

# Banana Ripening Facility

Labrador, Gold Coast



**Client:** South Queensland Banana Ripeners Pty Ltd  
**Contract:** Project Management (Design and Construct)  
**Total Project Value:** \$4m  
**Status:** Completed October 2004



## PROJECT DETAILS

This Project involved the complete design and construction of a state of the art banana ripening facility which was performed by Alder Constructions from concept phase through to handing over a fully operational facility.

The project consisted of 1600m<sup>2</sup> of warehouse and 280m<sup>2</sup> of offices which were fully fitted out ready for occupation and operation.

Some of the key components of this Project were:

- A design that would maximise the use of available space on the site
- Removal and disposal of a layer consisting of clay contaminated with general rubbish up to 1m thick under the complete building footprint and replacement with compacted select fill.
- Constructing the Project within an operational Development where it was critical that other tenancies were not disrupted.

- 80% of the warehouse area was fitted out with custom built coolrooms
- Installation of a fully automated refrigeration and banana ripening equipment and control system
- Custom designed and fabricated heavy duty 2 tier structural steel racking system

The overall scope of works for Alder Constructions included feasibility studies, master planning, detailed cost planning, assisting in the procurement of finance, authority approvals, management of the design team, design development, value management, contract administration and construction management.

Under the project management structure, Alder was successful in not only delivering the overall project on time, but also some 23% under budget.