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A Collaborative Construction

WATPAC, ONE OF AUSTRALIA'S LEADING CONTRACTING AND PROPERTY DEVELOPMENT BUSINESSES, IS LOOKING TO COMPLETE THE ADELAIDE AIRPORT LANDSIDE INFRASTRUCTURE DEVELOPMENT IN NOVEMBER THIS YEAR. HAVING ONLY STARTED THE PROJECT IN FEBRUARY 2011, SUCH EFFICIENCY HAS BEEN THE RESULT OF INTENSIVE COORDINATION AND CONSTANT COLLABORATION BETWEEN SUPPLIERS, SUBCONTRACTORS AND CLIENT. ▶

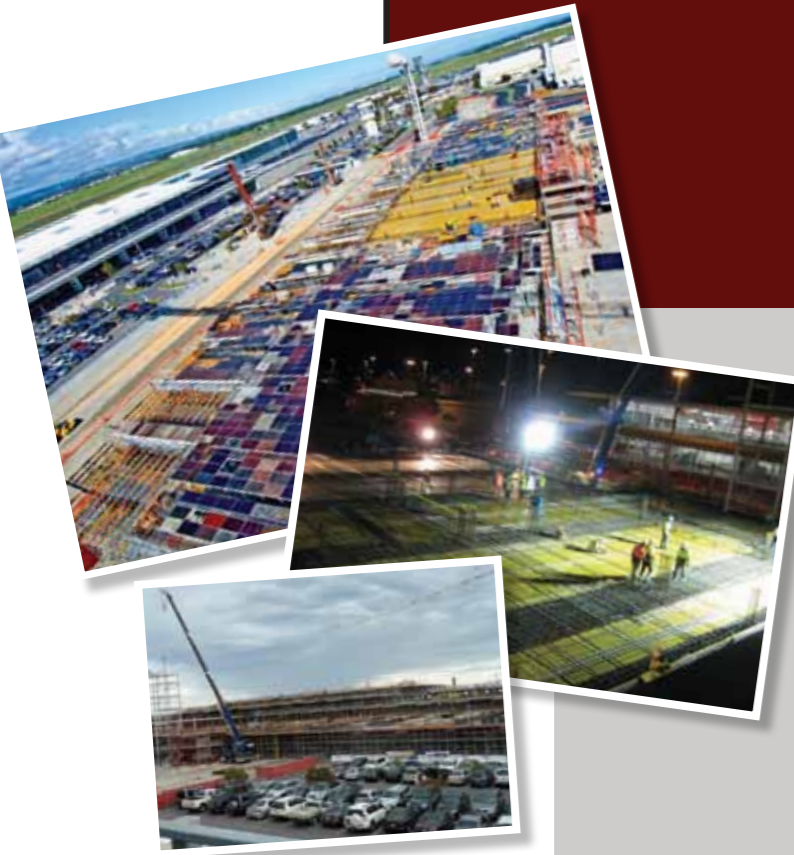
Newgen Formwork is an Adelaide-based commercial formwork company specialising in multi-level suspended formwork construction. With safety always the main priority, Newgen has built a strong reputation for delivering top class formwork services within ever-shortening programme requirements.

Recently, Newgen completed works for the Adelaide Airport Landside Infrastructure project – the largest job ever undertaken by the company. Built with Watpac as the main contractor, Newgen delivered 65,000 square metres of Class 2 Formwork in a little over six months – a huge success for the six year old company.

Newgen Director Gary Pettman says, “Thanks must go to a variety of groups for assisting us in getting a start on this project, as well as Watpac for backing Newgen and giving us a go.

“Our suppliers – RMD Australia, Ezytube Pty Ltd, and Big River Timer – played a significant role in the success of our delivery on this project.

“Thanks must also go to our management and workforce for working under intense pressure and still keeping our commitment to safety and project programme dates.”



The Adelaide Airport Landside Infrastructure project represents Watpac's first building construction job in South Australia, where the company has undertaken civil infrastructure projects for many years.

The works comprise the construction of a five-level multi-deck car park that will provide direct access to the existing Adelaide Airport Terminal 1 via a pedestrian plaza. It will be served by major access roads that incorporate the realignment of existing road infrastructure, and the construction of additional roads. These road works are being undertaken by Watpac Civil & Mining.

The 2,000-space car park is expected to accommodate approximately 7,000 vehicle-entries per day, and will include facilities for hire-car operators and valet parking, as well as improved access for taxis, limousines and buses. The development will more than double the size of the existing short-term car park, and will also include provision for future food and beverage outlets and small retail spaces.

With an overall value of \$100 million, the project will also include significant architectural landscaping, paving, curved feature canopies and an impressive bridge linking the terminal and the car park.

The construction phase of the project will directly and indirectly create around 600 jobs overall and, once operational, the direct and indirect employment benefit will be approximately 87 jobs per year.

Tim Dutton, Senior Project Manager, has seen the progress of the construction from its start in February last year. Managing the team of people on site, he has coordinated each phase thus far without fault. Tim recalls the initial stages: “We tendered for the project in November 2010 and won it, leading to Watpac's first South Australian construction.

“The project started in February and we handed over the first stage on 2 August. This involved completing the road network that diverts into one of the main roads adjacent to the existing car park.

“We have also widened one of the roads into a dual carriageway for more convenience. Stage 2 is actually the construction of the new car-park building, and that is currently on track for mid-year completion.

“The last stage is to take over the existing ground-level car-park area, turning it into a plaza, and incorporating a new taxi rank and bus drop-off area as well. The plan is to be completely finished by November 2012.”

It's a massive job for all those involved as there is an incredible amount of work required to coordinate with the airport and operations people. This was especially the case in the initial stages, as the project appeared to have significant hurdles to get over.

“Many underground services were either not identified, or were at the wrong level, so we've had a lot of service relocations,” Tim says. “In doing this, we achieved a minimal level of disturbance to operations at the airport.”

With both Tim and the company having many years of industry experience, the small hurdles experienced at first were overcome quickly.

“I've worked in the construction field in Adelaide for more than 30 years, so I have vast experience here, despite the fact that Watpac is relatively new to the town,” says Tim. “The company, therefore, had the heads-up on good subcontractor performers – companies that would fit the framework of the Watpac culture. ▶



Project Fact Box
 Client: Adelaide Airport Limited
 Market Sector: Airports
 Division: Construction
 Value: \$75 million
 Status: In progress

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CONTACT DETAILS

PO BOX 368, Flagstaff Hill SA 5159
 GARY PETTMAN m: 0407 396 775
 CHRIS POZZEBON m: 0419 837 352
 Email: newgenconstruct@bigpond.com



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- Tim Dutton

“We also understand that in order to develop the construction industry – in particular, trades – we need to encourage new contractors and support them as much as we can. We are delighted with the selection and performance of all of our subcontractors on site, to date.

“From my point of view, subcontractors and suppliers are a significant part of the company’s success in construction,” Tim says. “To have contractors you can trust to do the right thing, at the right time, and with the right quality is so important to the outcome of a project.”

Consequently, Watpac was very clear on the selection of subcontractors to help achieve the best result.

“The selection process had to be well thought out. First of all, we called the tenders at the time of our tender, targeting particular contractors whom we had had dealings with before. For those who tendered to us, we discussed and defined the scope of work and reconfirmed their tenders.

“After ensuring quality was up to standard, we negotiated price and program time, making sure all involved had a clear understanding of client requirements as well as the parameters of working on this particular project. In such a competitive environment, it is so critical that we operate in accordance with the client’s instructions.”



With this always in mind, Watpac’s relationship with Adelaide Airport is fantastic.

“The other part of a successful project is developing a good relationship with the client as well,” says Tim. “We’ve put a lot of work into demonstrating our capabilities, through a collaborative approach. My previous experience on projects really identifies that, to be successful, you need to work with the client to solve problems, rather than cause conflict. So as project manager, I am focused on this as well as fully understanding the contract framework and working within established rules.”

Review processes and safety strategies are also well thought-out, and the company has a team of people who are committed to safety.

“We strive to make sure that the subcontractors we select have a good safety record, and that the work happening on site is done in a safe manner,” Tim says. “Again, to achieve that, there’s a lot of planning. Before coming on site, we have to ensure all subcontractors have had their induction into the building industry – White Card– which is a one-day course everyone has to do.

“Then, before they can start any work, they give us a safe-work method statement, identifying all the components of work they’ve got to do, and that is then processed by our team. Once we’ve agreed, it’s a joint effort to ensure everyone follows the right safety requirements. And so far it’s working very well. We’ve worked for in excess of 250 days, and we haven’t had any lost-time injuries, which is certainly a very good result for us here.” ▶

“Congratulations to WATPAC on the Adelaide Airport project – a well managed project that has already achieved various milestones. Their focus to building key relationships along with the highest level of commitment to safety, quality and environmental management creates success!”

- Keith Kaesler, Systems Manager, Jordan Plumbing



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Phone: 08 8356 7200
Email: mail@watters.com.au
Web: www.watters.com.au




FOR ENQUIRIES:
P: 03 9702 4557
E: mail@auspt.net.au
139 Wedgewood Road
Hallam, VIC. 3803

The new Adelaide Airport car park consists of 4 suspended Post Tensioned floors. Each floor is approximately 12500sq metres and built in 12 concrete pours per level. The structural system is beams and slab involving the 12.7 standard slab post tensioning system and 32Mpa concrete.

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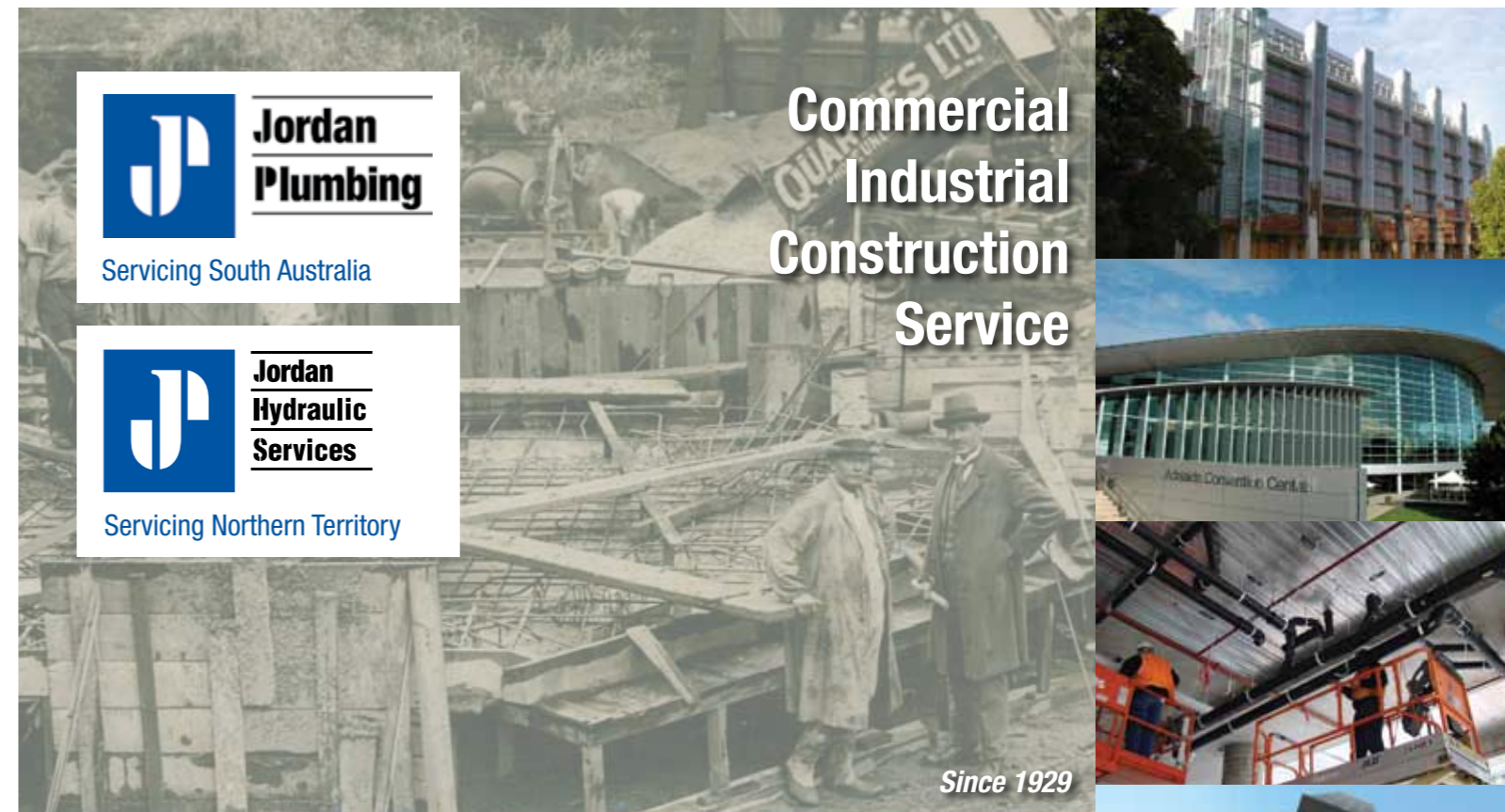
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Head Office: 5 George Street (PO BOX 235) Hindmarsh, SA 5007
Telephone: (08) 8440 0400 Facsimile: (08) 8340 1994
Email: admin@rajordan.com.au Web: www.rajordan.com.au

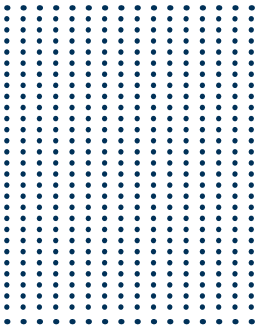


In the past two decades as an Australian Stock Exchange-listed company, Watpac has progressed to the forefront of the building and property development industries as an evolutionary and strategic organisation. Watpac today is no longer simply a Queensland-based construction company, but a powerful force in the construction, property, mining, civil infrastructure and specialty services markets. Its continued growth across industries and Australia has been the result of the commitment and dedication of all stakeholders, including shareholders, the Watpac Board, and all personnel and industry partners.

“I think Watpac does very well,” comments Tim. “We have a long-term commitment to being a major contributor to the South Australian construction sector. We’ve got a good market share in the national construction industry. Watpac’s construction side is active in Queensland, Victoria, New South Wales and South Australia; so it’s a diverse spread across the nation, with more than 1,200 staff based on sites and in offices around Australia, and a \$1.1 billion annual turnover.” 

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Samaras Structural Engineers possess one of the largest fabrication workshops in Australia in terms of capacity and capability. Samaras Structural Engineers is also responsible for the largest crane hire fleet in South Australia, operating more than 37 cranes, ranging from 7 tonne to 350 tonne for hire and for project use. This enables the company to oversee and manage its projects and operations from start to finish with minimal subcontracting. From shop detailing to fabrication, blasting and painting, project delivery and onsite construction – all work is done in house with absolute control to give customers total peace of mind.



samaras
STRUCTURAL ENGINEERS

96-106 Grand Trunkway
Gillman SA 5013

T: (08) 8447 7088 F: (08) 8447 7388

E: management@samarasgroup.com

www.samarasgroup.com

