

# PROJECT MANAGEMENT



## ABOUT US WHO WE ARE

Rider Levett Bucknall is a **leading independent firm** providing our clients with some of the most comprehensive and forward-thinking advice available. We do this through our global and local teams of experts, who possess a passion for both core services and innovation. We are committed to developing new services and techniques aimed at enhancing our clients' businesses in the long term.

We can trace our roots back to the 18th century and in 2015 we celebrated **230 years** in operation. Reflecting on our history and past success is important but we also look to the future as we deepen our offerings in cost consultancy, project management and advisory services.

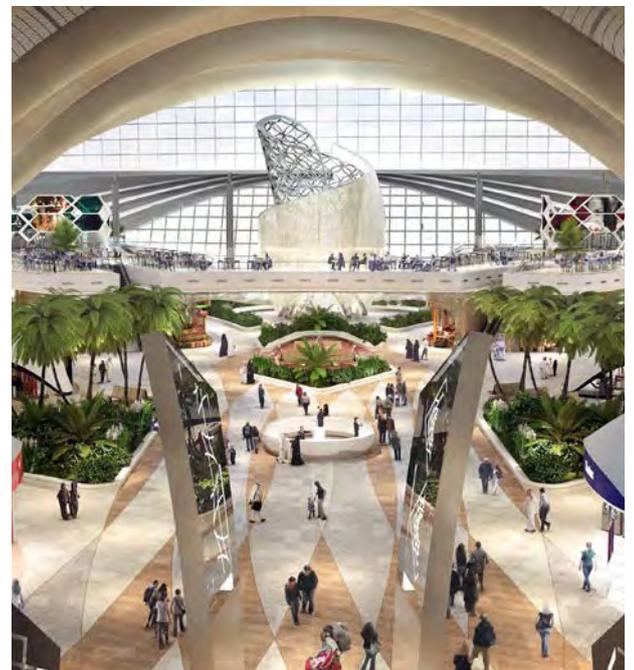


### TODAY

Rider Levett Bucknall is today one of the world's foremost global consultancy practices, which specialises in the property, construction and facilities industry. As an **award-winning international practice**, our journey has seen us expand into regional markets around the world through the creation of local offices and alliances. We have accumulated a strong capability in the fields of cost consultancy, project management and advisory services.

### HISTORY

With a heritage spanning over two centuries, Rider Levett Bucknall continues this successful legacy and dedication to the value, quality and sustainability of the built environment.



## ABOUT US LOCATIONS

Our **3,500 plus staff**, in over **120 offices worldwide** enables RLB to have a truly Global Reach. With offices spanning across the Americas, Asia, Europe, the Middle East and Africa (EMEA) and Oceania, RLB can offer a Local Presence to its Clients almost without exception.

Our philosophy is to combine global best practice with local know-how and bring it to bear to the benefit of our clients; these include governments, investors, funders, developers, end-users and operators.



# ABOUT US OUR SERVICES



## SERVICES

Rider Levett Bucknall offers a comprehensive range of complementary **project management, cost consultancy and advisory services** from conception, through the design and construction and operational performance of facilities to their eventual disposal or reuse.



Our service capability enables us to adopt a **pro-active approach to 'whole of life' management** – the pursuit of optimum technical and economic cost of ownership of facilities over their whole life span. We can provide the necessary 'technical expertise and independence' on a wide range of property, construction and facilities issues to achieve our clients' corporate objectives and contribute to the operational performance of their businesses.



## OUR APPROACH PROJECT MANAGEMENT

As your Project Manager's we will represent your interests and work with you to guide your project through the design, procurement and construction process through to handover and occupation.

Rider Levett Bucknall's project management teams expertly steer projects from concept to occupation, based on a thorough knowledge of development feasibility, strategy, design management, project planning and scheduling, cost management, contracts and procurement management, and cross-disciplinary communication. The firm's project managers balance the need to meet budget milestones and attain desired quality using a comprehensive approach that is customized to individual needs.

At Rider Levett Bucknall, **Project Management is a multi-faceted core service**

comprising a range of disciplines including:

- Project Management
- Programme Management
- Owners Representation
- Project Evaluation
- Project Monitoring
- Value Management
- Commercial Management
- Procurement Management
- Risk Management
- Dispute Resolution

RLB believes that project management principles cannot be applied effectively unless the project manager is a contributing member of the design and construction team, beginning as early as possible in the project. Our Project Team will be selected to provide you the best that we have to offer.

With the benefit of **advanced technology**, a range of **proven processes and procedures**, and the **flexibility to adapt** our services to the needs of our Client's, Rider Levett Bucknall delivers our project management services with a clear focus on measurable outcomes to ensure our Clients goals are met and their expectations exceeded.

The RLB team is committed to developing and maintaining positive working relationships with the design and construction teams assigned to your projects. Our team members have worked closely with numerous consultants and main and sub-contractors on a wide range of projects in the past and we look forward to pursuing positive working relationships on all our projects.

# OUR APPROACH PROJECT MANAGEMENT

## INTEGRATED DESIGN MANAGEMENT



The selection, appointment and management of the Professional Team is critical to the success of the project. RLB is conscious of the need for combining project management, design, strategy, and supply chain management techniques to control the design process.

## PRODUCTION AND TRACKING



Great importance is given in setting the right deadlines and milestones to reflect deliverables and payments throughout the project. Regular schedule monitoring and monthly progress reporting. Identification and careful analysis of potential risks and deviations from the original schedule including impact studies and corrective action plan implementation.

## PROJECT BUDGET TRACKING



RLB understands that having an up-to-date working budget is crucial to any project's success. Budgets will be tracked based on committed and uncommitted work as well as potential exposures. Contingencies will be managed throughout the process to ensure the project is completed for less than the budgeted amount.

## ISSUE / ACTION LIST TRACKING



There is constantly a need to document decisions made and how those decisions were derived. All important issues and key decisions will be recorded on a spreadsheet which tracks the origin and resolution of the issue. Tracking logs are very important when looking back on the project to determine how and why certain decisions were made.

## AUTHORITY APPROVALS



Securing the Authority Approvals in a timely manner will be paramount to achieving the desired windows for the construction works to take place. RLB will establish and validate the process with the Consultant Team at the earliest possible opportunity. Key milestones associated with these approvals will be brought into specific focus and tracked in detail at all times.

## VALUE ENGINEERING



RLB will provide against leadership and strategic guidance to the Design Team to ensure that the value of the design is tested and validated on an ongoing basis throughout the design phases. Once the Contractor is chosen, the Project will be subject to a comprehensive Value Engineering process to ensure that the final procurement is optimised to satisfy the Client's objectives.

## PROCUREMENT, BIDDING AND ADJUDICATION



We place great emphasis on selecting the right partners for every project. RLB's unique insight allows us to develop procurement strategies that provide a systematic means of analysing the costs and benefits during the project development. RLB conducts detailed tender adjudication and recommendation reporting while focusing on technical, cost and contractual matters for optional partnering relationship.

## CONSTRUCTION SUPERVISION



RLB will utilise their locally based resources to manage and coordinate all parties involved during the post-contract stage, including establishing Construction Programme, defining and maintaining clear lines of communication, preparing detailed reviews and monthly reports and ensuring Health and Safety and quality policies are in place.

## DISPUTE AND AVOIDANCE



We recognise that there can be differences of opinion, disputes, change orders, delays, and events that require prompt decision by the owner and contractor. RLB offers real-time, on-site dispute resolution providing a forum and a process to resolve issues that the parties cannot settle by themselves, allowing for timely resolution throughout the construction project.

## HANDOVER AND POST-CONSTRUCTION



Successful project handovers are the result of meticulous yet realistic planning. RLB ensures that all parties are fully engaged and that their responsibilities are clear and met on time. We put our client first and guarantee satisfaction throughout the project with high quality services, low cost and on time project delivery.

# PROJECT EXPERIENCE

## ABU DHABI MIDFIELD TERMINAL



## ABU DHABI MIDFIELD TERMINAL F&B, UAE

**CLIENT: SSP EMIRATES LLC**

**SERVICES: PROJECT AND COST MANAGEMENT**

Abu Dhabi Airports is undertaking a multi-billion dollar capital development programme to expand its facilities and increase its services. The centerpiece of this programme is the state-of-the-art Midfield Terminal Building (MTB) which includes associated aircraft parking stands and support facilities, retail and food and beverage outlets catering to a total capacity of 30.2 million annual passengers.

# PROJECT EXPERIENCE

## ABU DHABI MIDFIELD TERMINAL

### ABU DHABI MIDFIELD TERMINAL F&B, UAE

**CLIENT: SSP EMIRATES LLC**

**SERVICES: PROJECT AND COST MANAGEMENT**

The MTB is designed to minimize its impact on the environment. This project will meet the new Estidama building standards, a sustainable development program that includes cultural and social factors alongside the environmental and economic sustainability criteria.

Abu Dhabi Airports is fully adopting the key principles of Estidama. The vision for the food and beverage units will follow the 5-Elements; energy reduction, water conservation, MEP design (specifically mechanical), use of materials from sustainable resources and management of fit-out waste.

SSP Emirates LLC will operate a number of Food and Beverage Units in the new Midfield Terminal Building which approximate to 40% of total space allocated for Food and Beverage areas and includes four units in the main international departures lounge; Premium Seafood Bar (175m), Luxury Concept (125 m), Local theme concept (60 m), Local Casual Dining-Cafe concept (585 m), World Of Food, International Food Court (2,561 m).

The International Food Court, "Food Park Urban Dining Experience", is located in the North Mezzanine Level. It is a refreshing and festive park-like setting inspired by Abu Dhabi's Mushrif Park. The designs of the units are completely adaptable and will change periodically based on market preferences.

The "Food Park" consists of a common area and a number of different individual units (branded or bespoke). The common area is a contiguous free-flow area with the counters of multiple concepts for self-service dining.

RLB is providing project and cost management services to SSP Emirates LLC for all the food and beverage units from design conception to completion and operation.



# PROJECT EXPERIENCE

## SENGKANG HOSPITAL



## SENGKANG HOSPITAL, SINGAPORE

**CLIENT: SINGAPORE MINISTRY OF HEALTH**

**SERVICES: PROJECT AND COST MANAGEMENT**

Recipient of the BCA Green Mark Platinum Award, this 228,000 square-metre project is an integrated healthcare development under construction. When completed it will include a General Hospital, a Community Hospital and Specialist Outpatient Clinics.

The 1,400-bed Sengkang General and Community Hospital will be one of Singapore's largest regional hospitals aiming to be the best regional provider of integrated healthcare. A key thrust of Sengkang Health is to actively involve the northeast community in building a healthier community together.

The overall concept breaks away from the notion of the single sterile medical facility, and instead creates a more holistic approach towards healthcare and healing. The design also encourages community engagement by incorporating open spaces at the first floor which are fully accessible to the public. This center for the community, with extensive landscaping, cafes and retail outlets, will form a vibrant pedestrian concourse.



## PROJECT EXPERIENCE

# QUR'ANIC BOTANIC GARDEN



## QUR'ANIC BOTANIC GARDEN, QATAR

**CLIENT: MEINHARDT QATAR**

**SERVICES: PROJECT AND COST MANAGEMENT**

The Qur'anic Botanic Garden is located within Qatar Foundation's Education City masterplanned development in Doha, Qatar. It comprises a botanic garden supported by a Visitor Centre and a themed "Oxygen Lounge" F&B outlet.

The design of the overall facility addresses a number of challenging issues. These have been led by the End User's desire to serve both the academic and visiting public and to adapt abstract and theological design drivers into the fabric of the scheme.

The Qur'anic Botanic Garden will focus on education and displays based on cultural factors, particularly those relating to verses mentioned in the Holy Qur'an and in the Hadith. Education shall aim at every age and every person. Special programs shall target young children and families, school groups, college students, continuing education, the business groups and groups with special needs and interest.

The Qur'anic Botanic Garden will be a world-wide center of excellence for knowledge, education and research, and bridge cultures in inspiring appreciation of nature and fostering responsibility for our environment.



# PROJECT EXPERIENCE

## SINGAPORE FLYER



### SINGAPORE FLYER, SINGAPORE

**CLIENT: SINGAPORE MINISTRY OF HEALTH**

**SERVICES: PROJECT MANAGEMENT**

The S\$160 m Singapore Flyer project is the world's largest Giant Observation Wheel (GOW) under construction, with a diameter of 150m and 28 capsules each holding up to 35 passengers. The GOW sets on a 13,000 sqm retail base with car park facilities provided on an adjacent building. The construction contract is a turnkey EPC contract based on a design and build and contractor-financing arrangement.

Rider Levett Bucknall Singapore were appointed as the Project Manager, Cost Manager and Contract Administrator for the project.

RLB's involvement was from its preliminary concept stage in 2004 and the services covered were project management, contract administration, cost planning, procurement and project delivery.

The Client was able to benefit from RLB's early participation in the project inception, and the firm's reputable standing as a strong international project management and cost consultancy practice.

# PROJECT EXPERIENCE

## NLAND SURF PARK



### NLAND SURF PARK, USA

**CLIENT: ICON VENUE GROUP**

**SERVICES: PROJECT AND DESIGN MANAGEMENT**

Located in Austin Texas, this revolutionary park features a lagoon about the size of nine football fields, with eleven surfing areas. Proprietary WavegardenÆ technology created one-foot, four-foot, and perfectly tubing six-foot waves.

The first-of-its-kind surfer’s playground poses many construction challenges, needing cost-saving design and water management strategies for the 113-acre park.

The project scope includes building the main lagoon, building its proprietary equipment foundation, and constructing a pier and boardwalks. The site has been shaped so rainwater channels into the reservoir. Even in the most challenging drought conditions, the lagoon will be self-sustaining with rainwater.

To further minimize water loss and cost, the lagoon bathymetry was designed via computer modeling to create perfect waves.



# PROJECT EXPERIENCE

## BAE SYSTEMS



### AIRBUS 380 WING PRODUCTION FACILITY, UK

**CLIENT: BAE SYSTEMS**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND ADVISORY**

Broughton is responsible for assembling the wings for all Airbus civil aircraft, including the new-generation A350 XWB. The Manufacturing Facility is 85,000m<sup>2</sup> and one of the largest in the U.K. The site was located on the floodplain of the River Dee and required 7,600 piles over the area.

Producing over 1,000 wings a year, the site employs more than 6,000 people – primarily in manufacturing, but also in engineering and support functions such as procurement and finance. There were extensive external works including a rail line, embankments and retaining walls to a docking area of the Dee estuary.

Airbus wings produced in Broughton are flown out in Airbus Beluga planes with the exception of the large A380 wings which were so large that they had to be transported to the final assembly lines by sea.



# PROJECT EXPERIENCE

## BAE SYSTEMS



### SUCCESSOR FACILITIES INVESTMENT PROGRAMME, UK

**CLIENT: BAE SYSTEMS**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND ADVISORY**

BAE SYSTEMS site at Barrow in Furness is undergoing a major facilities investment programme over the next 10 years. This investment consists of a significant amount of new development and infrastructure as well as refurbishment to existing buildings.

There are 5 key new build facilities required as part of this programme:

- A new building to accommodate the existing Nuclear Reactor Installation process.
- A new building to accommodate the existing Shot Blast, Paint Spray and Tiling process.
- A new building to house current pre-outfit and outfit activities.
- An extension of the Nuclear Submarine Berth (within the current Devonshire Dock area) and new workshops.
- A new building to house crew accommodation requirements.

Rider Levett Bucknall has been appointed under a three year framework to provide Project Management and Cost Management services to support the above programme of works.

## PROJECT EXPERIENCE

# BAE SYSTEMS



## SAUDI BRITISH DEFENCE COOPERATION PROGRAMME, KSA

**CLIENT: BAE SYSTEMS**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND ADVISORY**

This on-going Programme supports all the aircraft and hardware supplied to the RSAF and includes Operation & Maintenance and Upgrading of facilities.

New and upgraded facilities will be launched in eight different locations and will include:

- Simulator Training
- Squadron Head Quarters
- Maintenance Hangars
- Corrosion Control
- Sun Shelters and Hardened Shelters
- Taxiways
- C3 Communications
- Infrastructure

## SALAM PROJECT, KSA

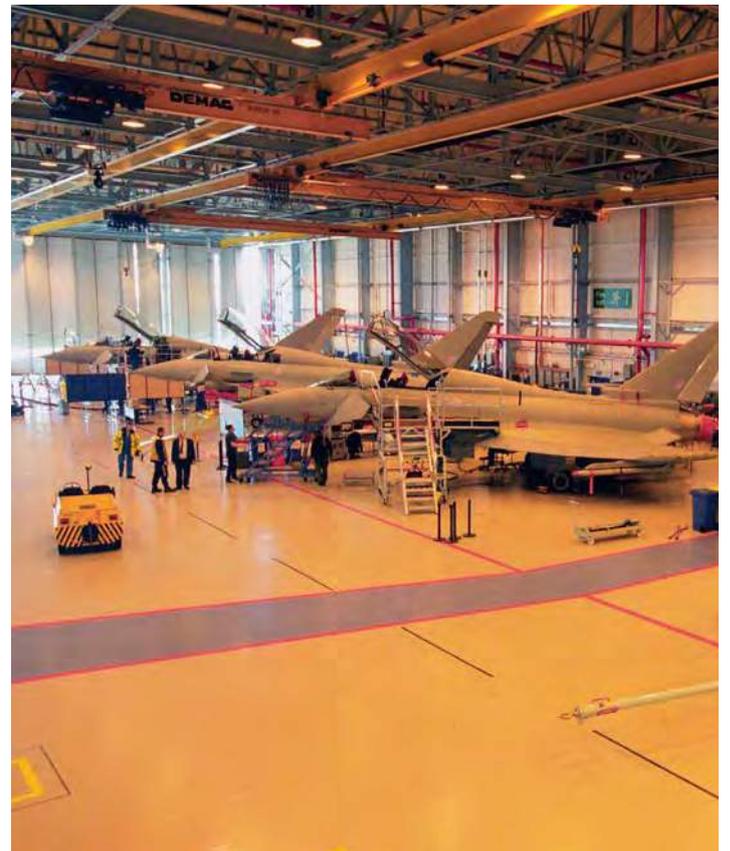
**CLIENT: BAE SYSTEMS**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND ADVISORY**

With the supply of Typhoon Aircraft, new facilities are required to accommodate at FdAB Taif and KAAB Dhahran. A series of work packages are being let covering the initial upgrading of existing facilities and the eventual construction of new facilities.

The range of facilities includes:

- Simulator Training
- Squadron Head Quarters
- Maintenance Hangars
- Corrosion Control
- Sun Shelters and Hardened Shelters
- Taxiways
- C3 Communications
- Infrastructure



# PROJECT EXPERIENCE

## OLYMPICS



## OLYMPICS

**CLIENT: OLYMPICS COMMITTEE**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND VENUE MANAGEMENT**

Prior to the London 2012 Olympics, Rider Levett Bucknall had more than 60 people seconded to LOCOG in the UK. Work on the Sochi 2014 main arena and numerous other Olympic city bids has given us our legacy, wealth of knowledge and invaluable experience working with bidding teams and organising committees.

The Olympic Games are one of the largest and most complex projects imaginable with an immovable deadline. Every Games is different and has its unique challenges. An Olympics Games has 27 internal stakeholders (Functional Areas including Sport, Security, Transport, Broadcast, etc.). Add to this the numerous external stakeholders (including IOC, International Sports Federations, Local Authorities, Security agencies, etc.) and the size of the challenge begins to take shape.

### **SYDNEY 2000**

Rider Levett Bucknall worked closely with the Sydney organisers from the original bid costing stage through to cost management of all stadiums, including fitout and overlay work for the Sydney 2000 Olympic Games. Following the overwhelming success of the Sydney 2000 Olympic Games – for which our contribution has been widely acknowledged – we later worked with the organisers of the Athens 2004 Olympic Games, Doha 2006 Asian Games and Beijing 2008 Olympic Games.

### **LONDON 2012**

This commission was awarded to Rider Levett Bucknall due to an extensive track record in delivering successful Olympic Games. Via a joint partnership between RLB & our delivery partner we are providing an integrated delivery solution to the Venues & Infrastructure team at London 2012 responsible for £530m of infrastructure works across 28 competition venues as well as 20-plus non-competition support venues. RLB had over 60 people seconded to LOCOG providing a number of services in the run-up to the London 2012 Olympics including overlay cost management, overlay procurement, overlay project management, commodity contract management, document control, health and safety, CDMc, test event readiness and fire safety, venue overlay operational readiness and venue management.

# PROJECT EXPERIENCE

## OLYMPICS



## OLYMPICS

**CLIENT: OLYMPICS COMMITTEE**

**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND VENUE MANAGEMENT**

### SOCHI 2014 WINTER OLYMPICS

In collaboration with its Pan European network of partners, Rider Levett Bucknall provided cost advice for the Russia 2014 Winter Olympic Games.

The main stadium delivers an iconic centrepiece for the 2014 Winter Olympic Games, and provides future legacy use for Sochi as a football venue.

The stadium was built to FIFA standards with seats for 40,000 spectators and associated facilities. The site includes extensive infrastructure highway works and transport facilities combined with power and utilities. Along with our delivery partners, Rider Levett Bucknall also provided procurement support and tender evaluation services of temporary overlay contracts to the Organising Committee.

## OLYMPICS

**CLIENT: OLYMPICS COMMITTEE**

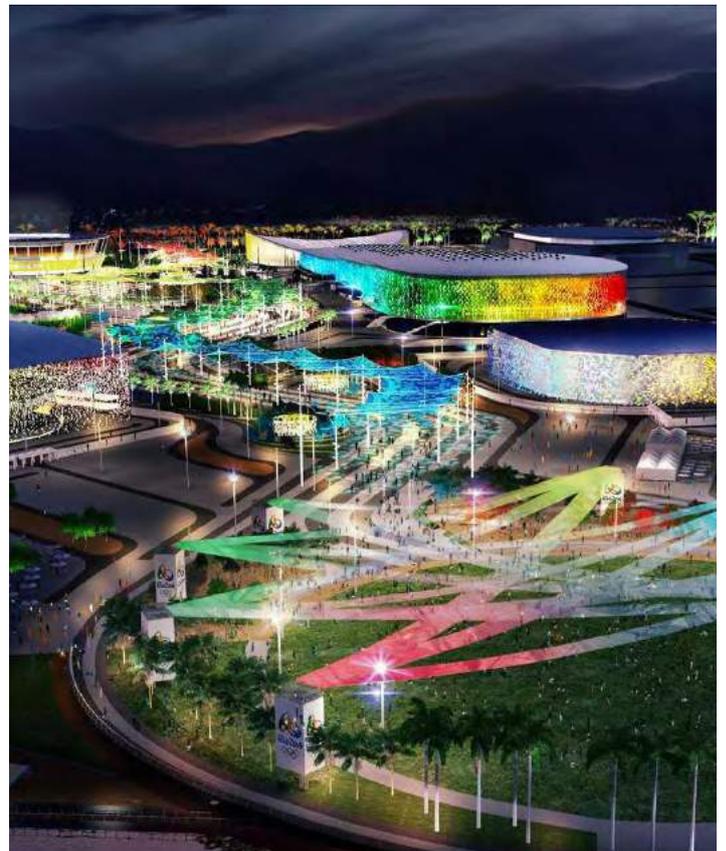
**SERVICES: PROJECT MANAGEMENT, COST MANAGEMENT AND VENUE MANAGEMENT**

### RIO DE JANEIRO 2016

Rider Levett Bucknall provided cost management advice to the Brazilian Olympic Committee in 2008 during the bid for the games. We were subsequently involved in updating of the budget in line with the current masterplan and bid book drawings. The Games were staged within the city of Rio de Janeiro in four venue clusters, the vibrant and thriving neighbourhood of Barra hosted nearly 50 per cent of competition, while the Equestrian were held in nearby Deodoro. The centrepiece of Deodoro is the X Park, a venue geared to extreme sports such as mountain biking and kayaking.

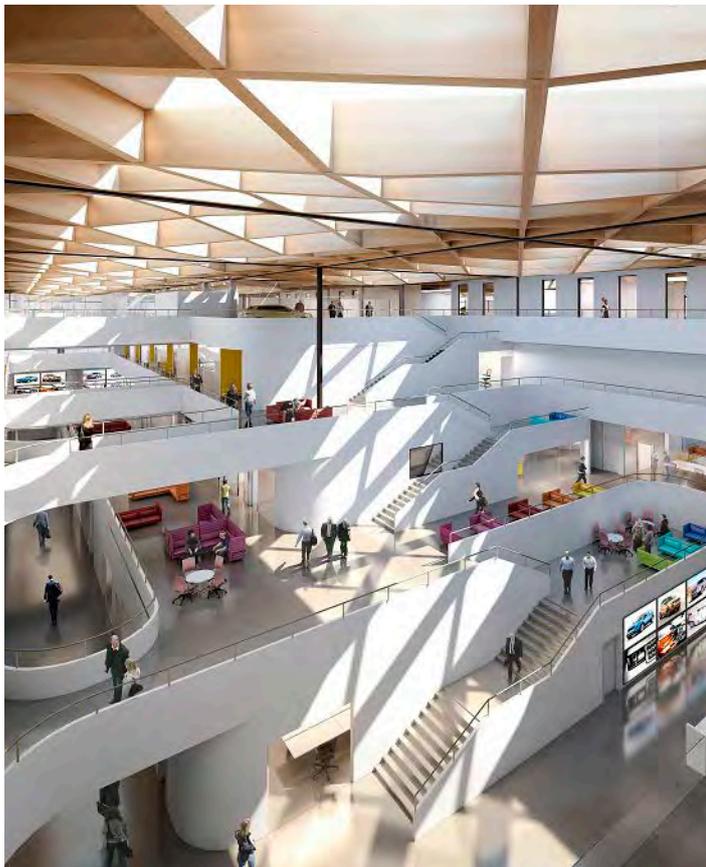
### ISTANBUL 2020 SUMMER OLYMPIC BID

In 2011, Rider Levett Bucknall provided cost estimating services for the applicant stage for the City of Istanbul, incorporating all legacy and overlay costs based upon high level planning. The aim of the services performed by Rider Levett Bucknall was to add certainty to areas of cost, set realistic budgets, reduce the risk of budget overruns and plan for venues that leave an asset and not a liability to the host city.



# PROJECT EXPERIENCE

## NATIONAL AUTOMOTIVE INNOVATION CENTRE



### NATIONAL AUTOMOTIVE INNOVATION CENTRE, UK

**CLIENT: UNIVERSITY OF WARWICK**  
**SERVICES: PROJECT MANAGEMENT**

The project is the result of a partnership scheme between the University, WMG (Warwick Manufacturing Group), Jaguar Land Rover and Tata Motors European Technical Centre (TMETC), and funded by the UK Research Partnership Investment Fund.

RLB is part of a design team with Cullinan Studio, Arup and Buro Four, for the multi-million-pound development of the National Automotive Innovation Campus (NAIC) alongside Warwick Manufacturing Group (WMG). The fund was launched with a government investment of £100 million to support long-term university capital projects.

The campus will include a 15,000 square-metre building, for engineers, designers and academics to work together. NAIC will create and develop technologies to reduce the dependency on fossil fuels, and reduce CO2 emissions.

Apart from working on the latest advances in automotive technology, it will also develop a stronger supplier base in the UK.

RLB will lead the design phase and project manage the construction process.

# PROJECT EXPERIENCE

## THE PALACE HOTEL

### THE PALACE HOTEL, USA

**CLIENT: KYO-YA COMPANY LTD**

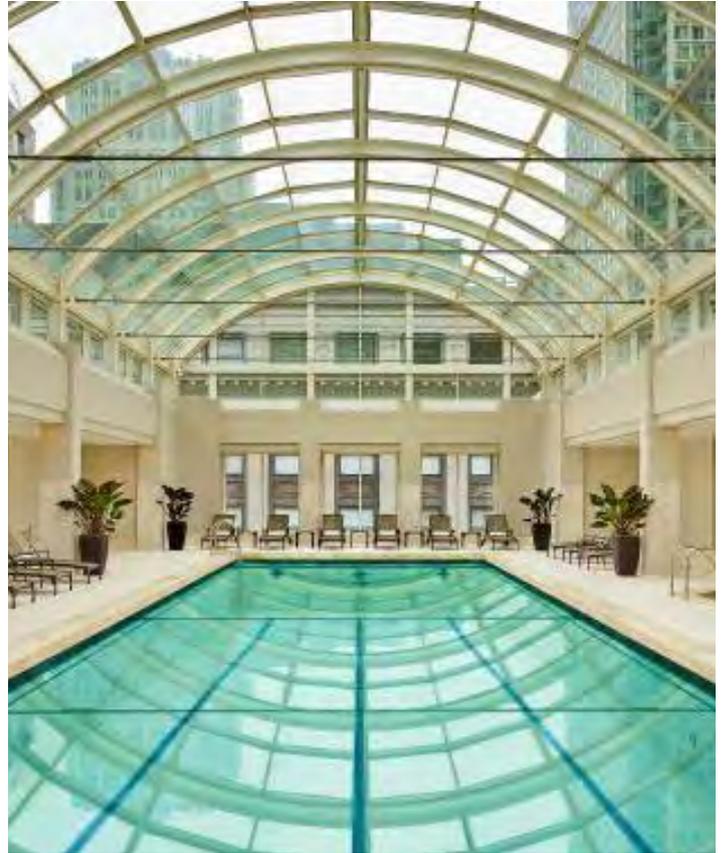
**SERVICES: PROJECT MANAGEMENT**

Established in 1875, the Palace Hotel, a Luxury Collection Hotel, is an icon in San Francisco. The legendary hotel recently revealed a new look after undergoing an extensive renovation. Preserving the integrity of the hotel, a classically inspired contemporary design complements the historic architecture. Amenities, custom-made for the comfort of the savvy traveler, possess beauty and functionality.

The major renovation of 556 guest rooms included the addition of three new suites. The Garden Court, a San Francisco landmark, received soft modernization. The lobby, promenade and guest reception areas were redone, and the Palace Collection gift boutique was added.

The hotel's sky-lit indoor swimming and fitness center were also remodeled - expanding the overall square footage of the workout facility. In addition, structural improvements were made to the parking garage originally built in 1925, and ADA services were upgraded throughout the hotel.

RLB was proud to provide project management services for the 2015 transformation of the Palace Hotel.



## PROJECT EXPERIENCE HOTELS & LEISURE



### HILTON HAWAIIAN VILLAGE, USA

CLIENT: HILTON WORLDWIDE

SERVICES: PROJECT AND COST MANAGEMENT

Rider Levett Bucknall has been providing overall Project Management services for a variety of projects at the Hilton Hawaiian Village Beach Resort and Spa. Our involvement includes complete coordination between the owner, contractor, and various public agencies due to the extensive permitting requirements for Hilton's projects. In addition to coordination, RLB is responsible for tracking the schedules and budgets for these projects to ensure that they stay on track, as well as coordinating Value Engineering to ensure that the projects remain on budget.

## PROJECT EXPERIENCE HOTELS & LEISURE



### HILTON HAWAIIAN VILLAGE, USA

**CLIENT: HILTON WORLDWIDE**

**SERVICES: PROJECT AND COST MANAGEMENT**

#### LAKE KAHANAMOKY LAGOON

An \$18 million renovation of the ocean-front Duke Kahanamoku Lagoon was completed. Construction required 33,000 tons of sand importation to replenish the beach and bottom of the lagoon along with five million gallons of water. Seven salt water wells were drilled around the perimeter of the lagoon to a depth of 250 feet as a water source for this oasis. This amenity also boasts an island with native Hawaiian landscaping, a water feature, extensive landscaping, and a boardwalk.

#### HVAC IMPROVEMENTS

A four year, \$50 million project comprised of replacing the mechanical systems of over 2,700 fan coil units in four separate towers at the Hilton Hawaiian Village. The scope of the project also included improvements to positively pressurize all the towers through exhaust modifications and additional make-up air units.

#### TAPA TOWER

At Tapa Tower, a two year, \$38.5 million complete renovation of over 1,000 guest rooms was undertaken. This included complete bathroom, guestroom, and corridor improvements. All fixtures, caseloads, and softgoods were replaced throughout the building. The project was completed while the building was open to guests. Up to five floors were taken out of service at a time to maintain a fast track schedule.

#### RAINBOW TOWER

Additionally, Rider Levett Bucknall provided Project Management services for the \$45 million renovation of the iconic Rainbow Tower at the Hilton Hawaiian Village Beach Resort and Spa. The renovation comprised 28 floors, 790 guestrooms, 2 presidential suites, lobby improvements and upgrades to 5 guest elevators, including a complete machine overhaul.

#### THE GRAND WAIKIKIAN

The Grand Waikikian is a 38-story, multi-million dollar luxury timeshare tower. The first four floors are dedicated to retail outlets, office space, and guest services. The remaining floors provide 331 luxury timeshare residences that include one, two, and three-bedroom suites.

The top five floors are designated as penthouse suites and have exclusive amenities such as a private check-in, concierge, and lounge. RLB provided complete project management services for the pre construction and construction of this development. Our involvement included complete coordination between the owner and all parties involved, in addition to managing the schedule and budget for the project including contract administration, risk management, detailed cashflow analysis, value engineering, and forecasting.

## PROJECT EXPERIENCE HOTELS & LEISURE



### CAPELLA, SINGAPORE

**CLIENT: PONTIAC LAND GROUP**

**SERVICES: PROJECT MANAGEMENT**

Located on Sentosa Island, Capella Singapore enjoys the best of both worlds with its access to the heart of Singapore and the lush privacy of its verdant surroundings. Generously spread over 30 acres of rolling hills, the hotel features two 1880 colonial buildings masterfully restored and married with contemporary architecture.

Designed by award-winning concept architect Foster and Partners, Capella comprises 74 suites and manors and 38 garden villas featuring private plunge pools, business centres, restaurants, spas and a sculpture garden.

The development is a recipient of the South East Asia Property Awards, 'Best Hotel Architectural Design' and 2009 URA Architectural Heritage Award.



### JW MARRIOTT HOTEL REFURBISHMENT, KSA

**CLIENT: MARRIOTT HOTELS INTERNATIONAL INC**

**SERVICES: PROJECT AND COST MANAGEMENT**

The Hotel, which is more than 30 years old, has reached a stage where both the external envelope and possibly the concrete frame have been compromised to such an extent that major remedial works are required to bring them in line with the Marriott groups brand and safety standards. In addition to these works, the public spaces, restaurants and rooms are all dated and in need of refurbishment to bring them in line with Marriott's Brand standards.

The project objectives are to determine the feasibility of renovating the existing hotel versus demolition of the existing and a full rebuild on the existing site. Works consist of the renovation of the entire hotel consisting of 156 rooms and 54 suites, corridors, public areas, health club and back of house areas.

The project scope also encompasses the review and remedial work to the external facade and structural frame.

## PROJECT EXPERIENCE HEALTHCARE



### SAMUEL SIMMONDS MEMORIAL HOSPITAL, USA

**CLIENT: ARCTIC SLOPE NATIVE ASSOCIATION**  
**SERVICES: PROJECT AND COST MANAGEMENT**

The collaboration between the Arctic Slope Native Association and the Indian Health Service involved replacing an existing 30,000 square-foot, wood-constructed hospital with a new 100,000 square-foot, modern critical care facility.



### YISHUN COMMUNITY HOSPITAL, SINGAPORE

**CLIENT: SINGAPORE MINISTRY OF HEALTH**  
**SERVICES: PROJECT MANAGEMENT**

This development houses the 428-bed hospital, one of Singapore's largest community hospitals, providing rehabilitation services, and the new Geriatric Education and Research Institute (GERI). The two hospitals are linked by sky bridges, and offer an integrated and highly connected patient-care experience.

## PROJECT EXPERIENCE MIXED USE



### NUVALI EVOLVING, PHILIPPINES

CLIENT: AYALA LAND, INC

SERVICES: PROJECT MANAGEMENT

Spanning 1,860 hectares, this mixed-use development and thriving eco-city is built upon environmental, economic, and social sustainability. Local communities, shops, schools, sports centres, parks, and hospitals surround Nuvali's vast topography. It also features a hotel, a lakeside business district, and corporate office buildings.

## PROJECT EXPERIENCE PUBLIC & CIVIC



### VICTORIA THEATRE AND VICTORIA CONCERT HALL, SINGAPORE

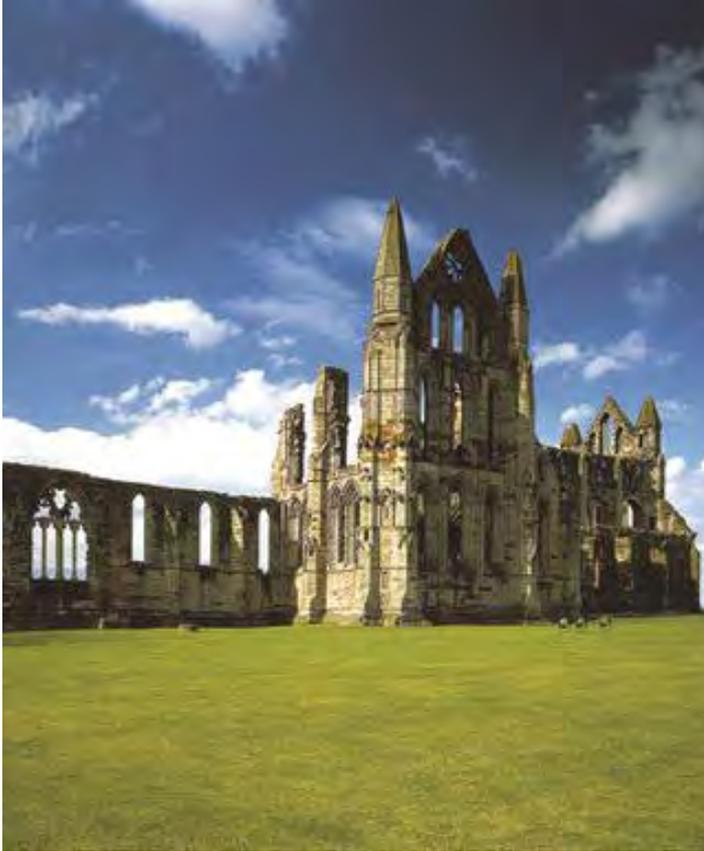
**CLIENT: NATIONAL ARTS COUNCIL**

**SERVICES: PROJECT AND COST MANAGEMENT**

RLB provided project and cost management for the restoration and additions to Singapore's oldest performing arts venue, the Victoria Theatre and Victoria Concert Hall. Gazetted as national monuments of key historical significance, the preservation of the neo-classical facade was key, additions included the construction of new basements, theatre and concert hall with modern facilities. The redevelopment is a recipient of the SIA Building of the Year 2015, SIA Design Award for Conservation Building, URA Architectural Heritage Award 2015 and BCA Green Mark GoldPlus Award.

## PROJECT EXPERIENCE

### PUBLIC & CIVIC



### WHITBY ABBEY, UK

**CLIENT: ENGLISH HERITAGE**

**SERVICES: PROJECT AND COST MANAGEMENT**

The purpose of the project was to restore and protect the natural beauty and historic character of the headland whilst extending public access and improving interpretation.

The project reunited the various historic features of the Headland, which became fragmented over the centuries. One particular aspect was the construction of a Visitor Centre and Museum within the ruins of a 17th Century Mansion House, which provided visitors with an explanation of the history of the Headland.

Rider Levett Bucknall provided Project Management and Quantity Surveying services to English Heritage. The project was particularly challenging as the work took place within a Schedule Ancient Monument and Registered Historic Landscape.

The site area is also under multi-ownership. In addition there were many parties to coordinate, four funding bodies to satisfy and various statutory approval processes to undergo before any work could take place on the Monument.



### BRIGHTON DOME, UK

**CLIENT: MUSEUM DEVELOPMENT COMPANY LTD**

**SERVICES: PROJECT MANAGEMENT**

The Brighton Dome is three historic spaces under one roof - a 1,870 seat concert hall, the 570 seat or 1,200 standing Corn Exchange and the 230 seat Pavilion Theatre.

The project comprised a major refurbishment and upgrade of the Grade 1 listed Dome and Museum. Although built in 1804 as a stable block, the Brighton Dome has been a concert hall since 1867

The project involved the integration of cutting edge technology whilst retaining the heritage fabric. It has been a great success and has won a number of awards including a Civic Trust Award 2003 (commendation) and Sussex Heritage Trust Award 2003.

Client Benefits

- Strategy to meet the needs of the Festival programme.
- Value Engineering Techniques, Risk Management and Tight Cost Control, Capital Costs were reduced by over £4m to achieve available funding.
- The Museum remained open to the public for most of the time.

## PROJECT EXPERIENCE EDUCATION



### DUBAI ENGLISH SPEAKING SCHOOL, UAE

**CLIENT: DUBAI ENGLISH SPEAKING SCHOOL**  
**SERVICES: PROJECT AND COST MANAGEMENT**

Dubai English Speaking School (DESS) is undertaking alterations and additions to the existing school buildings located in Oud Metha, Dubai. Additions to the FS2 facility to form 5 new class rooms with indoor circulation space, construction of 5 new class rooms for a new FS1 facility with indoor circulation space, new toilets in both FS1 and FS2, new changing rooms serving the whole school and reception/admin area to FS1. External works comprise walkway pavings, a swimming pool and associated utilities.



### DOHA ENGLISH SPEAKING SCHOOL, QATAR

**CLIENT: DOHA ENGLISH SPEAKING SCHOOL**  
**SERVICES: PROJECT AND COST MANAGEMENT**

Doha English Speaking School (DESS) is planning to undertake campus extension works within the existing school grounds located off Al Fajr St, Doha, in order to maintain the standard of the existing learning environment and cater for growing pupil numbers.

DESS seeks to extend the classroom provision by 10 classroom units, with the addition of new toilets, administration and learning support areas. The project is to also include a new viewing balcony overlooking the school's sports field.

## PROJECT EXPERIENCE EDUCATION



### UNIVERSITY OF MIDDLESEX, UK

**CLIENT: UNIVERSITY OF MIDDLESEX**

**SERVICES: PROJECT MANAGEMENT**

RLB is providing project management services to Middlesex University, to support its rolling multi-million pound campus investment program.

The university has four campuses; Dubai, Mauritius, and two in London (Hendon and Archway). Works include refurbishments, adaptations, modifications, new build and upgrade of existing facilities..



### SIM CAMPUS REDEVELOPMENT, SINGAPORE

**CLIENT: SINGAPORE INSTITUTE OF  
MANAGEMENT**

**SERVICES: PROJECT MANAGEMENT**

The redevelopment of SIM has transformed the campus into the largest private tertiary institution in Singapore, housing more than 60 lecture theatres, seminar rooms and computer laboratories. The campus is also equipped with a multipurpose sports hall, a performing arts complex, specialised laboratories and a rooftop tennis court.

# PROJECT EXPERIENCE

## RETAIL



### 51-54 FENCHURCH STREET, UK

**CLIENT: AVIVA**

**SERVICES: PROJECT AND COST MANAGEMENT**

This mix of retail and office space will involve the demolition of the existing 1950's building. A new ten-storey building will include 6,000 square metres of office space, an increase of 2,000 square metres, complemented by ground floor retail units. The building is designed to achieve a BREAM Excellent rating.



### ANZ CENTRE, NEW ZEALAND

**CLIENT: CHC PROPERTIES**

**SERVICES: PROJECT AND COST MANAGEMENT**

The ANZ Centre is a contemporary 15,000 square-metre four-storey premium office and retail development, in the heart of Christchurch City Centre. The project includes a basement carpark and a four-storey atrium foyer with an artistic sculpture as a focal point and cafe restaurant facilities.



### BARONS QUAY, UK

**CLIENT: CHESTER WEST AND CHESHIRE COUNCIL**

**SERVICES: PROJECT AND COST MANAGEMENT**

The historic town centre will be transformed by this riverside development, which includes a multi-screen cinema, a major food store, a hotel, restaurants, bars, shops and about 100 parking spaces. New public spaces, pedestrian-friendly shopping and cycle access will ensure the town centre is accessible to everyone.

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