

RAISING THE LIMIT

DEVELOPER : SkyCity Adelaide
MAIN CONSTRUCTION COMPANY : Hansen Yuncken
ARCHITECT : Buchan and Walter Brooke with Hecker Guthrie
STRUCTURAL ENGINEER : Aurecon
CONSTRUCTION VALUE : \$330 million

The SkyCity Adelaide Casino Expansion is the crowning jewel of the Adelaide Riverbank Precinct. Spanning 12-storeys, behind the complex curved golden façade sits an array of bespoke joinery, stonework and brass. Featuring 120 luxury 5 Star rooms, function and conference spaces, expanded gaming, four new restaurants and two new bars, spa and wellness centre and a boutique pool. This is Adelaide's newest luxury destination, requiring exceptional planning, commitment and attention to detail from the project team.

In 1985, one of Australia's largest privately owned construction companies Hansen Yuncken began an association with the Adelaide Casino, using innovative building techniques to convert the historic Adelaide train station to the city's premier entertainment complex.

Collaborating again, Hansen Yuncken has undertaken the exciting development which expands the Casino's existing footprint, and seamlessly integrate the grand heritage railway station with a modern, sophisticated and iconic new building.

Thinking Outside the Box Construction

As Managing Contractor, Hansen Yuncken commenced construction in June 2018. Senior Project Manager David Focareta, said the redevelopment posed several challenges which were solved using the ingenuity and resourcefulness of the project team.

"We established teams to manage the project in three sections – the casino, hotel and restaurants. In addition, we had to utilise Hansen Yuncken's experience in managing logistics in a busy location without causing inconvenience to a wide range of stakeholders."

Located in the heart of the CBD on North Terrace, surrounded by the Intercontinental Hotel, Adelaide Convention Centre, Adelaide Festival Centre, a neighbouring construction site and the existing operational casino, meticulous planning, transparent and collaborative communication was established at project commencement.

To comply with the SkyCity project brief, Hansen Yuncken had to provide uninterrupted access for all delivery vehicles through the construction site on a 24/7 basis while the main concrete structure was constructed above.

Hansen Yuncken designed a temporary steel structure with ceiling lengths up to 18m. After six weeks, the upper concrete slab achieved the required concrete strength and the temporary structure was dismantled and stripped.

The temporary gantry allowed for unimpeded deliveries including the bump-in and bump-out of major shows at the Adelaide Festival Centre. For the Aladdin production, over eight days, 41 x 40ft semi-trailers were delivering staging, costumes and props underneath the construction site. All deliveries, including construction vehicles and concrete trucks, required meticulous planning to ensure business continuity for all Riverbank stakeholders.

"In addition, we managed a public interface with a high volume pedestrian environment including access for sporting events, for the public's safety and to maintain access a pedestrian gantry was constructed. Entry to the gantry was coordinated for agreed sporting events then closed to allow construction works to occur," David said.

A crucial factor in the project was stakeholder engagement. "We needed to understand their requirements and ensure their businesses could run as smoothly as possible even though access to their loading docks was through the construction site itself. The proximity to stakeholders also proved problematic due to the extent of demolition and interfacing works which inevitably produced noise and vibration."

Hansen Yuncken's stakeholder engagement strategy was to establish open two-way lines of communication. Regular meetings were held to address any concerns and advise of upcoming works. By getting on the front foot, the Hansen Yuncken team built strong and trusted relationships with all stakeholders, allowing construction to

continue alongside their business operations with little to no interruptions.

Blending Functionality and Glamour

"SkyCity Adelaide Casino has a very high standard of finish which is rarely seen in South Australia, Hansen Yuncken is extremely proud to achieve this level of standard," David continued. "From the very beginning, our goal was to exceed SkyCity's expectations and deliver the build and finishes to the highest standard possible and meet budget expectations. We wanted to tick every box!"

Crystal chandeliers hang elegantly, and marble bathrooms add a touch of class to the hotel suites. Custom carpets and crafted ceiling panels set the tone for the high end gaming areas while the boutique pool and surrounds provide a space to relax and forget about the day to day.

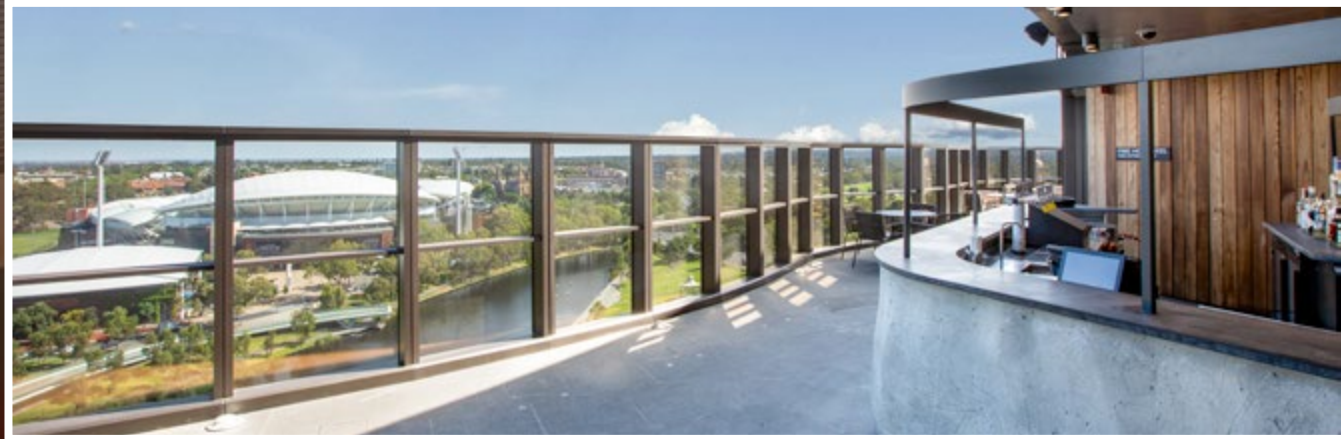
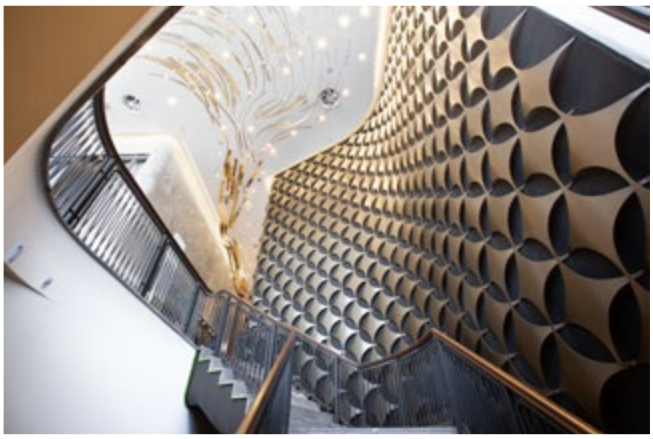
Evident on every floor, the entire venue delicately blends functionality and glamour with no detail missed – a testament to the entire project team who have shown an exceptional level of dedication and pride in delivering this iconic project for SkyCity and South Australia.

Embedded into the fabric of Adelaide's Riverbank skyline, SkyCity Adelaide Casino represents the third recent development for Hansen Yuncken following the new Royal Adelaide Hospital and UniSA Cancer Research Institute. Now, works continue on our most recent Riverbank win, the Adelaide Festival Plaza completing the Adelaide Riverbank's revitalisation.

For more information contact Hansen Yuncken, Level 1, 191 Fullarton Road, Dulwich SA 5065, phone 08 8229 7300, email adelaide@hansenyuncken.com.au, website www.hansenyuncken.com.au



Below JRCM completed the total joinery fitout of 120 luxury hotel rooms as well as the bars, restaurants and gaming rooms.



JRCM Commercial Joinery is a high achieving South Australian manufacturing business specialising in custom commercial joinery solutions. JRCM has been producing high quality, cost effective, full turnkey joinery solutions delivered on time for a diverse range of clients including Tier 1 builders for over 25 years.

Engaged by Hansen Yuncken on the redevelopment and expansion of SkyCity Adelaide Casino, JRCM undertook the joinery fitout of 120 luxury hotel rooms as well as the bars and gaming rooms, including four VIP gaming suites.

There were a number of complex designs and specifications in the project. “These included undulating and illuminated walls with a 2 pac finish and handmade curved staircase balustrade rails made from solid walnut. Using our skilled carpenters, we manufactured the rails onsite,” said John Reuther, Founder and Managing Director of JRCM Commercial Joinery.

JRCM are particularly proud of the impressive ‘button’ wall for the main concourse entry, made from mild steel laser cut discs, which they designed, supplied and installed. JRCM also manufactured and installed 300m² of special feature walls designed by the architect.

These walls were laser cut from rolled aluminium plate and painted to an automotive finish.

JRCM Commercial Joinery is proud of their contribution to Australian manufacturing and the use of local materials. “We have all our own production facilities located in a 4,000m² workshop at Dudley Park, complete with all the latest equipment. Our greatest asset is our skilled team of 53 full time staff and 15 subcontractors who are all committed to the production of the highest quality joinery solutions for any project,” John said.

JRCM has an impressive record of achievement across a range of construction sectors. The company recently completed the refurbishment of Adelaide’s Her Majesty’s Theatre which involved a complexity of detail. In 2019, JRCM completed work at the Calvary Adelaide Hospital. Currently JRCM is working on the Adelaide Oval Hotel project.

For more information contact JRCM Commercial Joinery, 88 Exeter Terrace, Dudley Park SA 5008, phone 08 8234 9600, email admin@jrcm.com.au, website www.jrcm.com.au

Few companies can boast more than 100 years experience in their specialised field, but the Frost Group of companies has a history dating back to 1885. A multi-million dollar organisation, Frost Group is a leader in the design, manufacture and installation of commercial kitchens and catering products across a broad range of sectors ranging from restaurants, bars and casinos to defence facilities, healthcare and education establishments.

Frost Group was contracted to carry out the fitout works including all the kitchens, bars, and restaurants. The main challenge on the project was meeting the detailed specifications prepared by the architects and interior designers.

“We have completed many similar projects in hotel and casino developments including SkyCity Darwin, the Star Casinos in Sydney and the Gold Coast, and Crown Casino, so we are very familiar with the process of meeting the high quality standards specified by the designers for these projects,” said Michael Pultar, Managing Director of Frost Group.

Frost Group manufactured all the equipment for SkyCity Adelaide Casino in their Newcastle and Adelaide facilities. Once delivered

to site, Frost had up to four of their team working through the installation process.

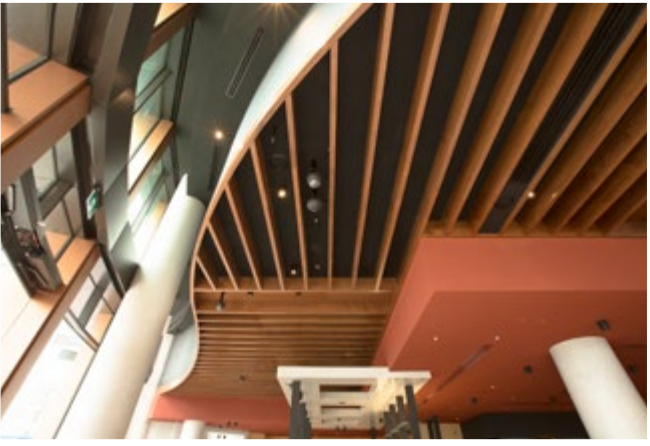
As the supplier of choice for many commercial organisations and government bodies, Frost is able to supply a turnkey solution for any venue with a totally integrated package.

“Our extensive range of catering products includes food preparation, gas and electric cooking equipment, dish and glass washers, bar equipment, refrigeration and ventilation systems,” Michael said. “We tailor all requirements to the exact needs of our clients with competitively priced solutions. We utilise the latest equipment in our stainless steel fabrication facility and back everything we do with expert advice and first class service.”

For more information contact Frost Group, (SA) 8 Symonds Street, Royal Park SA 5014, (NSW) 115 Stenhouse Drive, Cameron Park NSW 2285, phone 1300 376 787, email admin@frostcatering.com.au, website www.frostcateringequipment.com.au

Below Ceiling and Wall Contractors were engaged to complete the suspended ceilings and partitions to the podium from the concourse.

Below Greencap completed risk management assessments relating to the presence of hazardous materials.



Highly regarded by major builders for their expertise and workmanship, Ceiling and Wall Contractors were engaged by Hansen Yuncken on the SkyCity Adelaide Casino refurbishment and expansion.

Ceiling and Wall Contractors supplied and installed ceilings and walls on several levels of the project. A major section of the work was the suspended ceilings and partitions to the podium from the concourse to Level 2. This included restaurant fitouts on the ground floor and first level. Additional work included ceilings and wall partitions from Levels 3 to 8 in the SkyCity Hotel and the restaurant fitout on Level 10. Products used included USG Boral Highlands metal pan ceilings and USG Boral Ensemble acoustical panels.

The COVID-19 pandemic added a significant level of complexity when the work was at its peak. “We had 120 of our team working onsite and moving around in lifts was very difficult as lift capacities were significantly restricted. Material delivery was also challenging given the site location in the Adelaide CBD,” said Contracts Manager, Luke Hoyle.

All these factors added further pressure on the programme, however with maximum effort from the team and great cooperation with

Hansen Yuncken, the whole project ran smoothly for Ceiling and Wall Contractors.

Proudly Australian, Ceiling and Wall Contractors has been in business since 1992 and are award-winning specialist suppliers and installers of suspended ceilings, steel stud partitions, fire rated systems, acoustic systems, insulation, Barrisol® ceilings, internal aluminium windows and doors and general fitouts in the commercial construction market.

With a corporate focus on quality, integrity, hard work and teamwork, the company has an extensive portfolio of achievements including the Osborne Naval Shipyard Precinct, Adelaide Festival Plaza Station Entry, the Lyell McEwin Hospital and the Modbury Hospital.

For more information contact Ceiling and Wall Contractors, 5 Hampton Road, Keswick SA 5035, phone 08 8292 6600, email luke@ceilingandwall.com, website www.ceilingandwall.com

Greencap is a leading risk management specialist with a team of 300 professional, technical and engineering staff. Focussed on their purpose of ‘making our world safer’ through the delivery of expert services, online solutions and training in health and safety, property risk, environmental risk and emergency management, they have operated in Australia since 1984 (formerly Noel Arnold and Associates and AEC Environmental).

Since 2017, Greencap have been contracted to provide their expertise on the SkyCity Adelaide Casino project, working with the Casino owners, Hansen Yuncken, Shape Australia, and Schiavello Construction to provide numerous risk management assessments relating to the presence of asbestos, mould, noise and dust. A major part of the work conducted by Greencap included intrusive audits to assess for the presence of asbestos in areas of the Casino earmarked for refurbishment works.

“This included sampling and analysis of suspect materials uncovered prior to and during the refurbishment works at Greencap’s inhouse NATA accredited laboratory,” said the Greencap Property Practice Manager. “We also actively conducted airborne fibre monitoring, and noise assessments during the refurbishment works.”

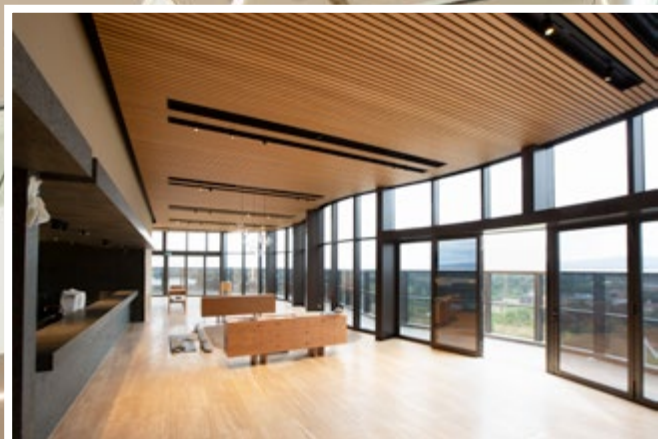
In addition, Greencap completed a ‘Safety in Design’ WHS Assessment, trained workers onsite in relation to asbestos and conducted mould assessments in Level 2 of the Casino. The project required Greencap to provide fast response times due to the dynamic environment and multiple clients at the site. “We prioritised all work requests on this job and ensured we had senior level staff available to conduct all the assessments required. At least 10 members of our team have had an involvement in this high profile project given the multiple risk management services required,” explained the Practice Manager.

Greencap has eight offices across Australia and New Zealand with the ability to form large scale partnerships with clients to deliver practical, tailored and sustainable risk management solutions.

In South Australia, Greencap has completed risk management assignments at Lot Fourteen (The Old Royal Adelaide Hospital) redevelopment, decommissioning of the Elizabeth GMH Plant, decommissioning of the Mobil Pt Stanvac Oil Refinery, refurbishment of Modbury Hospital and regeneration of the Repat Health Precinct.

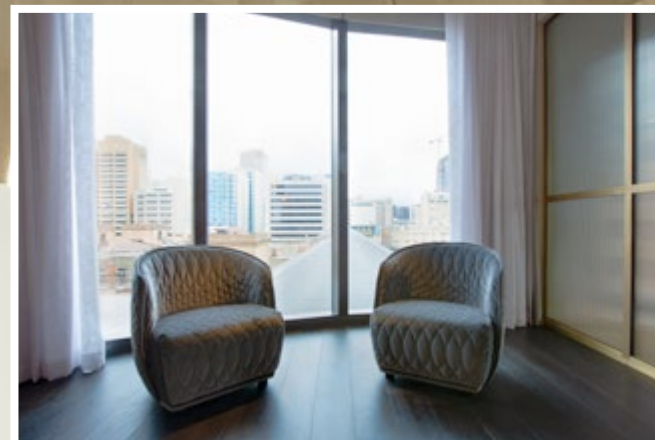
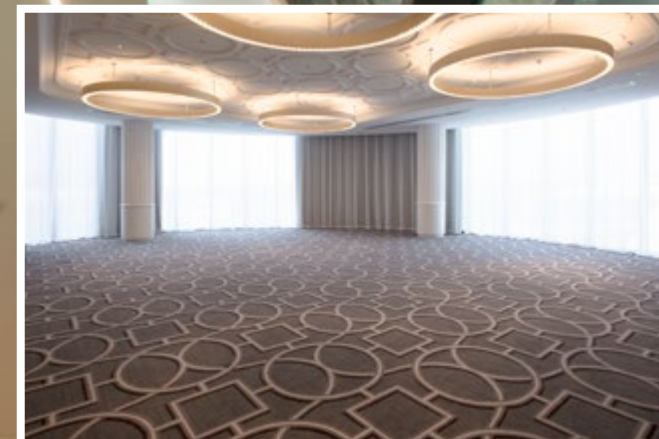
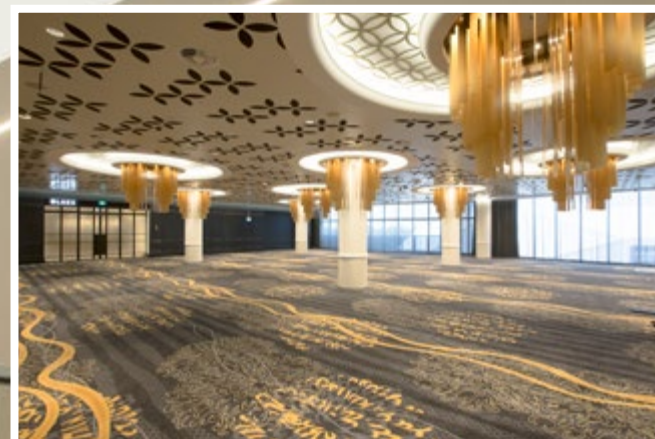
For more information contact Greencap, phone 03 9896 8743, email melbourne@greencap.com.au, website www.greencap.com.au

Below O'Connors supplied, installed and commissioned all the mechanical services across the entire project.



Riga Floor Coverings

Below Riga supplied and installed all the timber flooring and carpets to the accommodation levels in the hotel.



O'Connors Services is a leading South Australian mechanical construction and services company, known for their engineering expertise and whole of life focus on systems performance.

O'Connors supplied, installed and commissioned all the mechanical services across the entire project including the thermal plant with water-cooled chillers, cooling towers, heating hot water units and pumps, CHW/HHW air conditioning systems, kitchen exhaust ventilation systems, stair pressurisation and relief systems. O'Connors value managed the chilled water system to a primary variable system saving 12 pumps and further resolving spatial issues.

To achieve an optimal outcome, O'Connors used 3D scanning of existing areas of the building, saving time and improving accuracy. The team also implemented the prefabrication in the thermal plant room pipework. "Along the way we had to keep the programme on track while our client initiated multiple late redesigns, a common challenge on large projects," said Managing Director, Andrew O'Connor.

For more information contact O'Connors Services, 107 King William Street, Kent Town SA 5067, phone 08 8212 3555, email service@oconnorservices.com.au, website www.oconnorservices.com.au



The outstanding qualities of natural and engineered timber flooring are well recognised throughout the commercial and residential construction sectors. Adelaide based Riga Floor Coverings has been creating beautiful floors for over 52 years and is a specialist in solid timber floors, engineered floating flooring and laminated floating floors. Their extensive range of flooring options also includes sprung timber floors, vinyls, carpets and carpet tiles.

With a reputation for craftsmanship, service and expert knowledge on flooring suitable for South Australian conditions, Riga Floor Coverings was the logical choice to provide the floor coverings in the redevelopment and expansion of the SkyCity Adelaide Casino. The project includes a high end, 120-room hotel, along with gaming rooms including luxury VIP gaming suites, bars, restaurants, a wellness centre and a gym. Riga supplied and installed all of the specialty carpet for the gaming rooms at SkyCity Adelaide. Along with the supply and installation of the timber flooring and carpets to the EOS by SkyCity accommodation levels.

"We used engineered European oak and broadloom carpet which had been specially designed for the hotel. We also supplied carpet to gaming rooms, Armstrong vinyl for back-of-house and special rubber

flooring for the hotel gym," said Paul Ceplitis, Estimator/Director for Riga Floor Coverings.

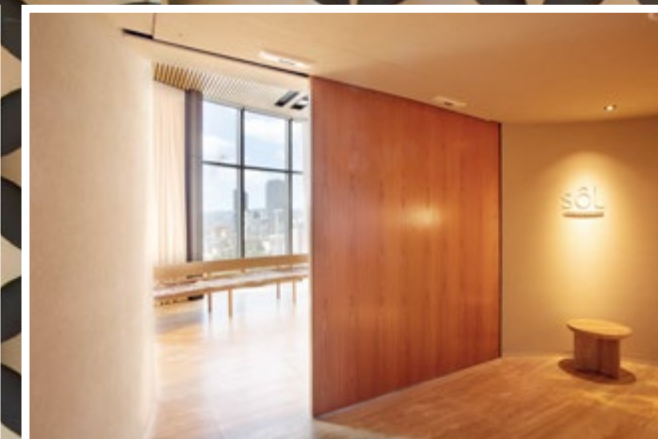
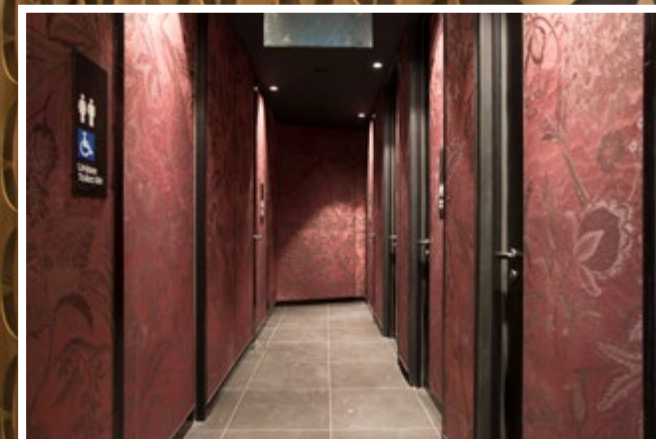
"Working within the parameters created by COVID-19 added a level of complication, particularly as timeframes were being adjusted as the project progressed. This also impacted on the coordination of delivery of some stock from overseas," said Steve Buttery, Estimator for Riga Floor Coverings. One of the highlights of the project was the high end carpet required for the Level 9 VIP gaming suite. The carpet was manufactured from French yarn, woven in the USA then hand carved in China.

Riga Floor Coverings employs six full time staff and 30 subcontractors. Covering both the commercial and domestic markets, Riga has completed many notable projects around South Australia, including the Flinders Hospital redevelopment, St Mary's College where the company installed specialised sprung acoustic flooring, Ashford Hospital Redevelopment and Thomas Foods.

For more information contact Riga Floor Coverings, 380 Magill Road, Kensington Park SA 5068, phone 08 8364 1455, email mail@rigafloors.com.au, website www.rigafloors.com.au



Below Adams Jones manufactured and installed a range of carpentry products throughout the SkyCity Adelaide Casino.



Adams Jones Pty Ltd is a multi-faceted carpentry company specialising in medium to large first and second fix commercial, industrial and educational packages.

Established in 1996, Adams Jones has a modern workshop facility in the Adelaide suburb of Edwardstown. Within their dedicated team of 15 carpenters, some have been with the company for over 18 years. The company manufactured and installed a range of carpentry products at the SkyCity Adelaide Casino, which includes sundry fixtures and bumper rails throughout the back-of-house and corridors as well as a sprung floor in the gym. The timber doors for the three restaurants were fabricated in the Edwardstown factory prior to installation onsite.

Being the exclusive South Australian distributor of the Aqualoo range, they focus on integrated panelling partitions, bench seating, vanities, modern lockers and lock systems. They also supply signage and washroom accessories such as mirrors, hand dryers, coat hooks, soap dispensers, paper towel dispensers and grab rails.

The company is also a premium installer of the Gerflor range of SPM door and wall protection, bump rails and corner guards, offering a complete service.

Proprietors Brett Adams and Roley Jones, said that the Aqualoo range provides exceptional quality for designers, ranging from colourful and fun toilet partitions for preschools to attractive and practical lockers with integrated or free standing bench seating in gymnasiums or end-of-trip facilities as well as compliant yet stylish toilet and shower cubicles in the educational, industrial or commercial environments.

“We can supply and install complete customised washroom solutions including ambulant toilet cubicles and accessories, using the Aqualoo range to meet Australian standards. Employing our own specialist installers gives us greater quality workmanship and flexibility especially with our after-installation service, giving our clients and builders a greater level of security,” Roley said.

Recent projects include the GPO Tower, Adelaide Airport expansion as well as facilities for Netball SA and the Norwood Football Club.

For more information or quotations contact Adams Jones Pty Ltd, 8 Deloraine Road, Edwardstown SA 5039, phone 08 8276 1133, email aqualoo@adamjones.com.au, website www.adamjones.com.au