

QLD PROJECT FEATURE

THE VILLE RESORT CASINO

Hutchinson Builders / Townsville



HIGH ROLLERS

DEVELOPER : Morris Group
MAIN CONSTRUCTION COMPANY : Hutchinson builders
PROJECT MANAGER : Directitude Management
ARCHITECT : Woods Bagot
STRUCTURAL ENGINEER : STP Consultants
CONSTRUCTION VALUE : \$30 million

The Ville Resort Casino redevelopment comprises a refurbished entrance and lobby area, new Miss Songs Restaurant, Quarterdeck Bar with indoor and outdoor dining overlooking the pool and with views of Magnetic Island.

The Ville Resort Casino, previously Jupiters Townsville, underwent extensive redevelopment to create a relaxed, resort style look that reflects the climate and colours of north Queensland.

The changes included a revamped entrance and lobby area, three new restaurants, a function centre with full catering kitchen as well as the fitout of restaurants and casino gaming areas. A new poolside function space which can accommodate up to 700 people and features an infinity pool, private cabanas and swim up bar, with views across to Magnetic Island, were also added. Building this section involved significant demolition works to the existing structure, marquee and pool area, adding another level of complexity.

Hutchinson Builders' Project Manager, Pierre Kessler said undertaking a large scale redevelopment in an operating resort and casino was a challenge that required regular communication as well as the flexibility to adapt to changing circumstances. "There was a lot of communication with the client, so we were kept informed of any major events and could work around their requirements."

Hutchinson Builders started an early works package in July 2016 and commenced the main construction programme in September 2016.

The challenge for Hutchinson Builders was to complete such a major redevelopment with the least amount of disruption to the resort's guests and visitors. "It is always challenging to complete work on a complex that is open around the clock, seven days a week," Pierre said. "We did some of the works in the early hours of the morning, sometimes starting at 2am so that we'd minimise the impact to the hotel's operations."

Hutchinson Builders completed the works in stages so that some areas of the resort could open to the public once finished. This approach required strong schedule management and the flexibility to make changes when required.

"We had some variations to the staging schedule to accommodate the priorities of our client, so we adapted our programme accordingly," Pierre said.

The inconsistencies in the building's drawings and documentation, required additional care throughout the whole process. "The original building was constructed in the mid-1980s so there have been multiple renovations since then," Pierre said. "Even though we were a construct only contractor, we identified and managed numerous design issues to keep the project moving ahead."

In all the project was a significant undertaking both in size and technical proficiency, which Hutchinson Builders' culture of flexibility and collaboration helped to ensure these issues did not impact progress.

Hutchinson Builders had a peak workforce of 12 including a project manager, site manager and supervisors, contract administrators and apprentices. They also managed about 30 subcontractors most of them local. The family owned and operated business has had an office in Townsville for almost 30 years and employs more than 35 full time office and site staff locally.

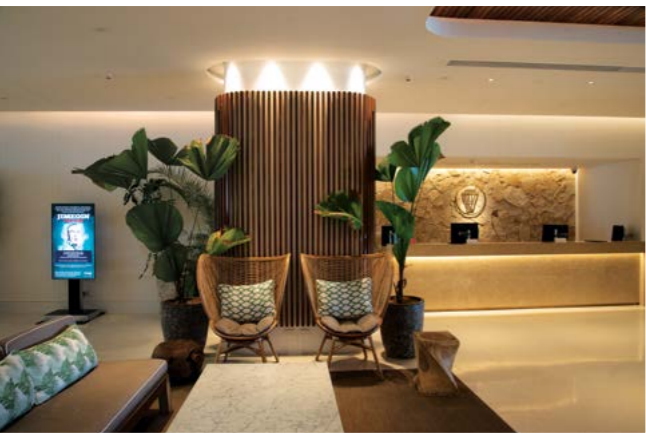
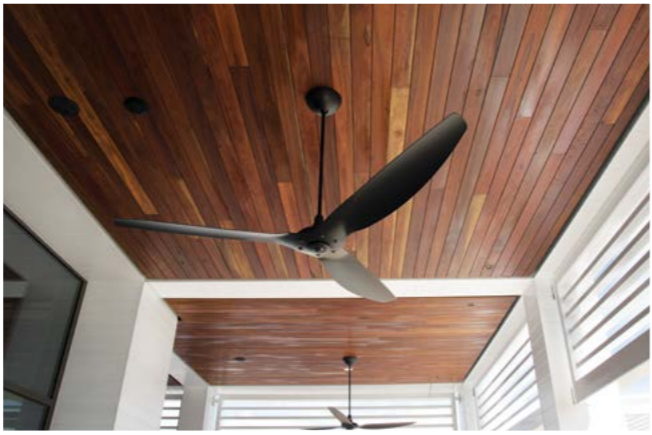
For more information contact Hutchinson Builders, 83-87 Duckworth Street, Garbutt QLD 4814, phone 07 4755 8000, email townsville@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au



Below B&G Group provided fire rated products, prefabricated steel frame, feature timber and external cladding for key areas of the development.



Below The Directitude Management team provided comprehensive solutions to the complex redevelopment project.



Fire protection standards on commercial buildings are very stringent and are especially for a hotel casino where the safety of hotel guests and visitors is a priority. Townsville based B&G Group, who are licenced to inspect, test and certify fire panelling, installed fire protection in key areas of The Ville Resort Casino such as kitchens and plant rooms. Ceilings, partitions and external cladding were also installed in the Quarterdeck bar and external dining section, the Pavilion and main lobby areas.

B&G Group Managing Director, Geoff Hart said the company manufactured all the steel frames in their state-of-the-art Townsville plant, using Australian-made BlueScope Truecore steel because of its high quality.

“We’re the only steel frame manufacturer for commercial buildings between Rockhampton and Marceba so we can custom manufacture the frames and then install them on site,” he said. “We’ve also got QSE certification for our quality assurance standards.”

One of the biggest challenges they faced was discovering, during the demolition works, old installations that required updating to comply with changes in the building code.

They were also faced with a long procurement time for some of the feature timber. “There was a 14-week lead time on some of the products, so we had to manage that properly to meet the staged opening dates,” Geoff said.

At peak B&G Group had up to 35 people working on the redevelopment and were able to draw on their experience on other complex commercial buildings to successfully complete the works at The Ville. “We had to make sure we had the right resources on the ground, so we could stick to the delivery dates and keep the client happy,” Geoff said.

Previous projects have included the Chinook RAAF base redevelopment, upgrade works at Lavarack Barracks and several Townsville Hospital buildings.

For more information contact B&G Group, 7-8 Brice Court, Garbutt QLD 4814, phone 07 4774 7699, fax 07 4774 3029, website www.bgplastering.com.au

Coordinating the vast number of resources and teams required to successfully undertake the high quality transformation of Jupiters Townsville, to The Ville Resort Casino required the specialist touch of Victorian based Directitude Management.

Spending almost three years intimately overseeing the complex refurbishment to help clients Morris Group realise their transformative vision, Directitude’s experienced team have managed the process from inception to completion, drawing on their extensive knowledge providing end-to-end project management for the hospitality and retail sector. “Our job was to ensure that the client’s vision and requirements were met. We had a real focus on achieving the best quality in every aspect of the redevelopment,” explained David Miller, Director of Directitude Management.

David who has worked for the past 30 years in retail and hospitality in roles ranging from draftsman, labourer, builder and project manager understands that a successful project is one where it’s equally important to understand the functionality of the spaces, as well as make them look good. This philosophy is core to the holistic service provided by the Directitude Management team and is seen in the design choices for the Ville development.

“It was about turning it from a hotel that had a casino to a resort casino with a real north Queensland look. It wasn’t about making it look like a Las Vegas hotel,” explained David. “We wanted to tie in with the local architecture and the tropical environment so there are a lot of earthy and green colours to create a very welcoming feel.”

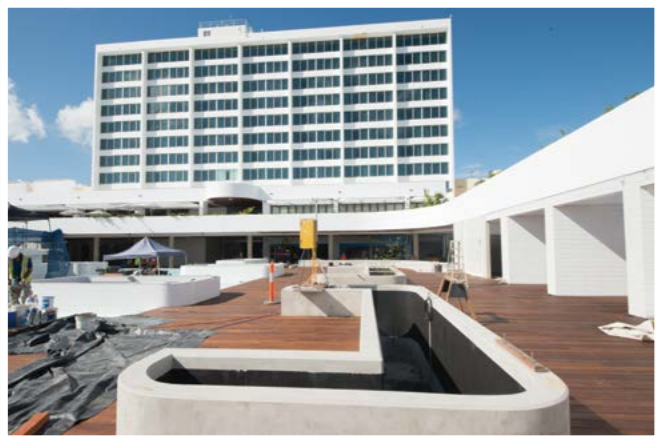
Forward planning and strong collaboration between all parties are key to any developments success, especially when the work site is an operating hotel and casino. “We communicated regularly with the main builder, subcontractors, suppliers and, of course, the client,” he said. “It was important to understand everyone’s needs and challenges so that we could manage the works as effectively and efficiently as possible.”

Directitude Management have a portfolio of high quality projects that have earned them a reputation for delivering direct, honest, and reliable management services within challenging project timelines.

For more information contact Directitude Management, 14 Brook Street, Sunbury VIC 3429, phone 03 9740 9039, email info@directitude.com.au, website www.directitude.com.au

Below PJ Walsh Constructions completed extensive concrete package for the Ville Hotel Casino.

Below Glen Carroll Painting used a natural palette to create the tropical resort feel throughout the development.



Townsville based PJ Walsh Constructions completed a comprehensive concrete package for the project which included all the footings, ground slab, columns, suspended slabs, balustrade walls and planter boxes. The team drew on the craftsmanship of their experienced concreters to deliver the high-quality finish required. Custom built the timber formwork for the large free-standing balustrades and the planter boxes in the Quarterdeck bar and dining area.

“The balustrade walls and planters on this project were particularly challenging because they’re architectural features that required a Class 1 finish. Some of the columns are unpainted so our work is very visible,” Director, Patrick Walsh said.

“It was a job where my employees could really show their skills and the true craftsmanship involved. Their forming experience really shone through.”

Normally concreters undertake large pours at night to take advantage of cooler temperatures and to minimise disruption however, due to the operational requirements of the existing hotel and casino, night works were not an option for the PJ Walsh crew.

“We did the big pours during the day which was tough for the concreters in the heat of summer,” Patrick said. “We also had to work much faster as concrete sets a lot quicker when it’s hot.”

During peak construction periods the team included more than 60 concreters working on multiple areas of the redevelopment. Project management and support staff helped to ensure the smooth running of such complex job. The team also provided their own machinery including excavators, trucks and bobcats.

“It was an exceptional job; one that you don’t get that often,” Patrick said. PJ Walsh Constructions commenced the works in early January 2017 and are due to complete their scope of works in September 2018.

The company are currently completing works on the Fairfield Homemaker Centre, Sun Metals and Coles Bushland Beach in Townsville.

For more information contact PJ Walsh Constructions, 1 Jay Street, Bohle QLD 4818, mobile (Patrick) 0415 46 46 25, email patrick@pjwalsh.com.au, website www.pjwalshconstructions.com

Glen Carroll Painting created a light and fresh feel throughout the refurbished areas of The Ville Resort Casino, reflecting the tropical look of the new areas. Using a mainly white palette to paint the portico entrance, foyer, three restaurants, Pavilion conference room, gym, pool areas and exterior.

Director, Glen Carroll described the job as reasonably straightforward, although there were some challenging elements including scheduling their work around other contractors.

“Painters are one of the last contractors to complete work in an area so if other teams are delayed it impacts our timings,” Glen said. “We needed to be flexible enough to work around the changing schedules to complete the painting in time.”

With a permanent workforce of 20, Glen was able to allocate a team of up to eight experienced painters for each stage of the project.

Some of the more complex elements of the job included hanging wallpaper in Miss Songs restaurant and painting the vast tongue and groove ceiling in The Pavilion conference room, both of which required an expert touch. Due to the height of some of the ceilings,

the painters required scissor lifts and knuckle booms to reach some of the high areas.

Choosing fit for purpose products was also important, which is why they used the new Dulux SteriGuard paint on kitchen ceilings. “It is used in hospitals because it’s long lasting and reduces the growth of mould and mildew, so it’s perfect for kitchens where hygiene is very important,” Glen said.

Since establishing in 1992, Glen Carroll Painting has worked on some of Townsville’s iconic projects including James Cook University’s science building and the heritage-listed Fulton Gardens apartments. They also completed the internal and external painting of one of Townsville’s tallest unit blocks, the 20-storey T1 complex.

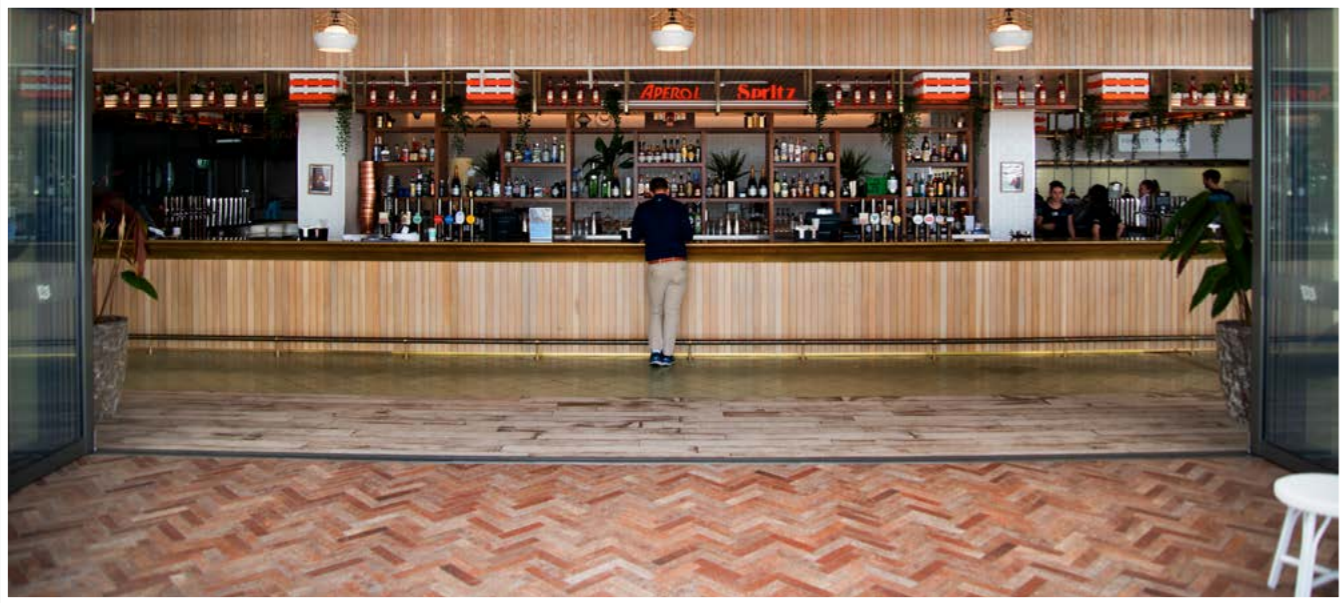
Glen said that adding The Ville Resort Casino to their list of projects was a proud moment for the team. “It’s not every day that you can work on a project of this size,” he said.

For more information contact Glen Carroll Painting, PO Box 360, Belgaian Gardens QLD 4810, phone 07 4772 1464, email glenvc@bigpond.net.au

Below Jerry and the Tilemakers completed extensive tiling installations throughout the Ville Resort Casino.



Below Award winning JBM Projects were responsible for the interior fitout works and bespoke ceiling and wall panelling.



Townsville based Jerry and the Tilemakers undertook precision tiling works to incorporate a range of architect-selected tiles for the projects distinct floors, walls, columns and stairs.

The projects unique feel was created through the careful selection and installation of the right tiles in each area of the development. The Quarterdeck dining and bar features tiles that look like timber flooring, a herringbone patterned area and a border of tiles around the bar. Each tile selected serves a dual purpose, creating both a beautiful space while being durable enough to withstand the wear and tear of such high-traffic areas.

To accompany the design and tile selection, the treatment of the tiles during installation was also carefully considered. The large granite pavers on the external deck were cut with a wet saw rather than a tile cutter to give the precision finish required of the design.

As the Ville Resort Casino was still in operation throughout the development the time frames for works were tight. Jerry and the Tilemakers were required to have their work completed during Stage 1. The team needed to manage these time frames along with the height of the tropical north Queensland summer.

“We’ve got 30 years experience so we know what works, especially in this region,” David said. “The two key elements of a good tiling project are having the right crew and good products.”

The highly experienced team, which peaked at 17 tilers, worked day and night shifts to ensure everything was completed within programme schedule.

During the past three decades, Jerry and the Tilemakers has worked on a range of commercial and residential projects across north Queensland including projects for the Australian Army and restoration works at Hamilton Island and Airlie Beach following the devastation of Cyclone Debbie in 2017.

For more information contact Jerry and the Tilemakers, 131 Ingham Road, Townsville QLD 4810, phone 07 4772 4222, fax 07 4772 4400, email david@jerryandthetilemakers.com.au, website www.jerryandthetilemakers.com.au

Creating stand out features for developments are all in a days work for award winning JBM Projects, who were commissioned to supply and install custom made elements featured throughout the Ville Resort Casino.

The specialist joinery manufacturer and installer, managed the fitout of the complex’s foyer, Miss Songs restaurant, Quarterdeck, Pavilion and Palm House, using a range of materials to bring an easy tropical luxury to each space.

The main entrance to the casino and foyer ceiling has been adorned with custom wood-panelling, while the Pavilion Conference Centre made use of a special acoustic panelling consisting of 25mm sound-absorbent panels, clad in fabric and set within a white frame.

JBM Projects also managed specialist trades who installed brass works, stonework and steel. This included the brass coping around the Quarterdeck bar, the stone reception desk and brass capping on the staircase leading down to the pool area.

“Since we were the principal contact for the fitout we had to understand all elements of the work which involved a lot of preplanning before

we got to site,” Director, Jason McRostie said. The JBM Projects’ team carried out the works in three stages across a year, with crews being on site for several weeks during each stage. “It was very rewarding building a good relationship with our client and seeing the final outcome of the work,” he said. “We’re all extremely proud of this job.”

JBM Projects specialises in hotel and retail design and installation and in 2017 won a Master Builders Award for Seascape Gold Coast. They have delivered projects around Australia including Woodside Petroleum’s office in Perth, the University of Queensland medical centre and Southside Sports Club. Jason explained it was JBM Projects’ past works, such as the spa and fitness centre at Perth’s Crown Casino Towers, that was essential in them securing the job.

“Our ability to manufacture as well as install is important in maintaining quality,” he said. “We have strong quality assurance processes both from the manufacturing side to the onsite installation so we can give value for money and maintain a high standard.”

For more information contact JBM Projects, Unit 11, 20 Rivergate Place, Murarrie QLD 4172, phone 07 3348 9488, fax 07 3348 9499, email enquire@jbmpromjects.com.au, website www.jbmpromjects.com.au



The Ville Resort Casino, Queensland

Below Window Design Solutions manufactured and supplied cyclone rated window and doors for the redevelopment.



The Ville Resort Casino is set within the idyllic Townsville breakwater with views overlooking the Coral Sea across to Magnetic Island. Capturing the most of these natural landscape within the redevelopment required Window Design Solutions to supply a range of window and doors to the redevelopment.

Window Design Solutions General Manager, Trent Andrik said they manufactured the large windows and doors for the redevelopment in their Townsville and Whitsunday plants and installed them in Miss Songs restaurant, The Pavilion, the Palm House and Quarterdeck.

A key consideration was ensuring each component of the window and door installations was strong enough for the tropical conditions Window Design Solutions undertook rigorous cyclone testing, and wind load calculation on the windows and glass bi-fold doors they installed on the project to ensure they could withstand the force.

“We used 20mm thick glass on the large bi-fold doors between the Quarterdeck’s bar and outdoor area,” explained Trent. The glass was supplied by National Glass, who specialises in double-glazed 20mm glass, which can handle the wind loads and has a high energy efficiency rating.

Window Design Solutions also worked closely with their aluminium frame supplier, Alspec, who undertook project specific testing and designed a new heavy duty head track for the bi-fold doors. “Due to the high strength requirements we used our test rig to make sure we met and exceeded the requirements,” said Alspec’s Townsville Branch Manager, Daniel Moloney.

The glass windows and doors throughout the redevelopment are not only strong, they add to the overall design to open up the spaces and frame the external environment.

Window Design Solutions has offices in Townsville, Whitsundays, Bundaberg and Brisbane.

For more information contact Window Design Solutions – Townsville, 65 Crocodile Crescent, Mt St John 4818, phone 07 4774 4390, email trent@wdsolutions.com.au, website www.wdsolutions.com.au