

MAINSITE

MARCH 2011

IN THIS ISSUE | A STEADY YEAR AHEAD



MAINZEAL
Building Certainty

CEO COMMENT

As 2011 begins to gain momentum I feel this year will be one that will require even more focus and attention to our market opportunities.

Whilst we enter with a solid forward order book, the nature and traditional lumpiness of our market, coupled with our competitors finishing a number of major projects, means for clients looking to build this will be another year of very sharp prices.

This in itself is a double-edged sword and clients' representatives should carry out rigorous reviews of offers to ensure that the supply chain upon which the offer is made will be able to deliver the project. Many trades have had two years of very competitive pricing and another year may be too much.

We have secured some excellent contracts and we remain well placed to keep our order book in healthy shape.

Not the least of our 'wins' was the appointment to Vero in joint venture with MWH as its Project Management Organisation to undertake rebuild work arising from the Canterbury earthquakes. This has necessitated the redeployment and recruitment of a number of staff, all of whom we welcome to the Mainzeal team.

With this appointment comes the clear responsibility to be professional and transparent and to deliver consistent and reliable construction work. This is really the essence of the modern Mainzeal work ethos: to always deliver, and hence live up to our Team Purpose, 'Building Certainty'. Our future as a senior and respected member of the New Zealand Construction Industry is assured if we all work to achieve 'Building Certainty'.

In 2010 a new investment in 'Building Certainty' involved establishing a team of highly capable professionals to add to our core construction team. This Project Definition team is putting in the foundation work to grow our business.

The Project Definition team, headed by John Pengelly, is already engaged on a number of

major projects. Darren Mason, who heads up our Infrastructure team, is also focusing on some significant market opportunities. Paul O'Brien, in the role of National Commercial Manager, will ensure Mainzeal enters the next generation of major projects, whether through the PPP model, design and construct or other forms of contract that our clients prefer, with the risks and the management of those risks well defined and documented.

A key issue for 'Building Certainty' is how the Building/Infrastructure performs post completion. This is an emerging area of requirement from clients who are becoming more knowledgeable about the impact upon their business costs of poorly specified and constructed buildings that do not perform as expected. We have now appointed Sam Rogers to manage the Facilities Management aspects of our business.

Mainzeal enters 2011 therefore with a team that is capable of assisting in the definition of the project with the client's team, then taking responsibility and accountability for delivery of the project. Being part of accurately documenting the agreed project performance metrics, Mainzeal will then warrant and, as required, maintain the project for the agreed duration. From this service offering Mainzeal is confident that 'Building Certainty' will be achieved.

In this time of change, Mainzeal has changed and will continue to grow in professionalism and client focus to deliver quality. This requires all of the Mainzeal team to work to deliver quality and 'Building Certainty'. From the evidence of 2010 the team is achieving.

Thank you to all of the Mainzeal team. Keep the momentum going and I am confident that 2011 will deliver another stellar year for us all.



A stylized, handwritten signature in black ink, appearing to read 'Peter Gomm'.

Peter Gomm

Chief Executive Officer
Mainzeal Property and
Construction



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Cover and image below:
St Andrew's College Preparatory
School

**CORRECTION FROM PREVIOUS
ISSUE OF MAINSITE**
The services consultants for The
Rock at Wellington Airport were
Sinclair Knight Merz.

ST ANDREW'S COLLEGE PUPILS HAVE A NEW PREP SCHOOL

Mainzeal has maintained a strong presence at St Andrew's College, Christchurch since late 2008. Its Preparatory School had a vibrant new building ready for use when classes began this year.

In December 2009, Mainzeal was awarded the building contract for the new Preparatory School building at St Andrew's College. The new 3,153m² building accommodated eleven new classrooms and specialist teaching spaces, along with new staff amenities across two levels.

The building was constructed on an area of the College land that had in

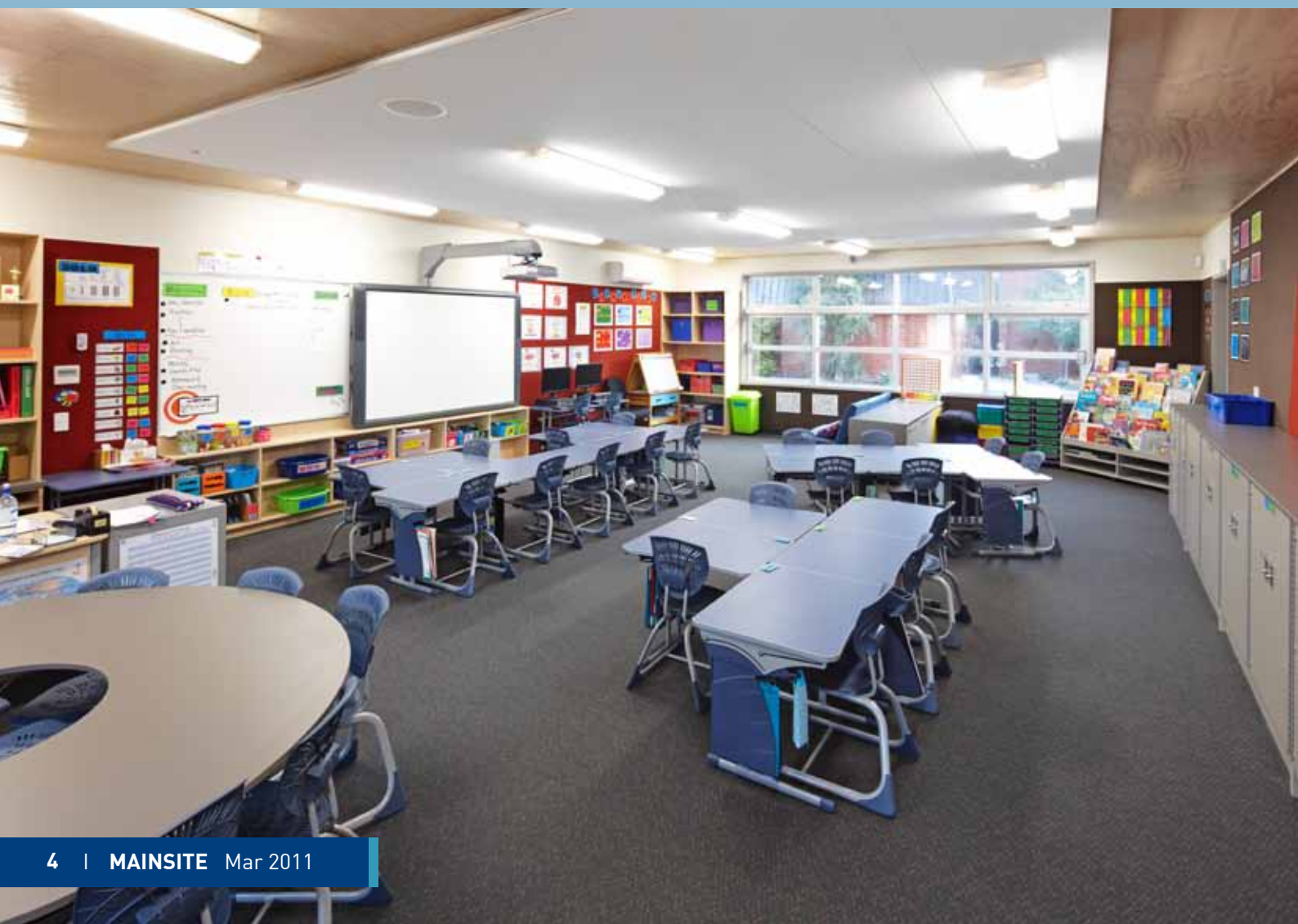
the past been used as a dump. As a consequence, the contaminated soil and variable bearing capacities necessitated the installation of 103 screw piles, which were each at least 17m long.

The structure was of simple precast concrete construction with a steel/ interspan floor system. Significant glazing provided on the west face allowed heat from solar gain to be stored within the mass of the exposed acid-etched concrete wall panels and the natural concrete floor.

The exterior cladding of the new Preparatory School building includes traditional red brick, feature exposed acid-etched concrete precast panels and zinc metal sheeting. Louvres provide shading over the large window areas to the north and west faces.

The teaching spaces are awash with colour, providing an enlightening environment and encouraging the students to enjoy the teaching process. Facilities for cooking and the sciences have been installed within three specialist teaching spaces. Large breakout areas include a permanent chess board, and bean bags have been provided to encourage reading and a more relaxed education space.

A significant number of sustainable building technologies have been implemented within the new building. They include a full heat recovery heat pump air conditioning system, which is based on heat exchange from recirculated ground bore water. Almost constant ground water temperature means that full heating capacity is available at below zero air temperature.





The abstraction and injection ground water bores are installed to differing depths and adjacent to each other. The installation was contained on a small footprint, resulting in savings on piping infrastructure. This is in contrast to most other ground water source sites that have equal depth bores requiring separation of 1km or more in order to avoid undue cycling of the water within the aquifer. A fully integrated Building Management System continuously monitors energy usage, and the installed pipe infrastructure has capacity for future expansion of the system.

Mainzeal has been on site at St Andrew's College for the last three years. An early project was the new classroom and science block. It accommodated laboratories, mathematics classrooms, computer classrooms and staff work rooms, and was completed in November 2009. A new two-storey sports pavilion was completed in December 2009.

The September 4 and February 22 earthquakes had some effect on the project. Several of the critical trades ended up working at reduced capacity when tradespeople were redirected to essential and life-threatening works elsewhere in Canterbury.

The building project itself also suffered some damage. The most significant was the non-piled extension to the existing library, which sank 50mm at the joint to the new piled building in the September 4 earthquake and a further 200mm in the February 22 earthquake.

A number of drainage issues were also encountered. There were problems with silt filling existing drains and becoming un-supported due to the ground slumping. In some cases this caused pipes to break.

Due to this additional settlement of the land a significant redesign of the

site works is to be undertaken with the remedial work to be completed over the coming months.

Mainzeal is currently on site completing the All-weather Field project.

BUILD STATS

CLIENT:	St Andrew's College Board of Governors
ARCHITECT:	Wilkie + Bruce Architects
ENGINEER:	Holmes Consulting Group
SERVICES:	Powell Fenwick Consultants
PQS:	Rawlinsons

TOP OF MIND FOR THE REGIONS

NORTHERN REGION PAUL STEWART



We are all feeling for the people of Christchurch and their sad losses following the recent devastating earthquake. The more recent massive earthquake and tsunami in Japan and the appalling devastation and loss of life reminds us what a small world we live in.

Our Christchurch-based staff and their families have all been affected to varying degrees, but have responded magnificently, helping out in many different ways. The call for additional Mainzeal staff from around the country to bolster emergency response and evaluation teams was also magnificent.

The way the whole of New Zealand has responded and is offering assistance, putting aside parochial attitudes, makes me proud to be a Kiwi. It is also comforting to know the rest of the world also cares and is offering help for both devastating events.

There is no doubt that the Canterbury earthquake will impact on New Zealand for many years to come. However, I am

confident that, like Napier's Art Deco style of the time, Christchurch will be rebuilt, and become our most modern 21st century city, utilising the most modern design practices.

The beginning of 2011 sees Mainzeal Northern Region with a sound forward workload for the year in Whangarei, and throughout Auckland and the Waikato/Bay of Plenty regions. There are also many exciting projects that we are offering early contractor advice on, design and building, or bidding. These projects range in size, and include interior fitouts, primary and secondary school work, tertiary education, both private and public health sector work, government departmental, building refurbishment, industrial, infrastructure and commercial.

As always, we have projects coming to a close and have the resources and great people with the right attitude available to continue to meet the needs of our customers, while also adding value to their projects.

CENTRAL REGION DAVE O'DONOVAN



Like many of you, I've recently been putting together a Business Plan for 2011. Productivity is such an important component of successful business and therefore it was an important part of my deliberations. We are continually looking for productivity improvements and the question for me was – what were the productivity drivers at Mainzeal?

Productivity is a huge subject but the element I kept returning to was team work. As we head into 2011/12, I think we are 'on the right bus', to borrow from Jim Collins' book, *Good to Great*.

Our recently secured Early Contractor Involvement (ECI) projects like the National Library, Victoria University's Hub and the new Ronald McDonald House are about joined-up teams: expert companies

coming together and working extremely hard to provide great facilities that meet budget and allow clients to provide their services in an efficient and effective way.

The construction efficiencies come from finding the best solutions at design time, and removing the on-site inefficiencies of changes or delays. ECI is a great way of getting this early communication and ECI still makes up more than 75% of Mainzeal's work in the Central Region.

Clients are recognising the value in this approach and strong teams are getting involved in satisfying projects. Notwithstanding the economic challenges, it is a great time to be in construction. And if we can continue to work in good strong efficient teams that are productive – the future is positive.

SOUTHERN REGION

PAUL BLACKLER



Christchurch is a paradigm of contrasts following the September 4 and February 22 earthquakes.

On the one hand Christchurch will ultimately present many opportunities for the wider construction industry, while on the other hand it is a source of frustration. As aftershocks continue, the process of assessing buildings recommences – many buildings having been assessed multiple times.

Many businesses are now operating from new locations. A large number of businesses have not been able to sustain the losses caused by not being able to trade and as a result have simply closed up. The Christchurch landscape is changing significantly as demolition gains momentum, leaving large expanses of vacant land in its wake.

From the people that I talk to outside of Christchurch there is a natural perception that industry is 'extremely' busy. In some arenas this is true, while in

others industry is struggling to keep busy while it patiently waits for assessment, design and approval to translate into live projects. In a city that is in need of major reconstruction, the status quo is a very unusual dynamic and evolves every day.

The Mainzeal team is in good spirits. In addition to our 'business as usual' team, we now have an additional team that is dedicated to assisting with the Canterbury rebuild. This work brings mixed emotions for our staff who genuinely empathise with our clients' personal situations, and then also share their relief and joy in seeing those circumstances on the way to being remedied.

Our view pre-February had been that rebuild momentum would begin to gain traction early in April. It's too early to say when we can expect it to occur now.

What is certain is that our team is ready and looking forward to making a positive contribution to building a better Canterbury.

PROJECT DEFINITION

JOHN PENGELLY

Below: Liz Root



Project Definition has been kept very busy since its launch last year.

I am pleased to welcome Liz Root to our team in the position of Sustainability Manager. She replaces Ross Copland, who left Mainzeal to pursue opportunities in Australia.

Liz joins Mainzeal from the New Zealand Green Building Council where she has been Technical Manager since 2009. Prior to that Liz held similar positions in Australia and the United Kingdom. Liz's appointment reinforces Mainzeal's strong commitment to utilising available resources in a sustainable manner.

Liz offers experience in sustainable practices, using rating tools and working with stakeholders at all levels. She will

also provide value at strategic and project levels, shaping and supporting sustainable objectives in both Mainzeal's and its clients' businesses.

Environmentally-sustainable design is firmly woven into the fabric of all building assets today as many clients look to optimise solutions for life-cycle costing and respond to environmental challenges. As part of our Project Definition team, Liz will contribute to early planning and evaluation of options that shape the project to best fit the client's needs.

If you have any queries please contact Liz on ddi 09 3755390, liz.root@mainzeal.com or John Pengelly, General Manager Project Definition, on ddi 04 802 7921 or john.pengelly@mainzeal.com.

MAINZEAL PUSHES ONWARD WITH EARTHQUAKE WORKS

The Mainzeal team is doing its part in making Canterbury a safe and functioning place. The challenge ahead is enormous but the commitment is a certainty.

Mainzeal has been servicing the South Island with a regional office in Christchurch for the last 19 years. In that time the team has completed 310 projects totalling over \$750m.

Mainzeal leases offices at 57 Princess Street, which is about 5km from the centre of the city. Following the February 22 earthquake, Mainzeal could be counted among the more fortunate of business owners. The building suffered

no major structural damage, although the interior looked like the building had done a 360 degree tumble. Items such as filing cabinets, storage units, the refrigerator, water-cooler, computer monitors and loose furniture were all over the floor. Following the September quake, the ceiling grid and overhead fittings had been checked and more clips and bracing had been installed, resulting in only minor overhead damage second time around. Power and communications to the office were up relatively quickly and water and sewerage were back on in about three days.

At the time of the earthquake, South Island General Manager Paul Blacker was on an aeroplane having just landed in Shanghai, China. On learning of the earthquake he cleared Chinese immigration and customs, headed

straight for the ticket counter and was back on a flight to New Zealand in 45 minutes. Paul was back in New Zealand by 8.00am the following morning. Before leaving China he had thankfully been able to ascertain that his family was safe, all Mainzeal staff were safe, and that no one had been injured on any of Mainzeal's many sites.

On the Thursday a small group of able staff assembled at Mainzeal's offices and they set about using all communication means possible to contact staff. By the end of the day they knew the personal situation of all Mainzeal staff and who needed assistance.

Mainzeal's South Island team has 70 personnel based in Christchurch and 13 based elsewhere. Four weeks on from the February earthquake, like many





Christchurch businesses, Mainzeal has a number of staff who remain significantly affected in some way, such as having lost their home, still being without services, emotionally traumatised, and/or dealing with traumatised family members.

Mainzeal was up and operating very quickly following the earthquake, having established triage teams to deal with emergency works. The first priority was to Mainzeal staff, then to existing clients, and thirdly to service other requests.

At the time of writing, Mainzeal has 435 streams of work either completed or in action. Most of the work so far has been residential and 90% of these urgent projects are completed within 24 hours. They are tasks such as removing unstable chimneys or removing debris from broken chimneys, boarding up holes to provide security, or making repairs to ensure homes have weather protection.

The projects are now starting to include commercial premises so the turnaround time is longer, and there is an increasing amount of demolition work coming through now.

Mainzeal's existing building sites all received some level of damage but to varying degrees. All but one, which remains within the 'Red Zone', were up and running within a week. The Air NZ Regional Lounge project at Christchurch Airport came through well and received only minor damage.

The near-completed Preparatory School at St Andrew's College is but one example of a modern designed building withstanding the forces of nature. With obvious damage to surrounding land you would be hard pressed to notice any damage to the building – except at seismic joints. The Preparatory School encompasses two seismically separated

structures. The main building was constructed on 103 screw piles extending down 17m, and does not appear to have moved. However, the Library Link, which was constructed on a raft foundation, has dropped perfectly 200mm as well as shifting north 150mm. Needless to say the seismic gaps need resetting!

The challenge ahead for Christchurch is enormous. There is a lot more assessment and review to occur before the full extent of the task is properly understood and the detailed planning can commence.

Mainzeal's local team is very passionate about their city and is there for the long haul. Mainzeal plans on being an important participant in the rebuilding of Christchurch.

VICTORY CHRISTIAN CHURCH MEETS THE MOTORWAY

Mainzeal's assignment of clearing the Victory Christian Church site of contaminants has involved using specialist methodology, plant and equipment, seen for the first time in New Zealand.

The Victoria Park Viaduct and Tunnel Project is an Auckland Motorways development designed to reduce traffic bottlenecks and general motorway congestion. It is currently under construction and the project is due for completion in 2012.

The new Victoria Park Tunnel cuts across the corner of property belonging to the Victory Christian Church that is currently used for carparking.

In January 2010 Mainzeal was selected to construct the new underground car park, auditorium extension and administration facility for the Victory Christian Church, freeing up land for the Tunnel Project.

The church is remaining operational seven days a week, so the construction project is being facilitated around the congregation of 600 people.

An added complexity was that before construction of the underground car park could begin, a major excavation exercise had to be undertaken. The site used to be the home of an old gas works so the ground was heavily laden with contaminants and buried concrete structures that needed to be removed.

Strict Resource Consent conditions required innovative environmental

controls. This is the first site in New Zealand where all of the excavation has been carried out within an airtight remediation enclosure, and with a dedicated air change and filtered extract requirement. Mainzeal's in-house experts, together with environmental consultants, have developed specialist engineering controls that ensured all the Resource Consent requirements were met. At the same time the workforce was safeguarded from both airborne contaminants and noxious vehicle fumes.

The largest of the remediation enclosures was a 65 x 40 x 14m high single-span tent. For six months it was easily visible from the harbour bridge. The main part of the enclosure was sourced from Australia with supplementary parts being shipped from California. A dust and carbon filter system was imported from Sydney.





The project is now approaching the end of the first stage of the works, allowing removal of the final tent.

Mainzeal's site team is looking forward to progressing the main construction works. The new car park is on four sub-grade levels. It has an area of approximately 100m x 40m and will provide 344 spaces.

The perimeter of the car park has been formed using 290 secant piles and a further 50 king piles with shotcrete arches. To date 25,000m³ of soil – which includes 15,000m³ of managed/contaminated fill – has been excavated and removed to approved landfill sites.

Temporary bracing to the piles has been provided by 54 anchors, which extend up to 20m in length. To prevent the structure from floating, 112 grooved anchor tension piles have been installed and works are about to commence on a pressure relief drainage system.

The car park will have suspended post-tensioned concrete slabs and beams. Mechanical air handling will be provided by a plenum that will be formed along the perimeter of the building.

Cantilevering off the north-east corner of the car park is a new administration facility. A large gantry will be used to support the building during construction, allowing all church and site traffic to pass below. The administration building has a traditional concrete frame with steel roof structure and is clad in standing-seam zinc. It will be an open plan office area with exposed services.

At the church auditorium Mainzeal is installing new toilet blocks while also demolishing what were the existing toilets, kitchen and foyer facilities to create new meeting rooms and foyer areas. These are predominantly single-storey steel frame extensions, clad in standing-seam steel cladding.

BUILD STATS

CLIENT:	Victory Christian Church Property Trust
PM:	Davis Langdon
ARCHITECT:	dKO Architecture / Jasmx
STRUCTURE:	MSC Consulting Ltd
GEOTECH:	URS
SERVICES:	URS / WSP Lincolne Scott

COMMUNITY INDOOR SPORTS CENTRE BOASTS TWO NZ FIRSTS

Mainzeal's work-in-progress includes the Wellington Indoor Community Sports Centre. It has been many years in the planning and now the long-awaited opening day is in sight.

Anyone driving along Cobham Drive in the last year would have seen the new Wellington Indoor Community Sports Centre evolving. The structure impressively grew out of the ground and then wrapped itself up, so that by the start of 2011 the whole form was in place and the curved roof was being covered.

The Mainzeal team managing the project is led by Project Manager Mike Prince and Site Manager Elliot Bartley. Their

most recent project was the award-winning Supreme Court Building on Lambton Quay. After building on a tight site in the central business district it is somewhat of a luxury to be working on a green-field site where cranes can be easily used. However, large loads and long spans bring their own challenges and this is an extremely windy site.

When it is finished, the Wellington Indoor Community Sports Centre courts will measure 10,500 m², providing the public with quality playing and training facilities for a variety of indoor sports.

Wellington schools will have access to the sports centre for a range of sports development and physical activity programmes. The sports centre will also be a great destination for regional and national sports tournaments.

Entry and reception space for the sports centre is on the south west corner. The main floor of the sports centre is divided into Sports Hall East and Sports Hall West and the spine down the centre will house amenities and sports control.

Each half of the indoor sports centre contains six basketball and netball courts, and there is room for eighteen volleyball courts overall. A large area to the north east has changing facilities and there is storage space on the south east and north west corners. At Mezzanine height the centre will provide an administrative home for various sports codes along with excellent viewing to both sports halls, meeting rooms, and community recreation and social space. Below the centre on the western half is an underground car park. Parking is also located on the western edge of the site.





The Wellington Indoor Community Sports Centre can boast two New Zealand firsts: it is the first project to use steel elliptical tapered columns, and it is the first project to use a Kalzip roof.

Needing large support-free floor areas meant the structural steel components were always going to be huge. Due to their size, the bow trusses were transported in halves and welded on site. Supporting the bow trusses are 64 tapered elliptical columns. Stock elliptical sections were sourced from the UK. These were split lengthwise and tapered plates added. The resulting shape meets the architectural requirements and mimics the structural demands on the members.

The installation of the Kalzip roof was quite an exercise in planning. Mainzeal had a weather station mounted on the roof, allowing continuous monitoring of conditions, and every minute of suitable

weather was used for maximum gain on the roof. The weather station allowed wind speeds to be monitored to confirm it was safe to handle the 54m long roofing sheets. These sheets could take up to 22 people to handle safely in anything but the lightest breeze.

The aluminium roof started out as 3 tonne coils of flat sheet, which was formed into 54m sections on site. To minimise handling, the on-site production occurred at roof level. The mobile roll-former machine complete with generator was housed in a shipping container, which was craned onto a scaffold platform. Upon exiting the roll-former machine, the aluminium roofing sheets were bundle-stacked straight onto the roof platform. The midair manufacturing solution was fast, efficient, extremely safe and very versatile. The roll-former was repositioned several times around the building so that material was delivered close to where it was needed.

The construction of the indoor sports centre is making good progress, and when open in August will be a welcome addition to Wellington's recreation and sporting infrastructure.

BUILD STATS

CLIENT:	Wellington City Council
PM:	Davis Langdon
DESIGNER:	Sinclair Knight Merz
ARCHITECT:	Tennent + Brown
ENGINEER:	Sinclair Knight Merz
SERVICES:	Sinclair Knight Merz eCubed Building Workshop Holmes Fire
LANDSCAPE:	Wraight + Associates
PQS:	Davis Langdon

A COLOURFUL SPLASH FOR THE NORMAN KIRK MEMORIAL POOL

The Norman Kirk Memorial Pool complex in Otara has been expanded, upgraded and rebuilt into a vibrant and modern aquatic centre. It was opened by Auckland Mayor Len Brown in January 2011 and is now being enjoyed by the community.

The Norman Kirk Memorial Pool first opened in 1974. It is part of the Otara Leisure Centre in Manukau, and in 2008 the Manukau City Council gave the green light for a refurbishment. Various alterations and additions to the leisure centre had the effect, over time, of obscuring the presentation of the pool facility to the immediate precinct

and resulted in an entrance sequence confused by the multitude of built forms.

The key aim of the redevelopment was to increase the number of people using the facility, thereby offering improved health benefits to the community.

The design intent was to:

- Reconnect all the parts of the Leisure Centre into a coherent building form;
- Reinforce the main entrance sequence;
- Create opportunities to view into and out of the new building;
- Advertise the use of the building clearly to the public;
- Reinforce the connection between the uses within the building around the main entrance foyer; and
- Reinforce the visual connection between the external pool area and adjacent public activities.

A sod-turning ceremony marked the start of the project and in November 2009 Mainzeal commenced on site.

The project included demolition of the existing indoor pool facilities. The outdoor 33.3m length pool was retained with landscaping improvements to the surrounding grounds.

A new aquatic complex was built, with modern change facilities, toddlers' pool, leisure and teaching pool, 25-metre lap pool, spa and sauna. The facility received a new reception area and upgrade of the existing entry foyer. A new service tunnel, balance tanks and new plant rooms were also constructed.

The new pool hall has been pulled forward to fill the gap between the existing curved administration wing





of the leisure centre and the existing fitness centre block. The hall rises gently to create a high point immediately adjacent to the Newbury Street entrance, which reinforces the building's status as a public community centre. A closer connection between the recreation centre and the aquatic centre, with strengthened visual links from the foyer, creates a truly interactive, multi-use Leisure Complex and a genuine hub for enhanced community activity.

The new building form comprises a single roof structure that partially over-sails the existing changing block and fitness centre, where a mezzanine floor has been created to accommodate the new air handling plant for the pool hall and changing facilities.

Included in the scope of the project was the refurbishment of the existing fitness centre and upgrade of fire systems throughout the existing complex. The

facade of the fitness centre was treated with a screen structure to unify the disparate parapet and roof levels and creating a more sculptural backdrop to the activities adjacent to the site.

The adjoining Fitness Centre and Gymnasium were operational throughout the construction period, requiring major services to be relocated and maintained.

The external garden was landscaped to allow long views in and out of the site. These visual connections have assisted in enhancing community connections and interactive usage across the spaces. Barbecues and family areas have further enlivened the space and the new garden area landscaping has facilitated flexibility for a variety of activities.

The transformation of the Norman Kirk Memorial Pool has meant the community of Otara now has a highly functional resource with modern facilities that

BUILD STATS

CLIENT:	Manukau City Council (now Auckland Council)
PM:	Davis Langdon
ARCHITECT:	Ignite Architects
ENGINEER:	Harris Foster
SERVICES:	Lincoln Scott
PQS:	Davis Langdon

meet the needs of the region. The design allows for expansion so the centre has the flexibility to work well into the future.

The redevelopment project has resulted in a bright and energetic complex that now stands proudly in its position as a vibrant community leisure centre.

LEVIN NEW WORLD HAS A MODERN AND FRESH FEEL

Mainzeal has completed another outstanding supermarket refurbishment for Foodstuffs Properties. Levin New World's new look now gives the shoppers a very enjoyable experience.

Mainzeal has completed many projects with Foodstuffs Properties (Wellington), and understands the factors necessary for working in and around an operating supermarket. Clear communication, plenty of flexibility and absolute reliability are the key attributes required.

Mainzeal's most recent makeover was for Levin New World. The existing supermarket was extended by 950m², given a full facade face-lift, and received an internal refurbishment to the existing store including grinding and polishing the

existing concrete floors. The store now has a modern and fresh feel and features low-maintenance materials.

The extension accommodated a new garden centre, produce centre, cafe, and office facilities. The interior fitout included new joinery throughout, new back-fed milk area, new bakery fitout, and a completely new delicatessen area. The mezzanine floor office area was reworked to accommodate a new beer and wine area underneath, and back of house works included a produce preparation area, bulk delivery zone, chillers and an electrical plant room.

The project's exterior materials included concrete panels and a glazed entry with zinc and cedar cladding. Design features to the extension interior included polished coloured concrete to the floors and concrete benchtops in the garden

centre. Recycled macrocarpa beams were suspended in the produce area, which also carries feature lighting.

External works included carpark alterations, lighting and a new secure storage area.

BUILD STATS

CLIENT:	Foodstuffs Properties (Wellington) Ltd
ARCHITECT:	Hunt Davies Tennent
ENGINEER:	ISP Consulting Ltd
PQS:	Maltbys Ltd





BOWEN HOSPITAL IS EXPANDING

Mainzeal has completed the Bowen Centre, which is at the northern end of the site, and the Bowen Theatres building at the opposite end is now underway.

Bowen Hospital is a private surgical facility owned by Wakefield Health Ltd. It is surrounded by native bush and is located in Crofton Downs, Wellington.

The redevelopment of Bowen Hospital is a two-phase project. Stage one started in October 2009 and stage two commenced demolition works in December 2010.

The first phase of the redevelopment included the construction of the Bowen Centre. It increased the number of quality specialist consulting rooms, included a new endoscopy suite, expanded and enhanced the radiology services, and increased the hospital's carparking capacity. Phase one also included construction of a new services block for the hospital.

Phase two involves construction of the new Bowen Theatres extension building, which will accommodate five theatres and associated patient admittance, recovery room, decontamination, sterile store and equipment bay.

BUILD STATS

CLIENT: Wakefield Health Ltd
ARCHITECT: Opus
ENGINEER: Opus
ENGINEER: Opus / Beca
PQS: Davis Langdon

Below the theatre floor is a full level of carparking. The existing theatres space will be remodelled into patient changing, theatre storage and staff facilities.

There is a significant level of staging necessary to allow the hospital to maintain services while relocating to the new facilities.

NEW FITOUT FOR NEW ZEALAND TRANSPORT AGENCY

Mainzeal's Waikato/BOP Area office has recently completed a smart new two-level office fitout for the New Zealand Transport Agency, which has allowed them to consolidate some of their Hamilton-based operations.

The New Zealand Transport Agency wanted to combine a number of their Hamilton offices into a single entity, located in the Deloittes Building. Mainzeal was chosen to complete the fitout and the project was structured in two stages.

Stage one encompassed a 1,000m² first floor fitout. It involved converting vacant office space into a new public reception area, with associated meeting

and breakout rooms. Also included were a large secured staff area, associated amenities, and work spaces. Stage one was handed over to the New Zealand Transport Agency at the beginning of December last year.

Stage two was on level two and involved a staff-only area of 400m². The New Zealand Transport Agency took full possession at the end of February, and was fully operational and open for business in the first week of March.

The design features Tasmanian Oak frames to the doors and glazed walls of the meeting rooms, with splashes of colour on glazing film and key walls.

The project ran to a tight programme of 64 days. Detailed planning and close communication with the consultant

team ensured the project met all its milestones. The New Zealand Transport Agency now has an efficient and effective new Hamilton base.

BUILD STATS

CLIENT:	New Zealand Transport Agency
PM:	The Building Intelligence Group
ARCHITECT:	Architecture +





APPRENTICE SAFETY CHALLENGE WELL RECEIVED

Mainzeal, along with ACC, Department of Labour, BCITO, Site Safe, St John Ambulance, the Fire Service and Fletcher were the organisers of the Wellington Trade Apprentice Safety Challenge, which was held recently at Weltec in Petone.

The safety challenge was open to teams of four apprentices from within the construction industry, and eight enthusiastic teams competed in the safety workshops and quiz.

As well as teams from main contractors, trade teams were also present.

Mainzeal was ably represented by four apprentice carpenters – left to right are Oliver Barker, Simon Horrocks, Tim Perry, and Meaalofa Leiuva.

Their prowess in the fitness challenge had to be seen to be believed, and Mainzeal's team obliterated the field with 100% correct in the chemical and dangerous goods challenge.

The workshops included scaffolding, electricity, first aid, manual handling, hazard identification, accident investigation, working at height, and managing noise. Marks were awarded

throughout; however, a key objective was to learn – which everyone did, including the judges!

Mainzeal Safety Manager and Wellington Safety Liaison Group Chairman, Steve Benson said, 'Opportunities for the industry to work together to improve safety are extremely worthwhile and the Apprentice Safety Challenge was by far the best example I've seen.'

The event was very well received, so in 2012 the intention is to run a competition in each main centre and hold a national event for the regional winners.

For information contact Steve Benson on steve.benson@mainzeal.com.

WORK IN PROGRESS

NORTHERN REGION

AUCKLAND CONSTRUCTION

Client: Air New Zealand
Hangar 3
Client: Northland District Health Board
Whangarei Hospital Redevelopment Stage 1A –
Mental Health Inpatient Unit
Client: Sea & City Projects Ltd
North Wharf Buildings Site 14
Client: Samson Corporation Ltd
Geyser Building
Client: Massey High School BOT
Performing Arts and Administration Block
Client: Auckland District Health Board
Auckland City Carpark
Client: Mt Eden Normal School BOT
New Classroom Block and Existing Classroom
Block Relocation
Client: Victory Christian Church Property Trust
Victory Christian Church Reinstatement
Client: Fisher & Paykel Healthcare
Building 3

AUCKLAND INTERIORS

Client: Manukau City Council
Manurewa Netball Centre Redevelopment
Client: AMP NZ Office
ANZ Level 13 Basebuild Refurbishment
Client: Auckland Transition Agency
ATA Local Board Accommodation
Client: DOT Subtrust No 1
Lumley Centre Recarpeting
Client: New Zealand Police
Pukekohe Police Station
Manurewa Police Station
Client: Auckland District Health Board
Greenlane CSSD Level 2
Client: Neil Group
8 On Nugent Level 4 Base Build

WAIKATO/BAY OF PLENTY

Client: Waikato Institute of Technology
Wintec Carpark
Client: Lakes District Health Board
Lakes Health Service Improvement Project –
Rotorua Hospital

CENTRAL REGION

PALMERSTON NORTH

Client: Foodstuffs Properties (Wgtn) Ltd
New World Broadway
Client: New Zealand Defence Force
Ohakea MSS Building
Client: Awapuni Four Square
Awapuni Four Square Extension

For editorial enquiries: editor@mainzeal.com.
Care has been taken to ensure accuracy of the
information contained herein. Mainzeal cannot be
held responsible for any discrepancies that may
have occurred.

WELLINGTON CONSTRUCTION

Client: AMP Capital Investors
Vogel Campus Stage 2
Client: National Library of New Zealand
National Library of New Zealand Building
Redevelopment
Client: Victoria University of Wellington
The Hub
Client: Siemens/Transpower
NZ Inter Island HVDC Pole 3 Project – Haywards
Client: Wakefield Health Ltd
The Bowen Theatres
Client: Wellington City Council
Wellington Indoor Community Sports Centre
Client: Ministry of Education
Kapi Mana Special Needs School
Client: Wellington Free Ambulance Service Inc
Wellington Free Ambulance

WELLINGTON INTERIORS

Client: Nostra Properties Ltd
Willbank House Ground Floor Refurbishment
Client: Accident Compensation Corporation
ACC Fitout, Vogel Building
Client: Bank of New Zealand
BNZ Willis St
Client: Grand Complex Properties Ltd
Willis Street Retail Development
Client: Grand Arcade Properties Ltd
80 Boulcott Street Refurbishment
Client: AJ Park
AJ Park Fitout, State Insurance Tower
Client: New Zealand Teachers Council
NZTC Fitout, L12 80 Boulcott St

SOUTHERN REGION

CHRISTCHURCH CONSTRUCTION

Client: Tinline Properties (Canterbury)
Barrington Mall
Client: St Andrew's College Board of Governors
St Andrew's College – Preparatory School
St Andrew's College – All Weather Field
Client: Christchurch District Health Board
Boiler House Seismic Strengthening
Emergency Earthquake Response Temporary Gas
and Boiler Civil Works
Client: Christchurch City Council
Conservation and Refurbishment of the
Christchurch Town Hall for Performing Arts
Park Terrace Apartments Building Stability Works
Client: CIAL and Air New Zealand Ltd
Air NZ Christchurch Regional Lounge
Client: Siemens/ Transpower
NZ Inter Island HVDC Pole 3 Project – Benmore
Client: Mt Pleasant Board of Trustees
Mt Pleasant Primary School – CBUS Classroom
and Hall Re-leveling Works
Client: New Zealand Defense Force
Burnham Helicopter Tower
Client: Air New Zealand
Air Nelson Hangar 2 Refurbishment

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