

Westpac Bank Properties Repair & Maintenance

PROJECT FACTSHEET

KA PROJECT REFERENCE:	20202P
INDUSTRY:	Building Infrastructure: Residential Apartments
DISCIPLINES:	Project Management, Scoping Assessments, Civil, Structural & Building Services Engineering, Quantity Surveying.

PROJECT SUMMARY

CLIENT

Westpac Bank Cooperation

LOCATION

Down-town, Port Moresby, Papua New Guinea

PROJECT TYPE

Project Management |
Scoping | Tender Administration |
Contract Administration |
Superintending | Construction
Supervision and Verification

YEAR COMPLETED

December 2021



PROJECT DESCRIPTION

Kramer Ausenco were engaged by Westpac Bank PNG Ltd to provide professional services in the procurement and delivery strategies required in the repair and maintenance of Westpac Bank Cooperation owned residential apartments that needed facelifts. The project involved undertaking of remedial works at three different sites namely the Ela Hanua properties, Lawes Road Properties and Lakosi Place Properties. These residential apartments were originally constructed in multiple levels and were either combination of steel and wooden framed apartments or combination of blockwork and steel framed. In the initial phase, KA in the presence of Westpac undertook building condition inspections so KA in agreement with Westpac could complete the full extent of the repair and maintenance works required in each of their building properties. After completing the building condition assessment, KA undertook scoping engineering services that included the provision of schematics, drawings, work methodologies and relevant specifications. The next phase essentially involved tendering and evaluation, and contracting services using most applicable contracting methods for the project. Final phase involved full project management of the construction phase and supervision of the Contractor in delivering the actual remedial works all the way to closing the project.

PROJECT ROLE

Kramer Ausenco provided complete professional scoping, tendering, contracting and construction supervision and project management services for all phases of the project.

- Concept and Scoping Assessment
- Project Management | Superintending | Contract Administration | Defects Liability
- 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

Westpac Bank Properties Repair & Maintenance

PROJECT DATASHEET

Project Reference: 20202P
Industry: Building Infrastructure: Residential

ASSIGNMENT NAME:		APPROX. VALUE OF THE PROJECT:	
Westpac Bank Properties Repair & Maintenance		PGK 2.5M	
LOCATION & COUNTRY:		DURATION OF ASSIGNMENT (MONTHS):	
Down-town, Port Moresby, Papua New Guinea		1 Month Scoping 2 Months Tendering & Contracting + Statutory Approvals 6 Months Construction + 12 Months Defects Liability	
NAME OF FUNDING AGENCY:		TOTAL NO. OF STAFF-MONTHS OF THE ASSIGNMENT:	
Westpac Bank PNG Ltd		2.7	
ADDRESS OF AGENCY:		APPROX. VALUE OF THE SERVICES PROVIDED BY YOUR FIRM UNDER THE CONTRACT:	
Westpac Bank PNG Ltd, P.O Box 706, Port Moresby, Papua New Guinea		PGK 0.25M	
START DATE (MONTH/YEAR):		NUMBER OF PROFESSIONAL STAFF-MONTHS PROVIDED BY ASSOCIATED CONSULTANTS:	
COMPLETION DATE (MONTH/YEAR):			
Start date:	April 2021 (Scoping phase)	Nil	
Completion date:	December 2021 (Practical Completion)		
NAME OF ASSOCIATED CONSULTANTS, IF ANY:		NAME OF SENIOR PROFESSIONAL STAFF OF YOUR FIRM INVOLVED AND FUNCTIONS PERFORMED:	
		Bruce Nicholson Project Director Gani Varo Project Manager Mark Zerike Lead Civil Engineer	

NARRATIVE DESCRIPTION OF PROJECT:

Kramer Ausenco were engaged by Westpac Bank PNG Ltd to provide professional services in the procurement and delivery strategies required in the repair and maintenance of Westpac Bank Cooperation owned residential apartments that needed facelifts. The project involved undertaking of remedial works at three different sites namely the Ela Hanua properties, Lawes Road Properties and Lakosi Place Properties. These residential apartments were originally constructed in multiple levels and were either combination of steel and wooden framed apartments or combination of blockwork and steel framed. In the initial phase, KA in the presence of Westpac undertook building condition inspections so KA in agreement with Westpac could complete the full extent of the repair and maintenance works required in each of their building properties. After completing the building condition assessment, KA undertook scoping engineering services that included the provision of schematics, drawings, work methodologies and relevant specifications. The next phase essentially involved tendering and evaluation, and contracting services using most applicable contracting methods for the project. Final phase involved full project management of the construction phase and supervision of the Contractor in delivering the actual remedial works all the way to closing the project. Despite the Coronavirus-19 pandemic disruptions, the overall project was successfully completed to budget, and on schedule. The project is currently under defects liability period.

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

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

- Scoping Assessment / Development
- Project Management | Superintending | Contract Administration | Defects Liability
 - Project management coordination meetings
 - 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.
 - Site verification and inspections, including site engineering and instructions
 - Development scope documentation 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
 - Identify non-conformances and deficiencies and implement corrective actions/notices
 - Chair Client and contractor coordination meetings
 - Issue Fortnightly and Monthly Project Management reports to client
- Civil and Structural Engineering:
 - 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
 - Draft tender documents and contract documents
 - Call and evaluate tenders, including tender clarifications, and evaluation report
 - Tender award & Contract execution