

in SITE

EDITION 2 2011



A contemporary
but timeless
facade



An outstanding
academic record



Over and out



The challenges at
St Kevin's College

Welcome

Welcome to Insite. Friday 10 June was both a sad and emotional day for Buxton Construction. Colleagues, sub-contractors, union officials and client representatives joined the family and friends of Robert (Bobby) Smith to farewell this highly respected member of the Buxton team who tragically died as a result of a domestic accident. Bobby's passing was especially poignant because he became the first name absent from a tightly-knit group of current Buxton employees who have served the company for 10 years or more.

Continuity of employment is something that's certainly not foreign to Buxton Construction. The person I succeeded when I joined the company in 1994 was in the role for more than a decade while Buxton Construction founder and former chairman, Richard Buxton, had been at the helm for 41 years when he retired from the company in 2009. A company is only as strong as the quality of its people and having so many dedicated, long-time employees adds stability to our operations and, at the same time, provides further reinforcement that Buxton Construction is built on solid foundations.

As most would be aware by now, the Enterprise Bargaining Agreement (EBA) has been agreed between the industry's association and the unions, thankfully avoiding any industrial disputation. The outcome, however, provides for wage rises of 20 per cent over four years together with increases to relevant allowances as well as the abolition of time-and-a-half for the first two hours overtime which will mean all overtime will be paid at double time. These new rates will come into effect as of March 2012. Higher site wages, the introduction of a carbon tax and ongoing volatility of global share markets will certainly make for interesting and challenging times ahead.

At this stage it is impossible to accurately assess the financial impact of the carbon tax as it will be dependent on the materials used in each project. Projects incorporating large quantities of steel and cement-based products will be affected most and the additional cost overall could be between two and three per cent. These cost increases will be more clearly identified over the coming six months once the industry has a clearer understanding of the proposed new tax.

Best wishes
Andrew Briggs
Managing Director

A salute to our long-term staff members

In an age when it is the exception rather than the rule for people to stay with one company for an extended period, Buxton Construction is indeed fortunate to have a significant number of staff members who have been with the firm for more than 10 years. We gratefully acknowledge the efforts of each of the following people and thank them sincerely for the significant role they have played – and continue to play – in Buxton Construction's success.

1994	Andrew Briggs	Managing Director
1995	Susan Rayner	Financial Controller
	Judith Shannon	Accounts Payable/Payroll
1996	Andrew Stapleton	Associate Director/Project Manager
	Steven Whiteley	Site Manager
	John McShane	Labourer
1998	Robert Smith (deceased)	Labourer
1999	Chris Loritsch	Associate Director/Construction Manager
	Peter Smith	Labourer
2000	Jo-Anne Barron	Assistant to the Managing Director
2001	Frank Hvala	Labourer
	Robert Marsh	Site Manager
	Rodney Pollock	Maintenance Manager
	Carly Wilkinson	Contract Administrator

Stop press: Top award for Buxton

The national award for residential construction \$10 – \$50 million has gone to Buxton Construction for Zinc Apartments Port Melbourne at The Australian Institute of Building 2011 Professional Excellence in Building Awards held in Sydney on Friday 16 September.

Success is Sweett



Architect's impression of new RSPCA facility.

Project manager for Buxton Construction's RSPCA project, Sweett Group, operated under the names of Padgham Sweett and BurnsBridge Sweett until being re-branded on 1 July this year. The two entities have been part of the Cyril Sweett Group since 2008 and 2009 respectively.

Sweett Group is a consultancy providing program and project management, cost management, strategic advisory and property development services. Operating out of offices in Melbourne, Sydney and Brisbane, the company's property and development services team specialises in urban and environmental planning, property analysis and development management.

The former BurnsBridge Sweett arm of the group has spent more than 20 years refining its strategic advisory and project management capabilities, building a strong reputation and excellent relationships with clients. The group's cost management arm – formerly Padgham Sweett – has operated in Australia since 1964.



An outstanding academic record



Beth Rivkah Ladies College.

Founded in 1956 with only a handful of students in an era when deportment and music ranked alongside academic and religious studies, Beth Rivkah Ladies College in East St Kilda has developed into one of Australia's leading Jewish schools with classes from kindergarten to Year 12. The college's objective is to enrich the community with young graduates who have an exceptionally well-rounded education.

Although there is still a strong emphasis on teaching the Jewish Faith today, Beth Rivkah focuses heavily on a traditional curriculum and has an outstanding record for academic success: an achievement which is reflected in the average score of 91 achieved by the college's VCE students during the past 10 years. At

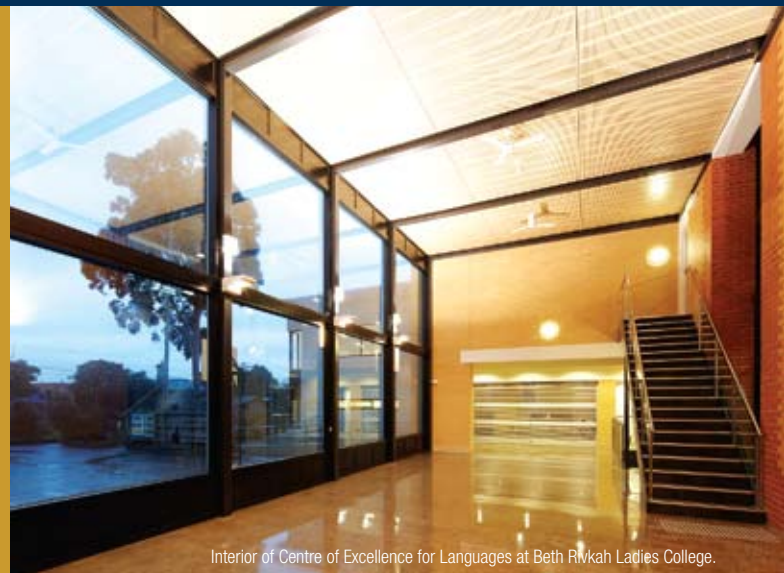
no time in the college's 55-year history has a student failed at VCE – or the equivalent – level. “Merely passing is not sufficient for us, the college community wants students to realise their full potential and pass with high-end scores,” said principal Samuel Gurewicz.

Physical activity is also high on the agenda at the school which has a compulsory learn to swim program for every student from prep through to Year 10 while school camps offer a wide range of outdoor activities such as hiking, rowing, canoeing and abseiling. Competitive sport plays a major role in the lives of the students at Beth Rivkah and includes athletics and tennis together with a wide range of team sports.

A long and distinguished career

Beth Rivkah Ladies College principal Samuel Gurewicz, affectionately known as “Mr G” by staff, students and parents, has been in his current role since 1971, making him Victoria's longest serving school principal.

Born in Russia, Mr Gurewicz migrated to Australia with his family as a 13-year-old in 1949, completed his education and worked in Melbourne before returning with his wife to Israel in 1964. “When we went to Israel I thought my wife and I would remain there for the rest of our lives but when I was offered the role of co-principal at Beth Rivkah I gladly accepted and would have to say it has been one of the best moves of my life.”



Interior of Centre of Excellence for Languages at Beth Rivkah Ladies College.

Over and out

The following projects have been completed and handed over to our clients in recent weeks.

Powercor VM sub-station

The conversion of the former four-level office block in Dudley Street to a substation commenced with stripping out the building and the removal of a lift shaft, rooftop mechanical plant and the entire third floor to provide the height required to house the electrical equipment.

The \$1.8 million contract included the installation of a gantry crane for manoeuvring equipment, strengthening the existing structure, stripping and resurfacing the roof, and the installation of new mechanical plant. The building's windows were removed and replaced by block work with a decorative steel panel facade.



Facade Powercor VM sub-station.

Camberwell Road Hawthorn

The final stage of the \$24 million mixed-use development at 117 – 119 Camberwell Road Hawthorn, designed by Watson Young, consists of a ground-floor retail/office area and four levels of office space with controlled-access parking in the basement.

Conventional pre-cast concrete panels combined with alucobond panels and stone cladding meld with extensive glazing and coloured glass screens to give the building a contemporary, but timeless facade. A timber and stone entrance foyer with double-height void is a feature of the commercial zone while two lifts service offices on all levels. Earlier this year Buxton handed over the first stage which consisted of 41 apartments, with two penthouses subsequently added to the scope.

Exterior of clubhouse at Royal South Yarra Lawn Tennis Club.



New facility at Beth Rivkah Ladies College.

Beth Rivkah Ladies College

Located in a confined space adjacent to the existing auditorium, which has been extended as part of the works, the Centre of Excellence for Languages at Beth Rivkah Ladies College includes classrooms, computer laboratory, a performing arts studio, music tuition rooms and social spaces for student recreation.

The basement construction ensures the integrity of structures on an adjacent residential property which is situated within two metres of the excavation. The small campus is densely occupied by buildings and allowed only one point of entry to the construction site, severely limiting the space available for workers' amenities, cranes and construction materials.

“Buxton’s on-site team coped exceptionally well under difficult and challenging working conditions. I compliment them on their helpful attitude and the way in which they so willingly came up with solutions to the many problems that arose,” said principal Samuel Gurewicz.

Royal South Yarra Lawn Tennis Club

The \$3.8 million project includes new and expanded dining, bar, lounge and gymnasium facilities as well as an upgrade of amenities for members and improved accessibility from the car park, including the installation of a lift.

The reinstatement of the southern balcony was a major aspect of the redevelopment and provides alfresco facilities for club members and their guests. The architect for the project, Carr Design, drew upon the original clubhouse works carried out during the early 1970s to provide the club with facilities that accommodate the needs of current members of all ages while remaining relevant for the next generation.

GOWANBRAE

Retirement Apartments

The \$8 million retirement apartment project comprises a three-story complex with 39 one and two-bedroom self-contained apartments, car parking and landscaping.

The apartments, which feature fully-equipped kitchens with quality finishes, living areas, split-system air-conditioning, assistance call system and individual balconies or terraces, are accessed through a central foyer as well as by

entrances – serviced by a lift and staircase – located at either end of the complex. A dedicated area provides secure storage facilities for powered wheelchairs while a number of apartments are fitted with specially designed facilities to meet the needs of disabled residents.

The predominantly concrete structure with pre-cast panels, timber-framed metal deck roof and aluminium window

frames, incorporates glazing which meets ESD requirements and tanks to capture rainwater for toilet flushing. Complex site access difficulties were resolved after Buxton Construction conducted extensive negotiations with the local council and Vic Roads.

The project was completed on time and to the traditional high standard Buxton is renowned for, enabling new residents to move in as scheduled.



Jack Dyer grandstand

The refurbishment of the heritage-listed grandstand – named after Tigers' legend Jack Dyer – at Punt Road Oval signalled the completion of the \$14 million upgrade of Richmond Football Club's training facilities. The external improvements were primarily cosmetic and included painting and making good sections of seating. The interior of the structure was gutted and replaced by new change room facilities, locker room, a community gym and showers to meet the standard set by the Victorian Football League for the TAC Cup competition.



Melbourne Grammar has a distinguished record

An eclectic blend of stately 19th century bluestone buildings and striking contemporary architecture set in verdant playing fields, Melbourne Grammar School is one of Victoria's oldest and most respected private schools.

Founded in 1858, Melbourne Grammar School educates approximately 1,800 students from prep to year 12. It fosters excellence through learning and leadership and offers an educational experience ranging across intellectual, social, cultural, spiritual and physical pursuits.

The school is organised into three campuses to meet the needs of different age groups. The junior school, Grimwade House (prep to year 6) in Caulfield, is co-educational with 680 girls and boys. The middle school, Wadhurst (years 7 and 8) and Senior School (years 9 to 12) are located in South Yarra and cater for a total 1,120 male day students and boarders.

Melbourne Grammar has a long tradition of scholastic excellence and



Cricket on the green at Melbourne Grammar School.

believes academic success is important but so too are the values that go with it. Students are encouraged to participate in a range of school activities – academic, social, spiritual, cultural and physical – to nurture their growth. Over more than 150 years, the school has produced countless distinguished graduates from its bluestone walls including three Prime Ministers, Antarctic explorers, academics,

clergy, prominent industrialists and politicians. A comprehensive off-campus program incorporates campsites at Breakfast Creek near Licola, Woodend and Banksia Peninsula on the Gippsland Lakes while community service programs, expeditions interstate and overseas student and staff exchanges are designed to make the school community more conscious of the world.



Signing the contract L to R Andrew Briggs MD Buxton, Dr Hugh Wirth RSPCA President, Maria Mercurio RSPCA CEO, Lorraine Bates RSPCA Director.

Major upgrade for

A four-level extension to the existing animal welfare centre is the major component of an \$18.5 million upgrade of facilities at the RSPCA in East Burwood. The extension consists of approximately 1,000 square metres per floor while a large area of the existing centre will be refurbished. Steel-framed with concrete slabs to each level, the facade comprises a combination of high quality pre-cast, timber and metal cladding with large expanses of double-glazing. A section of the roof on the original building will be removed to create an atrium with a featured staircase. The animal welfare centre incorporates specialised animal services such as an adoption centre, vet clinic and hospital, quarantine and wildlife areas, indoor dog training facility and doggy day care centre. It also includes staff amenities and offices, a pet retail outlet, café and public facilities together with a range of specialised animal services. A new entry foyer, designed to be a vibrant, accessible and inviting environment, is a single reception point which provides



Architect's impression of RSPCA facade.



Vale Robert Smith

Buxton Construction stalwart Robert (Bobby) Smith died prematurely following an unfortunate domestic accident at his home in June. Bobby had been with Buxton Construction since 1998 and was a well respected colleague who made a significant contribution to the company over those years. All at Buxton were deeply affected by Bobby's untimely passing and extend sincere condolences to his partner Barbara and family, and his brother Peter who is also a valued long-time employee of the company.



Architect's impressions of new development at St Kevin's College

The challenge at St Kevin's College

An \$8.1 million development at St Kevin's College Heyington links the historic 1960s J A Kearney Building – the original structure on campus – with a striking contemporary educational facility designed by Melbourne architect Baldasso Cortese. Consisting of four levels, the new building forms part of the College's masterplan and comprises five science laboratories, a state-of-the-art design technology facility for woodworking activities and student study centre.

Construction consists of post-tensioned concrete slabs and pre-cast panels with a steel-framed metal deck roof. A combination of perforated decorative metal screens and a glazed curtain wall create the building's unique facade, reinforcing its bold design statement. The interior fit-out includes a lift, mechanical system and active lighting designed to minimise energy consumption, replaceable recycled carpet squares and

reverse osmosis equipment in the science labs. Severe site space and vehicular access limitations pose significant challenges for Buxton Construction.

Safety of the students is paramount and extreme care is exercised by the on-site team at all times. Each day more than 1,000 of the College's 1,400 students move to and from the Heyington railway station – on the boundary of the college grounds – in close proximity to the restricted construction site. This requires careful planning and coordination as heavy vehicles are required to enter and exit the school campus during operating hours. "We narrowed the tender process to two builders but Buxton had done their homework thoroughly and understood the characteristics of the site, indicating that they would react positively to our concerns, especially those involving student safety," said St Kevin's College bursar Ray Tyrrell.

RSPCA

visitors with a good visual overview of all RSPCA functions and welfare services. A separate 450 square-metre multi-purpose building with colorbond metal cladding to all sides echoes the external treatment of stage one of the dog kennels which were constructed in a previous upgrade.

An extension of the existing canopy and elevated walkway connects the structure to the main building. The project includes extensive landscaping and incorporates a number of ESD principles such as horizontal sun shading to lower floors, rainwater capture and black water (sewage) recycling. Project manager, Sweett Group, is working with Buxton Construction for the first time prompting associate director Adrian Vinck to say, "We've been most impressed with the way Buxton has gone about its work so far and we're looking forward to maintaining a very harmonious working relationship with them throughout the construction period."

Current Projects



115 Nott Street, Port Melbourne.



40 Harold Street, Hawthorn.

115 Nott Street, Port Melbourne

\$13.6m construction of an apartment building

Client: Cheng Investments Australia

Project Manager: AWC Property Development & Consulting in conjunction with Buxton Group

Architect: Plus Architecture

Structural: Meinhardt Consulting Engineers

Services: Simpson Kotzman

Building Surveyor: McKenzie Consulting Group

Quantity Surveyor: Rider Levett Bucknall

Powercor BQ Substation

\$4.5m major refurbishment and upgrade of an existing substation

Client: Powercor

Architect: Aurecon Australia

Services: Aurecon Australia

Structural: Aurecon Australia

Melbourne Grammar School LOTE & Drama Centre

\$3.2m refurbishment of existing school building

Client: Melbourne Grammar School

Architect: Peter Elliott Architects

Structural: Clive Steele & Partners

Services: Cundall

Acoustics: Acoustic Consultants Australia

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: Wilde & Woolard

St Kevin's College

\$8.1m 4-level new science and technology centre

Client: St Kevin's College

Project Manager: Montlaur Project Services

Architect: Baldasso Cortese

Structural: Cardno Grogan Richards

Services: Norman Disney Young

Landscape: Formium

Acoustic: Accom

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: W T Partnership

40 Harold Street, Hawthorn

\$6.2m design and construction of an apartment building

Client: AGC Group

Architect: Carabott Holt Architects

Structural: O'Neill Group

Services: O'Neill Group

Building Surveyor: Reddo Building Surveyors

Quantity Surveyor: WT Partnership

RSPCA

\$18.5m additions and alterations to existing facility at East Burwood

Client: RSPCA (Victoria)

Project Manager: Sweett Group

Architect: Bamford-Dash Architects

Structural: Robert Bird Group

Hydraulics: C J Arms & Associates

Services: BRT Consulting Engineers

Building Surveyor: Approval Systems

Quantity Surveyor: W T Partnership

Landscape: Rush Wright & Associates

Water Management: Eco Harvest

Acoustic: Marshall Day