

Case Study

Dock 1 Port Adelaide

Renewal SA appointed North as Quantity Surveyor and Superintendent to deliver this major civil remediation project. North was responsible for the cost management and superintendency of this project for Stages 1 and 2. The Port Adelaide Dock 1 development will feature 750 homes, including townhouses and apartments. With a key focus on activating the waterfront, the project includes a dockside plaza and boardwalk with pavilions, central park with BBQ and picnic lawns, sporting facilities and an exercise area.



Project Objectives

- △ Site clearance and demolition of structures within the contract area.
- △ Excavation and removal of decommissioned services.
- △ Excavation of the site in accordance with the plans and specifications.
- △ Backfill of the site with site won material and additional imported fill to the target level.
- △ Place preload at nominated areas and undertake survey monitoring during the settlement period.

Project Challenges

The project had numerous challenges throughout including:

- △ Over 85,000m² of the dock 1 area to be cleared, remediated and filled.
- △ Works to be undertaken close to waterfront infrastructure.
- △ Excavation and disposal of buried asbestos offsite.
- △ Cut existing SA Company Basin timber piles and walls to 0.5m under subgrade level, backfill with imported fill and lay geofabric.

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- △ Deep excavation works onsite for site remediation with dewatering onsite to be taken into consideration during excavation.
- △ Large amount of filling material to be sourced from Gillman and delivered to site.
- △ Preload nominated area for site settlement with survey monitoring.
- △ Soft subgrade treatment works.
- △ Latent underground site conditions

Project Solution

Utilising their previous project experience with Renewal SA, our team was able to draw on valuable benchmark data to evaluate potential project risks and set up a robust budget and forecast. Further assurance was provided through P50 and P90 risk analysis, supporting Renewal SA in the delivery of this project.

North's accurate pre-tender estimate facilitated for the incoming tender pricing schedules received from the market to be effectively evaluated.

North was engaged to assist with this tender assessment and post-tender clarification works stage following previous performance and support provided in project costing and management.

Key Features

North was engaged by Renewal SA as cost estimators/engineers to assist with the following to date:

- △ Cost estimate for whole Dock 1 remediation works (four stages) based on concept design.
- △ Cost estimate for Dock 1 remediation works Stage 1 and Stage 2 respectively based on proposed scenarios and updated geotechnical investigation including P50 and P90 risk analysis.
- △ Pre-tender estimate for Dock 1 remediation works Stage 1.
- △ Assistance with preparing tender documents including pricing schedule and scope of work.
- △ Assistance with tender assessment and post-tender clarifications for the preferred tender.

Results

North has worked closely with Renewal SA on the Dock 1 Port Adelaide Project from the early stages of feasibility and cost study through to pre-tender estimating.

North also provided independent advisory services. In our role of independent advisory consultant, North assisted with tender document preparation and tender assessment on all 4 tenders received from the competitive tender process including all post tender clarifications.