



No. 1 Thomas Holt Drive

How did an ECI process save AMP 15% and help them attract a new anchor tenant?



Before



During construction



After: Interior of the new Metcash tenancy

In 2012 Buildcorp was selected by AMP Capital as the ideal partner for their 1 Thomas Holt Drive building upgrade, extension and refurbishment, based on the successful delivery of their \$50m refurbishment and base building services upgrade of 255 George Street. At the time, AMP was in lease renewal negotiations with its sole tenant Canon, and the delivery of the base build upgrade for 1 Thomas Holt Drive was a critical part of the negotiations.

The Early Contractor Involvement (ECI) model was the ideal procurement method as the six month ECI period provided time to investigate the operational impacts of the works, audit the existing building services and produce a cost efficient design whilst minimising tenant disruption during the works. Buildcorp delivered the ECI services from August 2012 in a three stage process:

Stage 1 – Buildcorp assisted AMP with the development and finalisation of the Principal's Project Requirements (PPR) and developed detailed consultants' briefs and scopes of work to engage the services and design consultants.

Stage 2 – Buildcorp managed and coordinated the design process, providing buildability and programming advice. Surveys were undertaken on the existing risers, ceiling voids, plant rooms, switchboards, plant and equipment and all aspects of the building fabric for consideration and coordination into the design for future works.

Stage 3 – The final ECI stage involved the development and submission of a Guaranteed Maximum Price (GMP) based on the optimised design solution.

Turning point

At a mid-point in the ECI period AMP advised that Canon was not renewing its lease and would vacate the building. Despite this, the scope of works remained broadly similar and the flexibility of the ECI model enabled Buildcorp to continue our involvement whilst adapting to AMP's changed requirements.

At the time that Canon decided not to renew its lease, the independent Quantity Surveyor's Cost Plan for the project was \$12.8m. Two months later, at the end of the ECI Period, Buildcorp's GMP Offer achieved a 15% saving at \$10.9m, based on a comparative base scope.

Reusing the existing base building services saved \$1.2m. Thanks to the detailed surveys undertaken through the ECI process, elements far from their end-of-life usage

were identified and reused or refurbished in-situ whilst meeting the Green Star and NABERS requirements.

Other significant areas of savings identified in the ECI phase included:

- ▼ \$111,000 from reducing the tonnage of the structural steel, by developing a more efficient support system and re-using existing structural elements
- ▼ \$30,000 by extending the slab design for the new levels and installing upstands to support the Unistrut in lieu of the cantilevered façade support beams in the original design
- ▼ \$45,000 by extending the new steel columns and offsetting the beams so that the proposed cantilevered façade supports were no longer required on the upper levels

- ▼ \$15,000 from eliminating demolition and new steel work by retaining the existing concrete parapet
- ▼ \$12,000 by retaining a section of the existing car park entry initially marked to be demolished

The remaining \$612,000 in savings was achieved via a number of initiatives developed with our subcontractors and services team to more efficiently deliver the project whilst maintaining the PCA A Grade, 5-Star Green Star (Design) and 5-Star Nabers Energy rated refurbishment.

Outcome

The ECI process gave AMP a competitive advantage in negotiations for a new landmark tenant and Buildcorp subsequently delivered an integrated fit-out for Metcash as part of the refurbishment project.