

QUEENS SQUARE LAW COURTS

CONSTRUCTION MANAGER : The Reed Group
PROPERTY OWNER : Law Courts Limited
PROJECT MANAGERS : Crown Project Services Pty Ltd
HEIGHT : 24 Levels
COMPLETION : 2012
ARCHITECTS : Group GSA and Hassell
CIVIL / STRUCTURAL ENGINEER : Taylor Thomson Whitting
QUANTITY SURVEYOR : Currie + Brown

REED HOLDS COURT

The Law Courts building was opened in 1977 and has been in need of an extensive refurbishment and modernisation for some time. The 27-storey building, covering over 40,000 square metres gross is one of the largest refurbishment projects in Sydney at the present time, and is taking place while the majority of the building is still in operation.

The building is situated at the southern end of Macquarie Street, facing Queens Square and represents the heart of the Sydney legal precinct. The building is owned by Law Courts Limited whose shareholders are the Commonwealth Government and the State Government of NSW.

The law court jurisdictions that currently operate in the building are the High Court of Australia; Federal Court of Australia and NSW Supreme Court. The Commonwealth Attorney General and

the Solicitor General of Australia have also retained offices in the building.

The major goal of this project was to refurbish and improve the buildings services and enhance the quality, amenity and efficiency of the internal spaces to the benefit of the various building users. The works include fire and life safety improvements, removal of hazardous materials, an upgrade of base facilities and services, as well as the refurbishment of Courts, Chambers, Registries and Public Areas. The

refurbishment allows for improvements to the general design and access for the disabled and the introduction of some environmentally sustainable design initiatives. Communication systems are also being modernised in keeping with current technology.

The end result will form a solid foundation on which future ongoing facilities management and building maintenance can be implemented, and thus the building's life span will be effectively prolonged for a further 30 years.

All courts and registries have continued to operate throughout the project and every effort has been made to minimise disruption to litigants, clients, staff and the general public. Therefore, an extended and staged program was necessary for the major construction work, which commenced in 2007.

The Law Court Limited engaged an external and independent Project Director, Vatra Holdings, to oversee the project and to report to the board on all matters of the building works. A project manager, Crown Project Services was also appointed to undertake the design management and act as the superintendent for all the fit out works and relocations within the building. Decanting, re-occupation and relocating judges, staff and courts is managed on a progressive basis by the project manager.

Competitive tenders were called upon from a number of construction contractors experienced in this type of sensitive construction delivery i.e., Construction Management. The Reed Group was awarded the construction management role after an evaluation process in June 2007. This dynamic construction company pride themselves on quality and is a major player within the industry.

Vatra Holdings Director, Michael Leech advised, "Some of the major difficulties encountered within the building during the refurbishment was finding some structural elements which did agree with the original plans for the building. It was really important to ensure we had a good communication process between the project team and the building's staff and the public".

Other challenges faced included maintaining strict security and keeping the workers separate from the judiciary and the public as well as the delivery of materials and removal of demolition materials onto Macquarie Street. "The project team, comprising of the Project Manager and the Construction Manager, have really worked well together, and when an issue arose they both worked collectively to get the best result. This was evident in the many building power shutdowns required when new substations had to be installed over a number of weekends", recounts Michael Leech.

Noise is another difficult issue, particularly when courts are in session. It was therefore agreed that any noisy work would be carried out at night or on weekends.

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HOLDING COURT AT QUEEN SQUARE

Damas Consulting were commissioned to produce a consolidated set of Operation and Maintenance Manuals for the Queen Square Law Courts refurbishment. A team of up to six staff worked on the documentation from the initial stages of the project, and they covered all the architectural and service elements of the job.

With 75 volumes, Damas had to ensure that a reader unfamiliar with the documentation could view a short graphical 'Wayfinding' document to then locate the information of the documentation on a DVD which is fully menu driven, linked and is in the same format as that of the printed set. Damas produced DVD's of the complete set of Operation and Maintenance Manuals at various stages of the project to ensure that the building owners and project managers had the most up to date documentation without having to wait until the end of the project. All of the electronic documentation produced by Damas uses industry standard software, so can therefore be accessed easily.

Damas had to ensure that all sections and data within the manuals were in the same format and that no information was omitted. They managed this by utilising custom management software, where the standard data that was expected to be received on a project of this scale was setup and then a follow up was undertaken with all trades and suppliers to ensure the data was received. To ensure no data was

omitted drawings were checked against their document management system and were continually updated throughout the duration of the project.

Priding themselves on their flexibility, Damas Consulting produces manuals as small as one 25mm binder to 100's of volumes for major projects—they create manuals to match the project requirements, not making the project fit their manuals.



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DELIVERING THE LATEST IN TECHNOLOGY

Holman Engineering was selected to develop the Electronic Court Listing System (ECLS) for the Queen's Square Law Courts refurbishment. This ECLS consists of a server and over twenty LCD displays which are used to display information on the court cases, to clients.

Over a period of three months, Holman adapted a Passenger Information and Display System, which they had developed for Sydney's Olympic Park Railway station to provide not only the functionality required by the contract, but also many more features that made the ECLS exceed the client's expectations.

The ECLS is able to process the data in the many different forms provided by the jurisdictions of the courts (High Court, Federal Court and Supreme Court), and provide an easy to use User Interface that allows last minute editing before the information is displayed to the public.

The owners of Holman Engineering, John and Mark Holman, are the principal engineers and they both work on all projects that their company undertakes. It is this level of commitment that will ensure a bright future for Holman Engineering.

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PROVIDING SUSTAINABLE ENERGY

Dalkia, the energy service branch of the Veolia Environmental group, is one of the world's leading Energy Performance Contractors and has been operating for over 70 years. Dalkia's goal is to help customers manage their energy efficiently and in an environmentally sustainable manner.

Dalkia are proud to be associated with this latest evolution in the Law Courts Building, Queens Square Sydney.

Staff at Dalkia have been associated with this building since 1989. During this time they have worked with the Law Courts Limited in a number of projects related to the BMCS (Building Management & Control System), providing increased efficiency in plant operation and significant reductions in energy use.

The current refurbishment project provides further additional improvements to the building systems. In conjunction with upgrades to the mechanical HVAC plant, the upgrade of the BMCS by Dalkia will further improve the building's environmental footprint.

This project saw Dalkia install the latest technologies in building HVAC control and monitoring systems. Adding to the existing Trend Controls System they have utilised the latest generation of Trend IQ3 WEB Enabled building controllers.

The new IQ3 range of controllers installed in the refurbishment provide additional features and benefits in operational control and monitoring. The scalability and flexibility of these and other component products combined with Trend's backward compatibility to the existing products, maintains a future proof system for the foreseeable life of the building.

Dalkia successfully completed this upgrade and refurbishment while maintaining the operational status of the existing HVAC system.

By delivering innovative and inspiring quality technical solutions, Dalkia guarantee to meet and exceed their clients' expectations.

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