

NEW KID ON THE BLOCK

Boulderstone is Design and Construct Contractor for the construction of the Tower 8 Project- the third office building in the City Centre Precinct in Adelaide's Central Business District.

MAIN CONSTRUCTION COMPANY : Boulderstone
COMMERCIAL/RETAIL SIZE : 54,000m²
CLIENT : Aspen Group
PROJECT END VALUE : \$165 Million
COMPLETION : August 2012
ARCHITECTS : Woods Bagot
STRUCTURAL / CIVIL ENGINEER : Aurecon
SERVICES ENGINEER : WSP Lincolne Scott



Left The City Central Tower 8, 17-level, 54 000 square metre commercial development.

A tier one national construction company and one of Australia's leading engineering and building companies, Boulderstone has completed construction of the \$165 million Tower 8 Project - the third office building in the evolving City Centre Precinct in Adelaide's Central Business District, ahead of schedule and on budget.

This 17-level, 54,000 square metre commercial development, facing Franklin Street and Victoria Square, will provide office space, associated car parking, ground level retail, and Australia Post operations including mail distribution and post office boxes.

Developed by the Aspen Group, Tower 8 has been designed and built to achieve 5-Star Green building standards (Green Building Council Australia) in both design and construction. The focus on energy efficiency adds to the cache of a the building, which also comprises Adelaide's largest floorplate and a prime position to benefit from the revitalisation of the Victoria Square precinct.

"Tower 8 will be the latest addition to an emerging and bustling business hub in the city's

centre," said Boulderstone General Manager Michael Harper.

Architects Woods Bagot have followed a premise to deliver a more 'green' office environment by introducing best practice sustainability design principles throughout this development.

As well as 5 Star Green Design and As Built Ratings, the building is designed to deliver a minimum 4.5 Star NABERS Energy Rating. ESD priority objectives for the development include energy efficiency and greenhouse gas emission reductions, water conservation and re-use, management of the quality of internal environments, and sustainable material sourcing and use. Recycling and waste management is also a primary concern.

Boulderstone's South Australian office is playing a major role in the State's expansion as it prepares for defence and mining industry growth.

Boulderstone's Tower 8 team, led by Craig Weaver, managed to cut two months off the project schedule after designing and building the building's mechanical plant room offsite. The plant room came together as a

number of modular structural steel pods measuring 14m long x 3.5m wide x 3.5m high. These were assembled off site and delivered and installed onsite.

"Designing and constructing offsite was a maverick idea but one that was conceived early in the planning phase," Mr Weaver says. This resulted in a two and a half month saving for plant room installation (from the original target program) and saw the removal of both tower cranes ahead of schedule.

"This meant we completed the external civil and pavement works two months ahead of original target program," Mr Weaver said.

Key considerations in the planning process included adequate sizing and weighting of the required pods, lifting capacity of the cranes, respect for city transport restrictions, mechanical pipe works, and the sourcing of a suitable off site assembly facility.

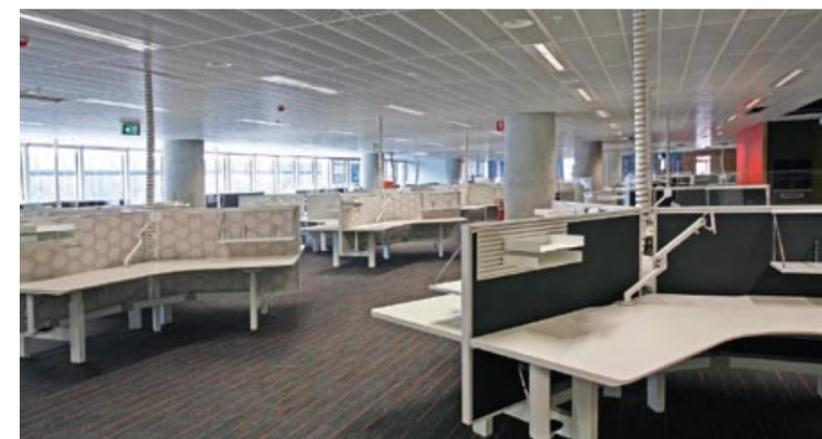
"Overall the offsite construction of the plant room was a resounding success for the project," Mr Harper said. The innovative techniques utilised, and the professionalism and realisation of targets by the Project Team is just part of the Boulderstone service.

"We understand that several builders around town are very keen to understand what we achieved and are considering similar initiatives themselves. More importantly the initiative has become a strong selling point for us in discussions with future clients."

Boulderstone's South Australian team is working on the \$350 million redevelopment of the Adelaide Convention Centre, the construction of the \$77 million Illumin8 Building at Adelaide University, the \$535 million Adelaide Oval Redevelopment, the \$407 million Southern Expressway Duplication and the construction of the \$105 million Tonsley Sustainable Industries Education Centre (SIEC) project.

Boulderstone joined the Lend Lease Group in 2011. It is a business unit of Lend Lease's Australian construction business whose capabilities focus on engineering, infrastructure construction, building and infrastructure services.

For more information contact Boulderstone, 431 King William Road, Adelaide SA 5000, phone 08 8202 8888, fax 1300 652 967, website www.boulderstone.com.au



FUNCTION, QUALITY, DISTINCTION, SERVICE, AND RELIABILITY

Below Studform's IMAJ Washroom Partitions, Acoulite Timber Doors and Korporate Aluminium Partition Systems are a part of the awesome architecture that coalesce to construct the new City Central Tower 8.



Providing exceptional service for over 25 years, Studform are manufacturing and supplying the construction industry with timber doors, washroom partitions, access panels, and aluminum ceiling and partition systems to a National client portfolio.

Studform (www.studform.com.au) are a highly integral contributor to the Central City Tower 8 project, the project being one of a series of highly planned and anticipated developments. Working closely with the architects and builders, the skills of the team at Studform have realized unique solutions regarding washroom partitioning systems, as well as specifically architecturally designed high-pressure laminate doors.

Quality and premium finish was demanded, and Studform provided. IMAJ washroom partitions are installed in all levels of the Tower 8, utilizing male and female washrooms, showers and amenities for disabled persons. Materials and finishes were chosen specifically to continue the sophisticated, modern appeal of the building.

Studform's IMAJ range is an innovative package utilizing a recycled material with unique, adaptable and almost limitless qualities. It is resistant to graffiti, will not splinter or rot, and has a solid colour throughout the material. And it is an environmentally friendly choice,

guaranteed. The Good Environmental Choice Australia Limited (GECAL) manages a Type 1 Ecolabel program in accordance to ISO 14024 "Environmental Labels and Declarations" and is the owner of the Environmental Choice Australia Ecolabel.

The IMAJ range is characterized by the keywords 'Design and Durability', a perfect summation for a product so adequately serving its purpose, and at the same time being a good choice for the environment. Hardware associated with the range is innovatively designed, and includes gravity hinges, lift off staples, and hat and coat hooks doubling as bumpers.

Studform (www.studform.com.au) also assisted with the conveyance of the design style of the building with producing a door design that was implemented throughout. The door design is of American Oak veneer complemented by an innovative .8mm self-supporting high-pressure laminate; the total design finished with decorative vision panels

Studform states "From the outset, the project was a great opportunity to showcase the IMAJ product- the builder has been great to deal with and the project is running very smoothly.

The staged delivery of the contract is normal for projects of this scale and usually presents

some timing challenges, fortunately the Studform manufacturing and install team are experienced in pulling together such projects and there is every reason to expect a great result here as with previous projects."

The Studform plant is committed to following stringent and dedicated quality standards whilst conforming to the requirements of the Green Environmental Council of Australia. Beliefs and principles of the company involve controlled systems built upon the ideals related to prevention, in-process control, and continuous improvement.

Other projects Studform are currently working on include a large Market Place

project for Woolworths- consisting of 34 specialty stores and requiring the supply and install of partitions and doors.

Studform (www.studform.com.au) is a manufacturer and supplier of premium products with quality service, and attention to detail continually elevating the expectations of their clientele ; A proven specialized supplier for any commercial project.

Studform: Function, Quality, Distinction, Service, and Reliability.

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FAÇADE EXCELLENCE

Yuanda (being in full Shenyang Yuanda Aluminum Industry Engineering Co. Ltd.) was established in China in 1993.

Yuanda Australia has been in operation for 7 years, and has provided their expertise in the design, fabrication and installation of curtain walls for many projects since. At present Yuanda have at least 15 major works in progress, and are most proud to add City Central Tower 8 to the list.

Yuanda worked efficiently with the Tower 8 Team to provide a facade system that was co-operative with the buildings design objectives, including energy efficiency, greenhouse gas emissions, water conservation and reuse; and too the particular façade treatments that accommodate such. The result is a sleek, modern and elegant appearance.

In 1996 Yuanda Company first passed the certification of ISO9001 International Quality Systems within the curtain wall industry.

For more information contact Yuanda Australia, 447 Kent St Sydney NSW 2000 phone 02 9285 0333, website www.yuanda.com.cn



AN EYE FOR DETAIL

Alexander Symonds are proud to be associated with Central Tower 8 Project. Alexander Symonds is a South Australian based surveying consultancy firm with over 80 years experience, and with strong regional coverage in both South Australia and Victoria.

With regard to the Tower 8 Project, Alexander and Symonds worked closely with the client, architects Woods Bagot, solicitor's Fisher Jeffries and other design team consultants throughout the design process to ensure compliance with site constraints of existing boundaries, easements, rights of way, consideration of neighbouring buildings BCA setback rights and future development site usage. Interior layout design considerations were facilitated with Alexander Symonds providing initial PCA survey area measurement results from design drawings to enable maximum useable PCA floor plate areas to be achieved. The thorough process that the team at Alexander Symonds provides is one that entails calculation of site boundaries and engineering surveys – in this particular

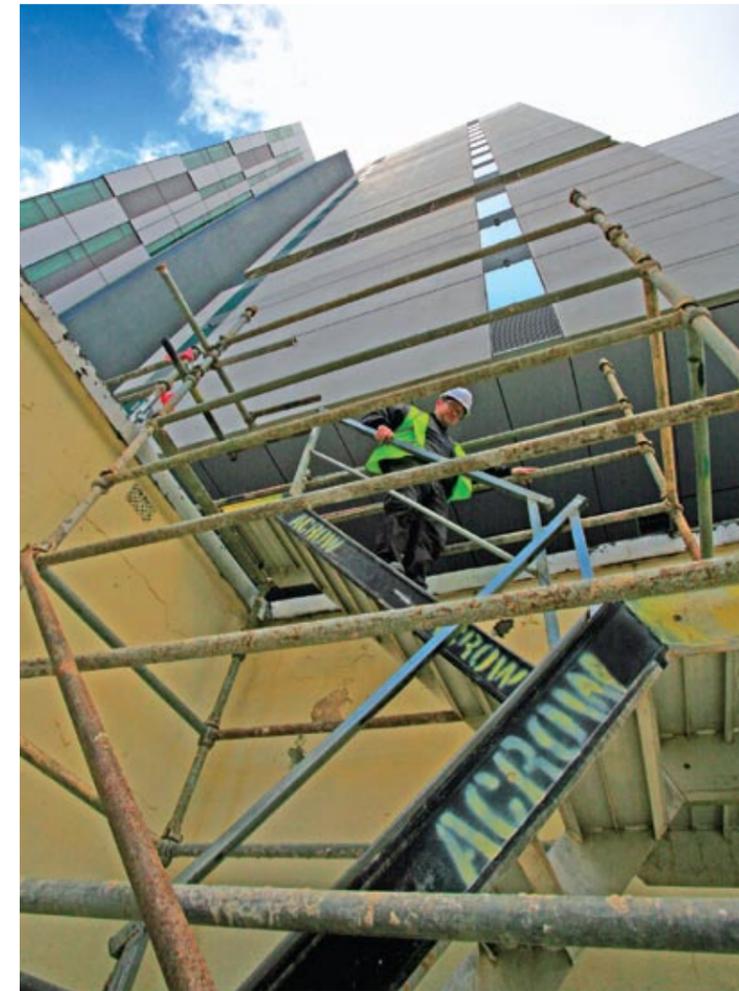
project locating and 3D modelling some of the heritage building and features including the neighbouring GPO, providing advice and land tenure solutions that have resulted in the use of Stratum Land Divisions to deal with the complex setbacks and overhangs of the exterior walls on Tower 8 and creation of various height limited services easements and rights of ways.

One of the doctrines of the company is, as Project Director Jim Curnow states “to give maximum flexibility possible for the developers in the remaining futures stages of major projects such as a City Central”. Alexander Symonds have contributed to making this project one that pays respect to the existing Adelaide city fabric.

For more information contact Alexander Symonds, PO Box 1000 Kent Town SA 5067, phone 08 8130 1666, fax 08 8271 0099, website www.alexander.com.au

GENUINE SAFETY. OUTSTANDING SERVICE

Below Acrow were contracted to the City Central tower 8 project to provide innovative scaffolding.



Acrow Formwork and Scaffolding Pty Ltd (Acrow) is one of the largest formwork and scaffolding companies in Australia. Acrow have been in business since 1936 and offer innovative, site-specific, and cost-effective solutions to major residential, commercial, civil, and industrial customers.

Acrow worked very closely with the site manager and builder of the City Tower 8 Project in Adelaide. As stated by Adam Jones (Project Manager), “this particular project demonstrated our effective implementation of a new modular handrail system, utilized within the project for internal works”.

The Tower 8 Project, being constructed within Adelaide's city centre often required weekend as well as weekly construction; and thus demanded a high level of safety concerns. Acrow's skills and on-site considerations were protecting of not only the workers, but too the general public.

Acrow specialise in formwork, design, engineering systems and hire, consumable material, and also scaffolding design, erection and dismantle. Acrow also will oversee management, contract administration and safety issues.

Some projects Acrow have been associated with include Adelaide's Northern Connector, the 'Urban Superhighway'. Acrow also are consistently involved with many high end multi-level residential projects,

and have a strong association too with many of Adelaide's boutique builders- proof that this is a company capable of providing for briefs of all shapes, sizes and particular usages.

Acrow's support to the Tower 8 Project focused upon innovative scaffolding. Acrow scaffolding supplies many designed solutions including Cuplock, Surelock, and Acrowskaf. Another Acrow division is formwork, and Acrow supply many formwork solutions to the construction industry Australia wide. Acrow also provide industrial and mining scaffolding; a division of the business solely focused on the industrial and mining sectors. Sophisticated measures and attention are applied with relation to OH+S requirements attributed to all sectors.

Acrow Scaffolding's engineering and warehouse facility located in Revesby NSW follows AS/NZS ISO 9001 quality system models. All products are manufactured to a strict inspection program.

Acrow proudly upholds their mantra- “Genuine Safety. Outstanding Service”. A company proud to be of 60 years in the local market.

For more information contact Acrow Formwork and Scaffolding Pty Ltd, Contact: (Sydney) 02 9780 6408, Contact: Mark Savage (SA /NT Regional Manager) 0401 897 365, website www.acrow.com.au