

Project Profile

APIN | Darwin

Client	Commonwealth of Australia – Dept. of Defence
Client Sector	Commonwealth Government
Project Cost	\$428M
Services Provided	Overall Project Cost Management
Project Size	Working and Living Accommodation for Australian Army's 1 st Brigade
Architect	Various
Contractors	Various



1 Brigade Headquarters

Overview

The Project consisted on the construction of Working Facilities and Live-in Accommodation for the Australian Army's 1st Brigade establishment in Darwin. Major components of the project comprised facilities for 1 Aviation Regiment, 1 Brigade Headquarters and Battalion Headquarters, 104 Signals Squadron, 7 Training Group, 1 BASB Transport and Maintenance Companies, 5/7 Royal Australian Regiment (mechanised), 1 Combat Engineers Regiment and Darwin Logistics Battalion. Supporting facilities such as Military Instruction Blocks, Simulation Ranges, Training Ranges, Officers and Other

Ranks Messes, Recreational Facilities, Officers and Other Ranks Accommodation, Roads and Engineering Infrastructure Services were also provided. Training facilities were also provided off base at various locations throughout the Territory and other related works were carried out at RAAF Base Darwin such as the provision of facilities for 161 Reconnaissance Squadron.

The project was delivered through a Project Management agreement with the Commonwealth of Australia and Rider Levett Bucknall was the Cost Manager and an intrinsic part of the Project Management team.

The Project started in 1993 and was completed in 1999 (initial programmed completion was 2003 as part of a two five-year plan).

Our Role

Rider Levett Bucknall's commission included:

- Establishment of Master Project Budget and Expenditure Cashflow for all Facilities
- Review of all designs and cost plans prepared by Design Consultants
- Assistance with preparation of all tender documentation for Consultants and Contractors
- Review of all tender submissions and preparation of tender assessment reports for consideration by Tender Boards
- Post Contract cost management of all contracts (over 150 contracts for design, construction and furniture procurement)
- Assessment of all work (design and construction) in progress and making all payment recommendations
- Negotiation and Agreement of all contract variations
- Agreement of all final accounts
- Preparation of comprehensive monthly progress reports covering all financial aspects of the project including actual and projected expenditure cashflow and expected final costs for all contracts and incorporated in a Master Project Budget and Cashflow Plan.

Client Benefits

The full services delivered by Rider Levett Bucknall provided the Commonwealth through the Dept. of Defence with single point accountability for all matters pertaining to the financial management of the project in a fully integrated manner for all sub projects which were designed and cost planned by a number of consultants. Rider Levett Bucknall set up procedures and established the financial framework used by all consultants to ensure commonality and uniformity of financial outcomes for all sub-projects.

Expenditure cashflow was modelled to suit Government funding requirements and adapted to meet project delivery time lines. The Dept. of Defence was provided at all times with up to date cost

information on all projects which were at different stages of design, construction and completion thereby facilitating the decision making process (both at macro and micro levels).

Rider Levett Bucknall successfully value managed the project to deliver substantial cost benefits such as the ability to provide additional facilities within the initial budget, still delivering all projects within the overall Master Project Budget and returning funds to Consolidated Revenue at the end of the project (a novelty at the time as most projects were running beyond established time and cost parameters).

The project won a Project Management Award and was highly praised by the Dept. of Defence for the cost benefits accrued and cost transparency maintained throughout the project duration.