



HOTEL CHADSTONE MELBOURNE

Hotel Chadstone Melbourne, MGallery by Sofitel will be the first hotel to target a 5 Star Green Star rating using the new generation Green Star Design/As Built V1.1 rating tool. The 12-level hotel will feature 250 luxury rooms, health and wellness facilities, including a day spa, gymnasium and rooftop infinity swimming pool, plus two restaurants, lounge bar and a ballroom capable of hosting functions for up to 400 people.

Hickory was appointed as the main contractor for the Hotel Chadstone project, the new 5 Star hotel in Melbourne.

Before Hickory's involvement, three basement levels and lift cores had already been constructed. As part of their contract Hickory were required to make structural amendments to the existing works.

"The building in its final form became a few storeys taller," said Sam Clarke, Project Manager at Hickory. "At the beginning of the project we spent a few months undertaking basement strengthening works and adding structural steel."

One of the outstanding aspects of the project is its green credentials. "The development achieved a 5 Star Green Star rating and 4 Star NABERS," said Sam. "The thermal performance of the façade had to be quite high. We also had to build a 5 Star site office that required a certain quantity of materials to be recycled. There are also extra smarts in the way the building is run for energy efficiency."

With construction technology such as Hickory Building Systems and Sync Bathrooms to their name, Hickory have a reputation for applying innovative construction methodologies to their projects, and Hotel Chadstone was no exception.

"The staircases on this project were unique. In the design, the staircases didn't line up from

B3 to L12 so they had to be lightweight. We made prefabricated stair modules from mild steel and tied them into our decks," said Sam.

The tight project timescales required Hickory to work collaboratively with the client to find creative solutions. "The client was planning an eight week fitout for the hotel rooms, so we worked with a number of client fitout contractors within our fitout cycle to achieve delivery on time," said Sam.

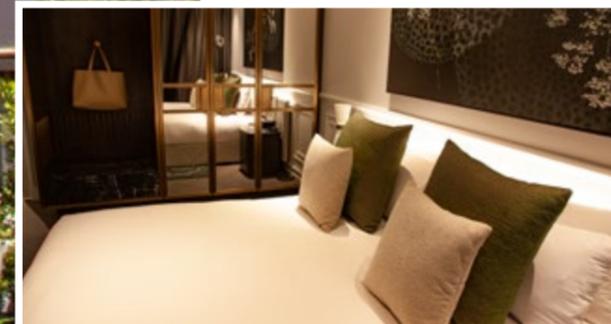
Hickory's ability to self-perform helped achieve an ontime delivery and control quality. "We did the whole structure, pre-cast stairs, structural steel and façade ourselves along with extensive internal works," said Sam. "We controlled the whole production line and supply chain which means we can run a faster construction programme."

In addition to the speed of the structural works, the façade turnaround time was the quickest Hickory has ever done. "We started the structure in May 2018 and by December we were working on the Level 22 façade. The successful completion of Hotel Chadstone has led to an increased number of commercial projects with another five hotels currently under construction."

Hotel Chadstone is now complete, with Hickory spending approximately 14 months onsite completing the project on schedule.

Founded in 1991, Hickory has grown into an integrated construction company with a stellar reputation for delivering tailored solutions for their clients. Hickory's wide range of successfully completed projects is testament to their philosophy that uniting the strengths of talented individuals creates exceptional results.

For more information contact Hickory, 101 Cremorne Street, Richmond VIC 3121, phone 03 9429 7411, website www.hickory.com.au



DEVELOPER : Vicinity Centres and Gandel Group
MAIN CONSTRUCTION COMPANY : Hickory
ARCHITECT : Bates Smart
STRUCTURAL ENGINEER : Robert Bird Group
CONSTRUCTION VALUE : \$130 million

Below Tomax designed, manufactured and installed the revolving doors for the main entrance to the Chadstone Hotel.



When specifying the revolving door for the main entrance of the new Chadstone Hotel project the design team, led by architects Bates Smart, needed a supplier with a reputation for exceptional service and quality and Tormax fit the bill.

“We have previous history with Bates Smart, it’s our second major project with them,” said Nathan Clarke, Sales Engineer at Tormax. “They had previously specified us for the Flemington Racecourse Grandstand Upgrade, involving one revolver at the main entrance of the Flemington members’ stand which was completed just before the 2018 Spring Carnival.”

“We were contacted by Hickory in November 2018. Myself and our General Manager Brendan Herbert, visited the site to meet the team there and then we got the ball rolling with quotes.”

Once the quotes were developed Tormax completed the shop drawings for the door, before releasing these to Hickory and Bates Smart for approval. “Once they were approved the door went into production. It was manufactured to order in Denmark with a lead time of 16 weeks,” said Nathan.

The tight project timescales presented a challenge throughout the process. “From day one, lead times have been a big challenge,” said Nathan. “There were pressures to receive the sign off on the drawings and get it all approved. But we got there in the end and we have met the timescales.”

The original specification was for a single revolving door for the main entrance,

however Hickory and the client, Vicinity, added a second revolver at the rear of the building inline with suggestions from the wind engineer. Tormax Australia were able to accommodate the changes, efficiently and within the designated requirements.

“The rear door will provide access to the car park and shopping centre. Both of the doors are 3-wing revolving doors with a low E safety glass and fire retardant canopies,” explained Nathan.

“We have a good working relationship with both Bates Smart and Hickory,” said Nathan. “Since picking up the Chadstone Hotel project we have secured four additional projects with Hickory which is great. We also have a wide range of other jobs in the pipeline and we are growing our market share.”

In addition to their established relationship with Bates Smart, Tormax also have experience working with Vicinity, having installed a revolving door in the Chadstone shopping centre as part of a previous project.

Tormax are a world leading manufacturer and installer of automatic door systems, headquartered in Switzerland with more than 500 distributors around the world. They design, supply, install and service automatic door systems to many projects of all types around the world and Australia is no exception.

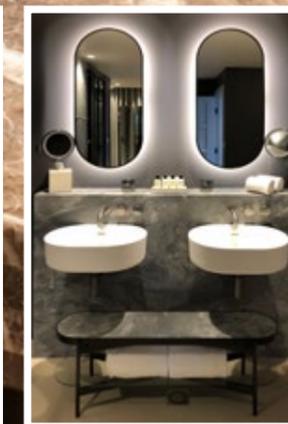
Operating in Australia since 1982, Tormax are committed to providing exceptional service with highly qualified technical advisors and service technicians. Their staff are continuously trained to ensure that their knowledge is permanently state-of-the-art.

With a Head Office in Melbourne, branch offices in Adelaide, Brisbane, Canberra, Hobart, Launceston and Sydney, and a network of distributors across Australia and New Zealand, Tormax are well placed to maintain their reputation for the highest standards of quality for demanding customers.

For more information Tormax, 13 Lillee Crescent, Tullamarine VIC 3043, phone 1800 60 8000, fax 1300 559 117, email info@tormax.com.au, website www.tormax.com.au



Below Ramler International supplied the commercial furniture joinery to all 250 guest rooms, including 24 different room types.



The Hotel Chadstone by Sofitel is designed to provide the ultimate in exclusivity and comfort. With a 70 year history providing joinery to some of the world's leading hotel brands, Ramler International played a key role in delivering the unique guest experience.

"We delivered Chadstone's first food court over 30 years ago and are delighted to be part of their legacy," said Garry Ramler, CEO. "They have now built one of the most unique hotels we have seen in Australia. We are proud to have supplied the commercial furniture joinery to all 250 guest rooms."

Ramler International coordinated with the client and designer to ensure all products were commercially viable and encompassed the design brief. "We worked with the architect on the prototype room that was inspected and approved. We then managed the production of goods, delivery, staging and installation," said Garry.

"The design had hardly any straight lines – everything was curved which required careful alignment. We used a plated stainless steel finish called PVD on many surfaces which also required a lot of precision work. We had to design for 24 different room types which

was a challenge in itself," explained Garry. "The hotel is a GreenStar project and we are proud to have contributed to this certification."

Ramler's extensive resources include operations in Australia and South East Asia working together to ensure the highest levels of quality, and the teams are currently working on other 5 Star hotels across Australia.

Recently completed projects include Australia's first "Elements by Westin" hotel in Richmond Vicotria, Sheraton Grand in Sydney and Marriott in Brisbane.

"We are proud of our reputation and history," said Garry. "Our signature is on every item of furniture we sell."

For more information contact Ramler International, Fiveways Business Centre, 18/31 Keysborough Close, Keysborough VIC 3173, phone 03 8595 3056, email garry@ramler.com, website www.ramler.com