



# COMMERCIAL CAPABILITY STATEMENT



## STEVE PAUL & PARTNERS

### HYDRAULIC & FIRE PROTECTION CONSULTANTS

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## COMPANY PROFILE

**Steve Paul & Partners** is a dynamic, Australian Owned, Quality Assured company incorporated in 1978, operating in the highly competitive field of Hydraulic and Fire Protection Services, Steve Paul & Partners' fresh approach to problem solving, together with technical expertise and cost effectiveness, have earned the company an enviable track record as well as that all important vote of Client confidence, repeat business.

With established offices in Brisbane, Melbourne, Sydney, Perth, the Gold & Sunshine Coasts the company is well placed geographically to service Local and National Clients with the ability to offer an equivalent level of service to the industry from each office.

The company over the past thirty (30) years has designed documented and supervised projects in Queensland, New South Wales, Victoria and Western Australia to a project construction value of in excess of \$5 Billion.

Amongst the countless reasons for our success, innovation is one reason. Textbook solutions to problems are often suited only to textbook projects. We look beyond these constraints for more practical solutions. Technical skill is another reason, which coupled with our experience in the many market sectors; construction administration of projects is another of our strengths.

Cost effectiveness is another critical consideration not only in design and execution, but also in problem solving, programming and client service in itself. With our progressive approach we are able to handle all hydraulic consultancy functions, from research and feasibility studies through cost effective design, to commissioning and regulatory responsibilities.

The Steve Paul & Partners team have extensive experience in the design documentation and construction of infrastructure and building services for specialist use buildings such as retail facilities incorporating varying methods of procurement.

Steve Paul & Partners believe in encouraging staff on all levels to contribute to the effectiveness of the company by nurturing their input and endorsing their interest in further studies, and industry committees. This helps to maintain pride and commitment from employees, which is inevitably transferred to you, our valued Client.

Our teams provide an unequalled level of service on projects of technical difficulty, paying particular attention to our client needs which is the hallmark of Steve Paul & Partners' approach. We have an unrivalled reputation for creating outstanding hydraulic solutions while managing major design projects to tight programmes and budgets.

Steve Paul & Partners maintain our status at the various prequalification and approval for Federal, State and Local Government Departments.

## THE SERVICES

The scope of services that our Company can offer consists of the design, documentation, specification and construction quality control of the following:-

### *Hydraulic Services*

- Sewer Drainage, Gravitational, Pump and Vacuum Assisted
- Trade Waste Drainage and Trade Waste Treatment Plants
- Specialist Waste Treatment
- Stormwater Drainage
- Sub-Soil Drainage
- Rainwater Downpipes and Gutters
- Sanitary Plumbing
- Trade Waste Plumbing
- Cold Water Supply, Including Storage and Pressurisation
- Hot Water Supply, Including Boilers and Calorifiers
- Waste Heat Recovery
- Natural Gas Service
- Vacuum Drainage Systems
- LP Gas Service
- RO Water Generation And Reticulation Systems
- Treated Water Systems
- Sanitary Ware
- Taps, Outlets and Controls
- Thermostatic Mixing Valve Assemblies
- Landscape Watering and Irrigation Water Supply
- Water Feature Display Fountains
- Swimming Pool Systems
- Steam Service
- Compressed Air Service

### *Civil Hydraulics*

- Stormwater Drainage Detention Systems
- Domestic Water Treatment Plants and Reticulation
- Water Harvesting
- Bore Pumping
- Soil Management
- Nutrient Management Control
- Sewage Treatment Plants
- Treated Sewage Effluent Spray Irrigation

### *Fire Services*

- Fire Hydrant and Fire Hose Reel Systems
- Fire Sprinkler Service
- External Fire Sprinkler Services
- Pre Action Fire Sprinkler Systems for Computer Rooms
- Deluge Fire Suppression Systems
- Fire Alarm Services
- Smoke Detection Services
- Emergency Warning Intercommunication Systems
- Vesda Systems for Computer Rooms
- Fire Extinguishers
- Water Sensing Devices for Computer Rooms Under Floor Space
- Carbon Dioxide Fire Suppression Systems
- Foam Fire Suppression Systems

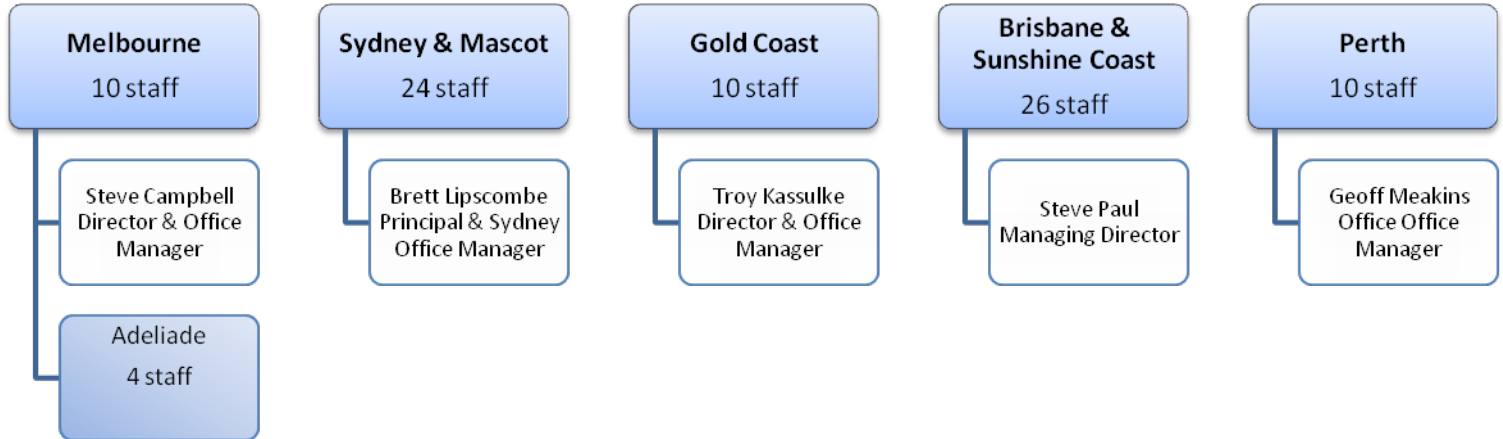


**Mincom Headquarters - Brisbane**

# THE TEAM

## BOARD OF DIRECTORS

Steve Paul - Managing Director  
Steve Campbell - Director  
Troy Kassulke - Director



Total Staff 80

All offices are fully linked via ADSL Internet connections utilise the latest software packages for AutoCAD and office administration.

Following are CV's of the key personnel involved with Commercial projects:

# CURRICULUM VITAE

## STEVE CAMPBELL

<b>CURRENT POSITION</b>	<b>DIRECTOR / ADELAIDE &amp; MELBOURNE BRANCH MANAGER</b>
<b>EXPERIENCE</b>	Steve Campbell has 22 years experience in the building services industry in Melbourne, Sydney, Hong Kong, Jakarta and New Zealand. Steve has gained expertise on a wide range of projects including Commercial projects. Steve's core competencies are hydraulic engineering and project management.
<b>PROFESSIONAL QUALIFICATIONS &amp; AFFILIATIONS</b>	<ul style="list-style-type: none"><li>• Diploma of Engineering (NZ)</li><li>• Registered Building Practitioner Mechanical Engineer</li><li>• Fellow, Institute of Plumbing (UK)</li><li>• Member of the Association of Hydraulic Services Consultants of Australia (VIC Chapter)</li></ul>
<b>RELEVANT EXPERIENCE</b>	<p>Some of these projects are detailed under the Relevant Experience Section of this Capability Statement.</p> <ul style="list-style-type: none"><li>• Siemens Headquarters Commercial</li><li>• 209 Kingsway Melbourne Commercial</li><li>• The Age Satellite / Print Centre Commercial</li><li>• Victoria Point, Docklands Melbourne Commercial</li><li>• Reservoir Civic Centre Melbourne Commercial</li><li>• Harshire Centre Sunshine Melbourne Commercial</li><li>• 60L Building Melbourne Commercial</li><li>• 80-82 Keilor Road Niddrie Melbourne Commercial</li></ul>

# CURRICULUM VITAE

## CRAIG LUCK

<b>CURRENT POSITION</b>	<b>HYDRAULIC DESIGNER</b>
<b>EXPERIENCE</b>	Craig Luck commenced his career in 1995 in the construction industry obtaining his relevant trade licences in 1999. Craig then progressed in the design and consultancy field where he has worked for Steve Paul & Partners for 2 years. Craig is currently obtaining his Diploma of Engineering in Construction Hydraulics
<b>PROFESSIONAL QUALIFICATIONS &amp; AFFILIATIONS</b>	<ul style="list-style-type: none"><li>• Diploma Engineering in Construction Hydraulics (Currently Completing)</li><li>• Licenced Plumber, Drainer and Gasfitter</li></ul>
<b>RELEVANT EXPERIENCE</b>	<p>Some of these projects are detailed under the Relevant Experience Section of this Capability Statement.</p> <ul style="list-style-type: none"><li>• Willows Shopping Centre                      Retail</li><li>• Aspley Village Shopping Centre              Retail</li><li>• High Point Plaza                                  Retail</li><li>• Kenmore Tavern Redevelopment              Retail</li><li>• IGA Kingaroy                                      Retail</li><li>• Urbane Restaurant Redevelopment          Retail</li><li>• Redcliffe Hospital – Emergency Dept        Health</li><li>• Oxenford State School                          Education</li><li>• Ormeau State High School                      Education</li><li>• North / South Bypass Tunnel precast        Commercial factory</li><li>• Toowoomba Regional Council – Waste Water Treatment Plant</li></ul>

# THE APPROACH

## UNDERSTANDING RETAIL/COMMERCIAL PROJECTS

### *New Buildings*

From our knowledge of Retail/Commercial projects, the following areas are identified as requiring specialist attention when dealing in the correction centres.

- a) Specific attention to the selection of all anti-suicidal fixtures and fittings within all prisoner accessible areas. This can come down to the level of the size of the holes in the floor grates in the prisoner showers. The gap to the internal edge of the lip within the bowl of the toilet pan. With specific attention to the type of shower handles and shower outlets.
- b) The design of access to services with as minimal entry to secure areas as is physically possible.
- c) The Design of services that allow the operator the ability to undertake security checks with minimum pre notice.
- d) The incorporation of vacuum sewerage systems to the point of use operation. These systems allow for shut down of individual buildings / wings for security checks.
- e) The incorporation of water management systems that have the ability to control and monitor the usage of water supply to all prisoner accessible fixtures.
- f) The design and provision of sprinkler systems that minimise suicide access points.
- g) Utilisation of a system of syphonic drainage for the disposal of roof and stormwater run off, as against a traditional gravity system where large roof areas and box gutters exist.
- h) Compliance with the relevant Australian and design standards and other authoritarian bodies.
- i) That the implementation of ring mains for the hot & cold water service is best suited for the distribution of water throughout the buildings, as opposed to a more traditional network system of distribution piping. This provides flexibility for future alterations.
- j) The provision of warm water via tempering valves to prisoner areas and thermo-static mixing valves to disabled and aged accommodation.
- k) Identification of the relevant zones within the building, the provision of the appropriate water supply, pressure, flows, temperatures and redundancy (where applicable).
- l) Inclusion of motorised isolation valves that can be connected to the BMS for ease of isolation of the buildings water supply as a tool to crowd control.
- m) Remote activation of fire sprinkler system as a method of crowd control to secure accommodation.
- n) The implementation and maintenance of a backflow prevention programme is paramount in protecting the potable water supply from contamination from internal sources within the building.
- o) Ensure good accessibility of services for maintenance and future extension.
- p) The implementation of electronic flushing devices and flow control devices to conserve water usage.
- q) The possible use of stormwater detention for landscape watering and fire fighting purposes.

- r) The use of polypropylene products for the transportation of liquid wastes. Review the application of polyethylene products where the wastes are suitable and where the potential long term risks associated with the use of a material lesser than polypropylene are acceptable by the client.
- s) The implementation of an alternative/ post disaster potable water supply in the event of mains systems failure, where applicable.
- t) Adopting maximum use of mains pressure water supply to minimise Mechanical Supplementation

**Approach to ESD** - With Australia being one of the driest nations in the world it is appropriate that we as engineering consultants should be leading the way in the implementation of water conservation technology. We at SPP can provide water balance models and provide indicative pay back periods based on any level of participation that the client may wish to consider and implement in their projects.

This can consist of any combination of the following:-

- Rainwater harvesting and reuse systems
- Flow control
- Fire test water harvesting and reuse
- Solar Hot Water
- Reduction in uPVC bases materials
- Water less or reduced water flow urinals
- Sub-metering requirements
- Grey water harvesting
- Black water harvesting, treatment and reuse.
- Implementation of vacuum sewerage systems that reduce operational toilet flushing to 2l per flush.
- The implementation of a total water management system that aids in crowd control as well as providing a solid ground platform for water conservation to a total project.

Steve Paul & Partners identify areas of repetitive work and endeavour to refine their simplicity in cost through careful detailing of the constructability and prefabrication of the elements.

We also identify pipeline systems that could utilize common bracketing within the project. This assists in reducing both cost and time components in the overall installation.

During the **Design Development Stage**, and after initial approval of proposed fixtures and tapware schedule, we establish a complete set of samples for review by the Project Team and most importantly the 'users'. The samples displayed include pipe materials, safety equipment, floor grates, flushing devices etc, in addition to the customary taps and basins.

Finally, we implement our own internal peer review process, whereby an independent Designer objectively reviews, comments and discusses all of the noted areas above in a value adding approach.

## ***Quality Assurance and Management***

Since June 1995, Steve Paul & Partners have held accreditation of AS/NZS ISO 9001 Quality Management System. Over the years, Steve Paul & Partners have maintained and continued to improve on our Quality System, to provide the services and commitment we offer to our valued clients.

In general terms, our processes for each and every project have a number of important procedures, however internal Audits held on a regular basis focus heavily on such procedures as Document and Data Control, Design Control and Inspection and Testing to ensure the highest standard of documentation is maintained throughout the period of the project.

All documents received are checked and stamped upon receipt and these documents then become part of the designers project file for reference.

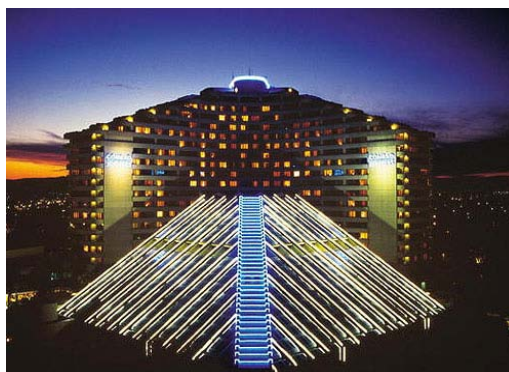
Steve Paul & Partners drawing office procedures require the CAD Operators to check all preliminary drawings for fundamental requirements such as layout, title block format drawing scale and sheet size. Upon completion of preliminary design the designer passes the documentation over to a nominated independent design valuator for checking along with all relevant calculations. On completion of final documentation for Building Approval, the drawings are again checked against the updated Architecturals and the Architectural drawing number is noted in the title block for reference.

During construction, our project administration procedures require the completion of an inspection and test plan to be submitted by the Hydraulic Services Contractor to allow for a well formulated method of inspections by Steve Paul and Partners.

## ***Research and Development***

Another facet to Steve Paul & Partners is the tradition and culture of allocating considerable, and an increasing level of resources to Research & Development, in response to our changing environment, improved materials and new technology.

With this in mind, Steve Paul & Partners have created new products, ideas and systems resulting in direct sub-contract cost and time savings, decreased maintenance costs and reduced operating costs to the projects.



**JUPITERS CASINO**

## PROJECT EXPERIENCE

The following is a listing of Commercial projects that our Key design staff has been involved in:

- Suncorp Stadium – Brisbane
- Jupiters Hotel Casino–Gold Coast
- Vision
- Waterfront Place – 40 Levels
- Central Plaza – 28 Levels
- Santos House – 34 Levels
- Colonial Mutual – 26 Levels
- Commonwealth Bank – 32 Levels
- City Mutual – 26 Levels
- MLC – 31 Levels
- Metway Bank Building
- Mincom Headquarters
- National Australia Bank – Sydney
- Mercantile Mutual Building – Sydney
- Minerals House



***River Park Central***



***CENTRAL PLAZA ONE - BRISBANE***