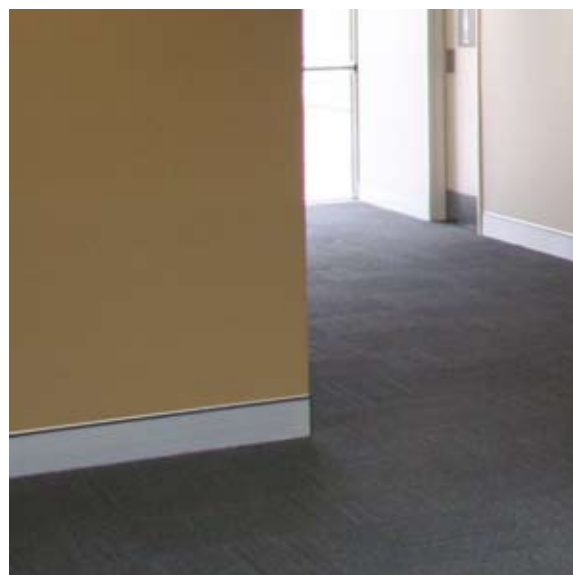
Fabric, Plastic Acrylic, Stainless Steel and Glass.

As with all large projects, it is necessary to be flexible enough to evolve with the development and be prepared for the inevitable alterations to original plans. HJ excel in this area of development and are comfortable working on large-scale commercial projects of this kind.



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The Lidi Group (NSW) Pty Ltd

THE REDUCTION OF HEAT LOSS as well as excess heat ingestion is an integral aspect of many of today's environmentally sound developments and the selection and type of blind is often critical to the overall success of the HVAC or cooling systems. The Lidi group have been supplying soft furnishings to major and minor developments throughout Australia for many successful years. Their range of Australian manufactured blinds and shades has been designed, to handle the harsh Australian climate, and also to provide maximum protection and shading.

Durability and quality are two of The Lidi Groups core principles and they can be applied equally to their company and the blinds and shades they manufacture and install. With a dedicated workforce and trained professionals on hand, they are able to provide consultation, and solutions for almost any development need.

For the Woolworths Support Office Project, The Lidi Group were engaged to manufacture supply and install over 1500 units of screen manual roller blinds for all the perimeter windows. They also provided dual motorised blinds for the auditorium and a limited number of offices, Chromakey curtains for the AV areas and changeroom curtains for First Aid, Mothers rooms, QA Lab and Greenroom areas.

The Support Offices Project is large-scale development and meant the mobilisation of significant resources and planning to meet the order, delivery and installation time-frames and costing. The Lidi Group were able to accommodate these requirements, having previously provided the Eureka Towers in Melbourne with their services as well as the Sydney Opera House and many other significant projects around Australia. Their experience in large commercial projects proved to be a valuable asset.

For a project of this scale and quality, Lidi liaised very closely with the architects, developers and the owners to ensure that all parties were satisfied with their design and quality assurances. The 'Duoscreen' fabric for the support offices project was woven specially by their manufacturers for the development and includes a strengthening weft (the horizontal aspect of the warp and weft part of the weave) that ensured the material would not sag or distort over time.

Of particular interest and a considerable challenge was the design and in-



stallation of five 14m high motorized roller blinds for the entry area. This involved reconfiguring the drive motors to ensure there was adequate torque and reliability as well as working at a considerable height, which required intensive OH&S documentation and planning.

The Lidi Group focus mainly on high-end commercial fit outs, where there is an opportunity for them to demonstrate their extensive logistical and planning skills, but they are also dedicated to the technological advancement of their business specializing in 'smart' solutions including motorized systems and intelligent blind systems that can adapt to their environment.

The successful completion of their works for the project indicates the Groups ability to serve large-scale commercial and industrial developments with a level of expertise and proficiency that sets them apart from their competitors. The results of their involvement provide a clear picture of their dedication to quality and durability with outstanding results.

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Electroboard

helps create Woolworths vision

INNOVATIVE, STATE OF THE ART, CUTTING EDGE – all words and expressions that appropriately define the audio visual installation recently completed by ELECTROBOARD at Woolworths new Support Office Facility in Western Sydney.

With branches in every state and territory throughout Australia and over 240 employees, ELECTROBOARD is the largest audio visual and video conferencing solutions provider in the country. Delivering everything from complete system integrations, to single product installs, maintenance, service and support to some of the most prestigious facilities in Australia has enabled ELECTROBOARD to gain extensive experience in a variety of audio visual and video conferencing projects.

The company has developed a clear focus on the specialised needs of their clients and this has led to an individualised approach to each project. ELECTROBOARD engages in extensive consultation and discussion with each client to establish the specific needs and parameters of their project. As a result, ELECTROBOARD has earned a well-deserved reputation for providing highly customised yet effective audio visual solutions.

ELECTROBOARD's experience in the audio visual industry, which spans some 20 years, earned them the two major audio visual contracts for the

Woolworths Support Offices Project. The first of these two contracts was for the installation of cabling during the construction phase while the second included the provision of audio visual equipment and systems for the complete fit-out of the facilities.

The scope of the second contract involved a major audio visual overhaul including the delivery of an integrated audio visual solution throughout the Woolworths facility. The installation consisted of the full fit-out of 23 meeting rooms, three auditoriums, plasma displays in the general area, plasma and wireless microphones in the cafeteria and a sound and vision installation in the gymnasium. The installation also included the creation of state of the art video conferencing rooms, an LCD control deck for all EFTPOS facilities in Australasia and finally a 'hero' wall, created from plasma screens to highlight exceptional employees.

Following the acceptance of the tender, ELECTROBOARD commenced work to create CAD designs for the entire project to assist with the installation. System requirements were also initiated at this time and the client was provided with multiple ideas and options to help propel their vision of the installation. This development process included extensive discussions and detailed planning to reach the clients desired goal. A bill of materials was arranged with the client stating the equipment required for the project and

a scope of works was developed to provide a framework for the specialist teams to begin work.

ELECTROBOARD has exclusive distribution rights to a number of products from some of the world's leading audio visual manufacturers. Thus their ability to source technology that is often not available to other companies enables them to provide the most sophisticated and appropriate solutions available. ELECTROBOARD utilised EPSON 7900 data projectors in the majority of the Woolworths boardrooms and the three auditoriums were fitted out with SANYO PLC-XU50 projectors. Also used in the fit-out were 42" LG Plasma Screens, Audioflex-Biamp audio mixers, LCD Screens, AMX Room Control Systems, Polycom VSX8000 Video Conferencing Systems, standard QSC Amplifiers, SANYO DVD/VCR Combos and Extron RTI remote controls.

ELECTROBOARD seeks out projects that best fit their paradigm of excellence. This ensures that their project portfolio is diverse and varied. Recently they have been involved in successful high-end integration projects for Deutsche Bank, Deloitte and PWC and have also been involved in training facility fit-outs for the Department of Defence and Qantas.

Each project involves extensive research and consultation with the client to develop an appropriate audio visual solution and with each project ELECTROBOARD gains valuable knowledge and experience for the future. The evidence of this continual enhancement of the services and technology they provide is no better illustrated than in the successful design and completion of the audio visual requirements for the Woolworths Support Offices Project.

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Alpene Group Pty Ltd

THE ALPENE GROUP have been in business over 42 years. They operate one of the most experienced and well-established concrete placement, and concrete structural contracting businesses in Australia and it was due to this experience and their solid reputation, (not to mention a thorough and meticulous tender) that they were awarded the contract for the Woolworths Support Offices. Generally, Alpene like to involve themselves in high, medium, and low-rise construction projects. The Woolworths Support Offices provided an ideal opportunity for them to demonstrate their abilities. They were involved in the project for 12 months.

Their brief for the development involved supplying and placing all the concrete for the floor slabs, walls, and columns for the three, seven level buildings on site. The size of the project was considerable, and one of the largest undertaken in the area to date. During the project, Alpene provided the concrete and pumping facilities to create 64,000 square metres of basement levels as well as 54,000 square metres of office space in total. Much of the work required extended pumping lines due to the site layout, the progress of construction, and the requirement to pump horizontally and then vertically to access different levels.

As with all major developments, amongst other factors, time and speed are essential components of a successful project. Alpene Group worked closely with John Holland Contractors to facilitate effective placement of the required concrete to create post tensioned Bondek formed slabs, (in effect a type of formwork that remains in situ and becomes part of the development). The use of prefabricated steel sheeting for the formwork increased the efficiency and speed of the concrete pouring operation considerably, and reduced



the amount of after-pouring work normally involved, such as removal of formwork.

Alpene are dedicated to quality and professionalism, they provide their own line and boom pumps, and highly trained support personnel to ensure the quality of their work is maintained. They also have in house mechanics to maintain plant, and minimise down time, and they have extensive estimating facilities to ensure accuracy in providing guidelines for projects, both in time and cost.

The experience of 42 years in a very competitive industry is perhaps Alpene Group's most valuable asset and as a result, they are well equipped to handle every eventuality. The Woolworths Support Offices is another achievement to add to an already long list of successfully completed developments and a credit to their no nonsense professionalism.

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Karisma Joinery Pty Ltd

JOINERY IS A BUSINESS WHERE there really is no room for second best. The application of the skills of the craft of joinery define the work that is completed, therefore a successful job is an illustration of the skill of the company and their tradesmen.

Karisma Joinery adheres to the very highest standards of their trade and the company has extensive protocols and systems in place to ensure not only the quality of its work, but also the safety of its employees. From the ground up, the culture of training, skills, and craftsmanship is instilled in their employees and as a result, the company benefits from the dedication and expertise of its workforce.

Karisma are always in demand for high quality joinery projects and have previously worked on the Regent Hotel and the Marriot Hotel in Sydney, and more recently completed work on the podium levels 1,2,3, & 4 of the Sydney Hilton redevelopment. These kinds of jobs are a good example of the quality of their work.

Karisma Joinery were engaged by the developer on the Woolworths Support Offices in Western Sydney, to undertake the wood veneer panelling of the steel stair structure in the atrium of building four, as well as providing all the joinery for the offices and cafés in building three. They were on site for approximately ten months to complete the work with a team of 20 tradesmen.

The stair work itself took four months to complete and involved working on mobile scaffold up to a height of 16m, where the select grade Jarrah was used for the veneer. This required the development of intensive OH&S procedures to ensure the safety of the operation. The application of skilled joinery techniques has ensured that the finished veneer reflects precisely

what the architect had envisaged for the completed design and the atrium stairs give a feeling of strength, surety, and unique quality to the area. All the design work for the joinery project was assisted by advanced CAD programmed machinery, to ensure accuracy and efficiency with the timber being cut off site and transported for installation. The restaurant areas in building four received American Walnut veneer panels with inlays to divide them, and leather seats and lounges.

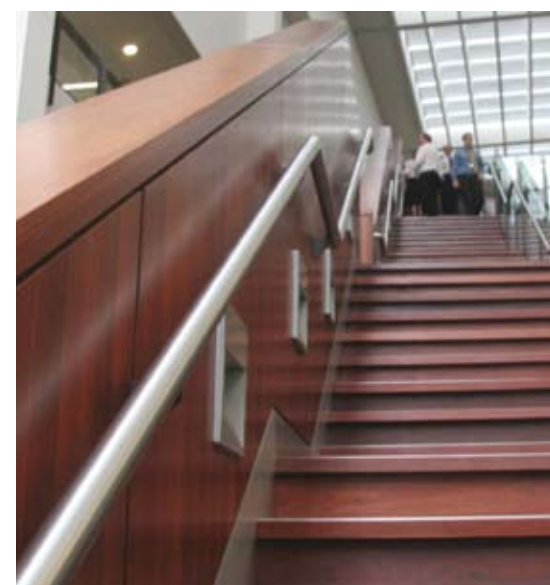
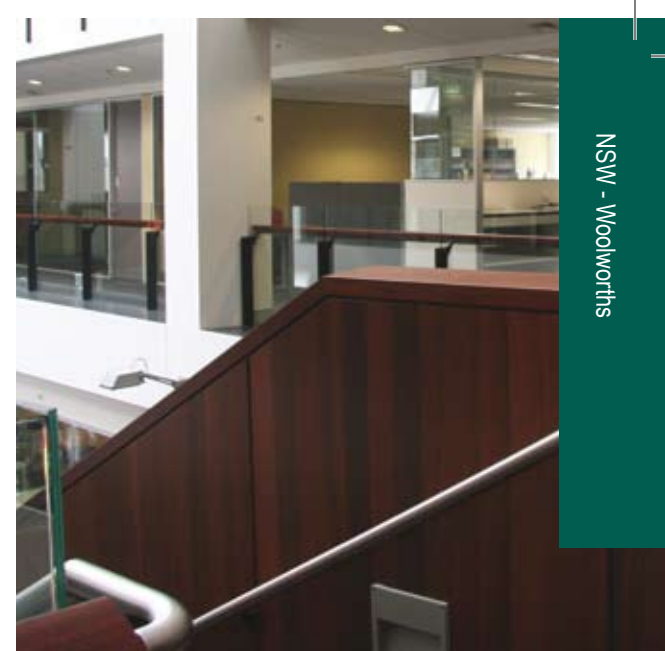
The Woolworth's project was highlighted by the organisation and coordination of the developers, John Holland Construction, as Joe Zarantonello of Karisma said, "John Holland were really switched on, they made the work for the contractors run very smoothly with their organisational skills..." Having worked with many major developers and organisations over the years this is high praise indeed.

Karisma's input into the Woolworth's Project has resulted not only in a high quality and lasting interior décor, but also in the added provision of natural materials and the creation of a sense of excellence that only first class joinery can create.

Understandably, they are very proud of their work.

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Metrotex Painters Pty Ltd

METROTEX PAINTERS have been involved in the industry for 30 years. Their experience and success over this period is based primarily on customer satisfaction. Attention to detail and a powerful sense of what customer satisfaction entails are key ingredients in their ability to endure. Naturally the experience of their staff and adherence to high standards in safety and craftsmanship are also key features in the continued success.

Engaged by John Holland Construction to work on the Woolworths Support Offices Project, Metrotex were responsible for the full interior painting of the development for which they used Dulux paints in a variety of colours as indicated by the overall design. They also provided partial exterior work using Granosite. Metrotex have a strong association with John Holland, having worked with them on a number of their projects previously, including, the Prince of Wales Hospital, Channel 7, and Warringah Mall.

At present, Metrotex are involved with projects as diverse as the Breakfast Point Apartments in Sydney, Westmead Hospital, and Sydney University in the city.

They are very proud to have been involved in the Woolworths Support Offices and to once again to work with John Holland Constructions.

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Premium Doors Pty Ltd

PREMIUM DOORS ARE SPECIALISTS in the supply of door packages, including contract management and door installation. They are able to provide a complete service from initial consultation through to project completion. With extensive resources, they are able to generate large-scale solutions for multi dwelling projects, or offices, right down to single projects and specialist installations.

Premium's aim is to provide quality consultation, advice sourcing and cost effective delivery, and installation of the most appropriate door packages available. They can assist developers and constructors on decisions relating to fire rating of doors and frames, fire rated and non-rated sliding doors, solid core or hollow core doors, pressed metal and timber frames, steel-sheeted doors, acoustic doors, special finish doors, and the supply of door hardware and accessories.

Using reliable, high quality manufacturers to ensure the standards of their service are not compromised, Premium believe in the same quality of attention to detail whether it is a multi million-dollar development or a single one off installation. This attitude has ensured that they are experiencing strong growth. In recent times, they have worked on major commercial and residential projects throughout Sydney, including the Walsh Bay redevelopment and the new Sydney Theatre.

On the Woolworths Support Offices Project, Premium supplied over 800 door sets, including approximately 100 different profiles to suit various wall types. They included fire rated doors, solid core doors, special veneer doors and acoustic rated doors. Premium worked very closely with the developers and the architects to ensure that the specifications of the doors provided were in keeping with the shared vision for the completed project.

Premium is proud to have been involved in the prestigious and innovative Woolworths Support Offices, and they are pleased to have been able to demonstrate their skills in such an efficient professional way.

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Carpet Cutters Commercial Pty Ltd

THE RANGE of solutions for floor covering of a new building or development is almost endless, depending on the usage, durability, area, surface, and architect's vision. Carpet Cutters Commercial (CCC) specialises in this area and is skilled in creating results specifically for a project. Whether it is commercial high-rise, office, hotels, schools, retail, or domestic, whatever the size of the project, they can provide budgeting advice, choice of colour design and quality, technical advice, project management, storage and cutting and after sales service.

CCC provide a broad range of interlocking services that has seen them at the forefront of the industry for nearly 20 years. During this time, they have successfully completed many projects for high profile customers such as Reebok, Audi, Mitsubishi Electric, Sony Australasia, and Citibank and worked on projects as diverse as the Australian Museum in Sydney, and Chef King, Australia wide.

The Woolworths Support Offices was a project that involved all of CCC's expertise due to the diversity and size of the areas required to be covered which included, commercial kitchens, the auditoriums, mini supermarket (naturally being Woolies!), mail room, QA Labs, fitness centre, cafeteria's and staff breakout areas. As John Strachan, the Project Manager for CCC explained, "From a contractor's perspective this project had so many more elements from the normal commercial project. With such areas as the commercial kitchens, staff break-out spaces and the supermarket..."

CCC was engaged by the developer to supply and install all coverings for the three buildings, a total of area of 47,000m2 of flooring. Broken down this included, the supply, and installation of 36,000m2 of interface carpet tile for the offices, and 11,000m2 of resilient floor coverings for the other areas, including Amtico Stripwood Planks, Altro Safety Flooring for the wet areas such as the kitchens, and anti static vinyl from Greflor and Tarkett for the QA Labs, computer rooms etc.

During their time in the industry, CCC have provided and installed floor coverings, whether vinyl, or carpet to nearly all the major builders in the industry



and they are happy to take on work whether large scale as with the Woolworth's Support Offices Project, or small as in a single dwelling. CCC is one of the few companies available with skilled tradesmen who are able to provide a sewing or joining service on woven carpets at their premises. Whereby large areas of woven carpet can be professionally joined prior to laying, creating a durable, professional, and resilient finish once installed. This service is of particular interest to the clubs, hotels, and cinemas, which use woven/Axminster carpets.

On Commercial, office and high-rise projects, CCC are able to liaise closely with the developers, architects and builders to ensure the appropriate choices are made with regard to budget, style, and durability. They are able to purchase all leading brands of carpet including, 'Feltex', 'Brinton's' and 'Ulster Tascot' at very competitive prices and they have access to a vast range of other carpet types and vinyl flooring whether wool, nylon, polypropylene, or a combination.

The Woolworths Support Offices Project provided CCC with the opportunity to utilise all of their specialised skill in the provision of such a large number of diverse flooring types, and it is a clear indication of their abilities that they were able to provide and install the appropriate solutions for the many differing requirements presented.



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