

Project management of warehouse construction

CLIENT: Goodman

LOCATION: M20 Business Park, Plunket Ave, Manukau, Auckland



Rebbeck
Dunn
Watters

Project Delivery
Building Consultancy
www.rdw.co.nz



Rebbeck Dunn Watters have completed numerous new build and existing refurbishment projects ranging from warehouses to distribution centers. Their ability to effectively plan and manage projects, while dealing with new and existing Customers is commendable. They have an ability to manage budgets and timelines, while keeping a close eye on the detail and understanding the respect Goodman have of their Customers.

Phil Crampsie – Head of Projects

Size	Value	Services Provided
10,000 m ²	\$10M	/ Project management

Introduction

RDW was engaged by Goodman to manage a speculative build warehouse construction project at M20 Business Park. The project was initially paused due to the first Covid lockdown and border closure. It was restarted around nine months later, just before a subsequent lockdown. Key aspects of the project included incorporating Green Star sustainability accreditation initiatives during construction and integrating a fit out for an incoming tenant just prior to completion.

Challenges

- / Covid lockdown presented significant operational challenges. To overcome these, RDW implemented appropriate health and safety protocols to comply with regulations governing the operation of construction sites during lockdowns.
- / Some difficulties arose with site investigation and preparation. A neighbouring building was being refurbished and alternate solutions were needed so the build could commence.
- / The same neighbouring tenant, a call centre, meant noise restrictions were imposed. To overcome this, RDW altered the construction programme to complete noisier works during Covid lockdown, when call centre staff were working from home.
- / Material supply issues as a result of Covid also raised challenges. RDW's agility and experience meant we were able to quickly manage alternative options and have them approved by the client, allowing the construction programme to progress smoothly.
- / Green Star sustainability initiatives were implemented during the project, adding additional complexities. The project served as a test for Green Star accreditation on Goodman's subsequent projects. This included rainwater reuse, solar panels, efficient HVAC systems, high-performance double glazing and sustainable finishes in the office and staff amenity areas.
- / Along with the implementation of sustainable features, the late integration of the tenant fit out into the project posed challenges with avoiding doubling up on already completed works and incurring extra costs.

Outcome

Despite challenges before and during the build, RDW delivered the project on schedule and within budget. Key success factors included:

- / RDW used specialised skills in project management to flexibly incorporate changes without disrupting the overall programme.
- / Adjustments made on site saved costs for both the incoming tenant and the client.
- / The fit out for the incoming tenant was managed within a tight budget and an alternate and layered procurement process was required.
- / The tenant was highly satisfied with the premises, which came with the added benefit of energy efficiency and other sustainable features.
- / The success of the project is testament to RDW's ability to deliver the smartest solutions for clients - closely managing multiple challenges and design changes while keeping timelines on track.

"RDW successfully demonstrated agility, competency and excellence in project management to deliver a facility that meets the high expectations of all stakeholders. The success of this project has set a new benchmark for Goodman, which now implements Green Star design principles on every new development."

Client Reference

Phil Crampsie – Head of Projects – Goodman

Phone: +61 21 543 528

Email: phil.crampsie@goodman.com