

Milestones

April 2010

Christchurch Civic Building New Zealand's Greenest Building

Christchurch's new Civic Building has been awarded the highest possible rating under the NZGBC's Green Star assessment scheme.

The 6 Star Office Design rating, with a total 83 points, including 4 for innovation, represents world leadership within the industry and is by far the highest rating achieved by a building in New Zealand.

RCP are engaged to provide Project Management services by the Joint Venture partners, Ngai Tahu Property and Christchurch City Council. The project involves the redevelopment of the former NZ Post mail sorting and processing building in central Christchurch into Christchurch City Council's new Civic Chambers and 23,000m² head office with capacity for 1200 staff.

Highlights and innovations include:

- Tri-generation plant, powered by landfill gas from the City's Burwood landfill site and in future from the sewerage treatment works, to provide simultaneous heating, cooling and electricity generation. This New Zealand first provides high thermal efficiency from a free waste energy source and reduces infrastructure peak energy demands.
- Use of double skin façade providing natural ventilation in summer and a thermal buffer in winter, incorporating automatic blinds.
- Selection of sustainable, recyclable and low VOC/formaldehyde free materials wherever possible.

- Underfloor displacement air conditioning systems.
- Low energy, high frequency lighting with occupancy sensing and automatic daylight dimming.
- Solar water heating for 85% of building demand.

Providing practical solutions to the Green Star compliance requirements has been key to project success.

The Council's hard fitout requirements have been captured within the design process, further eliminating the potential for waste from abortive work. RCP are also delivering the Council's soft fitout package, including FF&E and detailed migration planning.



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The Carlton Football Club Melbourne

The Carlton Football Club (CFC), Australian Football League (AFL), Victorian State Government (via Department of Planning and Community Development (DPCD)), Australian Federal Government and the City of Melbourne (CoM) agreed to jointly fund a redevelopment of the facilities at Visy Park as part of the Victorian AFL Facilities Funding Program. The aim of this project was to provide a combination of high quality training and administrative facilities for the CFC, as well as a range of multifunctional community focused facilities.

Clifton RCP was engaged as Project Manager and Superintendent in May 2007 to manage the project from concept design through to building handover, which was achieved at the end of 2009.

The \$19 million new facilities ensure the CFC has the standard of training and administrative facilities commensurate with an elite level sporting club. These include state-of-the-art aquatic facilities, treatment and recovery areas, indoor gymnasiums and warm-up areas. In addition, the project also provided much needed community facilities and created a key activity hub in the precinct. These community facilities include access to the aquatic facilities, a 70 seat lecture theatre and meeting rooms.

Clifton RCP also undertook a similar role for the North Melbourne Football Club in the development of their new headquarters in Arden Street, North Melbourne.



Flinders Street Redevelopment Townsville

Townsville City Council engaged RCP in April 2009 to provide Project Management and Programming services on the Flinders Street redevelopment project. The \$56.6m project forms part of the Townsville City Council's CBD Masterplan aimed at revitalising the centre of the city. The existing 30 year old mall will be replaced with wide footpaths and a tree-lined streetscape where calm two-way traffic will be introduced. The redevelopment will also feature a large public plaza, improved nightlife precinct and an upgraded public transport hub.



An early contractor involvement process was implemented to meet the tight timeframes set down by Federal and State Government funding requirements. The early short-listing of contractors allowed some input on staging, design, value and quality. The process also allowed the contractors to provide advice to the Council on a number of early works packages that could be undertaken to allow the contractors to start promptly once appointed.

The early works packages are underway and Watpac is about to commence works on the major package which is programmed for completion in March 2011.



Spotless New Laundry Facilities for South East QLD

RCP Brisbane was engaged in October 2008 by Spotless (the Australian based international facility services company) to provide Development Advisory and Project Management services for its new composite laundry facility. Spotless currently operates separate garment and linen laundry facilities at Kelvin Grove and Caloundra to service South East Queensland.

A major challenge for the team included procurement of an experienced Developer with a suitable site that matched all of Spotless's operational, sustainability and location requirements and the ability to meet a tight programme, with completion targeted for June 2010.

Upon completion, the new composite laundry facility will provide Spotless with one of the most sustainable and lowest operating cost laundries in the world, incorporating equipment and systems allowing world's best water and energy consumption standards.

The selected Developer–Property Solutions engaged Spaceframe Buildings as its design and construct contractor, and specialist German laundry equipment supplier Kannegiesser were chosen to supply the majority of the equipment.



Formule 1 Hotel Auckland International Airport

RCP Auckland have been appointed by Auckland International Airport to provide Project Management services for the development of this 125 room, 5 level Formule 1 Hotel. Auckland Airport is the developer and owner of the hotel which is to be completed prior to the Rugby World Cup in 2011. The hotel is strategically located at Auckland Airport to provide short stay, affordable accommodation to travellers and is operated by Accor, a world leader in hotels.

Designed by Jasmx, the project is currently in preliminary design with all of the consultants appointed and is tracking to programme. Geotechnical investigation is currently underway with a Main Contractor to be established onsite by September of this year following a formal tender process.

The design team is looking at utilising prefabricated floor units that will require a stitch joint at each grid line. This will enable prefabricated, modular floor units to be lifted into place at approximately 1 floor per week. The design team is also investigating environmentally sustainable initiatives that can be incorporated into the design.



Wintergarden & Hilton Redevelopment **Brisbane**

RCP Brisbane were engaged early in 2009 to provide design documentation programming support and programming advice during the managing contractor negotiation stages, as well as to monitor site progress and produce written reports detailing status and programme risks during the construction phase.

The ISPT owned Wintergarden Development is comprised of two stages which will provide approximately 13,500m² of retail space. The redevelopment will create high-end retail outlets, promote improved disabled access and redefine and improve entrances and vertical transportation, simplifying circulation within the centre.

The frontages on Elizabeth Street, Edward Street and the Queen Street Mall will be transformed and revitalised receiving laser-cut stainless steel screens with integrated, programmed lighting.



Greg Naylor Director, Clifton RCP (Vic) Pty Ltd



Greg Naylor joined Clifton RCP as a Director shortly after it commenced operations in Melbourne. Prior to this he worked for a number of leading Australian Project Management companies including Clifton Coney where he became State Manager of Victoria. Early in his career he was the first Project Manager to work in the USA on multiple large complex projects as part of the Jennings-Dillingham joint partnership agreement.

Greg's experience is broad having worked in all market sectors and more recently on commercial, retail and educational developments. Greg has the

unique ability to assist clients both in Property Development and Project Management. These skills equip him to manage projects holistically and to appreciate the objectives and drivers of all stakeholders.

Greg is married to Rosemary and they have 2 children – Matthew and Madeline. Greg is a keen sports person having played for the Richmond Football Club, however he is confined to more sedate activities these days such as golf and bike riding which he partakes on a weekly basis and supports the Around the Bay in a Day charity ride.



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