

Project Fact Sheet

Last Update: June 12, 2018

Project Name: **Mercy Building**



Campus Address: Building 216 - McCauley Campus 1100 Nudgee Road Banyo.

Details/Project Abstract	<p>The Mercy Building provides additional accommodation capacity within the campus totaling 6,000 sqm Gross Floor Area. The Learning Commons area of 1,050 sqm links to the existing library at two levels, providing valuable breakout and quiet study areas. A further 1,470 sqm of teaching and learning spaces has been provided in flexible and innovative configurations for up to 160 students.</p> <p>In addition, approximately 1,340 sqm of office accommodation has been provided to release the university's dependence on leased accommodation.</p> <p>The project includes the Gaudete Centre, which is intended to become ACU's primary space for functions, accommodating up to 200 people standing. The Oculus provides panoramic views of the city and Banyo community, and at night becomes a beacon of light.</p>
Value to the University	<p>The Mercy Building addresses the:</p> <ul style="list-style-type: none">• Spiritual environment by providing:<ul style="list-style-type: none">o a student learning commons connected to the library in the theme of 'the Holy Trinity' created through the location of collaborative furniture and through the physical reflection of the historical arches in the study booths. On the upper floor, the silent study space allows for a smaller scale opportunity for students to study in small groups or individuallyo spaces that create opportunities for students to host talks, debates and partner with other groups such as TED or industry partners to work collaboratively in the learning commons.

- spaces that enrich the experience of occupants of the building, through inspirational features such as the:
 - Oculus, which is a roof level function space that provides a signature venue for gatherings with panoramic views of the city, the ranges, and local landmarks such as the Gateway, Port and Banyo.
 - Provision of a sequence of terraces cascading down through the building levels towards Approach Road generating a variety of passive break out spaces, all while retaining appropriate accessibility control.
- a building design that respects the heritage context of the old Seminary by including a:
 - vertical pier rhythm evident in the existing Seminary façades has also informed our façade response. Architecturally, the external façades express unity and simplicity, while assisting environmental protection.
 - series of archways incorporated into the inner façades to create engaging workplace settings, collaborative study booths and a silent study area.
- multiple opportunities for students to reflect individually or work collaboratively together in appropriately designed spaces conducive to their studies and development into successful community members
- **Business** environment by providing:
 - a facility that presents ACU in a good light to the local community through the design of an inviting and welcoming façade facing Approach Road. The colonnaded façade is intentionally more open towards the collaborative terrace aspect of the building to maximise views and to further accentuate a sense of inclusivity, civic gesture and welcome.
 - a facility that encourages staff unity by bringing together teams that have previously been off-campus for many years.
 - catering opportunities to meet both student and ACU needs to conduct large all weather events such as large group meetings, lectures, graduations, VIP functions and a café intended to open daily, similar to the Brisbane Leadership Centre.
 - a building design which reduces emissions and carbon footprint by reducing the demand on mechanical ventilation. Maximisation of recycled materials and sustainable products is specified through finer detail of the design. The building itself is designed to wrap the existing library thereby reducing the demand on plant and mechanical cooling in the Library.
 - a solution which addresses the relocation of the loading dock, provides the ability to decant staff from other areas earmarked for renovation (namely A to E Block).
 - additional capacity in time for the commencement of Semester 2 of the 2018 academic year, and before the expiry of existing leases in the hub.
- **Physical and Virtual** environments by providing:
 - Additional technologically efficient Teaching and Learning spaces in a traditional flat-floor teaching environment as well as a highly flexible collaborative space that offers a multitude of modes from groups of three up to 160 to utilise the space effectively for Teaching and Learning outcomes.
 - facilities which align to the current immediate shortfalls in appropriate space requested by ACU's Timetabling and Planning groups
 - additional external collaborative break out spaces for small groups attending lectures, host conferences, seminars, symposiums, open day information stalls and the like.
 - a central hub of activity on campus for all students to utilise and enjoy in close proximity to the Community Court, Health Clinic and Academic Lawn areas identified on the 2012 Master Plan.
 - a welcoming point for pedestrian arrivals from the Approach Road bus drop off area.
 - a solution which reinforces the important masterplan connections with the future Lyceum Precinct and the recently constructed Student Led Clinic. For example, in

	<p>consideration of our local neighbours, the building has been set back further up the hill toward the existing Library building so as not to create an imposing presence from Approach Road.</p>
Key Facts and Statistics	<p>The total cost of the project is \$31,200,000. Practical completion of the building and progressive occupation by ACU staff commenced from 8 June 2018.</p> <p>The project was delivered within budget, and within the amended timeline approved by the Project Control Group following appointment of the main contractor BuildCorp.</p>
Project History & Achievements	<ul style="list-style-type: none"> • 2012 McCauley Masterplan • March 2015 – Needs Definition and Scoping Workshop • May 2016 – Initial funding of \$2.7M to: <ul style="list-style-type: none"> ○ undertake surveys, investigations and services relocation, ○ concept design, ○ QS estimate and ○ manage the initial phases of the project. • August 2016 – Concept Design Report • September 2016 <ul style="list-style-type: none"> ○ Balance of funding of \$28.5M approved inclusive of the Oculus. ○ Early Works contractor appointed (Niclin) • February 2017 – Approval to appoint main contractor (BuildCorp) • June 2018 – Practical Completion • 24 July 2018 – Fully open for Open Day
Project Challenges	<ul style="list-style-type: none"> • Seeking ACU stakeholders support to diverge from the McCauley Masterplan site location for Building U, in preference to the Mercy Building wrapping around the existing library. • Incorporating the additional scope of the campus wide 2017 WiFi enhancement project. • External services relocations, namely high voltage, low voltage, gas, fire and centralised chilled water. • Cyclone Debbie (January 2017) impact on ground works. • Value engineering approximately \$800K of cost reductions between Detailed Design and before Tender Documentation issue to ensure the project stayed within the approved project.
Details and Key Team Members	<ul style="list-style-type: none"> • Benefits Owner(s): <ul style="list-style-type: none"> ○ Library and Learning Commons: Director Libraries (Fides Lawton), ○ Corporate Services offices: Chief Operating Officer (Stephen Weller) ○ General Learning Areas: Academic Registrar and Director Student Administration (Kathryn Blythe) ○ Gaudete Centre – Director, Office of the Vice-Chancellor and President (Simone Chetcuti) • Associate Vice Chancellor: Jim Nyland • State Development Manager :Chris Gill • Project Manager: APP Corporation • Architect: Thomson Adsett • Quantity Surveyor: Rider Levett Bucknall P/L • Structural Engineer: Bligh Tanner • Services Engineer: Multitech • Landscape Architect: Cardno • Early Works Contractor: Niclin • Main Works Contractor: BuildCorp