

in SITE

EDITION 2 2012



Buxton builds a new 19th hole at Portsea Golf Club



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Sandringham's
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Welcome

Buxton Construction's long association with the residential sector in the Bayside region continues with the commencement of the first multi-storey apartment complex to be built in Sandringham. Stage one of Sandyhill Apartments in Bay Road Sandringham is a 187-apartment development which rises to a maximum of eight levels.

Activity in the construction industry has contracted across the board in recent months and this has enabled us to focus on the core values our company's business has been built on over more than four decades; client service, product quality, adherence to timelines and reputation.

The industry as a whole took its eye off the ball during the boom times earlier this decade when projects were plentiful and governments poured billions of dollars into construction. As a consequence of good contractors being over-stretched and resources limited at that time, quality sometimes suffered and completion dates blew out.

However, things have changed significantly since then and the market's much tighter. The reduction in the number of projects, coupled with fierce competition, has seen the incidence of companies paring margins to the bone increase as they struggle to keep afloat but it's a practice that flies in the face of sound business principles and has already claimed some casualties.

Lower contract prices may appear attractive on the surface but the flow-on effects from a builder going to the wall can be disastrous. Sub-contractors don't get paid – often facing insolvency themselves – and clients face a huge impost, both from a financial perspective and the inevitable blow-out in the completion date, even if they are able to get another builder to take over the project.

Buxton Construction is in business for the long haul and we will not under any circumstances take on projects that, due to price constraints, compromise our high quality standards or put clients, consultants, contractors or ourselves at financial risk.

Andrew Briggs
Managing Director



BUXTON BUILDS A NEW 19TH HOLE AT PORTSEA

The new clubhouse and accommodation facility Buxton Construction is building for Portsea Golf Club is a complex project due to the sensitive ecological nature of the Southern Mornington Peninsula. Stringent conditions must be observed to ensure the indigenous vegetation, especially the iconic Moonah trees, is preserved and the revegetation program returns the area to its natural state.

The two-storey building, designed by Perrott Lyon Mathieson, comprises members' bar and amenities, kitchen, lounge and dining facilities, pro shop, spike bar, locker room, buggy store, terrace and 24 guest rooms with individual balconies on the lower level. Mechanical plants are concealed within

the metal deck roof area and both levels are serviced by a lift.

The \$9.2 million project includes the formation of an access road from London Bridge Road to the site along with a car park which will be used during the construction period and then sealed for use by members upon completion of the new clubhouse.

An existing water tank and a communication tower are retained and extensive infrastructure, including fire services, water, gas and power, forms part of the contract. The more than 4,500 cubic metres of soil excavated from the construction site, road and car park has been redistributed around various parts of the golf course.

The steel-framed structure consists of a combination of concrete ground and



GOLF CLUB

suspended slabs with precast wall panels while use of natural materials such as sandstone and timber cladding is sympathetic to the seaside environment. Extensive glazing affords spectacular views of Port Phillip Bay and Bass Strait.

The logistics of moving vehicles and materials in and out of the site require careful management to ensure the safety of construction workers and golfers. “Buxton has a demonstrated affinity with golf club culture and a fine record for the diligent management of construction sites on operating golf courses so we’re delighted to be working with them on this project,” said Leon Lachal executive director of Montlaur Project Services, the project manager.

Montlaur delivers first-class project services

Project manager for the Portsea Golf Club development, Montlaur Project Services, is currently working with Buxton Construction on an \$8.1 million, four-level science and technology centre at St Kevin’s College. “We’ve been impressed with Buxton’s professionalism, construction know-how and, most importantly, strict observance of the stringent safety requirements that are necessary for a building site on a school campus,” Montlaur executive director Leon Lachal said.

A fee-for-service contractor, Montlaur is acting for Portsea Golf Club as development manager as well as project manager for a 21-lot subdivision, new clubhouse and course alterations. The firm’s involvement with the club dates back more than five years and includes assisting with its redevelopment plans together with reviewing the masterplan

and strategy, and the planning application for relocation of the clubhouse.

“Along with the preliminary processes we handled the competitive tender and are now working closely with the successful builder, Buxton Construction, as project manager for the new clubhouse and associated works.”

Established more than 20 years ago and with numerous prestigious awards to its credit, Montlaur has wide ranging experience in project and development management, accommodation consulting, ecological sustainable design, facility management, independent assessment and compliance auditing. Montlaur, which operates across the corporate, government, educational, sporting, industrial, health, residential and retail sectors, boasts a client list which includes Melbourne Water, NAB, Medibank, Victoria Police, Woolworths, Australia Post and RMIT.

An architect’s dream

The design brief given to Perrott Lyon Mathieson for the new clubhouse at Portsea Golf Club was to create a building with a unique persona which would reflect the Mornington Peninsula’s more relaxed style of architecture. “When I first saw an aerial photograph of the site I was euphoric; the combination of a magnificent golf course bounded on one side by Bass Strait and Port Phillip Bay on the other, is an architect’s dream,” director Brian Mathieson said.

The coastal – as opposed to nautical, which is more reflective of sea craft – design theme flows through to the selection of colours and materials for the interior and exterior of the clubhouse that result in a relaxed recreational theme. “The emphasis is on a residential rather than a commercial style with the interior creating a friendly, homely ambiance for members and guests.”

Portsea Golf Club Development Committee chairman, Michael Power, said the club was delighted with the work of Perrott Lyon Mathieson.

“The challenge the firm faced was to design a high quality function and accommodation venue while, at the same time, maintaining the typical clubhouse because, after all, a golf club is first and foremost about its members.”

Melbourne-based, Perrott Lyon Mathieson is a multi-disciplinary firm that has been in continuous practice for more than 80 years and has completed many landmark architectural projects as well as numerous major commissions in the fields of interior design, urban design and town planning.

The firm’s philosophy is to design buildings to suit the needs of its clients and meet the specific circumstances of each commission.

In recent years, Perrott Lyon Mathieson has been involved with many golfing projects including The National, Capital, 13th Beach, The Sands, Growling Frog and Spring Valley, creating unique architectural styles that reflect the individual persona of each organisation and complement their surroundings.

Perseverance pays off

The new clubhouse at Portsea Golf Club had its genesis in 2004 when, faced with declining membership, the committee engaged Ernst & Young to review its operations and develop a strategic plan to secure the club's future. "Ernst & Young recognised that, in order to be able to develop new income streams such as conferencing and functions, clubhouse facilities would need to be substantially upgraded and include motel-style accommodation ." Development Committee chairman, Michael Power said.

The strategy included selling 21 blocks of land on a 1926 subdivision the club owns to fund the redevelopment without a call on members. The road ahead was not without its obstacles and objections but the club persevered and, after a considerable amount of community consultation and two hearings at VCAT, finally obtained the necessary planning permits in 2008.

"We were determined to appoint the best architect, builder and facility manager so all contracts were put out to competitive tender; it certainly wasn't a case of jobs for the boys."

The clubhouse has been designed to cater for functions with up to 150 guests which can be held simultaneously with normal club activities but not disrupt members' routines in any way. "The club has a very strong family orientation and we encourage members to bring family and friends to the clubhouse at any time to use the facilities," Michael added.

The four-and-a-half star accommodation, dining and function facilities will be managed by Accor Hotels and Resorts – the world's largest hotel management group – under the Mercure brand.

Commenting on the relationship with Buxton Construction, Michael Power said: "We're thrilled to have Buxton on the team, they've got such a good reputation and are so professional in everything they do, both on and off the site."



Another top award for Buxton Construction

Buxton Construction has added the Master Builders Association of Victoria (MBAV) 2012 Excellence in Construction of Commercial Buildings under \$5 million award to the extensive list of honours the company has earned for quality construction and professionalism.

The award was made for the renovation and expansion of facilities at Royal South Yarra Lawn Tennis Club which included an upgrade of the members' bar, courtyard, bistro area and refurbishment of the function room.

The project also incorporated a new gymnasium, courtside restaurant and lounge onto a terrace overlooking the lawn tennis courts as well as the installation of a lift from the existing underground car park to service all levels of the clubhouse.

Restricted site access and working within the confines of the fully operational club posed significant challenges for Buxton

Construction and, as safety is always the number one priority, extreme care was exercised by the on-site team at all times.

Nominations for the excellence award are judged by an independent panel – appointed by the MBAV – on the quality of construction, effectiveness of delivery, value for money the project represents and the calibre of client relationships.

"We were delighted to be selected to upgrade member facilities to 21st century standards to enable this long-established and prestigious organisation to cement its position as a leading Melbourne sporting and social club," Buxton Construction managing director Andrew Briggs said.

"Buxton's focus is on delivering an outstanding product to our clients, not on winning awards, but it's very gratifying to have our work formally recognised by an autonomous industry body, especially in the face of such stiff competition."

BACK IN THE CLUBHOUSE

More than eight years after it completed a major addition and refurbishment at Royal Melbourne Golf Club, Buxton Construction was back in the clubhouse; this time to rejuvenate the satellite kitchen and bar area.

The project, which included installing new equipment, mechanical services and a servery, was completed while the bar area remained fully operational. “I was so proud to walk in to the clubhouse because it looks every bit as good as it did when we handed it over all those years ago,” said Buxton project manager Andrew Stapleton.

Architect for the refurbishment, Demaine Partnership, was also involved in the original project – in concert with interior design specialist Stephen Akehurst – and has worked with Buxton on several other clubhouses including Eynesbury, Kingston Heath and Croydon.

“Demaine Partnership is delighted to maintain its relationship with Royal Melbourne Golf Club through the expansion of the satellite kitchen to enable it to further develop its catering service while, at the same time, maintaining the design integrity of the clubhouse interior,” Demaine Partnership director Simon Hanger said.



Watson Young's pivotal role at Sandyhill Apartments

Project architect for Sandyhill Apartments, Colin Watson of Watson Young, believes the dynamic building signals a new genre of residential development in Melbourne's middle suburbs. "Until now high-rise apartment complexes have been primarily restricted to the CBD and inner-Melbourne but Sandyhill Apartments has established a new benchmark for suburban developments of between five and eight storeys."

Melbourne-based Watson Young assumed responsibility for documentation, interior design, and project supervision of Sandyhill Apartments following development of the initial design concept by Fender Katsalidis Architects.

"Our involvement in the project could be likened to a design and construct role in which we're working closely with Buxton on buildability issues and the day-to-day aspects of construction while, at the same time, maintaining Fender Katsalidis' design integrity," Colin said.

Watson Young has adjusted apartment layout and sizes to meet market demand as well as designing the interior options which include innovative features such as timber flooring to living areas, integrated fridges and mirror cabinets, and optional integrated dining tables.

Although Watson Young's focus is primarily on commercial, the firm has considerable experience in residential design ranging from major renovations and extensions to single dwellings and multi-storey apartment complexes such as 3 Male Street Brighton and 117 – 119 Camberwell Road Hawthorn, both of which were built by Buxton Construction.

"A close relationship with the builder and co-ordination of structural and services consultants are crucial elements of what we do at Watson Young to ensure the onsite process proceeds smoothly with minimal disruption, few issues and maximum co-operation," Colin explains.



SANDRINGHAM'S SKYLINE SET TO CHANGE

The \$50 million stage one of Sandyhill Apartments in Sandringham comprises 187 of the 450 apartments to be constructed on the expansive Bay Road site. Rising to eight levels on the south section and six on the north, the complex consists of reinforced concrete post-tensioned slabs, columns and pre-cast panels over a two-level basement incorporating car parking and residents' storage areas. Suspended, post-tensioned concrete slabs above

ground level provide maximum floor-to-floor space.

"Excavation is due to commence shortly and once the more than 28,000 cubic-metres of soil has been removed and the retention works are completed, the tower cranes required for materials handling will dominate the local skyline," Buxton managing director Andrew Briggs said.

The front section of the lower-rise north section of Sandyhill – which is known



Introducing Taryn O'Brien

Buxton Construction Senior Estimator



After leaving school Taryn obtained a Diploma in Photography then worked in sales before taking up a position as an estimator with a Tasmanian plastering company. Upon her return to Melbourne, Taryn joined her parents' home building company where she worked in an interior design role as well as on site to gain first-hand experience of the industry.

In 2007 she accepted a position in the estimating division of a Melbourne-based fit-out company specialising in school and office refurbishments ranging from \$200,000 to \$5 million.

"In order to gain broader experience in estimating I moved to a larger construction company that specialises in building multi-storey apartment complexes," Taryn explains.

To further expand her knowledge of the industry, the next step in Taryn's career involved working as an estimator with one of Melbourne's prominent construction companies in the education and government sectors.

Since joining the Buxton team in late 2011, Taryn has completed her Diploma in Building and Construction at night school while spending her days working on projects such as the \$50 million Sandyhill Apartments in Sandringham.

"My diploma took six years to complete but during that time I've gained so much valuable practical on-the-job experience across all major construction sectors."

Combining a full-on job with her studies has left Taryn with little time for recreational pursuits over the last six years but she has maintained a regular fitness regime of cycling and boxing.



as the transfer level – incorporates a swimming pool, fitness centre, retail space and convenience store. Ground floor apartments with individual terraces are located at the rear of this level and are all elevated above the level of the surrounding ground.

The impressive entrance to the secured foyer has a glazed curtain wall system with feature stone wall and floor finishes. Four high-speed lifts, located in two

banks, link the basement levels and foyer with residential floors.

The building's facade features double-glazed wall-to-ceiling windows, glazed balustrade balconies complemented by pre-finished decorative aluminium panels to some areas.

In line with current practice rainwater is captured for toilet flushing and a solar hot water system aids energy efficiency.

Current Projects

St Kevin's College

\$8.1m construction of a four-level science and technology centre

Client: St Kevin's College

Project Manager: Montlaur Project Services

Architect: Baldasso Cortese

Structural: Cardno Grogan Richards

Services: Norman Disney Young

Landscape: Formium

Acoustic: Accom

Building Surveyor: Philip Chun & Associates

Quantity Surveyor: W T Partnership

RSPCA

\$18.4m additions and alterations to existing administration building in Burwood

Client: RSPCA (Victoria)

Project Manager: Sweett Group

Architect: Bamford-Dash Architects

Structural: Robert Bird Group

Hydraulics: C J Arms & Associates

Services: BRT Consulting Engineers

Building Surveyor: Approval Systems

Quantity Surveyor: W T Partnership

Landscape: Rush Wright & Associates

Water Management: Eco Harvest

Acoustic: Marshall Day

Assisi Aged Care Redevelopment

\$16.8m additions and alterations to an existing aged care facility in Rosanna

Client: Assisi Centre Inc

Project Manager: Sweett Group

Architect: Thomson Adsett

Services: Waterman AHW

Structural/Civil: Barry Gale Engineering

Quantity Surveyor: Sweett Group

Building Surveyor: Approval Systems

CaSPA Care Development (Design Phase)

\$23.4m construction of a 146-bed aged care facility in South Melbourne

Client: Claremont & Southport Aged Care Ltd

Project Manager: Care Capital

Architect: Smith & Tracey Architects

Land Surveyor: Nilsson, Noel & Homes

Traffic Consultant: GTA

Heritage: Bryce Raworth

Town Planning: Glossop

Sandyhill Apartments – Stage 1

\$50m construction of 187 apartments over a two-level basement, including 2,000m² of retail in Sandringham

Client: Blueprint Development Group

Architect: Watson Young Architects

Structural/Civil: Adams Consulting Engineers

Services: ALA Consulting Engineers

Building Surveyor: McKenzie Group Consulting

Portsea Golf Clubhouse

\$9.2m construction of a new golf clubhouse

Client: Portsea Golf Club

Project Manager: Montlaur Project Services

Architect: Perrott Lyon Mathieson

Structural/Civil: Adams Consulting Engineers

Services: JBA Consulting Engineers

Building Surveyor: Philip Chun & Associates

Bridge Inn Hotel

\$6.5m major additions and alterations to an existing heritage-listed gaming facility/hotel in Mernda

Client: Pacific Group of Companies

Architect: DRC Architecture

Structural: 4D Workshop

Services: ALA Consulting Engineers

Civil: MA Civil Design

Landscape: Urban Initiatives

Building Surveyor: McKenzie Group Consulting

University of Melbourne Sports Centre Upgrade

\$2.6m upgrade to sports centre at Parkville

Client: Melbourne University

Architect: Mantrics Architects

Structural/Civil: Wood Grieves Engineering

Services: Wood Grieves Engineering

Stop press – Buxton Construction recently won two new contracts:

- the \$2.6 million refurbishment of the sports centre at the University of Melbourne involving the conversion of four existing squash courts to two-level office and storage facilities, refurbishment of squash courts and amenities plus alterations to the facade and the installation of new windows.
- refurbishment of the heritage listed Bridge Inn Hotel at Mernda. The \$6.5 million design and construct project includes renovating the facade and adding a contemporary single level structure to create bistro and gaming facilities as well as the construction of a car park for patrons and staff. These projects will be featured in detail in the next edition of Insite.