

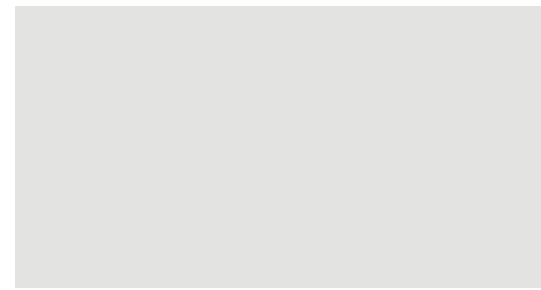
# North Queensland



**RCP**   
Leadership in Project Management  
**CELEBRATING 40 YEARS**







#### MATER PIMLICO REDEVELOPMENT STAGE 1

**Client:** Mater Health Services North Queensland (MHSNQ)

**Cost:** \$49m

RCP has been engaged to provide project management and specialist programming services to complete the planning and documentation for the first stage of the major redevelopment of the Pimlico campus of the Mater Hospital in Townsville.

MHSNQ is proposing a staged redevelopment of the Pimlico campus consistent with its master plan for growth. The stage 1 redevelopment involves the construction of a 4 storey extension to the existing Lothair Street wing. The building will comprise a new entry link way to the existing hospital building, radiology tenancy, day surgery unit reception, pre-admissions clinic, stage 2 surgery recovery suites, 4 new operating theatres, stage 1 surgery recovery suite, pre-operative patient preparation suite and extensive refurbishment of existing operating theatres and plant room. Additionally, a new carpark and specialist medical centre development is to be located adjacent to the clinical building to service the redevelopment.

# Leadership in Project Management

RCP is one of Australia's largest independent project management and programming consultancies serving the construction, property development, infrastructure and resources industries. For over 35 years, we have delivered award-winning developments for our clients across a wide range of sectors.

With offices in Townsville, Brisbane, Gold Coast, Adelaide, Melbourne and Sydney, RCP is owned and managed by our directors.

RCP is one of the few project management consultancies to maintain a dedicated, specialist project programming team as an in-house offering. Our project programming group work as a core component within our project management teams or as a stand-alone service option for clients.

## The RCP North Queensland Team

RCP has one of the largest permanently staffed Townsville based offices of specialist construction industry project managers. We are proud to have been providing project management and project programming services from our Townsville office for over 12 years and we have formed strong relationships with local government, local suppliers, contractors and council authorities in Townsville and the wider North Queensland region.

The team is committed to providing

impeccable client service and advice by listening, understanding client requirements and delivering high quality outcomes, on time and on budget.

RCP's Townsville office has managed the delivery of many major landmark projects in North Queensland. Some of our recent and current projects include:

KEY PROJECTS	COST
North Queensland Stadium (audit programmer)	\$250m
Port of Townsville Inner Harbour Expansion	\$118m
Flinders Street Redevelopment	\$56m
Mater Pimlico Hospital Redevelopment	\$49m
Australian Institute of Tropical Health & Medicine	\$32m
Mackay Convention Centre	\$28m
Mount Isa Hospital Redevelopment - Stage 3	\$13m
Blue Water Lagoon, Mackay	\$13m
Cancer Council Queensland Palliative Care Centre, Townsville	\$10m
Jupiters Townsville Refurbishments	\$8m
NAACEX Rectification Works, Townsville Airport	\$5m

## Sectors

RCP's industry leading reputation has evolved through an extensive and diversified portfolio of construction projects across the following sectors:

- aged care
- aviation
- commercial & office fit-outs
- education
- health
- hotels & resorts
- industrial
- infrastructure
- mining and resources
- public buildings
- recreation
- residential
- retail
- sporting facilities
- urban renewal

## Key Clients

RCP's North Queensland team has an extensive list of high profile clients who entrust them to control their project outcomes.

KEY CLIENTS



Queensland  
Airports LIMITED



PORT of TOWNVILLE



Queensland  
Government



JAMES COOK  
UNIVERSITY  
AUSTRALIA



City of  
Townsville



Mater  
Health Services  
North Queensland





## NORTH QUEENSLAND STADIUM – PRINCIPAL'S AUDIT PROGRAMMER

**Client:** Queensland Government

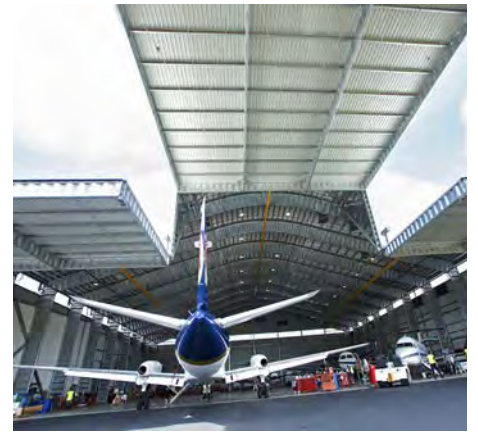
**Cost:** \$250m

RCP was engaged on behalf of the Queensland Government in December 2016 to provide principal's audit programming services for the North Queensland Stadium project. RCP's role is to develop and maintain the overall development program, monitor and report progress and manage project time risks.

The North Queensland Stadium project will deliver a 25,000 seat, best practice, purpose-built, regional stadium in time for the commencement of the 2020 NRL season. The stadium will include state-of-the-art corporate facilities, permanent stands, permanent concessions and modern amenities throughout. It is envisaged that the development will provide the catalyst needed to generate renewed interest and economic activity in and around the Townsville CBD.



Regardless of the size, type or location of your project, we have the experience and resources to guide you to success. We are committed to service excellence and providing solutions that result in long term trusted working relationships.



## NAACEX Rectification Works Townsville Airport

**Client:** Queensland Airports Limited  
**Cost:** \$5m

The NAACEX Hangars at Townsville Airport are home to two leading aircraft maintenance companies servicing the private, commercial and defence aircraft industries. The hangars required alterations including additional steel and concrete works.

Construction had to be carried out within extremely tight timeframes to limit downtime for tenants and to fit around their contract works on aircraft. Heavy resourcing, 24x7 shifts, consolidation of each tenant's operations into one hangar, a fast approaching wet/ cyclone season and the Christmas period were some of the challenges to be managed during the construction period.

RCP has since been commissioned to provide numerous other NAACEX Hangar works packages following the successful provision of project management and specialist programming services on this project.



## BreastScreen Queensland Relocation

**Client:** Townsville Hospital and Health Service  
**Cost:** \$2m

The BreastScreen Queensland relocation project involved the consolidation and co-location of BreastScreen Queensland services to a new tenancy at Domain Central shopping centre, Garbutt.

The tenancy, designed by RPA Architects and constructed by Adrian Gabrielle Constructions features 3 mammography rooms, 2 ultrasound rooms, staff administration and a clinic.

RCP managed the project from schematic design to completion. The tenancy was delivered within budget and within the allotted time contingencies.

The new BreastScreen Queensland opened to the public in May 2018.



## Jupiters Townsville

**Client:** Echo Entertainment  
**Cost:** \$8m

RCP has provided project management and specialist programming services for various projects at Jupiters Hotel and Casino (now The Ville) in Townsville. Projects have included the 5 star Kobe restaurant, lobby bar and deck, room refurbishments and core building upgrades.

Kobe includes a full stand-alone kitchen and seating for 100 people. The project included a new structure extending the building envelope over an existing restaurant on the ground floor. With significant constraints because of its location within an operating environment, the construction programme was developed in conjunction with the hotel to minimise impact to customers and day-to-day operations.



## AUSTRALIAN INSTITUTE OF TROPICAL HEALTH AND MEDICINE (AITHM)

**Client:** James Cook University (JCU)

**Cost:** \$32m

Construction of the Australian Institute of Tropical Health and Medicine (AITHM) building was co-funded by the Queensland and Commonwealth Governments.

The building, located at JCU's Townsville campus, operates as a world-class infectious diseases research facility, incorporating physical containment laboratories, biological facilities, specialist laboratory support spaces and offices. The facility's primary research focus is in bio-security research, including the development of diagnostic tools, vaccines, and the identification of bacterial pathogens.

RCP project manager, Nathan Shepherd, was an integral member of JCU's project team as part of a full-time secondment role on the project.



The RCP Townsville team has become conversant with JCU's internal processes and has established a trusted working relationship with JCU. RCP understands the particular requirements of utilising fast track delivery methodologies to meet JCU's project timelines and unique project demands.



### Eddie Koiki Mabo Library

**Client:** James Cook University (JCU)  
**Cost:** \$9m

RCP was engaged to prepare a design brief, select the design team and project manage the refurbishment of the library at the campus. RCP managed the principal consultant through the fully documented stage and performed the role of project superintendent during construction.

RCP was responsible for the stakeholder management of 12 individual user groups to be located within the refurbished building. RCP also managed relations with 70 people from within the university stakeholder groups. The project was funded by the federal government and therefore governed by the National Code of Practice.



### North Shore Residential Community

**Client:** Stockland Development  
**Cost:** \$25m - \$30m per annum

Located approximately 12 kilometres north of Townsville at the gateway of the city's northern growth corridor, North Shore is a 5,200 lot master-planned residential community developed by Stockland Development.

The 1,000 hectare site includes a shopping centre, schools, child care, aged care and other community facilities.

RCP was engaged in an ongoing role to provide project management services across all residential and commercial lot sub-divisions, services infrastructure, roads and parklands works packages.



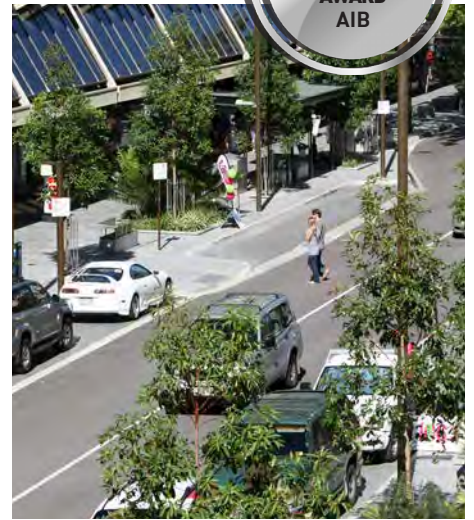
### Mount Isa Airport Upgrade

**Client:** Queensland Airports Limited  
**Cost:** \$3m

RCP North Queensland was appointed to provide project management and superintendency services for the redevelopment of the Mount Isa Airport terminal building.

The expansion of the airport terminal facilities comprised a new arrivals area, baggage reclaim, expansion of the sterile departures lounge, and expansion of the management offices. A key consideration was the emphasis on achieving energy efficiency for environmental sustainability. A significant challenge was to maintain a fully operational terminal building whilst completing the transition to new facilities.





**FLINDERS STREET REDEVELOPMENT**

**Client:** Townsville City Council

**Cost:** \$56.8m

**Award:** Queensland High Commendation - Australian Institute of Building (AIB)

The Flinders Street redevelopment was undertaken to revitalise Townsville’s city centre. The complex project, with numerous stakeholders, involved the demolition of structures to open the streetscape, construction of a new road, flat paved footpaths, shade structures, garden beds and extensive upgrading and relocation of stormwater drains and services. The project included 30 properties listed on the local or Queensland Heritage register.

Acknowledgement of the redevelopment’s success includes recognition through the project receiving the 2011 UDIA National Urban Renewal Project Award and the 2011 Planning Institute Australia Queensland Division Excellence in the Great Place Category Award.



RCP has maintained a high level of quality and consistency of services across all projects. They thoroughly understand expectations for the successful delivery of university projects. RCP possesses the required leadership skills to collaborate with project teams to meet development objectives and enable projects to progress on schedule and within budget.



## Verandah Walk (Stage 2) – Southern Walkway

**Client:** James Cook University (JCU)

**Cost:** \$4m

The Verandah Walk project was designed and constructed to provide equitable all-weather access through fully lit covered pathways to create effective linkages across JCU's Townsville campus.

RCP's North Queensland team provided project management, specialist programming and superintendent representative services to JCU throughout the design and construction phases of the project. The construction of the walkway was required to be undertaken within a live environment and as such required continuous staging management to ensure pedestrian access was maintained.



## Townsville Airport Upgrade

**Client:** Queensland Airports Limited

RCP has delivered numerous projects over the past several years for this high-profile gateway to the city of Townsville, which is used for both commercial and civil aviation purposes.

RCP's most recent project was the renewal of the aircraft parking positions and associated taxiways.

This project rejuvenated the existing asphalt apron surface and provided an additional two domestic passenger aircraft parking bays.

RCP provided comprehensive project management and superintendent services, including consultant management, tendering and contractor management.



## Northern Beaches GP Super Clinic

**Client:** Deeragun GP Super Clinic Pty Ltd

**Cost:** \$2.6m

The 629m<sup>2</sup> Northern Beaches GP Super Clinic comprised the construction of the base building, fit-out and common areas along with 203m<sup>2</sup> commercial tenancies for dentistry and pathology.

The building was designed and prior approvals obtained to accommodate the future staged construction of separate adjoining pharmacy and radiology tenancies to be leased and fitted-out by third parties. Construction commenced in August 2014 and was completed in February 2015. Stage 2 construction of the pharmacy building was completed in August 2015.

# Your Trusted Advisor

Our brand promise to you is that our leadership and experience will create successful outcomes.

## Project Management

RCP's project management approach is to provide solution focused outcomes for successful project delivery. At the start of every project we identify our client's core aim and objective, regularly reviewing activity to enable corrective action to avoid unproductive work or lost opportunities. Our project management services include:

- site analysis & appraisal
- strategic value management
- consultant team management
- design development review
- procurement
- financial management
- contract strategy
- tender preparation, evaluation & contract award
- documentation control, record keeping & reporting
- contract administration/ superintendent
- client representation
- project completion, commissioning & handover

## Project Programming

RCP's specialist project programming and scheduling team operate within our project management teams as well as providing a stand-alone programming service option for clients. RCP can provide the full spectrum of time management services including:

- tender programmes
- development or master programmes
- design, approval & procurement programmes
- construction programmes including staging options
- review of tender programmes
- review of contractors construction programmes
- independent programme reviews, progress monitoring & reporting
- extension of time claims
- cash-flow forecasting

## Delay Claim Advisory

Our programming services also involve the resolution of time delay disputes and RCP's expertise in critical path scheduling allows us to provide clear advice and guidance to clients. Delay claim advisory services include claims analysis and negotiation, construction resource analysis, prolongation/ disruption claims and forensic schedule analysis.

## Development Management

RCP has the knowledge, skills and experience to understand the needs of the property asset, finance and construction sectors. We provide a range of specialist skills and knowledge across each phase of the acquisition, development and disposal process.

Our development management services can be tailored to suit specific client requirements for smaller projects through to the need for significant specialist input into transactional, legal, design and planning details for large scale developments.

## Risk Management

With the increasing complexity of construction projects, the level of risk can threaten project success. RCP possesses the necessary technical, professional and practical experience to provide customised and effective risk management solutions so that our clients can effectively anticipate and manage these challenges. RCP's strategic advice and independent services can facilitate the accurate identification, mitigation and ongoing monitoring of project risks in order to achieve optimum client objectives in terms of time, cost and quality.





### TOWNSVILLE PORT INNER HARBOUR EXPANSION

**Client:** Port of Townsville, Pan Troika Pty Ltd

**Cost:** \$118m

The Port of Townsville is North Queensland's premier multi cargo port. RCP was the appointed deputy project director for this major expansion project, providing advisory, project management, project delivery and specialist project programming services.

The port expansion included the redevelopment of Berth 10 incorporating a cruise port passenger terminal, new wharf, roads and services; structural upgrade and expansion of Berth 8 and provision of new materials handling equipment, reclamation of additional land and provision of new general cargo berth; diversion of Ross Creek and expansion of public facilities.





## RCP Australia

[www.rcp.net.au](http://www.rcp.net.au)

[rcp@rcp.net.au](mailto:rcp@rcp.net.au)

### Adelaide

Level 2, 13 French Street  
Adelaide, SA 5000

T: +61 8 8205 7000

### Brisbane

Level 15, 120 Edward Street  
Brisbane, Qld 4000

GPO Box 2271  
Brisbane, Qld 4001

T: +61 7 3003 4100

### Gold Coast

T: +61 405 936 943

### Melbourne

T: +61 414 584 398

### Sydney

Suite 803, Level 8,  
50 Clarence Street  
Sydney, NSW 2000

T: +61 2 8234 8000

### Townsville

Suncorp Tower  
Level 4, 61-73 Sturt Street  
Townsville, Qld 4810

PO Box 5765  
Townsville, Qld 4810

T: +61 7 4721 0833

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