

COMMERCIAL BUILDING

8 WILLIS STREET OFFICE BUILDING

Stage:	Completed	Update:	17 (LR 20/8/2024)
Est. Start Date:	Apr-Jun 2019	Project ID:	AA0056
Our Estimate:	\$140,100,000		
Location:	8 Willis Street Wellington	Date:	20/11/2024

Specification:

- Green Construction - building has achieved a 6 Green Star Built rating; NABERSNZ tenancy rating 5 star.
- Brownfield.
- 11800 SM.
- New build.
- Includes a central atrium & 500 SM of retail space; Concrete structure of existing building to be retained.
- The building will form an L shape around its neighbour, the Stewart Dawsons building, owned by same developer.
- Lot 1 DP 54193.

Description:

- Work completed 2nd qtr 2022 for new 11 storey office building.
- Resource Consent granted late Oct 2018 for extension to existing building & construction of a new building.
- (Wellington 410808) Building Consent issued late Jun 2018 for Stage 1 of 4: demolition of facade (\$1mill).
- (426875) Resource Consent lodged late Jan 2019 for change of conditions to SR408821 relating to an increase in floorplate & alterations to the external appearance of the building.
- (Wellington 431121) Building Consent issued mid May 2019 for Stage 2: strengthening of existing foundation (\$500K).
- (Wellington 432404) Building Consent issued early Jun 2019 for Stage 2.5: construction of a rear retaining wall in preparation for footprint to be enlarged (\$100K).
- (Wellington 448400) Building Consent issued late Sep 2019 for Stage 4: steel work to stair & lift well, levels G-8 on South boundary (\$120K).
- (Wellington 443340) Building Consent issued late Oct 2019 for Stage 3: new structure at front to Level 8, shear walls and column strengthening to existing building (\$2.5mill).
- (Wellington 450178) Building Consent issued early Nov 2019 for Stage 7: structure from L9 up to L11 (\$1.2mill).
- (Wellington 454425) Building Consent issued mid May 2020 for Stage 6: Levels 1-10 basebuild core & toilets, for 8 Willis Street & levels 5-10 landlord basebuild stairs for Stuart Dawson Corner including electric, HVAC, fire report, plumbing & drainage (\$7.5mill).
- (Wellington 455704) Building Consent issued late Jun 2020 for Stage 12: tower roof & seismic junction to 8 Willis Tower including tower curtain wall from level 11 slab up to roof (\$385K).
- (Wellington 462774) Building Consent issued mid Aug 2020 for demolition modification, Levels 1 -8 central atrium structural details, Level 3-4 bleacher seating/stairs, & Level 5 plus stairs (\$500K).
- (Wellington 461989) Building Consent issued mid Aug 2020 for Stage 7.5: structural steelwork to Level 11 & Level 12 - plant room framing & roof (\$300K).
- (Wellington 468392) Building Consent issued mid Nov 2020 for Stage 9.5: alterations to central atrium stairs, spiral stairs & rear atrium (\$500K).
- (Wellington 468388) Building Consent issued mid Nov 2020 for Stage 11 of 18: front canopy & shop fronts (\$353K).
- (Wellington 477802) Building Consent issued mid Dec 2020 for Stage 5.5 of 15: envelope to West Atrium, L5 Loading Dock, infill for balconies, (\$500K).
- (Wellington 452553) Building Consent issued mid Dec 2020 for Stage 5: Level 1 up to Level 11 slab curtain walling & cladding (\$1.6mill).
- (Wellington 469224) Building Consent issued mid Dec 2020 for Stage 13 of 18: fitout of Levels 6 - 11 & Levels G - 10 (\$1.2mill).
- (Wellington 473839) Building Consent issued mid Dec 2020 for Stage 12 of 18: end of trip facilities on Level 5 (\$300K).
- (Wellington 477558) Building Consent issued mid Feb 2021 for Stage 10 - installation of viscous dampeners & brackets (\$500K).
- (Wellington 480842) Building Consent issued mid Mar 2021 for Stage 8.5: L11-L12 exterior cladding & roof from west facade, (\$250K).
- (Wellington 479010) Building Consent issued late Mar 2021 for Stage 8: Levels 11-12 exterior cladding & roof from west facade GL2-GL5 (\$580K).
- (Wellington 486144) Building Consent issued early Aug 2021 for Stage 14: Levels 11-12 fitout (\$500K).

- (Wellington 496841) Building Consent issued Dec 2021 for Stage 13: restorations of heritage facade & canopy on Stewart Dawson's Corner (\$200K).
- (Wellington 510157) Building Consent issued May 2022 for internal fitout to ground floor tenancy (AKA 366 Lambton Quay) (\$200K).
- (Wellington 511324) Building Consent issued early May 2022 for internal fitout for a retail tenancy (AKA 360 Lambton Quay) (\$480K).
- (Wellington 515640) Building Consent issued mid Jul 2022 for internal fitout to ground floor tenancy (\$130K).
- Due to delays caused by Covid19 & design changes, the cost of the build increased to \$140.1mill.
- Supreme winner of 2024 Property Council New Zealand, Rider Levett Bucknall Property Industry Awards.
- Awarded excellence at 2024 Property Council New Zealand, RCP Commercial Office Property Awards.
- Winner of 2024 Naylor Love Heritage & Adaptive Reuses Property Award.
- Awarded excellence in the 2024 Resene Sustainable Building Property Awards category.
- **Awarded Highly Commended at the World Green Building Council's Asia Pacific Leadership in Green Buildings Awards 2024.**
- Statistics NZ fitout [AB6414](#); Stewart Dawson Building [M2435](#).
- Subcontractor added: concreting, air conditioning & mechanical, glazed facade installation.
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Developer: [Argosy Property Ltd](#) PO Box 90214, Victoria Street West, Auckland, 1142, Phone: 09 304 3400 or 0800 653 653, Fax: 09 302 0996

Project Manager: [Moyné & Co Ltd](#) (-, July 2022 Retail Fitout) PO Box 300779, Albany, Auckland, 0752, Phone: 09 947 6539, Website: [moyneco.co.nz](#)

Project Manager: [Muir & Associates Ltd](#) 2 Fairway Oaks Drive, Waikanae Beach, Waikanae, 5036, Mobile: 027 451 5164, Website: [muirandassociates.co.nz](#) , Email: [aaronm@muirandassociates.co.nz](#)

Project Manager: [The Building Intelligence Group Ltd \[WHG\]](#) PO Box 6588, Victoria Street West, Auckland, 1142, Mobile: 027 233 4347, Website: [tbig.co.nz](#)

Architect: [Architecture Plus Ltd](#) PO Box 6219, Marion Square, Wellington, 6141, Phone: 04 801 9990, Website: [architectureplus.co.nz](#) , Email: [email@architectureplus.co.nz](#)

Architect: [Ian Bowman Architect & Conservator \[WLG\]](#) PO Box 19252, Marion Square, Wellington, 6141, Website: [ianbowman.co.nz](#) , Email: [ian@ianbowman.co.nz](#)

Architect: [Jasmax Ltd \[WLG\]](#) PO Box 25523, Wellington, 6140, Phone: 04 499 3011, Website: [jasmax.com](#) , Email: [studio@jasmax.com](#)

Architect: [Woodhams Meikle Zhan New Zealand Ltd \(was Woodhams Meikle Zhan Architects Ltd\)](#) (Ground Floor Tenancy Fitout) PO Box 9584, Newmarket, Auckland, 1149, Phone: 09 377 5215, Website: [wmza.co.nz](#) , Email: [design@wmza.co.nz](#)

Designer (Interior & Fitout): [Retail Connection Ltd](#) (-, 360 Lambton Quay Retail Fitout) PO Box 147377, Ponsonby, Auckland, 1144, Mobile: 021 0255 5828, Website: [retailconnection.co.nz](#) , Email: [enquiry@retailconnection.co.nz](#)

Consulting Engineers: [AECOM New Zealand Ltd \[WLG\]](#) PO Box 27277, Marion Square, Wellington, 6141, Phone: 04 896 6000, Fax: 04 896 6001, Website: [aecom.com](#) , Email: [wellington.reception@aecom.com](#)

Consulting Engineers: [Cosgroves \[WLG\] \(see Stantec\)](#) Stantec Building, Level 15, 10 Brandon Street, Wellington Central, Wellington, 6011, Phone: 03 381 6700, Website: [stantec.com](#) , Email: [wellingtonbusinessservices@stantec.com](#)

Consulting Engineers: [WSP \[WLG\] \(WSP New Zealand Ltd\)](#) PO Box 12003, Thorndon, Wellington, 6144, Phone: 04 471 7000, Website: [wsp.com](#)

Engineer (Acoustic): [Marshall Day Acoustics Ltd \[WLG\]](#) PO Box 25442, Featherston Street, Wellington, 6146, Phone: 04 499 3016, Fax: 04 472 1493, Email: [wellington@marshallday.co.nz](#)

Engineer (Building services): [CORA \(COR Associates Ltd\)](#) 14 North Terrace, Kelburn, Wellington, 6012, Phone: 04 976 5043, Mobile: 021 896 555, Website: [corassociates.co.nz](#) , Email: [chris@corassociates.co.nz](#)

Engineer (Building services): [Drew Hakin Consulting \(DHC\)](#) 810 Pacific Highway, Gordon, NSW, Australia, 0000, Phone: +61 2 9416 0612, Website: [dhcdesign.com.au](#) , Email: [drew@dhcdesign.com.au](#)

Engineer (Electrical): [BlackYARD Engineering](#) Level 6, 86 Victoria Street, Wellington Central, Wellington, 6011, Mobile: 021 346 387, Website: [blackyard.co.nz](#) , Email: [greig@blackyard.co.nz](#)

Engineer (Fire): [Cognition Ltd](#) (Antony Walker, Principal, Fire Engineer, Mobile: 021 609 040) 149 Creswick Terrace, Northland, Wellington, 6012, Mobile: 021 609 040, Website: [cognition.nz](#)

Engineer (Geotech): [Beca Ltd \[WLG\]](#) PO Box 3942, Wellington, 6140, Phone: 04 473 7551, Website: [beca.com](#)

Engineer (Hydraulic): [Michael Stretton Ltd](#) 59 Bayview Road, Paremata, Porirua, 5024, Phone: 04 232 9276, Mobile: 027 443 3069

Engineer (Mechanical): [CORA \(COR Associates Ltd\)](#) 14 North Terrace, Kelburn, Wellington, 6012, Phone: 04 976 5043, Mobile: 021 896 555, Website: [corassociates.co.nz](#) , Email: [chris@corassociates.co.nz](#)

Engineer (Structural): [Beca Ltd \[WLG\]](#) PO Box 3942, Wellington, 6140, Phone: 04 473 7551, Website: [beca.com](#)

Consultant: [eCubed Building Workshop Ltd \[WLG\] \(also 335 Ltd\)](#) (Greenstar Services) PO Box 9585, Marion Square, Wellington, 6141, Phone: 04 384 6583, Website: [e3bw.co.nz](#) , Email: [enquiries@ecubedltd.co.nz](#)

Resource Management: [Spencer Holmes Ltd](#) PO Box 588, Wellington, 6140, Phone: 04 472 2261, Fax: 04 471 2372, Email: [admin@spencerholmes.co.nz](#)

Quantity Surveyor: [AECOM NZ Ltd \[WLG\]](#) PO Box 27277, Marion Square, Wellington, 6141, Phone: 04 896 6000, Website: [aecom.com](#) , Email: [wellington.reception@aecom.com](#)

Quantity Surveyor: [PHC Ltd](#) PO Box 40273, Glenfield, Auckland, 0747, Phone: 09 419 1290, Mobile: 021 907 048, Website: [phc.co.nz](#) , Email: [sberry@phc.co.nz](#)

Quantity Surveyor: [Rawlinsons Ltd \[WLG\]](#) PO Box 2919, Wellington, 6140, Phone: 04 472 2516, Fax: 04 472 5416, Website: [rawlinsons.co.nz](#) , Email: [wellington@rawlinsons.co.nz](#)

Builder: [Haydn & Rollett Ltd](#) PO Box 100141, North Shore, Auckland, 0745, Phone: 09 444 7379, Website: [haydnrollett.co.nz](#) , Email: [info@haydnrollett.co.nz](#)

Builder: [McKee Fehl Constructors Ltd](#) (Colin Robertson, Mobile: 027 472 1371, Email: [colinr@mckeefehl.co.nz](#)) PO Box 13143, Johnsonville, Wellington, 6440, Phone: 04 232 8102, Website: [mckeefehl.co.nz](#) , Email: [admin@mckeefehl.co.nz](#)

Contractor: [Benmax NZ](#) (-, Mechanical Design & Build) 15 Sandford Street, Sydenham, Christchurch, 8240, Phone: 03 379 6512, Fax: 03 379 6658, Email: [administration@benmax.co.nz](#)

Contractor (Supplier): [Architectural Profiles Ltd \(APL\) \[HTN\]](#) PO Box 10080, Hamilton, 3241, Phone: 07 849 2113, Fax: 07 849 1591, Website: [aplnz.co.nz](#) , Email: [marketing@aplnz.co.nz](#)

Contractor (Supplier): [Royal Wolf Trading NZ Ltd \[WLG\]](#) 64 Seaview Road, Seaview, Lower Hutt, 5010, Phone: 04 569 9694, Website: [royalwolf.co.nz](#) , Email: [wellingtonsales@royalwolf.co.nz](#)

Subcontractor: [Pro Construction & Installation Ltd](#) (-, Unitized Glazed Paneling Installation) Unit 1, 2 Walsall Street, Avondale, Auckland, 1026, Phone: 022 653 5043, Mobile: 021 101 3631, Website: [proinstallation.co.nz](#) , Email: [info@proinstallation.co.nz](#)

Subcontractor: [Wight Aluminium Ltd](#) (Murray Wight, Facade/Structural Glaze System, Mobile: 021 943 214, Email: [murrayw@wightaluminium.co.nz](#)) PO Box 4101, Whanganui, 4541, Phone: 06 345 3195, Fax: 06 345 3263, Website: [wightaluminium.co.nz](#) , Email: [admin@wightaluminium.co.nz](#)

Subcontractor (Concrete): [Aardvark Concrete Services \(2015\) Ltd](#) PO Box 51237, Tawa, Wellington, 5248, Phone: 04 237 9595, Fax: 04 237 9596, Website: [aardvarkconcrete.co.nz](#) , Email: [admin@aardvarkconcrete.co.nz](#)

Subcontractor (Concrete): [Firth Industries \[AKL\]](#) Private Bag 99904, Newmarket, Auckland, 1149, Phone: 09 583 2166, Website: [firth.co.nz](#) , Email: [info@firth.co.nz](#)

Subcontractor (Doors & Windows): [Wight Aluminium Ltd](#) PO Box 4101, Whanganui, 4541, Phone: 06 345 3195, Fax: 06 345 3263, Website: [wightaluminium.co.nz](#) , Email: [admin@wightaluminium.co.nz](#)
