



# PHOENIX SEAGAIA RESORT Renewal Project

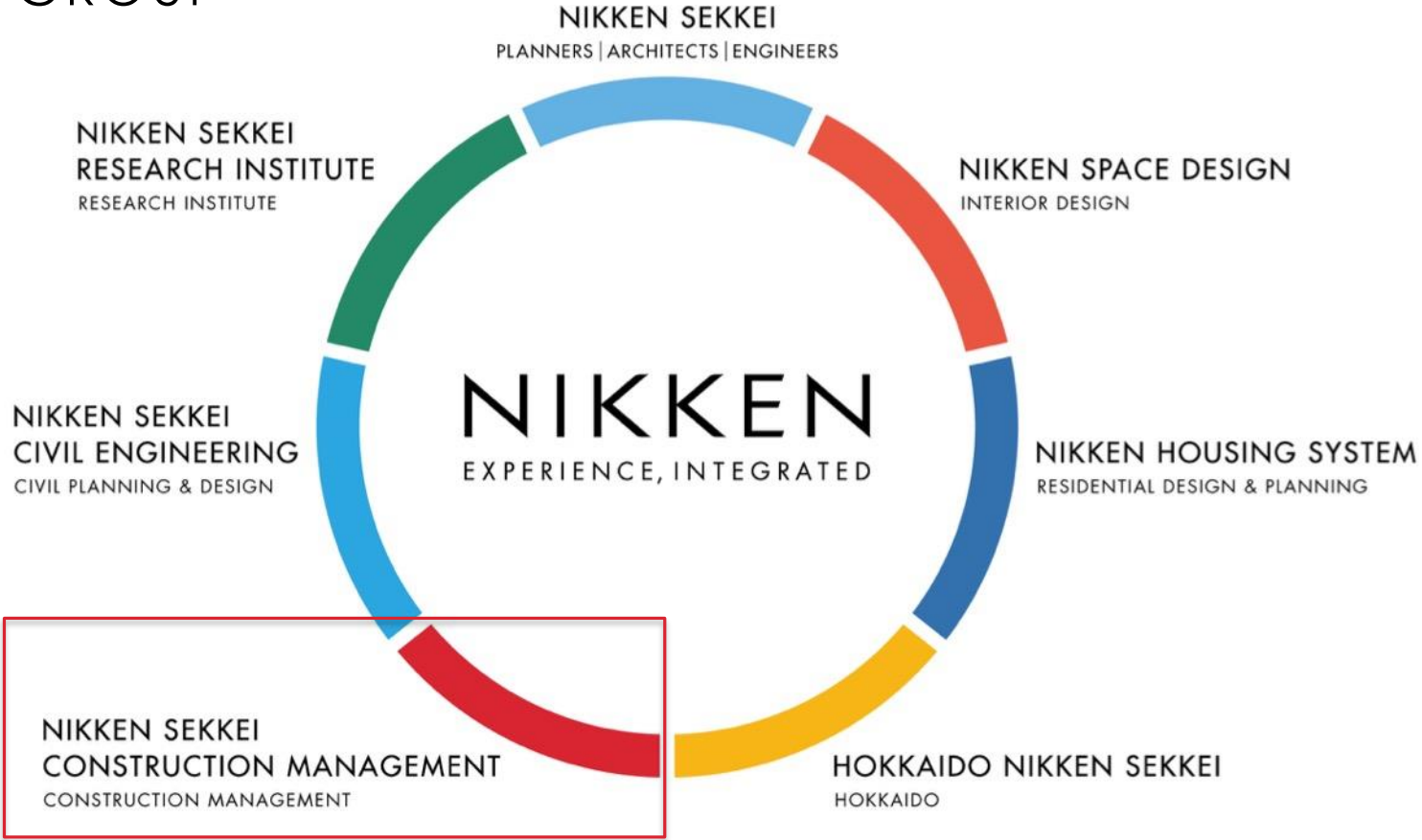
March 12st, 2019

**ConsMa 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

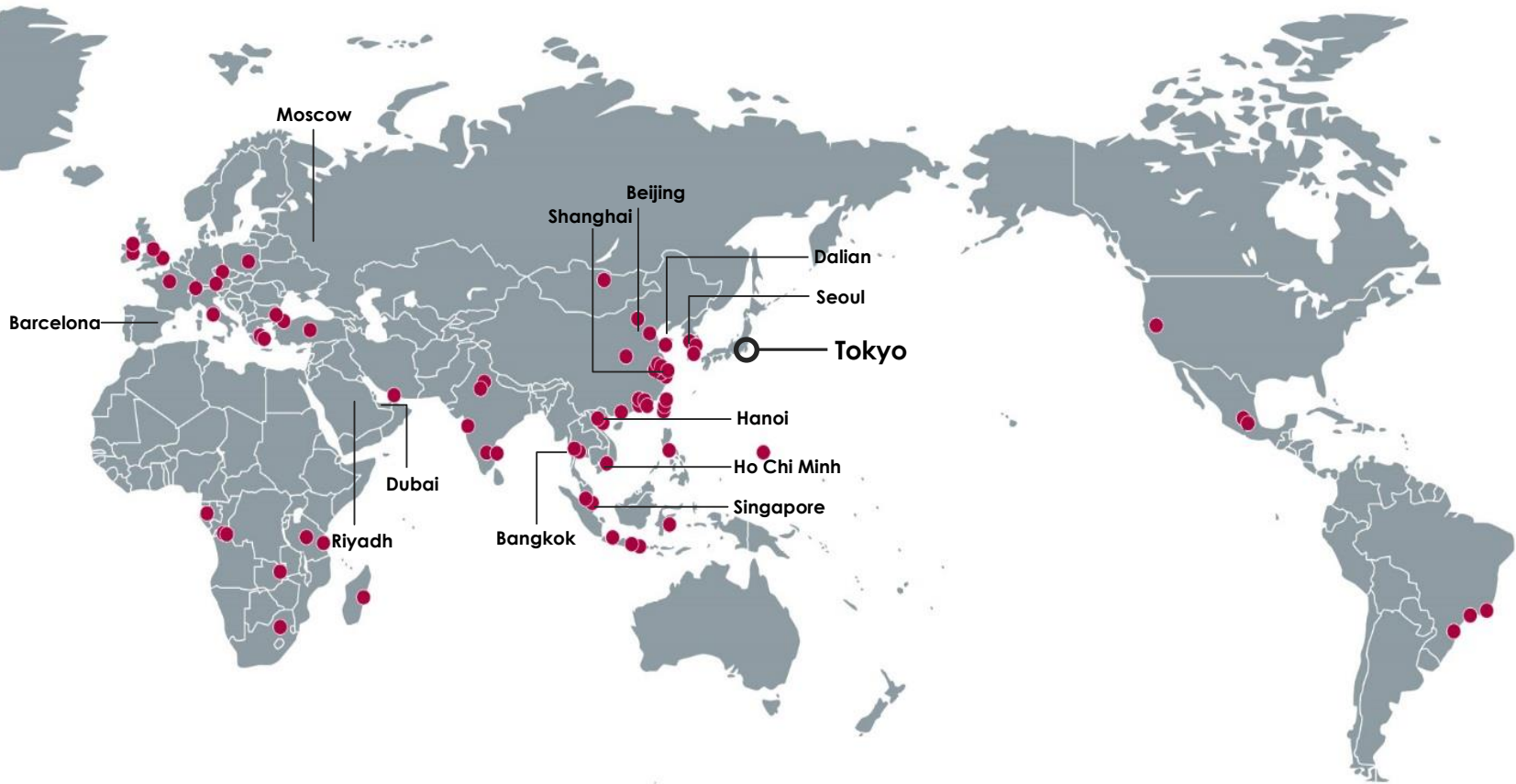
Stadium Remodel  
Open to the City and the People

Co-architect : Joan Pascual – Ramon Ausió Arquitectes



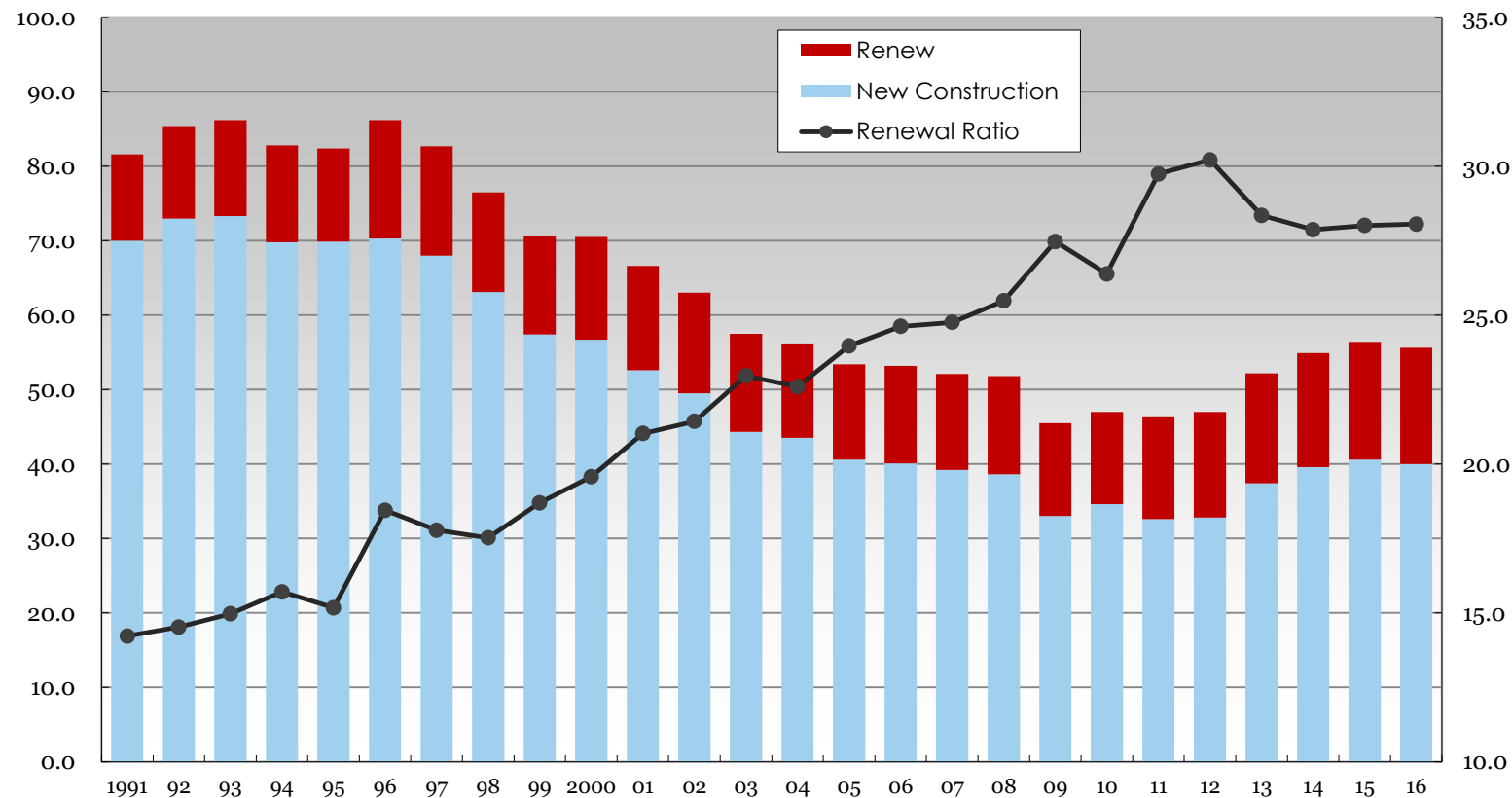
# GLOBAL REACH

Overseas achievements

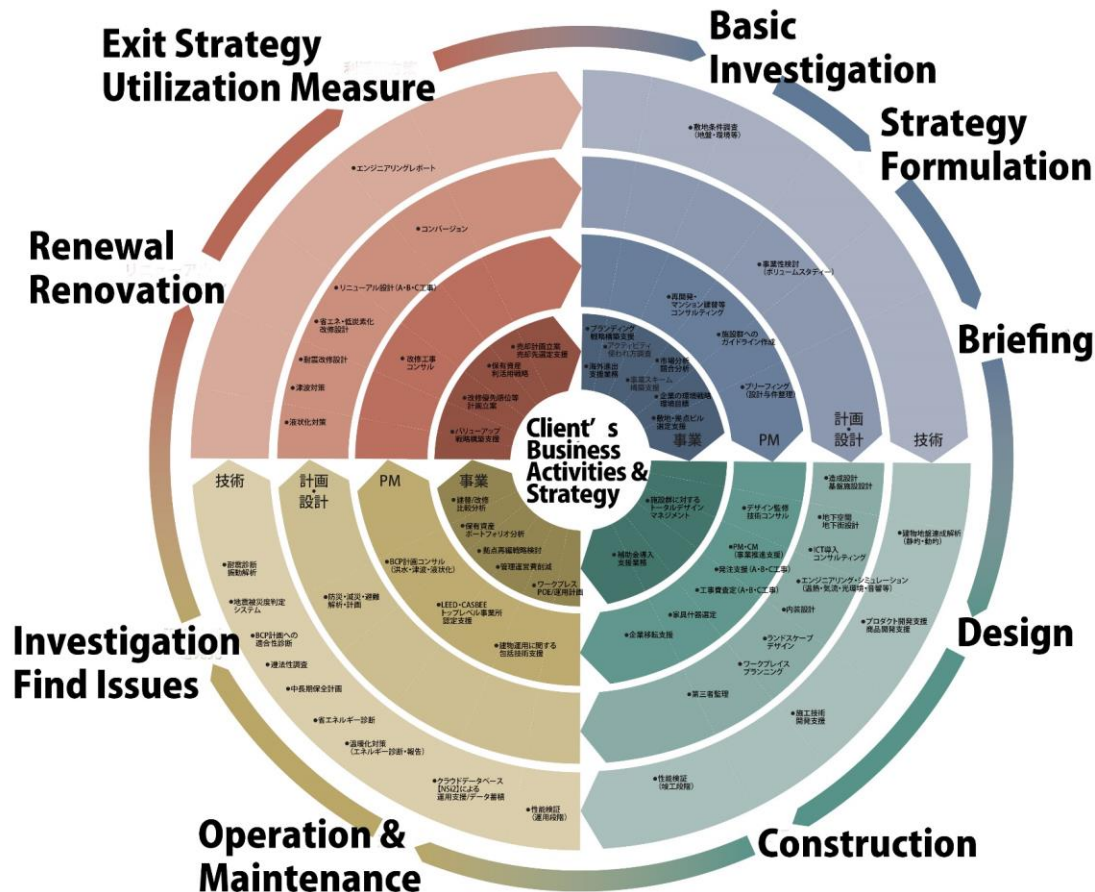


# Shift from Demolition to Refurb

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.



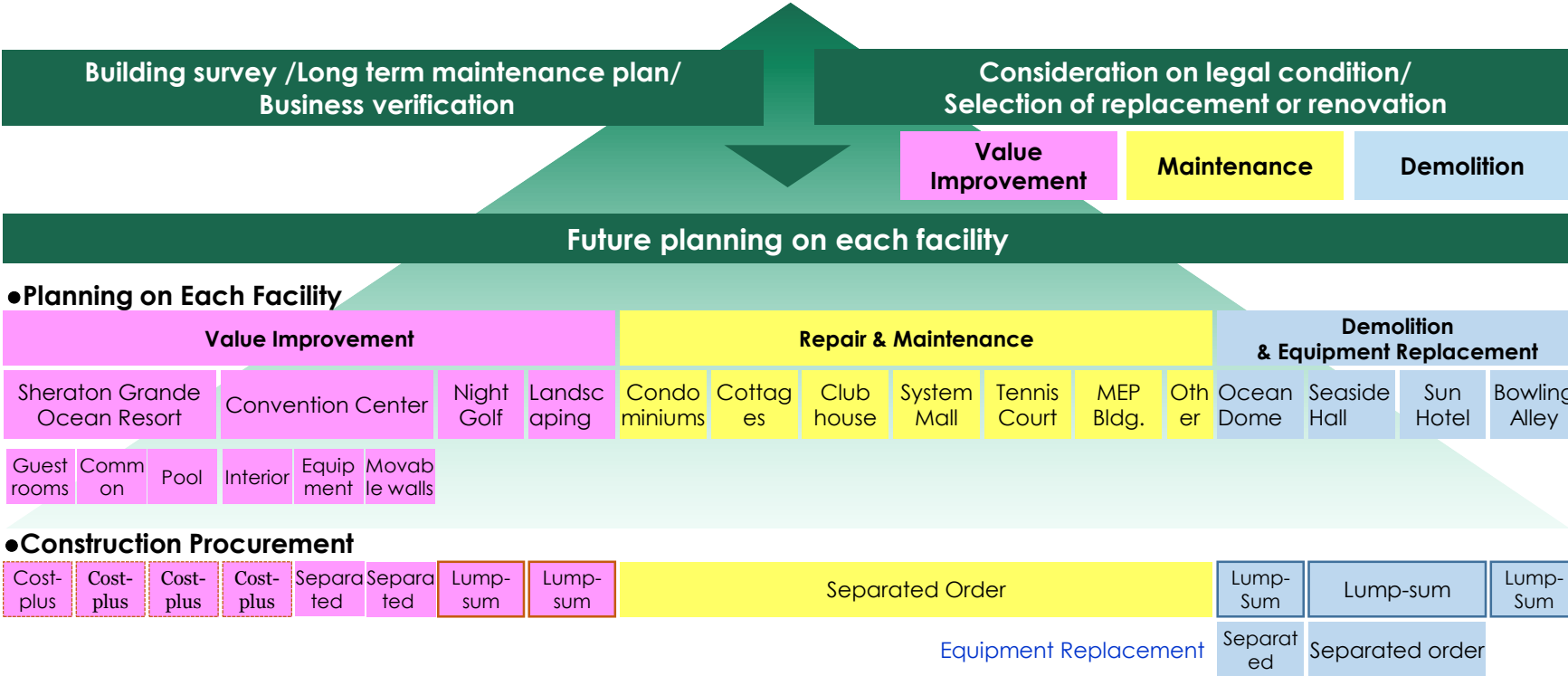
## OUR MISSION

# Improvement of Profitability through “Selection and Focus”



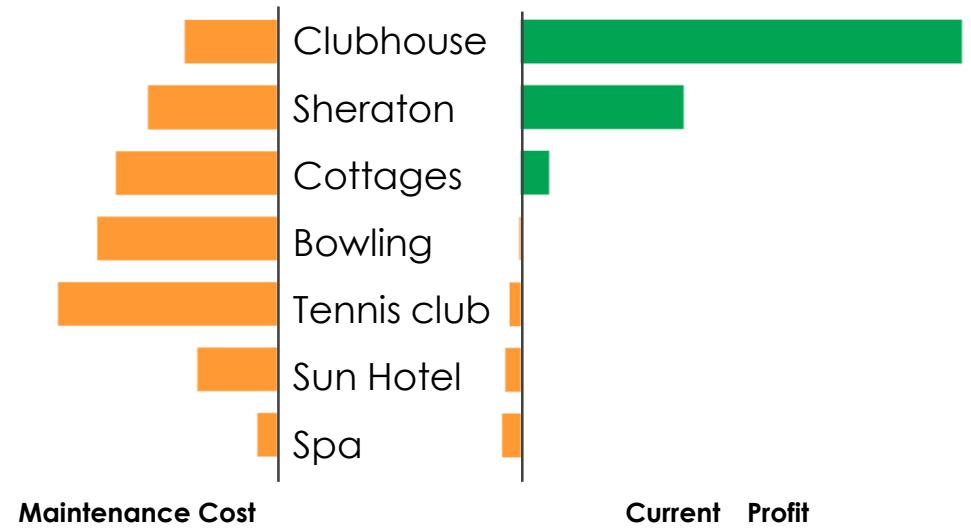
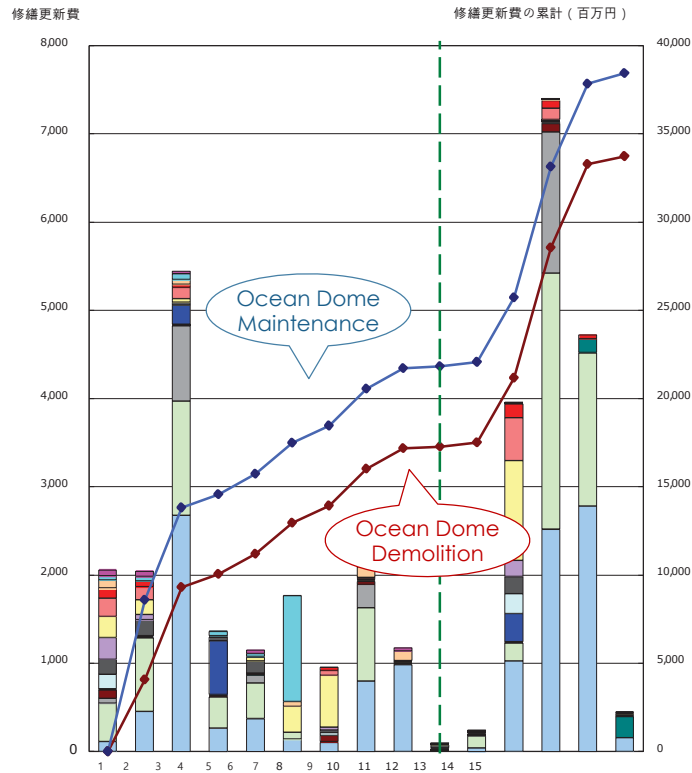
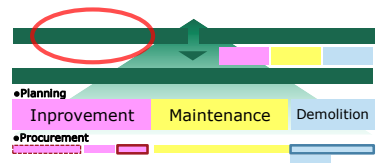
# OVERVIEW

## Drive all Phase of all Project



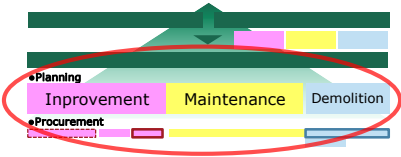
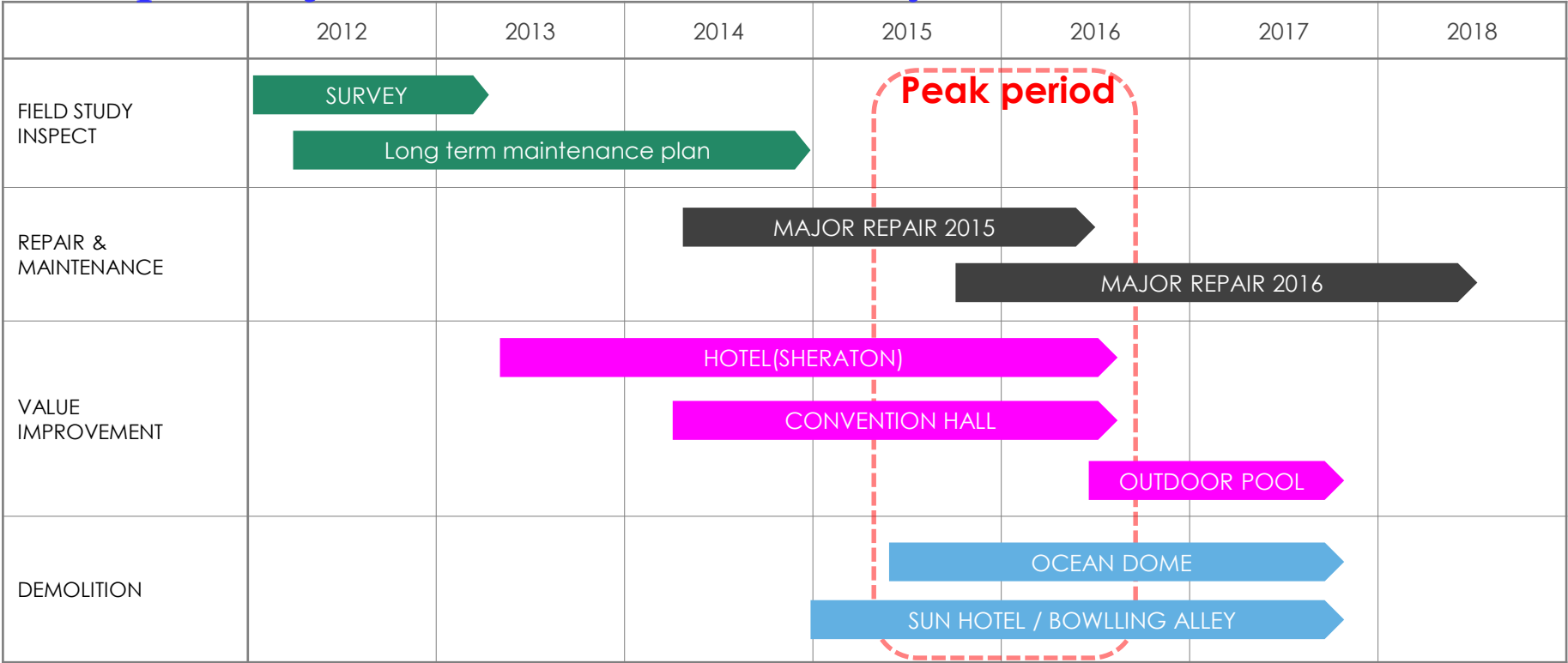
# ASSET EVALUATION

## Assessment of Facilities and Life Cycle Cost



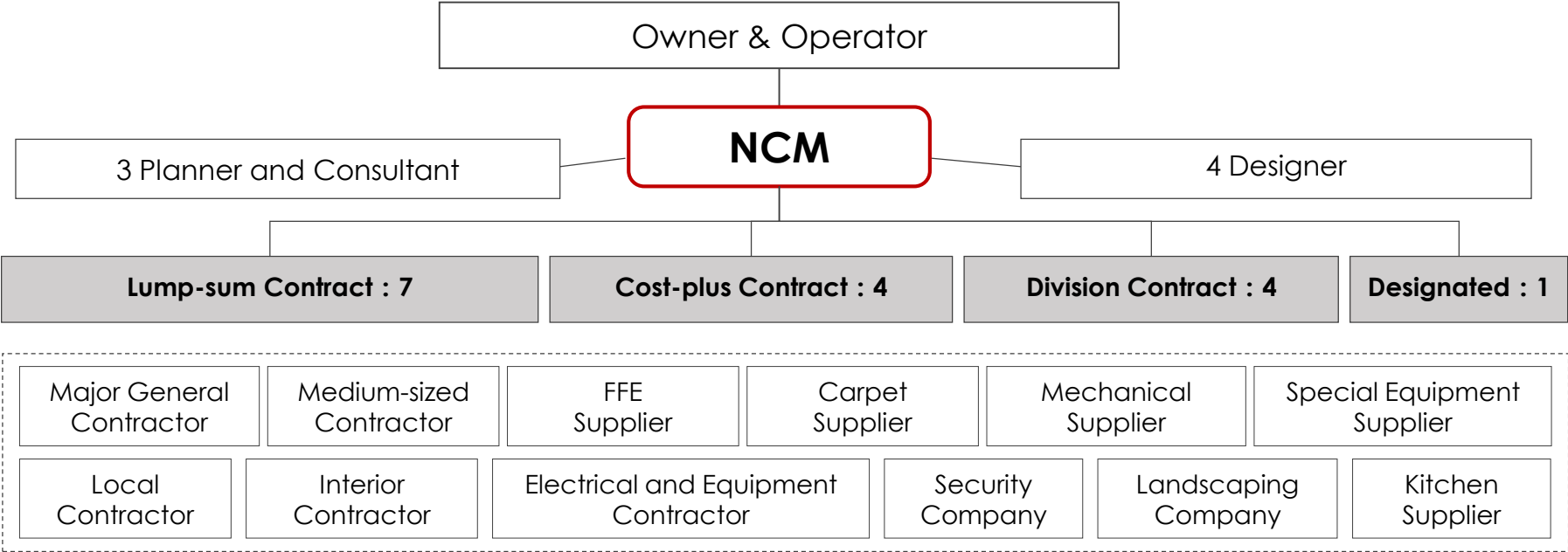
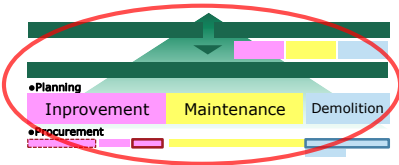
# SCHEDULE

## Multiple Projects Promoted Efficiently



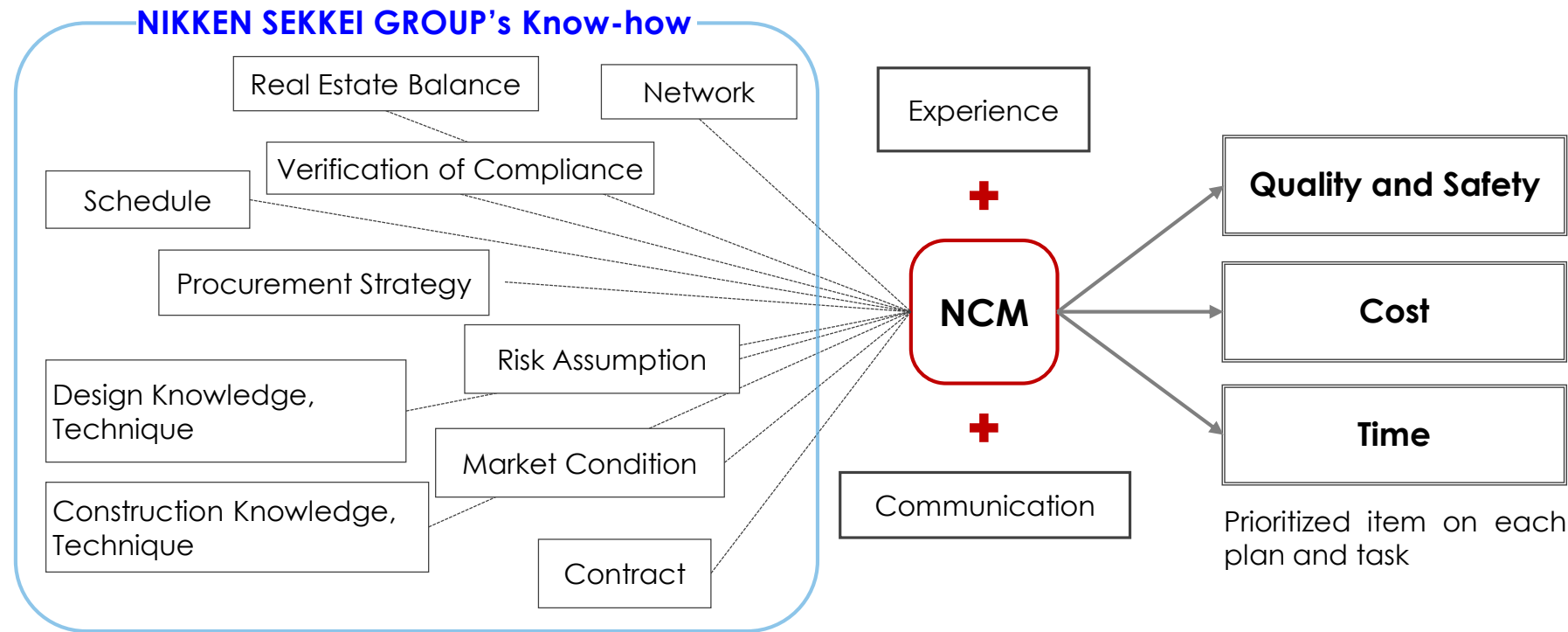
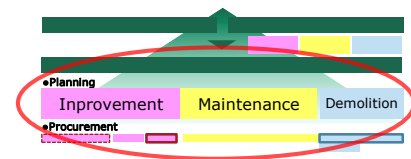
# OUR TEAM

## Control Tower of the Project



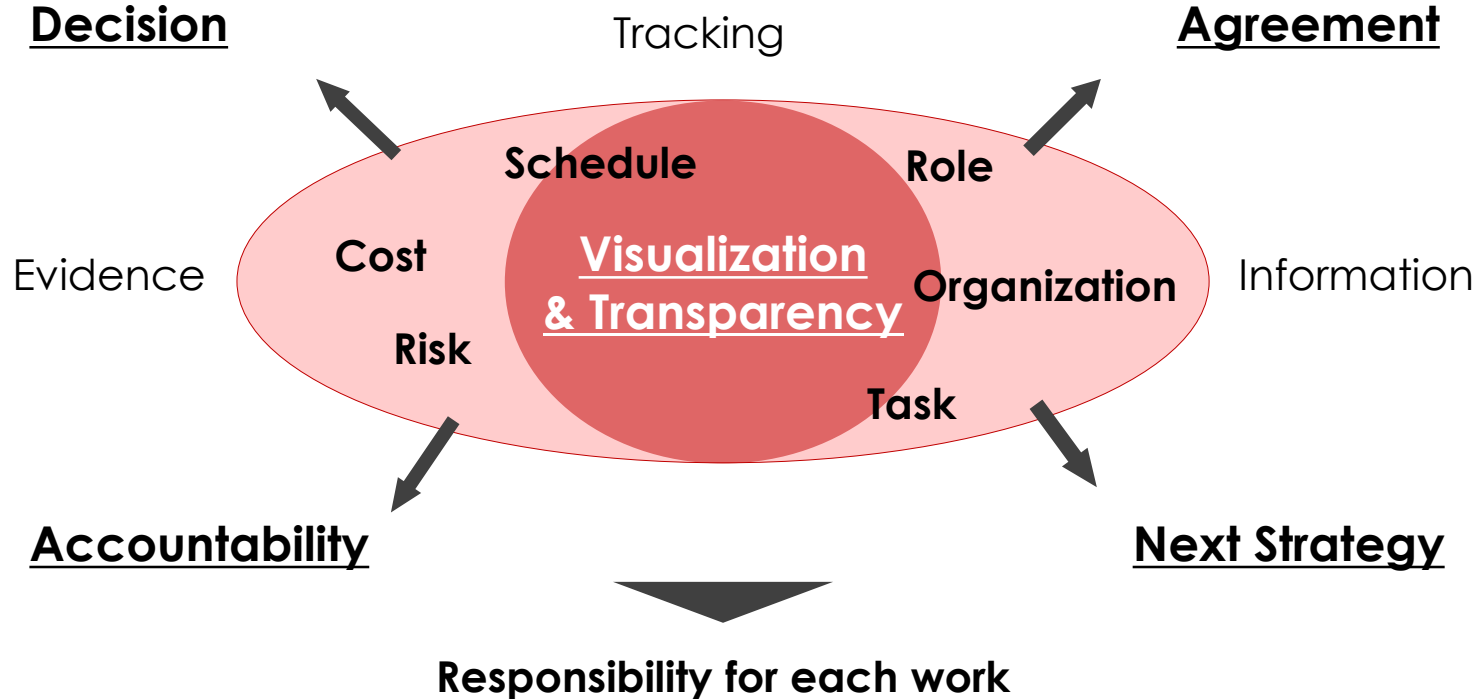
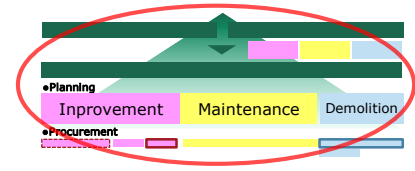
# PERFORMANCE

## Custom-made Project according to Priorities



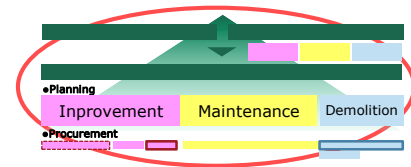
# COMMUNICATION

## 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

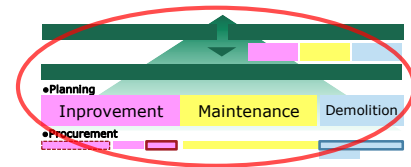
Procurement

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



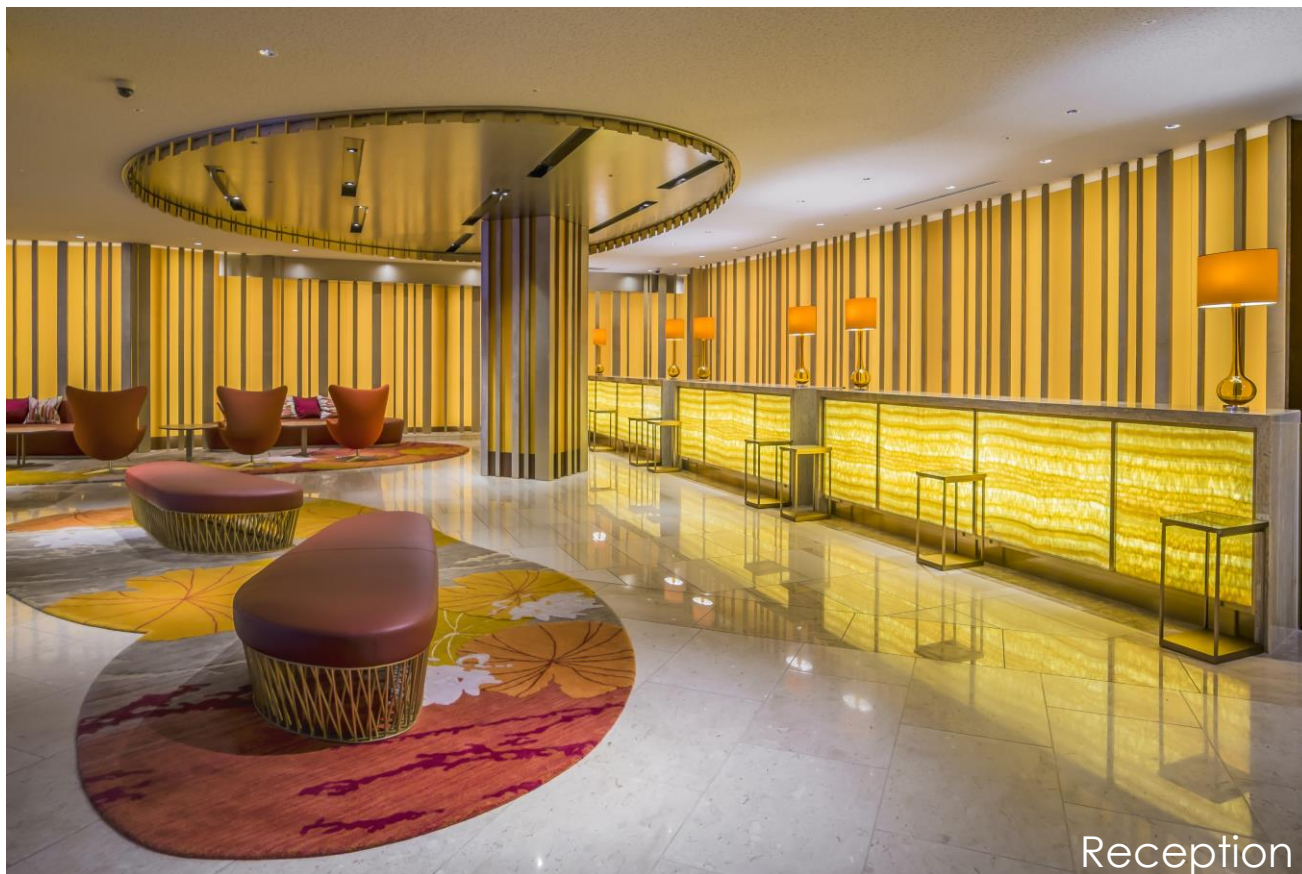
# MAJOR PROJECTS

# Sheraton Grande Ocean Resort



GUEST ROOM

# Sheraton Grande Ocean Resort



Reception

# Sheraton Grande Ocean Resort



# Sheraton Grande Ocean Resort



Sheraton Club

# Sheraton Grande Ocean Resort



Letter Room

# Sheraton Grande Ocean Resort



# SEAGAIA Convention Center



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# THE LIVING GARDEN outdoor pool



# THE LIVING GARDEN outdoor pool



# THE LIVING GARDEN outdoor pool



# Ocean Dome demolition

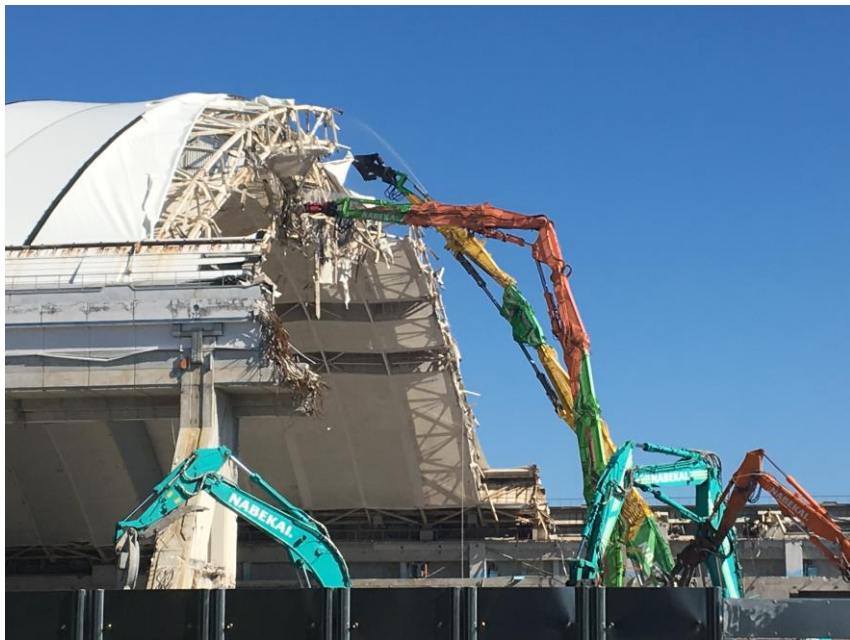


Before



After

# Ocean Dome demolition



# SEAGAIA LOCATION



# Phoenix Seagaia Resort





NIKKEN

EXPERIENCE, INTEGRATED