

Case study | One One One Eagle Street



Project profile

One One One Eagle Street sets a new benchmark in innovative office design. Located in Brisbane's exclusive riverfront setting, this iconic, modern building will greatly enhance its environment and the precinct. The One One One Eagle Street project has been awarded a 6 Star Green Star – Office Design v2 Certified Rating, issued by the Green Building Council of Australia, which represents 'World Leadership' - a first for a Brisbane CBD tower. One One One is the only new premium-grade tower to be built in Brisbane's Golden Triangle in this development cycle.

The project will introduce a unique experience in office accommodation with over 63,000m² of premium grade office space across 50 levels, designed to reinforce the premium office identity of the 'Riverside' precinct. Distinctive contemporary design by leading architects, Cox Rayner, makes the most of river views, light and space.

Advanced technology including the latest 'smart' glass and innovative cooling techniques ensure the building achieves the highest possible environmental standards.

A D&C Contract was awarded to Leighton Contractors Pty Limited in February 2008.

Particular technical and project management challenges of the project are the:

- complex and innovative typical floor construction involving world-first fig-tree columns (non-vertical structural steel and concrete perimeter columns) to emulate the large Moreton Bay Fig Trees that have long established the sub-tropical beauty of the local streetscape.
- location on one of the most difficult inner city CBD sites in Australia surrounded by existing tower buildings on all sides.
- adjacent Brisbane River and associated geotechnical conditions, adjacent buildings and adjoining land owner issues and legalities, generated a top/down construction method, incorporating diaphragm wall technology. Tower floors are being built at the same time the basement is excavated and constructed.
- shared precinct loading dock and car-park within the site is to be kept operating while construction is undertaken over three and a half year construction programme.
- authority submissions required at state and local government levels related to the site and ESD objectives.

Client/developer:	The GPT Group
Development value:	Confidential
Service delivered:	Project Directorship, Project Management, D&C Contract Administration
Location:	Brisbane, Queensland, Australia
Procurement route:	Design competition, GMP tender and negotiated, Design & Construct
Contract period:	July 2006 to December 2011
Architects:	Cox Rayner
Structural engineers:	ARUP
M&E engineers:	Lincolne Scott
ESD:	6 Star Green Star – Office Design v2 Certified Rating, Green Building Council of Australia



- project management of the Preconstruction and Services Agreement awarded to the successful tenderer
- review and preparation of recommendations on Contractor Construction Management deliverables required under the contract, including plans and programs
- facilitation of owner's Requirement and Design issues with The GPT Group and contractor/consultant teams
- timely facilitation of issue of all owner deliverables required under the contract
- providing recommendations on the Independent Design Review program and ongoing coordination and facilitation
- dual ongoing roles; D&C Contract Administration and Superintendent under the contract and owner's representative, and facilitation of dispute resolution
- providing independent regular review and certification to the financiers
- regular in-depth reporting to The GPT Group and the financiers.

Key deliverables

Managing the key challenges has demanded a collaborative and innovative approach:

- providing effective project strategy towards achieving the owner's development objectives
- providing effective strategic leadership to the team
- coordinating the diverse senior project stakeholders including those of the owner, contractor and financiers

BurnsBridge Sweett has managed these challenges with the client's clear strategic objectives in mind, negotiating where necessary in order to deliver the strategic intent.

Our role

BurnsBridge Sweett's role includes:

- project directorship and project management services of the project in collaboration with The GPT Group
- providing substantive advice on project strategy, including procurement, separable portions, risk management, contractor relations, etc
- facilitating the Design Competition
- facilitating selection, negotiation and engagement of the design and other project consultants
- preparation, issue and facilitation of the invitations for tender Expression of Interests, evaluation of returns and preparation of substantive recommendation to The GPT Group
- facilitation of the preparation of the owner's project requirements and other contract documents
- preparation, issue and facilitation of the Request For Tender, evaluation of tenders and preparation of substantive recommendation to The GPT Group
- facilitating major GMP and D&C contract negotiations (modified AS4300 contract) in collaboration with the legal representatives of the parties
- facilitating coordination and negotiation of regulated precinct adjoining owner issues
- assistance with resolution of due diligence issues relating to land transfer

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