

**COMMERCIAL BUILDING**
**8 WILLIS STREET OFFICE BUILDING**

Stage:	Commencing	Update:	10
Est.Start Date:	Apr-Jun 2019	Project ID:	AA0056
Our Estimate:	\$140,100,000	Date:	21/05/2021

Location: 8 Willis Street Wellington

- Specification:
- Green Construction – building has achieved a 6 Green Star Built rating.
  - Brownfield.
  - New Build.
  - 11800 SM.
  - 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 commenced 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 and 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 and 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, and Level 5 plus stairs (\$500K).
  - (Wellington 461989) Building Consent issued mid Aug 2020 for Stage 7.5 - structural steelwork to Level 11 and Level 12 - Plant Room Framing and Roof (\$300K).
  - (Wellington 468392) Building Consent issued mid Nov 2020 for Stage 9.5: alterations to central atrium stairs, spiral stairs and rear atrium (\$500K).

- (Wellington 468388) Building Consent issued mid Nov 2020 for Stage 11 of 18 - front canopy and 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 and cladding (\$1.6mill).
- (Wellington 469224) Building Consent issued mid Dec 2020 for Stage 13 of 18 - fitout of Levels 6 - 11 and 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 and brackets (\$500K).
- (Wellington 480842) Building Consent issued mid Mar 2021 for Stage 8.5 - L11-L12 exterior cladding and roof from west facade, (\$250K).
- (Wellington 479010) Building Consent issued late Mar 2021 for Stage 8: Levels 11-12 exterior cladding and roof from west facade GL2-GL5, (\$580K).
- Construction is now expected to be completed Feb 2022 (due to delays caused by Covid19 and design changes), **which has increased the cost of the build to \$140.1mill.**
- Discussions underway with potential tenants for 500 SM of retail space on ground floor.
- Statistics NZ fitout [AB6414](#); Stewart Dawson Building [M2435](#).

Developer: [Argosy Property Ltd \(was Argosy Property No 1 Ltd\)](#) PO Box 90214, Victoria Street West, Auckland, 1142, Phone: 09 304 3400 or 0800 653 653

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

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

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

Consulting Engineers: [WSP New Zealand Ltd \[WLG\]](#) PO Box 12003, Thorndon, Wellington, 6144, Phone: 04 499 1000, Website: [wsp.com/en-NZ](http://wsp.com/en-NZ)

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

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

Engineer (Electrical): [BlackYARD Engineering \(Pacific Consultants Building Engineers Ltd\)](#) PO Box 11480, Manners Street, Wellington, 6142, Mobile: 021 346 387, Website: [blackyard.co.nz](http://blackyard.co.nz), Email: [greig@blackyard.co.nz](mailto:greig@blackyard.co.nz)

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

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

Engineer (Hydraulic): [Michael Stretton Ltd](#) 7 Somerville Terrace, Tawa, Wellington, 5028, Phone: 04 232 9276, Mobile: 027 443 3069

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

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



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

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

Quantity Surveyor: [Davis Langdon \(AECOM\) \[WLG\]](#) PO Box 27277, Marion Square, Wellington, 6141, Phone: 04 896 6000, Email: [wgtm@davislangdon.co.nz](mailto:wgtm@davislangdon.co.nz)

Quantity Surveyor: [PHC Ltd](#) PO Box 40273, Glenfield, Auckland, 0747, Phone: 09 419 1290, Website: [phc.co.nz](http://phc.co.nz), Email: [phomes@phc.co.nz](mailto:phomes@phc.co.nz)

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

Builder: [McKee Fehl Constructors Ltd](#) PO Box 13143, Johnsonville, Wellington, 6440, Phone: 04 232 8102, Website: [mckeefehl.co.nz](http://mckeefehl.co.nz), Email: [admin@mckeefehl.co.nz](mailto:admin@mckeefehl.co.nz)

Contractor: [Benmax NZ](#) (Mechanical Design & Build) 15 Sandyford Street, Sydenham, Christchurch, 8240, Phone: 03 379 6512, Email: [administration@benmax.co.nz](mailto:administration@benmax.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](http://royalwolf.co.nz), Email: [wellingtonsales@royalwolf.co.nz](mailto: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, Website: [proinstallation.co.nz](http://proinstallation.co.nz), Email: [info@proinstallation.co.nz](mailto:info@proinstallation.co.nz)

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

Subcontractor (Concrete): [Firth Industries Ltd \[AKL\]](#) Private Bag 99904, Newmarket, Auckland, 1149, Phone: 0800 800 576, Website: [firth.co.nz](http://firth.co.nz)