

## Future Work & Our Direction

The private development sector is pretty sick, although in Kevin's words there are green shoots of recovery appearing even though they are very small shoots.

We have prepared a lot of budgets for Clients who are trying to get some jobs up and running, and the Government sector is proving to be very strong.

Since entering the Public Sector we have won the following projects :

- Robina Community Performing Arts
- Pimpama Ambulance Station
- 10 School projects :
  - Everton Park
  - Sunnybank
  - Redlands Special
  - Birkdale
  - Birkdale South
  - Gumdale
  - Macleay Island
  - Russell Island
  - Merrimac
  - Miami
- Zillmere Joint Contact Centre

We are also constantly tendering on more work with Project Services and may pick up some more schools, plus our University work is still solid.

This direction of future work should remain for the next 12 months, and hopefully we can pick up a tower along the way.....



## Ozsports Indoor Netball Mixed Team

Pictured above are the "Glenzeil Gladiators" (back row) Joe, Megan, Karen, Sandi, Tamara & (front row) Paul, Ken, David, Lauren enjoying a social game.



## Points of Interest

- Sandi & Graham Kemp's nuptials (Sunset in the Sand) were held on the beach at Narrowneck on the 1st May '09
- In Nov '08 Glenn and Rebecca Field were wed in NSW at Alstonville, with the reception at the Ramada Hotel in Ballina.
- Gerald and Gloria Brennan's nuptials were held at the Tokariki Resort in Fiji in Oct '08.
- Casey Wesche became engaged to Jayden Morton on the 2nd May '09.
- In April '09, whilst on holidays in Fiji, David Plunkett proposed to Lauren Harrison.
- Hamish Martin, son of Miguel and Kimberley Giraldo, born 13th Nov '08.



From Clockwise from top Left: Sandi & Graham Kemp, Glenn & Rebecca Field, Gerald and Gloria Brennan, Hamish Martin – Son of Miguel and Kimberley Giraldo.

## Contact Us

If you have a story you would like to contribute to the **Glenzeil Noticeboard** please email us at [noticeboard@glenzeil.com.au](mailto:noticeboard@glenzeil.com.au)

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# Glenzeil noticeboard

THE NEWSLETTER FROM **Your Partners in Construction**

ISSUE 6

JUNE 2009

## Joint Contact Centre Zillmere

Glenzeil was awarded the \$35M Zillmere Joint Contact Centre (JCC) through a select tender with Project Services early this year. The building is located at Pineapple Street, Zillmere and will be a call centre for the Queensland Police and Smart Services Qld. The project comprises a basement car park, 3 levels of office space, a fourth level for services plant and equipment and extensive external car parking in addition to the basement car parking. The building is constructed using a combination of both in-situ and precast concrete, block work, structural steel, double glazing and metal wall and roof cladding. The project is targeted as having a Green Star 6 Star Version 2 Office Design (base building), 6 Star Version 2 Office As Built and 6 Star Version 1.1 Office Interiors (Tenants Fit-out) rating. This targeted 6 Green Star rating has resulted in a very detailed and intricate project design that incorporates industry leading technology and initiatives. Examples of the Green Star initiatives are as follows:

1. Energy efficiency through the use of low energy lighting, movement sensors to turn lights on and off, mechanical chillers run at night to gain benefit of the off peak electrical tariff, chilled beams used for office space air conditioning



May '09



Artist's Impression of Entry

in lieu of motorised AHU's, double glazing and sandwich panel roof and wall cladding.

2. Water Harvesting & re-use to minimise town mains water consumption through rain water catchments, stormwater catchments and also utilizing grey water treatment plant to treat and re-use the grey water produced by the buildings occupants.

3. Maximise workers comfort levels and productivity through using work Stations that have built-in mechanical ductwork to allow fresh air to be ducted from under the floor, through the work stations and onto each individual, maximise exposure to nature light and maximise external views.

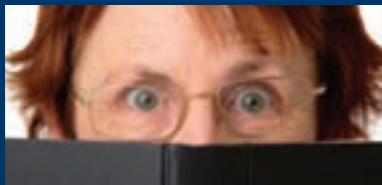
4. The use of low VOC products (Volatile Organic Compounds) and Formaldehyde products so you do not get that "new car" smell which is detrimental to individuals health.

5. Minimise Environmental impacts during construction through engaging an Environmental Scientist to inspect the site fortnightly to ensure correct environmental safeguard measures are implemented, recycle and re-use construction waste materials and use recycled materials in the construction of the building and the use of non-PVC products.

The Green Star Office As Built component requires Glenzeil to provide evidence substantiating that the building has been constructed in accordance with the drawings and specifications and that the buildings services are operating in accordance with the design criteria for a period of 12months after the projects practical completion, which involves testing and tuning of the services quarterly to suit the seasonal changes.

If Project Services and Glenzeil are successful in obtaining the targeted 6 Star Green Star ratings, it will be one of a handful of its kind in Australia.

Other industry leading initiatives have also been introduced into this project in addition to the projects Green Star requirements. These include the use of 3D Cad Revit Documentation for building design drawings and subcontractor shop drawings along with utilizing a 4D model for construction programming. The 4D construction programming involves linking the Microsoft Project construction programme to the 3D Cad Revit model. As the programme is updated the building is built as a 3D image providing a daily historic record of construction activities, assist in programming and provide a graphic status of the project and a simplistic tool to communicate with Clients and Subcontractors.



## Trisha's Trivia

1. The Matterhorn is on the border of which two European countries?
2. Which Australian city hosts the Moomba Festival?
3. What is Pink's real name?
4. Who wrote 'Pride and Prejudice'?
5. Which AFL player had the nickname 'Plugger'?
6. Which 2009 movie follows the 'Cullen' family?

Trisha's Trivia Answers:  
 1. Switzerland & Italy 2. Melbourne 3. Alicia Beth Moore 4. Jane Austen 5. Tony Lockett 6. Twilight

## Current Projects

- **Nirvana, Kirra Beach** – 15 stories of luxury beachfront apartments
- **Southern Cross University, Coolangatta** – Block A the first building for the new campus next to the airport
- **Southern Cross University, Lismore Campus** – Pool Complex
- **The Rocket, Robina** – 16 storey office building, 3 levels of basement, ground level retail tenancies
- **City Road Offices, Beenleigh** – 5 Level commercial building with underground basement car park
- **239 Golden Four Drive, Bilinga** – 6 Units on the beachfront
- **Robina Community Performing Arts Centre, Robina State School**
- **H20 Apartments @ Varsity Lakes**
- **Golf Club Refurbishment, Toowoomba**
- **Ballah & Allunga, Surfers Paradise** – Pool Refurbishment
- **Pimpama Ambulance Training Station**
- **Joint Contact Centre, Zillmere**
- **10 School Projects**

1: Artist's Impression



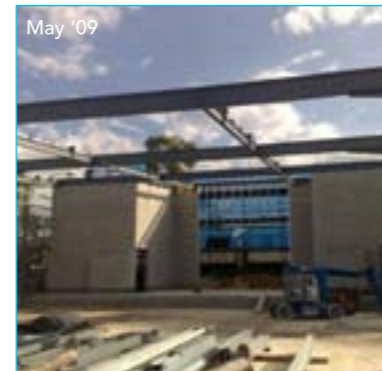
## CPAC, Robina State School

Glenzeil have been working on the Robina State School Community Performing Arts Centre since early this year. This project involves a basement car park under the Performing Arts Centre, complete with amenities, stage, back of house area, a small out-door stage and an adjacent child care centre.

This years wet weather has affected the progress of works, and when taken in conjunction with the extensive ground works and unexpected ground conditions all have combined to make the process more challenging.

The entire team has worked hard to ensure that the Robina State School students will have a brand new hall and child care centre with plenty of time for rehearsals and performances for the end of year celebrations.

The Schools management have been appreciative of our efforts and are very happy with the results, particularly with the performance of the on-site team of Mick Wright and Ritchie Hooper.



May '09

## From the Directors

Following on from our last issue, we are pleased to report that our strong but conservative approach has kept our company progressing in a positive direction.

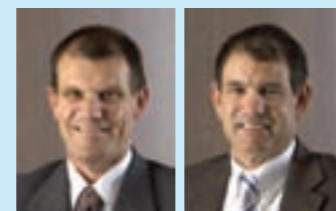
We are all aware of the world financial crisis and, although we can't influence that tidal wave, we can put measures into place to protect our position.

We continue to foster new relationships with quality Clients, and will continue on our path to perform more Government and institutional work.

Several projects are coming to an end, but we have new work ready to start. The first three quarters of last year were very strong, however there was

a weakening towards the end of the year. We predict this year to be solid, but not outstanding, as seems to be the general consensus throughout the industry.

All our Project Managers and their crews are busy, and we wish to thank all our staff for a job well done.



Kind regards,  
 Brian Gabriel and Ken Skrinis

2: Golf Club Refurbishment



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March '09

## Golf Club Refurbishment, Toowoomba

In February '09 Glenzeil commenced work on the Additions & Extensions to the City Golf Club in Toowoomba. The project is valued at 4.6million dollars & comprises a 5 metre wide extension to the existing club. The works include the construction of 2 new bars & a new restaurant with BOH food preparation areas as well as a new carpark & Buggy Storage areas. A new Staff office building & complete refurbishment of the existing clubs finishes is also part of the scope.



March '09

It was part of the Tender brief that the builder is to limit the impact of construction works on the club's operations. For this reason the project has been divided into 4 stages with each stage commencing upon completion of the previous stage with no or minimal overlap. To allow the proprietor full operations of his existing services during the construction staging, temporary bars, TAB & Keno kiosks & Fire exits have had to be constructed. Out of hours work is also required to the

gaming areas to be refurbished with no down time allowed.

The Internal finishes are of a very high quality with various types of laser cut timber Feature screens, Feature Lighting, Acrylic vision panels as well as Pattern matched carpet have all been selected by the Interior designer. The long leadtimes associated with the procurement of these items & the staged installations is one of the many challenges on the project.

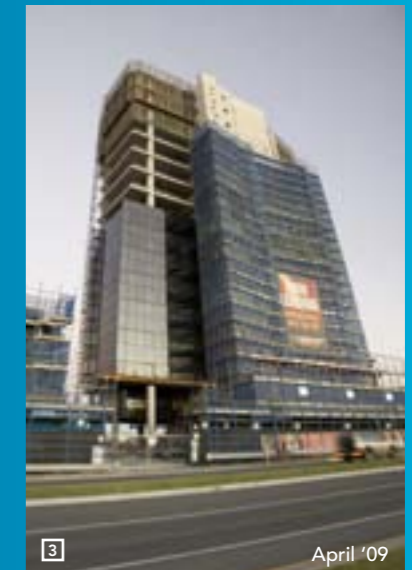
The Project Duration is 10 months with a completion required prior to Christmas '09. Currently works are progressing to program despite the numerous challenges that are encountered when building a renovation project.

The Site Team is headed by Shannon Davis who has relocated to Toowoomba for the Project. This is hopefully the first of many Projects in the western SEQ region for Glenzeil & management is aiming to keep a presence in the area.



May '09

3: The Rocket, Robina



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April '09

## The Rocket, Robina

Currently the project is in full swing in all areas with Robina annex and Laver annex buildings (both retail) 80% complete, the Level16 roof slab has been poured with the fin slab at level 15 in progress to go to level 20, the curtain wall's at level 9-10 .

Project completion is due for October '09 with possible future opportunity to price commercial and retail fit out work for RPA existing.

## H20 @ Varsity Lakes

Currently the project is progressing well with block B having level 3 poured and block walls and columns up to level 4, block C level 3 deck is at 60% .

Town house progress lot 15 and 16 all services trades have completed rough ins internal lining to start, lot 5 framing block work up to level 1, lots 4 ,3 ,2 and 1 footings poured under ground service started.

Project completion is due in February '10. The Client is happy with progress.



May '09