

CITY CENTRAL TOWER

BAULDERSTONE HORNIBROOK
ADELAIDE, SA

CENTRE OF ATTENTION

Recognised as pioneers and visionaries in the construction industry, Baulderstone Hornibrook has worked hard to establish a legacy of service excellence, which remains an important part of the organisation's culture today.

Baulderstone Hornibrook has a proud history of creating exceptional facilities and landmarks, both nationally and internationally. The company has delivered such iconic structures as the Sydney Opera House and the \$430 million Telstra Dome at Docklands, Victoria. They have recently won the contract to build the biggest hotel in Australia in Melbourne's Crown Entertainment complex.

They enjoy a reputation of providing clients with innovation, excellence and the successful delivery of major projects. City Central Tower 2 has been no exception.

Completed in February 2008, the tower is located in a prominent position in Adelaide's CBD. It is the second project in the Caversham Properties \$6 billion City Central development.

Strong planning and project management capabilities enabled Baulderstone to deliver valuable design and construction solutions to the client across all aspects of the Tower 2 project.

The project began with construction of a new raft slab including footings, columns and lift shaft walls to the underside of the ground floor prior to the demolition of the building superstructure. This allowed existing basement and sub-basement walls to be retained.

"Due to the pre-defined delivery date for the City Central Tower 2, the project team looked for innovative ways to reduce the construction

period," said Derek Hough, Baulderstone Hornibrook SA General Manager.

"The concept of constructing the substructure while the demolition of the old Advertiser building took place provided an all-important time saving of three months," he said.

The new 13 storey tower has a floor plate of 1,100m² and features external curtain wall cladding on the north, east and southern elevations. The southern elevation floor area 'pods' project out above the adjoining building.

This project enjoyed the benefit of the knowledge gained from Baulderstone Hornibrook's construction of City Central Tower 1.

With this experience in hand the project team sought early involvement from selected sub-

contractors to participate in the design process, particularly around the delivery of green building initiatives.

This has resulted in a high level of commitment and ownership by the trades regarding the delivery of the final product which will achieve five star Green Star and five star Australian Building Greenhouse ratings.

City Central Tower 2 is the latest South Australian addition to Baulderstone's extensive project portfolio which spans commercial premises, cultural, health and educational facilities, exhibition spaces, roads, bridges, rail projects and other infrastructure and engineering works and special purpose buildings throughout Australia.

Baulderstone projects include the Adelaide Convention Centre, the Anzac Bridge in Sydney and the Storey Bridge in Brisbane.

Baulderstone Hornibrook's greatest asset is its people and their collective knowledge, skills and experience. As a national organisation they have a pool of more than 1000 construction professionals which means they can assemble the best team for any project. Their inventory of plant and equipment is also among the largest, most modern and best serviced in the country.

Backed by the considerable resources of Bilfinger Berger, Baulderstone Hornibrook has the financial resources to carry out major projects. They are well capitalised and are continuing to expand in a planned and gradual manner.

Over many years, Baulderstone Hornibrook has promoted better ways of delivering outstanding results. Their determination to work collaboratively, coupled with the talent

and dedication of their people, is what sets them apart from their competitors.

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BLIND AMBITION

Versol was established in the Netherlands in the late 1960s and began manufacturing in Australia in the 1980s. The company now has 80 employees, two factories and five sales offices across the country.

Versol specialises in the manufacture of energy efficient fabrics, and assembles the product to suit commercial and residential applications. For over 40 years, the company has been the world's leading supplier of technical fabrics for commercial buildings. Versol's metal-backed fabrics for blinds have been developed specifically to manage the effects of solar radiation, while preserving the view.

In the 1960s, Versol developed the process of bonding an ultra-fine layer of reflective aluminium alloy to textiles. This metal compound was then applied as a heat reflective backing for polyester curtain fabric. In the

70s, Versol pleated blinds soon followed and in the 80s, Versol vertical louvres were the choice of architects and designers. In the 90s, technical fabrics like Trevira CS and common sunscreen became widely used. In response, Versol developed a selection of metal-backed Trevira CS fabrics in a colour co-ordinated range of colours and transparencies. Versol's most recent development is SilverScreen - a revolutionary high performance sunscreen fabric with metallised backing. SilverScreen fabric was developed in 2005 to meet industry needs for a fabric to be able to control glare on light coloured fabrics, as well as provide an energy efficiency to dark colours.

A wide range of metal-backed fabrics and blind systems have been developed over the years to meet specific needs in the construction industry. Versol fabrics for blinds provide unparalleled heat and glare control, while

preserving the view. They are the most effective range of solar control blind fabrics available and offer architects, specifiers and building managers savings in the cost of glass, installing and running air conditioning, improvements in comfort and safety, flexibility in design and a reduction in the production of greenhouse gases.

Versol's products have an internationally recognised reputation for quality, solar efficiency, flexibility and performance. They are manufactured with an environmentally responsible outlook. The application of metallised backing at Versol's Dutch vacuum-bonding facility, is at the forefront of legislation concerning sustainable development and manufacturing. Versol's Trevira CS and polyester fabrics meet stringent European environmental standards.

Fabrics are coloured without the use of dye baths and use as few toxic and non-degradable materials as possible in the production of fabric. Versol also uses non-toxic chemicals in the production of its flame retarded fabrics, and uses no lead or heavy metals. Versol holds the Oeko-Tex Standard 100 certificate for its fabrics, which are tested for harmful substances.

Versol's greenhouse gas savings calculator demonstrates how the use of metal backed fabrics can prevent thousands of kilograms of carbon dioxide produced in air conditioning running costs alone. Go to www.silverscreen-fabrics.com and click on the savings calculator link.

In 2007, SilverScreen fabric for roller blinds achieved independent ultra-low VOC certification from Cetec. Its low VOC means

the general health and safety of an office environment is compliant with Cetec Emission Standards.

Green planet considerations are a Versol priority at a time when global warming is in the hearts and minds of governments, businesses and individuals. In fact, Versol can foresee a time when the use of its fabric will deliver carbon credits as well as dollar savings in power consumption.

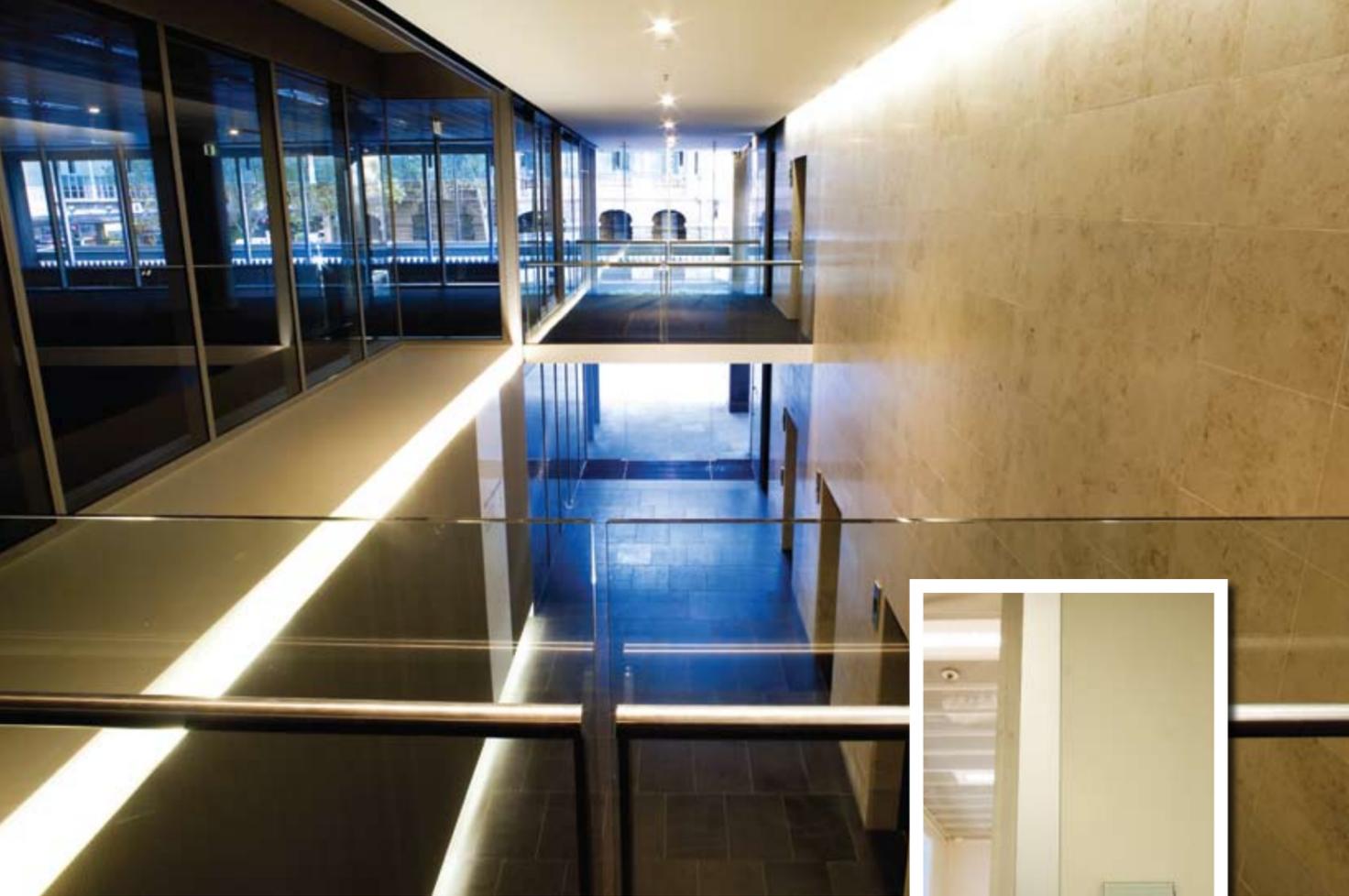
Major projects include Adelaide's first Five Star Green Star office building, City Central Adelaide, (City Central Tower 1), with 1400 Versol motorised and multi-link roller blinds with light grey SilverScreen fabric.

For City Central Tower 2, Versol SilverScreen fabric was specified to meet the Green Star rating required for this building.

The product was manufactured to meet the needs of tenants, for example: some areas needed only chain-operated control, while others selected wireless motorised control. Others needed motorised operation with building management control.

In training and boardrooms a twin roller system was selected to control light for audio presentations.

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POWER OF FAMILY

Nilsen is a fourth generation family-owned Australian Company, established for over 90 years. From its beginnings in 1916, it has grown to be a major Australian Company with a very high level of skill and expertise in electrical, communication and associated industries.

It specialises in electrical audit, design, installation, testing and servicing, the design, manufacture, installation and servicing of switchboards and other specialised equipment as well as facilities auditing. It also specialises in project management for both electrical and non-electrical work and offers specialised skills such as High Energy equipment testing and servicing.

Nilsen also offers TEGG, a unique service program for improving reliability and reducing maintenance costs. Its non-electrical specialities include data, lighting control, emergency lighting, process control and others.

The feature project, the 5 Star Green Star rated City Central Tower Two building, has been built with efficient landlord's installation using low energy lighting with high frequency Dali electronic ballasts with the facility for C-bus control.

The landlord's installation has an automatic essential supply back up provided by a diesel powered generator set and the set is provided with compact fuel storage and interfaced with the BMS and Lift installations.

Emergency lighting throughout the building is provided by self contained fittings which are monitored with the Nexus system and have a computer based programmable test and report facility.

The 12,378m² of main lettable area, stairs and basements are lit with T5 lamps, whilst other areas use PL downlights.

The landlord's lighting is provided with programmable C-bus control with timed on/off for set office hours, and presence detection and manual push button override for areas that are occupied outside the set office times, thereby minimising energy wasting.

While the tenant areas are provided with the C-bus lighting control, and the "Base Build" light fittings are supplied with the Dali ballasts, the spec-built unoccupied floors are manually switched. However as with the integrated Ernst & Young fit out, tenants can take advantage of the C-bus lighting control option, and also use

this for controlling window blinds and audio visual display interface, dimming lights and scene-setting for presentations.

The building is provided with a pre-wired MATV and copper voice backbone cabling.

Security is provided with an Access control system, which controls access to perimeter doors and use of the lifts, and CCTV monitoring the premises.

The Nilsen team completed the electrical installation of City Central Tower Two project on program and incorporated the integrated fit out for Ernst & Young.



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Grazer Software

Before the process of asset management becomes a headache its time to **Grazerize** it!

Grazer software is the graphical link that ties together all the operation and maintenance manuals associated to a particular asset. It is fingertip access to every aspect of a development – **Grazer** really is asset management made easy using graphics.

Grazer software provides an intuitive approach to select any asset from the "as installed" drawings. These assets are electronically linked to Technical Information, Test Reports and Digital Photos of all the Plant and Equipment, making this a "MUST HAVE" for any Facility Manager.

Melbourne's state of the art Federation Square project encapsulates what **Grazer software** can do for large scale asset management. **Grazer** won the contract to link the services drawings with technical data and provide staff with a one-click procedure to manage the maintenance schedules due for the facility.

Grazer's innovative graphical application also caters for Green Star Projects including Building Users Guides and compliments environmental policy by eliminating hard copy drawings and manuals.

Grazerize your next project and preserve the integrity of the information for life!

Check out our on-line video presentation at www.grazer.com.au



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