



# COLOURFUL CHARACTER

Hutchinson Builders were appointed the Design and Construct Main Contractor for the eight storey Energen Office Building in Nundah.

ENERGEN OFFICE BUILDING / HUTCHINSON BUILDERS

Established in 1912, Hutchinson Builders is one of Australia's largest privately owned building and construction companies. With over 1000 staff and an expected turnover of more than \$1 billion this year, Hutchinson have a wealth of experience working on projects as diverse in purpose, as they are in location.

Having completed a range of prolific projects, including commercial and residential high-rises, mining and resources industry infrastructure projects, industrial, sporting, health, government, retail, education, hotel and club, tourism, civil works and modular construction, Hutchinson bring their committed team and capabilities to the forefront of a variety of projects throughout Australia, regardless of their scope or size.

Given their wealth of industry expertise and multi-skilled team, Hutchinson Builders were also recently involved on Brisbane's \$50 million Energen Office Building development.

Located in Nundah and part of a precinct adjacent to Nundah train station, also under development, the eight storey Energen Office Building will include six levels of office space,

with retail on levels one and two. In addition, the four top floors of the main building volume have been articulated to achieve a modern appearance.

Commencing their involvement from the initial conceptual stage, in alliance with the client, Property Solutions and Arkhefield Architects, Hutchinson Builders were appointed the Design and Construct Main Contractor, with their involvement spanning from the conceptual design stage, through to the cost control and documentation of the overall project.

In addition to ensuring the project met all client design parameters and the tight budget constraints, Hutchinson Builders have an ongoing responsibility for construction of the project, which incorporates the effective management of the design consultants and sub-contractors.

Whilst working on the Energen Office Building site, the team from Hutchinson Builders faced a number of challenges. Given the fact the water table was two metres below natural ground level, conventional retention and bulk earthwork

systems for the eight metre deep basement, were impractical due to water inundation over the site.

However, using a secant pile (contiguous piling) system, the team from Hutchinson Builders were able to overcome the challenges such adverse construction conditions posed. Consisting of a series of consecutively placed interlocking piles, which when completed to the entire perimeter of the site, effectively created a dam wall isolating the site from the natural water table. As a result, the bedrock effectively dammed the site and allowed excavation to take place in relatively dry conditions.

Hutchinson Builders and the client are also committed to ensuring the Energen Office Building, due for completion in November 2012, reaches the 4.5 star NABERS and five star green rating target, required for the base build and fit-out.

With a close-working team made up of Property Solutions, whom Hutchinson Builders have worked with on numerous projects over the last 14 years and the architects, Arkhefield, the Energen Office Building has been designed to a tight budget, in order to suit the post GFC market and it is expected to be completed on

time, within budget and without any onsite or documentation issues that would unnecessarily delay the construction process.

The result has been an extremely successful collaborative process that has involved the client, consultants and the constructor and is once again, testimony to the repeat business and optimum results Hutchinson Builders achieve within the industry.

With exceptional financial capacity, an impeccable reputation for fair dealing, a co-operative and flexible approach to contractual relations and a commitment to expertise and integrity, Hutchinson Builders have evolved into an award-winning construction company that continues to deliver cutting-edge and leading results to the building and construction industry.

Energen Office Building Team: Project Leader – John Berlese; Project Manager – Francois Pousson; Administrator – Edan Hawley; Site Manager – Terry Bowden.

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Below SDF Electrical's scope of work comprised the entire design, documentation, supply, installation, testing and maintenance of all the related building's electrical services.

Below Wood & Grieve managed the design and coordination of all services of the development with particular emphasis on the accomplishment of the required Green Star design target.



For more than 20 years, SDF Electrical has offered businesses, in particular Green Star Projects, a complete range of Design, Construct and Electrical services.

With a Service and Communications Division that compliments the company's Commercial and Industrial Construction activities, SDF Electrical have completed an extensive range of projects using innovative products, ahead of time schedules and within budget.

Having worked on prolific projects throughout Queensland, such as 150 Charlotte Street, Midtown Apartments and the Ipswich Commercial Towers, SDF Electrical was also involved on the \$50 million Energex Office Building development, located in Nundah.

Throughout their involvement, SDF Electrical's scope of work comprised the entire design, documentation, supply, installation, testing and maintenance of all the related building's electrical services. These included lighting, power and emergency lighting to all of the office workstations, earthing of the installation and equipment, lightning protection to the building structure, as well as the installation of distribution switchboards within tenancies and community areas.

With a hands-on approach throughout the design phase by Steve Flanagan, Company Director, as well as the astute management skills of Glen Morrison, SDF Electrical's Construction Manager, the Energex Office Building was developed in close consultation with Cushway

Blackford and Associates and the Principle Electrical Engineer, John Crace, to ensure the provision and installation of the electrical services, as well as the overall design and construct of the building, adhered to Energex's standard specifications.

Using state-of-the-art lighting and control systems, from their key suppliers Schneider Electric, the team from SDF Electrical ensured their extensive range of services were of 5 Star Green Star Design, as well as a 4.5 Star NABERS rating. In addition, through close liaisons with the client, Hutchinson Builders, as well as other contractor's onsite, SDF Electrical seamlessly overcame the challenge of the difficult design phases due to the large number of stakeholders involved on such a significant project, and carried out their services in both a time and cost effective manner.

Given the overall success of the Energex Office Building development, as well as the fact SDF Electrical once again delivered outstanding project results, it is without a doubt the professional SDF Electrical team will continue to provide leading Design, Construct and Electrical services throughout the building and construction industry.

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Established in Perth, Wood & Grieve Engineers has been in the Building Services industry for over 50 years and has grown to have offices in every Australian major capital city. Providing a range of engineering services including acoustic, civil, communications, electrical, ESD, fire services, fire engineering, hydraulic, lift, mechanical, property asset management, security, structural and underground power, WGE are continually committed to delivering exceptional service and outstanding results.

With a prolific project portfolio and a string of awards including BRW National Client Choice Awards for Exceptional Service in 2006 and 2011 and Outstanding Client Care in 2011, WGE were also involved in the \$50 million Energex Northern Metropolitan Office in Nundah, QLD.

Commencing work on Stage 2A (Energex NMO) of Circa One in May 2011, WGE alongside Hutchinson Builders and Contractors and Planet Plumbing Group managed the design and coordination of all services of the development with particular emphasis on the accomplishment of the required Green Star design target.

The WGE team consisted of Joshua Hall, Hydraulic Project Engineer and a dedicated drafting team who produced highly detailed and coordinated construction drawings together with associated documentation for the Hydraulic and Fire Services. Joshua also prepared the specific Green Star Reports and the schematic documentation required for attaining the buildings' 5 Star Green Star Accreditation.

Throughout his involvement on Circa One, Joshua implemented a range of innovative techniques, particularly for the collection of stormwater. Rather than utilising a large in-ground storage tanks and associated pipe work for the collection of the perimeter drainage, Wood & Grieve's design comprised a number of individual spoon drain sump pump pits. Not only does this design initiative eliminate the standard in ground storm water drainage system, it discharges perimeter drainage directly into the gravity storm water system. As a result, delays to the construction process were avoided.

A number of energy reduction approaches were applied on this Green Star designed building including energy efficient pumps and a gas fired hot water plant targeted at minimising greenhouse emissions. Typically a commercial building of this size would rely heavily on the municipal water supply. However WGE's design incorporated roof water collection tanks for the storage of rainwater thus reducing the overall water usage for the building and its reliance on public supply. With their vital experience in the Building Services Industry, Wood & Grieve Engineers offer personalised advice from a team of over 370 staff with hundreds of years of industry knowledge between them. WGE pride themselves in delivering unequivocal levels of service to their clients across a range of engineering disciplines, ensuring optimum project team and client satisfaction.

For more information contact Wood & Grieve, Level 2, 15 Leichhardt Street, Spring Hill, QLD, 4000, phone 07 3811 4500, fax 07 3811 4600, email: brisbane@wge.com.au



Hutchinson Builders approached Excel Lockers to provide the range of lockers, seating and ironing units for the Energex Nundah project in Queensland. Excel Lockers have established a successful working relationship with Hutchinson Builders and have supplied their products and services for several different projects over the years. The team at Excel Lockers was very happy to work with them again on the Energex development.

The Energex Nundah project has been designed to achieve a 5 star green rating and was tailored to suit the specific needs of the sole tenant, Energex.

Some units were custom made to suit specific areas of the building and Excel Lockers enjoyed the challenge of customising these pieces.

Excel Lockers are currently expanding their range of lockers, locker finishes and locking options. They have found that people are requesting more possible uses for their lockers rather than bag storage or clothes hanging, and with this in mind, the company is now manufacturing units for laptop, tablet, phone and skateboard storage. These innovative solutions feature adjustable shelving and custom sizing.

As people become more security conscious, locking requirements are also changing. While keyed locking or padlock fitting is standard, along with the options for coin locks, more requests than ever have been made for keyless locking with swipe card options, which give more control and ease over use. This is another area of growth for Excel Lockers.

Based in Brisbane, Excel Lockers deliver their services across the nation and provide a service that stems from attention to detail. Their range of products are manufactured from the latest in computer controlled machinery and are installed by staff who are both experienced and passionate about their work.

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Offering clients more than 50 years of combined industry experience, Jason and Stan Harper, owners of Queensland's Quefix Steelfixing Pty Ltd, are renowned throughout the steelfixing industry for their solid reputation of excellence in the delivery of a diverse range of steelfixing services.

Since the establishment of the company only five years ago, Quefix Steelfixing Pty Ltd already has several major projects credited to its name. Some of these include Charlotte Street, Brisbane, Northpark Apartments, Circa Apartments in Nundah and more recently, the \$50 million Energex Office Building development.

This significant project is located in the centre of Nundah and is part of a precinct bound by Station Street, Sandgate Road, Buckland Road and the railway corridor. In addition, the precinct incorporates the Nundah train station, which is also currently under development.

The eight-storey Energex building includes six levels of office space, with retail on levels one and two. Furthermore, the top three floors of the main building volume have been architecturally designed to achieve a unique horizontal appearance.

Responsible for the delivery of all of the required steelfixing for the project, the professional Quefix Steelfixing Pty Ltd team of 30 were committed to ensuring they completed all of the required works, in both a time and cost efficient manner, regardless of the tight deadlines that were inherent with the project.

Colin White, head foreman from Quefix Steelfixing Pty Ltd, also demonstrated his extensive on-site management and organisational skills throughout their involvement. This ensured the various phases of the Energex Office Building development ran smoothly at all times and that the client's specific needs and project requirements were met.

The fact Quefix Steelfixing Pty Ltd have successfully completed several high profile projects, regardless of their scope or size, is a strong indication of the quality of workmanship and project dedication that underlies all steelfixing works carried out by Quefix Steelfixing Pty Ltd.

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