

# Milestones

November 2011



## ANZ CENTRE 2013 Auckland, New Zealand

RCP Auckland began discussions with AMP NZ Office Ltd and ANZ in November 2010 regarding an agreement between the two parties for the redevelopment of the ANZ Centre on Albert Street, Auckland together with a new 15 year lease.

The consultant team comprising of RCP (project managers), Warren and Mahoney (architects), NDY (services engineers), Holmes Group (structural engineers) and Boffa Miskell (landscape architects) were engaged in early 2011. RCP's role includes project management and programming services together with some early phase development management support lead by Director, Jeremy Hay and supported by Associate, Matt Murphy and Project Manager, Jamie Shaw.

The project involves a major refurbishment of most of the office levels of the 40 level tower originally built in the late 1980's inclusive of a new building at street level termed 'the pavilion' which forms a major new 'entrance' to the site. The existing lobby at ground level will extend through to the pavilion creating a more generous public space for all building occupants and visitors. The exterior component of the works include all ground level hard landscaping, new street canopies and a new external kiosk and grassed area enriching the immediate public amenity.

The upgrade of services to the building is significant, with new additional central plant for mechanical and electrical services. The refurbished tower floors will be upgraded to a chilled beam HVAC system and all lifts are being replaced together with new escalators that service the new pavilion entry.

RCP is very excited to be involved in this \$100M upgrade which is likely to be the first of many major upgrades to Auckland's high rise buildings of this era. The project is due for completion in mid 2013.

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## The Capitol

### South Yarra, Melbourne, Vic

A joint venture between APN Property Group and the property's owners (Palan & Tertini families), The Capitol project will see the iconic Capitol Bakeries site developed into a landmark 38 storey luxury residential apartment complex together with a prominent commercial building including premium Chapel Street retail at ground level.

Designed by Bates Smart and located on the corner of Toorak Road and Chapel Street, South Yarra the new residential tower will be the tallest building outside of the Melbourne CBD and will provide first class luxury apartments and facilities along with quality commercial and retail space.

Clifton RCP Melbourne has been appointed by The Capitol to provide project management services for this exclusive project. The role includes management of the design process, tendering and engagement of the builder and the management of the design and construction contract.

Schematic design has been completed with early works packages also being prepared to enable demolition and retention works to commence in the second quarter of 2012. Construction of both buildings is currently scheduled to commence in the third quarter of 2012.

## Townsville Port Inner Harbour Expansion, North Queensland

RCP has been appointed by the Port of Townsville Ltd to assist with the \$106 million upgrade of Berth's 8 and 10 and a new multi purpose passenger terminal to entice cruise ships to Townsville. Berth 8 will be upgraded to have capacity for Panamax class commercial ships. Berth 10 will house Canberra class navy vessels as well as other ships up to 300m long. The passenger terminal building will bring diversity to the Port which will be able to cater for passengers as well as the present core business commercial uses.

Russell Martoo from RCP's Brisbane office provided early assistance with the procurement model, programme and workshops with the shortlisted builders. RCP's North Queensland team will assist the Port of Townsville and the Seymour Whyte Smithbridge joint venture to deliver the completed project by mid 2013.



# Suncorp Stadium 2011 Flood Recovery

## Brisbane, Qld

The iconic Suncorp Stadium suffered major damage as a result of the floods in Brisbane during January 2011. While the flooding was confined to level one of the western stand, flood waters reached a peak of some 1.4 metres on the field of play, and all game day operations facilities were either destroyed or severely damaged.

RCP Brisbane are proud to have been appointed project managers by the Stadium to assist them in the reconstruction of the flood damaged areas. Watpac Constructions (Qld) Pty Ltd were appointed as design and construct managing contractor and Populous the project architects.

About 3,300m<sup>2</sup> of floor area within the Stadium was inundated, with substantial damage to dressing rooms, referees and



medical rooms, media conference room, police and stadium control rooms, staffing and operations rooms, amenities, lift lobbies, and a corporate entry. In addition, a large quantity of essential equipment and services was destroyed.

Temporary event facilities were quickly established, including dressing rooms, shower and toilet

facilities, medical room, press conference room, and other event support rooms. Amazingly, only two games were unable to be played at the Stadium before the essential services were brought back on line, and temporary event facilities installed. The Stadium has since continued to successfully host numerous soccer, rugby union, and rugby league games.

## The “Cloud”, Queens Wharf, Auckland, New Zealand

**RCP Auckland on behalf of the Auckland Waterfront Development Agency (CCO) and the Ministry of Economic Development have provided project management services for the Queens Wharf Rugby World Cup Project, a project with far more than meets the eye!**

The glamour component is undoubtedly the “Cloud”, a 9.8M fabric structure, designed to be deployable into 4 different sections for re-use after the Rugby World Cup Event. The design was a Jasmx concept, let as a design-build contract won by Fletchers with Fabric Structure Systems and Jasmx. Significant funding has been allocated to upgrading the wharf, its existing structures and infrastructure to accommodate the maximum wharf occupancy of 22,000 people (although operating at 13,500 for RWC). Shed 10 was strengthened, re-roofed and underwent cladding repairs.





## Seeing Eye Dogs Australia Breeding & Training Facility Re-development, Kensington

Clifton RCP Melbourne has been appointed by Vision Australia to manage the redevelopment of their Seeing Eye Dog Training facility in Kensington, Victoria.

The project involves the redevelopment of the existing facility to provide new dog training and breeding facilities which will make this the primary training centre for people who are blind or have low vision. There is also the opportunity to provide short-term

accommodation for clients during training, subject to additional funding becoming available.

We are currently in the process of finalising concept drawings and appointing the consultant team and anticipate design will be completed by February 2012. Ashley Thomas and Anthony McLaughlin are responsible for delivering the project which is scheduled to be completed in early 2013.

## Wintergarden Redevelopment, Brisbane, Queensland



RCP Brisbane were engaged in December 2010 by ISPT (Industry Superannuation Property Trust) to provide project management and programming services for the major refurbishment of the iconic Wintergarden shopping centre in the Queen Street Mall. ISPT is one of Australia's largest unlisted property funds and is considered one of Australia's leading property fund managers.

Comprising an inner city location, a major 5 star hotel above and adjoining 3 street frontages, the most significant challenge for the team was to coordinate major refurbishment works whilst tenants continue to operate. In addition, co-ordination and integration of ISPT's adjoining future development of The Regent, which is a proposed 42 level office tower intended to integrate with the Wintergarden once fully complete.

Upon completion, the new shopping centre will provide improved access and amenity from the Queen Street Mall, Elizabeth Street and Edward Street. The new Wintergarden will provide 80+ retail, lifestyle and food & beverage outlets with new high class finishes and upgraded services to ensure that it is well positioned to attract specialty tenants never seen before in Brisbane. The selected D&C contractor is Brookfield Multiplex and final completion is programmed for April 2012.



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