

AUTOMOTIVE CENTRE OF EXCELLENCE

BUILDER : Probuild
CLIENT : Kangan Batman Institute of TAFE
PROJECT MANAGER : Coffey Projects
STRUCTURAL & CIVIL ENGINEER : Robert Bird & Associates
QUANTITY SURVEYOR : Donald Cant Watts Corke
BUILDING SURVEYOR : Gardner Group
ARCHITECT : Gray Puksand
PROJECT END VALUE : \$50 Million
COMPLETION : September 2011

BUILT FROM EXCELLENCE FOR EXCELLENCE

After more than half a century of dedicated service, the Kangan Batman Institute of TAFE remains Victoria's major training provider for the automotive, aerospace, polymer and transport industries. Stemming back as early as 1925, the institute was named after John Batman, an early Australian pioneer and businessman who became one of the founding fathers of the city of Melbourne.

Stage Two of the Automotive Centre of Excellence (ACE) at Docklands is the latest at Kangan's newest campus. This \$50 million development delivered by Probuild, a construction firm known for its acumen, integrity and years of industry experience. The ACE serves to consolidate all of Kangan Institute's automotive training onto one site which, together with new state-of-the-art technology and equipment, will cement its place as a landmark centre of automotive learning, research and development.

"The ACE is poised to become one of the largest and most advanced automotive training facilities in the Southern Hemisphere," said Project Manager Quentin Howell. "The Ground Floor features the latest in specialist technology including a series of dynamometers used to

measure the force, torque and power of a vehicle. The ACE is the first facility in Australia to possess such a broad range of "dynos" for testing trucks, coaches, all-wheel drives and motorcycles as well as an outboard motor testing pit, all under the one roof."

The first floor features more academic amenities such as training rooms and libraries, while the second floor houses various mechanical workshops dedicated principally to auto electrical, air conditioning, engines, transmissions and fuels, and all of these areas have access to adjacent learning spaces.

Victoria is the hub of the Australian automotive industry. It is home to three of the four vehicle manufacturers, more than half of the industry's jobs, 58% of its production, and more than 54% of its exports. Due to the presence of local industry, it was imperative that, together with the project team (led by Coffey Projects and Gray Puksand), Probuild incorporate these elements into the architecture. The ACE creates a connection between workshops and training rooms, integrating both education and training all on the one precinct.

Gray Puksand, Robert Bird Group, Proactive Consulting Engineers and CR Knight have designed this latest addition to the Docklands campus not only to be a world-class educational facility, but as a significant example of environmentally sustainable design. The ACE features an advanced rainwater retention and harvesting system, mechanical louvers that regulate ventilation and approximately 800m² of workshop and open space areas for use by industry partners. Special provision has also been made for emission testing of all vehicle types within the workshops. Thanks to Probuild and the design team, the ACE will receive a 5 star Green Star rating from the Green Building Council of Australia, one of only a handful in the country for this type of building.

However, things have not all been smooth sailing. Probuild encountered their fair share of challenges, some of which occurred before construction had even begun. "Unfortunately, we started off with a partially contaminated site," said Mr. Howell. "After driving piles roughly thirty metres deep, we discovered the site contamination was worse than anyone had anticipated. We came up with a methodology to decontaminate this section of the site while working around existing



piles and pile caps, working closely with our contractors and consultants to ensure the health and safety of all site workers and end users, and in a way which also minimised delay and additional cost to the client."

Since its inception in 1987, Probuild has successfully delivered dozens of large-scale projects including the iconic Print Centre for The Age at Tullamarine, the recently-completed Myer Melbourne Redevelopment and the prestigious Grandstand at Flemington Racecourse. Probuild's work on the Chadstone Shopping Centre recently won a slew of awards, including the 2010 Master Builders' Association of Victoria Award for Excellence in Construction.

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