

in SITE

EDITION 3 2009



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Welcome

Welcome to the final Insite for 2009. Following a year which saw building and engineering projects worth more than \$100 billion deferred across Australia, encouraging signs emerged for the construction industry in 2009.

The Federal Government's \$14.7 billion Building for the Education Revolution package has certainly had a profound effect on construction activity in the school sector. While the prospect of working in this sector was appealing we decided not to participate in the program, opting instead to concentrate on the core business activity that has established Buxton Construction as a leader in its field. Enquiry has remained high but we've observed a significant reduction in the number of negotiated contracts with the vast majority of projects now going to tender.

In my book, tender is not always in the best interests of clients as negotiated contracts allow relationships to be forged which provide added value to projects as was the case with the clubhouse refurbishment Buxton recently completed for Kingston Heath Golf Club. As for the future; the outlook appears promising but nothing can be taken for granted in this industry, especially at a time when the government's stimulus package is providing such a boost to building activity.

House building remains healthy but apartment construction continues to be subdued due to funding restrictions, but pent-up demand should see this sector pick up in the coming months if finance becomes more readily available.

On behalf of Buxton Construction I extend sincere thanks to those who supported us in 2009 and wish everyone a relaxing and enjoyable Festive Season and every success in 2010.

Andrew Briggs
Managing Director



A saintly training facility

Peddle Thorp faced a fresh design challenge after St Kilda Football Club scrapped plans to redevelop firstly their current home at Moorabbin, then Frankston oval and opted to establish its new training facilities at Belvedere Park Seaford.

“We had drawn detailed plans to redevelop a well established football precinct in Frankston where an iconic grandstand had burnt down so it was necessary to completely change our approach and design a complex from the ground up that would sit harmoniously within a residential area,” said Peddle Thorp design director Peter Brook.

The single-level building, which is set in landscaped surroundings, is a simple but elegant modern structure organised around a series of meeting places for club operations accessed via an internal

pedestrian street. The complex includes administration offices, kitchen, breakout space, gymnasium, massage and medical rooms, change village, lecture room, property services, video stats room and a recovery pool. A multi-purpose indoor sports hall, that can be accessed from within the training facility and externally after hours, is available for club and community use while the surrounding car park can accommodate up to 100 vehicles. St Kilda's red, black and white colours are woven into the interior and exterior design as a subtle expression of the club's corporate branding.

“One of the benefits of this particular location is that it gave us a blank canvass to create a state-of-the-art facility that will propel our club into the next generation.” St Kilda Football Club CEO Michael Nettlefold said. “It will allow our players to complete their football



AFL lends a helping hand

A number of entities have a stake in the training facility upgrades Buxton Construction is working on for AFL clubs Richmond and St Kilda. They include: the clubs themselves, the AFL, the councils that control the respective grounds – City of Melbourne and Frankston City Council – and the State Government.

Richmond Football Club has also received funding from the Australian Government for the Australian Institute for Indigenous Learning and Skills Development which will be housed in the new building.

The AFL, which brokered the financial assistance from the Victorian Government, has been closely involved with the redevelopment projects of all its Melbourne-based clubs. “While the AFL represents the interests of all 16 teams in the competition we are committed to ensuring the Melbourne-based clubs have

training and administrative facilities that are at least the equal of those interstate where the focus is on only one or two teams,” said AFL Community Facility Development Manager Ken Gannon.

The AFL provides advice on a range of common issues affecting all clubs as well as assistance with specific local arrangements. “It’s a checks and balances process to make sure all aspects of any proposed redevelopment – including financial issues – have been carefully thought through so that the clubs achieve the best outcome.”

It is a condition of the government funding – both at local and state level – that the community has access to facilities in the upgraded training headquarters. “Both the AFL and the other stakeholders are keen to maintain the strong links that have existed between the football clubs and the community for so long,” Ken Gannon added.



preparation and recovery activities at the highest possible level and give St Kilda Football Club the best possible platform on which to build ongoing success.”

One of the most diverse and successful architectural and design practices in Australia, Peddle Thorp Melbourne is an independent company that works across a broad range of fields including community and sporting facilities, shopping centres, hotels and tourist resorts, hospitals, residential and retail. In addition to its Melbourne office, Peddle Thorp operates practices throughout Australia and the Asia-Pacific region.

A good omen?

Former St Kilda great Robert Harvey was a product of Seaford Junior Football Club, a co-tenant of Belvedere Park.



Teamwork pays off at Kingston Heath

The recently completed refurbishment and extension of the Kingston Heath golf clubhouse is a prime example of what can be achieved through an integrated team approach.

“We had to reschedule when Kingston Heath was awarded the Australian Masters but the spirit of co-operation that existed between the club, the architect, Demaine Partnership, interior designer, Stephen Akehurst Design and Buxton Construction enabled the task to be finished one week ahead of

the revised completion date,” Buxton Construction managing director Andrew Briggs said.

Demaine Partnership, project manager Will Johnson and Buxton Construction worked together on the refurbishment of the clubhouse at Royal Melbourne in 2003 and the Kingston Heath committee wanted the same team to deliver a result that was its equal in terms of quality and level of finishes.

The club decided to negotiate the construction contract rather than go to

tender and Buxton Construction was provided with schematic drawings to calculate a construction estimate which was subsequently confirmed during the extended due diligence and design period.

“Because it was appointed the preferred builder, Buxton was in a position to check all aspects of the existing structure thoroughly to determine what was required and provide advice on a raft of buildability and pricing issues that had a significant bearing on the final outcome.”

Demaine Partnership’s Simon Hanger – the supervising architect – played a pivotal role, working closely with Buxton Construction and the club from day one through to completion of the project. “Simon, the club captain and the development committee along with our on-site team operated as a cohesive unit throughout the project.

By working together we were able to agree on cost-neutral alternatives that ensured the tight program was not jeopardised at any stage.” Andrew Briggs said.





A record for design excellence

The architectural company responsible for the redevelopment of Richmond Football Club's Punt Road training facilities, Suters Architects, was founded in Newcastle New South Wales more than 50 years ago.

Throughout the 1960s and 1970s the practice was involved with a number of important civic projects which saw its reputation spread beyond the Hunter Valley. A merger with Architects Snell in 1989 provided the resources and staff to enable Suters to take on multi-million dollar projects across NSW and establish a Sydney studio.

A subsequent merger with Anderson Street Architecture in 2000 created a Queensland office for the company and an expanded national client list. In 2005 Suters commenced a strategic alliance with award-winning Melbourne firm Prior + Cheney which was formalised in 2007 through an official merger.

Today the company employs 150 staff and has offices in Sydney, Newcastle, Brisbane, Cairns and Melbourne. Suters Architects offers consulting services in architecture, interior design and urban planning along with associated resources in town planning and landscape architecture.

Over and out

Buxton Construction completed and handed over the following projects since the previous edition of *Insite*:

Haileybury College

Designed by John Sanderson Architects, the \$1.5 million refurbishment of the existing swimming pool and amenities at Haileybury's Grenda Centre in Keysborough included realigning and tiling the 50-metre pool, upgrading the filtration system, replacing the flow-through ventilation with a mechanical system and fully reworking change rooms.

1144 Nepean Highway Highett

A complex project requiring work to be carried out on a building owned by Drapac Property while printing company Leigh Mardon operated around the clock, the \$2.2 million contract provided for alterations and additions to an existing warehouse facility. Works included construction of a structural steel portal frame clad with lightweight bondor panels and car park together with the installation of a 400,000-litre fire tank and a rainwater capturing system. Castel Lucci Design Group was the architect for the project and Hyder Consulting the project manager.



Vale William Johnson

We were shocked and deeply saddened by the untimely death of project manager Will Johnson project manager for the clubhouse refurbishment and extension at Kingston Heath.

Buxton Construction was involved with Will on numerous projects over many years and I, and all of our team who worked with him, cannot speak too highly of his professionalism, knowledge of construction techniques and total commitment to getting the job done right every time. But above all, Will – known by many as “The General” – was a fine human being who was loved by all. He was passionate about his golf, skiing and surfing, which he was doing when he passed away.

On behalf of the directors, executive and staff of Buxton Construction, I extend sincere condolences to Will's wife Julie and daughters Adelaide and Alexandra, and their family and friends on their loss.

Andrew Briggs

A new den for the Tigers

Buxton Construction has commenced work on Richmond Football Club's new training facility at Punt Road oval. The initial stage of the project involves demolition of the social club building and site preparation, then work will commence on the major component of the redevelopment, a three-level building.

The ground floor of the new facility incorporates change rooms, recovery pool and spa, gymnasium, retail outlet, indoor sports hall – which is available to the community – and offices for the football department. “The water in the 12-metre recovery pool can be chilled to less than

10C to assist players recover from the rigours of match days and contribute to their sustained elite performance,” Suters' Architects' Mike McGrath said.

Administration offices, players recreation area, theatre, social rooms and an administration centre for the Australian Institute for Indigenous Learning and Skills Development are located on levels two and three.

Once construction of the new building has been completed, the heritage grandstand, which houses the club's museum, will be refurbished. The new three-level building consists of a concrete

famed structure and a facade combining glazing and coloured metal sheets, not surprisingly yellow and black!

“The design of the new building is a clear expression of 21st century architecture and no attempt was made to replicate the style of the grandstand which is thought to have been built in the 1920s.” Ecological Sustainable Development (ESD) principles have been employed extensively throughout the building, one of which is electronically operated louvres and windows to lessen dependence on the air-conditioning system and minimise energy use.



Coffey grounds

Coffey Projects, project manager for Richmond and St Kilda Football Clubs' new training facilities, is a subsidiary of global infrastructure group, Coffey International Limited, one of the top 300 companies on the Australian Stock Exchange.

With offices in all Australian capital cities, Coffey Projects is one of the nation's largest project managers. Coffey's project director for both developments, Rob

McFee, says the two tasks – although involving AFL club training facilities – are far from identical.

“Richmond is upgrading its traditional Punt Road home base, while St Kilda is starting from scratch on the greenfield site at Belvedere Park Seaford.” The original brief provided for completion of the Punt Road building and refurbishment works in March 2011 but that has now been brought forward to mid-January 2011.

“Buxton Construction came up with a number of initiatives to expedite the project without compromising the quality or integrity of the end-product in any way,” Rob said. No stranger to sport and stadium developments, Coffey Projects has been involved with the Lexus Centre, Kardinia Park, Docklands stadium, MCG northern stand and the early planning stages of the Rectangular Stadium currently under construction at the Melbourne and Olympic Parks precinct.



Queenscliff Harbour sails close to completion

Preparatory work for the soon-to-be-completed Queenscliff Harbour redevelopment – a public/private partnership between the State Government and Queenscliff Harbour Pty Ltd (QHPL) – commenced in 2004 after QHPL was announced as the successful tenderer for the project. Since then, development manager Sinclair Brook has co-ordinated stages one, two and three of the redevelopment which include roads, boatyard and harbour, and the buildings and landscaping construction phases. In addition to overseeing the planning, design and construction phases, Sinclair Brook has responsibility for dealing with the relevant authorities and

suppliers, public relations and marketing and sales. The \$10.6 million design and construct contract for the buildings and landscaping was negotiated with Buxton Construction as a result of previous work the company had completed for Nufarm, whose managing director Doug Rathbone is chairman of QHPL. “Buxton Construction’s task was far from straightforward because the site is adjacent to one of Australia’s busiest passenger ferry terminals and the marine environment is vastly different to a normal building site,” said Sinclair Brook director Tim Price. Buxton’s contract included constructing a circular 31-metre concrete navigational aid (lighthouse) with

lift and external staircase which doubles as a public viewing platform, a 225-seat two-level restaurant, public amenities and promenades along with the retail fit-out and landscaping.

“This unique project required integrating new design and construction elements within an operating port facility and interaction with the local community, both of which Buxton Construction handled exceptionally well.” Melbourne-based Sinclair Brook engages in the origination and delivery of capital projects as an advisor to clients and as a joint venture/development partner across all major project sectors and select infrastructure markets.

Introducing Daryl Marson

Daryl, whose father is a bricklayer, spent much of his youth on building sites so the die was cast early on and he enrolled for a Property and Construction degree at the University of Melbourne. After obtaining his qualification, Daryl worked for



Buildcorp Commercial – the company he completed the mandatory year’s practical experience with during his course – until he joined Buxton Construction in November 2005. Daryl is responsible for procurement of sub-contractors and the financial control of projects from the day the contract is awarded until hand-over. “I not only look after designated projects but also set standards and establish protocols for all aspects of administration to ensure each project is

delivered on time, on budget and meets Buxton’s stringent quality standards.” As senior contracts administrator Daryl’s role encompasses standardising procedures across the company and mentoring the staff members under his control.

Daryl is currently working on the \$21 million Geelong Leisure Links Aquatic Facility and a new \$5.2 million two-storey building incorporating classrooms and laboratories at Caulfield Grammar School.

Current Projects

Geelong Leisure Link Aquatic Facility

\$21m construction of new aquatic centre

Client: City of Greater Geelong

Project Manager: Davis Langdon

Architect: Peddle Thorp Architects

Structural: Bonacci Group

Services: Waterman AHW (Vic) Pty Ltd

Landscape: Edaw Gillespies

Pool Consultant: David Powick & Associates

Quantity Surveyor: Slattery Australia

117-119 Camberwell Road, Hawthorn

\$23.2m construction of a mixed use development

Client: J G Vic Pty Ltd

Architect: Watson Young Architects

Structural: Adams Consulting

Electrical/Mechanical: Fryda Dorne & Associates

Hydraulics: Clements Consulting

Building Surveyor: Reddo Building Surveyors

ESD: Sustainable Developments

Methodist Ladies College

\$9.27m construction of a new multi-purpose building and refurbishment/alteration of science precinct

Client: Methodist Ladies College

Architect: DesignInc Melbourne Pty Ltd

Structural/Civil: John Mullen & Partners

Services: Umow Lai & Associates

Landscape: Outlines Landscape Architects

Quantity Surveyor: WT Partnership

Queenscliff Harbour

\$10.6m design and construction of a two-storey restaurant building, a 30 metre-high navigation tower, a single-storey retail strip and a two-storey community building

Client: Queenscliff Harbour Pty Ltd

Development Manager: Sinclair Brook Pty Ltd

Architect: Conti Architects

Structural: Meyer Consulting Pty Ltd

Civil: GHD Pty Ltd

Services/ESD: BRT Consulting Pty Ltd

Building Surveyor: PLP Building Surveyors & Consultants

Acoustic: WMG

Landscape: Tract Consulting

Zinc Apartments

\$20.2m construction of three apartment buildings in Port Melbourne

Client: Zinc Pty Ltd

Architect: Williams Boag Architects

Structural: Hyder Consulting

Mechanical: Fryda Dorne & Associates

Hydraulics: Christofi & Associates

Fire: Omni Pty Ltd

Quantity Surveyor: Donald Cant Watts Corke

Building Surveyor: PLP Building Surveyors & Consultants

188 The Esplanade, Brighton

\$4.1m construction of two luxury apartments over a basement carpark

Client: Bayside Financial Services

Architect: Edgar Pirrotta Architects

Structural: Antonov & Snashall Pty Ltd

Services: MacCormack Associates Consultants Pty Ltd

Quantity Surveyor: Trevor Main & Associates

Building Surveyor: Red Texas

McKinnon Secondary College

\$4.7m construction of a new two-storey building consisting of classrooms and laboratories

Client: McKinnon Secondary College

Project Manager: Arup

Architect: H2O Architects

Structural: Felicetti Pty Ltd

Services: Fryda Dorne & Associates

Hydraulics: P J Tiballs & Associates

Quantity Surveyor: Wilde & Wollard

Building Surveyor: Wilsmore Nelson Group Pty Ltd

Caulfield Grammar School

\$5.2m construction of a new two-storey building consisting of classrooms, laboratories amenities and offices

Client: Caulfield Grammar School

Architect: John Gribble Architects

Electrical/Mechanical: BRT Consulting Pty Ltd

Structural: Keith Patrick & Associates

Hydraulics: C R Knight & Associates

Building Surveyor: McKenzie Group

Landscape: Land Design Partnership

St Kilda Football Club

\$7.8m construction of new training and administration facilities

Client: St Kilda Football Club

Project Manager: Coffey Projects

Architect: Peddle Thorp Architects

Structural: Bonacci Group

Services: Waterman AHW (Vic) Pty Ltd

Pool Consultant: AVP Commercial Pools

Quantity Surveyor: Davis Langdon

Landscape: Memla Pty Ltd

Building Surveyor: BSGM

Disability Access: HSPC Disability Access Consultancy

Richmond Football Club

\$14m alterations and additions to existing training and administration facilities

Client: Richmond Football Club in conjunction with MCC, AFL state & federal governments

Project Manager: Coffey Projects

Architect: Suters Architects

Structural: Irwin Consulting

Services: Umow Lai

Pool Consultant: Geoff Ninnes Fong & Partners

Building Surveyor: Reddo Building Surveyors

Quantity Surveyor: Currie & Brown

Landscape: Rush Wright & Associates

Meneres BMW

\$860K refurbishment, alterations and additions to luxury car showroom in Brighton

Client: BMW Meneres, Brighton

Architect: ERA 2000 Architects

Structural/Civil: Robert Bird Group

Services: Henge Consulting Engineers

Quantity Surveyor: DBQS Consulting Pty Ltd

Building Surveyor: Neil Shafto Pty Ltd