

# MAINSITE

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IN THIS ISSUE | CELEBRATING SUCCESS



**MAINZEAL**  
Building Certainty

# CEO COMMENT

It is with palpable relief that we congratulate the All Blacks in winning the Rugby World Cup.

Who said winning does not matter?!!  
A wonderful outcome to the competition that New Zealand can be justifiably proud of having hosted to international acclaim – the best World Cup ever!

So what are the lessons learnt from such success that can be applied to the construction industry which according to the government statistics is underperforming, not providing value for money and has left a legacy of leaky schools and homes?

The lessons to be learnt are simple ones. Martin Snedden and his team knew what they had to achieve and coined the phrase 'A stadium of 4,000,000 people'. They integrated New Zealand in a manner that has not been achieved before. Martin tapped into the psyche of the nation's common interest – the All Blacks winning – and created the common purpose of sharing the unique occasion of hosting the games in 13 separate venues throughout New Zealand. With the wider integration comes the ownership of hosting and being part of the success. Whether it is the Russians in New Plymouth, the Italians in Nelson or the Tongans in Whangerei, New Zealanders embraced the concept of supporting the second team as well as their first love, the AB's.

The construction industry touches every member of the New Zealand population. With reference to the recently published PricewaterhouseCoopers report, it is New Zealand's fifth largest sector employing over 157,000 full time equivalents, or 8% of the total economy. Construction related services employ a further 42,000 FTE's. In the last 10 years 14% of all new employment has been in the construction industry. The sector is characterised by small businesses and low productivity. Eight per cent of national employment generates only 4% of national GDP, but accounts for 10% of all businesses.

The differences between rugby and construction are extreme but both are vital to the well-being of the nation. One is pleasure, passion and excitement. The other is work, problems and the day job. So how can the industry become more effective?

Construction has to become one team, one brand, and become customer-focused. Too often the construction game is played with not having the administration team focused on the customer expectation (the match), or the ball (the project), but more on the man (the contractor), to achieve the lowest price and not the service level of the asset to give a value for money.

The Construction Industry has to learn how to bring the total project team together earlier including administration, design, construction and the supply chain. Customer expectation has to be the focus, achieved through defining the project brief in language that both the customer and the project team understand. Integration of the project team achieves collaboration, ownership and pride. Fragmentation causes the loss of productivity as the administration costs are very high, the time for delivery often extended, and the quality of the finished product poor and underperforming.

At Mainzeal we have established a new business model that is customer-focused and passionate about the customer (the match), the ball (the project), and of course, the man (the contractor and the supply chain together). We are learning still, but having now delivered two PPP offers to the government, we do have tangible evidence of the benefits that the customer gets from an integrated project team. We are on a journey of establishing a new paradigm for the way the industry works together. If you, the customer, or your project administration and design team want value for money and a performing asset, we want to work collaboratively with you and deliver you the match result you want and deserve.

Congratulations to the All Blacks for a world class achievement. We want to be part of world class customer service on all our projects. So to the Mainzeal team, keep raising the performance bar, and congratulations for all the many industry awards that have been won in our increasingly competitive year.



A handwritten signature in black ink, appearing to read 'Peter Gomm', written over a white background.

**Peter Gomm**  
Chief Executive Officer  
Mainzeal Property and  
Construction

# CONTENTS

CEO Comment	2
Wellington ASB Sports Centre	4
Top of Mind	6
Ohakea MSS	8
Victoria University The Hub	10
Property Council Awards	12
NZIOB Awards	14
Transpower STAR Awards	15
Rabo Bank Fitout	16
ATEED Fitout	17
AJ Park Fitout	18
Manurewa Police Station	19
Massey High School	20
Mainzeal Youth Awards	21
Work in Progress	22

Cover and image below:  
Wellington ASB Sports Centre.  
Photography by Paul McCredie

# WELLINGTON ASB SPORTS CENTRE CALLING ALL TEAMS

In late August, the Wellington ASB Sports Centre had its official opening. The project had been many years in the planning and over the last 20 months Mainzeal has been constructing the large ovoid building.

It was one of those building projects that get contractors really excited. It was located on a large greenfield site with access around the entire perimeter, the structure was big and bold and was assembled like a giant Meccano set. Wide open spaces meant lots of room for large plant and equipment, and many elements of the building's design were

technically advanced so there were new methodologies to plan and new challenges to overcome.

The Wellington ASB Sports Centre courts measure 10,500 m<sup>2</sup>, 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.

The main floor of the sport centre is divided into Sports Hall East and Sports Hall West and the spine down the centre houses amenities and sports control. Each hall contains six netball courts, the eastern hall has six basketball courts, and there is room for eighteen volleyball

courts overall. There is a café near the entry and at the north end of the building is space that is available for sporting codes and sport related services. Below the centre on the western half is an underground car park.

The timber sports floor is a Junckers Beech Unobat 62 system imported from Denmark. The boards came pre-finished and the floor installation took fourteen weeks, using a team of up to seventeen men. Once installed the floor was line marked for all the different disciplines and then the floor had a final coat of polyurethane to protect the line markings and provide a uniform finish. One of the challenges of the project was to have the concrete slab ready for the sports floor. The timber sports floor could accommodate very little tolerance, however it was being laid on a large

Photography by Paul McCredie





concrete slab with all the vagaries that go with concrete as a medium. The Mainzeal team solved the challenge by undertaking a full survey of the floor prior to installation and targeting areas which needed to be brought back within tolerance, ahead of the floor laying activity commencing.

The building is naturally ventilated which is uncommon for such a large sports centre. In between the concrete panels that march around the exterior are full height glass louvres which are computer controlled. Two weather stations mounted around the site and multiple sensors within the building feed information back to the computer so it can determine which louvres should be open. There are also louvres in the roof trough to allow heat that rises to escape without the aid of fans.

Natural light also plays a big role. There are skylights over each of the trusses and

sensors control the fluorescent lighting to only come on gradually when the natural illumination is not sufficient on its own.

The construction of the ASB Sports Centre included two noteworthy 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.

Supporting the bow trusses are 64 tapered elliptical columns. Stock elliptical sections were sourced from the UK and these were split lengthwise and tapered plates added.

The Kalzip roof is made from aluminium sheet which was formed on site. It was selected for its strength, durability and ability to accommodate the double curve of the roof as well as providing a whole-of-life cost benefit to the project.

The Sports Centre had its first tournament in early September which

## BUILD STATS

<b>CLIENT:</b>	Wellington City Council
<b>PM:</b>	Davis Langdon (AECOM)
<b>DESIGNER:</b>	Sinclair Knight Merz
<b>ARCHITECT:</b>	Tennent + Brown
<b>ENGINEER:</b>	Sinclair Knight Merz
<b>SERVICES:</b>	Sinclair Knight Merz eCubed Building Workshop Holmes Fire
<b>LANDSCAPE:</b>	Wright + Associates
<b>PQS:</b>	Davis Langdon (AECOM)

was run by Basketball New Zealand. It was then used as an indoor training centre for rugby teams based in Wellington during the Rugby World Cup.

Mainzeal looks forward to seeing the Sports Centre being used to capacity by the community and local schools.

# TOP OF MIND

## DAVE O'DONOVAN EXECUTIVE GENERAL MANAGER CONSTRUCTION



A few years ago now I was lucky enough to attend the Ernst & Young Executive Programme. It is a two week live-in intensive programme, where participants (aspiring managers) are challenged to learn, think, participate, communicate and deliver on a myriad of real life situations.

Our year and our group were a motley bunch who came from all sectors of New Zealand business and were thrown together and challenged to be an effective business (working unit).

The course was very good and there were many things to take away. The obvious one was that effective groups can be very powerful but need individuals to listen and participate and share a desire to succeed. Every day I was amazed at

outputs that our group produced – often out of nothing!

What has this to do with construction?

I think the link is that notwithstanding the fact that the economic environment is challenging – if we can get focused teams from many disciplines together – the opportunities are still available for providing really good solutions.

It is exciting that we at Mainzeal are in this space and working with our partners finding such opportunities and solutions. The opportunities exist in many areas including Health, Education and Infrastructure and in a huge way in the Christchurch re-build. In all instances Mainzeal will contribute strongly to ensure success.

## JOHN HEMI GENERAL MANAGER AUCKLAND



Auckland, like the rest of the country, certainly enjoyed the distractions of the Rugby World Cup.

The Auckland construction market remains very tight but optimism of an increase in activity remains high. When will it pick up? Next year looks like it will continue in the same vein as this year, with overcapacity in the local market and very tight margins.

It was a pleasure to appoint Kevin Burke as the new Auckland Construction Manager. Kevin is immediately making a positive difference to our certainty of delivery. The region continues to deliver great projects such as the Mental Health Inpatients Unit at Whangarei Hospital which has been completed to a very high standard. Fisher and Paykel Healthcare's

new facility is also progressing well with recent six crane tandem lifts to erect the roof structure well planned and executed.

Mainzeal continues to promote a fully integrated business model with Early Contractor Involvement, Project Definition capability, expertise in BIM, experience in PPP's and collaborative working models, total façade solutions and facilities management. It is opening doors for new opportunities and showing clients a better way of engaging with the construction industry.

Walking this Talk, we are excited by our new head office which is under construction at 200 Victoria Street West. Mainzeal House will take a C grade office and convert it into a premium 5 Greenstar office using the fully integrated model.

GREG McFETRIDGE  
GENERAL MANAGER  
CENTRAL REGION



Although we know we can deliver quality projects well, this year we challenged ourselves to do better in areas that contribute to the site but are not generally related to production: principally these are safety and sustainability.

In Wellington we have had the recent honour of handing over the new ASB Sports Centre in time for use by visiting teams for the Rugby World Cup. We set ourselves a lot of safety and sustainability goals on this project and delivered on them all.

The site team completed over 290,400 man-hours of work on site without a single harm accident. Much of this work was undertaken at height and in one of Wellington's most exposed sites.

Our social responsibility goals were around being a good neighbour and our initiatives in keeping neighbours happy were a huge success. Our project website was a great way of keeping the general public up to date with what was happening and what was about to occur.

We have also completed the new car park extension at Wellington Airport where similar environmentally friendly construction techniques were used. Innovative methods of foundation construction have been used which reduced excavation and therefore reduced truck movements and ultimately minimised our effect on traffic. This is just one of the initiatives we have taken.

We are looking forward to putting more of these types of innovations into practice.

PAUL UTTLEY  
NATIONAL SAFETY &  
ENVIRONMENTAL MANAGER



Over the past few months Mainzeal has had reconfirmed our tertiary level status in the ACC Partnership and our tier 2 accreditation in the Site Safe Construction Safety Charter program. Furthermore, both the Rotorua Hospital and Geyser Building projects achieved first class scores in recent safety and environmental audits undertaken by Site Safe. Great audit results and retaining certification and accreditation for our health, safety and environmental systems offers reassurance to our clients that Mainzeal is consistently maintaining high standards of safety and environmental management.

To assist with maintaining high standards of safety in Canterbury, Mainzeal, along with other leading main contractors, have formed a collaborative working group

which includes Site Safe, Department of Labour and ACC. The objective of the group is to target, mentor and assist those builders and contractors who normally work within the residential sector, but whom now are going to be involved in the earthquake residential and commercial rebuild.

In the two months I've been in my new role, the significant skill and capability of our site teams to manage diverse and complex health, safety and environmental issues has been quite apparent. There is no doubt that the depth and involvement of pre-task planning for safe construction operations is a major factor in the continual and improving safety culture and awareness throughout Mainzeal. It is encouraging to see our management systems in action and reliably delivering.

# PROJECT TAKITINI – A LARGE GREEN FOOTPRINT AT OHAKEA

The Ohakea MSS facility will have the largest footprint of any building that has been constructed on a New Zealand Defence Force Camp or Base.

If travelling along State Highway One between Sanson and Bulls you may notice a tall orange tower. This is a parachute washing and drying facility which emerges out of the new MSS building or Maintenance Support Squadron facility Mainzeal is building for the New Zealand Defence Force at the Royal New Zealand Air Force's Ohakea base.

Completion of the facility will allow the demolition of some 1930's buildings, freeing up space for future projects.

The Ohakea site is located to the north east of the air field. The layout has been composed to create a central area of roads and parking bound by buildings to promote a feel of a large square campus.

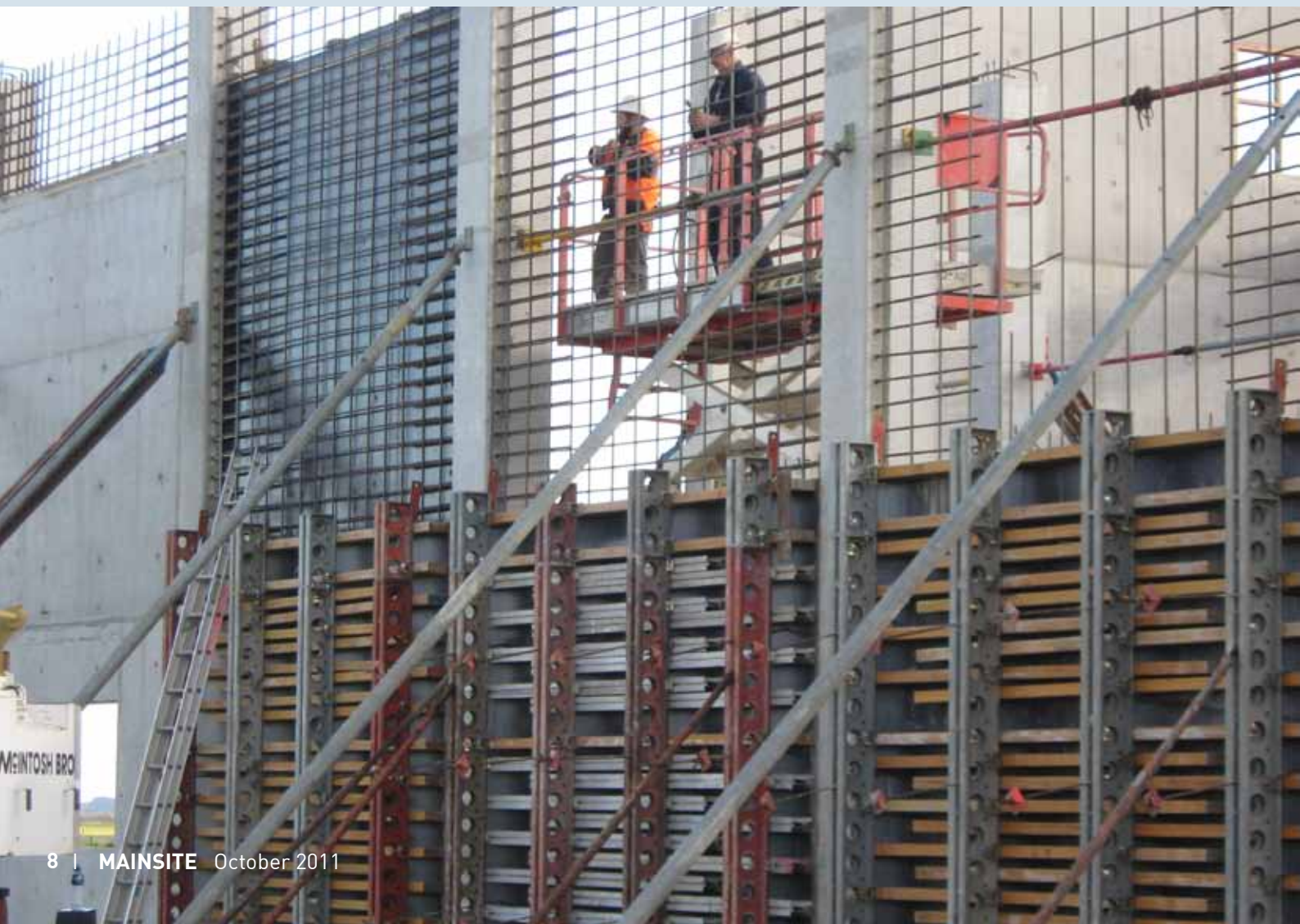
The MSS will assist in the servicing and maintenance of parts of all of the Air Force's aircraft. The workshops include facilities for hydraulics, skin bays, wheels and brakes, machine and metal shops, woodworking and composite shops. Non-destructive testing facilities are included along with fabric bays. The MSS building will also have X-ray facilities for inspecting airframes and other aircraft components.

The MSS building is 206m long and nominally 54m across. The spine corridor is 181m long and varies in form at access points to the various rooms and entries.

The building is constructed using precast panel wall components both internally and externally, supported on a steel portal frame structure. The metal clad roof will have access ways to service roof mounted mechanical services.

Alongside the MSS is the AFS or Aircraft Finishing Section which is fundamentally an aircraft paint and panel shop. The AFS will accommodate complete NH90 helicopters and Kingair fixed wing aircraft for preparation and painting purposes. Complete CT4E Air trainers and A109 helicopters will be painted in the AFS facility. Parts of other aircraft will also be painted in the smaller specialised paint spray booths.

Included in the complex are support buildings, one of which provides compressed air to the MSS and AFS as





well as the completed No. 3 Squadron hangar facility nearby. There are also specialist buildings for storage.

The AFS building includes three sides of 150mm thick self-compacting concrete, which are 12m high and poured between precast columns. It has a free span concrete ceiling to the aircraft spray shops which doubles as a plant room floor for three air handlers. The front of the building includes access doors and an air chamber which receives the air from the air handling units for the paint shops.

Building services is a large component of the project and accounts for 45% of the overall project cost. It includes over 150 air handling units, associated duct work and fans overhead. The building is fully protected by sprinklers.

The project was started in January this year and is due to be completed in May 2012. Mainzeal has a team of project and

financial managers on site backed up by our Central Region offices in Palmerston North. Currently we have at least 60 Mainzeal staff and subcontractors on site on any one day.

Ohakea is an operational air base and working in this environment requires a relationship of understanding and cooperation with the Air Force.

The buildings are to be fully 5 Star NZGBC rated under the Industrial category on completion and we have just had the design rating completed. This will be followed by the as-built rating and occupation rating.

The major components and challenges under this rating system for Mainzeal are in the materials section which includes using recycled steel, PVC minimisation, fly ash in concrete and replacing at least 20% of all concrete on site with recycled aggregate. The other main area we are

## BUILD STATS

CLIENT:	New Zealand Defence Force
PM:	Beca
ARCHITECT:	AECOM
STRUCTURE:	AECOM
SERVICES:	AECOM

responsible for achieving is a minimum of 70% of waste by weight to be reused or recycled. We are on target to achieve all of our Green Star goals for this project.

This project has given the Mainzeal team another opportunity to extend its expertise in the construction industry working together again with the New Zealand Defence force.

# A NEW HEART FOR VICTORIA'S KELBURN CAMPUS

Victoria University is upgrading the centre of its Kelburn Campus. Mainzeal was awarded the contract to deliver the Hub project following a P&G and Margin tender that included close scrutiny of non-price attributes such as track record, team, methodology, programme and management systems.

The Campus Hub project involves construction of a new central building, the refurbishment of the three surrounding buildings and the creation of a new outdoor area. The new central building will add 4,260m<sup>2</sup> of floor plate

to the campus and there is a further 10,490m<sup>2</sup> of floor area being refurbished. Essentially the old Quad space is being redeveloped as a new building and lowered one level to match the height of the Easterfield entry on Kelburn Parade.

The new three storey central building will offer spaces for student gatherings, events, socialising and study. There will be shops in Easterfield with street frontage to Kelburn Parade and back onto the new central building. A new quad in front of the central building will provide outdoor space for events and gatherings.

The Rankine Brown Library is being refurbished with connections to the new central building on levels one to three. The refurbishment will include informal and collaborative learning spaces. The third level of the central building

will become part of the library. As the building works progress, the library is taking the opportunity of reorganising how it delivers its services. For example some rarely accessed material is being relocated to remote storage, freeing up space for individual and group study.

The construction of the central building is a relatively straightforward process, however the staging of works in Rankine Brown makes for a slower and more challenging operation. Mainzeal communicates regularly with the Victoria University project team and the appropriate library staff to ensure everyone is aware of the upcoming works and disruption is kept to a minimum. The University has a large number of books to move around the library and it is imperative to maintain adequate study spaces for students.

Sketch provided by Athfield Architects





Photography by Ian Robertson

The JC Beaglehole Room is the home of the library's Special Materials collection, comprising rare and archival books and materials. It was amongst the first collections in the library to move into a new location. The JC Beaglehole Room has been relocated to a larger and more visible purpose-built area which includes an environmentally controlled storage space, a reading room and staff offices.

The Hub site sits right at the core of the campus so before construction commenced on the main build, new primary and secondary access routes were established and new social spaces were built. The redevelopment project and building site is a prominent feature of the Kelburn Campus and for some students the building site will figure in their whole university experience.

Particular effort has been taken to ensure students and staff are enthused about the project and are informed of any potential

effect on their own activities. Regular project updates are posted on the University's website, project displays with electronic screens are in key positions and new spaces are being progressively completed and opened for use.

One of the new facilities to be completed quickly by Mainzeal was the staff and postgraduate café and bar. It is located on Level 1 of Rankine Brown with associated outdoor seating space. Sited nearby is a student takeaway kiosk called Louis' which operates from premises that will eventually link in with the Hub area.

One of Mainzeal's key tasks is to minimise disruption to the staff and students. The team is careful to keep all aspects of the construction impact to a minimum. One mitigating measure was to fit external acoustic glazed screens to teaching areas on levels 1 and 3 of Old Kirk and level 3 of Easterfield. Another was to acoustically treat all interface partitioning.

## BUILD STATS

<b>CLIENT:</b>	Victoria University of Wellington
<b>ARCHITECT:</b>	Athfield Architects Architectus
<b>STRUCTURE:</b>	Dunning Thornton
<b>SERVICES:</b>	Beca Holmes Fire & Safety
<b>LANDSCAPE:</b>	Wraight + Associates
<b>PQS:</b>	Rider Levett Bucknall

Mainzeal has completed a number of projects for Victoria University across their multiple campuses. Recently these have included a number of refurbishment projects, construction of the new Coast Ecology Laboratory in Island Bay and construction of the award winning Alan MacDiarmid Building.

# PROPERTY COUNCIL AWARDS

## ANOTHER STAND OUT YEAR IN 2011



↑ Wintec House

Supreme Court ↓



The annual Rider Levett Bucknall Property Industry Awards were announced in June. More properties than usual became finalists this year and there was a wider range of properties against all categories.

Mainzeal buildings featured in the awards and together received five Excellence and four Merits Awards.

The NZPC Awards recognise excellence in property development and focus on the efficient use of capital, maximum investor return and for public buildings, the greatest community benefit.

Properties using a spectrum of criteria to deliver an outstanding return or delivery of service potential on investment of funds are recognised by the Awards. This may mean a return on speculative investment or creating a development that supports productive activities which creates value for owners and users.

The comprehensive submissions put forward about each property incorporate economic and financial criteria, design and construction information, owner and user satisfaction feedback, efficiency of operation and maintenance and explain the degree of difficulty and any environmentally sustainable initiatives.

Mainzeal buildings featuring in the 2011 NZPC Awards include:

### WINTEC HOUSE, HAMILTON

The redevelopment of Wintec House has been instrumental in facing Wintec toward the city. The building has become the gateway between the city's central business district and the heart of the campus. Wintec House is a teaching facility and also a business hub and function centre.

As a heritage building that had seen better times, Wintec House had largely been abandoned as a teaching facility because it was an earthquake risk. It is believed that construction began on the original building in 1917 and then from 1924 the building was used by the Hamilton Technical College.

Mainzeal's contract involved traditional strengthening techniques such as installing tie backs into the old red bricks, but also new technology just introduced to New Zealand. Engineered Cementitious Composite (ECC) was applied as a thin plaster to walls and was used instead of the traditional concrete bracing walls. The Atrium is a key feature of Wintec House and its enclosed courtyard has an Ethylene Tetrafluoro Ethylene Co-polymer roof which is essentially inflated pockets of plastic foil.

The School of Hairdressing and Beauty is housed in the new addition to the building. The School features salons and modern spa facilities.

## SUPREME COURT

The New Zealand Supreme Court brings together two distinctive buildings. The former High Court Building has a classical elegance and the new building has a unique and contemporary design. For Mainzeal these two buildings were constructed on the same site, at the same time, but required a totally different set of skills and resources.

Mainzeal became involved in the Supreme Court project several months before activity started on site and items such as the bronze screen, the orb and the spiral stair were at concept stage when Mainzeal joined the project team. We worked closely with the designers to find buildable solutions that delivered aesthetically and functionally, as well as being within programme and budget.

At the centre of the new building is the courtroom. It is designed to be visible from the street and is in the form of an orb. Installing the components between the skins of the orb wins the accolade of largest challenge. Pipe work, ductwork, and wiring were threaded up through the orb structure in first-fix but remained flexible until their final location was determined as the finished diamond joinery panels were installed.

The former High Court Building had fallen into disrepair after being vacant for 15 years. It was base isolated, significantly strengthened and fully restored as part of the project.

## THE PRIDE, LION INTEGRATED BEVERAGE FACILITY

Lion's new Integrated Beverage Facility is spread over a 16.7ha site and brings together operations that used to be spread over two locations. The facility incorporates brewing, manufacturing, packaging, contract bottling, warehousing, research and development and office facilities

Mainzeal constructed the brewery in stages, using a fast-track model which enabled the first brew target date to be met in only 20 months. Mainzeal was engaged early in the design process as main contractor for the construction of buildings and civil works, so we were able to contribute in the design phase with buildability and cost planning advice.



↑ Lion Beverage Facility      Kerikeri Police Station ↓



Wellington Airport, The Rock ↓



# MAINZEAL BUILDINGS

## WINTEC HOUSE

- Excellence Award in the Education and Arts category
- Excellence Award in the Heritage and Adaptive Reuse category

## THE SUPREME COURT OF NEW ZEALAND

- Excellence Award in the Heritage Adaptive Reuse category
- Excellence Award in the Special Purpose category

## LION INTEGRATED BEVERAGE FACILITY, THE PRIDE

- Excellence Award in the Industrial Property category

## THE ALAN MACDIARMID BUILDING

- Merit Award in the Education and Arts category

## KERIKERI POLICE STATION

- Merit Award in the Special Purpose category

## WELLINGTON AIRPORT INTERNATIONAL PASSENGER TERMINAL REDEVELOPMENT

- Merit Award in the Special Purpose category

## NELSON TECHNICAL HANGAR

- Merit Award in the Industrial Property category

# NZIOB EXCELLENCE AWARDS

## THE YOUNG ACHIEVER IN 2011

Stephen Kleehammer



↑ Nigel Burns

Kevin Burke ↓



The NZIOB GIB Awards for Excellence in the Building Profession and the Young Achiever's Award were presented in August at a dinner held in Auckland. The Awards are about recognising excellence of individuals or teams engaged in the industry.

Mainzeal's Stephen Kleehammer was a very deserving recipient of the NZIOB Young Achiever Award. The Award recognises a person with vision who is deemed to have the potential to make a significant lifetime contribution to the building industry through their personal skill and judgment.

Stephen re-joined Mainzeal in July this year and is a member of the MWH/Mainzeal JV team on Vero works in Christchurch. Earlier in his career Stephen had worked for Mainzeal in Palmerston North on the Mid-Central Health Hospital Redevelopment project. As well as working throughout New Zealand, Stephen's 18 year career has included stints in the UK and Abu Dhabi. He has also studied in his spare time and has qualifications in Quantity Surveying and Project Management.

Mainzeal Project Manager Nigel Burns received a Highly Commended citation for his work on the Wellington Airport

International Passenger Terminal project. Nicknamed The Rock, the project was complex due to its location and form.

Being such a sculptural building, its construction threw up some interesting challenges. For example the set out points for the ceilings were in mid-air. Node points were established as part of the structure and then the lines for the panel joints and edges were finalised using 3.5km of string-lines. The ceiling facets were measured and made to fit between these lines. Each facet had to be completely flat to ensure whatever material being applied or fixed was not being put under stress by a twist. The nodes were tweaked up or down until flat planes were established.

Mainzeal Project Manager Kevin Burke was a finalist in the Innovation category for his work associated with the Victory Christian Church project. Kevin and his team developed a methodology solution involving working within a temporary enclosure to meet the project's stringent Resource Consent conditions relating to excavation of contaminants.

At the awards dinner NZIOB admitted Peter Menzies as an Honorary Member in recognition of his contribution to the industry. Peter is a former CEO and Chairman of Mainzeal Group and he has a 22 year history with Mainzeal. The citation included that Peter was described as having commitment to excellence and team work as constant themes throughout his career.

# TRANSPOWER STAR AWARDS



## SAFETY, THANKS AND RECOGNITION

The STAR Awards were developed by Transpower to recognise achievement and excellence in safety in the national grid high voltage transmission industry. Mainzeal was very proud to be recognised in the inaugural Transpower STAR Awards, winning two of the seven categories.

Mainzeal is working with Transpower and Siemens on the HVDC Inter-island Link Pole 3 project where we are undertaking the civil works at both the Benmore and Haywards sites.

In his written introduction in the Awards program, Transpower Chief Executive Patrick Strange noted that those involved have shown leadership, innovation and performance in regard to safety and were to be congratulated – the winners were an inspiration.

Mainzeal's Benmore site won the category for the Top Depot, Site or Office. The award recognised the site that demonstrated the most proactive and collective approach to safety improvement, including having an exemplary safety record.

The judges described Benmore as a standout site. "From the moment you enter the site to when you leave,

all aspects of safety are anticipated and addressed. The site is 'beyond excellent', with facilities and practices of exceptionally high standard which clearly demonstrate the importance placed on on-site safety – and an approach to safety that is shared by all staff managers and site workers."

Mainzeal's HVDC Pole 3 team won the Best Safety Innovation award for their efforts at both the Benmore and Haywards sites. The award recognised safety innovation: the application of an approach, device or process to minimise safety risk in the field.

The HVDC Pole 3 team established innovative and practical solutions to several health and safety challenges at both sites. These included addressing the potential effects of summer heat at Benmore with information, provision of cool showers and extra monitoring and breaks; establishing a fully equipped first aid room at Benmore because of their distance to a medical centre; having a hazardous goods storage area on each site; introducing a yellow card system to simplify the reporting of hazards and near misses; and providing one-stop-shop safety stations for information and equipment.

The achievements of the site team impressed the judges so much they described Benmore as "The Best": an exemplar of safety leadership, second to none and quite possibly the best site in the whole industry."



↑ Benmore

Safety Station ↓



# RABO BANK FITOUT KEEPS ITS OPTIONS OPEN

Mainzeal Interiors was the main contractor for both the Rabo Bank fitout and the base building refurbishment for owner AMP Office NZ.

The three month project was in the upper floors of the fully occupied Vodafone Tower on Lambton Quay so the methodology for the building works took in to account the need to minimise noise and disruption to the existing tenants.

The base build works included demolition of the existing partitioning and reconfiguring the in-ceiling services to suit the new partitioning layout. New ceiling tiles were installed throughout and the perimeter power and spandrel panels were made good or replaced. The toilets were completely refurbished on both floors, including changing the layout

of the fittings. This required a significant amount of after-hours works in the floors below to reconfigure the drainage lines.

The Rabo Bank project scope included provision of open plan areas, reception, meeting rooms, store rooms, utility rooms and breakout spaces.

The reception and breakout spaces feature recycled timber panelling. The stone modesty panel on the reception desk is honed Statuario and the reception floor stone is mid-grey Bedonia.

Flexibility of space is maintained on level 23 where the two main meeting rooms and the reception area are all divided with full-height foldaway acoustic walls. In addition, the reception and breakout area share a glazed sliding partition. When Rabo Bank needs a large hospitality space the walls can all be opened up.

The project commenced with a very short mobilisation time and the construction period was also tight. The whole project team worked together to ensure Rabo Bank's move dates were maintained.

## BUILD STATS

CLIENT:	Rabo Bank Ltd AMP Office NZ
PM:	Joey Groves Davis Langdon (AECOM)
ARCHITECT:	Geyer Design Peddle Thorpe Montgomery
SERVICES:	Norman Disney Young
PQS:	Davis Langdon (AECOM)

Photography by Kevin Hawkins





# THE ATEED FITOUT IS READY FOR ACTION

Two years ago Mainzeal renovated St Laurence House on Quay Street for the building owner. They have returned to the building to deliver the two level office fitout for Auckland Tourism Events and Economic Development.

On both levels 7 and 8 the project scope encompassed an open plan work area around the perimeter of the building with meeting rooms and enclosed offices adjacent to the core. New purpose built

kitchens are situated with the breakout rooms which are located to make best use of the extensive harbour views.

The boardroom design features large doors on pivots which allow the room to become part of the reception space when it is not being used.

Much of the finishing is in neutral colours but the fitout features expanses of a bold green on the walls that wrap the core and contrasting teal doors for the meeting rooms and offices.

A tight time frame and access restrictions were managed through constant dialogue

## BUILD STATS

CLIENT:	Auckland Tourism Events and Economic Development
ARCHITECT:	Creative Spaces
ENGINEER:	Abacus Engineering
SERVICES:	Rigel Consultants 22 Degrees Babbage Consultants
PQS:	Davis Langdon (AECOM)

and a good working relationship with both the client and architect.

ATEED is a council-controlled organisation, tasked with lifting the Auckland region's economic wellbeing and supporting and enhancing its ability to compete internationally.

# AJ PARK FITOUT DISPLAYING REMARKABLE CRAFTSMANSHIP

Another example of Mainzeal undertaking building work for both the building owner and tenant to generate efficiencies for both parties is the recently completed AJ Park fitout which is on levels 21 and 22 of the State Insurance Tower in Wellington.

The two floor fitout contains the reception and waiting, meeting rooms and the staff room within a third of level 22, with offices, open plan staff area and utility spaces spread through the remaining space on level 22 and throughout level 21.

Macrocarpa is the feature timber used throughout the fitout and it was utilised

in a number of interesting ways. The floor to the waiting area is made from 90 x 45 x 20mm thick Macrocarpa end grain blocks which are laid in a basket weave pattern. The meeting room feature wall is made of thin layers of Macrocarpa layered up to create a random string effect. Solid Macrocarpa is seen again on the large pivot doors and reception screen and as a veneer it is used on the standard doors, operable wall and kitchen joinery.

The Italian stone which appears on columns and walls in the reception, meeting rooms and staff room was hand selected by the architect and is installed in a book matched pattern.

AJ Park is one of New Zealand's leading intellectual property firms and being patent lawyers means that the staff are dealing with a lot of sensitive information. Managing sound transmission and

delivering on a high level of acoustic design was an important aspect of the project. Mainzeal worked closely with Seddon Associates to ensure the detailing allowed the high acoustic performance to be achieved.

## BUILD STATS

CLIENT:	AJ Park AMP Office NZ
PM:	Davis Langdon (AECOM)
ARCHITECT:	Seddon Associates Jasmax
SERVICES:	Norman Disney Young
PQS:	Rider Levett Bucknall Davis Langdon (AECOM)

Photography by Paul McCredie





# NEW POLICE STATION FOR MANUREWA

Manurewa’s existing police station was dated and too small for the number of staff servicing the region. Mainzeal has enlarged the station and the police now work from a modern facility.

Mainzeal removed most of the existing single storey building and kept just the front corner and the back end. New piles were cut through the existing slab and the floor plate was extended to create a larger entrance and provide for additional office space. The two storied structure is

steel framed and has an atrium located in the centre of the building.

Most of the interior is open plan with meeting rooms and circulation spaces coming off the atrium. Extensive use of glass creates airy and light filled spaces. The building includes new changing rooms, showers and toilet facilities.

The building services scope included the installation of a Daikin VRF Air conditioning system and Dyna lighting controls. The lighting control allows a variety of light settings to the meeting and briefing rooms and each Dyna device contains its own programmable logical

## BUILD STATS

CLIENT: New Zealand Police  
 PM: RDT  
 ARCHITECT: Creative Spaces  
 ENGINEER: GHD  
 SERVICES: GHD  
 PQS: Maltby’s

controller. This system was chosen for its high level of resilience and being suitable for situations where total failure could become a safety issue.

Mainzeal has completed a number of recent projects with New Zealand Police including the Kerikeri Police Station and the Multi Agency Centre in Manukau.

# MASSEY HIGH SCHOOL OPENS ITS PERFORMING ARTS CENTRE

Massey High School's new Performing Arts Centre is proudly sited at the front of the school. Mainzeal recently completed this stunning building – right on time for opening night of the school's performance of Jesus Christ Superstar.

The new building features a 500 seat modern purpose-built performing arts theatre. Mainzeal's building contract included installation of the stage lighting and sound system. The design encompasses extensive acoustic treatment and a specialist mechanical extract system.

The Performing Arts Centre includes an administration area with open plan and

closed offices, a boardroom, meeting rooms, washroom facilities and a café.

Working within an operational school site presented the usual challenges which were overcome with excellent planning, robust programming and regular communication between the School and Mainzeal's team.

Security hoardings were built around the construction zone to isolate and protect staff and students from the construction hazards. Deliveries were coordinated to avoid busy student movement times and heavy lifting works were undertaken during the school holiday periods.

The opening night of the Performing Arts Centre featured a sell-out show of Jesus Christ Superstar performed by the students. Prior to the show starting, Mainzeal was thanked for their efforts.

Mainzeal had an existing relationship with Massey High School having previously undertaken the refurbishment of C Block.

The Performing Arts Centre project was completed on time and very much to the School's satisfaction.

## BUILD STATS

<b>CLIENT:</b>	Massey High School Board of Trustees
<b>ARCHITECT:</b>	Jasmax
<b>ENGINEER:</b>	HLK Jacob
<b>SERVICES:</b>	WSP Lincolne Scott
<b>PQS:</b>	Dean Murray & Partners

Photography by Sean McCabe





# BUILDING CONFIDENCE WITH THE MAINZEAL YOUTH AWARDS

Each year the Mainzeal Youth Awards contributes up to \$20,000 towards adventure awards and assistance grants.

The Youth Awards have been operating for 15 years and to date Mainzeal has assisted over 120 young people. The objective is to provide young employees and children of those actively involved in the company with the opportunity for personal development through participation in adventure or personal development programmes. Participants are between the ages of 14 and 26 years.

Jawdat Jaralla is a member of Mainzeal's Geyser team. He travelled to Anikiwa in the Marlborough Sounds to attend a 21 day classic Outward Bound course in January this year. He writes:

*"I had never before done anything like this so I had feelings of both excitement and anxiety. This course is challenging and exhilarating and leads to some life changing experiences because of the strict discipline imposed. The course pushes you out of your comfort zone, ensuring you are challenged physically and mentally and it allows you to achieve difficult goals which help to build confidence. The most challenging*

*activity for me was the half marathon. I completed in 2.5 hours which I was happy to hear was one of the best results.*

*The most rewarding aspect was the life-long friendships that I formed. In our teams we drew out complementary strengths and weaknesses, allowing us to successfully complete our tasks.*

*It was not until I returned home that I fully appreciated what a privilege it was to have the opportunity to participate in such an amazing adventure. I am extremely appreciative to Mainzeal and especially the people that nominated me. To put it simply – thank you."*

# WORK IN PROGRESS

## AUCKLAND CONSTRUCTION

Client: Samson Corporation Ltd  
Geyser Building  
Client: Auckland District Health Board  
Auckland City Car Park  
Helipad Lift Tower  
Client: Victory Christian Church Property Trust  
Victory Christian Church Reinstatement  
Client: Fisher & Paykel Healthcare  
Building 3  
Client: New Zealand Police  
Otahuhu Police Station  
Client: Hobson Gardens Body Corporate  
Hobson Gardens  
Client: 200 Vic Ltd  
Mainzeal House

## AUCKLAND INTERIORS

Client: Counties Manukau District Health Board  
Fixed Facility Dental Clinics  
Client: Auckland International Airport  
Schools Acoustic Upgrade  
Client: Auckland District Health Board  
Ophthalmology Clinic Greenlane Clinical Centre  
Dialysis Unit Greenlane Clinical Centre  
Client: NZ Trade and Enterprise  
Level 5 & 6 fitout, 139 Quay Street  
Client: Ministry of Justice  
Auckland District Courts, Cluster Fitout

## WAIKATO/BAY OF PLENTY

Client: Lakes District Health Board  
Lakes Health Service Improvement Project –  
Rotorua Hospital  
Client: Braemar Hospital  
Braemar Hospital Stage 2

## CENTRAL

Client: Ministry of Social Development  
Youth Justice Lower North Redevelopment Project  
Client: New Zealand Defence Force  
Ohakea MSS Building

## WELLINGTON CONSTRUCTION

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  
Bowen Theatres  
Client: Wellington City Council  
Wellington ASB Sports Centre – fitout variation  
Wellington Regional Aquatic Centre  
Hydrotherapy Pool  
Client: Ministry of Education  
Seatoun School Reclad  
Client: Wellington Tunnels Alliance  
WTA South Control Building  
Client: Ronald McDonald House Wellington Trust  
Ronald McDonald House  
Client: Wellington International Airport Ltd  
WIAL Car Park

## WELLINGTON INTERIORS

Client: Zircon Properties Ltd  
100 Molesworth Street  
Client: Foodstuffs (Wellington) Ltd  
Tawa New World  
Client: AMP Capital Investors  
State Insurance Tower Levels 2, 3, 4, 8 & 9  
Client: Southern Cross Hospital  
Southern Cross Hospital Stage 2  
Client: Wakefield Health Ltd  
Bowen Hospital Surgeonz

## SOUTHERN CONSTRUCTION

Client: Tinline Properties (Canterbury)  
Barrington Mall  
Client: St Andrew's College Board of Governors  
New Boarding Facility  
Client: Christchurch District Health Board  
Boiler House Seismic Strengthening  
Client: Siemens/ Transpower  
NZ Inter Island HVDC Pole 3 Project – Benmore  
Client: Air New Zealand  
Air Nelson Hangar 2 Refurbishment  
Client: Bridgewater Body Corporate/ Harcourts  
Bridgewater Demolition Works  
Client: Shopping Centre Investments Ltd  
The Hub – Hornby Expansion, Stage 7

## SOUTHERN INTERIORS

Client: Vero Insurance NZ Ltd  
179 Pages Road  
Springston Soldiers Memorial  
Ferrymead Historic Park  
Client: Christchurch District Health Board  
CDHB Car Park Rebuild

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**MAINZEAL**  
Building Certainty