

Jessie Street Centre | Parramatta

How a major construction company's forward thinking and vision was exemplified through the use of an Independent Commissioning Agent



Client

Brookfield is a major Australian engineering and multi-service construction company, with extensive expertise in design, construction and management. Brookfield is committed to delivering sustainable high quality projects.

Project Brief

A **\$50m refurbishment** of a **50,000m²** commercial centre in Parramatta CBD. The project included extensive upgrade of the mechanical and electrical services due to Brookfield's commitment to deliver an industry example for NABERS and Green Star.

Phoenix was engaged to act as **Independent Commissioning Agent (ICA)** on behalf of Brookfield, responsible for all building services on the project.

Challenges

The primary tenant for the building, the Australian Taxation Office (ATO), **remained resident** in the building during the project, adding complexity to the difficulties usually faced in an existing building upgrade. Further to this, the ATO required progress meetings every day.

A number of other hurdles had to be overcome including the inevitable clash of contemporary design with a 30 year old building and misinterpretation of the design between the consultants and sub-contractors.

Solution

As Independent Commissioning Agent (ICA), Phoenix encouraged a close working relationship with the design team, head contractor and associated sub-contractors, saw dozens of issues being isolated and resolved each week, with minimum disruption to the tenant's day-to-day operations.

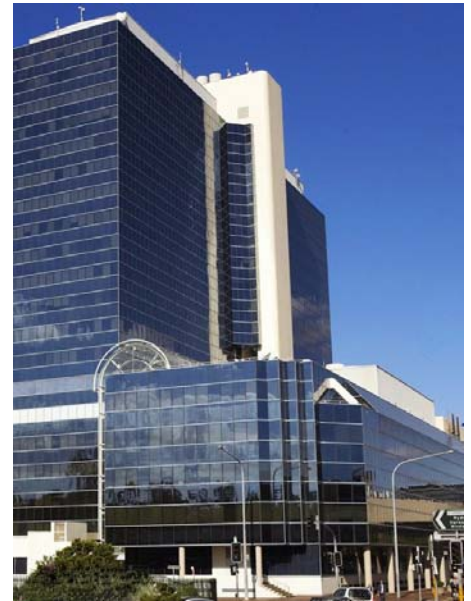
Phoenix were engaged early in the design phase ensuring a number of problems were solved by minimal means where similar solutions during the construction phase would have resulted in significant delay and expense to Brookfield.

Through regular inspections, meetings and testing, Phoenix ensured that the upgraded services were delivered to Brookfield in a first class manner, ready to meet the dynamic needs of the tenant.

Results

The Jessie Street project was a resounding success for all parties and is a true testament of the value and return an Independent Commissioning Agent can add to a project. The building is now a leading property not only within the Brookfield portfolio, but in setting benchmarks for other properties to follow.

- ✓ **5 Star NABERS Energy accreditation (unofficially 5.38 Star)**
- ✓ **4 Star Green Star v2 Office Design rating**
- ✓ **4 Star Green Star v2 Office As-Built rating**
- ✓ **Satisfied major government tenant**



"Phoenix's push on the sub-contractors to do everything on time was fabulous."

Julie Cope, Property Manager - Commercial Operations, Brookfield



Client & Head Contractor

Brookfield

Building Services



Independent Commissioning Agent

