

EDUCATION WORKS NEW SCHOOLS PPP

Six Super Schools have been built by leading construction company, Hansen Yuncken across the metropolitan area as part of a new \$216 million education program.



BUILDING THE NATIONS FUTURE

The Project includes six new schools on separate campuses, providing education from birth through to year twelve. The campuses will adopt the 'schools within schools concept' and will include children's centres, primary, middle, secondary and special education provision.

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Effective teamwork and optimal communication

were key factors on the SA Public Private Partnership (PPP) Schools project.

The consortium on the SA PPP project is headed up by Pinnacle Education with Hansen Yuncken responsible for the design and construct section of the project and Spotless responsible for the maintenance and a reduced operating scope for the project. The stringent requirements of a PPP delivery effectively make the consortium responsible for the design, construction, finance, maintenance and operation of the project over the designated period, in this case, 32 years.

Hansen Yuncken's involvement in the process has been paramount as they controlled the flow of information from design to approval and subsequent delivery with the final resolution on capital cost effectively remaining with Hansen Yuncken. The contractor therefore needs to provide self-discipline in all decisions undertaken during the design and delivery process, as often the most cost effective solution is not the optimum when considering the life cycle costing.

Hansen Yuncken delivered a fast track approach to design and delivery in a collaborative way whilst maintaining a cost effective solution that addressed the brief.

This was achieved in a safe environment with a high quality end product that incorporated state of the art Environmentally Sustainable Design initiatives.

Under the PPP Project, there were a number of fundamental objectives that had to be delivered. They included:

- Value for Money
- Early Project Delivery
- Innovation
- Finance Management
- Compliance with a project specific brief

In order to facilitate the objective of early project delivery, the design, approval and construction





processes overlapped. In addition to this relatively unique situation, the design documentation frequently changed during State authority reviews.

Hansen Yuncken obtained tender submissions from a number of appropriate contractors for each trade package. Each tender submission then needed to be assessed thoroughly to ensure compliance.

It was equally important to make certain that contractors were capable of servicing the project requirements and demonstrated the ability to meet key milestone dates on a relatively short construction programme.

An additional factor in the management of the project was that approximately 9.5 million dollars worth of equipment from approximately 94 different suppliers was required, with deliveries being coordinated progressively across the six sites.

As a result, distribution of information to all Hansen Yuncken staff on the six sites was critical for the effective coordination of trades. Teamwork remained a strong factor throughout and on many occasions project team members, across all sites, assisted above their general requirements to ensure a ‘best for project’ solution was reached.

Achieving outstanding results, Hansen Yuncken delivered four of the six schools in an 18 month window with the remaining two within a 22 month window from commencement.

Hansen Yuncken’s ‘can do’ attitude, enthusiasm, expertise and commitment to the project has been gratefully appreciated by the local schools and community. The everyday construction ethos has been far outweighed by the passion for the project and its end users, which has been evident through feedback from site visits and ongoing discussions with students and teachers alike.

Community interaction of this nature has not only established an outstanding relationship with various community groups but has also positively portrayed Hansen Yuncken as a builder with social consciousness and commitment. ‘We feel we have built value not only in terms of our construction activities but in demonstrating that Hansen Yuncken is not just a ‘builder’ but also a valuable member of the local community,’ explains Sian Dodd of Hansen Yuncken.

Established in 1918, Hansen Yuncken is one of Australia’s largest private commercial construction contractors, employing over 800 people throughout Australia. Just recently, Hansen Yuncken was awarded 2010 National MBA Commercial Builder of the Year.

GLG GreenLife Group was engaged by national building company, Hansen Yuncken, to provide landscape construction services for five new Super Schools in Adelaide’s northern suburbs. The project consisted of construction and maintenance of drought tolerant sports turf and garden beds throughout the school sites, including site surveillance and soil testing.

All garden beds required mulching to cater for drought conditions and GLG were responsible for the supply and installation of over 150,000 plants of various species and size. With over 35,000 tonne of material brought into the five sites, significant forward planning was crucial.

The Super Schools irrigation system included both sub-surface watering and sprinkler irrigation systems to garden beds and turf areas, all supplied from rainwater tanks.

GLG also provided sports turf construction, including site preparation, turf sodding and hydro-seeding of sports fields. Once again, forward planning ensured the sports fields would be established prior to the intense traffic on the surfaces following the opening of the super schools.

GLG equipped each Super School site with a team of skilled personnel which included qualified landscapers, team leaders and landscape construction supervisors, backed up by contract managers to ensure the

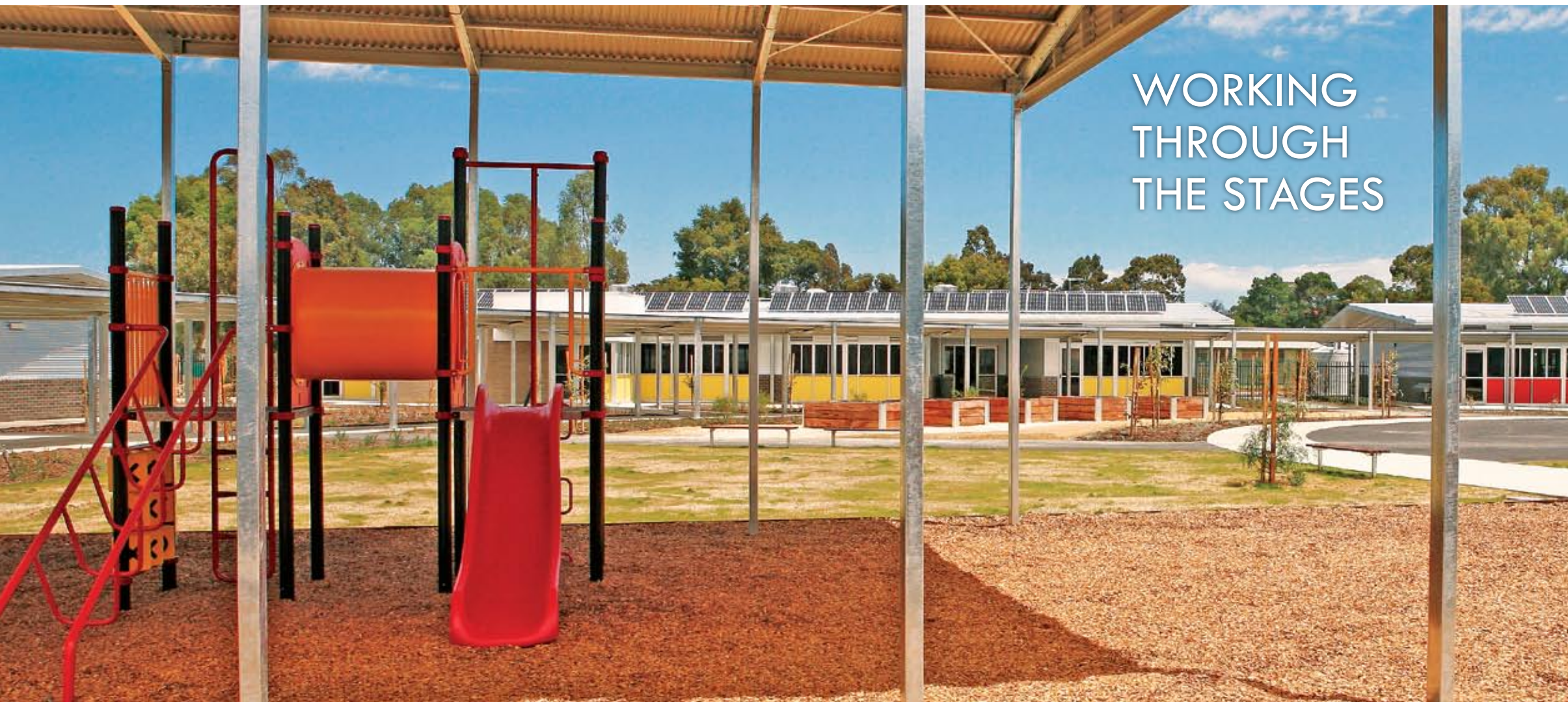
project progressed on schedule and on budget. Inclement weather caused delays for some trades, but with a systematic approach GLG worked with the various construction and design teams on site to meet timelines.

All Super School projects had very firm schedules and, although challenging at times, GLG were able to continually meet these throughout the project with a forward thinking and dedicated team approach.

Originally known as Grounds & Gardens, GLG GreenLife Group has grown into one of Australia’s leading open space specialists, providing a diverse range of landscape construction, open space maintenance and project management services. With its strong environmental focus, GLG applies its philosophy of “build, maintain and sustain” to all of its open space projects throughout Australia.

The company’s success in meeting and exceeding the needs of its diverse client base is built on a constant commitment to professionalism in all areas of its operations.

For more information contact GLG GreenLife Group, Australia Wide. 819-825 South Road, Clarence Gardens SA 5039. Phone: 08 8351 4400, fax: 08 8351 4399, email: sa@glgcorp.com. Or visit www.glgcorp.com for State Contact details.



PSG Boffa Russo provided a team of 50 skilled staff to work on the PPP Super Schools Project in South Australia. Ranging in skill, the team included senior site managers, grade 5 electricians and apprentices.

Working closely with a group of specialised sub-contractors, PSG Boffa Russo ensured the project progressed smoothly across all six school sites simultaneously.

The experienced team of sub-contractors included TAF & Associates for communications on the project, Trojan Fire to deliver fire services and Commercial Security Services for the installation of security. With a focus on meeting deadline and handing over the project, defect free, prior to the new school term, PSG Boffa Russo provided electrical infrastructure throughout the six sites.

PSG Boffa Russo offers a diverse electrical service to all levels of clientele including government and large corporations. They are leaders in providing ecologically sustainable developments along with introducing innovation within their industry.

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Above PSG Boffa Russo provided electrical infrastructure across all six school sites ensuring the project progressed smoothly and efficiently.

Smith Brothers Plumbing has been involved with the PPP Super Schools project all the way from design to final construction. Stuart Hallandal, Smith Brothers' hydraulic specialist worked strongly with Daniel Edlinger, AECOM's chief hydraulic consultant to produce the construction documents and assist in the scope and design of hot water plant, flow and return systems, trade waste and design approval. Smith Brothers then continued through to the final stage of installing sanitaryware and turning on the water.

PPP Super Schools Project is six schools all with different scopes of works to cater for pre-school through to Year 12 students; eighteen months to complete with total completion due in Mar 2011. Regency Park School for special needs students required disabled toilets and wheelchair access in all areas; Playford North, Inner North and Inner West were all new schools built on the ovals of existing schools; Munno Para West and Sports Park were totally new schools designed to accommodate 1600 students each.

Smith Brothers Plumbing installed hot and cold water supply to 1,800 fixtures including drinking fountains, specialist art troughs, laboratory sinks, connected gas to cookers and dish washers in home economics areas, installed toilet pans, cisterns, basins and sinks. Rainwater tanks, pumps and controllers to irrigate the school gardens and veggie patches

were supplied and installed. Green water and energy efficient products and methods focused strongly with solar hot water systems, rainwater harvesting and six star tapware, the highest standard of water efficiency.

At the height of the project Smith Brothers Plumbing had as many as five project managers and close to fifty plumbers, plant operators and apprentices spread across the six school sites and overseen by Construction Manager, Nick Wilmshurst.

PPP Super Schools was a challenging project for Smith Brothers Plumbing, their largest to date, the design stage was massive and not a traditional role for either builder or sub-contractor; the time constraints tested their program timing and scheduling and in the end another successful project with valued client Hansen Yuncken.



**Smith Brothers
Plumbing**

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