



# Acknowledgement of Country

---



RAP Artwork by Keisha Thomason



# Introduction

---

**Wade  
Cummins**  
Northern Area  
Manager



- Stepped into the BESIX Watpac Northern Area manager in June 2020, when Bryan Glancy decided to retire after 17 years in the role
- ~11 years with BESIX Watpac, started in Townsville, 5 years in Brisbane and Sydney
- Prior to BESIX Watpac Townsville worked in based family company operating in Northern Australia and South Pacific
- Raised and educated in Townsville at Hermit Park Primary School, Town High School & James Cook University

## Project Experience



# Agenda

---

- Transition from Watpac to BESIX Watpac
- New Projects
  - JCU Technology Innovation Complex (TIC)
  - Townsville Bulk Sugar Shed 1 and 2 Roof Replacement

# BESIX Watpac - Local History

---

Proud local builders with origins dating to early 1900s

- Started in Cairns by the Watkins family - once known as Watkins Pacific and later listed on the ASX as Watpac
- National company headquartered in Brisbane
- Full time North Queensland presence for over 21 years. Lead by Bryan Glancy for 17 years
- Delivering large-scale to small tailored projects across all sectors
- Flat management structure guaranteeing cost effective outcomes and personalised approach
- Partner and employer of choice for Queenslanders



*AITHM Building, JCU Townsville*



# Queensland Country Bank Stadium

---



CLIENT

Queensland Government



VALUE

\$318M



LOCATION

Townsville, Queensland

Expertise  
Managing Contractor

- ✓ Once in a generation, 25,000 seat North Queensland icon
- ✓ Delivered on time and within budget
- ✓ 85% of works delivered by locals
- ✓ Larger trade packages broken up creating local business opportunities
- ✓ Doubled indigenous participation target to 11.9%
- ✓ Awarded 2020 Project of the Year, Excellence in Workplace Health & Safety, Construction Awards Sporting Facilities (Master Builders North QLD)
- ✓ 2000+ local jobs created, 138 apprentices
- ✓ 488 local businesses injecting \$163M+ into local economy



# LEAP 2 – Lavarack Barracks

---



CLIENT

Plenary Living (Defence project)



LOCATION

Townsville, Queensland



VALUE

\$127M

Townsville,

\$253M nation wide

- ✓ 540 units – Lavarack Barracks, Townsville, Qld
- ✓ 120 units – Simpson Barracks, Watsonia, Vic
- ✓ 200 units – Puckapunyal Military Area, Vic
- ✓ 87 units – ADF Academy, Campbell, ACT
- ✓ 32 units – Royal Military College, Duntroon, ACT.
- ✓ Delivered under a PPP, with Plenary to maintain the facility for a 30 year period






# Cairns JCU Ideas Lab

---

CLIENT  
 James Cook University

VALUE  
 \$24M

LOCATION  
 Cairns, Queensland

Expertise  
Design and Construct

- ✓ Delivered on time and within budget together with our predominantly local subcontractors
- ✓ Three-storey Ideas Lab maximises collaborative space and provides facilities where prototypes can be built and tested
- ✓ Designed to LEED standards with sustainability features including responsible material selection, a green vine wall, stormwater filtering, and a 60 kW photovoltaic system
- ✓ 11% Indigenous participation, doubling our target
- ✓ Spaces for innovation built around a three-storey atrium
- ✓ PTFE mesh fabric facade used for audio visual projection



# Rheuben Building Townsville Grammar School

---



CLIENT

Townsville Grammar School



VALUE

\$2.6M



LOCATION

Townsville, Queensland

- ✓ Building extension and refurbishment
- ✓ 2 new general learning classrooms, additional facilities, PWD lift and enhanced disability access
- ✓ Works completed over 4 stages
- ✓ Lump Sum Delivery





# Herston Quarter - STARS

---



CLIENT

Australian Unity



VALUE

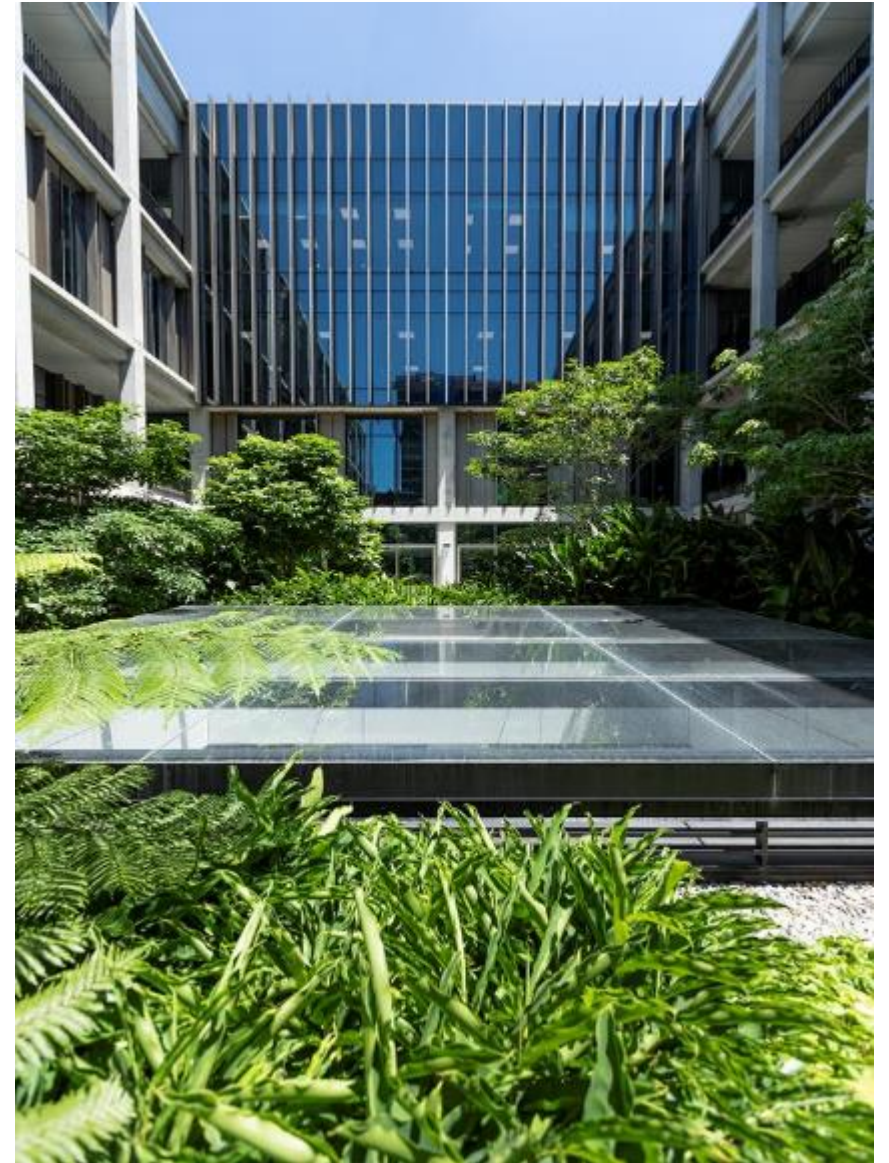
\$375M



LOCATION

Brisbane, Queensland

- ✓ First stage of \$1.1 billion master planned health precinct
- ✓ New Surgical, Treatment and Rehabilitation Service Building, Spanish Steps and a sky-bridge linking to Royal Brisbane and Women's Hospital
- ✓ 182 new hospital beds, 7 operating theatres
- ✓ 3,800 construction jobs, 150+ apprentices



# One Central Park

---



CLIENT

Frasers Property Australia &  
Sekisui House Australia



LOCATION

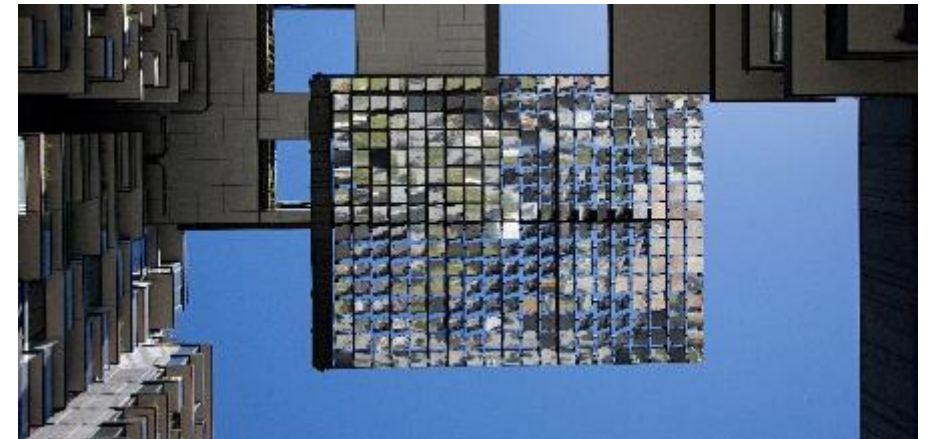
Chippendale, NSW

- ✓ Internationally acclaimed landmark of Sydney's \$2B Central Park precinct
- ✓ Multiple award-winner featuring two garden-wrapped towers
- ✓ Includes a 100-tonne heliostat – a construction industry first taking three years of rigorous design and planning to install
- ✓ Vertical gardens designed by artist and botanist Patrick Blanc



VALUE

\$597M





# BESIX Watpac

---

## BESIX Group, International capability and strength

- Started by three brothers in 1909
- Entered the Middle East market in 1966, and have been there ever since. They have delivered a significant portion of the region's iconic infrastructure
- Initial Australian Project in 2011, Wheatstone LNG project WA
- Global Tier 1 player, with **engineering-led approach, specialising in complex construction across all sectors.**
- Operating across 25 countries.



*Ferrari World, Abu Dhabi*

# Burj Khalifa

---



CLIENT

Emaar Properties



LOCATION

Dubai, UAE



VALUE

\$1.5Billion

- ✓ The world's tallest skyscraper reaching a height of 828m – 200m above it's tallest competitor
- ✓ Winner of numerous prestigious awards for innovation, engineering excellence and architectural design
- ✓ Concrete pumped to 600m without segregating – a world first
- ✓ Over 40 wind tunnel tests conducted with speeds up to 200 km/h
- ✓ 900 luxury residential apartments and the exclusive 304 room Armani Hotel





# Crown Princess Mary's Bridge

---



CLIENT

Danish Road Directorate



VALUE

\$220M



LOCATION

Roskilde Fjord, Denmark

- ✔ Bridge span of 1.4km, with 8.2km of 4 lane highway
- ✔ The Project also included 11 smaller civil engineering works, such as additional bridges, tunnels, wildlife crossings, one of kilometre retaining wall and three kilometre acoustic barrier
- ✔ Completed in a declared EU Nature zone which is home to some of Europe's most valuable and endangered species



# Pont-sur-Sambre Power Station

---



CLIENT

Poweo/Siemens A.G



VALUE

\$52M



LOCATION

Pont-sur-Sambre, France

- ✓ Siemens' first power station in France
- ✓ includes a 400 MW combined gas-steam cycle (CCGT) electricity generating station
- ✓ extraordinarily high level of environmental integration





# Wheatstone LNG Project

---



CLIENT

Bechtel for Chevron Australia



VALUE

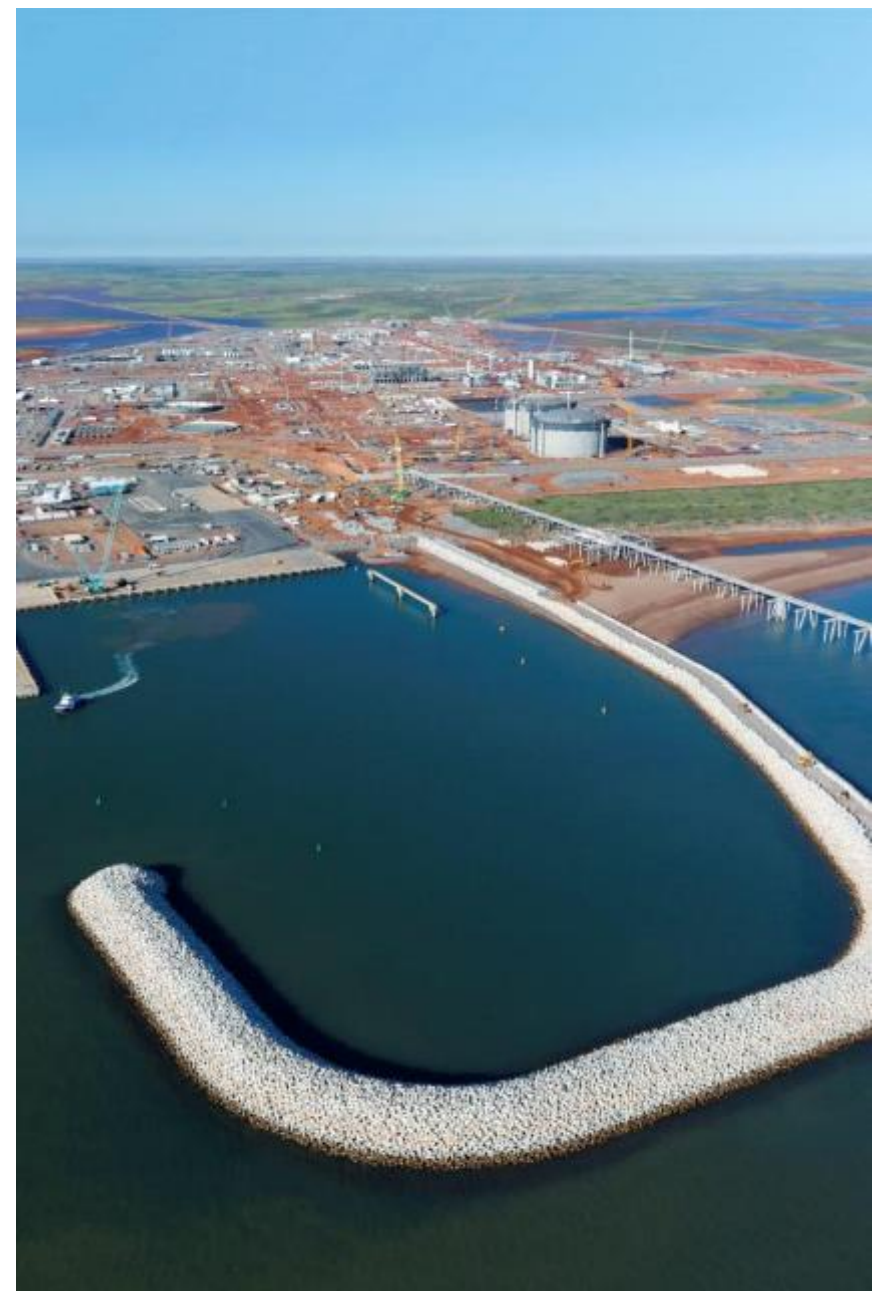
\$360M



LOCATION

Onslow

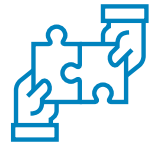
- ✓ 1km of Break wall
- ✓ BESIX partnered with Thiess for the design, procurement and construction of marine works for the Wheatstone liquefied natural gas project in Onslow, Western Australia.
- ✓ This included two quays and a breakwater to facilitate transport and protect the operation's harbour from storms and heavy seas.
- ✓ Delivered 3 months ahead of program



# In-house Engineering

---

De-risking projects and delivering project certainty



**Specialists optimise design and deliver certainty** on time, quality and cost



**150+ engineering & methodology specialists** working on complex worldwide projects



**Close integration**  
Specialists embedded in project teams from pre-contract to project completion.



Boots on the ground in **Queensland**



Dedicated Engineering offices in **Brisbane, Dubai & Brussels**, working as one team



Strong focus on **Safety, Constructability & Value engineering** (best quality-price balance)



# JCU – Technology Innovation Complex (TIC)

---



# JCU – Technology Innovation Complex (TIC)

---

## Project Snapshot

- Client: James Cook University
- Relocation of Engineering to a central location
- GFA ~ 9,400 m<sup>2</sup>
- Basement, ground plus 4 levels
- Targeting LEEDS Gold and WELLS rating
- The building includes
  - Learning spaces
  - Multi Modal Studio (MMS)
  - Offices
  - Structures lab

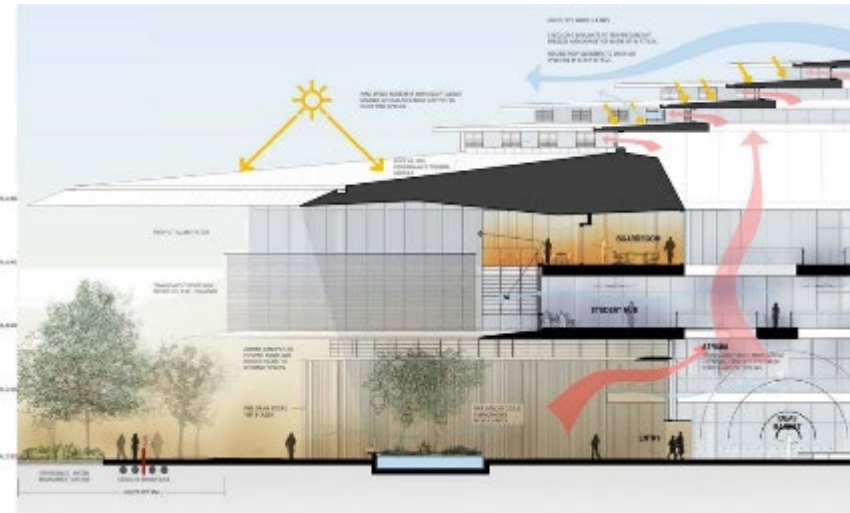


# JCU – Technology Innovation Complex (TIC)

---



# JCU – Technology Innovation Complex (TIC)





# JCU – Technology Innovation Complex (TIC)

---

## Commercial Overview

<b>Overall Project Budget:</b>	\$93.5M
<b>Tender Period:</b>	7.5 weeks
<b>Preferred Status</b>	22 December 2020
<b>Value Management:</b>	January and February 2021
<b>Contract Execution:</b>	19 February 2021
<b>Date for Practical Completion:</b>	November 2022
<b>Fully Documented Traditional Lump Sum- AS4000 with JCU amended conditions</b>	
<b>JCU Principal Design Consultant:</b>	Richard Kirk Architects, i4 and CWA
(Sub-consultants engaged through PDC)	

---

# Subcontract Packages & Local Participation

---

- The will be approximately 80 trade packages within the project
- All Trade Packages are open to the local Market
- Local content is a high priority for JCU and BESIX Watpac
- We want and need local Subcontractors and Workers

## Previous local content results

Project	Local Labour
JCU Ideas Lab	85.5%
QCB Stadium	83.4%
QCB Infrastructure	100%
LAND 17 Lavarack Barrack	94%



# Indigenous Employment

---

- A Indigenous Employment and Training Steering Committee will be formed, first meeting 23 March 2021
- An Indigenous Business Forum will be held on 22 March 2021
- Contractual Indigenous Employment Target of 6%, however expecting to achieve 10%+

## Recent Results

Project	Indigenous employment Target	Indigenous employment Achieved
JCU Ideas Lab	2.5%	<b>11.7%</b>
QCB Stadium	6.6%	<b>11.6%</b>
SMC Civil Package ...	Nil	<b>13.2%</b>

# Development A learning Legacy

---

**BESIX Watpac are working with JCU and their Engineering Department to ensure the building maximises it's potential to be used as a learning tool.**

➤ Options being considered include:

- Inclusion of gauges and anemometers to the building fabricate to allow monitoring of wind pressures, for comparison against theoretical calculations and wind tunnel testing
- Includes of gauges within the concrete structure to measure live thermal activity and the stresses within the structure
- Insulation of accelerometers within the building to measure vibration and the cyclic loading of façade panels
- Extensive interaction between the construction project.

# Townsville Bulk Sugar Terminal (TBST) Shed 1 & 2 Roof Replacement

---





# TBST Shed 1 & 2 Roof Replacement

---

## Project Snapshot

- Client: Queensland Sugar Limited (QSL)
- ~ 35,000m<sup>2</sup> of roof to be removed and replaced, 35deg pitch
- Upgrade and strengthening of some structural steel elements
- New roof walkway system
- Some Conveyor removal
- Roller door replacement
- Extend life of sugar export infrastructure by at least 40 years
- Final component of a \$100M state wide reroofing project by Sugar Terminals Limited



# TBST Shed 1 & 2 Roof Replacement

---

## Commercial Overview

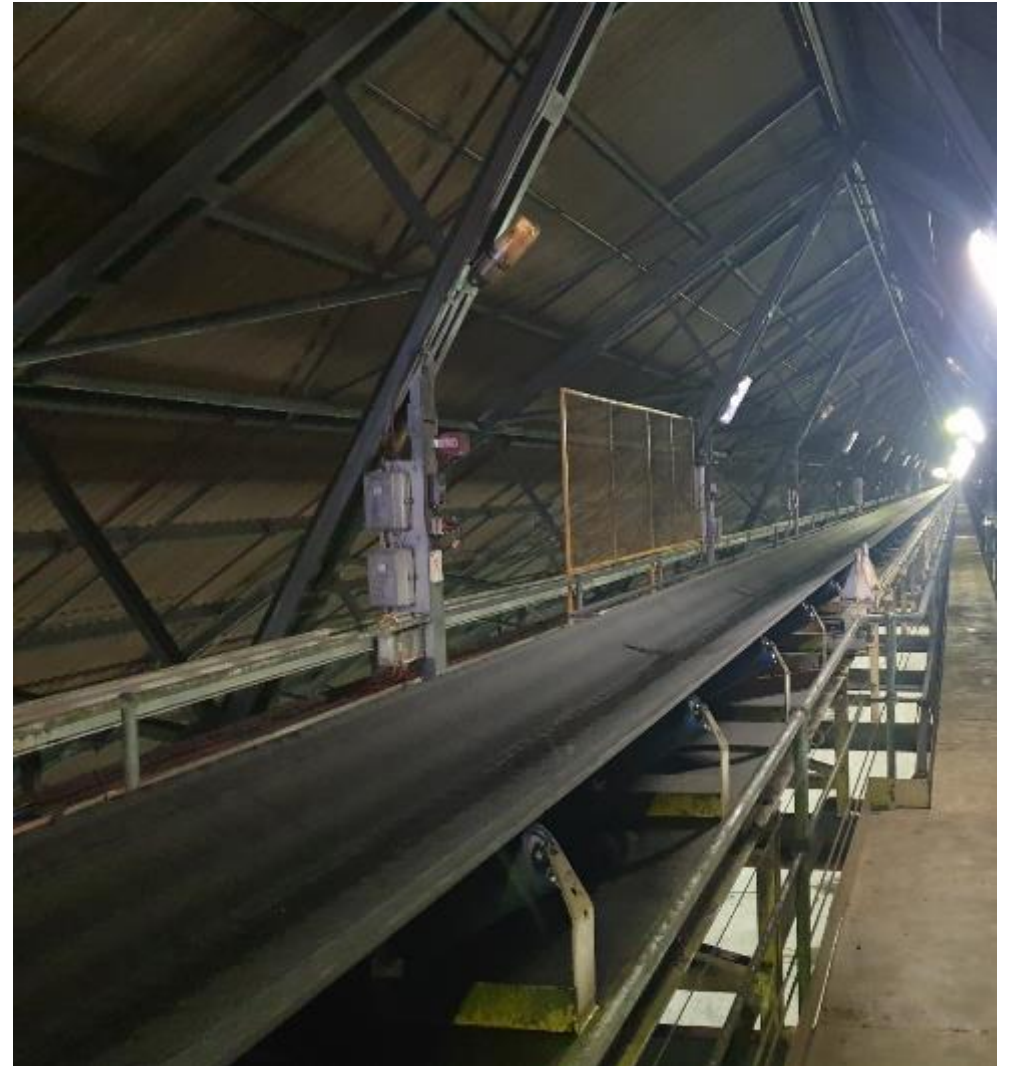
<b>Overall Project Budget:</b>	\$22M (GST included)
<b>Tender Period:</b>	4 weeks
<b>Review, assessment &amp; negotiation:</b>	November 2020 to January 2021
<b>Letter of Award:</b>	18 January 2021
<b>Practical Completion:</b>	11 Separable Portions + 9 Contractual Milestones, within the LD regime
<b>Shed 2 Completion:</b>	September 2021
<b>Shed 1 Completion:</b>	September 2022
Conditional staged site handover	
Amended AS4000, build only contract	

# TBST Shed 1 & 2 Roof Replacement

---

## Key Project Aspects

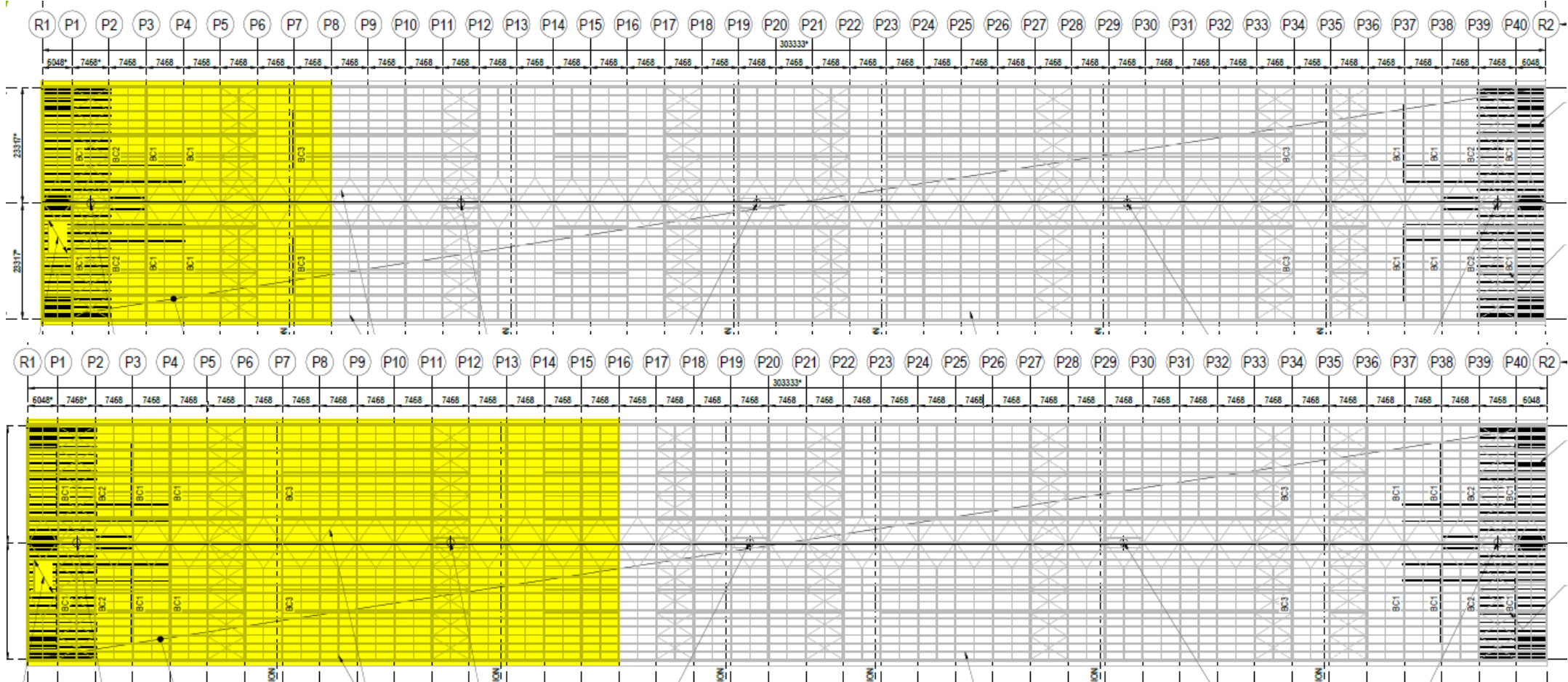
- Safety is the top priority
- The project must be complete on time
- Experienced subcontractors selected by client to limit risk
- Extensive milestone and staging provisions
- Roofing Works can only be completed outside the cyclone season
- Custom made construction access system





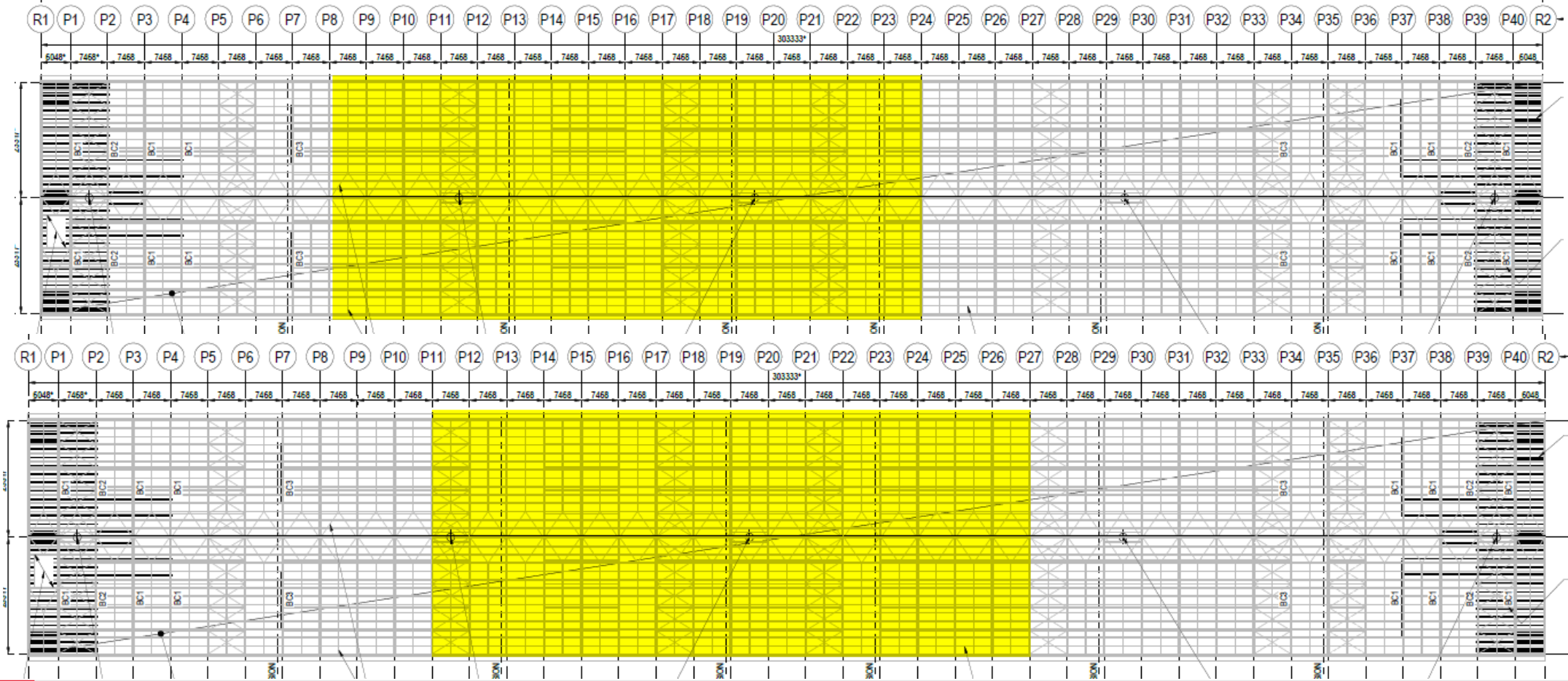
# TBST Shed 1 & 2 Roof Replacement

## Staging - Overview



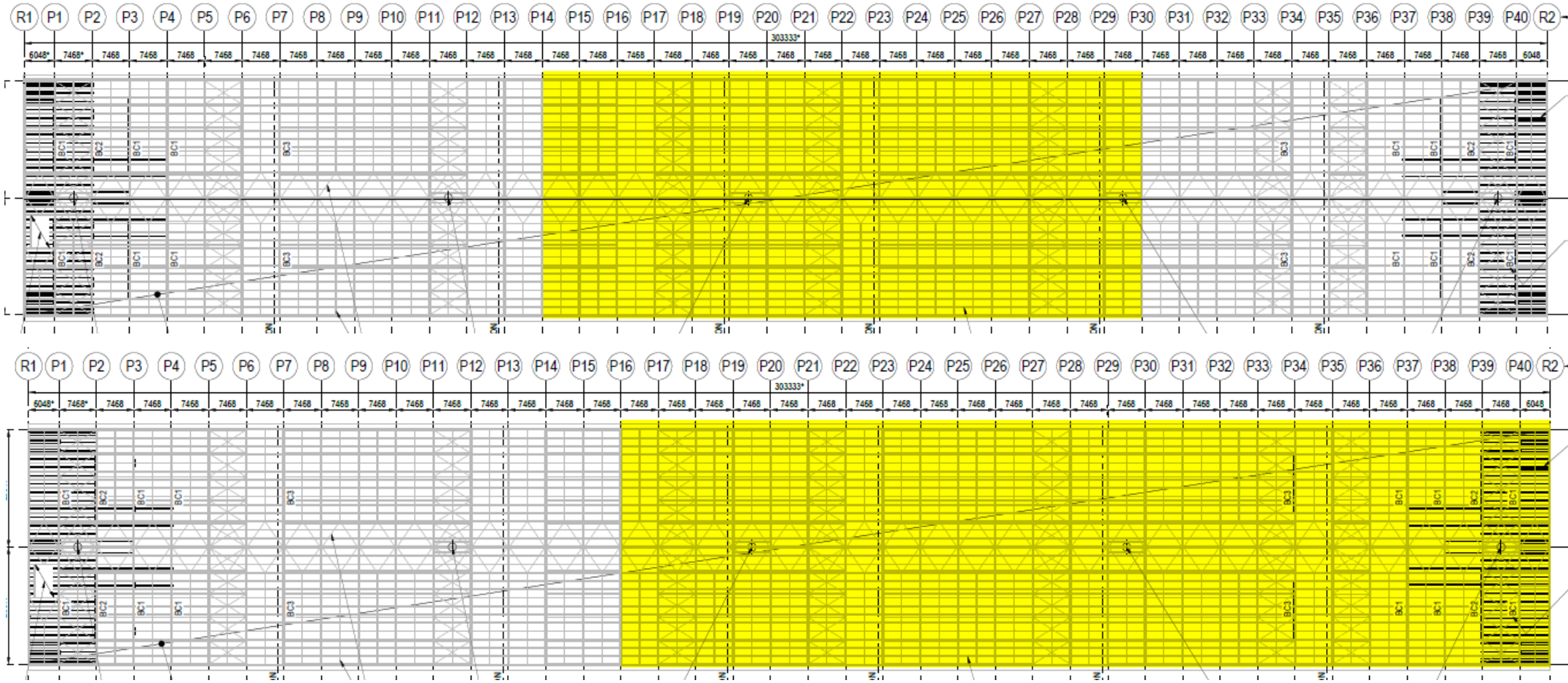
# TBST Shed 1 & 2 Roof Replacement

## Staging - Overview



# TBST Shed 1 & 2 Roof Replacement

## Staging - Overview





# TBST Shed 1 & 2 Roof Replacement

---

## Subcontract Packages

- Roofing: Queensland Industrial Cladding (QIC)
- Structural Steel: SFC Industries
- Demolition: Down to Earth Demolitions
- Roller doors: Easylift
- Scaffolding
- Fencing
- Mobile cranes
- Site establishment trades

# TBST Shed 1 & 2 Roof Replacement

---

Roof Access System (photos from previous projects)





# TBST Shed 1 & 2 Roof Replacement

---

Roof Access System (photo from previous projects)





# Contact

---

For enquiries please contact the BESIX Watpac Townsville Office:

- Phone: 4729 6300
- Email: [tvltenders@watpac.com.au](mailto:tvltenders@watpac.com.au)