

SYDNEY CBD ASSET STRATEGY

Client
Public Works & Services

Location
Sydney CBD

Value
\$145m

Completion
1996



APP Corporation Pty Ltd

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In 1994, Public Works & Services appointed APP as project Director, Project Manager and Superintendent to implement the CBD Asset Strategy. The NSW Government planned to save in excess of \$100m over a ten year period by consolidating government accommodation into four existing CBD buildings:-

- Governor Macquarie Tower 30,000m²
- State Office Block, 36,000m², refurb, fitout, staff relocation
- Education Building, 17,000m²
- Chief Secretary's Dept, 8,000m²

APP appointed individual project teams to implement the design and construction, refurbishment, fitout and relocation of 3,500 staff. Two of the buildings were heritage listed and the 12 government agencies, Premiers Office and 14 Ministers had a diverse range of requirements.

In the midst of the project APP also had to contend with a change of government and the request for design changes while minimising cost and time penalties.

APP managed all aspects of the design including complex telecommunications aspects and the relocation of staff to new offices. We were required to negotiate and agree common standards of fitout with 12 agencies to maximise the FF&E budget and allow bulk purchasing of common items.

Additionally Public Works & Services appointed APP as Project Manager for design and construction of fitout, including the telecommunications installation, of Governor Macquarie Tower (GMT). This involved complex negotiation of an integrated fitout arrangement with the Developer – a concept not contemplated in the Agreements. Non-base building contractors were used, rigorous workstation selection from 15 suppliers saved \$2m, and standardised fitout and facilities enabled a further \$5m in cost savings over a 15 year life cycle.

A sign of the success of this project was the smooth transition government agencies had into GMT, with little or no delay, during an election year.



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