

THE QUEST OF LIFE

DEVELOPER : Springfield Land Corporation
BUILDER : Kane Constructions
ARCHITECT : Deicke Richards
CONSTRUCTION VALUE : \$55 million



The \$55M Springfield Health City One project is a mixed-use development that comprises of the Quest Apartment Hotel which features 82-apartments over 7-storeys, with one floor dedicated to a childcare centre and the ground floor dedicated to retail. On one side of Quest is a 5-storey building containing 18 serviced apartments for Multiple Sclerosis Queensland and on the other side is an 8-storey building containing specialist medical suites.

Kane Constructions delivered Springfield Health City One, which is a key component of the Springfield Central masterplan. Designed to complement the adjacent Mater Hospital and AVEO retirement living developments as part of Springfield's 'Health City' precinct, the project comprises three distinct elements.

The first was a short stay accommodation facility operated by Quest, featuring 82 apartments over 7-storeys, with one floor dedicated to a childcare centre; a 5-storey building containing 18 assisted living apartments for Multiple Sclerosis Queensland (MSQ); and an 8-storey building containing specialist medical suites. The ground floor at street level is dedicated to retail to complement the main building uses and stretches across all three elements.

The project was delivered under a lump sum design and construct contract following an Early Contractor Involvement (ECI) phase. The ECI phase included extensive collaboration across a wide range of stakeholders and was particularly challenging (and rewarding)

when working with MSQ to determine the most appropriate layout and functionality of the assisted living suites as this development was effectively a prototype for future MSQ projects.

The assisted living suites contained a high degree of automation using a KNX building control system developed by SyncWise to enable occupants to open doors, operate hoists, manipulate beds and operate whitegoods and other electrical equipment using a tablet device.

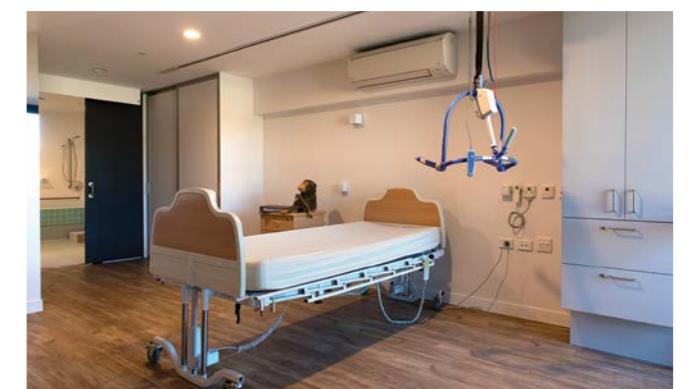
Kane Constructions specialises in projects that require a large degree of collaboration to achieve the client's outcomes and the project teams particularly enjoy implementing new technology and processes into their work. While health projects are a very strong focus for Kane, they also have a significant portfolio of work across other areas including education, community, defence and industrial sectors.

To present a small cross section of this portfolio is to notice not only an eclectic range of skills but also a consistent dedication to style,

workmanship and professional excellence. In residential there is the classy Main Beach Apartment Project in Queensland, with a high level finish that oozes sophistication. In heritage, there is the refurbishment to the Australian War Memorial Roof in ACT and in schools, a 5-storey auditorium and teaching space for Somerville House in South Brisbane with rooftop tennis courts. In their key sector of Health, the Austin Health Rehabilitation Centre in Heidelberg is a stand out in integrated services.

Awarded the National Commercial Master Builder in 2016 (amongst many recent awards), the work of Kane dates back to 1973. Commendable projects in this time include the refurbishment of the Dome at the Royal Exhibition Building, restoration of the spires at Newman College at the University of Melbourne (designed by Walter Burley Griffin) and major works at Raheen – former residence of the Catholic Archbishop of Melbourne.

The Health City One project is one of more than 2,000 projects Kane has completed over the last 45 years. Originally only Melbourne based, the company now also has offices in Brisbane, Sydney and Canberra. Company growth has been organic, rather than through acquisitions, as project values have increased as well as the geographic footprint. The current workbook includes over 100 projects exceeding \$1 billion in value and employing 400 staff.



The key to the company's success is a flat management structure as well as directors being shareholders working in and on the business. The current Directors are part of the "next generation" at Kane, but who have all been in the business for between 12 and 24 years.

For more information contact Kane Constructions, 14 Fox Street, Albion QLD 4010, phone 07 3054 1555, email qldcontact@kane.com.au, website www.kane.com.au

Below Cladek built the complete external façade system, the balustrades and soffits for the project.

Below Deicke Richards were at the helm of the design for the Springfield Health City One development.



Specialising in commercial plastering and carpentry, Cladek completed the façades, balustrades and soffits to the Springfield Health City One development. Working closely with Knauf Australia and their engineers to come up with a design that would suit this specific project, Cladek built a complete external façade system and a dividing wall between internal/external spaces.

Stretching from Level 3 to Level 6 North and South side of Quest, Cladek's dividing wall demarcates external and internal conditions. All balustrades to Quest, both full and with half height balustrading walls were done by Cladek as well as the Soffits to Level 6 and Ground Floor.

The system consisted of a 92mm Metal stud and track which was sheeted both sides with fire rated plasterboard. Flush set, the system provides an airtight finish to insulation surrounding the windows and corners of the internal space. Externally, sarking was first placed to stop any moisture from coming in before 35mm metal top hats where installed to carry the first layer of CFC.

To achieve the aesthetic desires of the project, Cladek added on another layer of CFC with 35mm top hats in between the windows. With all these

elements combined, the result was a 206mm thick wall which meets Australian Standards.

Operating out of Queensland with three years of experience, Cladek are already well established in the commercial building sector. With over 40 employees, their specialties include internal and external fitouts, architectural ceilings/walls, façade systems and much more.

To list just a few of Cladeks ongoing projects, there is the Ripley Town Shopping Center and Village motors comprising four Dealerships: Holden, Nissan, Renault and Used Car.

Cladek's contribution to the Quest Hotel project well exceeded team expectations. At Cladek Australia, expressions of thanks are extended to Kane Constructions, Plastamasta Gold Coast and Knauf for their support and help with the designs of this specific project.

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In helping realise Springfield Health City One, architects Deicke Richards did not come late to the scene. Instead, revealing a project connection fostered as early as 2013, the Queensland based firm evaluated possible sites and developed the brief and early concept designs.

For the team at Deicke Richards, the early planning stages set the foundation for an urban building engaged with its context and a pedestrian friendly ground plane and entry. In choosing the final north facing site, Project Director, Architect and Urban Designer, Peter Richards said, "It was also about engagement with the adjacent Mater Private Hospital. The earliest thinking was that the uses accommodated in this building should support and complement the hospital development. The specialist, medical and office suites now occupy this north eastern corner of the building, closest to the Mater. The completed building is an integrated mixed use development, extending along the north western edge of the site."

Deicke Richards works across design disciplines, integrating urban design and architectural services, an approach well suited to mixed use developments. "This project also drew on our long history of being involved in housing design, including affordable and disability

housing," Peter said. "It's been a great outcome to know that part of this development will deliver apartments for MS Queensland and its Project Dignity 120 initiative."

The design practice has worked with Springfield Land Corporation for more than 15 years and contributed to master planning for the city's expansive health precinct.

Deicke Richards is currently working on another nearby development designing three buildings within Aveo Springfield's integrated retirement community. This work will include retirement apartments, independent living units, wellness facilities and residential aged care. In past Springfield projects, the practice designed the Polaris Data Centre, student accommodation within Education City, and an independent school for Indigenous students, Hymba Yumba Community Hub.

For more information contact Deicke Richards, 58 Baxter Street, Fortitude Valley QLD 4006, phone 07 3852 8700, fax 07 3852 8701, email mailbox@deickerichards.com.au, website www.deickerichards.com.au

Below SyncWise implemented a complete automation solution in the Springfield Health City One project.

Below INGLASS supplied and installed the bi-fold and sliding doors, aluminum glazed awning windows and fixed windows.



Queensland based SyncWise specialise in home and building automation. Contracted to provide smart solutions to the Springfield Health City One project, the company provided the 52 hectare complex with integrated and tailor specific automation. With over 15 years experience in care homes, commercial complexes, residential buildings, smart energy solutions and much more, the automation demands of the mixed use development – including serviced apartments for Multiple Sclerosis Queensland – met with skilled companions.

For SyncWise, work included complete building automation comprising control of lighting, blinds, air conditioning, fans, audio/visual, intercom, CCTV and access control. All managed by the Kopler Hub, a unique platform by SyncWise for controlling automation systems, which created one ecosystem that integrates with all and provide one simple and convenient interface. A central monitoring system for staff with a commitment to energy efficiency was provided along side building automation was synced for the 82 Quest apartments over 6-storeys, the Quest childcare centre and ground floor retail plus the 5-storey building housing 18 serviced apartments for Multiple Sclerosis.

SyncWise used the latest global standard for home and building automation for the project. In the implementation of a KNX solution,

the company ensured the complex was future proof. SyncWise want their automation solutions to bring ease and comfort to both commercial and residential settings. They are committed above all to its customers.

The company has team of 10 employees, whom are always seeking to improve the customer's experience and to provide them with ongoing support. SyncWise customers can enjoy the physical presence of support staff, as well and remote assistance, which is managed through remote control of a web portal. Their strong value for privacy has enabled them to protect their customers in layers of security, encrypting all user information.

Other projects by SyncWise include the Cairns Performing Arts Centre, Beachmere Project, Albany Creek Youngcare Project and Sheraton Mirage, Port Douglas. All projects are featured on the SyncWise website. Whether it is a smart home, smart commercial building, assistive technology for care homes or smart energy management, SyncWise are equipped to service.

For more information contact SyncWise, phone 1300 480 770, email info@syncwise.com.au, website www.syncwise.com.au

INGLASS Pty Ltd, passionate about glass since 2007, were the team of glass and aluminium specialists that helped realise the Springfield Health City One project.

For INGLASS, tailored project specifications meant the fabrication, supply and installation of aluminium glazed awning windows, fixed windows, bi-fold doors and sliding doors. Facilitating ease of use, maximum safety and durability and stylish options for spatial ambience, these INGLASS glazing solutions meant elegance. With bi-fold doors installed at ground level of Quest and designed to accommodate corners without columns, the company has given a slickly finished approach to open air dining for the café.

INGLASS trade out of Morningside, Queensland with a team of 39 employees and 10 subcontractors. Project specialities range from architectural to balustrades, commercial projects, internal fitouts, and shop fronts.

Current projects see INGLASS involved in commercial and residential fitouts, schools, childcare centres, car yards, glazed awnings and sports clubs. The company have recently completed projects including the

architecturally designed UQ Margaret Cribb Childcare, 1 William Street internal fitout, and Gasworks Newstead. In all instances their reputation for 'better service, better results' is clearly evidenced in the quality of workmanship and rewarding outcome.

INGLASS are the one-stop-shop, also boasting their own filming division, INGRAPHICS, for all your filming requirements, and GLASS 360, suppliers and processors of laminated and performance glass. No job is too big, too small or too challenging for INGLASS and their group of companies.

For more information contact INGLASS, 17/229 Junction Road, Morningside QLD 4170, phone 07 3329 4000, fax, 07 3899 5000, email contact@inglass.net.au, website www.inglass.net.au

Below Premier Plumbing equipped the project with civil connections, plumbing, drainage, fire pumps and hydrants.

Below Baron Tiling provided an extensive tiling package to the balconies, common areas and apartments for Springfield Health City One.



Commercial plumbing experts Premier Plumbing were engaged for plumbing services to the Springfield Health City One project. Specialising in plumbing needs across a range of industry sectors, Premier Plumbing brought experience and expertise to the mixed use development.

Utilising six of their 30 person team, the company facilitated plumbing, drainage, civil connections, fire pumps and hydrants for the Greater Springfield specialty suites and the serviced apartment block for Multiple Sclerosis Australia.

The project required the new MSQ connection to be drilled under Wellness Way which was a difficult process however Premier Plumbing drew on their 10 years of experience to get the job done.

Premier Plumbing's success stems from their strong reputation for cooperation, flexibility, honesty, and fairness in customer relations. With regular training and employment of project management systems, the company's employees show consistent excellence.

Trading in commercial, industrial civil, high density and high rise residential projects across South East Queensland and Northern

New South Wales the project list is extensive. Premier Plumbing projects include the Queensland School's Project, RSL Moreton Shores, Miami 1 Apartments, Baxter Street Apartments, Brisbane Markets Carpark and Crosby Road Apartments, QE2 hospital extension.

Queensland based Baron Tiling were contracted for tiling services to the Springfield Health City One development. Designed as a mixed use development featuring Quest Hotel and a Health Precinct, the project for Baron Tiling involved an extensive tiling package to balconies, apartments, lobbies and common areas.

To each of the apartments, Baron Tiling provided tiling to wet areas, kitchen floors and splashbacks as well as tiling and screed to all balconies. Further to this was the tiling work to common areas and lobbies. With all tilers working on Springfield Health City One fully licensed and trained in WH&S issues, Baron Tiling brought to the project the guarantee of safety and professionalism. Further to the Springfield Health City One's success was the company's harmonious and efficient teamwork and systematic supervision.

Baron Tiling have been trading for over five years with a specialisation in residential tiling. The company stands for innovation, confidence and quality and are well versed in large scale projects for all complexities and types. With experience in stone construction as well as tiling, the company are able to provide an exceptional versatility to the market, perfect for modern developments.

Baron Tiling's capabilities and resources show them equipped for all types of tiling works including ceramic, porcelain, natural and reconstituted stone; waterproofing; internal/external stone and paving work; screed and levelling of floors; onsite grinding and polishing for stone floors; and sealant joints.

Other projects by Baron Tiling include 120 Marine by Philip Usher and Highline by BPM. Baron Tiling will also be undertaking work on the upcoming Virtuoso by Stockwell. Baron tiling have a commitment to class, and clean workmanship that can be seen in the work they do on all their projects.

For more information contact Premier Plumbing, 7/45 Township Drive, Burleigh Heads QLD 4220, phone 07 5520 4400, website www.ppaus.com.au

For more information contact Baron Tiling, Unit 1/28 Newheath Drive, Arundel QLD 4214, phone 07 5519 4999, fax 07 5573 4222, email admin@barongroup.com.au, website www.barongroup.com.au



Specialising in pedestrian access automatic door manufacturing, Auto Ingress supplied and installed door mechanisms which met both Australian and Disability Standards on the Springfield Health City One development.

The project required both swing and sliding door solutions across the two building development. The size and scope of the project was one of the larger jobs undertaken by Auto Ingress, who were required to manufacture and install all required components within two months. Auto Ingress were able to rise to these challenges, providing a high end result within programme time lines.

Auto Ingress have been trading for over 20 years supplying their products across Australia, and are considered the largest 100% Australian owned chain and belt driven automatic door supplier.

The company offers solutions that include single, bi-parting, bi-slide, curved and revolving automatic doors operators, gate openers, cavity and safety slim doors, as well as a variety of door accessories and parts. Auto Ingress install all units to the AS5007-2007 Standards and have several models tested for the NATA accredited million cycle test.

Auto Ingress also have a large export market which includes India, New Zealand, Fiji, Vietnam with many other countries in the development stage.

The company has supplied doors to a large range of project sectors including shopping centres, hospitals, commercial buildings, governments and universities.

Recent projects by Auto Ingress include the Morayfield Hub, Arundel Youth Central and Robina Town Centre.

Other national projects include the Westfields, Banks, Aldi Supermarkets, Zarrafas coffee outlets and various government projects such as airports, hospitals, court houses and police stations. Auto Ingress are members of the Australian Shop and Office Fitting Industry Association and the Australian Automatic Door Industry Forum.

For more information contact Auto Ingress, 17-19 Cronulla Court, Slack Creek QLD 4127, phone 1300 138 750, fax 07 3290 1567, email contact@autoingress.com.au, website www.autoingress.com.au