

# 500 Bourke Street

## Case Study



<b>Client</b>	ISPT
<b>Value</b>	\$180m
<b>Location</b>	Melbourne CBD, Victoria
<b>Duration</b>	25 months
<b>Service</b>	Landlord Representative Superintendent Tenancy Coordination

The redevelopment of 500 Bourke Street involved the full refurbishment of the 36 level office tower owned by ISPT and fully tenanted by NAB. The project also established a brand new retail precinct fronting Little Bourke Street and comprising retail, public plaza, child minding centre and the new Movida restaurant.

Following the engagement of Bovis Lend Lease to deliver the base build works utilizing a design and construct model, Johnstaff were appointed by ISPT to act as their Landlord Representative and contract Superintendent. The base build refurbishment was designed to achieve a 5 star Green Star design and as-built rating. NAB, also engaged Bovis Lend Lease to undertake an integrated fitout concurrent with the base build works. Johnstaff was engaged to act as Superintendent to the D&C base build contract as well as act as ISPT's Owner's Representative.

Johnstaff also provided tenancy coordination services for the retail precinct, which comprised 1,300m<sup>2</sup> of lettable space and 2,700m<sup>2</sup> of plaza area. We liaised extensively with Bovis Lend Lease, the services engineers, building manager, leasing agent and ISPT to coordinate all fitout and opening activities.

There were a number of challenges that were successfully overcome. Firstly both the base build and fitout works had to be undertaken while the building remained occupied, requiring significant staging of services infrastructure upgrades in order to minimize any disruption to NAB's operations.

Secondly the retail plaza had to be completed prior to Christmas 2009 in order to generate additional revenue for ISPT. The project also included creation of a new front entry that presented to Bourke Street, effectively drawing people through the lobby and into the retail plaza at the rear.

One of Johnstaff's primary objectives from the outset of our involvement was to ensure the independent integrity of the two separate contracts. This required particularly diligent contract administration. As Superintendent we tracked the contractors program closely which allowed us to demonstrate any concurrent delay caused by the NAB contract and consequently enabled us to mitigate ISPT's time and cost and risk. The project was completed on time and within the ISPT budget.

