

Stanley Street Office Development, Parnell



Development Construction

Project
Commercial

Location
Stanley St, Parnell

Client
McDougall Reidy & Co

Value
\$37 Million

Period
12 Months

Consultants
Architects /
Warren & Mahoney

Structural /
MSC Consulting

Acoustics /
Marshall Day

Stanley Street is a noisy thoroughfare that shuttles container trucks between the port and State Highway 1. The dull hum of heavy traffic is punctuated by the screech of a nearby rail line. Being in the midst of a busy stretch of road also made the site, adjacent to the Carlaw Park commercial precinct, particularly attractive due to its visibility and proximity to the city.

Seeing the potential, Haydn & Rollett were involved in a project-managed build; to design, construct and lease back an A-Grade office building for this key site. A by-negotiation tender process allowed Haydn & Rollett to prove their tender was not only market tested but, having had oversight of the early design process, extremely competitive with a lowered risk profile for the client. As part of the process, it was also agreed that Haydn & Rollett would manage and work collaboratively with the contracted designers, Warren & Mahoney Architects.

The construction of the \$16 million, four-storey building with 7,200m² of commercial office space to a Green Star rating of 4 was not without its challenges. Particular attention was paid to the acoustic design and treatment due to the proximity of rail and motorway traffic while the Haydn & Rollett team worked closely with Marshall Day acoustics to bring expert advice into the design process early on. Similarly, with some complex site conditions involving pooling ground water, Haydn & Rollett worked with an experienced piling contractor alongside Haydn & Rollett project manager Richard Powell, who has an extensive background in civil engineering, to resolve the ground-foundation issues and share the risk profile.

The reward of Haydn & Rollett's commitment to working closely with consultants and contractors saw significant programme gains leading to an early finish and a quality addition to Stanley Street.