

in SITE

EDITION 2 2009



Water conservation's a feature



An illusion of age



Masters' announcement puts a Tiger among the pigeons



Welcome

In April we commissioned an independent market research study among randomly selected architects, clients and consultants to determine where we stand in the marketplace and what the perceptions are of our performance as a construction company. I'd like to thank all those who assisted with this confidential survey as I have no way of knowing who you were. We were gratified – if not embarrassed to some extent – by the positive overall feedback but, as is invariably the case with confidential surveys of this kind, there were some aspects of our performance that require attention and we're addressing these as a matter of priority.

Insite was given the thumbs up by the survey so we decided to refresh the format and, along with current activity, feature previous Buxton projects of particular note. From now on our marketing activities – including Insite – will focus on Buxton Construction rather than the Buxton Group to reinforce the construction company's brand as a builder that specialises in all aspects of construction services. Although you may notice some subtle modification of Buxton Construction's visual manifestations and communication, I assure you the one thing that will never change is our commitment to service and quality. In this edition we have included the major refurbishment and extension at Werribee Park Mansion Hotel which goes back 10 years and the 2003 Royal Melbourne Golf Club project. Both of these, like every Buxton project, have the inherent build quality that withstands the critical test of time. I trust you will enjoy Insite's modified format and commitment to service and quality.

Andrew Briggs
Managing Director



Architect's impression of Caulfield Grammar Year 7 Centre.

Water conservation's a feature

An unusual aspect of the \$5.1 million Year 7 Centre Buxton Construction recently commenced at the Glen Eira Road Campus of Caulfield Grammar is a 500,000-litre under-floor concrete rainwater tank.

"Because the area is designated a flood plain by Melbourne Water the building's lower floor has to be raised a metre above the natural ground level so a decision was made to increase the depth of the excavation to allow a larger volume of water to be captured and stored," said architect John Gribble.

The water harvested from the expansive roof area will be used for toilet flushing, garden irrigation and a pool soon to be constructed adjacent to the new building. The two-storey, steel-framed building features a brick and Vitrapanel – durable, pre-coloured compressed-fibre cement sheet – facade with extensive double glazing. Computer-controlled windows open at night to replace stale air within

the building while heavy duty insulation in the walls and ceiling minimises energy consumption by limiting dependence on the air-conditioning system. With a floor area of 2,500 square metres, the Year 7 Centre comprises six specialist learning areas with walls opening to break-out space, two large science and creative art laboratories, amenities and offices, and a glass-roofed terrace over an outdoor learning area.

Caulfield Grammar Glen Eira Campus project architect John Gribble obtained his qualification from the University of Melbourne and worked with a prominent architectural firm for several years prior to establishing his own practice in 1979. Over the past 30 years John has designed buildings for many of Melbourne's leading private schools including Toorak College, Mentone Boys' Grammar and Fintona Girls School, and has also been involved with restaurants and domestic projects.

Stop press

Buxton Construction kicks goals with AFL clubs

Just prior to printing Insite Buxton Construction received confirmation of two new major contracts:

- **Richmond Football Club**
\$14 million redevelopment of the facilities at Punt Road oval.

- **St Kilda Football Club**
\$8 million new development at Belvedere Park Seaford for the new home of the St Kilda football department.

Awards in 2009

Australian Institute of Building Victorian Chapter

Rylands of Hawthorn
Professional Excellence, Residential Construction \$10-\$30 million

Croydon Aquatic Centre
High Commendation, Commercial Construction \$10-\$30 million

A grand old mansion is reborn

In early 1999, when Buxton Construction won a design and construct contract for refurbishment of the eighty-year-old former Corpus Christi seminary and additions at Werribee Park, it had to overcome a raft of complex challenges. “Although the building was structurally very sound the interior was derelict and the construction site was adjacent to the heritage-listed classical mansion built by wealthy pastoralists Thomas and Andrew Chirside in 1880, consequently extreme care had to be exercised throughout the project,” Buxton Construction managing director Andrew Briggs said.

Developer, the Australian-owned Mansion Group, had successfully tendered to convert the stately building into a world class boutique hotel that would not only stand the test of time but tastefully

combine early 20th century architecture with contemporary design. “The budget, although significant, was tight and it required a great deal of ingenuity on our part as the design and construct builder throughout the project as well as a cooperative effort from the architect Wood Marsh and various consultants to ensure the product complied with the exacting specifications in every respect.”

The footprint of the small, austere rooms formerly occupied by trainee priests could not be altered so interior materials were carefully selected to create an illusion of space. Ten years on and Joseph’s Restaurant and Bar, reception and public areas are exactly as they were when the hotel opened in 2000 but some other parts of the hotel have been modified to meet Sofitel Luxury Hotels’ specifications



Werribee Park Mansion Hotel & Spa suite.

after the group took over management of the property in 2005.

The fact that the hotel continues to be such a sought-after property reflects the quality built into the project by Buxton Construction a decade ago. “The design, quality and finish of the hotel is exceptional and it is testament to Buxton Construction’s workmanship that the interior has withstood the wear and tear hotels are subjected to so well,” said Sofitel Werribee Park Mansion Hotel & Spa general manager John Dickson. The building has a facade that is common to historic European hotels but rarely, if ever, seen in Australia. “Sofitel Luxury Hotels is especially proud of this property because it is a contemporary five-star hotel housed in a superbly renovated building from a bygone era.”



Façade and foyer of Werribee Park Mansion Hotel & Spa.

Designing a silk purse from a sow’s ear

Project architect for the Werribee Park project, Roger Wood of Melbourne firm Wood Marsh, vividly recalls his mixed emotions of awe and despair when he first laid eyes on the interior of the disused former seminary more than a decade ago.

“The interior of the building was in a state of disrepair and inhabited by pigeons but at the same time it had enormous potential and was regarded as an important Victorian heritage asset worthy of restoration.” Wood Marsh was appointed by a consortium established



An illusion of age



Clubhouse at Royal Melbourne Golf Club.

Although it was completed by Buxton Construction only slightly more than six years ago, Royal Melbourne Golf Club's stately two-storey clubhouse belies its age. Although the building's superior quality is every bit as good as it was the day it was handed over, the lichen-covered reclaimed slate roof and copper rainwater fittings create an impression of greater age, reflecting the brief given to architect Demaine Partnership by the club.

"Our brief was to design a building with first-class amenities for members and their guests but externally look as though it had been there for thirty years," Michael Collie of Demaine Partnership said at the time the project commenced.

by Parks Victoria to develop concepts for converting the derelict building into a hotel offering five-star accommodation and conference facilities.

Wood Marsh's brief also included designing a new accommodation wing incorporating a gymnasium, spa and 17-metre heated swimming pool which would complement the 1920s architectural style of the existing building. "It was an exceptionally challenging project not just from an aesthetic viewpoint but because of the logistical problems we

Interior design specialist Steven Akehurst created a series of discrete member areas – each with its own unique feature – that embody the club's rich heritage but at the same time project a homely, welcoming ambiance.

Royal Melbourne Golf Club general manager Paul Rak says the clubhouse has appeal for members because it reflects today's more informal standards without compromising on quality in any way. "The clubhouse is a superb building and reflects the wonderful relationship that existed between the club, Buxton Construction, the architect, interior designer and project manager Will Johnson who is one of our members."

had to overcome when converting the confined priests' quarters into hotel rooms with ensuites." Roger Wood added. The expansive gravel courtyard flanked by a tranquil water feature creates a sense of arrival at the hotel's reception and successfully blends the architecture of two disparate eras. "Wood Marsh and all the other consultants can be justifiably proud of their contribution to restoring one of Victoria's most significant heritage precincts," Buxton Construction managing director Andrew Briggs said.

A straightforward project with a twist

Buxton Construction's contract for the refurbishment of Haileybury College's swimming centre included removal of the existing finish to the pool prior to installing new tiled surfaces. The initial stage of these works included a survey of the existing pool after it had been drained to check on the alignment of the concrete shell.

According to architect John Sanderson the survey revealed that the walls of the partially-sprayed concrete pool were not within anticipated tolerances, causing the floating fibre-glass boom that divides the pool into sections to twist and jam. It was necessary for Buxton Construction to realign the structure before any refurbishment work could commence. Once the problem had been rectified, work progressed on fully tiling the eight-lane, 50-metre pool.

The upgraded filtration system incorporates two large above-ground tanks for treating and recycling backwash which had previously been emptied into the storm water drain. The fully reworked change rooms feature showers with mixing valves to provide the right temperature and a time-delay solenoid system that presets the duration of water flow.

The original ineffective flow-through ventilation has been replaced by a mechanical system – that delivers constant fresh air and heats the centre – to eliminate condensation build-up to the pool hall. "Many of the metal components inside the building had deteriorated markedly due to the inability of the previous system to expel the moist, chlorine-laden air and had to be repaired or replaced," John Sanderson said.

A graduate of RMIT, John was a partner in an Australia-wide practice for more than 20 years until he established John Sanderson Architects in 2002. Since then he has worked on Haileybury College projects, in the domestic sector and for local government.



Refurbished locker room at Kingston Heath Golf Club.

Introducing Simon Lewin

Buxton Construction Design and Estimating Manager



After completing his Construction Management degree at RMIT in 1993 Simon, who with wife Caroline recently celebrated the birth

of their first child Joshua, worked as a project administrator with Contract Control Pty Ltd, a mid-sized Melbourne building company, then moved to senior estimator's role before deciding to join Buxton Construction in late 2005.

Involved with both design and construct, and hard money tenders – compiling estimates based on full specifications and architects' drawings – Simon has responsibility for managing the operations of Buxton's estimating department. "Regardless of the type of project we are always more than happy to suggest alternatives that can add value and minimise cost for the client without impacting on the quality of the product." Simon contends that quality can be built into a project but need not add to the cost. "At Buxton we adhere to a philosophy of delivering a product that has longevity and will serve the client every bit as well in 10 or 20 years as it does the day it's handed over," he said.

Masters' announcement puts a Tiger among the pigeons

When Victorian Premier John Brumby announced that the 2009 Australian Masters Tournament would be played at Kingston Heath in November with the world number one golfer Tiger Woods heading the field, the club and Buxton Construction had some serious thinking to do. The contract for the \$5.85 million refurbishment and extension of the clubhouse had been signed prior to the announcement so it was necessary for the construction program to be revised to enable work to be completed before the tournament commences. "We worked hand-in-glove with Buxton Construction to develop a revised schedule that would minimise inconvenience to our members and their guests during the construction period," Kingston Heath Golf Club

general manager Greg Chapple said. Careful planning resulted in the first part of the clubhouse refurbishment being completed earlier than anticipated and work on the final stage of the project commencing ahead of schedule. "The spirit of cooperation on site has been all we could ever have asked for and enabled the club to function with minimum disruption despite the ongoing major construction activity."

- Public reaction to Tiger Woods' star billing at Kingston Heath – rated in the top ten world courses outside the United States – has been overwhelming with all tickets sold and the club expecting 80,000 spectators to attend the tournament.

School's in but construction continues

H2o architects' Tim Hurburgh acknowledges that the challenge for Buxton Construction at McKinnon Secondary College is operating a building site within the confines of a fully functional school campus. "There are OH&S and security issues to observe as well as the need to maintain a harmonious relationship with the school community but I've no doubt Buxton's site personnel are equal to the task." The \$4.7 million contract involves constructing a two-storey wing incorporating general teaching spaces, specific areas such as home economics, a laboratory, music and computer rooms, main administration and staff amenities. The school's brief to H2o architects was to design fully enclosed teaching areas configured in interesting shapes and with different themes. "We're operating to a budget but with Buxton's extensive experience and outstanding track record I'm sure we can produce a



Architect's impression of new wing at McKinnon Secondary College.

quality interior between us," Tim said. The originality of the interior design is reflected on the facade which features a combination of brick, cement panels and Kalzip – pewter-like zinc cladding – to complement the existing architecture. Established in 2000 by Tim Hurburgh and Mark O'Dwyer, award-winning H2o architects has an enviable record in the

education sector for its numerous top-end projects, commercial fit-outs and residential work.

"Our philosophy is to produce unusual, innovative design that delivers reliability from both a cost and time perspective, and Buxton Construction has the right mix to complement this approach," Tim added.

Current Projects

Kingston Heath Golf Clubhouse

\$5.85m refurbishment and extension of clubhouse

Client: Kingston Heath Golf Club Limited

Project Manager: Johnson Group

Architect: Demaine Partnership

Interior: Stephen Akehurst Design

Structural/Civil: Keith Patrick & Associates

Services: O'Connor & Associates

Hydraulics: Clements Consulting

Building Surveyor: BSGM

Geelong Leisure Link Aquatic Facility

\$20m construction of new aquatic centre

Client: City of Greater Geelong

Project Manager: Davis Langdon

Architect: Peddle Thorp Architects

Structural: Bonacci Group

Services: Waterman AHW

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: Fryda Dorne & Associates

Hydraulics: Clements Consulting

Building Surveyor: Reddo Building

Surveyors

ESD: Sustainable Developments

Methodist Ladies' College

\$8.7m 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

\$10.3m 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

\$19.8m 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 2 luxury apartments over a basement carpark

Client: Bayside Financial Services

Architect: Edgard Pirrotta Architects

Structural: Antonov & Snashall Pty Ltd

Services: MacCormack Associates Consultants Pty Ltd

Quantity Surveyor: Trevor Main & Associates

Building Surveyor: Red Texas

Nepean Highway – Warehouse and office development

\$2.2m alterations and additions to an existing warehouse facility

Client: Drapac Pty Ltd

Project Manager: Hyder Consulting

Architects: Castel Lucci Design Group

Structural: Hyder Consulting

Services: Hyder Consulting

Haileybury College

\$1.5m refurbishment of existing swimming pool and amenities at the Grenda Centre Keysborough

Client: Haileybury College

Project Manager: Gallagher Jeffs

Architect: John Sanderson Architects

Structural: Kersulting Engineers

Pool Consultant: Aquatic Consulting

Services: VOS Group

McKinnon Secondary College

\$4.7m construction of a new 2 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

\$5.1m 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

Landscape: Land Design Partnership

St Kilda Football Club

\$8m construction of new training and administration facilities

Client: St Kilda Football Club

Project Manager: Coffey Projects

Architect: Peddle Thorp Architects

Services: Waterman AHW (Vic) Pty Ltd

Structural: Bonnacci Group

Pool Consultant: AVP Commercial Pools

Quantity Surveyor: Davis Langdon

Landscape: Memla Pty Ltd

Richmond Football Club

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

Client: Richmond Football Club

Project Manager: Coffey Projects

Architect: Sutera Architects

Services: Umow Lai

Structural: Irwin Consulting

Pool Consultant: Geoff Ninnes Fong & Partners

Building Surveyor: Reddo Building Surveyors

Quantity Surveyor: Currie & Brown

Landscape: Rush Wright & Associates