

# EARLY CONTRACTOR INVOLVEMENT

**DURATEC**  
AUSTRALIA®

**BUILDING & FACADE**



# Providing budget certainty through client collaboration

In collaboration with our clients, Duratec's ECI process identifies and manages a project's technical and commercial challenges effectively.

## Our Company

We are a national engineering, construction and remediation business with the depth and capacity to deliver large, complex and sustainable projects with our partners. Our extensive experience in facade remediation and building refurbishment services has positioned us as a market leader with a reputation for technical expertise, value for money and innovation.

## Our People

Our people are the key to our success. We are strong at attracting, motivating, and retaining highly competent and committed people. Engaging with us gives you access to a team of enthusiastic, trained industry professionals dedicated to delivering high quality, safe, on-time and cost-effective projects.

## Early Contractor Involvement (ECI)

In the context of building and facade refurbishment, Early Contractor Involvement (ECI) is the process undertaken by an asset owner to engage a contractor to undertake preliminary assessment, diagnosis, engineering detailing and project scheduling for a building's refurbishment upgrade. The ECI process offers transparency through the development and consultation with all stakeholders, providing budget certainty for a better project outcome.

## Our Difference

Duratec's in-house technical capabilities and experienced building and facade ECI specialists help asset owners gain a better understanding of a project's requirements before works are procured. Across Australia, we work collaboratively with clients and consultants to develop and deliver building and facade refurbishment projects via an ECI process.



### The ECI deliverables that will improve the performance of your projects are:

- Finalised construction methodology
- Full suite of design documents
- Full suite of engineering documents
- Budget and procurement preparation
- Stakeholder and community engagement

### The beneficial outcomes for your project offered by the ECI process include:

- Stakeholder management
- Investigative and design works
- Technical collaboration
- Safety and risk management
- Project scheduling and team structure



# Value management

Greater value for money is obtained through the development of a full suite of design and project management plans to control and manage key project risks and priorities.

## Value to Clients

When compared with traditional project tendering and procurement processes, ECI delivers significant value to clients. The increased value is driven fundamentally by an improved and comprehensive understanding of the client’s risks and limitations, and establishing a project’s objectives early.

## Control and Coordination

The ECI process involves an understanding of design, construction methodology and program. The initial investment at an early stage when compared to a standard tender procurement model results in substantial benefits including:

- Control over whole project outcome
- Financial certainty
- Risk reduction
- Value engineering opportunities
- Better program outcomes
- Improved architectural outcomes
- Constructibility process that doesn’t impact a building’s operations

## Project Synergy

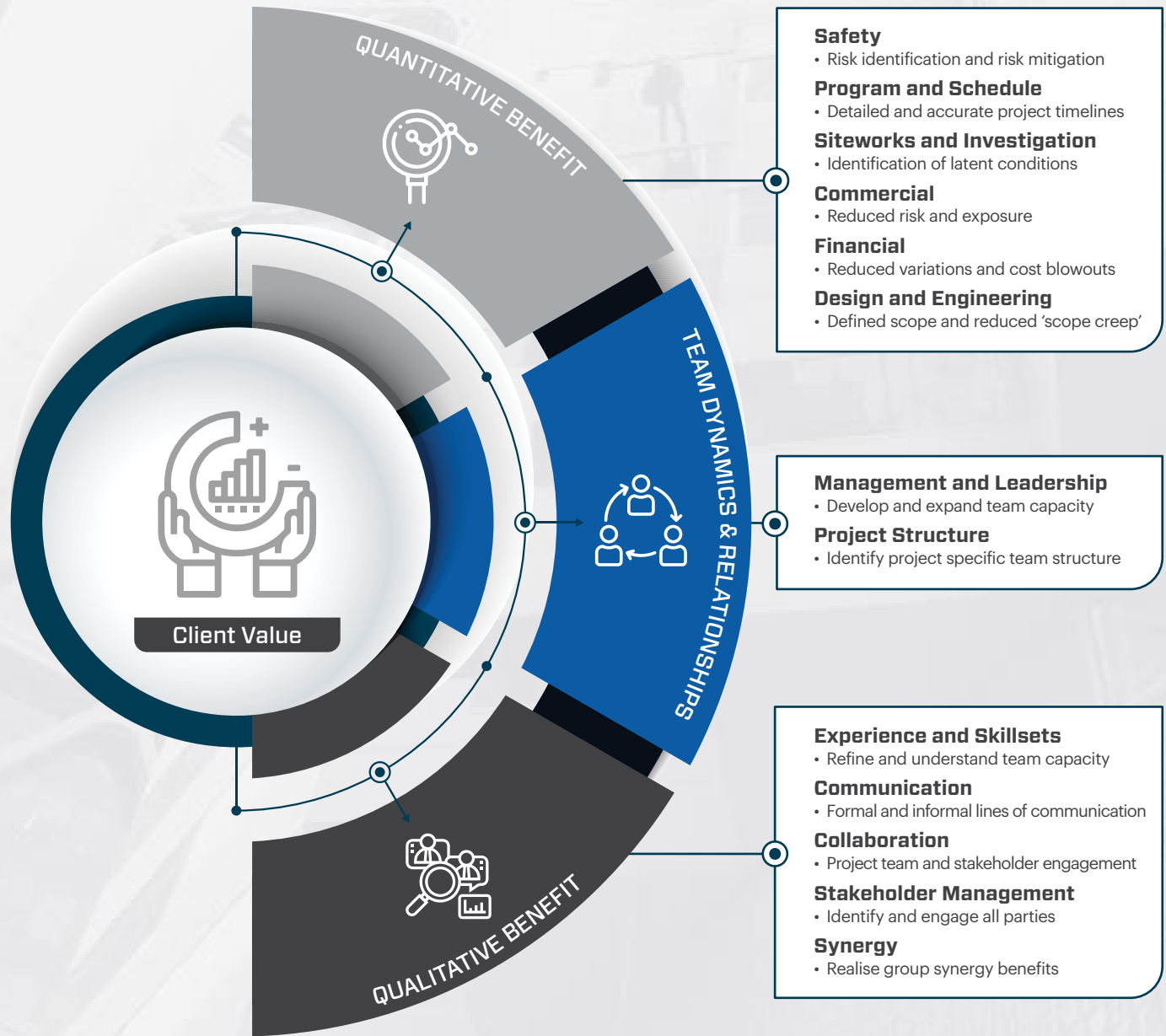
It is common for architectural and engineering drawings to lack the level of detail required to budget and plan with accuracy. Onsite assessment of a building’s structural integrity and detailed analysis of an existing facade subframe delivers the level of detail required to develop the architectural and engineering drawings. This results in less risk being priced into your project.

## Relationship Opportunity

Duratec works collaboratively with our clients to shape the scope of works, identify value engineering opportunities, create project scheduling and material selection ready for construction. The interactive nature of the ECI process promotes communication allowing excellent working relationships to develop with our clients and project consultants. A further advantage of this process is Duratec’s ability to engage with key community and other stakeholders at an early stage to streamline the process and create the best outcome possible.

# Early contractor involvement

Delivering client value for better project outcomes.



## Certifications and Associations





PROJECT FEATURE

Central Park

Full Facade Enhancement

Client: Perron Investment PTY LTD & APF Management PTY LTD



Central Park is a 51 storey office tower in Perth’s CBD measuring 249m from its base to the communication spire. The high level of complexity, access risks, constrained CBD location and the need to provide budget certainty were influential factors to the ECI process being chosen, resulting in the project being de-risked for the stakeholders.

The Project

The objective of the project is to mitigate the risk of fire and risk to occupants. This will be achieved by creating an enhanced building facade by replacing all existing Aluminium composite panels.

Duratec worked collaboratively with the Central Park Project Team to undertake both design and site based works. Design works involved the progression of architectural intent of a full exterior facade replacement requirement to a detailed design level sufficient for supply and install pricing. Part of the design progression included extensive investigative works to ascertain existing facade and building condition.

The restrictive nature of the CBD location and scale of the project necessitated that access to the facade panels be done from above the podium terrace level. To access the building faces, mast climbers will be installed on each face positioned on a perimeter platform suspended from the building’s fourth level. Site and storage facilities were required at this level.

Duratec worked collaboratively with the structural engineering consultants to design a major suspended work platform. The 3.5m perimeter platform allows 20 mast climber locations to work above the retail and surrounding general public areas, the significant benefit of this is the building remains full operational throughout the project.

ECI PROJECT TEAM	
Client	Perron Investment PTY LTD & APF Management PTY LTD
Head Contractor	Duratec Australia
Project Manager	NS Projects
Quantity Surveyor	Rider Levett Bucknall
Facade Engineer	Forth Consulting
Certification	Milestone Building Compliance
Fire Engineer	ARUP

The Outcomes

The following outcomes were delivered in the ECI planning phase:

- A full construction methodology that incorporated safety design principles enabling the building to remain fully operational at all times
- Full facade access design and engineering documentation
- Investigative trial works delivered budget certainty by greatly reducing latent conditions
- A completed priced proposal to allow the contractor to be engaged on a Design & Construct guaranteed maximum price contract
- An optimised construction program

PROJECT FEATURE

Dumas House

Facade and Podium Restoration

Client: Building Management & Works

Value: Approx. \$25.5M



Dumas House was constructed in the mid 1960s and is Heritage Council listed. An ECI model was chosen by the principal to provide certainty that the right materials, method of construction and contractor were chosen to complete this complex project.

The Project

Over 53 years of exposure to harsh environmental conditions had deteriorated the building’s exterior elements, the materials had reached the end of their design life and needed to be repaired or replaced.

Duratec was engaged under an ECI model to work collaboratively with key state government stakeholders, heritage architects and the lead consultants to harness engineering and construction ‘know-how’ and innovative ideas at an early stage in order to deliver the best possible project outcomes. ECI also creates a high degree of certainty of the scope of works, mitigation of project and contractual risks and the development of the cost plan and construction methodology (including comprehensive access management and procurement plans).

Key activities included a comprehensive on-site survey via rope access of all façade elements, trials of material suitability, development of a strong upfront understanding of the project constraints and an identification and mapping of the extent of many of the latent conditions found onsite, all conducted in a live operational building with high profile tenants.

ECI PROJECT TEAM	
Client Representatives	Building Management & Works
Head Contractor	Duratec Australia
Architect	Griffiths Architects
Project Manager	Building Management & Works
Quantity Surveyor	Ralph Beattie Bosworth
Structural Engineer	Quion Consulting

The Outcomes

The following outcomes were delivered in the ECI planning phase:

- Extent of rehabilitation, restoration and reconstruction
- Heritage requirements with respect to materials permitted and standards of surface finish, colour and texture
- Life expectancy and long-term durability for project
- Upgrade of structural elements required
- Limitations of the site and use of building during the works
- Project duration, cost plan and health, safety and quality compliance requirements

We welcome the opportunity to assist with your next asset remediation project.



**DURATEC LIMITED**  
ABN 94 141 614 075

## CONTACT

### Greg Oates

**National Building and Facade Manager**

m. 0411 494 894

e. [greg.oates@duratec.com.au](mailto:greg.oates@duratec.com.au)

### Grant Oliver

**Design and Facade Manager**

m. 0437 684 529

e. [grant.oliver@duratec.com.au](mailto:grant.oliver@duratec.com.au)

### Rob Innocent

**Building and Facade Client Manager**

m. 0428 533 187

e. [rob.innocent@duratec.com.au](mailto:rob.innocent@duratec.com.au)

## MAJOR OFFICES

### Perth

108 Motivation Dr  
Wangara WA 6065  
08 6206 6900

### Adelaide

4/125 Hayward Ave  
Torrensville SA 5031  
08 8114 5500

### Sydney

U5/4 Ave of the Americas  
Newington NSW 2127  
02 8877 2900

### Melbourne

201/1 Crescent Rd  
Glen Iris VIC 3146  
03 9782 3900

### Brisbane

3/58 Frederick St  
Northgate QLD 4013  
07 3024 4900

### Newcastle

4/56 Industrial Dr  
Mayfield East NSW 2304  
02 4087 8500

### Canberra

PO Box 277,  
Fyshwick ACT  
2609

### Tasmania

4/16-18 Goodman Ct  
Invermay TAS 7248  
03 6338 7900

### Darwin

30 Muramats Road  
East Arm NT 0822  
08 7929 8900



[WWW.DURATEC.COM.AU](http://WWW.DURATEC.COM.AU)  
[info@duratec.com.au](mailto:info@duratec.com.au)

1300 402 401