



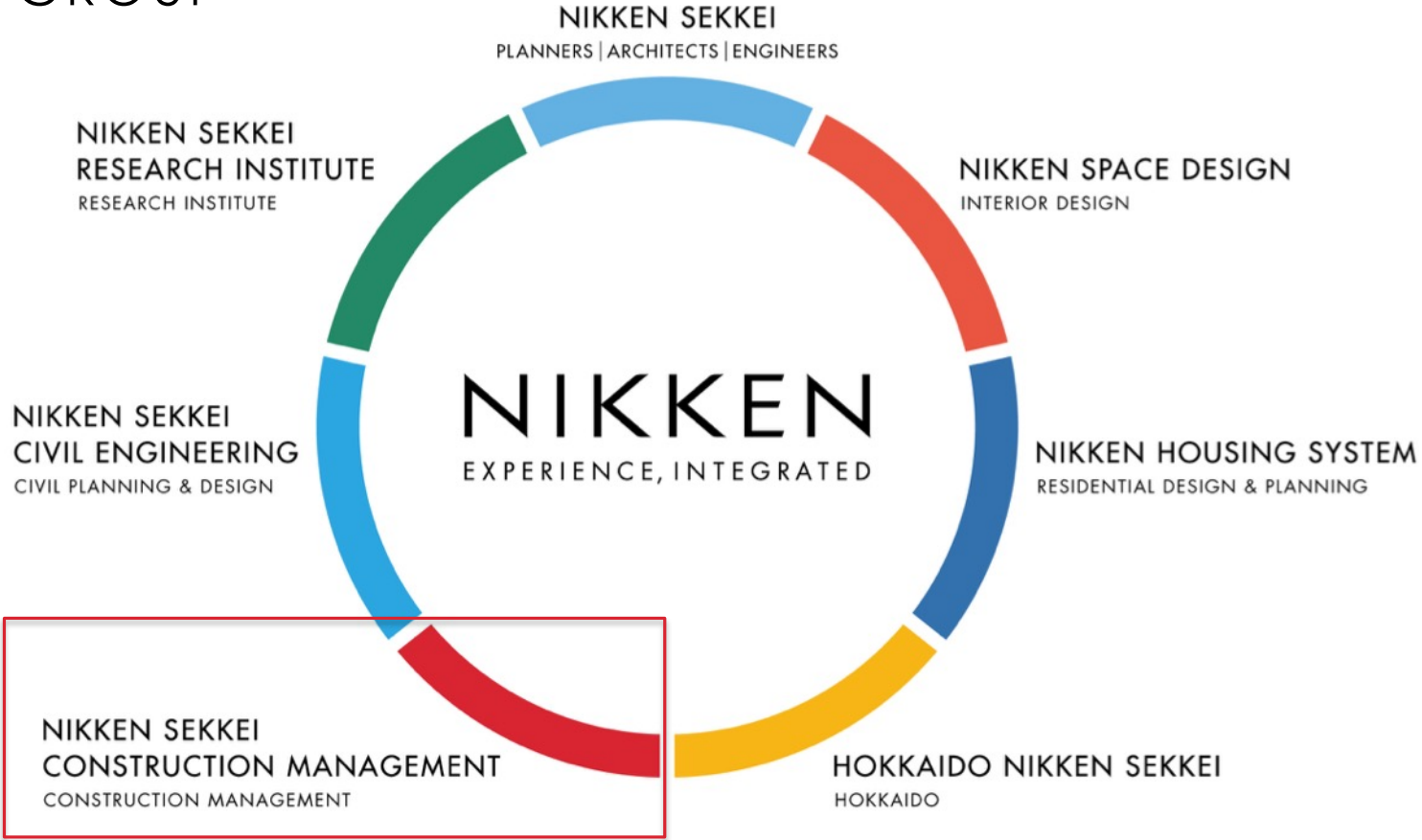
# PHOENIX SEAGAIA RESORT Renewal Project

March 12st, 2019

NIKKEN

NIKKEN SEKKEI CONSTRUCTION MANAGEMENT, INC.

# NIKKEN GROUP



# NIKKEN SEKKEI

## Selected Works

### **TOKYO SKYTREE**

Tokyo, Japan - 2012 Broadcasting Tower

The World's Tallest Tower

Site Area: 36,800 m<sup>2</sup> (Approx.)  
Total floor Area: 229,700 m<sup>2</sup> (Total)  
Maximum height: GL+634 m



# NIKKEN SEKKEI Selected Works

## Futur Camp Nou Barcelona, Spain - Stadium

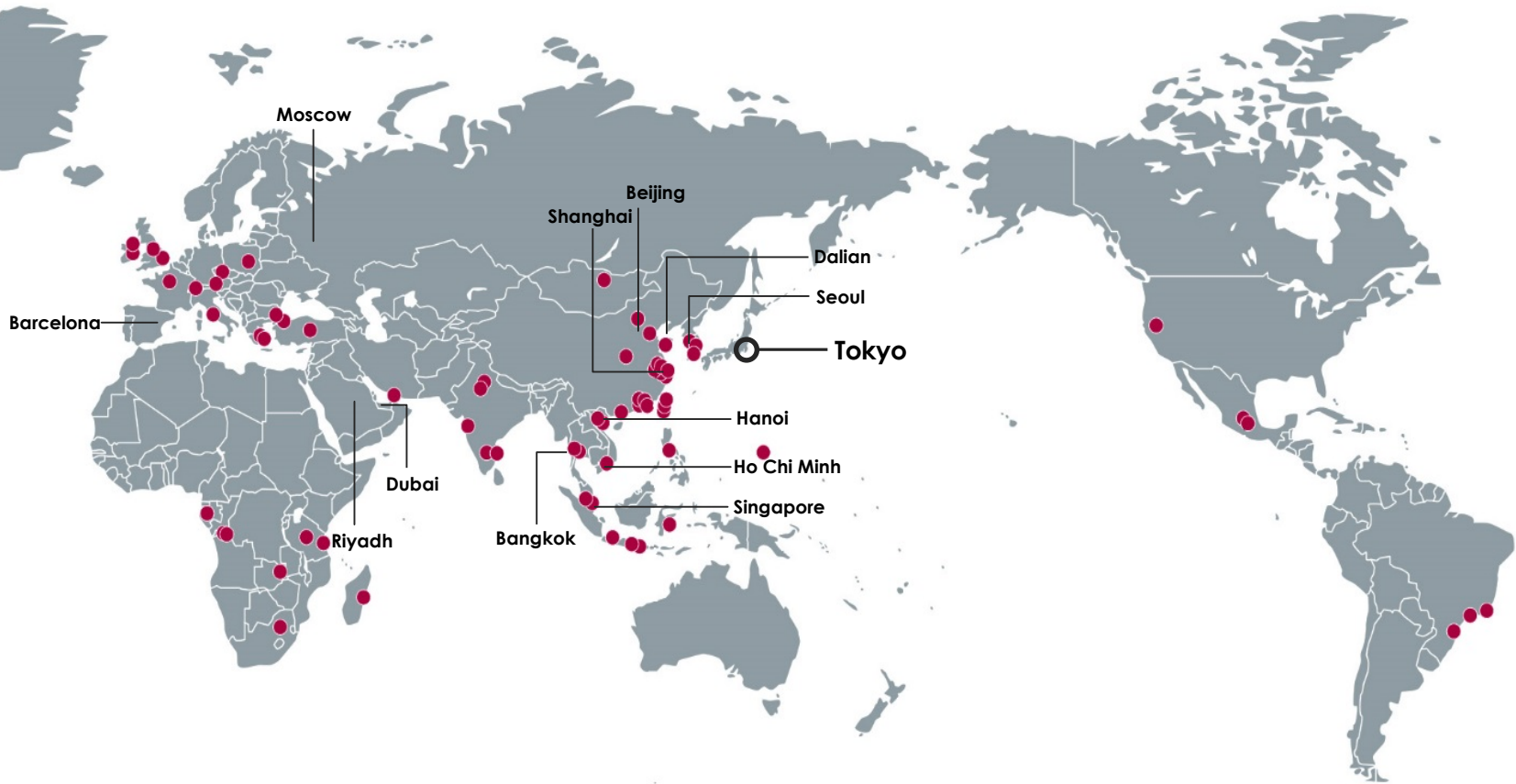
Stadium Remodel  
Open to the City and the People

Co-architect : Joan Pascual – Ramon Ausió Arquitectes



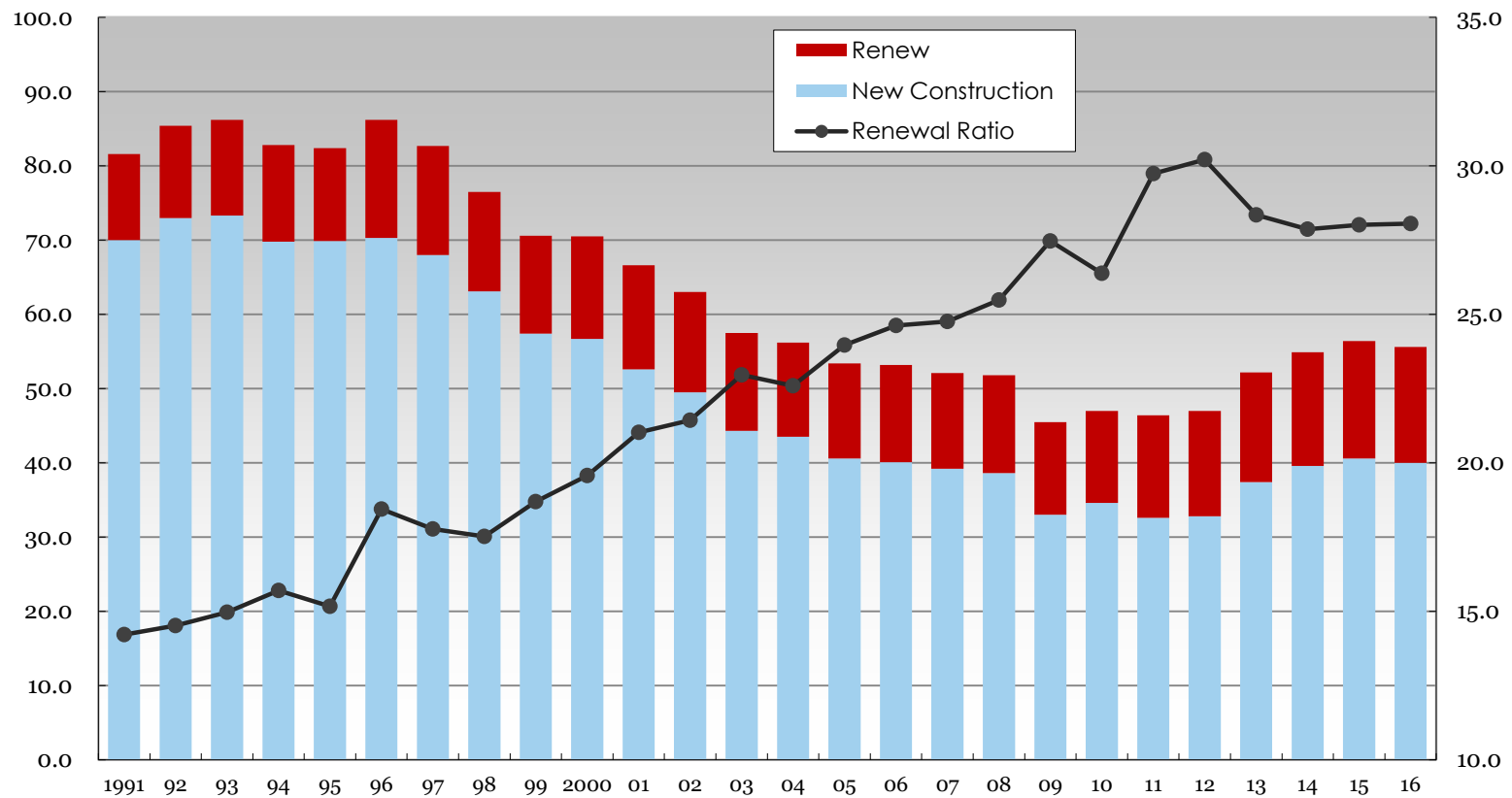
# GLOBAL REACH

Overseas achievements

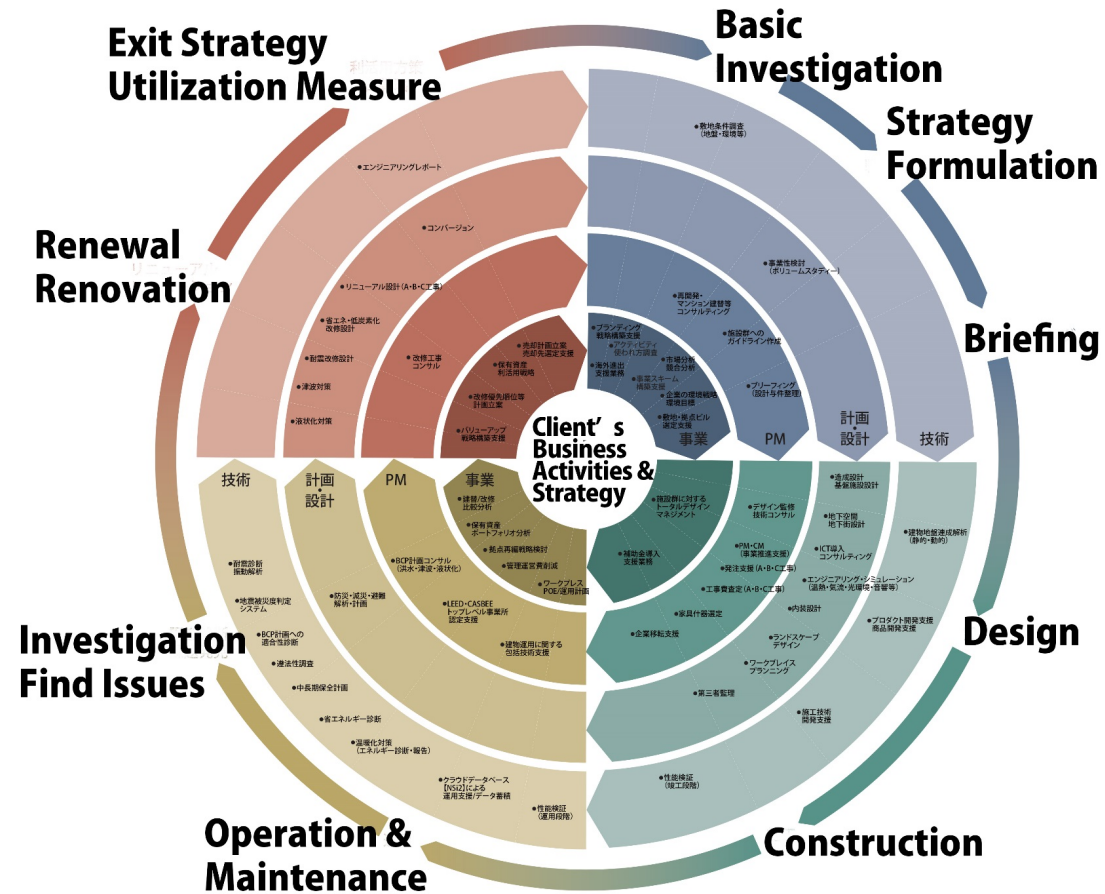


# Shift from Demolition to Refurb

Change in Construction Investments in Japan



# Expanding Service Domain



# Project Organization of NCM

Project Director

**Kogawa**



Project Manager

**Tsutsumi**



**Hamazaki**



## CM Team

Team Leader

**Kawakubo**



Archi



Tahara



Morisaka

Structure



Nishimura

Electric



Matsuda



Segawa

HVAC  
Plumbing



Miyazaki



Tateishi

Cost



Ogasawara



Kohashiguchi

Execution  
Scheme



Nishikawa

## Long Term Maintenance Plan Team

Team Leader

**Inoue**



Archi



Hasegawa



Uchida



Matsumura

Electric



Matsuda



Ishii

HVAC  
Plumbing



Onuma



Yanagisawa

# Phoenix Seagaia Resort

Site area :2,370,000 square meter.

Total floor site :350,000 square meter.



# Ocean Dome

Total length : 300 meter.

Total floor area :55,500 square meter.



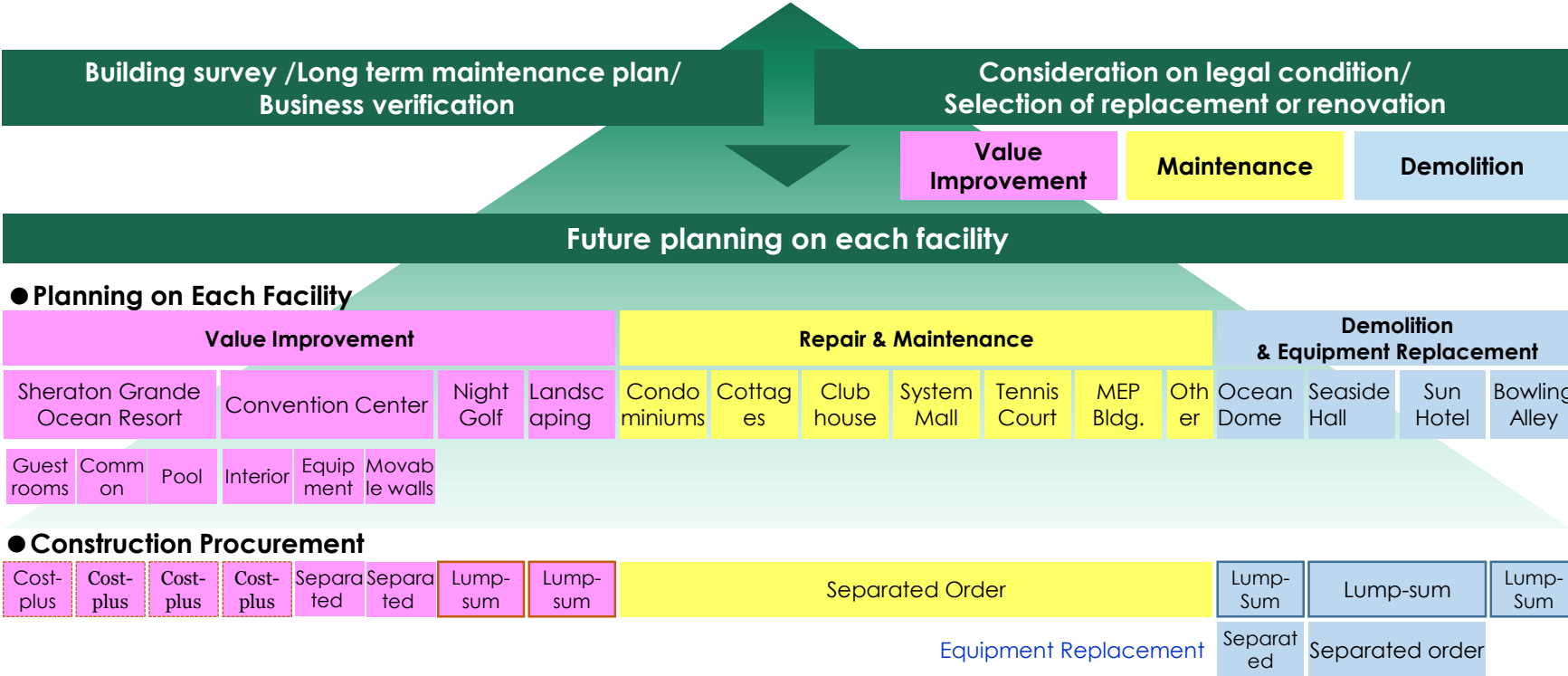
## OUR MISSION

# Improvement of Profitability through “Selection and Focus”



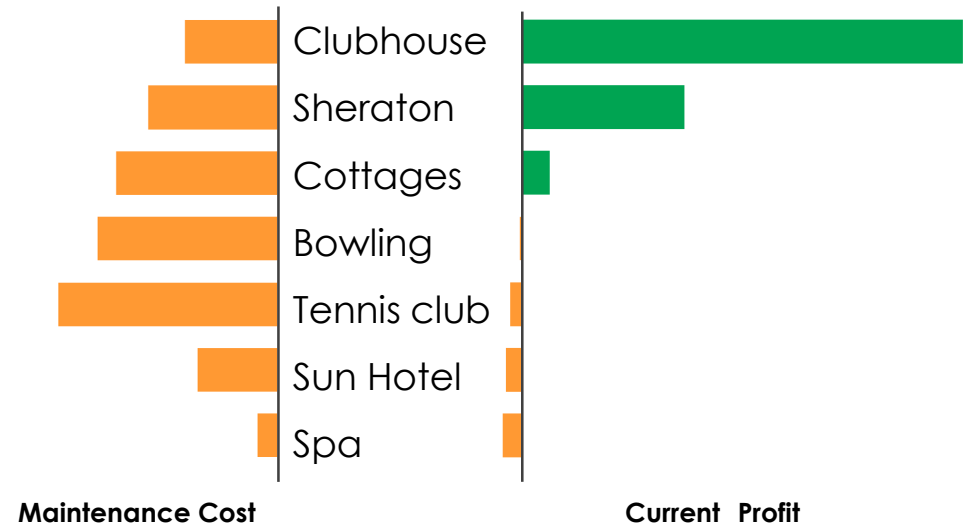
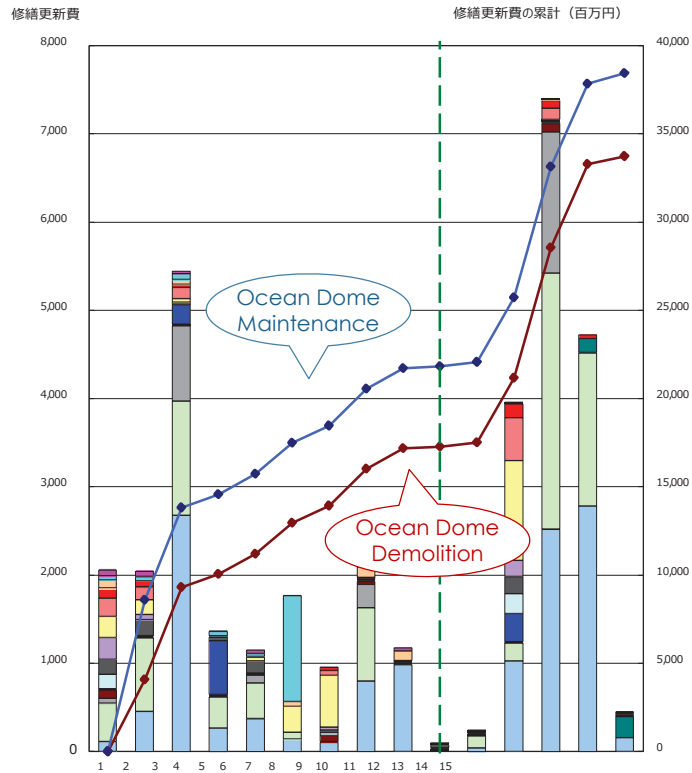
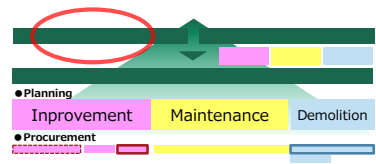
# OVERVIEW

## Drive all Phase of all Project



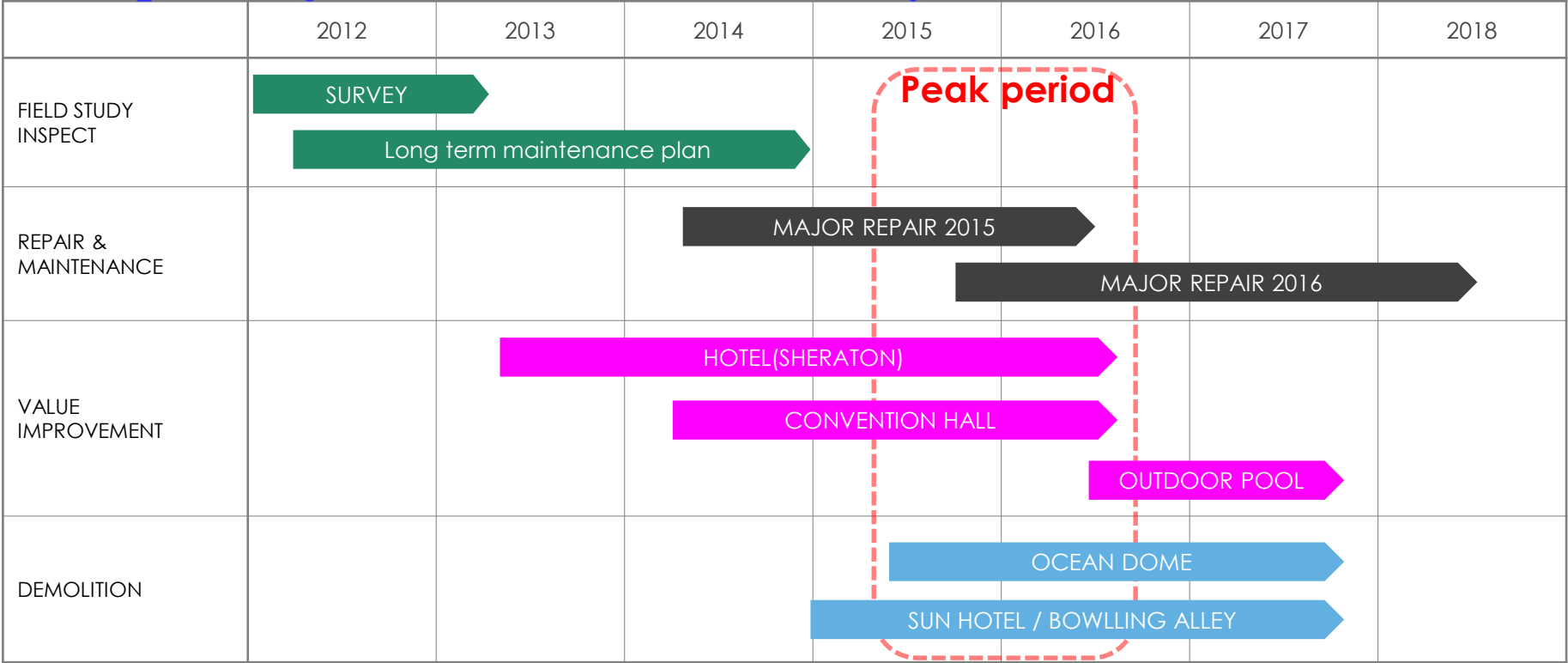
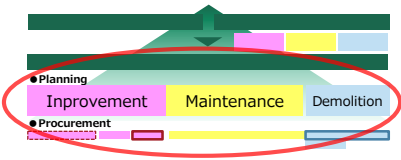
# ASSET EVALUATION

## Assessment of Facilities and Life Cycle Cost



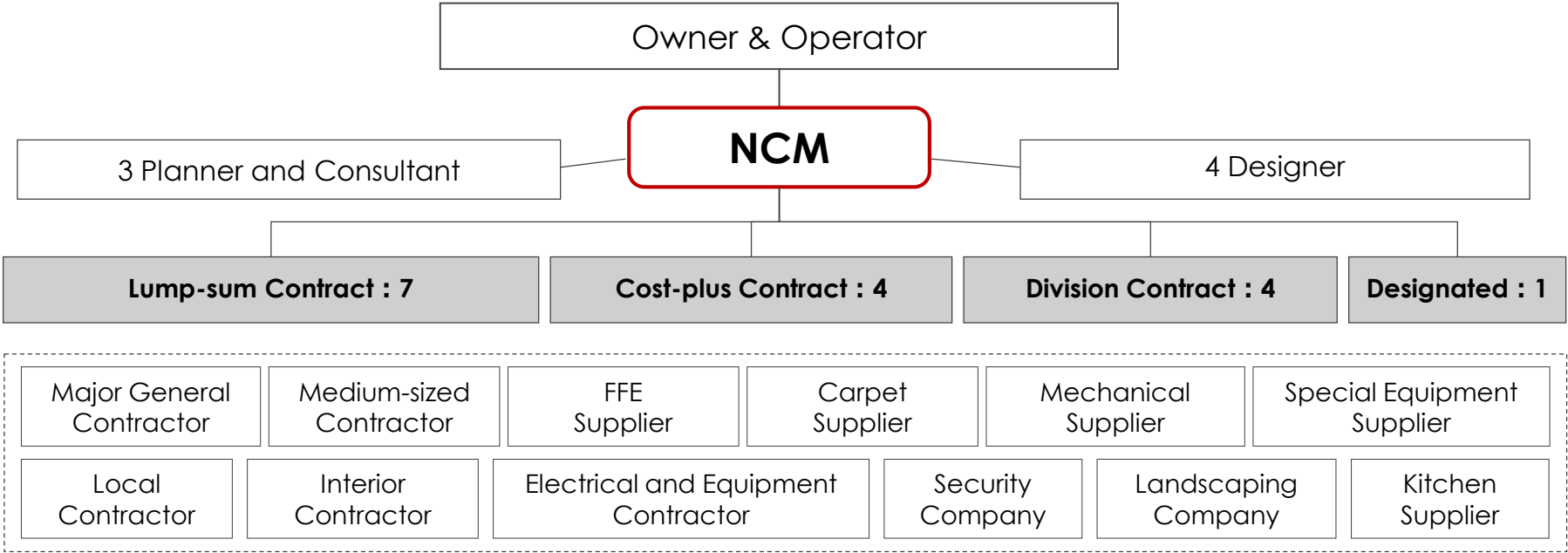
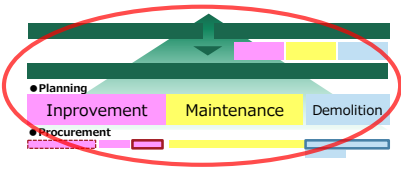
# SCHEDULE

## Multiple Projects Promoted Efficiently



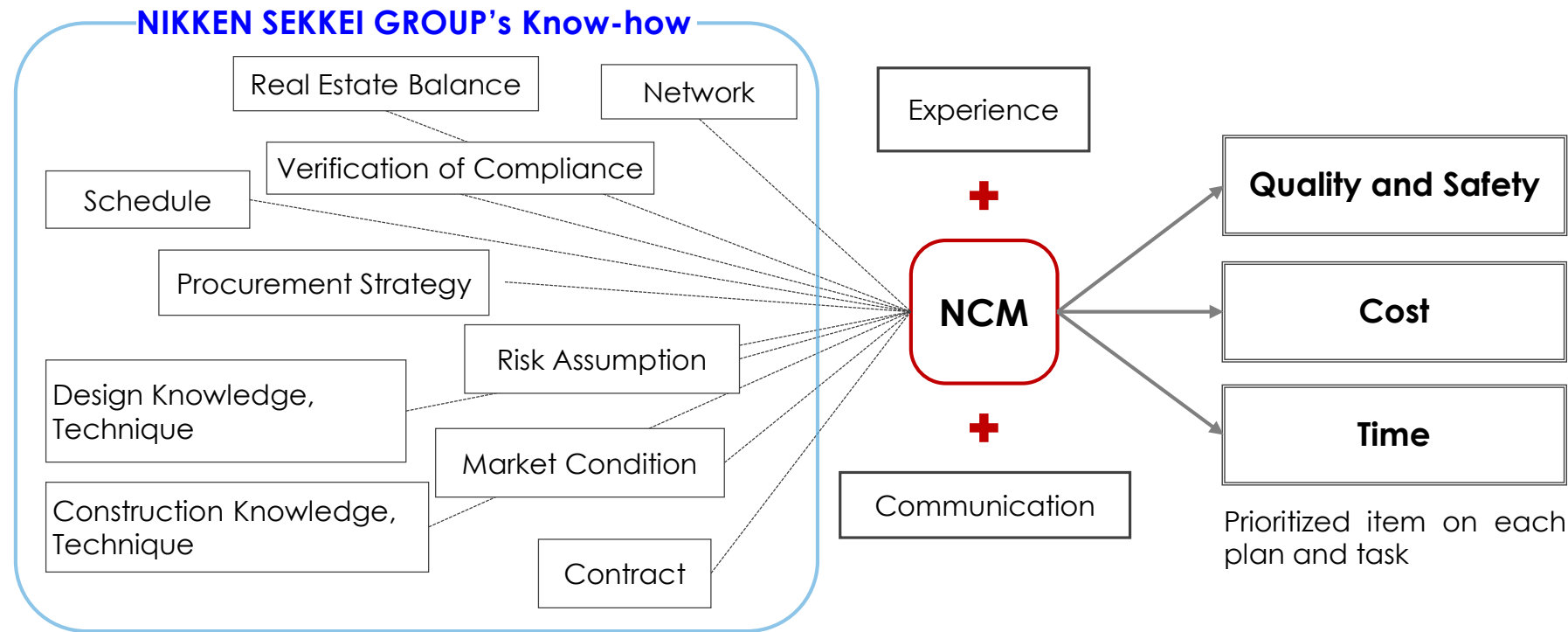
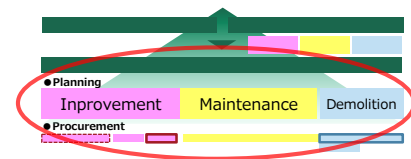
# OUR TEAM

## Control Tower of the Project



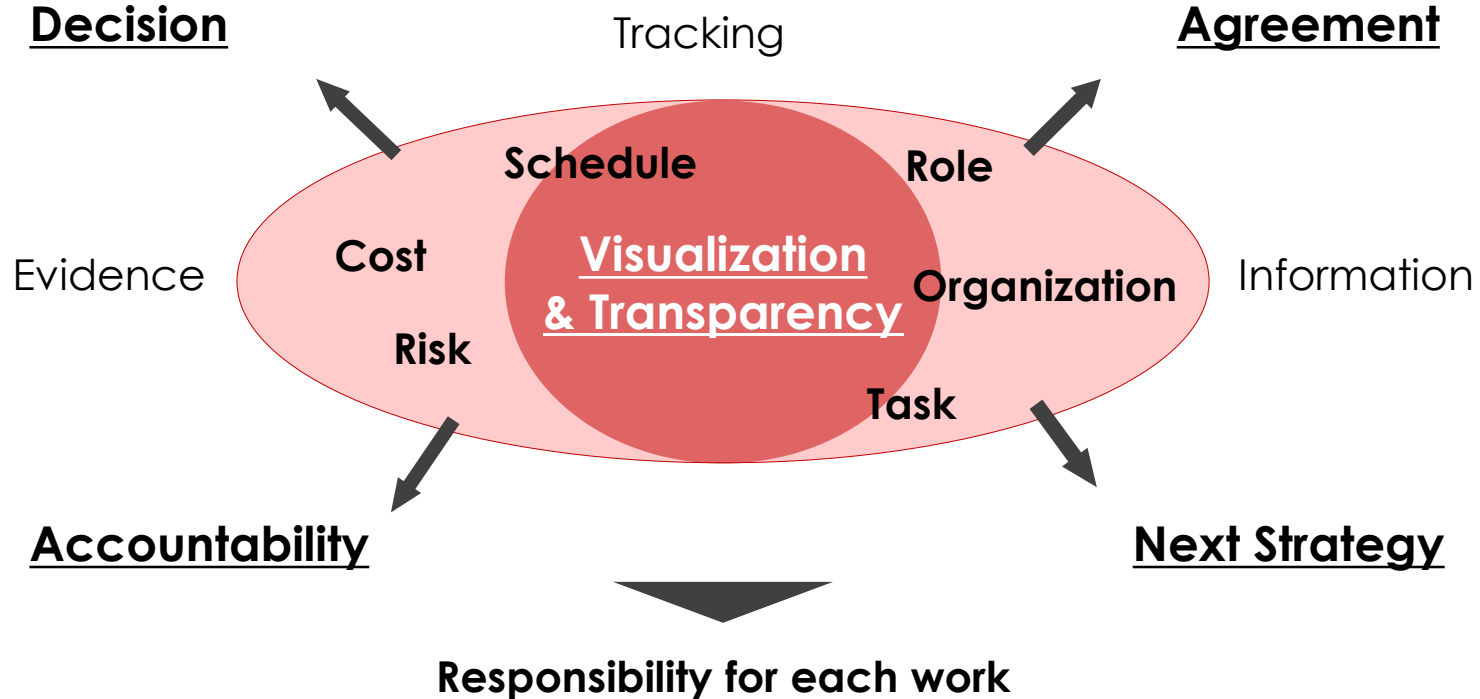
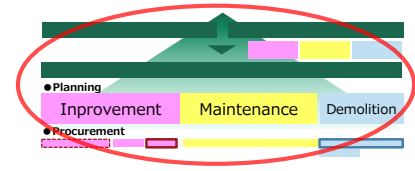
# PERFORMANCE

## Custom-made Project according to Priorities



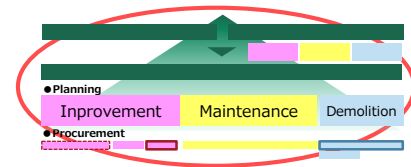
# COMMUNICATION

## Visualization for all Relevant Parties



# Influence on CM service in JAPAN

## Showing Possibility of Wide Range CM Service



### Scope of CM Services on this project

#### General CM Scope in Japan

Investigation

Business  
Verification

Business  
Strategy

Planning

Designer  
Selection

SD

DD

Procurement

Construction

Repair  
&Renewal

Building  
Management

Integration

Scope

Time

Cost

Quality

Human  
Source

Communication

Risk

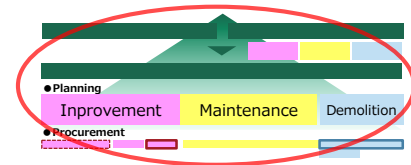
Procurement

Stakeholder

#### Project Management Scope from PMBOK

# Influence on Phoenix Seagaia Resort

## Improvement of Business and Experience Value



For Owner

**Best strategy  
And  
Best decision**

For Operator

**Customer  
Satisfaction**

For Employee

**Proud of  
their SEAGAIA**

# SEAGALIA in 2012



# SEAGAIA in 2018

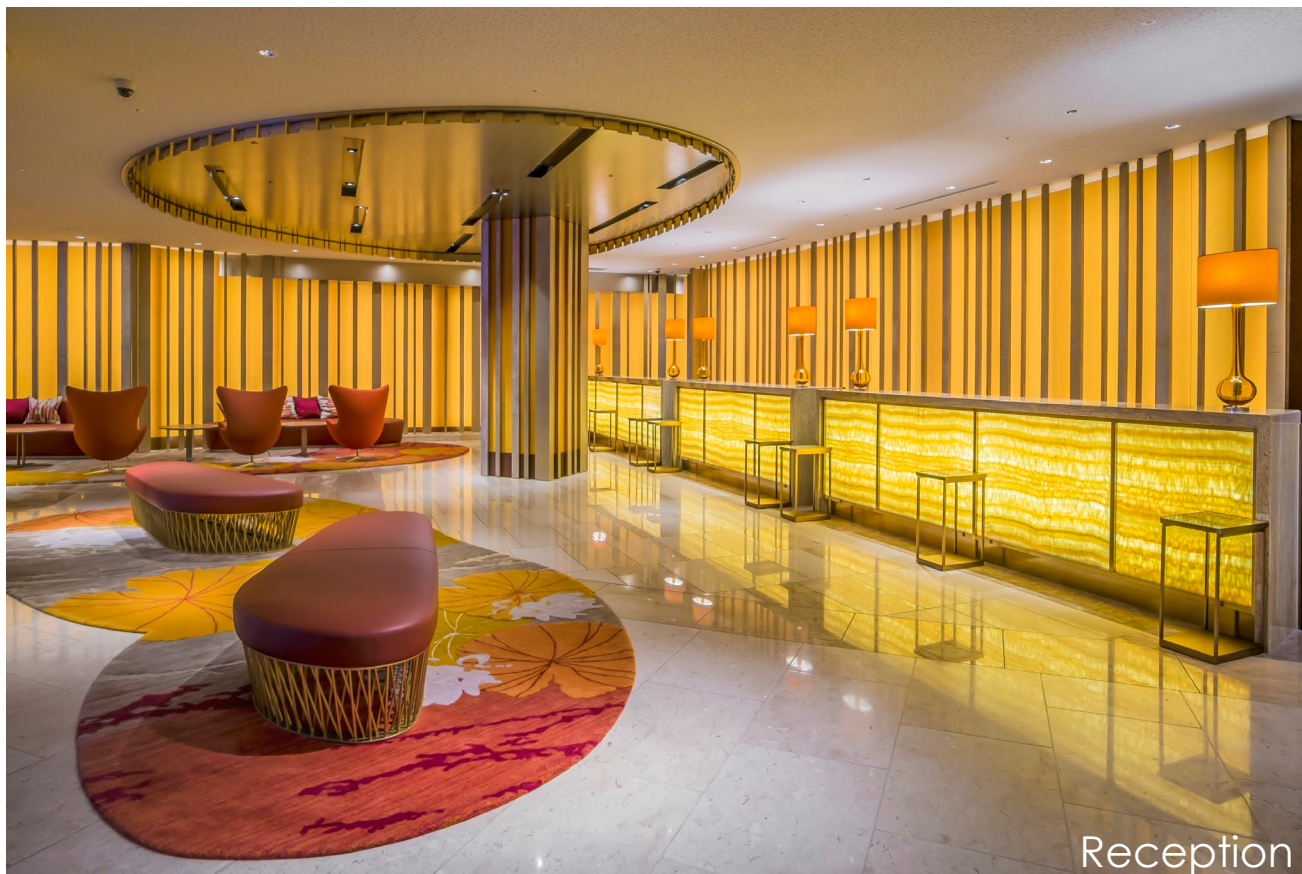


# MAJOR PROJECTS

# Sheraton Grande Ocean Resort



# Sheraton Grande Ocean Resort



Reception

# Sheraton Grande Ocean Resort



Lobby

# Sheraton Grande Ocean Resort



Sheraton Club

# Sheraton Grande Ocean Resort



Letter Room

# Sheraton Grande Ocean Resort



Banquet

# SEAGAIA Convention Center



# SEAGAIA Convention Center



# THE LIVING GARDEN outdoor pool



Garden Pool

# THE LIVING GARDEN outdoor pool



# THE LIVING GARDEN outdoor pool



# Ocean Dome demolition



Before



After

# Ocean Dome demolition



# SEAGAIA LOCATION





NIKKEN

EXPERIENCE, INTEGRATED