



built environment collective

# <BE•Collective>

engineered design & management

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## Project Management

Capability Statement

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1st Edition

[becollective.net](http://becollective.net)

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“ We challenge mediocrity & strive towards client relationships & project team associations where a collective approach is championed in recognition of enhanced outcomes.

**John Tuxworth**  
Managing Director  
BE Collective

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Myer Center Redevelopment  
Brisbane

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# Our Company

Built Environment Collective is an award winning Australian-based design & project management consultancy offering enhanced client outcomes via integrated solutions and a holistic approach to design & construction.

Founded on the 20-year international experience of Managing Director John Tuxworth, the company provides a unique value-adding contribution across a range of market sectors and project types.

## Our People

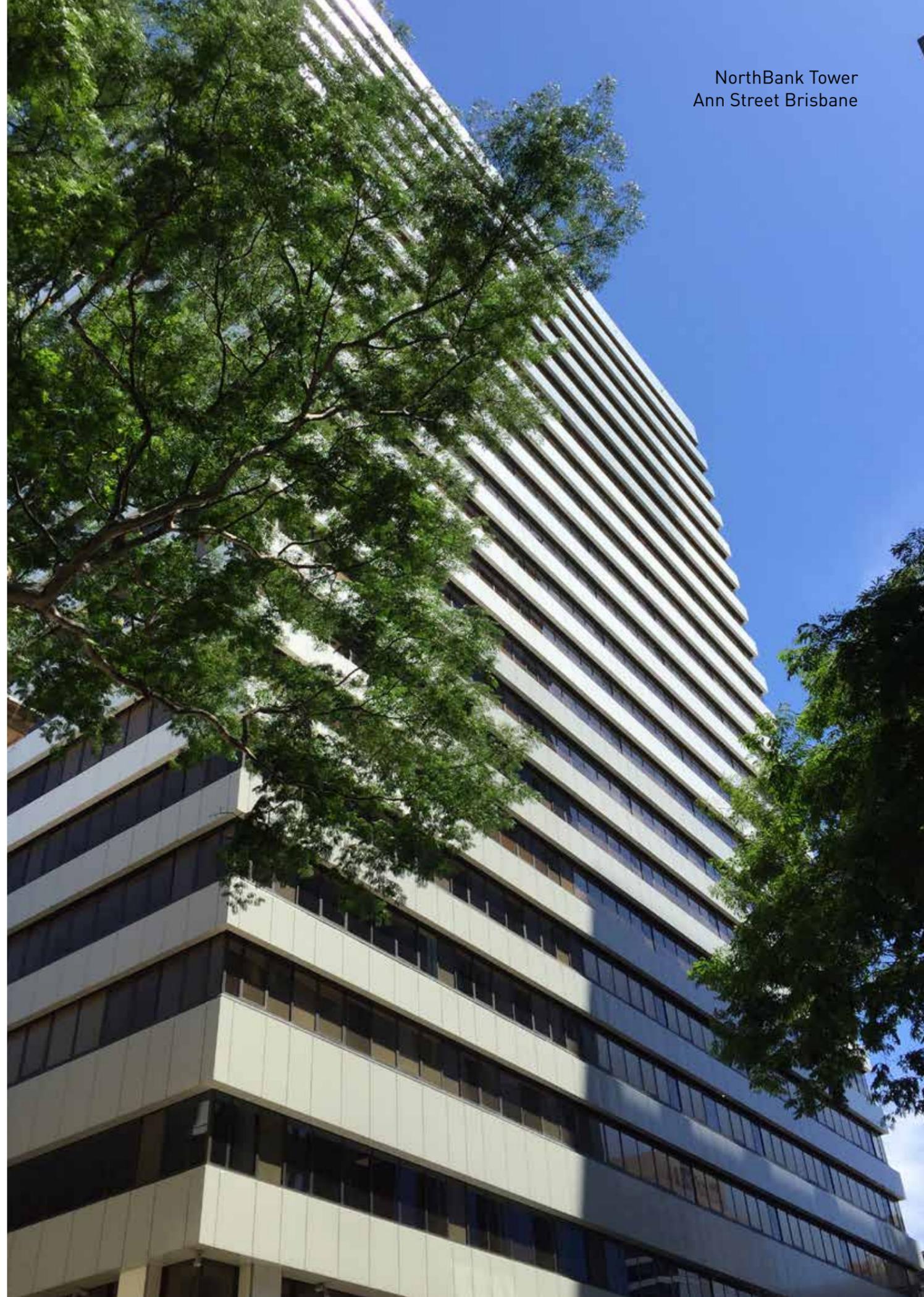
BE Collective is comprised of diligent, passionate consultants, who utilise their professional expertise to facilitate optimal client outcomes.

We maintain a rigorous approach to Continuing Professional Development (CPD). In addition of the commitment required by the relevant institutes and councils, CPD targets are mandated as part of each staff member's employment contract.

The Managing Director, John Tuxworth, contributes technically across all disciplines. John's tertiary education started at QUT's school of Civil Engineering. Following this John spent several years abroad working for Maunsell (Aecom) in Indonesia, Waterman Partnership in London, and Michael Punch and Partners in Dublin.

John's interest in becoming a multi-discipline building professional saw him undertake MBA studies through Latrobe University. John is also one of the few structural/civil specialists to be accredited as a Green Star Professional.

NorthBank Tower  
Ann Street Brisbane



# Our Project Management Capabilities

Built Environment Collective's staff are recognised as professionals in Queensland, Victoria, and nationally via the National Professional Engineers Register of Australia and the Australian Institute of Project Management. In addition to these domestic recognitions our staff are also registered in Papua New Guinea.

As well as the full suite of collaborative design capability, BE Collective offers Project Management and Construction Services. This offering can be tailored to suit a Client's existing management capacity and chosen contract delivery method, or alternatively we can provide full service to control the entire project process.

The full BE Collective Project Management service offering provides control across the six phases of the management process as follows:

## Project Briefing

Providing genuine and informed advice about realistic project potentials, and an appreciation of project risks and challenges to be managed. BE Collective can undertake or assist with Feasibility Studies, Design Brief preparation, Indicative Budgeting, High-level Programming:

## Concept Design Development

Development of the parameters for project expectations and deliverables. This involves the engagement of the Consultant Team to produce concept documentation, not only to enable agreement on design brief and scope, but also to refine the design/construction budgets - and balance. Concept Design documents are also the starting point for the submission of council approvals and extrapolating value-engineering decisions from the team. BE Collective can undertake the tendering and engagement of Concept Design, and also Budget Reviews. We can facilitate all documentation and reports necessary for Authority approvals, including the Development Approval (DA). During this PM delivery stage we will manage a series of full design reviews with the emphasis on Value Engineering and collaborative consultation, prior to Client sign-off to progressions into the next phase.

## Detailed Design Development

This stage brings to conclusion all design and documentation for review, prior to issuing for Construction. BE Collective manage the process by further engaging all consultants to progress the agreed design, with the development of briefs, regular reviews and further Value Engineering. We can facilitate and manage the lodgement of remaining Authority approvals including the Operational Works permits, Plumbing & Drainage, QFES approvals and the Building Approvals (BA) decision notice.

## Pre-construction Tendering

This stage brings the finalised collective effort to the market with the preparation and publishing of construction tenders. Following our tender review this phase culminates with the recommendation, negotiation and eventual selection of the agreed Contractor. BE Collective can produce tender packages, invite a selection of select contractors to tender, coordinate response to all tender RFI's, manage any amendments required, coordinate and control site inspections, tender interviews and reviews, provide tender recommendations and finally engage the selected Contractor on behalf of the Client.

## Post Tender Construction Management

A vital contribution. When site possession is granted, this stage relies on open communication, issues management, problem resolution and regular Project Control Group (PCG) meetings to ensure conformance to documentation, specification and program. BE Collective offers a full Superintendent service, controlling all site meetings, all correspondence, design RFIs, Contract Administration, program updates and regular Client reporting.

## Post Construction / Completion

Achieving completion of a project can often be perceived as a difficult and arduous process. BE Collective can ensure the management and smooth transition to the final delivery. Critical to this completion are our services for the coordination of commissioning and testing, defect management, overseeing the supply of meaningful Operation and Maintenance Manuals (O&MMs), administration of contract close-out items (such as PC Certificate), Certificate of Classification, final claim audit and reporting, and the management of any issues arising throughout the Defects Liability Period (DLP).

# PM Checklist

When engaging a Project Manager, a stakeholder must ensure the following elements are all considered as part of that scope of engagement:

## Project Briefing

- ✓ Feasibility Studies
- ✓ Brief Preparation
- ✓ Indicative Budget setting
- ✓ Programing

## Concept Design Development

- ✓ Engagement of sub-consultants & management of concept designs
- ✓ Management & reviews of indicative budgets
- ✓ Documentation and reports for Authority approval submissions, including DA
- ✓ Management of a series of full design reviews with an emphasis on Value Engineering
- ✓ Collaborative consultation prior to Client sign-off and progression to the next phase

## Detailed Design Development

- ✓ Management of all consultants
- ✓ Return design briefs & regular design reviews with an emphasis on Value Engineering
- ✓ Management of remaining Authority approvals including Operational Works, Plumbing & Drainage, QFES, and BA decision notice
- ✓ Progression to 'For Tender' documentation
- ✓ Preconstruction Tendering
- ✓ Production of tender packages for the invitation of a selection of key builders
- ✓ Manage all tender RFI's and any amendments to documentation,
- ✓ Coordination and control of site inspections, tender interviews and reviews, tender recommendations and
- ✓ Engage selected Contractor on behalf of the Client under the agreed delivery method.

## Post Tender Construction Management / Superintendent services

- ✓ Controlling all site meetings,
- ✓ Management of all correspondence,
- ✓ Distribution and control of design RFIs,
- ✓ All contract administration including program updates
- ✓ Regular Client reporting.

## Post Construction / Completion

- ✓ Management of commissioning and testing
- ✓ Defect management,
- ✓ Negotiating the supply of meaningful O&MMs,
- ✓ Administration of contract close-out items such as PC Certificate, Certificate of Classification, final claim audit and reporting
- ✓ Management of any issues arising throughout the DLP



# 01

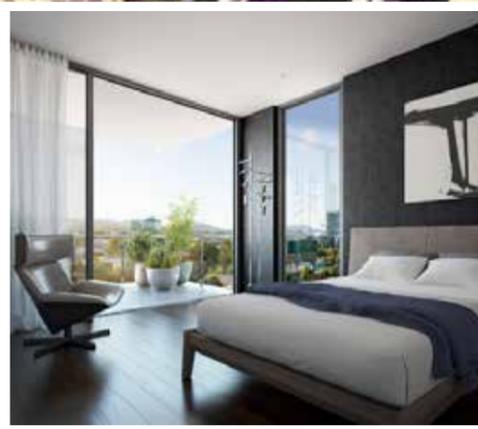
**PROJECT:** Verde Apartments, West End  
**ARCHITECT:** VCP Developments  
**SIGNIFICANCE:** High Rise Residential | Superintendent

Verde Apartments is a 12 storey, 82 apartment development in West End South Brisbane, and features the largest green wall in Brisbane. Project value is approx. \$22 million over a 72 week program.

BE Collective are acting as Superintendent for the Construction of this development, providing services including:

- All contract administration, Progress claim certification, variation and EOT review and approval
- Program management and review
- Chair and documentation of the Project Control Group meetings held fortnightly
- Client reporting on a monthly basis
- Management and Control of all project correspondence
- Distribution and control of Design RFIs
- Post construction defect management
- Management of and documentation of Commissioning & testing
- Administration of project close out Administration including PC Certification, C of C issue, final claim auditing and reporting
- Management of all ongoing DLP issues

Construction commenced in February 2016, being delivered under an AS 4902 D&C contract.



# 02

**PROJECT:** IPI Airvos Residential Apartments - Port Moresby New Guinea  
**ARCHITECT:** Department of Foreign Affairs  
**SIGNIFICANCE:** Residential Sector | Project Management | Construction Review

BE Collective staff provided a range of specialist Design and Clients Representative services to the Department of Foreign Affairs & Trade for the IPI Airvos POM project. This project is the leading multi-storey residential development in PNG currently and has been developed by a private PNG Developer for the housing of DFAT personnel in country.

BEC have been engaged to fully inspect and review all aspects of the Design and Construction of the project. Responsibilities include desktop design review, attendance on site, review and analysis of quality of materials and workmanship, building practises, WH&S compliance across all facets of Legislation, reporting of findings and issuing instructions for noncompliance and improvements. The structure has been designed using Australian Building Codes and Standards, with an Australian builder being engaged for Construction. As the Clients representative, the BE Collective report will be used as a mechanism for the Client to enforce compliance of the Builder to design, NCC, and Australian Standards in an environment that typically is non-compliant.

The original commission has been completed with follow-up work imminent.

# 03

**PROJECT:** Ergon Roma Depot Upgrade  
**CLIENT:** Ergon Energy  
**SIGNIFICANCE:** Resource Sector | Project Management | Contract Administration

BE Collective staff provided a range of specialist Project Management services for the construction phase of the Ergon Roma Depot upgrade project. This upgrade included the renovation of existing administration and workshop facilities, the demolition of existing redundant ACM and petrochemical contaminated structures, construction of a new extension to an existing workshop, 4000m<sup>2</sup> of concrete hardstand and a high-pressure vehicle washbay.

Critical to the 26-week project was the coordination of program staging to maintain full functionality of the facility, for both administrative and operational capacities. This involved constant dialogue and coordination with various user groups to understand staff work-flow processes, light and heavy vehicle movements, equipment storage needs and emergency response requirements. The depot received a full upgrade to all electrical, mechanical, IT and security systems including remote operational automated cantilevered gates and video comms - all networked and controlled remotely by key personnel in the Ergon Toowoomba regional base.

The project was delivered on time and budget to a high standard and as accepted by Client and User Groups.



# 04

**PROJECT:** Boonah State High School – Trade Training Centre  
**CLIENT:** Queensland Government - Department of Education and Training  
**SIGNIFICANCE:** Education Sector | Structural Design | Project Management | Contract Administration

BE Collective staff provided both Structural Design and Project Management services for the Construction phase of the Boonah State High School Trade Training Centre project (TTC). The TTC is a mixed use teaching, workshop, administration and storage space of approximately 600m<sup>2</sup> overall. The design incorporates a traditional steel portal structure with innovative pier and slab design.

Critical to the project was a short 12-week program, compromised by the proximity of construction to other buildings and curious students within the operating school campus. Despite significant program slip due to issues with Plumbing & Drainage approval issues and wet weather delays, the project was delivered on time, on budget and highly commended by an exceptionally pleased Client.



# 05

**PROJECT:** Toowoomba SurgiCentre  
**CLIENT:** Cura Day Hospital Group  
**SIGNIFICANCE:** Health Sector | Project Management | Contract Administration

BE Collective staff provided a range of specialist Project Management services for the Construction phase of the redevelopment of the Toowoomba SurgiCentre (TSC). The TSC provides day-surgery and positive Health outcomes for the Toowoomba community, being the first day-surgery hospital in Australia .

The redevelopment involved the construction of a new wing on an acquired adjacent acquisition residential lot, and also renovation of the existing facility. The new wing connected to the old by way of penetrations through existing concrete tilt up panels located on the old property boundary. Redevelopment of the existing facility included the construction and commissioning of a surgical theatre, significant structural, services and floorplan modifications, construction and commissioning of an extensive clean and dirty sterilisation rooms and remodelling of the IVF facility.

Significant staging and coordination was undertaken not only to enable this construction work, but to facilitate the continued operation of the entire facility. The proactive collaborative relationship developed with the client and in particular the Hospital, enabled effective control over constant changes to the work face. This manifested into an increase in overall patient volume across the project with no significant periods affecting operation.

# 06

**PROJECT:** APLNG Water Gathering Stations  
**CLIENT:** Australia Pacific LNG  
**SIGNIFICANCE:** Project Management & Contract Admin | Civil Infrastructure

BE Collective staff provided Project Management and Contract Administration services for the successful delivery of significant CSG Civil Infrastructure. The Australia Pacific Liquid Natural Gas (APLNG) Water Gathering Stations project involved the construction of remote gas-field networked water infrastructure facilities to store, treat and pump water used in the gas extraction process.

Site works included major excavations for incoming and outgoing 650mm water lines, various concrete pads for pumps, water lines, degassing towers and control stations, earthen hard stands for helicopter landing pad and car parks, and the D&C construction of 20-megalitre water storage tanks.

Seven WGS facilities were constructed across the Surat Basin, in and around the Condabri and Combabula APLNG Gas Gathering networks.



# 07

**PROJECT:** Brisbane Boys College – College Hall  
**CLIENT:** BBC - Presbyterian Methodist Schools Association  
**SIGNIFICANCE:** Project Management & Contract Administration | Education

BE Collective staff provided Project Management and Contract Administration services for the construction of the new Brisbane Boys College hall.

The structure is a unique, high-quality performing arts and learning complex designed specifically to enhance the school's reputation as a leader in music and arts education. The new hall features a two-storey, 700-seat multi-purpose performance and speech hall on the upper levels, and a two-storey music department on the mid-levels. Also included is an art gallery, servery, performers' dressing rooms, and a high-end boardroom.

The site was significantly constrained both in space and access. The Hall is located on the only road into the school and adjacent to the main entry and administration centre, necessitating careful traffic management, delivery materials storage and management of tower crane time. Site noise, dust and sediment control were also carefully managed due to the proximity of classrooms and swimming pool.



# 08

**PROJECT:** Park Avenue Hotel Redevelopment - Rockhampton  
**CLIENT:** The Godwin Group  
**SIGNIFICANCE:** Project Management & Contract Administration | Hospitality

BE Collective staff provided Project Management and Contract Administration services for the redevelopment of the Park Avenue Hotel Rockhampton.

This project comprised the external refurbishment, interior design and fit-out of the entire hotel including the Public Bar, Family Dining, Kids Room, Fine Dining, Wine Bar, Function Room, Boardroom, Gaming Room, bars, toilets, kitchen and Bottle Shop. Works were undertaken in 4-stages and the Hotel continued to operate at full capacity throughout construction.

Clever use of the existing structure and retention of bathroom locations minimised the requirement of structural & services changes. Clever staging of the works enabled minimal disruption to trade. The high end finishes, reclaimed hardwood timbers, joinery, furniture and fixtures were all sourced out of town, but otherwise the brief was to engage local content as a rule.



# 10

**PROJECT:** Goodfellows Road, Murrumba Downs  
**CLIENT:** Buckley Road Rescue Pty Ltd  
**SIGNIFICANCE:** Residential Sector | Superintendent | Contract Administration

BE Collective staff provided a range of specialist Design & Superintendent / Contract Administration services for the 186 Goodfellows Rd Murrumba Downs project. This project includes significant road and civil works, with the formation of new Council asset roadway, kerb & channel, five residential lots with thirty-five townhouses.

Superintendent / Contract Administration responsibilities include the attendance of site meetings and inspections, reviews of quality of both materials used and workmanship, issuance of contract notices and documentation, review and recommendation of progress claims, variations, EOTs and program progression.

The project has made use of a previously awkwardly shaped large remainder block of residential zoned land locked between other housing developments. With the clever reconfiguration of the block and introduction of a through road, the space has been able to be opened up for development and ultimately thirty-five additional townhouses in an area where demand for high density affordable housing is high.

The project is currently underway with the Stage 1 Civil and Roadworks nearing completion.

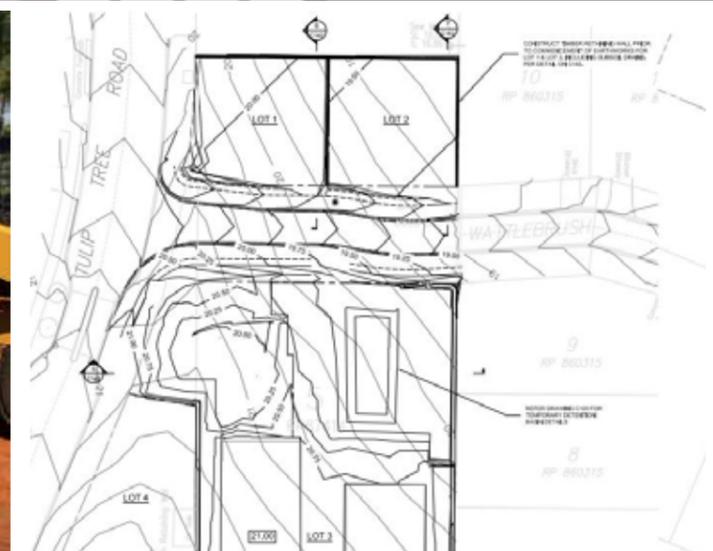
# 09

**PROJECT:** Coates Hire Depot - Kingston  
**CLIENT:** Coates Hire  
**SIGNIFICANCE:** Project Management & Contract Administration | Civil | Bulk Storage

BE Collective staff provided Project Management and Contract Administration services for the Design & Construct (D&C) Coates Hire Depot project at Kingston, adjacent to the Logan Motor way. The 60,000 m<sup>2</sup> site is comprised of a combination of concrete and earthen hardstands with all stormwater draining to three separate bio-retention basins.

Two separate steel portal framed sheds were constructed to house the administrative functions and also repair workshops, wash bays and storage.

Design was carefully managed in accordance with the Logan Council and exacting briefings with the Client, to create a functional fit-for-purpose design and built facility that will cope with expanding capacity over time.



# 11

**PROJECT:** Myer Centre Redevelopment – Brisbane  
**CLIENT:** Colonial First State  
**SIGNIFICANCE:** Project Management & Contract Administration | Retail

BE Collective staff provided Project Management and Contract Administration services for the redevelopment of Myer Centre Brisbane.

The complete refurbishment of Brisbane’s iconic Myer Centre shopping precinct was undertaken in various stages over a period of six years. This involved the renewal of existing retail tenancies to accommodate the construction of a Coles Express, construction of a new eight-cinema complex including associated public areas, food and entertainment tenancies, new floor finishes throughout all public areas, the creation of additional carparking in the old Sizzler tenancy and additional retail space replacing the Sizzler entry stairwell.



# 12

**PROJECT:** Cordina Bulk Freezer Replacement  
**CLIENT:** Cordina Farms  
**SIGNIFICANCE:** Project Management | Contract Administration | Retail

BE Collective staff provided Project Management and Contract Administration services for the redevelopment of the Cordina Farms freezer replacement project.

This highly specialised project involved the demolition of an existing dilapidated structural racking freezer within the confines of three adjacent buildings, the main personnel entry point, and an operational food manufacturing processing line.

The brief was then also to design and construct a replacement chiller/future process building that would integrate with adjacent structures and existing manufacturing processes and ultimately become part of the facilities production line.

The facility at the time processed 70,000 birds per day so critical to all works on this constrained site was that there was to be no disruption to production.

# 13

**PROJECT:** Darling Heights State School  
**CLIENT:** Queensland Government - Department of Education and Training  
**SIGNIFICANCE:** Project Management | Contract Administration | Education Sector

BE Collective staff provided Project Management services for the Construction phase of the Darling Heights State School project. The project comprised three separate work fronts, with the construction of a new state of the art Music and teaching facility, the extension of an existing prep teaching building and the full refurbishment of an English as a Second Language (ESL) centre.

The Music facility is designed with inclusions such as full acoustic consideration, digital interconnectivity, media production and rehearsal rooms and a 'green wall' for video editing. An adjacent awning provides approximately 400m<sup>2</sup> of undercover play area for the junior school. The extension of the Prep building involved the expansion and, full refurbishment of the teaching and Administrative spaces. Works undertaken on the ESL building involved a full refurbishment including finishes and multiple operative walls to enable customisation of the teaching spaces.

Due to the location of the work zones enclosed within the operating school, student safety was paramount to all methodology approaches. This meant maximising works during holiday periods, before and after school and over weekends. Works were complete on program and on budget.



## Our Values

We challenge mediocrity & strive towards client relationships & project team associations where a collective approach is championed in recognition of enhanced outcomes.

We are acutely aware of the adverse impact that current development paradigms have on the Triple Bottom Line sustainability.

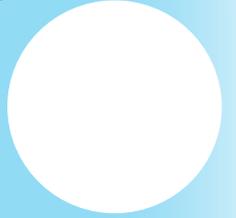
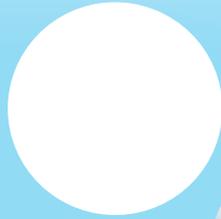
We believe in professionals adopting a multi-disciplinary perspective in delivering projects.

## Our Vision

To be the first choice of clients who value quality, & to be recognised as adding-value [as opposed to being just another commodity service] - by providing creative solutions based on diversified skill and experience.

To lead positive triple-bottom-line change in the construction industry.

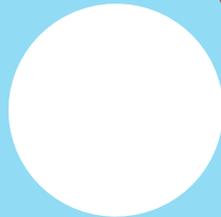
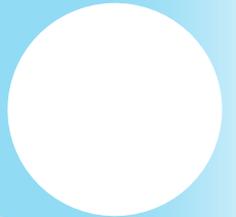
To found our business success on a passionate approach towards Continual Professional Development targets in excess of the commitment required by the relevant institutes and councils.



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Sydney | Brisbane | Toowoomba | Port Moresby

