

# THE VAUGHAN REPORT

*Spring*  
2019

**VAUGHAN WINS EXCELLENCE IN CONSTRUCTION  
AWARD FOR SIGMA HEALTHCARE FACILITY**

**6 MONTH  
SNAPSHOT**

**6** projects reached  
practical completion

**98,303M<sup>2</sup>**  
of building area completed

**8** new project  
appointments

**9** new jobs commenced  
on site

Cover  
Exclusive

Sigma  
Healthcare



# VAUGHAN WINS EXCELLENCE IN CONSTRUCTION AWARD

*for Sigma Healthcare facility*

Vaughan Constructions' Sigma Healthcare Distribution Centre project was the winner of the Excellence in Construction of Industrial Buildings award, in the \$10 million–\$20 million category, at the 2019 Western Australia Master Builders Association Excellence in Construction Awards.

The awards were held at Crown Perth and celebrated Western Australia's top construction projects.

Appointed under a Design and Construct contract, Vaughan was engaged by the leading pharmaceutical network to deliver a fully temperature-controlled distribution centre comprising 16,115m<sup>2</sup> of building area and 11,814m<sup>2</sup> of external area.

Located in the premier Swan Brewery Industrial Estate in Canning Vale, the facilities include a 15,018m<sup>2</sup> warehouse and distribution centre, a 158m<sup>2</sup> distribution office and 939m<sup>2</sup> of office and amenities.

The facility was designed and constructed with the provision for the warehouse to be extended to 20,000m<sup>2</sup> to cater for future growth. External works included heavy duty concrete hardstand, carpark, fire access road and footpaths.

The facility features innovative automation technology to enhance Sigma's fulfilment and delivery services. It operates under 100% redundancy, with backup generators to ensure power is always available for refrigeration.

A strong partnership between builder and customer was pivotal to the success of the project. This is the second project Vaughan has delivered for Sigma and our team was thrilled to partner with them again.

Peter Petito, Programme Manager at Sigma Healthcare expressed his delight in the finished facility and the experience working with Vaughan.

*"This facility will house around 14,000 SKU's to service the health needs of WA residents, so ensuring the quality of construction and climate control within the facility was paramount. Vaughan Constructions has delivered everything required in a seamless way, delivering a well-managed and high-quality project ahead of schedule and with ease."*

PETER PEPITO – PROGRAMME MANAGER, SIGMA HEALTHCARE

Congratulations to our customer Sigma Healthcare, our staff, consultants and suppliers on this exceptional achievement.



# WOOLWORTHS FRESH IN MELBOURNE'S WEST

Works are well underway on Vaughan's delivery of the new Melbourne Fresh Distribution Centre (MFDC) project in Truganina, Victoria for Woolworths.

The multi-million dollar, temperature controlled, distribution centre will cover a massive 4.5 hectares under roof with a further 5.7 hectares of hardstand on a 10 hectare site.

Earthworks, stormwater, and in-ground services are nearly complete and the structural steel for the warehouse is in progress.

The new facility is located next to the 27,000m<sup>2</sup> Hilton Meats facility which was also built by Vaughan. The two buildings will be connected by an air bridge/automated conveyor system enabling meat to be cold-stored in the MFDC before being delivered to supermarkets.

The MFDC's 45,152m<sup>2</sup> built area includes 26,298m<sup>2</sup> of warehousing, a further 5,631m<sup>2</sup> of ambient warehouse, a 195m<sup>2</sup> operations office and a 1,885m<sup>2</sup> administrative office. Hardstand of 57,283m<sup>2</sup> will include loading docks, parking and truck wash and maintenance areas.

The new facility will replace Woolworths' current operations at Mulgrave, provide the leading national retailer with a market edge in terms of supply chain dynamics and allow for fresh produce to be delivered faster than ever before.

Vaughan Director, Eric Law said the Vaughan team was thrilled to once again partner with Woolworths on such an exciting project.

"With the successful delivery of the Melbourne South Regional Distribution Centre (MSRDC) in Dandenong and the neighbouring Hilton Meat facility, Vaughan has a successful track record for delivering excellence for Woolworths."

"We have a strong partnership with Woolworths and we are proud to be a part of this project. The MFDC will allow Woolworths to streamline delivery and supply Victorians with the freshest produce possible," Mr Law said.

Aligning with Woolworths' environmental sustainability goals, MFDC is also targeting a Five Star Green Star rating from the Green Building Council of Australia. Green initiatives include a solar panel system on the roof, charge points for electric trucks and fuel savings of more than 400,000 litres each year from transport efficiencies.

Completion is expected in late 2020.



## FULL STEAM AHEAD ON KAUFLAND PROJECT

Vaughan Constructions is proud to be the builder of German supermarket giant, Kaufland's new distribution centre in Mickleham, Victoria.

Once complete the distribution centre will include more than 117,000m<sup>2</sup> of building area over two stages. Stage 1 comprises 98,700m<sup>2</sup> of building area and 107,210m<sup>2</sup> of concrete hardstand along with 168 recessed loading docks and substantial temperature control areas.

Vaughan's Senior Development Manager, Chris Telley, said a detailed Early Contractor Involvement (ECI) process had assisted in delivering substantial savings and design improvements for Kaufland.

*"Our team, which built the award-winning Dulux paint manufacturing facility next door, worked very closely with the Kaufland team to overcome key supply chain issues and meet strict budget expectations. Through the ECI we were able to jointly explore a number of design options and put in place a detailed value management process."*

CHRIS TELLEY – SENIOR DEVELOPMENT MANAGER,  
VAUGHAN CONSTRUCTIONS

"Kaufland were very mindful that the European climate, construction and building materials can be very different than those in Australia. They were therefore keen to partner with a builder with a sound track record in delivering quality facilities along with the requisite experience building state-of-the-art temperature control areas," Mr Telley said.

Completion is expected for late 2020.



# VAUGHAN OPENS A QLD OFFICE

Vaughan Constructions is set to open a new office in Brisbane, Queensland.

The establishment of the office follows the appointment to deliver a new warehouse project for McPhee Distribution located on Bardon Road in Berrinba, Queensland.

Stage one comprises a warehouse office facility with a total building area of 12,789m<sup>2</sup>.

Vaughan has previously delivered the award-winning Sheraton Mirage refurbishment project in Port Douglas and we are thrilled to pursue additional Queensland projects and gain more exposure to the market. Stay tuned for more Queensland office updates.



# NEW HUHTAMAKI FACILITY IN SA

In partnership with repeat customer, 151 Property, Vaughan has delivered a new 8,298m<sup>2</sup> warehouse facility in Pooraka, South Australia to house tenant, global food and drink packaging specialists, Huhtamaki.

The project consisted of a 7,700m<sup>2</sup> warehouse, a 582m<sup>2</sup> two-level office, a 472m<sup>2</sup> carpark and 3,611m<sup>2</sup> of hardstand.

A strong partnership with 151 Property and an outstanding effort from our SA subcontractors and suppliers resulted in the completion of an exceptional office and warehouse facility.



# MARK CORMACK APPOINTED AS NSW GM

Vaughan Constructions welcomed the appointment of Mark Cormack to the position of New South Wales General Manager in August.

Mark brings with him a wealth of construction knowledge with over 35 years of experience in the industry.

Managing Director Andrew Noble said the appointment illustrated Vaughan's commitment to the New South Wales market.

"Mark is a highly skilled and experienced construction professional and he will be a key player in the Vaughan team. He brings a thorough understanding of the intricacies of the New South Wales construction industry which will help Mark and his team deliver quality projects across the state."

"We are thrilled to have Mark on board," Mr Noble said.

# WE ARE PLEASED TO BE ON-SITE NOW WORKING FOR THE FOLLOWING GROUPS:

maple<sup>tree</sup>

LOGOS

Blackstone

Woolworths

ALSCO

mcphee  
distribution services

LORETO  
Mandurah Hall Tours

Charter  
Hall

Steeline  
Service over and above

Pet  
products  
development  
services

Kaufland

mirvac

CarpetCALL  
FLOOR CENTRES

DHL

Huhtamaki

Intertrading  
Australia

Bidfood

BRIGHTON  
GRAMMAR

Find out more about these projects in coming editions of the Vaughan Report.

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