

CHILLED OUT

The PFD Food Services Warehouse and Distribution Facility is a 25,484m² building with 14m high ceilings and multi-temperature environments housing a high-grade office and refrigeration spaces consisting of a 8,500m² freezer and 5,500m² refrigerated cool room. It also features 25 dedicated loading and unloading docks and includes a 1.5 million litre recycled rainwater system.

Boasting 25,484m² of high-grade office and refrigerated warehouse distribution space, the new PFD Food Services Warehouse and Distribution Facility will further enable the Australian-owned company to retain its commanding force in the food service market.

Located in the Melbourne suburb of Knoxfield, the facility includes a dedicated seafood processing area and refrigerated food storage and dry food storage areas. It also incorporates a dedicated truck wash and maintenance space for the company's large fleet of vehicles.

Delivering the new distribution facility under a design and construct contract was Vaughan Constructions. Work began in late November 2016 and the site handed over on 24 October 2017.

"Vaughan's internal design team partnered with PFD's appointed project managers, TM Insight to establish the project's scope and develop a comprehensive design to suit the growing needs of the food service company," Vaughan Constructions Managing Director, Andrew Noble explained. "Vaughan were further responsible for the management and coordination of the building, services and racking. The project was delivered as an integrated project with the base build and fitout.

"Early access dates allowed for fitout works to be completed simultaneously in conjunction with the base build."

For Vaughan, accurately representing the PFD brand and the excellence it stands for was an important consideration in the design process. "Ensuring the building was both practical and fit for purpose while maintaining an aesthetically appealing façade presented challenges," said Mr Noble.

"Vaughan worked in partnership with subcontractors and the client to ensure fittings and pipeworks on the building's exterior were screened, to create a visually-appealing façade that draws attention within the Knoxfield landscape." Mr Noble said the project's quality is "to the highest standard in every aspect, excellent execution and finishes.

Sustainable water conservation initiatives for the facility are exceptionally impressive. Tanks onsite can collect and store over one and a half million litres of rain water to be reused for refrigeration systems, bathroom facilities and landscape irrigation. The majority of the stormwater drainage captured on external pavements is treated through raingardens before entering the council stormwater drainage system. Staff facilities are excellent [and] inclusive of ample

break space, a wellness room and outdoor areas. PFD Food Services are very much providing an employer of choice environment for their staff."

"The Vaughan team [also] had the great support of the customer's project managers TM Insight who successfully managed stakeholders, coordination and integration of fitout and superintendency of the design and construct contract," Mr Noble added.

To facilitate the integrated fitout and keep to schedule during a winter build, Vaughan programmed the project to complete external works early. "This included laying the freezer base slabs while the structure was being prefabricated and delivered effectively, mitigating potential time delays due to heavy rainfall saturating the site. Works were [also] sequenced in a way to fast-track the project. The entire site was stabilised with cement and lime to improve subgrade performance and limit the impact of inclement weather," said Mr Noble.

Certain areas of the facility were also strategically prioritised, enabling early access to install fitout equipment. This ensured PFD Food Services were able to move into the facility on the handover date.

The new build caters for future growth with areas available for expansion, including spaces that are not currently chilled but allow for chilling, saving time and money for any future expansion plans.

Vaughan has delivered similar distribution facilities for leading food and beverage giants Coca Cola Amatil, Diageo, Pepsico, Woolworths,



Photos courtesy of Nick Billings

Arnotts, Coles and Aldi. Torino Food Service's new warehouse and distributions facility in Ingleburn, another Vaughan project was recently recognised for construction excellence by the Master Builders Association of New South Wales. The company are also nearing completion on Woolworth's 50,000m² Melbourne South Regional Distribution Centre in Dandenong Victoria.

For more information contact Vaughan Constructions, 880 Lorimer Street, Port Melbourne VIC 3207, phone 03 9347 2611, website www.vaughans.com.au

MAIN CONSTRUCTION COMPANY : Vaughan Constructions
ARCHITECTS : ÖRA Architecture & Watson Young
in conjunction with Vaughan Constructions
STRUCTURAL ENGINEER : Wayne Spencer & Partners





PFD CHOSE THE ABSOLUTE BEST

Specialising in providing and installing pallet racking and other storage solutions, Absolute Storage Systems prides itself on providing a Tier 1 product, as well as first-class project management, resulting in on-time delivery.

Absolute Storage Systems Chief Executive Officer, Scott Giles says a major factor of the company's work on the PFD Food Services Facility was the size of the installation over a short timeframe. The overall storage capacity was 18,500 pallet positions with multiple frame configurations and load capacities up to 10.3m in height and 1300kg per pallet.

"The tight timeframes were a fairly significant hurdle to overcome and the requirement to work hand-in-hand with multiple contractors at the same time with their own demands made for an interesting project," he explained.

"There were three different areas for the racking – frozen, chilled and ambient. Each one had a significant deadline that the client required to be met. For example, the frozen area takes time to get to temperature, so we had to work with the consultant, builder and trades, and work in with each other to meet the deadline."

Scott added that scheduling deliveries to the project site were also critical to ensure installation could take place. "The access within the facility also posed an issue. The internal access doors were narrower than usual so our standard MHE equipment wasn't able to be used when moving the materials into each area. We actually designed and built our own trollies and carts, and tested them at our premises to make sure we could manoeuvre them around the tight areas without damaging anything."

Scott said he is pleased with Absolute Storage Systems' work on the project. "With every job there's always a little bit of anxiety about ensuring that it is delivered, especially with these large-scale projects that come with performance contracts and penalties for non-performance."

"I'm really happy with the way Absolute Storage, TM Insight and Vaughan Constructions worked with one another. That has been a large part in the success of the project. This facility is world-class and something that PFD will be extremely proud of," said Scott.

"With the design work, tender process and project management being managed by TM Insight and Vaughan Constructions to complete and

oversee the build process; a lot of the usual stress points with these large projects have been eliminated. I'm also happy with the way my team pulled together and managed the racking installation."

"From my point of view getting the job done on time was important as it shows we can deliver on what we promise throughout the sales phase and ensures that the client can proceed with their own implementation requirements. Furthermore, seeing my own staff develop as a team is very satisfying," said Scott.

The company, which has been in business for more than 25 years, is a gold tier distributor for SSI Schaefer, the world's largest materials handling and storage solutions company. Schaefer systems are represented throughout Absolute Storage's work on the new PFD food facility. "From our point of view, the use of Schaefer on this project gives the customer a peace of mind," Scott explained.

"In the Australian storage area, all products must meet Australian standards for safety reasons. Schaefer is independently tested and certified to meet these Australian Standards. For us, having a product that meets these standards and the safety is hugely important. Schaefer products are also always at the forefront of technology and

development. For Absolute Storage, it's about having a product itself that has been independently tested and is reliable."

Scott added that ensuring timely delivery and installation of products is crucial to the company. "For us as a racking provider we are constantly in a very competitive market environment," he says. "While clients will look at price, it is also important to look at whether products can be supplied on time and installed on time. Some clients also don't take into consideration manufacturing and installation times, which are a significant part of a project."

"However, if we don't believe we can meet the deadline we will tell clients upfront. For us it's more than just selling a product, it's about the service and the after sales support. I would rather be leaving a client with a smile on their face than having to ring them and tell them that we can't deliver what we said we would."

For more information contact Absolute Storage Systems Pty Ltd, 367-373 South Gippsland Highway, Dandenong South VIC 3175, phone 03 9799 2291, email sales@absolutestorage.com.au, website www.absolutestorage.com.au

GOT IT COVERED

An established commercial and industrial metal roofing company, KTB Roofing Solutions Pty Ltd is enjoying new levels of success thanks to its dedication and professionalism.

Backed by a proactive team of trained and trade-qualified roof plumbing professionals, KTB Roofing Solutions is quickly becoming renowned for its high quality results and standards across Melbourne and regional Victoria. This is evidenced by the company progressively working on larger projects, such as the PFD Food Services Warehouse and Distribution Facility.

KTB Roofing Solutions completed the PFD Food Services facility’s roof along with the wall cladding around the building, as well as rainwater aspects, such as gutters and downpipes.

The company’s owner Jamie Wickham says the project was the biggest development KTB Roofing Solutions had worked on to date. “It ran fairly successfully and we were happy with the way the project went. It was great for us as a company to get such a big job, especially as the business is only five years old. It has also meant that bigger builders are now looking at us for jobs, which is always good. The project has opened up a lot of opportunities for the company.”

Jamie adds that while the project had a fairly tight deadline, KTB Roofing Solutions was able to meet the timeline. “I pride myself on always being able to meet deadlines and there has never been a time

that we have been late getting a project completed. We always make sure it happens,” he says. “The project was pretty standard for the company, it was just that the scale of it was a lot bigger than what we have done previously.”

KTB Roofing Solutions is being kept busy working on numerous other projects, including a large project in Corio for the new Bowens facility. It is also working on projects in a number of schools as well as smaller warehouse developments.

For more information contact KTB Roofing Solutions Pty Ltd, Factory 15, 355-365 South Gippsland Highway, Dandenong South VIC 3175, phone 03 8782 0977, email admin@ktbroofingsolutions.com.au, website www.ktbroofingsolutions.com.au



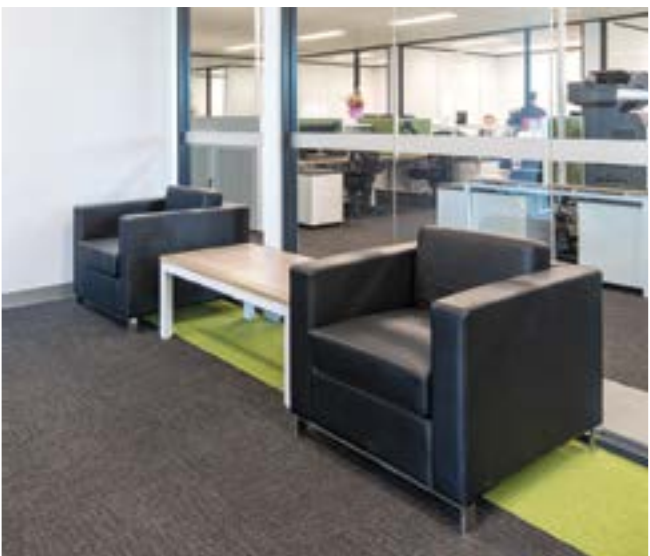
BOWEN INTERIORS FITOUT FOR PFD FOOD SERVICES

Bowen Interior’s ability to customise solutions to suit the exact furniture requirements for PFD Food Services’ head office, has resulted in another successful project. Part of Bowen Group Australia (along with Bowen Storage), Bowen Interiors worked with PFD Food Services to develop custom designed furniture solutions, then supplied all furniture to the new facility. This included workstations, seating, meeting and training room furniture, lockers, joinery, custom power and data solutions.

“This unique ability to source anything they wanted and to be able to work through a very detailed design brief to come up with a comprehensive furniture package, ensured we were able to provide the right solution that PFD was happy with,” explained Bowen Interiors’ Ross Phillips.

Bowen Interiors provided detailed design drawings and concepts, right from the early stages of enquiry, forming the basis of the furniture design. This enabled Bowen Interiors to provide very clear direction to PFD management as to what furniture styles they were proposing. “By providing various options on each furniture piece, we were able to quickly arrive at a package that the client was happy with,” said Ross.

Delivering such a comprehensive furniture package for a high-profile client did involve some challenges, including coordinating lead times and other trades onsite, and working in with builder’s timelines.



Bowen Interiors has a long history of working in the construction industry with many major builders, and works in seamlessly with other trades onsite such as electricians, joiners, plasterers, painters, etc. Ross adds that Bowen Group has a very well set up supply chain with reliable partners, “Our ability to source from a very wide range of product sources played a key role in our successful delivery of this project, and in the satisfaction of the client in the end result.”

Bowen Group is currently working on, and has completed, an array of major projects. These include:

- Department of Defence – RAAF projects nationally
- Department of Treasury and Finance sites around Australia
- Mercedes-Benz head office
- Victoria Police

For more information contact Bowen Group Australia, 11 Ramage Street, Bayswater VIC 3153, phone 1300 780 654, email solutions@bowengroup.com.au, website www.bowengroup.com.au/interiors

EBS – INNOVATION INSIDE AND OUT

Specialising in the manufacture, supply and maintenance of quality industrial doors with high thermal insulation, EBS (Envisage Systems Pty Ltd) is an Australian company that was started in Germany over 10 years ago.

Benefiting from the German precision and innovation, EBS' high-speed rapid roll and sectional doors provide insulation for environments with temperatures varying from as low as -35°C up to 95°C. Its leading insulation technology saw EBS contracted to supply and install thermal/energy-efficient rapid roll doors to the PFD Food Services Warehouse and Distribution Facility in Melbourne.

"EBS' brief was to supply a cost-effective solution for internal and external openings: freezers, chillers, seafood production and storage rooms in the PFD Food Services new distribution centre," explained EBS Director of Marketing and Business Development, Darren Zimsen. "Our solution was EBS' bestselling energy/thermal-efficient

rapid roll door, THERMOspeed®, which can be used internally and externally."

"Due to the constraints of construction specifications and timeline, EBS could not mount the doors the usual way and had to come up with an intelligent solution for installation," said Darren. "[However], there are always challenges when working on large projects, involving many suppliers and trades. EBS is happy to have proven to be a reliable partner and to have successfully delivered our part of the project on time."

Darren adds that EBS is continuing to provide its innovative industrial door solutions in distribution centres around Australia. "We have just finished installing EBS THERMOspeed® doors in the new Woolworths distribution centre in Melbourne," he says. "EBS are [also] currently installing THERMOspeed® rapid roll doors and ISOtherm sectional panel doors in the new Symbion distribution centre in Sydney."

The company has recently expanded its product range, and now offers comprehensive entrance solutions, complete with dock levellers and dock accessories.

For more information contact Envisage Systems Pty Ltd, 4/83 Boundary Road, Carrum Downs VIC 3201, phone 03 8787 7877, email d.zimsen@ebs-building.com, website www.ebsdoors.com



REACHING SAFE NEW HEIGHTS

When it comes to ensuring that new (and existing) buildings meet Australian Standards for fall arrest and roof access systems, Eastern Height Safety has it covered. Ensuring a worksite is safe for all employees, Eastern Height Safety has been installing roof access and fall arrest systems for over a decade.

Working on large, commercial projects is the company's forté, with its latest safety works able to be seen on the new PFD Food Services Warehouse and Distribution Facility in Knoxfield.

Eastern Height Safety completed the installation and supply of all roof access and fall arrest systems to the building's roof and internal ceilings. "We completed all of the roof access to the internal ceiling," says Eastern Height Safety's, Daniel Williams. "We also installed the overhead fall arrest system for the truck maintenance, as well as access and the fall arrest system for the whole building." Daniel adds that it was a, "pretty straight forward" job, with four of the company's six staff working on the project.

Eastern Height Safety is currently being kept busy installing roof access and fall arrest systems to a number of buildings across Melbourne. This includes work on the AHG Trucks Centre and Eltham Leisure Centre. The company also does quite a lot of work within the local government sphere.

"The majority of our work is commercial however we also do domestic buildings," Daniel says. He adds that Eastern Height Safety also carries out audits. "Every fall arrest system has to be checked every 12 months as per Australian Standards. We do these audits for all types of roof access, fall prevention and abseil systems."

All work by Eastern Height Safety is completed to Australian Industry Standards. The company supplies a Certificate of Certification after works are completed, guaranteeing the job meets all Australian Standards and manufacturer's specifications.

For more information contact Eastern Height Safety Pty Ltd, PO Box 331, Croydon VIC 3136, phone 1300 080 067, email info@easternheightsafety.com.au, website www.easternheightsafety.com.au

INGENIOUS FIRE PROTECTION

IQ Fire Pty Ltd were the company responsible for the supply and installation of the fire sprinkler system with a fire alarm system by **Altaire Servicing**, to the new warehouse and office area at **PFD Food Services Facility** at **Knoxfield, Victoria**.

The Fire Sprinkler system has been designed in compliance of the Australian Standards AS2118 and AS2419. The fire sprinkler design required many different system types to accommodate the extreme environments of the building. Over 5,000 fire sprinklers have been installed, varying from a regular office protection, ESFR storage protection, and a 9,000m² freezer area which required dry systems.

With two large diesel fire pumps delivering an effective duty of 8400 l/min at 987kPa, the water supply fed via a 550,000L capacity tank.

Working at heights of over 16m and at times, under 2m, significant planning was vital to the installation process. Coordinating this with Askin (Ceiling Panel Contractors) ensured ongoing high productivity with other services such as, mechanical ductwork and lighting cable trays. Coordination at design stage ensured that sprinklers were in no way compromised. With such a large structure, the concealed space area was protected with 2,500 ordinary hazard wet fire sprinkler systems.

Among the various challenges to overcome was the freezer (-20°C), the solution and utilisation of a dry pipe system which hung internally under the freezer ceiling structure. The exposed pipework

is pressurised with air which has been specially dried to eliminate moisture which can cause defects and internal rusting. The exposed pre-action system to the freezer areas requires two alarms to activate. Additional engineering was required to ensure water delivery time to the fire zone were hydraulically calculated using specialist software.

With 18 control valves controlling the fire sprinkler system, a 30 tonne crane and 80 foot boom lift worked in tandem to lift the 16m x 200mm pipe risers into position.

Thirteen employees worked closely with Vaughan Construction to ensure that the PFD Food Services Facility was completed on time.

*For more information contact **IQ Fire Pty Ltd**, PO Box 240, Patterson Lakes VIC 3197, mobile (Paul) 0403 383 693, email pe@iqfire.com.au, website www.iqfire.com.au*



SURECOVE HAS THE ANSWERS

Supplying and installing its reinforced fibreglass (vinyl ester) floor-to-wall coving system since 1999, Surecove has the solution when it comes to coving problems. The company's innovative system of coving for the commercial building and construction industry has particular suitability for the food industry. This includes the PFD Food Services Warehouse and Distribution Facility, where Surecove was contracted to install their system.

Complying with Australian Standards, Surecove is suitable for all food and beverage plants and facilities where hygiene protection is essential. The coving ranges in size from 150mm, 200mm and 300mm with a 50mm radius and a 45 degree splay. A 100mm and 150mm flat cove with a 25mm radius cove is also available.

The Surecove coving system has been approved onsite by Australian Quarantine and Inspection Service (AQIS). It also provides high levels of hygiene protection, has high impact resistance and withstands chemical damage. The coving system can accommodate a high range of temperatures (varying from +70°C to -60 °C), and can be installed against existing walls or as a plinth and concrete filled with reinforcement bars.

Surecove can be installed in new premises as well as retro fit to existing sites and it can also be supplied in stainless steel. The coving product

has a range of benefits, including product durability, which reduces maintenance costs over the long term, and an installation method that provides genuine time savings – a site can be used immediately after installation. Only one trade application is required.

In addition to the PFD Food Services and Distribution Facility, the Surecove system has been installed on a number of major sites including OSI Group (Aust), Linfox, AB Oxford Cold Storage and Coles. Other significant locations where the coving system has been used include Melbourne Fish Market, Patties Foods, Australian Lamb, Diamond Valley Pork, MC Herds abattoir, Biaida Chicken and Ridders smallgoods.

*For more information contact **Surecove**, 3 Michellan Court, Bayswater VIC 3153, phone 03 9720 6175, fax 03 9720 9613, email info@surecove.com.au, website www.surecove.com.au*



PFD Food Services Warehouse & Distribution Facility, Victoria



COOL AS A CUCUMBER

Founded more than 25 years ago, industrial refrigeration specialists, Tri Tech Refrigeration, has continued to evolve, offering the latest technology and industry knowledge. This is combined with a dedication to deliver cost-effective projects of excellence. Additionally, the company has an unwavering commitment to its clients, while ensuring its staff operates within a safe and engaging working environment.

Tri Tech Refrigeration's work on the PFD Food Services Warehouse and Distribution Facility is a prime example of the business's commitment to its clients as well as its talent to provide innovative solutions. The company designed and installed refrigeration systems across the facility for use on multiple applications.

Tri Tech Refrigeration General Manager, Chris Garcia, says 15 of Tri Tech Refrigeration's 60 employees worked on the project, adding that the tight timeframes on the project were a challenge. However this was something the company was easily able to meet. "We have access to additional, quality labour to increase our labour force as required," he said. "We also have the ability to complete complex work throughout Australia utilising national partners. Tri Tech Refrigeration's work on the project also demonstrates our ability to be able to provide a cost-effective, multi-faceted solution within a short timeframe."

Tri Tech Refrigeration's commitment to innovation and its capacity to carry out extensive industry research not only ensures its clients received the latest in technology and know-how, but provides cost



savings. "Tri Tech Refrigeration has the capacity to design refrigeration solutions without the need for clients to spend additional money on consultants," adds Chris.

Having worked on a number of refrigeration, freezer and chiller systems across Australia, including distribution centres, demand for Tri Tech Refrigeration's services shows no signs of slowing. The company is currently working on a number of CO₂, Ammonia and Freon projects across Australia, this includes large trans-critical CO₂ projects in Sydney and Melbourne.

For more information contact Tri Tech Refrigeration, 51 Commercial Drive, Thomastown VIC 3074, phone 03 9465 0099, email info@ttrefrig.com.au, website www.ttrefrig.com.au