PURPOSE-BUILT STUDENT ACCOMMODATION

CLIENT : Wee Hur Holdings
MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions
ARCHITECT : Antoniades Architects
ENGINEER : Northrop Engineers
CONSTRUCTION VALUE : $62 million
TYPE: Student Accommodation

The Wee Hur Moore Street Purpose Built Student Accommodation project involved the construction of a 16-storey building with 733 student beds, communal areas, bicycle storage and landscaping. The beautifully appointed building with striking facade, will provide quality student accommodation just 150m from the Australian National University.

The design and construction contract for the $62 million Wee Hur Moore Street Purpose Built Student Accommodation project was won by Richard Crookes Constructions.

The project includes a new 16-storey building with 733 student beds, communal areas, bicycle storage and landscaping, housed within a beautiful façade, which will provide quality student accommodation.

Other features include a 24 hour gym, private movie theatre, private study rooms, game area, and BBQ Pits.

"This project was overseen by a first-rate team of design engineers, project managers and architects," said Project Manager, Ross Williams. "Changes to the ACT regulatory system after the contract was awarded meant we could no longer submit progressive DAs but had to achieve 95% of the construction design in order to get approval."

RCC won the contract and began demolition of the existing buildings prior to the COVID lockdowns in the ACT. While demolition progressed, all other work onsite ceased, giving the project team an opportunity to meet the new DA requirements.

"We had a lot of online meetings between all of the engineers, project managers and the architects from Antoniades," said Ross. "It laid the foundation for great communication that was maintained throughout the entire project."

While the COVID lockdown helped in developing and reaching the design requirements, it did not help the construction program.

"Between COVID and bad weather delays we lost 120 days," said Ross. "COVID also changed the way the construction industry operates. We're no longer a 24/7 industry. We've come to recognise the importance of time-out and that supporting each other will still achieve the outcome without the unrelenting pressure."

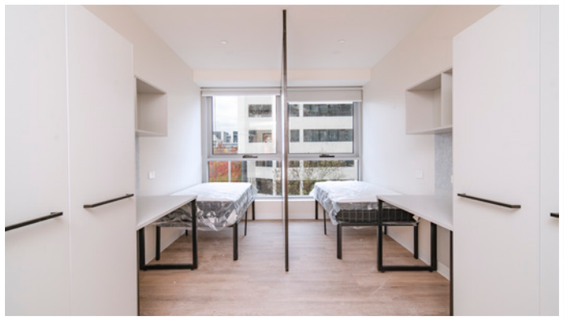
Resource capacity has been impacted across the industry which had a clear flow-on effect for this project with not enough resources to go around and more construction work than ever before. However, the project continued to adjust and come up with new strategies to achieve their goals.

"When we set a date, we strived to hit it," said Ross. "The nature of this industry is that it moves and shifts. We drove a program that got us down to a 9-day cycle for concrete pours and we maintained it. That cycle flowed through to our fit-out program."

"Everyone who worked on this project was committed to its success and we had terrific buy-in from our trades through to our management team," said Ross.

Another key challenge was the site location: close to the centre of Canberra with government offices bordering two sides and minimal access.

"Because of the amount of deliveries and movement of resources via hoist and crane, along with the day to day access of trades we needed to dedicate a full-time foreman to manage everything," said Ross.



All of these challenges were overcome by a project team that was working together for the first time.

"We are on track to achieve a tight construction program with a hard design and a hard fit-out program," said Ross. "It was tough but extremely rewarding. There is a great camaraderie within the team and it's one of the best I've ever worked in."

Richard Crookes Constructions is an Australian, family-owned construction company delivering future focused social infrastructure since 1976. As a people business, RCC's ability to deliver certainty to their clients is something they are proud of.

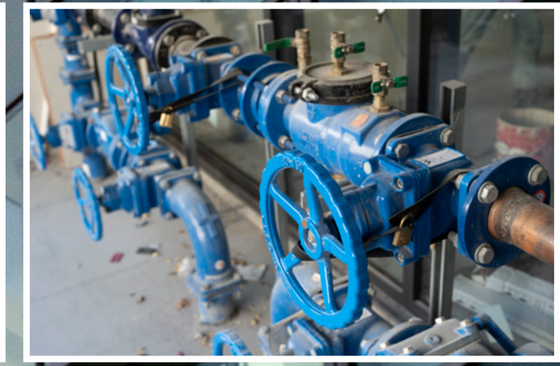
"Our business units operate under one umbrella, whilst being resourced to be self-sufficient, ensuring clients enjoy a consistent construction journey," said Managing Director, Jamie Crookes. "We believe a truly collaborative project journey and aligned partnership objectives deliver the best project outcomes, every time."

Employing approximately 850 people, RCC is operational throughout New South Wales, Queensland and Australian Capital Territory.

For more information contact Richard Crookes Constructions, phone 02 9902 4700, email reception@richardcrookes.com.au, website www.richardcrookes.com.au

Below ACT Geotechnical created reports on ground conditions and made recommendations based on findings to support the project team.

Below Plumb Design developed a performance solution for the buildings internal sanitary drainage, stormwater, hot and cold water supply.



ACT Geotechnical Engineers provided the geotechnical investigation and certification for the Wee Hur Moore Street Project for Richard Crookes Construction (RCC). The job was straightforward without any significant challenges throughout construction.

"The work mainly consisted of drilling bore holes to see what the ground conditions were like and then developing reports with overall conditions and recommendations for what RCC would need to do during construction to prevent complications," said Director and Senior Geotechnical Engineer, Jeremy Murray.

"Before any plant or equipment was set up, engineers would check that the ground was suitable," said Jeremy. "During construction engineers tested and verified conditions at each stage for certification purposes."

Initially operating as Peter J Burgess & Associates in Canberra in 1985, before forming ACT Geotechnical Engineers in 1994, the firm has consulted for industrial, commercial and mining companies, statutory bodies and government departments. "We provide practical engineering solutions specifically tailored to work for each job that we complete. We guarantee value for money results for our clients," said Jeremy. "Our full range of geotechnical engineering services benefit residential, commercial and industrial developments of all sizes."

ACT Geotechnical Engineering head office is in Canberra and services the ACT and surrounding region. However, Jeremy has recently expanded his operations into Sydney and Brisbane with Fortify Geotech.

"Our highly capable engineers and geologists have a comprehensive understanding of the industry," said Jeremy. "Our enthusiastic approach, good quality advice and efficient service has earned us a solid reputation within the construction industry across Australia."

Recent projects include the NSW Modern Art Gallery in Woolloomoloo (NSW), the Arc Residences in Toowong (QLD), 42 Honeysuckle Drive in Newcastle (NSW), Selwyn Snow Resort Redevelopment (NSW), Mugga Lane Solar Park, in Tuggeranong (ACT), and the ACT Law Courts Redevelopment Project.

For more information contact ACT Geotechnical Engineering, Unit 5, 9 Beaconsfield Street, Fyshwick ACT 2609, phone 02 6285 154, email admin@actgeoeng.com.au, website www.actgeoeng.com.au or www.fortifygeotech.com.au

Hydraulic design consultants Plumb Design Pty Ltd were engaged by APlus Plumbing to design the internal sanitary drainage, stormwater, hot and cold water supply and gas supply for the Wee Hur Moore Street project.

"One of the highlights of this job was developing a performance solution based on the German DIN standards for the water supply," said Director, Iain Hamilton. "We've designed the system in accordance with the guidelines provided by the Hydraulics Consultants Association of Australia. Water usage specified in the Australian Standards have not changed for many decades, resulting in oversized pipes. Modern sanitary fixtures use less water and the Germans have formulated a code around this reduction, subsequently reducing water pipe sizing. "

A unique part of this design is the full glass cabinet housing the Authority water meter assembly and Fire Brigade Booster assembly which introduced some hurdles with the local water authority," said Iain.

Plumb Design was established in 2017 when business partners Iain Hamilton, Tony Valeri and Vincent Ryan saw an opportunity in the Canberra engineering market for hydraulic consultancy services.

"Our team, having over 50 years of collective experience and knowledge in the engineering sector, is passionate about the delivery of high-quality documentation and providing clear and concise advice," said Iain. "We work closely with our clients to find a synergy between compliance with regulatory requirements and needs of the project stakeholders."

Plumb Design's capability includes sanitary services, trade waste, grey water systems, natural gas, stormwater and downpipes, roof gutter sizing, fire hydrant and hose reel systems, hot and cold water and rainwater harvesting systems. They also specialise in audits, due diligence reports, spatial planning, trade waste assessments and feasibility studies.

For more information contact Plumb Design, PO Box 147, Erindale Centre ACT 2903, phone 0429 697 361, www.plumbdesign.com.au

Below Network Electrical Solutions designed and installed a range of lighting, power and communications systems for the Wee Hur project.

Network Electrical Solutions (NES) is one of the ACT's largest and most trusted electrical contractors. Established in 2005 in the ACT, NES has since spread into the surrounding regions of southern New South Wales with a branch in Bega on the far south coast and multiple commercial projects in Cooma and Jindabyne.

NES is a dynamic, dedicated team of project managers and electricians who are passionate about providing outstanding quality work, cost-effective solutions that are delivered on time and within budget every time.

NES teamed up with Richard Crookes Constructions on the Wee Hur Moore Street Student Accommodation project to deliver the design and installation of lighting, power, communications, submains and switchboards. NES also managed the design and installation of the security/CCTV, PV solar, MATV and lightning protection subcontractors.

"This project commenced during the second year of the COVID-19 pandemic and has moved quickly despite this," said Project Manager, Ben Tidbold.

"The building has limited space on each level for services due to the height restrictions for buildings in the CBD, therefore fitting a 15-level building required a low soffit and limited ceiling space, this required extensive coordination of services to make sure everything fit without lowering the ceiling heights," said Ben.

There were many other challenges including the installation of the Main Switchboard into the basement, lack of storage on site due to the building footprint and the location in the centre of the city and the limited space for the installation of submains throughout the building.

The quality of work carried out on this project by the onsite team and management ensures that Network Electrical Solutions will remain a leader in the electrical field and will continue to grow well into the future.

For more information contact Network Electrical Solutions, 1/32 Raws Crescent, Hume ACT 2620, phone 02 6260 1644, email solutionsadmin@nesact.com.au, website www.nesact.com.au