Rebbeck
Dunn
Watters

Project Management

CAPABILITY STATEMENT

About **Rebbeck Dunn Watters**

Rebbeck Dunn Watters (RDW) is a privately owned business focused on providing the very best leadership and project expertise in the commercial property sector.

Established in 2010, we consistently deliver projects for a number of the industry's most successful investors and occupiers.

Our approach to project delivery

1. Accountability: we take full **responsibility** for each project and its success.
2. Best-in Class: we only employ talented and **experienced** project managers.
3. Independence: we are not affiliated or aligned with any other consultant, supplier or contractor. This ensures best-for-project outcomes.
4. Professionalism: alignment with RICS and PMBOK processes and a commitment to continual professional development.
5. Value: proactively seeking to always deliver beyond expectations.
6. Sustainability: continual consideration of environmental consequences.

Our team of professionals has wide-ranging expertise in property, design, cost and construction disciplines.

We manage and deliver projects across all sectors of the industry – everything from commercial office, industrial, retail, aged care, education, hotels to data centres, infrastructure and green field land development. ■

YOUR AWARD-WINNING TEAM ⌄

Our Services

PROJECT MANAGEMENT

We know our clients' projects are critical to the success of their business and that certainty of outcome is an absolute. As lead consultant we start with gaining a deep understanding of your objectives, we then overlay our knowledge of the project life cycle and combine that with innovation, technical skill and a robust management process to execute projects. Underlying our process is a commitment to maximising the value you gain from your investment. We focus on risk, time, costs and the highest level of quality.

ENGINEER TO CONTRACT / INDEPENDENT CERTIFIER

In the dual role of Principal's Agent, and Independent Certifier the Engineer to Contract (EtC) / Independent Certifier (IC) is a key role in any construction contract. The role is varied and includes supervising the contractor, certifying work, receiving payment claims and representing the client on-site. Experience and reputation is therefore paramount. RDW's EtC / IC service is director level led which affords decades of hands-on experience. We pride ourselves on our in-depth knowledge, integrity and ability to act independently at all times.

PROJECT / DEVELOPMENT MONITORING

We assess projects and developments as they progress, acting as your 'eyes and ears' to identify and advise on risks that may arise. This gives our clients an independent and impartial tool for managing and mitigating risk. Protection of interests and ensuring "best for project delivery" is the main objective. This service can be tailored to suit specific needs.

CONTRACT ADMINISTRATION

Contract administration involves the day-to-day management, formal governance, and independent responsibility to administer construction contracts with integrity. Construction contract expertise is a core competency at RDW. As lead consultant our project managers are a natural fit for undertaking this role.

DEVELOPMENT MANGEMENT

Our team's knowledge and experience in development management comes from years of working both in-house and in consultancy roles for major institutional developers and property owners. We formulate robust and targeted development strategies and manage the development process from appointment of professionals, through planning and consenting to successful delivery. Working for investors, developers, lenders and corporate occupiers, we pride ourselves on understanding your objectives and providing high-value advice. From major public buildings, offices, large scale residential and mixed-use developments to hotels, leisure facilities and industrial buildings, we can manage the entire development process on your behalf, ensuring optimum outcomes. ■

+ "Their ability to meticulously plan and manage projects, while ensuring excellent communication with both new and existing customers, is commendable. They possess a keen eye for detail, diligently manage budgets and timelines, and fully comprehend the significance that Goodman places on maintaining strong customer relationships."

Phil Crampsie, Head of Projects, Goodman

Recent **Projects**

01. FARRO SUPERMARKET

RDW project managed the development and construction of a new Farro supermarket on Auckland's North Shore. We assisted our client with development and leasing documentation, design coordination, local authority consenting, health and safety oversight, engineer to contract, and construction administration. We also facilitated the hand over process to allow the tenant, to undertake their fit out in a timely manner and achieve their targeted opening date. The quality of build has been well received by our client and Farro's customers.

02. OCEANIA OFFICE FIT OUT

RDW as lead consultant managed the design, consenting, head contractor procurement and construction contract administration of our client's new office fit out at HSBC Tower in Auckland's CBD. A number of challenges arose over the tight project timeframe however, the project was completed on time and below budget. The client's stakeholder team were greatly satisfied with the project outcome.

03. NZAA OFFICE FIT OUT

RDW were engaged by our client NZAA to manage their new Auckland head office fit out. The project involved assistance in identifying a suitable new office location, managing the design team, project budget, overseeing the consenting process through to managing the construction contractor. RDW also provided well considered technical support in the drafting of leasing documents and assistance with final negotiations between the NZAA and head lessee.

04. GOODMAN/MAINFREIGHT LOGISTICS

We were appointed by our long-standing customer, Goodman, to provide project management, contract administration and engineer to contract services for a new 50,000sqm logistics supersite for their customer, Mainfreight. The project involved significant deconstruction and recycling of 40,000sqm of glass houses prior to extensive land and infrastructure development works, followed by construction of two new purpose built warehousing facilities. The project's success enabled early access of the facility two months ahead of schedule.

05. SMALES FARM INFRASTRUCTURE & LAND DEVELOPMENT

RDW provided development management services to support future construction of a mixed-use, transit-oriented development on a 10ha block of land at Smales Farm. This included the masterplanning for high-density mixed-use development alongside the existing office park. RDW as client representative also monitored the construction of new infrastructure as well as preparation of the site for future development in accordance with the Smales Farm master plan. ■

TRACK RECORD

RDW provide our clients with specialised knowledge and services, as demonstrated by the following projects:

Five Mile – Retail, Queenstown
SIZE: 7,500m²
Development management, project management and contract administration

Five Mile – Office, Queenstown
SIZE: 7,500m²
Development management, project management and contract administration

Kiwibank HQ – Office, Wellington
SIZE: 7,500m²
Project management, contract administration and move Management

Mercury HQ – Office, Auckland
SIZE: 7,000m²
Project management and contract administration

Carrington – Golf Resort, Northland
SIZE: 210ha
Development management, project management and contract administration

Vodafone HQ – Office, Auckland
SIZE: 18,000m²
Project management and contract administration

Highbrook Business Park, Auckland
SIZE: 3ha
Project management and contract administration

DLA Piper HQ – Office, Auckland
SIZE: 2,000m²
Project management and contract administration

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