



# SEVEN17 BOURKE STREET

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TOM NISBET PROBUILD CONSTRUCTIONS

# TWISTED MASTERPIECE

Solving the puzzle of complex challenges lets Probuild create Melbourne's latest iconic structure.

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Below Seven17 Bourke Street's new façade incorporates a cutting-edge Rubic's Cube-like design on an impressive scale.



THERE IS NO doubt that the unique architecture of Seven17 Bourke Street is set to make it a Melbourne icon, and cement Probuild's reputation as one of Australia's premier building companies.

Probuild has a track record for the delivery of complex, high quality projects on time and within budget and Seven17 Bourke Street is no different.

The 17-storey office tower and 14-storey hotel tower, which incorporates a three-level podium structure that joins both buildings, has a design that is sure to set the standard for the future.

"The unique Rubic's Cube look-alike office tower building has created complex challenges for us which we have managed and overcome.

For instance, due to the complex façade the tower cranes and Alimaks had to be installed inside the building envelope creating final commissioning and construction challenges as we are still infilling the concrete slabs," says Tom Nisbet, Project Coordinator for Bourke Street.

"Also, the curtain wall façade presented a challenge in itself due to the "twists" in the building."

The whole façade was constructed from shop drawings which did not allow for mistakes. The striking façade for the building was manufactured by a company which operates out of Malaysia.

"For us to have this façade ready on time required a full-time staff member to base themselves in Malaysia completing Quality Assurance tests whilst the façade was being manufactured," Mr Nisbet said. "It also involved our senior managers visiting Malaysia once every two months, to check the process and ensure the correct quality of product was being produced and on time. In the end we found this process to be a benefit for the complete project and for us."

Around 45 Probuild staff were onsite at any one time during construction including a Construction Manager and Project Manager,

Project Coordinators, Contracts Manager and Contracts Administrators, a Design Manager and Design Coordinators as well as a Site Manager with Foremen, worker representatives and labourers.

"The project is a Design and Construct Contract so we were responsible to ensure the concept design could be constructed," said Mr Nisbet.

"Once the contract was signed the consultants were novated to us. We all worked intensively to produce the best outcome for the client ensuring we could meet our Design and Construct obligations."

During the construction phase Probuild managed all the Building and Design processes, along with Contracts Administration, Project Management and all onsite Subcontractor Management.

Although Probuild likes to use new subcontractors, Mr Nisbet said creating relationships within the industry means that many subcontractors on the Seven17 Bourke Street project had previous experience with Probuild's management style.

"For this job there are a few subcontractors which we haven't dealt with before, but some of our experienced staff may have built a relationship with these subcontractors through past experience," Mr Nisbet said.

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