

# 12 First Avenue Maroochydore

## UPDATE

ISSUE 3 February 2010



### from the Project Director...

Maroochydore State Government Office Building is a 12 level office building consisting of a single level below street level basement, Ground Floor Office Entrance level, 2 levels of suspended podium car parking levels and 8 levels of offices at 12 First Avenue Maroochydore. The buildings total floor area is approximately 8,600sqm net lettable area.

The construction is progressing well and the contractor is making efforts to recover some of the time spent in dealing with the unexpected ground conditions.

During December and January the basement levels were completed including slabs, ramps and walls. The reinforcement to the Ground Floor commenced and the southern half of this level including slabs and ramps were poured.

The workstations and Joinery packages are out to tender and due to be accepted in February. Project Services continue to work with Hutchinson Builders the contractor coordinating tenancy services design (electrical, communications, mechanical) with the Contractor's consultants.

It is anticipated that Practical Completion of the building will be reached in February 2011. The building is expected to be fully operational in late April early May 2011.

### focus on fitout...

The interior design concepts have been inspired by the Sunshine Coast locality, nature and images of the natural environment. The choice of interior finishes reflects coastal imagery. Natural, neutral and simple - materials such as marine ply, solid timber and glass are used throughout the fitout.

The design objective of the Maroochydore Government Office Building is to minimise its environmental impact.

As a Green Star fitout, the base building construction elements that otherwise would contribute to land fill as part of the interiors project are being utilised in other formats e.g. formwork ply.

The interiors team is sourcing locally manufactured fittings and furniture items made out of recycled and re-used products.

### progress photos...



Top: Southern half of GF slab

Above: view from crane of GF ramp



### dates

Tenant representative meetings are scheduled at 2:00pm on 12<sup>th</sup> & 26<sup>th</sup> of February, Level 6b 80 George St. Invitations for teleconference calls will be forwarded to Maroochydore representatives from the 26<sup>th</sup> of February.



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# FAST FACTS

- Level One features 11 shared meeting conference rooms which range in size from 8 seater rooms to 24. External to the rooms, a shared kitchenette and two breakout areas will be available for catering purposes.
- Data access, dial-in facilities, audio-visual and video conferencing technology will be available.
- Car parking will be allocated on an m<sup>2</sup> basis per tenant. Each agency must confirm number & size of bays required.
- The new Government Office Building in Maroochydore is on track to achieve a 5 Star Green Star rating for both the building and interiors. The Green Star Office Design submission for Round 1 was completed just prior to the Christmas break. The Base Building will be presented in late February to Green Building Council of Australia.



## keeping it green...

Building occupants can play a key role in minimising energy use by various means, including:

- Purchasing low energy using office equipment such as multifunctional units that combine scanning, photocopying, facsimile and printing, rather than individual units;
- Turning off lights when rooms are not in use or when leaving the building at night;
- Purchasing energy-efficient computers and monitors;
- Minimising the use of after hours air conditioning when working outside normal business hours;
- Establishing energy 'champions' and energy committees to review business activities to reduce energy wastage within their tenancy.

For more information of Green Star Design including rating tools and industry updates see the Green Building Council of Australia website <http://www.gbca.org.au>

## program



## green champions....

As the project progresses, QGAO will be seeking a Green Champion from each Agency to assist in promoting the importance of the Ecologically Sustainable Development (ESD) features and how they enhance the experience and environment for all the tenants.

## questions? comments?

Regional Planning Team  
 Accommodation Office  
[12FirstAvenueQueries@publicworks.qld.gov.au](mailto:12FirstAvenueQueries@publicworks.qld.gov.au)  
 07 3224 6442 / 322 45537



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**QUINN Tony J**

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**From:** QUINN Tony J  
**Sent:** Tuesday, 4 December 2007 10:58 AM  
**To:** CONDON Ralph A  
**Subject:** FW: Maroochydore Project - general update

Good Morning/Afternoon

For your information.

Anthony Quinn  
Senior Business Services Officer Facilities  
**Business Support Services**  
**Information Facilities Management**  
**Organisation Services and Strategy**  
Phone 32251208 Fax 32278343  
Level 12 61 Mary Street Brisbane 4000  
E-Mail Address [tony.quinn@housing.qld.gov.au](mailto:tony.quinn@housing.qld.gov.au)

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**From:** THORPE Melodie [<mailto:Melodie.Thorpe@publicworks.qld.gov.au>]  
**Sent:** Tuesday, 4 December 2007 10:56 AM  
**To:** QUINN Tony J  
**Subject:** RE: Maroochydore Project - general update

Thanks Tony and agreed.

**Melodie Thorpe**  
Principal Accommodation Manager  
Policy and Planning Group  
Queensland Government Accommodation Office  
Department of Public Works

Level 6, 80 George Street | Brisbane Queensland 4000 | Australia  
T: (07) 3405 5091 | M: | F: (07) 32244034  
E: [melodie.thorpe@publicworks.qld.gov.au](mailto:melodie.thorpe@publicworks.qld.gov.au) | [www.youroffice.qld.gov.au](http://www.youroffice.qld.gov.au)

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**From:** Tony.QUINN@housing.qld.gov.au [<mailto:Tony.QUINN@housing.qld.gov.au>]  
**Sent:** Tuesday, 4 December 2007 10:52 AM  
**To:** THORPE Melodie  
**Cc:** CONDON Ralph A  
**Subject:** RE: Maroochydore Project - general update

Good Morning/Afternoon

As discussed today by phone our Department does not need to submit any information to you at this time.

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The meetings that you had advised would be held before Christmas will now be held in the new year.

In terms of the IT issues I am the contact for all matters relating to cabling and services such as phones and data connections.

Please let me know if you need any further information.

Anthony Quinn  
 Senior Business Services Officer Facilities  
**Business Support Services**  
**Information Facilities Management**  
**Organisation Services and Strategy**  
 Phone 32251208 Fax 32278343  
 Level 12 61 Mary Street Brisbane 4000  
 E-Mail Address [tony.quinn@housing.qld.gov.au](mailto:tony.quinn@housing.qld.gov.au)

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**From:** THORPE Melodie [mailto:[Melodie.Thorpe@publicworks.qld.gov.au](mailto:Melodie.Thorpe@publicworks.qld.gov.au)]

**Sent:** Thursday, 29 November 2007 10:22 AM

**To:** Gavin Fox; Brendan.Jarvis@disability.qld.gov.au; susan.rigney@justice.qld.gov.au; Lynne Guy; Timothy Boyle; David X Floyd; Katrina Kennedy; QUINN Tony J

**Cc:** DRIML Axl; BURTON Sally; Lawrence Greg; KRONING David; MORISON Marshall

**Subject:** Maroochy Project - general update

Hi all,

Thanks to those of you who were able to attend the green star tour on Monday, I hope you found it beneficial.

#### **ESD session for tenants**

Michelle Wright Regional Manager from Project Services is going to coordinate an ESD /Green star session which will probably be a half day session run from Brisbane, and occurring sometime in the next 2 weeks, once I have the specific details I will let you know. It will be important for you (or a delegate) to attend so you understand the criteria we need to meet to achieve the anticipated 5 green star rating.

#### **Building Footprint (shape)**

Tuesday was spent working through the 2 x design options for the building foot print, a decision has now been made by the project control group in relation to the shape of the building. Once this has concept been approved by our ED I will send you all a copy of the drawing.

#### **Fit out**

I have been asked to fast track work on the interior (fit out) aspect of the project with the tenant representatives, and will be contacting each of you shortly with a view to sitting down with each of you and project services to work through your specific design requirements. I am awaiting a detailed program of works from project services so that we can identify the key milestones that we need to work towards. Once I receive the program (due early next week) I will call each of you to see if it's possible to have these discussions over the next 2 weeks. I realise that trying to do this leading up to Christmas is not ideal so will be pushing to "buy" some additional time for this task to occur. Sally Burton from my team will be assisting me in this task along with Heidi Wilmott from Project Services.

#### **Data & Communications – IT Representatives**

David Kroning Senior Electrical Engineer from Project Services will be coordinating the specific data/communications requirements of each of the agencies in conjunction with your appointed IT contacts. I will need you to provide me a list of IT contacts at the appropriate level from your organisation that can assist in this task ( which will be ongoing for some time). The IT contacts will be considered part of the "wider" tenant representative group.

#### **Car Parking and Storage**

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As part of the fit out consultation, I will need to confirm your car parking requirements (for those who haven't provided it previously). We will also be working through storage requirements in detail as a sub exercise to general fit out – Sally Burton from my team will coordinate this with you directly.

That's if for now let me know if you have any queries.

**Melodie Thorpe**  
Principal Accommodation Manager  
Policy and Planning Group  
Queensland Government Accommodation Office  
Department of Public Works

Level 6, 80 George Street | Brisbane Queensland 4000 | Australia  
T: (07) 3405 5091 | M: | F: (07) 32244034  
E: melodie.thorpe@publicworks.qld.gov.au | [www.youroffice.qld.gov.au](http://www.youroffice.qld.gov.au)

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Thank you.

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Thank you.

RTI RELEASES

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