

In this issue

- | | |
|--|--|
| 2 MD Message
Future Focus | 8 Education City
Qut Institute Of Health
& Biomedical Research |
| 3 Securing Sydney's
Water Supply | 10 Gm-Holden Headquarters |
| 5 Pacific Highway
Alliance Contract | 12 Brisbane Square |
| 6 Michael Still
Capital Solutions | 13 Why Optus Said Yes To Ryde |
| 7 Ian Luck | 14 The Adelaide Advertiser
Adelaide City Central |
| | 16 Stephen Green |

**“WHILE
BAULDERSTONE
HAS A RICH HERITAGE
TO DRAW UPON, OUR
FOCUS IS VERY MUCH
ON THE FUTURE.”**

**Rick Turchini
MD Baulderstone Hornibrook**

future focus



Joining Baulderstone as Managing Director was an opportunity I could not pass up.

Indeed, when you think about it construction is all about creating the future. We create new buildings and new infrastructure. Why? Because our clients believe that this will add value to their operations and to the community for many years to come. They have a sense of confidence in the future. Creating the future entails a willingness to embrace change. You may remember that for many years after we built it the Sydney Opera House still had its detractors.

Baulderstone Hornibrook adds a great deal of value to the community. We are developing new infrastructure to meet the needs of a growing population. We are building education and research facilities. We are improving roads to ease the ever increasing traffic burden. We are undertaking major civil engineering tasks such as deep water recovery at the Warragamba and Nepean dams to enhance Sydney's water supply. And we are creating new buildings to accommodate residents, students and office workers in both the private and

public sectors. This is important work, it leaves a lasting legacy. In short, it matters.

Creating What Matters is not just about the physical task of construction. Increasingly it is also about the intellectual task of helping clients envision the outcome and working with all the stakeholders - from government to local communities to financiers - to bring a project to fruition. I believe this is something that sets our company apart.

**Rick Turchini
Managing Director
Baulderstone Hornibrook**

Message from the Editor

The Institute of Health & Biomedical Research has been designed for use both by postgraduate students and private enterprise. The \$40 million project comprises a seven storey building with 25,000m2 of space for four levels of offices and laboratories, two levels of car parking and a loading dock.

“The services component for the labs presented some challenges requiring gas, compressed air, reverse osmosis water, filtration systems and fume cupboards to be reticulated through an external services corridor on the west side of the building, a similar approach to the Lloyd's of London building,” says Project Manager, Carmillo Masci. “This allows easy access to services and provides flexibility should users' requirements change over time.”

Construction of the three storey atrium, which runs from level four all the way to the top, also required careful sequencing. The Institute of Health & Biomedical Research has been designed for use both by postgraduate students and private enterprise.

**Leah Fischer
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Your comments and story ideas are welcome.

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Front Cover: GM-Holden headquarters, Melbourne

education



“THIS PROVIDED A GREAT TRAINING ENVIRONMENT FOR OUR TEAM AS WELL AS MAXIMISING COST EFFICIENCY FOR THE CLIENT.”

**David Tracey
Project Manager**

Education City

Boulderstone Hornibrook has just completed the first stage of a new campus for the University of Southern Queensland (USQ) at Springfield. Located in South East Queensland's fast growing Western Corridor, Education City™ has been designed as a precinct for life long learning, offering education pathways from early childhood right through to postgraduate level.

The \$60 million Design and Construct contract includes a six level USQ building, a 350 seat auditorium, a five level World Knowledge Centre, a two storey retail centre and three accommodation buildings. The main challenge was the tight timeframe with just 12 months to complete everything in time for the first semester this year.

“The job entailed a mix of construction types including pre-cast units, tilt-up panel construction, multi-storey timber framed construction, structural steel

construction, permanent metal formwork as well as traditional formwork construction,” says David Tracey, Project Manager.

“Casting the concrete elements off site reduced the onsite activities, making it quicker to complete the vertical concrete columns and walls. We designed the pre-cast units in such a way that the building could be built without the need for a full perimeter scaffold. By using the pre-cast elements as edge protection, we were able to save time and money by speeding up the construction of the structure.

“Throughout the project, we used the same team and ensured that all team members were able to get exposure to each of these different construction methods. This provided a great training environment for our team as well as maximising cost efficiency for the client.” Education City™ is the first part of a master-planned community and there

are health, commercial and retail precincts soon to be developed, some surrounding the existing site and some within it. This means that not only did services and infrastructure have to be brought into the site for the current buildings, but they also had to provide for a large number of future sites. Boulderstone was also responsible for the bulk earthworks, roads, car parks and all underground services.

The state-of-the-art campus includes 14 smaller lecture theatres, 20 teaching rooms, two computer laboratories, a multi-media room and program specific specialist facilities, with every room campus enabled for wireless connectivity. A central mechanical plant room provides chilled water to each of the buildings via underground pipework, allowing for easy expansion as future buildings are built. The initial intake target of 500 students is expected to grow to over 5,000 over the next decade.

Investing in education is vital to the future of Australia. Boulderstone is developing new infrastructure for universities across the country.

The company has been involved at the Australian National University, the University of Wollongong, Griffith University, the University of Southern Queensland and the Queensland University of Technology.

QUT Institute of Health & Biomedical Research



Boulderstone has just finished building a new research institute on behalf of the Queensland University of Technology (QUT).

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Boulderstone is currently nearing commencement of another project within the KGV/QUT precinct, the new Brisbane operations centre for the Australian Red Cross Blood Services, a four storey 29,000m² building, directed by the Capital Solutions Team.

employee profile



**“OUR BUSINESS
IS BUILT AROUND
RELATIONSHIPS.”**

**Stephen Green
GM Queensland**

Stephen Green

GM Queensland

Baulderstone Hornibrook's QLD roots go back 80 years with Manuel Hornibrook founding MR Hornibrook Ltd in 1926.

While the company had always enjoyed a good reputation, by the late 1990's, by its own standards, it had a limited portfolio of projects.

Since then the Queensland business has enjoyed an extraordinary renaissance. Turnover is up fivefold, staff numbers have risen 50 per cent and the company currently has over \$600 million worth of projects throughout the state.

This resurgence has been fuelled partly by external factors such as the boom in the Queensland population, but also by a change in business philosophy.

At two per cent, Queensland's population growth rate is almost double that of Victoria and close to three times the rate of New South Wales. 1,500 people a week are flocking to the Sunshine State, the equivalent to adding a city the size of Coffs Harbour each year.

Some are migrating from overseas and some from interstate, mostly from NSW. According to ANZ economist Tony Pearson, this is the result of “retirees heading for the sun, but also reflects a flight from high costs - especially housing - congestion and reduced employment opportunities of Sydney by working-age people and young families.”

“This growth is driving demand for new housing, new office development and

new infrastructure,” says Stephen Green, who joined Baulderstone as General Manager, Queensland in 2003.

The business Green and his team inherited was heavily skewed towards residential development. Since then they have changed the direction of the business and created a much more diversified portfolio - by market sector, by client and by type of contract.

In addition to the flagship Brisbane Square \$200 million office development, Baulderstone is redeveloping a hospital, building a Health & Biomedical research institute for a university, creating the services infrastructure for the RAAF base at Amberley.