

Project Profile

Hopkirk Research Institute | Massey University Palmerston North, New Zealand

Client	Massey University
Client Sector	Veterinary Facility / Animal Research
Project Cost	\$14.8 million
Services Provided	Full Service Quantity Surveying Commission
Project Size	3,792m ²
Architect	S2F Pty Ltd, Melbourne, Australia
Head Contractors	McMillan & Lockwood PN Ltd



Overview

This project involved the construction of a “High Tech” Research Laboratory Building in a joint venture between Massey University and AgResearch Ltd to replace AgResearch Ltd’s facility at Wallaceville, Lower Hutt.

The building is located at Massey University Palmerston North Campus and is linked to the existing Veterinary Facility Complex. The building is two storeys with a substantial services plant room at roof level. The tenancy includes PC2 and PC3 Research Laboratories with Ancillary Preparation Rooms and Offices.

Our role

Rider Levett Bucknall provided Massey University (the building owner) full quantity surveying and cost management services.

Services comprised:

- full estimating and cost planning through the design phases
- preparation of schedule of quantities for all trade sections other than mechanical services
- tender negotiations with the preferred contractor on P & G margin basis
- tendering the subtrades under a fast track type contract and negotiating the contract price

- contract administration including variation and monetary allowance adjustments, and payment recommendations
- financial statements for the contract on a monthly basis
- agreement of final account
- separate cost management service to provide complete project cost and forecast cashflows on a monthly basis

Client benefits

Rider Levett Bucknall's expertise and advice from project inception through to completion provided Massey University's project director with the financial information necessary to make decisions to comply with project budget limit.

The tendering of the subtrades proceeded in an orderly manner and allowed the contractor with sufficient lead in time to comply with the construction programme and the contract completion date.

Testimonials

Audit New Zealand was employed to review the project management practice and standards provided by the University's project director and the design and cost management consultants.

Audit New Zealand started under their final Assurance Review that this project has been an example of "best practice" in a major public sector capital development project.

Bill Inglis Principal, Specialist Assurance Services, Audit New Zealand.

The University's Vice Chancellor recorded her appreciation of the performance of the consultants on this project including Rider Levett Bucknall's financial reporting for the project.

Professor Judith Kinnear, Vice-Chancellor, Massey University.