

Federation Square

Case Study



Client	Major Projects Victoria, Federation Square Management
Value	\$450m+
Location	Melbourne, Victoria
Duration	1999 - 2003
Service	Project Management Tenancy Coordination

Federation Square is perhaps the largest and highest profile inner city urban precinct development completed by the Victorian Government in the last 30 years.

Designed initially through an international design competition, the design and construction was highly complex including construction of a base building floorplate over Flinders Street Station and with an objective of making an urban statement given its prominent location.

Johnstaff was commissioned by the State Government to provide Alternate Dispute Resolution services for this unique project following the presentation of substantial claims against it by the Managing Contractor and various trade contractors. In addition, Johnstaff was invited to provide value management advice to assist the State Government in reigning in the spiraling project costs that were a result of the unique architectural design on the project.

Our role at Federation Square included the resolution of \$60 million of trade contractor prolongation claims against the Government recommended by the Managing Contractor, Project Manager and Quantity Surveyor. We provided specialist contractual and programming analysis to establish true contractual entitlement and successfully negotiate settlements with the claimants.

Johnstaff is proud of our achievement on the project where all claims were resolved without litigation for a total cost of \$5m. We subsequently played a key role in the Alternate Dispute Resolution of a substantial contractual claim made by the Managing Contractor against the Government which was also resolved without the need for litigation.

We also facilitated several major Value Management workshops with the Managing Contractor, senior government officials and the design consultants. Our processes and facilitation assisted the resolution of several significant design discrepancies that assisted Government in containing the project costs.

Johnstaff's role was further extended to include a tenancy coordination role to assist with completion and cost management of tenancy fitout requirements for all Federation Square retail and hospitality tenancies including Transport/Taxi and to assist with planning and interface management for fire rating works required to be undertaken below the rail deck.

