

# *in* SITE

EDITION 3 2010



## Tigerland redevelopment



Collaboration and teamwork produces better outcomes



Over and out



Supplying power to one million customers

# Welcome

Welcome to the final edition of *Insite* for 2010. In the 12 months since I assumed control of Buxton Construction and the company seceded from the Buxton Group, it's been very much a case of back-to-basics, incorporating a simplistic approach to construction backed up by a commitment shared by our people to do whatever we do well.

These objectives are well served by having a unified and dedicated team pushing the same barrow. Although now exclusively a construction company, our former affiliation with the Buxton Group has provided us with an in-depth knowledge of property development that enables us to provide our clients with advice and practical assistance on a wide range of issues.

The last 12 months have been exceptionally busy for us with a number of major projects handed over including – Geelong Leisure Link Aquatic Facility, St Kilda Football Club's new training and administration facilities at Seaford and a multi-purpose gymnasium complex at Caulfield Grammar's Wheelers Hill campus – in recent weeks.

A constant challenge in this business is to ensure continuity of activity through securing new projects to replace those that have been completed.

The volume and breadth of work we're undertaking has highlighted Buxton Construction's need to recruit an experienced construction manager to complement the existing executive team. Although it is my intention to take a reduced hands-on role when the new construction manager comes on board to enable me to concentrate on the broader responsibilities associated with running the company, I'll still be involved with clients, architects and consultants, and always available to help solve problems.

On behalf of the executive, management and staff of Buxton Construction I extend sincere thanks to all who have supported us throughout the last 12 months and wish everyone a merry Christmas and a happy, healthy and prosperous 2011.

Best wishes

**Andrew Briggs**  
Managing Director



## Tigerland redevelopment close to full time

**The redevelopment of the administration and training facilities at the spiritual home of the Richmond Football Club is heading towards the final siren. Levels one and two of the new building are to be handed over early in the New Year enabling the club's football department to relocate from the more than 80-year-old Jack Dyer grandstand.**

**Players will be able to make use of the new change rooms along with the hydro-pool, recovery pool, spas and chilled tubs in their preparation for the 2011 AFL season.**

**The administration department, which has been operating out of**

**portables in the car park, will occupy their new facilities before Christmas.**

**Following agreement between the Richmond Football Club, project manager Coffey Projects and Buxton Construction, staging for the project was amended to make these facilities available progressively to the club prior to the scheduled completion date of the project in March 2011.**

**"It's great to see the striking new building taking shape and fast becoming a landmark that thousands of patrons will pass on their way to and from events at the MCG," said Rob McFee from Coffey Projects.**

## School life goes on with minimum disruption

The logistics associated with the refurbishment of Melbourne Grammar School's LOTE and Drama Centre required extensive planning says Buxton Construction Business Development and Estimating Manager Simon Lewin. "Projects on school campuses always pose challenges, especially when access and site space are limited so we put a lot of thought into the methodology to ensure the contract timelines could be met and disruption to daily routine is minimal."

The first stage of the \$3 million project, designed by Peter Elliott Architects, required stripping out the first floor of the two-storey building and demolishing a concrete stairway within the courtyard which is being replaced by a steel structure. Interior work includes a fit-out, services upgrade and the restoration of historical exposed roof trusses.

A raised timber floor installed over the existing flooring in the drama room has impact mounts to cushion the effects of physical activities and provide acoustic separation to the rooms below.

Renovation of the Domain Road facade includes installation of aluminium windows and louvres, making good existing timber-framed windows and upgrading bluestone walls and the slate roof. Energy consumption is minimised by a solar powered air-conditioning and heating system.

"We invited Buxton Construction to tender because of the outstanding job they did on the major refurbishment and renovation of the clubhouse at Royal Melbourne Golf Club in 2003 when I was club captain," said Melbourne Grammar School Bursar, David Temple.



*Hume Global Learning Centre*



*Croydon Sports and Aquatic Centre*



*Ascot Vale Sports and Fitness Centre*

*‘Various user-groups of these types of facilities connect with the community in different ways so it is very important that both the design team and the builder be flexible and responsive ...’*

## Collaboration and teamwork produces better outcomes

Complex community-based projects require a strong, harmonious working relationship between the design team and the builder to deliver the best outcome for the client says Peddle Thorp director Peter Brook.

Peter cites two recently completed projects Peddle Thorp and Buxton Construction worked on together – Geelong Leisure Links Aquatic Facility and St Kilda Football Club’s training and administration facilities at Seaford – as prime examples of how this collaborative approach produces a superior result. “Various user-groups of these types of facilities connect with the community in different ways so it is very important that both the design team and the builder be flexible and responsive.”

People using facilities of this kind represent all stratas of the society in which they are located and are required to provide a broad range of facilities.

Peddle Thorp and Buxton Construction have been involved with a number of major community projects over the years

including Ascot Vale Sports and Fitness Centre, Hume Global Learning Centre at Broadmeadows and Croydon Sports and Aquatic Centre. “We’ve always found Buxton Construction to be totally professional and I’d go as far as to say the outstanding results achieved with each of these projects would not have been possible without their input and co-operation,” Peter said.

One of Australasia’s largest and most established architectural practices, Peddle Thorp has gained wide recognition across a variety of industry sectors and geographic regions.

The company combines the experience of specialist business units: Peddle Thorp Health, PTID Environments and Sustainable Built Environments with its core architectural practice, operating in Oceania, Asia and the Middle East.

Networking more than 300 professionals across five locations Peddle Thorp services a variety of industry sectors and is committed to providing solutions that enhance clients’ investments.

# Over and out

Since the previous edition of *Insite*, Buxton Construction has completed these major projects.

## Geelong Leisure Link Aquatic Centre

Buxton Construction's contract for the City of Greater Geelong's \$22 million Leisure Link Aquatic Centre at Waurn Ponds included installing an Astral 50-metre steel-panelled pool used for the 2007 FINA World Championships at Rod Laver Arena and construction of a leisure pool with beach entry, a learners' pool and a hydro pool.

A major feature of the facility is an impressive wintergarden with two water slides – The Cannon Bowl and The Black Hole – served by a 17-metre-high stair access tower. A large play area with a 1,200-litre water tipping bucket and mini water slides forms part of the wintergarden.

Treated water – harvested from the pool hall roof – is stored in tanks with a capacity of almost 200,000 litres and used to maintain pool levels while grey water captured from hand basins and change room showers is recycled for toilet flushing.

The air-conditioning system maintains a constant ambient temperature of around 30°C to minimise evaporation, eliminate condensation and provide a comfortable environment for swimmers.

Constructed on a hydronically heated concrete slab, the centre's winter garden features a translucent PVC-coated fabric roof and low-level perimeter glazing that can be opened during favourable weather conditions.

The impressive Peddle Thorp-designed building is extensively glazed and faces north to provide maximum protection for the exterior areas from the south-westerly gales that are common to the area.

The layout incorporates aquatic facilities to one side and dry activities such as a gymnasium, program rooms and child care centre, with a café located between the two zones.



*Geelong Leisure Link Aquatic Centre*

## Caulfield Grammar School Wheelers Hill

Designed by The Buchan Group, the new \$5 million multi-purpose gymnasium complex at Caulfield Grammar's Wheelers Hill campus is an architectural focal point at the entrance to the school.

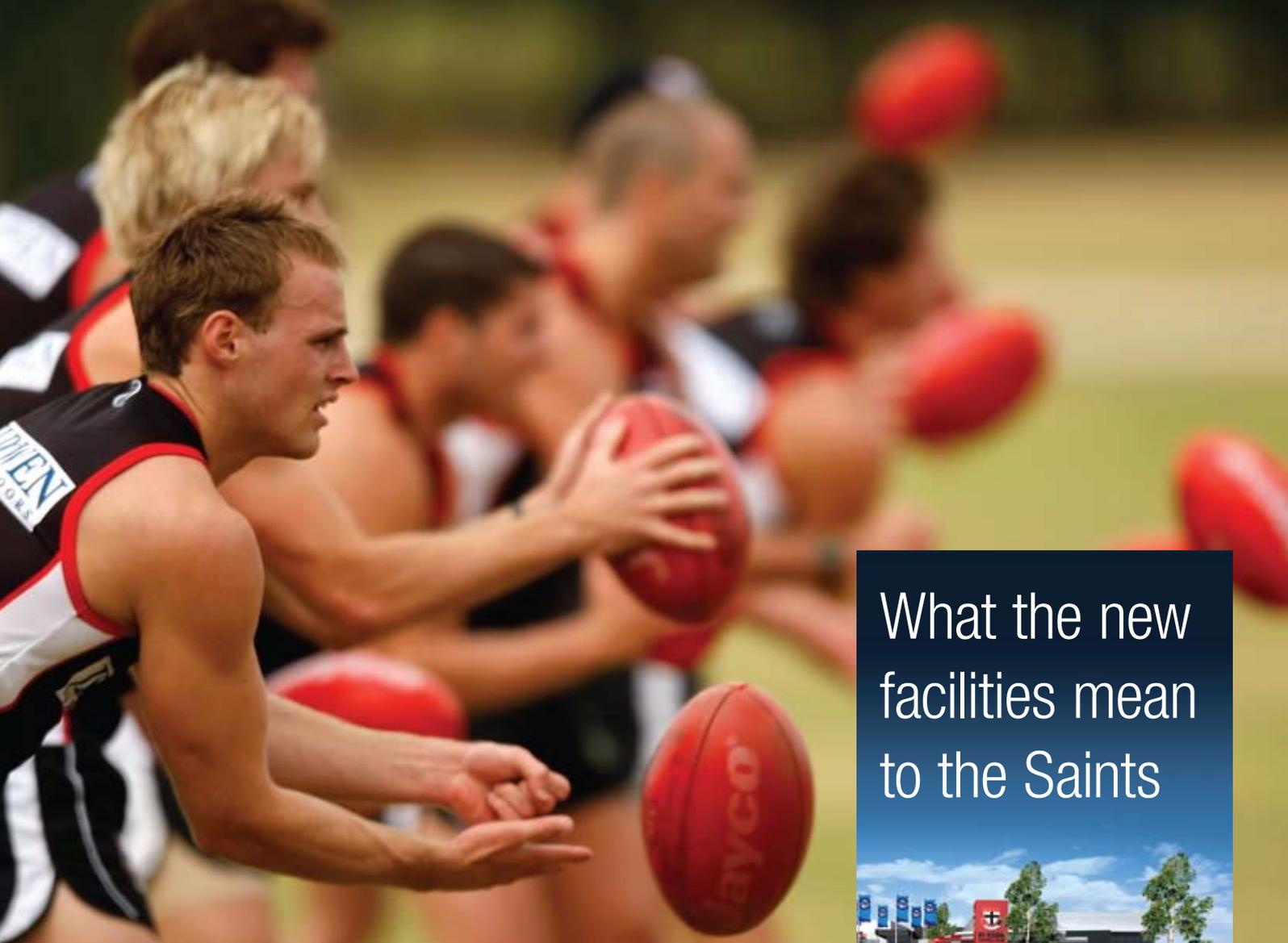
"As the new complex is the first part of the campus to come into a visitor's view, the school was keen to have a signature building to the entrance driveway," The Buchan Group director Chris Ball said.

The split-level contemporary structure comprises netball, basketball, volleyball and badminton courts to international standards, spectator gallery, teaching spaces, community facility, staff offices and reception for the junior school. The steeply sloping site required extensive

excavation prior to pouring the concrete raft slab which was employed because of its suitability for the area's highly reactive clay soil.

Cladding to the lower levels of the steel-framed building is a combination of timber, rendered and exposed blockwork, and pre-coloured metal panels. Upper levels feature glazing, painted blockwork and environmentally-friendly Durra panels.

Lighting is electronically controlled while the computerised air-conditioning system and automatic windows are activated by the ambient temperature to provide maximum energy efficiency. Water harvested from the roof is used for toilet flushing and irrigation.



## What the new facilities mean to the Saints



*New Seaford headquarters provide St Kilda Football Club with the best of training facilities*

*‘The facility is a simple, timeless piece of architecture that looks right in its residential setting which is an important consideration for both the club and the community ...’*

### St Kilda Football Club training headquarters

Set in landscaped surroundings, St Kilda Football Club’s new \$8.3 million training and administration facility at Seaford is an elegant, contemporary structure organised around a series of meeting places for club operations accessed via an internal pedestrian street.

“The club should be applauded for taking the bold step of establishing its headquarters on the edge of a suburban development,” said Peddle Thorp director Peter Brook.

The single-storey 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 complete with ice baths and spas. 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. “The facility is a simple, timeless piece of architecture that looks right in its residential setting which is an important consideration for both the club and the community.”

The Seaford headquarters will also be known as *Linen House* who is the sponsor of the existing ground at Moorabbin which will remain under the control of the St Kilda Football Club and become the home of the Southern Dragons in the VFL.

According to St Kilda Football Club CEO, Michael Nettlefold, this year signals the dawning of a new and exciting era for the St Kilda Football Club as it moves to its state-of-the-art training and administration facility, the Linen House Centre at Seaford.

“Our new home will provide the club with the best facilities to allow St Kilda’s football department to train, prepare and recover from the rigors of AFL football.”

Michael continued, “This project would not be possible without the ongoing support of the Victorian Government, the AFL and Frankston City Council. We would also like to thank our builder, Buxton Construction, for delivering the new facility as per our requirements.”



## Introducing Chris Loritsch

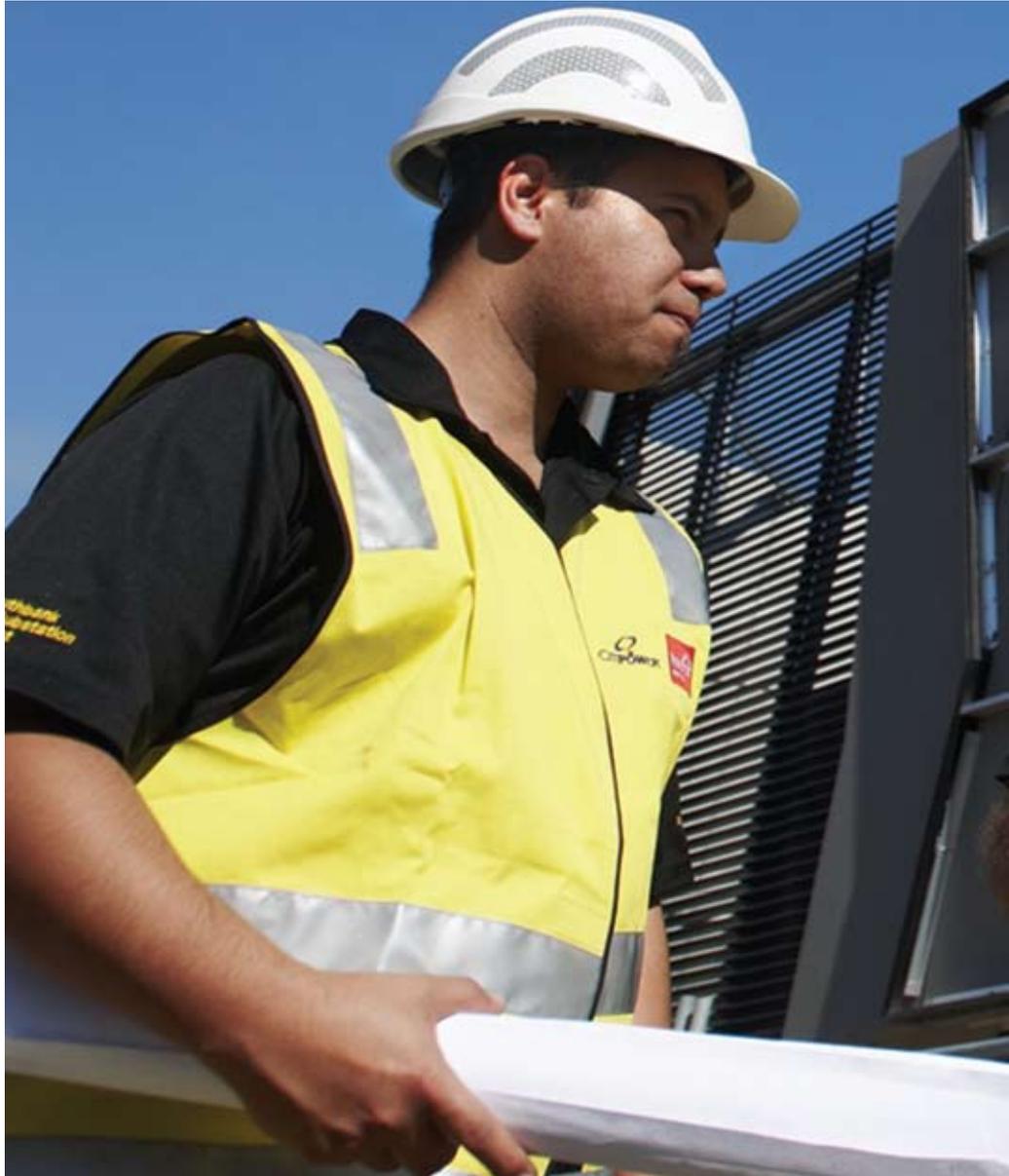
### **BUXTON CONSTRUCTION ASSOCIATE DIRECTOR PROJECT MANAGER**

Chris, who comes from a family with a strong construction industry background, has almost 30 years' experience in residential, commercial and industrial projects as well as high-profile retail and office fit-outs.

After gaining practical experience on building sites as a tradesman and site manager, Chris realised his long-term ambition of a management position in the construction industry and is now a highly respected member of Buxton Construction's executive team.

With his proven skills in the areas of client relations, programming and budgetary control, coupled with a total understanding of all facets of the construction industry, Chris is well credentialed to co-ordinate the complexities of projects of varying types and sizes. A licensed commercial and domestic builder, Chris monitors every step of the construction process meticulously to maintain the high standards Buxton Construction has become renowned for.

Chris was project manager for the \$25 million conversion of Delgany – an eighty-year-old Scottish-style castle at Portsea – to luxury townhouses and apartments, and is currently working on the Royal South Yarra Lawn Tennis Club redevelopment and a six-storey, 42-apartment building in Nott Street Port Melbourne.



## Substation upgrades

In a first for Buxton Construction, the company is refurbishing two inner-Melbourne substations – one in Bouvrie Street Carlton, the other Dudley Street West Melbourne – for electricity supplier CitiPower.

The upgrade is part of CitiPower Metro 2012 and Security of Supply program designed to provide additional capacity for the CBD and improved reliability for supply.

The \$3.8 million Bouvrie Street project includes demolishing sections of the building, excavating to a depth of five metres to create a basement to house large sections of conduit to transfer electricity from a substation in nearby

Brunswick and installing a concrete slab that will bear the weight of 100 tonnes of power transformers, 66,000-volt switchgear and cooling radiators.

A new water-proof concrete slab will replace sections of the existing roof and a metal duct installed to allow cooling air to flow to the areas which house the electrical equipment. Extreme care must be taken throughout construction to ensure no water penetrates the building.

The new Bouvrie Street facade features large removable acoustic louvres to facilitate the entry and exit of electrical equipment in the future. As the site is an operating substation stringent safety measures must be observed, adding to



# Supplying power to one million customers

*Buxton Construction's refurbishment of two inner-Melbourne substations is designed to provide additional power capacity for the CBD and improved reliability for supply.*

the complexity of Buxton's task. The conversion of the former four-level office block in Dudley Street to a substation involves 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 provides for the installation of a gantry crane for manoeuvring equipment, stripping and resurfacing the roof and the installation of new mechanical plant.

The building's windows are to be removed and replaced by blockwork, the facade rendered and decorative steel panels installed.

**Electricity distributors CitiPower and Powercor Australia own and manage the poles, wires and equipment that deliver power to more than one million customers in the Melbourne CBD and through central and western Victoria.**

**The two entities are responsible for the quality and reliability of the power they deliver to customers and for the safety of the infrastructure that delivers it.**

**Cheung Kong Infrastructure Holdings Limited and Hong Kong Electric Holdings Limited together own 51 per cent of CitiPower and Powercor.**

**The remaining 49 per cent of the business is owned by Spark Infrastructure, a specialist infrastructure group listed on the Australian Stock Exchange, whose objective is to invest in regulated utility infrastructure in Australia and overseas.**

# Current Projects

## 117-119 Camberwell Road, Hawthorn

\$23.8m 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

**Quantity Surveyor:** Rider Levett Bucknall

**ESD:** Sustainable Developments

## Richmond Football Club

\$14m redevelopment of Punt Road Oval training and administration facilities

**Client:** Richmond Football Club

**Project Manager:** Coffey Projects

**Architect:** Sutera Architects

**Structural:** Kersulting Pty Ltd

**Civil:** Irwin Consulting

**Services:** Umow Lai

**Pool Consultant:** Geoff Ninnis Fong & Partners

**Building Surveyor:** Reddo Building Surveyors

**Quantity Surveyor:** Currie & Brown

**Landscape:** Rush Wright & Associates

## 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

## Beth Rivkah Ladies College

\$3.4m construction of a new Centre of Excellence for Languages

**Client:** Beth Rivkah Ladies College

**Architect:** McIlldowie Partners

**Structural:** Klopfer Dobos

**Services:** Waterman AHW (Vic) Pty Ltd

## Royal South Yarra Lawn Tennis Club

\$3.3m alterations and additions to existing clubhouse

**Client:** Royal South Yarra Lawn Tennis Club

**Architect:** Carr Design

**Structural/Civil:** Brock Consulting

**Services:** Vos Group

**Building Surveyor:** BSGM

**Quantity Surveyor:** Rider Levett Bucknall

## Gowanbrae Retirement Apartments

\$8m design and construction of 39 self-contained apartments

**Client:** Stockland Retirement Living

**Architect:** Marchese + Partners International

**Structural:** McFarlane & Partners

**Civil:** Lanigan Civil

**Services:** ALA Consulting Engineers

**Environmental:** Sam Ledger Consulting

**Building Surveyor:** Red Texas

**Acoustic:** Accom

## Powercor BQ Substation

\$3.8m major refurbishment and upgrade of an existing substation

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia

**Quantity Surveyor:** Rider Levett Bucknall

## 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

## Powercor VM Substation

\$1.8m refurbishment of existing office block for new substation

**Client:** Powercor

**Architect:** Aurecon Australia

**Services:** Aurecon Australia

**Structural:** Aurecon Australia

**Quantity Surveyor:** Rider Levett Bucknall

## Level 5 – 3 Male Street, Brighton

\$1.5m construction of two penthouse apartments on top of an existing building

**Client:** 3 Male Street Partnership Pty Ltd

**Architect:** Watson Young Architects

**Structural:** CIR Consulting Engineers

**Services:** Andrew Lingard & Associates

**Building Surveyor:** McKenzie Consulting Group

## Melbourne Grammar School – LOTE and Drama Centre

\$3m 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