



MAIN CONSTRUCTION COMPANY : Hutchinson Builders
CLIENT : QLD Department of Emergency Services
STRUCTURAL ENGINEER : Bligh Tanner
CIVIL CONSULTANT : Bligh Tanner
PROJECT END VALUE : \$45 million
COMPLETION : December 2010
ARCHITECTS : Architectus
AREA : 6200m²

QLD EMERGENCY OPERATIONS CENTRE



BRISBANE GETS A WORLD CLASS FACILITY

Hutchinson Builders is Queensland's largest privately owned construction company, with a turnover exceeding \$1 billion per annum. Established in 1912 and employing more than 900 experienced staff, the company has various projects underway across Australia, with its focus now including the mining and engineering sectors as well as the traditional building and civil sectors. Hutchinson Builders' headquarters are in Queensland; in recent years the company has established offices in Sydney, Melbourne and Adelaide and has undertaken international projects in New Zealand, Canada and Japan. Hutchinson is the main contractor on the \$45 million Queensland Emergency Operations Centre project at Kedron Park, Brisbane.

Work on the centre commenced in mid 2009 and will be completed towards the end of 2010. The project has presented some complex challenges for Hutchinson. "It is a highly technical, very service intensive project," explains Hutchinson's Francois Pousson, cost planner and project manager on the project. "Being an emergency operations centre ... there was an incredible amount of coordination

and consulting required to ensure that the services of the project operate correctly once the building is in operation."

The building uses green technology throughout, and the project hopes to gain a 5-star Green Star rating. Sustainable features include full water recycling, rainwater harvesting, low-energy lighting and on-site power generation, co-generation (gas power generation), Tier 3 disaster management UPS and diesel power generation.

Information and communication technology (ICT) form a major component of the project and is one of the key elements in its achieving 'world class facility' status.

As mentioned, the service component of the structure is crucial. "There are several levels of redundancy in all its services, so if there's a failure of any one supplier to the building it is backed up by another," explains Pousson. "That ensures that the availability of the emergency services – gas generators, the standby power pack and obviously the energy supply

for power – is never in doubt. Each workstation has alternative suppliers for power, comms, RP – the whole lot. The likelihood of failure in this building is pretty slim. The coordination to ensure that that was installed correctly was quite intensive."

Some other key Hutchinson projects include 53 Albert Street, a re-development of the Kings Parking station on the corner of Albert and Margaret Streets in Brisbane, which includes nine storeys of car park and thirteen of commercial office space; student modular accommodation for the ANU, consisting of seventy beds and including plant and equipment expandable for all stages, with common areas, lift and infrastructure for the entire development; and the Cairns Emergency Department expansion, which involves the staged upgrading of the Emergency Department and MRI Department. This includes a new three-storey building at the front of the existing hospital and the upgrading of the remaining departments, all while the hospital remains operational. Construction on this project is due to be completed in late 2010.



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FLOORING WITH FLEXIBILITY FOR 'HIGH-CHURN' ENVIRONMENT

Tasman Access Floors, an Australia-wide company, was responsible for the manufacture, supply and installation of all access floor systems the Queensland Emergency Operations Centre (QEOC).

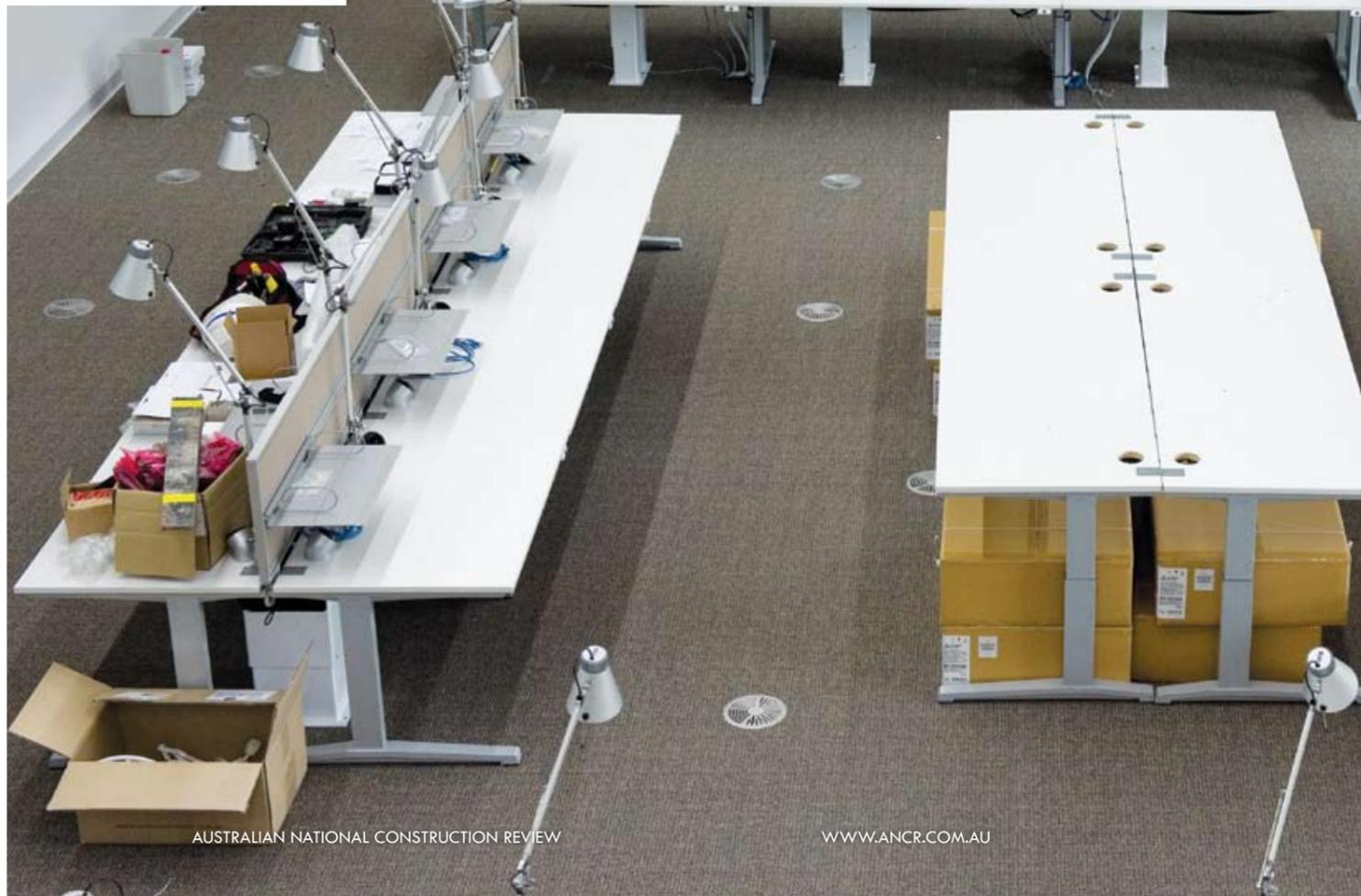
The company is a subsidiary of the Fletcher Building Company, a New Zealand-based building materials manufacturer and distributor with operations in concrete, steel, fiberglass insulation, aluminium extrusion, roofing, access flooring systems, sink ware, laminates and panels. Fletcher is involved in both residential and commercial construction and employs over 14,000 people – 8000 in New Zealand, 4500 in Australia, about 1200 in the Pacific Islands and 600 in North and South America.

Tasman Access Floors itself employs twenty-two staff and remains the leading manufacturer of raised access floors in Australia, with over 1.6 million m² of installed base building access floors. Tasman's systems are used in a diverse range of applications – computer rooms, dealing rooms and major general office environments – with its expertise including major office projects from 75,000m² to small computer room projects of 25m². Tasman prides itself on its end-to-end project management and performance delivery.

On the Queensland Emergency Operations project, Tasman Access Floors was specifically engaged to install access floors to allow for detailed installation and reticulation of underfloor services such as power, data, fire services and air conditioning. The project was not without its challenges. "There were significant construction issues, for example the extreme density of underfloor services," explains Tasman's Gavin Lee, who led the works. "Together with the Hutchinson project management team and services trades, we held multiple workshops to programme works to maximise installation efficiencies and minimise damage to critical underfloor services during installation."

The QEOC is designed as 'high churn' environment, meaning that underfloor equipment often needs to be moved around to suit the revised work areas above the access floor. "The access floor gives QEOC the maximum flexibility to do this – underfloor services can be relocated under new workspaces with minimal disruption," says Gavin.

The Tascor TC1000SXH anti-static laminated tile was used throughout the technical and comms space, and Tascor Unifix access floor systems were used throughout the general office area, where there are carpet finishes.



Tasman's Tascor access floor systems are an innovative range of high-performance steel/concrete composite access floor panels which, when combined with a rigid understructure support, provide an extremely solid raised access floor system. The Unifix System is one of three different types of composite access floor systems produced by Tasman. All Tasman Access Floor system specifications are designed to achieve and exceed all criteria under AS4154 and AS4155.

A member of the Green Building Council of Australia, Tasman Access Floors acknowledges the need to be environmentally responsive, and under new management is continually developing environmentally sustainable products and practices.

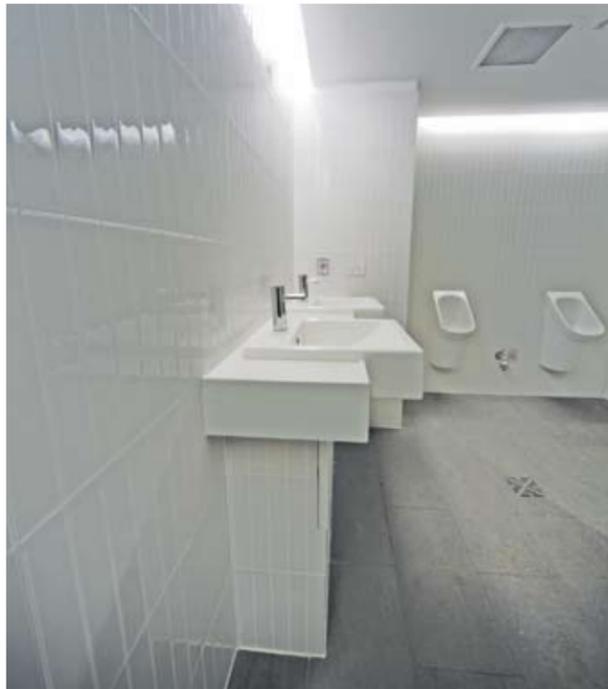
Current major projects for Tasman Access Floors include the City Square Project in Western Australia for Brookfield Multiplex, a 75,000 square metre project, and the 85 Castlereagh Street Tower for Westfield D&C in Sydney, a 32,000 square metre project.

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TILING THE PATH FOR EMERGENCY AID

Metro Tiles, an Australian-owned business, are proud to be the suppliers of quality tile products for the Queensland Emergency Operations Centre, the largest structure of its type in the Southern Hemisphere.

For this landmark project, Metro Tiles used products by Winckelmans, an internationally renowned manufacturer of superior quality unglazed porcelain tiles since 1894.



Winckelmans tiles possess exceptional characteristics including resistance to wear, stain, acid and chemical attack, crush resistance and a near zero porosity rating. The R10 Slip Rated tiles are therefore extremely durable, easily maintained and suitable for all conditions in many areas where the demands of heavy pedestrian or vehicular traffic is required.

For several decades, Metro Tiles have supplied Winckelmans products to local council, state government and large scale projects, public or private, as well as heritage listed sites such as the recently completed Charters Towers Stock Exchange Building in North Queensland.

Winckelmans employs environmentally friendly manufacturing processes such as by-product recycling and the use of gas energy, producing extremely low levels of emissions safely. Winckelmans tiles are 'Inert', meaning that the tiles are not chemically reactive.

The Queensland Emergency Operations Centre project is aiming to attain a 5 star green rating, and with Winckelmans tiles, the project is well positioned to acquire it.

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