



PROJECT MANAGEMENT : Thinc
 MANAGING CONTRACTOR : Abigroup
 PROJECT VALUE : \$215 Million
 COMPLETION : March 2013
 ARCHITECTS : Tanner Kibble Denton and GHD

RESTORING BRISBANE'S HISTORIC CITY HALL

Given its prolific project portfolio, Thinc was appointed to project manage the \$215 million restoration of one of Brisbane's strongest symbols, the iconic City Hall.

Construction of Brisbane's famous City Hall originally started in 1920 and it was officially opened in 1930. Over the years, many of the building's heritage elements fell into serious disrepair and so in 2009, Brisbane City Council commenced an ambitious \$215 million restoration program. The council aimed to return City Hall to its former glory and also create a state-of-the-art performance and function space for the community to enjoy.

Thinc - a leading, independent management consultancy, specialising in projects - was appointed to project manage this complex restoration, handling all aspects of the works on behalf of the client.

Due to the social and historical significance of the building, Thinc, in collaboration with Brisbane City Council, had to successfully engage and manage a whole range of stakeholders throughout the project. Key stakeholder groups included those anxious to see that the requirements of the Queensland Heritage Act were met and also members of the public, who were generally very excited about the project.

In response, Thinc's Queensland State and Local Government team adopted a transparent engaging and collaborative approach from the outset, working closely with all key stakeholders and communicating regularly. In particular, the team worked with Brisbane City Council to ensure the refurbished building design successfully rectified the non-compliance issues the original building presented, while also protecting its heritage features.

Thinc adopted an innovative approach to procurement in order to deliver cost effective and time efficient results. The team also worked hard to overcome the challenges posed by the poor quality of the built documentation

of the original building to ensure this issue did not impede the pace of construction. By seeking contractor input early on in the design process, the firm also helped to ensure the design was feasible, thereby minimising potential construction risks.

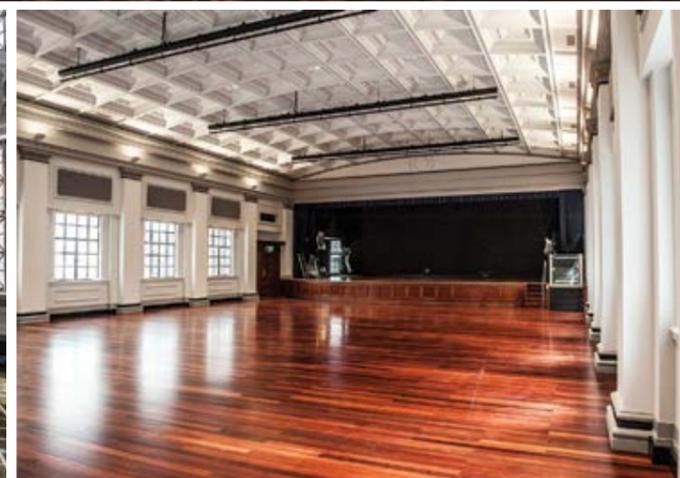
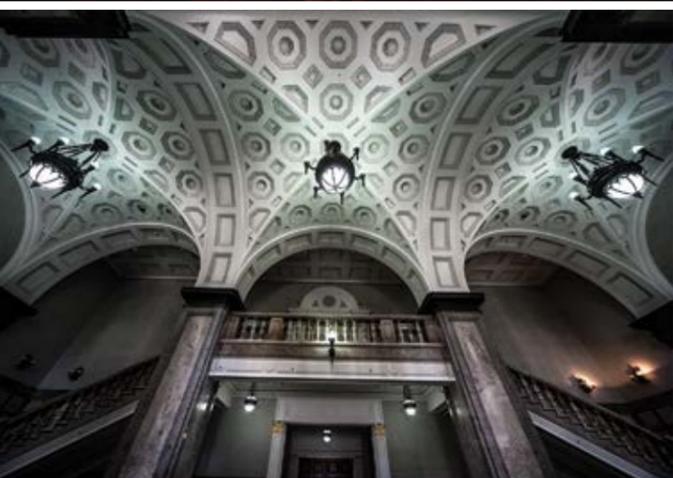
The project's size and complexity meant that work had to be scheduled with care. The contracted refurbishment works were therefore split into two stages. Stage one involved the replacement of sprinkler protection in the building's dome, placement of soundproofing insulation in the dome, replacement of wooden walkways in the dome with aluminium walkways, repairs and structural improvement of the balcony.

Stage two involved the improvement of the fire safety measures throughout the remainder of the building, removal of redundant or overloaded floor slabs and surfaces, replacement of all existing services and finishes, replacement of the lifts, construction of a new commercial kitchen below the auditorium floor and reinforcement of concrete columns and beams.

The result is a world-class example of sustainability in a high profile, much-used public facility that retains its period appeal. Commenting on the project, Thinc's David Hudson, who led the project team, said:

"It's been a real privilege to have handled the restoration of Brisbane City Hall. The project has been challenging but very rewarding. At over 80 years old, it's one of the city's iconic buildings, so we're all really proud to have played a vital role in its revival."

For more information contact Thinc, Level 7, 333 Ann Street, Brisbane QLD 4001, GPO Box 10214, phone 07 3221 8425, email: thincqld@thinc.com.au, website: www.thinc.com.au



VISIBLE RESULTS

DesignStage was commissioned as theatre consultants and to provide specialist lighting and audiovisual design services for the Brisbane City Hall upgrade.

Brisbane City Hall is an excellent example of the type of projects DesignStage like to work on. It included their primary areas of expertise in theatre consulting, theatre systems, audiovisual and specialist lighting design – all in a highly visible and challenging heritage project with multiple stakeholders. It's the type of project where the DesignStage team were truly able to make a positive difference.

A difficult project in many ways but one where DesignStage used their extensive industry experience to overcome the challenges and ensure a positive outcome was achieved. Some complex elements included:

- The LED ceiling was methodically modelled and prototyped to ensure an excellent result, balancing the competing requirements of acoustic transparency and visual diffusion of the LEDs.
- There were issues with integrating significant systems into the fabric of such an important heritage building.
- The intelligent, load-sensing, motorised rigging systems in the auditorium were programmed to ensure the original structural trusses over the auditorium could not be overloaded.

DesignStage are dedicated consultants providing specialist expertise in the fields of audiovisual, theatre services and lighting design. They focus on projects that require a creative and technically proficient approach and therefore, work on a large variety of projects in areas such as theatres and the arts, all levels of government, community buildings, hospitality, commercial projects, University facilities and even private residences.

With offices in Brisbane and Sydney, DesignStage have been operating for almost 10 years. The company is an independent design consultancy with no commercial affiliations with suppliers, contractors, integrators or operators – their designs are focused on the best outcomes for their clients. They have successfully completed hundreds of projects in Australia and overseas, with clients as diverse as the Bangladesh Army, several international hotel chains and local artists.

Three principal staff worked collaboratively on the Brisbane City Hall project with Phil Viney (Managing Director) being responsible for the overall project design. In addition to the management of the project, Phil provided the theatre planning and design for the complex stage machinery and theatre systems for the Main Auditorium and the Ithaca Auditorium, including the stage lighting systems, audiovisual infrastructure, stage communications and control systems.

Ian Laird (Director) provided the detailed AV and stage lighting design for all other function spaces, the Museum of Brisbane (MoB), community areas and civic areas such as the Council Chambers.

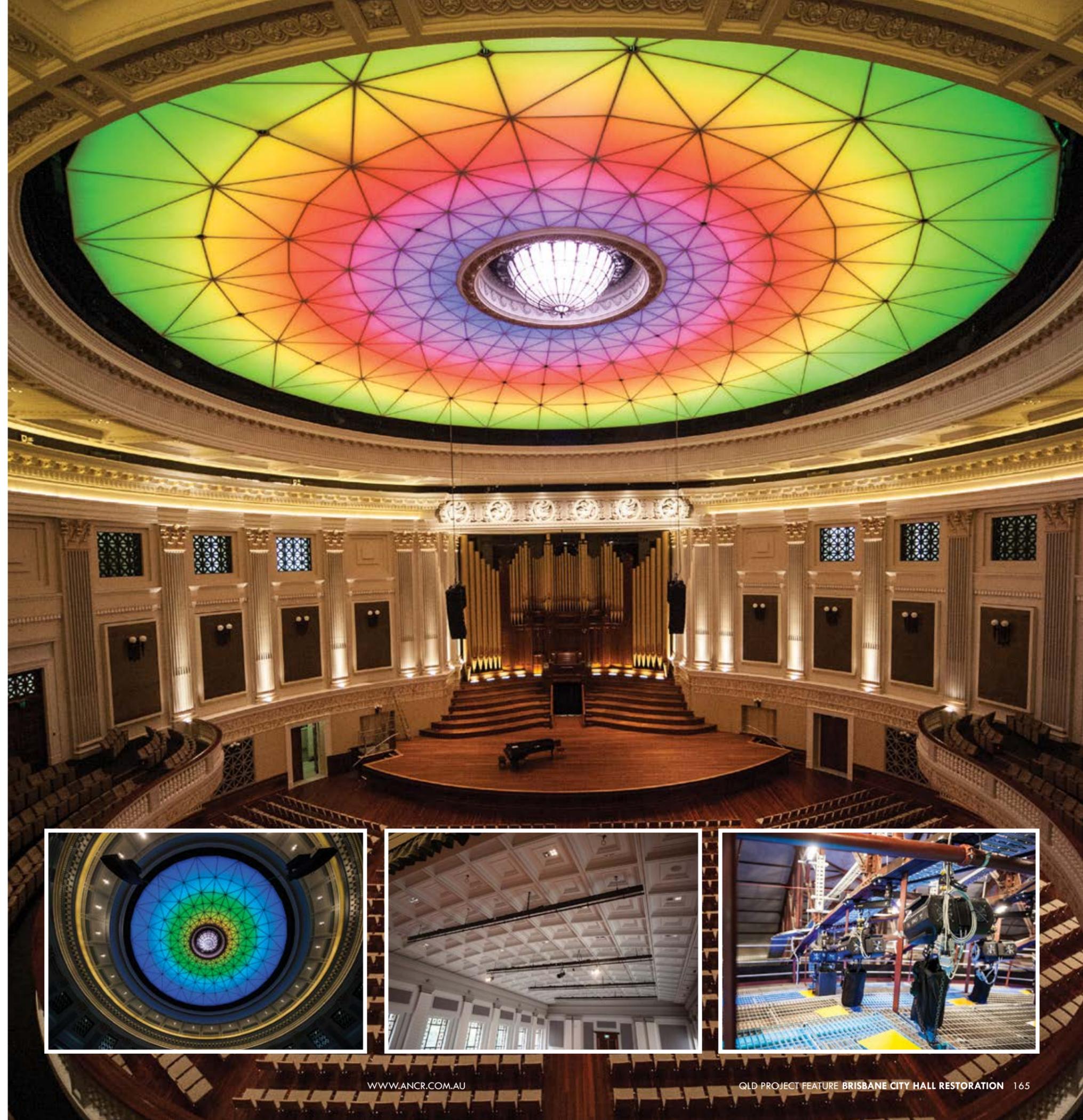
James Sparks (Senior Designer) was predominantly responsible for the specialist lighting design to the most difficult areas in the building, being the main auditorium, including the LED ceiling, the Ithaca auditorium and the internal courtyards.

Currently DesignStage are providing full service lighting, theatre audiovisual design consultancy for a new 1000 seat auditorium for St Peter's Lutheran College at Indooroopilly in QLD. They are also working on a refurbishment of another City Hall in Lismore NSW, both with Phillips Smith Conwell Architects.

DesignStage have an impressive portfolio that includes being contracted as the audiovisual consultants for the recently completed \$600M Brisbane Courts project and the new Grey Street building for the Brisbane Convention & Exhibition Centre, which includes 2 auditoria, 3 triple divisible function spaces, a ballroom and ancillary support areas. Other current projects include a new sound system for the QPAC Concert Hall, new 5 star function rooms, restaurant and bars for the Stamford Plaza Hotel in Brisbane, the Neuroscience Research Australia building at the Prince of Wales Hospital in Sydney and a technical refurbishment of the Seymour Centre theatres at the University of Sydney.

For more information contact DesignStage Pty Ltd Brisbane, 66/283 Given Terrace Paddington QLD 4064, phone 07 3367 2234, email: brisbane@designstage.com.au

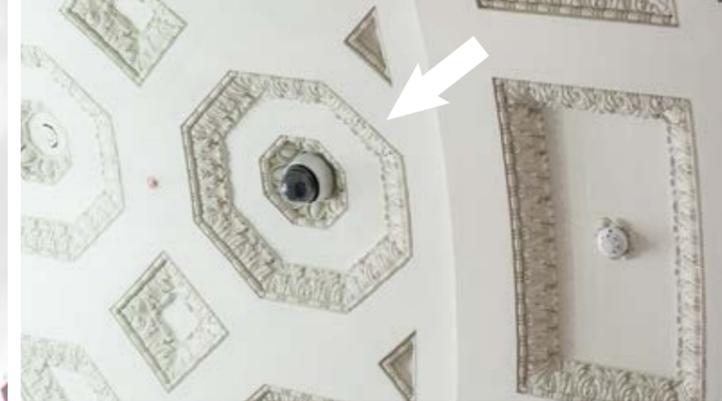
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INVISIBLE STATE-OF-THE-ART SECURITY



Integrated Security Solution
Brisbane City Hall Renovation



The restoration of Brisbane's heritage-listed City Hall posed a challenging backdrop for the latest, state-of-the-art electronic security installation.

Challenge: Queensland's political elite, Council employees, public visitors and regal guests had to feel totally safe and secure without being aware of how this was achieved. The system had to be implemented and delivered with minimal impact to the aesthetics of this heritage-listed building.

Blake Systems have achieved the first Australian integration of an Ekahau Wi-Fi duress system, Genetec video management platform, AXIS IP-video and Gallagher Access Control.

Providing a system that allowed both restricted and open-flow access while protecting millions of dollars of fixed and moveable assets was never going to be a simple task.

The achievement at City Hall, from an electronic security perspective, is a facility that provides for the free flow of pedestrian traffic while enabling a complete lockdown of the building should a threat arise. Paul Rishman, Corporate Security Manager for the Office of the Lord Mayor and Chief Executive Officer at Brisbane City Council, is very pleased that "Visitors are able to move about freely without being aware of how extensive the security system is and, at the same time, key users can feel a sense of safety from the comprehensive, state-of-the-art system that has been installed."

Incorporating 215 AXIS cameras (including 43 'Corridor-view' cameras), 200 access control points, 8 46" HD video monitors displaying static and

Seamless integration of Gallagher access control, AXIS IP-video, a Genetec video management platform with EMC² storage array and an Ekahau Wi-Fi based duress / location system.

variable-matrix views as well as 130 channels of Agent Vi video analytics, the site is monitored from a 24hr on-site control room. With remote on-and off-site access to video footage and alarm activity, security staff can, if necessary, move control to a backup control room within 5 minutes.

Paul Rishman from BCC believes that the electronic security solution has delivered more than the Council originally set out to achieve. He feels that "Blake Systems brought a professional and systematic approach to the whole restoration project."

"They recommended cost-effective alternatives to specifications that would enhance the system's ability to cater for yet-to-be defined future development, such as incorporating cabling for the event venues to enable cameras to be added at a later time, without having to disturb the heritage finishes." Blake Systems have delivered a solution that will stand the test of time, being able to withstand the environmental and technological changes that will affect the building over the next 50 years.

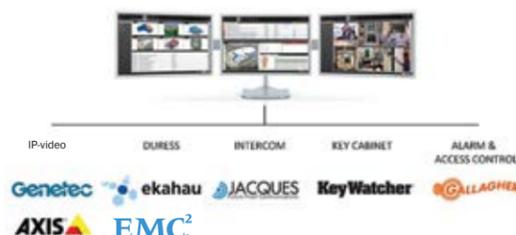
Brisbane City Council now has a fully integrated electronic security system at City Hall that forms part of its city-wide network of security and surveillance capability. It has a secure facility without appearing as though visitors are being watched at every move. It also has a marketing tool

provided by the video analytics' people-counting capabilities that monitor traffic flows, grouping of people and visitor destinations. In addition to monitoring the unexpected movement of people or assets and left objects, the video analytics enables cost savings through reducing the staffing levels required for monitoring such an extensive facility.

Anthony Brown of Blake Systems, in describing his company's achievement, said "Devising innovative methods to ensure equipment had low visibility and the look and feel of the building was not affected (for example the IP-video camera hidden in the ceiling of the main lobby), we have enabled BCC to achieve a fully integrated system that combines the latest technologies and creates a framework for future installations, all within the constraints of a heritage-listed building. It is quite impressive!"



For more information on how Blake Systems can create a safe and secure environment customized for your unique needs visit: www.blakesystems.com.au or contact the sales team on +61 7 3356 0555.



LEADING EDGE

Stowe Australia was responsible for the complete Electrical and Communications installation throughout the entire Brisbane City Hall refurbishment.

Their scope of works also included the Audio Visual, Stage Lighting and Specialist Lighting packages.

Due to the complexity of the remedial building works, as well as City Hall's Heritage Listing, there were numerous obstacles to overcome each day.

Traditional cabling methods that would normally be used on new commercial projects could not be utilized due to the limited cable pathways, as most of the existing Architectural features had to remain intact for the duration of the refurbishment.

Spatial issues were also of concern, as many of the new items that needed to be installed had not been invented at the time of original construction, let alone allowed for. This meant that on numerous occasions' throughout the project custom solutions and equipment modifications were required.

One of the refurbishments key features installed by Stowe Australia, involved the LED Backlighting of the Barrisol ceiling in the Main Auditorium. To achieve the client's desired result as well as provide a fully maintainable installation, Stowe Australia designed a system that involved manufacturing a series of aluminum tracks to match the curve in the Auditoriums dome ceiling. Within these tracks the team then installed a removable custom made PVC extrusion that not only acts as a device to hold LEDs in position, but also to provide a means to remove the fittings if required. In total the whole system is made up of 3.2km of Aluminum and PVC track, 5km of control cabling and 6000 individual addressable LEDs.

As Australia's leading, privately owned, electrical and communications installation and service contractor, Stowe Australia has a reputation for performance, quality and reliability.

Ensuring the ongoing success of the company, Stowe Australia focuses on two fundamental business objectives:

- To build and maintain a satisfied customer base through superior quality service with fair dealings based on trust and respect.
- To create long term relationships with customers, suppliers and most importantly its employees."

These primary objectives have instilled a positive team culture and loyalty amongst the company's long serving employees and established an extensive customer base built on repeat business.

The company operates from 17 offices covering the eastern seaboard of Australia and delivers specialist services to the following market sectors:

- Private and Public Building
- Defence
- Urban Infrastructure
- Mining and Industrial

Stowe Australia's capability includes design & engineering, installation, construction projects, maintenance, 24-hour service and national rollouts.

With the continued dynamic leadership, investment in its employees, dedication to be the industry's best and to be proactive and responsive to its customer's needs, Stowe Australia will remain a leader in the electrical and communications industry for many years to come.

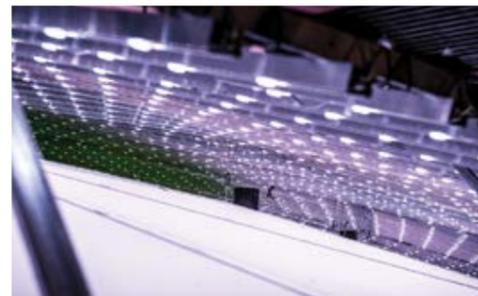
The company has been a part of many successful projects including Brisbane Square, Westpac Head Office, Optus Headquarters, Westfield Shopping Centres, and The Oracle Apartments.



Stowe Australia Pty Limited
Electrical & Communications Contractors Since 1910

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website: www.stoweaustralia.com.au





'FLOORLESS' RESULTS EVERY TIME

Commencing in 2009, the refurbishment of the iconic Brisbane City Hall incorporated a range of works, such as refurbishment of the interior spaces, structural upgrade works, alterations to accommodate new facilities and various additions, such as the new accommodation for the Museum of Brisbane on the Third floor, the previous child care centre. The basement level now contains a rejuvenated space for the public and seniors with parquetry floors throughout. The Auditorium and the Ithaca rooms have been made more accessible to people with a mobility or physical disability by rebuilding the stages to have mobility lifts and the installation of audio loops for the deaf and audio impaired etc and the function rooms now sports new kitchens and public areas for weddings and functions.

Since 1980, Northern Lifestyle has been delivering competitive, award winning and top quality flooring products and installations for the Australian building and construction industry.

Able to design a range of flooring systems to suit particular building requirements, or install any additional given specifications, Northern Lifestyle are astute and well-versed at providing design advice and practical solutions, regardless of the size or scope of the project.

Offering an extensive range of flooring services, such as Sprung T&G flooring, Quadcore Sprung T&G flooring systems, wide board installations with secret fixings, designer parquetry and acoustic stage flooring, Northern Lifestyle have been involved on a range of prolific projects.

Some of these include the 3,800 metre square delivery of T&G Flooring for the Gallery of Modern Art and the State Library at Brisbane's Southbank, the 2,500 square metre Concert Hall refurbishment of Queensland's Performing Arts Centre, the 1,200 square metre block parquetry extension for Canberra's National Gallery, the installation of flooring for the Darwin Performing Arts Centre, a long association with the PCYC and more recently, the Brisbane City Hall restoration project.

Given their commitment to providing quality workmanship, the dedicated teams from Northern Lifestyle were appointed by Abigroup to install and refurbish all of the flooring for the City Hall. Peter Guntner, Director of Northern Lifestyle, said that throughout their involvement, which commenced in November, 2010, a team of up to 30 had provided a range of flooring and installation services to the restoration project.

"Whilst working on the Brisbane City Hall restoration project we were given the challenging task of removing all of the old timber flooring on all the floors of City Hall," Mr Guntner said, challenging due to the strict Heritage specifications given to us and Abi Group.

"In addition, we then needed to use our purpose built equipment remove the boards with minimal damage, remove all the nails and staples to clean, re-machine and then reinstall the rejuvenated floors to the approved areas of the project. "This job was particularly unique due to the fact that acoustic control and all the electrical services were under all the floors and that we were responsible for machining timber over 100 years old," he said.

However, while working on the City Hall, which is located in the middle of Brisbane's bustling CBD, Northern Lifestyle did face a number of project challenges. "One of the biggest obstacles we needed to overcome was being able to get the required material in and out of the building site, particularly due to the fact space was extremely limited and maneuverability was restricted," Mr Guntner said.

"However, we were able to overcome this challenge by using the tower crane lifts from various appointed lift areas throughout the building, including the three light wells that are part of the original design.

"As a result of a lot of hard work and long hours, we again feel as though we delivered outstanding results and avoided causing any unnecessary disruptions to the construction process," he said.

In fact, using their wealth of industry expertise and flooring knowledge, the experienced Northern Lifestyle team fulfilled their duties on Brisbane's City Hall in both a time and cost effective manner, ensuring optimum project results and a more than satisfied client.

An extensive range of contracts with major companies, such as Bovis Lend Lease and Abigroup, as well as a number of building awards, are testament to the fact Northern Lifestyle deliver outstanding flooring products, services and customer satisfaction to any project, anytime.

For more information contact Northern Lifestyle, Peter Guntner / Lance Millar / Christine Hansen, phone 07 3286 3666, email: sales@northernlifestyle.com.au, website: www.northernlifestyle.com.au



BEAUTIFULLY RESTORED

Vertilux were initially approached by TKD Architects to show options of blind systems and environmental fabrics that could be incorporated into the various heritage listed and unusually shaped windows for the Brisbane City Hall restoration.

After visiting and evaluating the site, several options were agreed on and Vertilux's specification was written for the tender document. Over the duration of this project, issues encountered meant that the original blind concept was no longer feasible.

To assist in the decision-making, Vertilux supplied full sized prototype blinds (a procedure not unusual for a project like this). TKD Architects were very open to exploring other blind options to ensure that the finished product proved to be the most suitable and elegant application for this beautiful restoration.

Large blinds, both manual and motorised, were installed into the project, many with drops of 5 metres. For the manual blinds, Vertilux used a 4:1 ratio clutch to allow ease of use when operating the large roller blinds.

Also as the site did not allow for blind boxes to be part of the renovation due to the site's specific needs, the decision was made to retro-fit the Vertilux Fascia Kasset System and Fully Enclosed Headbox System. These systems hide the blind's componentry and are used throughout the site, along with a range of fabrics and colours.

Vertilux make blinds. But not just any blinds. Since the company began back in 1976, they made it their mission to create Australia's best built, hardest wearing, most interesting and innovative blinds and window coverings. By always looking to improve things, they have invented many of the features that are now standard fare on Australian blinds.

Vertilux is innovation at work, and the Brisbane City Hall project, like many others, is testimony to this.

Whilst Vertilux is the manufacturer, all their products are installed via the Vertilux Distributor network. For this project the distributor is Daac Qld handled by Mario Medrano and Greg Wildman. It is their expertise on fitting and site management that ensured that; with the architect, builder and the client, the finest outcome was achieved.

For more information contact Vertilux Corporation,
website: www.vertilux.com.au

FOCUSSING ON SOLUTIONS

Certis Pty Ltd specialises in providing solutions and expert advice for Building Certification, Access Consultancy and Energy Assessment. The company is represented by highly experienced staff in Queensland, New South Wales, ACT and Victoria and is the only certification company that provides an integrated service in Building Certification plus Access and Energy Compliance within Australia.

Established in 2000, the company offers a specialised service and utilises current technology in order to deliver, and add value, to their clients by providing innovative, cost effective and customised solutions for building certification needs.

Peter Finch, Senior Building Certifier and Prabha Ponniah, (Company Director) provided their professional services on the Brisbane City Hall restoration project.

The main focus of the Brisbane City Hall restoration was to undertake a number of important building amendments, including better disability access, sustainability initiatives and improvements to fire and electrical safety.

The overhaul of an iconic public building, such as the Brisbane City Hall, challenges building certifiers not only to ensure the preservation of the heritage values but also to improve the various building functions. The objectives of current building codes demand occupant safety, suitable access for physically disadvantaged persons and integrity of fire barriers.

Certis provided guided decisions in the search for compliant solutions. The certifier's ability to find compliant, performance based alternate solutions rather than 'deemed to satisfy' construction methods was the key to optimising the balance between opposing interests such as, preserving heritage aspects of this iconic building, functionality, fire safety, accessibility, health and amenity.

Certis is also working on the Soleil, which is Brisbane's tallest residential tower development, along with the Airport Link that consists of a major infrastructure overhaul in Brisbane.

For more information contact Certis Pty Ltd, 19 Finchley Street Milton, Brisbane QLD 4064, phone 07 3144 4600, fax 07 3144 4699, website: www.certis.com.au

QUALITY CRAFTSMANSHIP

Finecraft Furniture was pleased to partner with Abigroup on the Brisbane City Hall project. Supplying new joinery and undertaking extensive restoration work, Company Director Simon Deen said, "It was a privilege to be involved in the renovation of this Brisbane icon."

The work was challenging and rewarding for the team at Finecraft Furniture whose skill and attention to detail reproduced and restored the quality craftsmanship of the original solid timber work in this historic building. The team took particular pride in completing the detailed joinery of the Council Chamber and returning it to its former elegance and beauty.

This prestigious and premier development adds to Finecraft Furniture's extensive portfolio which includes the restoration of the historic Shingle Inn which was relocated from its original site on Edward Street to the City Hall.

Established in 1959 and with a reputation for providing a high quality product Finecraft Furniture excels in the manufacture, supply and installation of solid woodwork, cabinetmaking and carpentry. With its emphasis on quality and high standards the Company has completed many major projects throughout South East Queensland.

For more information contact Finecraft Furniture Pty Ltd, PO Box 5214, Brendale QLD 4500, phone 07 3205 3411, fax 07 3881 1400, website: www.finecraft-furniture.com.au



BRINGING BRISBANE CITY HALL TO LIFE

Tanner Kibble Denton Architects has had the privilege and pleasure to be the lead design consultants for the Brisbane City Hall Restoration Project. Since 2009 Tanner Kibble Denton Architects, in association with GHD, (TannerGHD) has guided the architectural and heritage outcomes for the revitalisation of one of the most significant heritage building in Queensland - involving conservation and adaptation works, new building services coordination and the design of new components for the building, including the Museum of Brisbane on the roof.

For over thirty years, TKD Architects has guided the conservation and adaptation of an extensive range of heritage buildings throughout Australia and New Zealand. Renowned for their work in the conservation and adaptive reuse of both 19th and 20th century buildings, TKD Architects has a proven track record for delivering both innovative design and client satisfaction.

The existing building had many significant challenges including the inherent flaws of the building fabric and structure and fire and life safety non-compliances. TKD Architects brought the necessary and appropriate experience, expertise and energy to the project together with their innovative approach to finding solutions, to produce a result of the highest quality.

A good understanding of the original design intent and program of the 1930s City Hall was fundamental to the delivery of the design for the conservation of fabric and spaces and the adaptation works

to fit the building for its next 80 years of service. Utilisation of new building technologies enabled the removal of intrusive services and coverings to regain the functional amenity and aesthetics of the key spaces including the four light wells, which will once more provide light and ventilation into the building. The result showcases the original architectural qualities and fabric of the City Hall whilst providing upgraded structure, fire safety systems and contemporary services.

The Auditorium, the focal point of the City Hall, has been completely reworked to improve its acoustic performance, amenity and comfort. A new illuminated ceiling together with a new colour scheme based on the original design intent will bring the whole space to life. The excavation below the Auditorium for the new commercial kitchen has enabled the Auditorium floor to be strengthened to facilitate the hosting of a greater range of functions and activities. The revitalisation of the Auditorium will be "capped off" when the restored Father Willis Organ is returned to pride of place.

The new roof top addition houses new state of the art galleries for the Museum of Brisbane with the Reception focused around the Clock Tower. Visitors to the City Hall will have greater access to the primary spaces within the City Hall to appreciate its architectural heritage and to enjoy its new functionality.

For more information contact Tanner Kibble Denton Architects Pty Ltd, Suite 9a, Level 7, 141 Queen Street, Brisbane, 4000, phone 07 3087 0160, website: www.tkda.com.au





A LEADING SUPPLIER

Dennis Cairns and Associates (DCA) is one of Australia's leading suppliers of hydraulic and fire services design. Operating since 1980, DCA focus on achieving high quality and sustainable results for their diverse range of clients. From concept design through to construction, DCA are consistently at the forefront of delivering the full spectrum of hydraulic services design across a broad range of commercial, industrial and residential projects.

DCA are proud to be involved on the Brisbane City Hall Redevelopment Project. Initially commissioned by the plumbing contractor to prepare hydraulic shop drawings. Project management requested DCA review the existing design. For buildability reason DCA were then commissioned to complete a full hydraulic design, including sanitary and trade waste drainage, hot, warm, cold, rainwater and non potable water services,

natural gas service, roof, gutters and downpipes. They also ensured the four-star green star design rating was achieved through measures, such as the installation of water efficient fixtures, rainwater tanks, sub meters and leak detection system.

Using innovative delivery methods, the committed team from DCA have been proud to be associated with and provide their leading services to such a high profile Heritage Listed site within the Brisbane CBD.

For more information contact Dennis Cairns and Associates, Suite 3, Corporate House 155 Varsity Parade, Varsity Lakes, QLD, 4227, phone 07 5578 8300, email: mail@denniscairns.com.au, website: www.denniscairns.com.au

Brisbane City Hall Restoration, QLD

