

## Microsoft Head Office, Auckland

Microsoft moved into their newly completed 3,600m<sup>2</sup> Auckland head office in early August 2006.

The Microsoft building is the third building in the same business park by award winning developers Newcrest at Auckland's Viaduct Harbour, the first two being KPMG and Vodafone both of which were also managed by RCP.

The new tenancy, on the top two floors, provides good quality views and light with large efficient floor plates. The floor is purposely non linear in set-out, reducing the perception of a hierarchy of space quality. Offices, meeting rooms, quiet rooms and open lounge

areas provide a variety of work points and notional divisions between teams.

The Client and receiving area similarly benefited from the quality and size of

floor plate. Careful consideration has been given to audio visual technology, acoustics and the degree of formality or intimacy provided by each space.



## New RDC for Woolworths Quantum Leap for Supply Chain Logistics



RCP was commissioned by Woolworths Limited in December 2004 to provide Site Support and act in the role of Contract Superintendent's Representative for the construction of their new Regional Distribution Centre at Larapinta off the Logan Motorway. The design had been tendered in late 2004 and a Building Contract awarded to Watpac in March 2005.

Construction on site commenced in April 2005 and now 16 months later the facility has been completed

ahead of schedule. Woolworths have commenced operations from the Temperature Control/Refrigerated Warehouse with delivery of fresh produce to Supermarkets across Queensland.

The Ambient Warehouse Semi-Automated Materials Handling Equipment system, installed by Siemens, is currently undergoing testing and commissioning prior to Woolworths operations commencing in early 2007.

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# Grafton Campus Redevelopment

The University of Auckland's Faculty of Medical and Health Sciences is undertaking a major redevelopment of their Grafton campus. This campus is situated across the road from the recently completed Auckland City Hospital and shares infrastructure services and facilities.

A Site Master Plan will be prepared which will provide an integrated planning solution to meet the universities needs for the next 20 – 30 years including teaching, medical and bio-medical research.

The site redevelopment will include an upgrade of existing teaching and laboratory space to accommodate

increasing student numbers and a major refurbishment of existing laboratory space for research. A new building will house dry research and support space.

RCP has been appointed to oversee the Site Master Plan and provide Project Management services for the refurbishment and construction projects. The project is expected to be completed within the next 6 years.



# Conrad Jupiters

## Exciting New Expansion & Refurbishment



RCP Brisbane was engaged by City Pacific Project Management in May 2005 to provide Project Programming services for the A\$37m (net) extension and refurbishment of Conrad Jupiters Casino on the Gold Coast. The construction work, which is being carried out by local contractor Glenzeil Pty Ltd, commenced in June 2005 and is on schedule for completion in late October 2006.

The 3,000m<sup>2</sup> extension and refurbishment of the main gaming floor will provide an exciting new gaming and entertainment experience, operating around the clock, 7 days a week. The works, which have been undertaken in 12 stages to allow on-going operation of the Casino, includes new food and beverage facilities and additional back of house areas.

RCP's role includes the establishment and management of the Development Programme, the Documentation Programme, the Trade Package Letting Schedule and monitoring of progress to assist in the successful implementation of the multi-staged construction programme.

# BNZ Head Office, Auckland

## Integrated Building & Fitout



RCP New Zealand has been commissioned by BNZ as Project Manager for the design, procurement and delivery of its Corporate Office and Queen Street branch fitouts in Auckland. The project commenced in early May 2006 with completion programmed in 2009. The project has a construction value for the base building and the fitout of approximately NZ\$125 million.

The project has a long history starting several years ago when BNZ acquired the site freehold, with a Resource Consent finally being granted to the developer, Multiplex, for the 25 level tower and basement in August 2006.

# International Cruise Terminal

## Open for Business

Brisbane's new International Cruise Terminal at Portside Wharf developed, owned, and operated by diversified property group Multiplex, opened for business in August 2006. In addition to the Terminal Building, Stage 1 of the Multiplex Development's A\$750 million Portside Wharf development located approximately 5 km from the CBD on the river at Hamilton includes 171 apartments laid out in three buildings - Flare, Loft and Infinity. A 7,500m<sup>2</sup> restaurant, fresh food market, specialty retail precinct and cinema complex complete the stage.

Portside Wharf has been designed to offer an urban village living experience offering exceptional lifestyle options to residents and tenants alike, whilst at the same time attracting customers from the surrounding inner-city suburbs of Hamilton, Ascot and Clayfield.

In December 2004 RCP was commissioned by the Mezzanine Debt Financier Gresham Property Funds Management Limited to act in the role of Independent Project Certifier for the development.

Completion of the apartment buildings is currently scheduled for mid October 2006.



# RCP - 25 Year Anniversary



*Russell Martoo, Managing Director*

RCP commenced business in Brisbane in 1981 and in July this year celebrated its 25th Anniversary as a specialised Project Management and Project Programming consultancy.

In celebration of 25 years of service, RCP's clients joined staff and partners at The Brisbane Club and were treated to an intimate night of entertainment with jazz virtuoso,

James Morrison and The James Morrison Sextet.

RCP Brisbane Directors, Russell Martoo and John Hill also took the opportunity to launch RCP's new branding and logo at the 25 year anniversary function.

RCP New Zealand's Directors along with Alan Patching, the original founder of RCP, were also in attendance to welcome guests and to join in the celebrations making the evening a memorable occasion.

RCP New Zealand also reached a significant milestone this year, their 10th Year of providing Project Management consultancy services from their Auckland and Christchurch offices. Clients joined the Directors, Waren Warfield, Nick Beale and Jeremy Hay and RCP staff for cocktails at SKYCITY in Auckland



*James Morrison*

## Property Council New Zealand Awards

The Property Council of New Zealand Awards recognise excellence in property development and investment. As a winner of a PCNZ Award, a property is seen within the industry as the best of the best within its sector.

This year three projects for which RCP provided services received awards:

- Vodafone v.nue received the Rider Hunt Supreme Award and the GIB Commercial Office Property Award for Excellence. RCP NZ were the Tenant Representative to Vodafone.
- SKYCITY Grand Hotel received the Holmes Consulting Group Tourism & Leisure Property Award for Excellence. RCP NZ were the Project Manager to SKYCITY.
- AUT Business School received the Telecom NZ Education & Arts Property Award for Excellence and the Ministry for the Environment & Auckland City Council Urban Design Award. RCP NZ were the Principal Consultant to AUT.



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**Project Management • Development Management • Project Programming • Dispute Management**  
Resource Co-ordination Partnership (Trading as RCP)