

Tisa Rua Multistorey Development

PROJECT FACTSHEET

KA PROJECT REFERENCE: 17235P
INDUSTRY: Civil Infrastructure: Commercial, Residential, and Industrial
DISCIPLINES: Project Management, Master Planning, Site Investigations, Architecture, Civil, Structural & Building Services Engineering, Quantity Surveying.

PROJECT SUMMARY

CLIENT

Teachers Savings and Loan Society

LOCATION

Waigani, Port Moresby, Papua New Guinea

PROJECT TYPE

Project Management |
Design | Contract Administration |
Superintending | Construction
Verification

YEAR COMPLETED

Estimated November 2022



PROJECT DESCRIPTION

Kramer Ausenco were engaged by Teachers Savings and Loan Society (TSL) as a returning client, to provide full suite of professional services for a new ten (10) storey development in Waigani. The site is adjacent to the existing seven (7) storey Tisa Haus building Kramer Ausenco previously designed and project managed over two decades ago. As a well-managed savings and loan society, TSL sought to invest into property and development while also catering to their own growing requirements for additional commercial office space. TSL then engaged KA to provide initial concept assessment and site master planning services. The multistorey development is a mixed-use podium and tower, consisting of retail and restaurants on ground floor and level 1 podium, with commercial office space occupying tower levels 2-8, with one level of 3 luxury residential penthouse apartments. The project aspires to be a high-end quality development appealing to the discerning retail, commercial, or residential tenant. Tisa Rua is inspired by the architectural nuances of the Kairuku stilt house. The meaningful connections of the project site to the original inhabitants of the Port Moresby area makes the Kairuku Hiri stilt house a significant conceptual inspiration. The elevation of the Kairuku Hiri Stilt house is reflected in the podium that raises the building from ground level, and the striking vertical fins that shade the translucent curtain walls behind. The southern elevation of the building is diagonally braced at the corners to emulate the bracing of traditional stilt houses. The vertical fins of the curtain wall juxtaposed with the scattered horizontal fins are reminiscent of woven and textured materials once applied on the Kairuku Hiri stilt houses. The north-western elevation of the building is anchored by circulation and amenities, thermally shielding the more occupied areas of the building. Energy efficiency and Environmentally Sustainable Design (ESD) principals were integrated throughout design development.

Ground Floor Area 1,600m² | Tower Floor Area 5,400m² (9 levels, 600m² each) | GFA 7,500m² | NFA 5,600m².

PROJECT ROLE

Kramer Ausenco provided complete professional design and management services for all phases of the development.

- Master Planning and Concept Assessment / Development
- Project Management | Design Management | Superintending | Contract Administration | Defects Liability
- Civil and Structural Engineering
- Building Services Engineering (Mechanical | Electrical | Fire | Hydraulic)
- All necessary Statutory Approvals including, but not limited to Physical Planning & Building Board
- Tender Administration, Negotiation and Award to AS2124 Conditions of Contract
- Superintendent and Project Manager to administer Construction Contract to AS2124

Tisa Rua Multistorey Development

PROJECT DATASHEET

Project Reference:	17235P
Industry:	Civil Infrastructure: Commercial, Residential, and Industrial

ASSIGNMENT NAME:	APPROX. VALUE OF THE CONTRACT:		
Tisa Rua Multistorey Mixed-use Development	>PGK 100M (CAPEX)		
LOCATION & COUNTRY:	DURATION OF ASSIGNMENT (MONTHS):		
Waigani, Port Moresby, Papua New Guinea	6 Months Design + Statutory Approvals 30 Months Construction + Defects Liability		
NAME OF FUNDING AGENCY:	TOTAL NO. OF STAFF-MONTHS OF THE ASSIGNMENT:		
Teachers Savings and Loan Society	Ongoing.		
ADDRESS OF AGENCY:	APPROX. VALUE OF THE SERVICES PROVIDED BY YOUR FIRM UNDER THE CONTRACT:		
John Guise Dr, Port Moresby, Papua New Guinea	Confidential.		
START DATE (MONTH/YEAR):	NUMBER OF PROFESSIONAL STAFF-MONTHS PROVIDED BY ASSOCIATED CONSULTANTS:		
COMPLETION DATE (MONTH/YEAR):	Ongoing.		
Start date:	March 2018 (Design phase)		
Completion date:	November 2022 (Practical Completion)		
NAME OF ASSOCIATED CONSULTANTS, IF ANY:	NAME OF SENIOR PROFESSIONAL STAFF OF YOUR FIRM INVOLVED AND FUNCTIONS PERFORMED:		
Cost Plan Services (QS subconsultant)	Bruce Nicholson	Project Director	ongoing
Umow Lai (Lighting subconsultant)	Michael Kramer	Project Manager	ongoing
PNG Land Survey (Survey subconsultant)	Gani Varo & Saubhagya Raizada	Dept. Project Manager	ongoing
ETS Geotechnical (Geotechnical subconsultant)	Rychard Cebula & Barry Kitson	Architectural Lead	ongoing
TIC Building Certifiers (BCA subconsultant)	Chris Barnes	Structural Lead	ongoing
	Sam Colwell	Civil Lead	ongoing
	Shane Harris	Building Services Lead	ongoing
	Manoa Vave	Electrical Lead	ongoing

NARRATIVE DESCRIPTION OF PROJECT:

Kramer Ausenco were engaged by Teachers Savings and Loan Society (TSL) as a returning client, to provide full suite of professional services for a new ten (10) storey development in Waigani. The site is adjacent to the existing seven (7) storey Tisa Haus building Kramer Ausenco previously designed and project managed over two decades ago. As a well-managed savings and loan society, TSL sought to invest into property and development while also catering to their own growing requirements for additional commercial office space. TSL then engaged KA to provide initial concept assessment and site master planning services. The multistorey development is a mixed-use podium and tower, consisting of retail and restaurants on ground floor and level 1 podium, with commercial office space occupying tower levels 2-8, with one level of 3 luxury residential penthouse apartments. The project aspires to be a high-end quality development appealing to the discerning retail, commercial, or residential tenant. Tisa Rua is inspired by the architectural nuances of the Kairuku stilt house. The meaningful connections of the project site to the original inhabitants of the Port Moresby area makes the Kairuku Hiri stilt house a significant conceptual inspiration. The elevation of the Kairuku Hiri Stilt house is reflected in the podium that raises the building from ground level, and the striking vertical fins that shade the translucent curtain walls behind. The southern elevation of the building is diagonally braced at the corners to emulate the bracing of traditional stilt houses. The vertical fins of the curtain wall juxtaposed with the scattered horizontal fins are reminiscent of woven and textured materials once applied on the Kairuku Hiri stilt houses. The north-western elevation of the building is anchored by circulation and amenities, thermally shielding the more occupied areas of the building. Given the pacific climate and context, Environmentally Sustainable Design (ESD) principals were integrated throughout design development. Contract is under budget, and ahead of schedule, despite Coronavirus-19 pandemic disruptions.

Ground Floor Area 1,600m² | Tower Floor Area 5,400m² (9 levels, 600m² each) | GFA 7,500m² | NFA 5,600m².

DESCRIPTION OF ACTUAL SERVICES PROVIDED BY YOUR STAFF WITHIN THE ASSIGNMENT:

Kramer Ausenco provided complete professional design and management services for all phases of the development.

- Master Planning and Concept Assessment / Development
- Project Management | Design Management | Superintending | Contract Administration | Defects Liability
 - Project management coordination meetings, submission of requests for extensions of time and variations.
 - Assessment and review of all technical and contractual submittals and submissions.
 - Management of potential risks and issues relating to project time, cost, scope, and quality.
 - Design management and coordination
 - Site verification and inspections, including site engineering and instructions
 - Development of multidisciplinary design criteria and specifications.
 - Administer contract and possession of site handover to Contractor
 - Verify and facilitate Contractor prerequisites to mobilise – insurances, schedules, security, etc.
 - Assessment of all Contractor's monthly claims, and issue progress certificates for Principal payment
 - Monitor contractor progress and adherence to Contract requirements

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- Identify non-conformances and deficiencies and implement corrective actions/notices
 - Chair and Client and contractor coordination meetings
 - Issue Fortnightly and Monthly Project Management reports to client
 - Civil and Structural Engineering:
 - Schematic, Developed, and Detailed Design, and Construction Phase Inspections
 - Building Services Engineering (Mechanical | Electrical | Fire | Hydraulic)
 - Schematic, Developed, and Detailed Design, and Construction Phase Inspections
 - All necessary Statutory Approvals including, but not limited to Physical Planning & Building Board
 - Tender Administration, Negotiation and Award to AS2124 Conditions of Contract
 - Expressions of Interest & prequalification process
 - Draft contract documents
 - Call and evaluate tenders, including tender clarifications, and evaluation report
 - Tender award & Contract execution
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