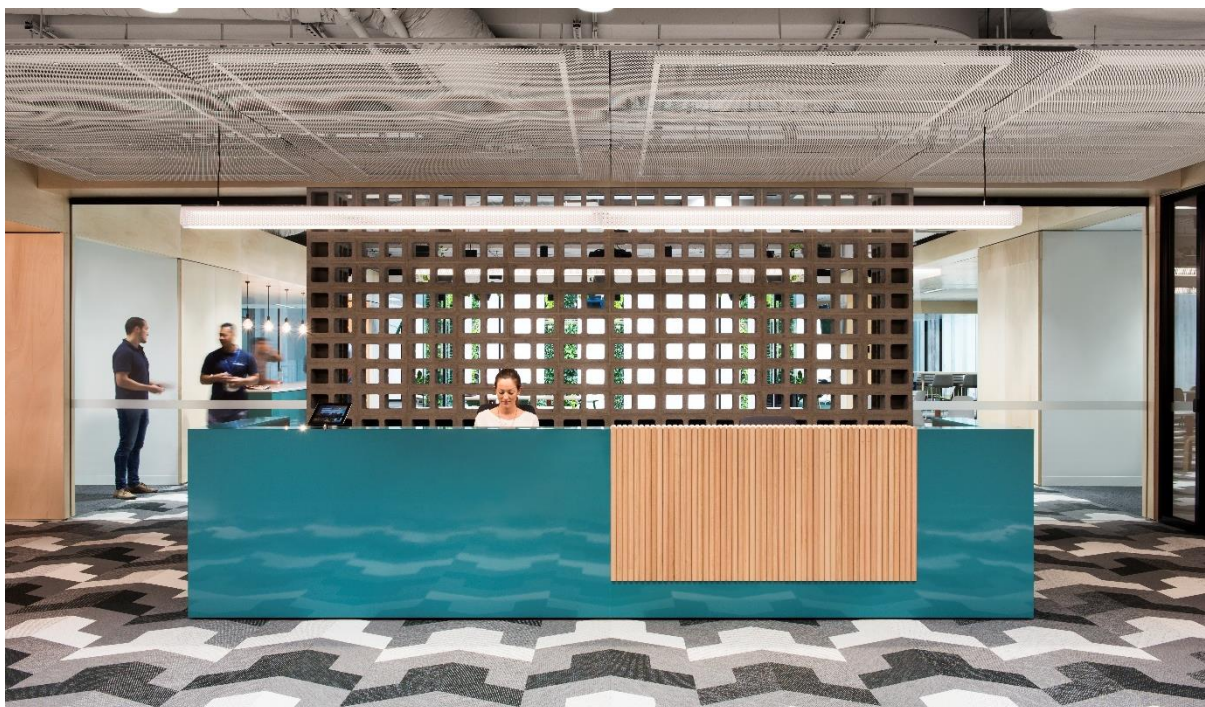


Case Study

PEXA Office Fitout

Property Exchange Australia (PEXA) appointed North as Project Manager and Quantity Surveyor to deliver this integrated office fitout project for PEXA's Corporate Headquarters. North was responsible for the design development, consultant engagement, contractor selection, project delivery, cost management and staff relocation of this project.



Project Objectives

- △ Create a fully fitted out office space (2,600sqm) to accommodate over 200 staff from two different office locations.
- △ A lifted office environment to incorporate diverse needs and encourage collaboration.
- △ Improved IT and AV technology to promote efficiency and boost performance.

Project Challenges

The project had an extremely tight timeframe with a broad range of interfaces. North was engaged in late June 2016 with no design documentation available at the time, and no consultants appointed other than the Architect. The project needed to be finished before Christmas 2016 to enable staff to occupy the space from the start of the New Year.

An occupancy permit was needed to be obtained prior to Christmas 2016 to enable the subsequent staff relocation. Maintaining a cohesive and collaborative team during the life of the project was imperative to better manage client expectations and to minimise time and cost impacts to the project.

Case Study

PEXA Office Fitout

Project Solution

North adopted a 'managing contracting' style contract for this project. Adopting this procurement enabled the client to fast-track the project to achieve an early start on site and early completion. Being involved throughout the design stage allows for the Managing Contractor to input their knowledge and expertise from the design stage, which improves constructability.



“The space looks amazing and we have now walked a number of people through it who have been very impressed with the end product. It’s been a terrific job and a fantastic project to be involved in. Thank you to all involved.”

James Ruddock, Group Executive – Finance & Corporate Services, Property Exchange Australia

Key Features

- △ Implementation of a procurement contract amended to best suit this project.
- △ Undertake consultants selection and engagement.
- △ Monitor and manage the construction cost to ensure the project budget is not exceeded.
- △ Responsibility for the coordination of design documents.
- △ Benchmarking for all activities higher than ‘the norm’ from day one.
- △ No tolerance was allowed on OH&S with on-site safety and quality continually challenged.
- △ Weekly and Monthly updates – keeping all parties/stakeholders informed.
- △ Dedicated North resources to ensure successful project completion.

Case Study

PEXA Office Fitout



Results

The project was completed safely, on time and under budget and was achieved through an integrated team approach, proactively managed and monitored throughout the contract process.

The staff relocation timeline was successfully met, and deliverables were achieved.

Review

The process of effectiveness and pro-activity that led to successful outcomes is typical of what to expect from North. This project was setup for success and managed by the North team.