

JAMES HARDIE Innovation

EXCELLENCE CATEGORY WINNER

FARZAM FARZADI
Beca
Project: Digital Delivery Processes (Water Sector)

Auckland's rapid growth requires its essential infrastructure to keep pace with this increasing demand, including its water supply. That led to Watereca undertaking the Waikato River to Redoubt programme to deliver an additional 50 million litres of treated water per day from the Waikato River to Auckland.

The Digital Delivery Processes that Farzam Farzadi brought to the Waikato River to Redoubt water supply programme, fast-tracked the project design and compressed a three-year design and build into one year. Designing the Waikato River to Redoubt programme using traditional methodology would have involved around 80,000 hours of design. By creating a unique geospatial system and automating daily digital collaboration, Farzam and his team were able to design and deliver the project within 12-months, which is unprecedented. His bespoke software cut through thousands of design hours.

The new process also helped the client, designers, and the construction team to coordinate continuously, providing rapid and efficient feedback on the practicality and constructability of the design information each day. The innovative digital collaboration provided the building contractors with verified information that was digitally georeferenced, and that was able to be imported into machine controls. Machine-controlled excavation and construction processes enabled contractors to accelerate the earthworks, construct efficiently and reduce the carbon footprint of the operation.

The Judges commented that they had not seen capability like this for a long time. Farzam, who decided at age ten that he wanted a career in construction, created a complete roadmap of the constraints the project faced to compare with what needed to be achieved. The unique geospatial system and automated digital collaboration he developed and utilised enabled a three-year design and build to be delivered within the critical and non-negotiable one-year timeframe. One Judge added that he had never seen an individual contribution and passion such as he witnessed with Farzam on this project.

HIGHLY COMMENDED

AMBER HADDOCK (L), ROB STUART (C) & CRAIG LYFORD (R)
Russell Property Group / Project: Digital Twin of QT Hotel

QT Hotels, a hotel operator with seven hotels throughout New Zealand, wanted to develop a better approach to building maintenance and to improve the quality of information about their building stock. Each of these buildings is different with differing construction types, systems, equipment life expectancies, warranties, maintenance requirements, tenants etc. Furthermore, the information held about these buildings was inconsistent, incomplete, often incorrect, or outdated.

After acquiring an existing office building in Auckland's Viaduct, which they intended to convert into a hotel, QT Hotels asked how they could set the project up for long-term success. Specifically, they wanted to ensure better care of their buildings with a planned maintenance strategy and improve access to critical building information.

The solution developed by the Russell Property Group (RPG) team involved developing a digital representation of the building using Building Information Modelling (BIM), with structured information about the key components accessible by scanning a QR code. Connecting BIM to the Building Management System (BMS) enabled both remote monitoring in real-time and the addition of a ticketing system for maintenance and inspection.

The Judges said that the project team's innovative connection of a BIM execution plan to the BMS, was exceptional, providing better information about the building and informing its maintenance requirements.



FINALIST

GAVIN SMITH
Brosnan Construction
Project: Doughnut Scaffolding

FINALIST

MATT HUTCHINSON Ryman Healthcare (L) & **RICKY CIOBANU** Ryman Healthcare (R)
Project: Vertical Panel Storage Device

FINALIST

DANIEL BOSHER Icon Co (L) & **NICHOLAS POWELL** Auckland City Council (R)
Project: Streamlined Building Consent Process

FINALIST

DANIEL BOSHER Icon Co (L) & **NICHOLAS POWELL** Auckland City Council (R)
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FINALIST

JONATHAN LAIRD Proform Group (L) & **DANIEL MANCHESTER** Proform Group (R)
Project: Project Quality Assurance Using 360 Image Capture

FINALIST

JONATHAN LAIRD Proform Group (L) & **DANIEL MANCHESTER** Proform Group (R)
Project: Project Quality Assurance Using 360 Image Capture

HAYS Interdisciplinary Collaboration

EXCELLENCE CATEGORY WINNER

JORDAN GREGORY NZ Force Construction
SAM WALTON Downtown Joint Venture
ANGUS COSTAS TSA Project Management
PAULO COSTA Isthmus Group
ASHLEY SMITH Structure Design
Project: Ferry Basin Redevelopment – Canopy Project, Auckland

In mid-2018, Auckland Transport (AT) engaged the Downtown Joint Venture (DJV), comprising Downer, HEB, and Solaetnache Bachy to undertake a \$300M redevelopment of Auckland's busy and vibrant Downtown area. An integral and complex portion of the programme was the construction at Queens Wharf of six new ferry berths and three sheltered gangways.

Over 16 months, from November 2020 to March 2021, NZ Force Construction (led by Jordan Gregory) collaborated with the DJV, AT and the wider project team on the design, construction, and installation of three canopies (weighing 105 tonnes each) for the new gangways.

To meet the project's tight programme and budget, the team identified that the canopies would need to be built concurrently with the construction of the berths and gangways. Building the canopies at Queens Wharf was not viable due to site constraints: confined space, proximity to water, operating ferries and the public.

Working under a collaborative One Team model, the Project Team devised a plan to construct the canopies offsite in modularised units. These units would then be transported on a barge and craned into position at Queens Wharf. Following a four-month ECI process, NZ Force was awarded the contract to build the canopies.

Throughout the offsite construction phase, the Project Team collectively resolved complex design elements with a 'best for project' approach. Once constructed, the prefabricated units were shipped by barge from Hobsonville Point to the site, then lifted into place using a separate barge with a 250-tonne crawler crane.

The programme for installing each canopy was reduced from three months to five weeks onsite, providing a significant saving for the overall project.

The Judges said that the extent of collaboration spanned all those involved. The team's planning, logistics and accuracy were particularly impressive on a technically demanding and complex project with short timeframes.

EXCELLENCE

NICK SHANKS Hillcon Group
MARC FORRESTER Griffiths & Associates
AARAN MACPHERSON Base Group
TOM TAYLOR Robinsons Asphalt
Project: Te Ora Hou Facility Development, Whangarei

Te Ora Hou Northland Trust is a one-stop shop working to benefit young people and their whanau. The Trust had outgrown their existing facilities, which were not fit for purpose. They approached Griffiths and Associates seeking purpose-built facilities to run their programmes and a safe place for young people to be supported and thrive.

The proposed development included extensive road access and parking, a community centre/office building and conference facility, a gym including a multipurpose sports court and kitchen, playing fields, storage shed, landscaping, and an outdoor basketball arena.

The project team was procured separately by the client through word of mouth in the local market. While the project team had worked with each other in isolation on other projects, this was the first time they had all worked together to achieve the same goal.

Their upfront work was largely pro-bono to help assist the client secure funding. G&A, Hillcon, Base and Robinsons consistently exceeded what was required of them. Funding was the biggest challenge, and while the client was responsible for gaining funding, the team assisted where possible with the clients funding bids. The lack of certainty around funding meant a staged approach to the build was required, with signoff to proceed to the next stage given when surety was received.

The client, G&A and Hillcon worked together to value engineer the buildings to save the client over \$1.5m on a quote by a previous contractor. The project budget was \$4M, but early estimates showed the development likely to cost \$6M. Due to the team's collaborative approach and using innovative and smart building methodologies, they eventually completed the project on budget.

The Judges observed that the team's collaboration enabled the development's significant challenges to be overcome, with the completed project delivering significantly more than envisaged and within the original budget.

HIGHLY COMMENDED

CHRIS SEIBERT Naylor Love
CARL DE LEEUW WSP NZ
MARIUSZ TARNOWSKI WSP NZ
MICHAEL MCGMANN Downer
KHAI TOONG TAN RDT Pacific
Project: Hamilton District Court – Alcohol and Other Drug Treatment Court

The Ministry of Justice had piloted two Alcohol and Other Drug Treatment (AODT) Courts since 2012 and committed to opening a third in Hamilton. In February 2021, the project team were appointed to convert a space within the Hamilton District Courts building into an AODT Court. The first case was scheduled to be heard only four months later on 17 June 2021, and so the programme was tight.

The brief included a complete space planning exercise to create four interview rooms and double the bench size, reconfigure the judge's joinery, re-organise the waiting area, upgrade a meeting room, convert the registry office, and incorporate altered custodial routes. New reinforced walls and a new custodial block were also required. Due to the tight design and construction programme, the project team had to work collaboratively to develop the full brief and then design and document the project in six weeks.

Construction was completed within eight weeks, meeting the scheduled practical completion date, and enabling the Court to be ready for the first case hearing.

The Judges said the team were very engaged, they all loved the project, it was a fantastic collaboration. The project, in a live environment, was successfully delivered within a tight timeframe and on budget.

FINALIST

CHRIS HURRELL Rigg Zschokke
GINA JONES Catalyst
STEFAN LANSER LGE Consulting
MICHAEL MADDERN Meyers & Associates
MICHAEL STRETTON Michael Stretton Consulting Engineer
Project: Rathkeale College Auditorium Seismic Strengthening, Masterton

FINALIST

JAMES COTTON LT McGuinness
TOM DAVISON RCP
DOUG WEIR Fearon Hay Architects
Project: RCP 25 Hargreaves Street, Auckland

AWARDS PARTNER



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CATEGORY SPONSORS



Judge's Comments

Simon Barnes, FNZIOB
Convener of Judging, 2020 New Zealand Building Industry Awards

COVID-19 changed the construction industry last year and created a whole new range of challenges throughout the world. The entries in this year's Awards have had to navigate those challenges, and be creative and resilient in their approach to successfully completing projects. The quality of entries goes up every year and makes the judging process extremely difficult.

I wish to extend my gratitude to the panel of judges for the time and effort they put in to make sure each entry is thoroughly reviewed and fairly appraised, ensuring that this Awards programme maintains its high standards. Every year the selection process gets harder and this year is no exception. The judges felt that the eventual winners were outstanding examples of high performing individuals and teams who have worked on construction projects in New Zealand over the past eighteen months.

Congratulations to this year's finalists, and recognition also must go to the assistance and encouragement that each finalist received from their respective teams, companies, and families. There is no doubt that this support is key to the success of each of those recognised at the New Zealand Building Industry Awards.

CEO's Comments

Malcolm Fleming, MNZIOB, CBP
Chief Executive, NZIOB

Following the multi-venue format that the NZIOB instigated in 2020 because of COVID-19, it is somewhat of a homecoming to be back in a single venue. That we have achieved a record number of attendees for this year's Gala Dinner reinforces the market perception that this event really is the construction industry's big night out.

A feature of this year's entries was the degree to which new technologies have been embraced and the impact such technology has had on construction programmes. This had led to an Awards' first, with the Supreme Award being bestowed on an Innovation category entrant. This reflects the global surge in technology adoption across construction, driven by considerable investment into companies that are developing construction technologies, as industry outsiders have formed a view that we are the last large industry to undergo digital disruption in a meaningful way. The Supreme Award winner for 2021 is a great example of the project upside that true innovation yields.

Following a year in which we could take nothing for granted, let's enjoy the 2021 Awards as a night in which we acknowledge our industry's high achievers, who have delivered some great new contributions to New Zealand's built environment this past 18-months.



NEW ZEALAND
Building Industry
Awards



2021 Winners & Finalists



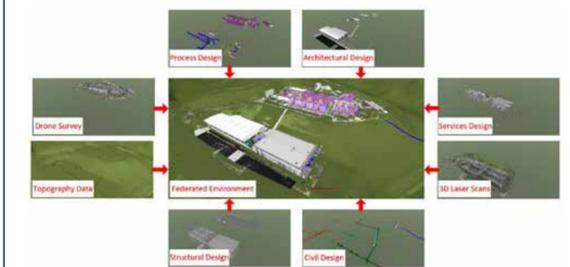
GIB® SUPREME WINNER
Farzam Farzadi

GIB Supreme Winner

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The new process also helped the client, designers, and the construction team coordinate continuously, providing rapid and efficient feedback on the practicality and constructability of the design information, on a daily basis. The innovative digital collaboration provided the building contractors with verified information that was digitally georeferenced, and that was able to be imported to machine controls. Machine-controlled excavation and construction enabled contractors to accelerate the earthworks, construct efficiently and reduce the carbon footprint of the operation.

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This project encompassed the design and construction of infrastructure to deliver an additional 50 million litres of treated water per day from the Waikato River to Auckland.

that he wanted a career in construction, created a complete roadmap of the constraints the project faced to compare with what needed to be achieved. The unique geospatial system and automated digital collaboration he developed and utilised enabled a three-year design and build to be delivered

within the critical and non-negotiable one-year timeframe. One Judge added that he had never seen an individual contribution and passion such as he witnessed with Farzam on this project.

BCITO Young Achiever

EXCELLENCE CATEGORY WINNER

MICHAEL XU
Aurecon NZ
Role: Project Manager and Lead Electrical Engineer

Michael began his construction industry career with a summer internship at Aurecon, where he realised the immense positive impact buildings could have on communities, families and people.

Upon completing his Bachelor of Engineering at the University of Auckland and attaining the Senior Scholar award, Michael joined Aurecon as an electrical engineer. Early on, he worked on a variety of projects including the ASB Tennis Arena's West Stand Upgrade, SKY TV's Power and Cooling Site Infrastructure Upgrade, an Acute Mental Health Unit (Tiaho Mai) at Counties Manukau District Health Board (CMDHB), and the United CET Trades Building (Matahau). In his fourth year at Aurecon, he has obtained Chartered Professional Engineer (CPEng) accreditation.

Michael then became more involved with healthcare projects, including the Hawkes Bay DHB Surgical Services/Operating Theatre Expansion and the Radiology Suite Expansion project for the same DHB. These projects saw Michael become interested in healthcare engineering projects and progress into project leadership roles, taking on project leadership responsibilities for projects including CMDHB's Acute Mental Health Unit (Tiaho Mai) and Auckland DHB Adult Rehabilitation Integrated Stroke Unit (Tiaho Ora).

Today, five years into his career, Michael leads a team of multidisciplinary building services engineers, in his role as project manager and lead electrical engineer for the Ormiston Hospital Expansion project. Outside work, Michael spends much of his time mentoring others, sharing his leadership skills with young people, while constantly learning and growing and pushing the boundaries for his self-development.

The Judges said that Michael is highly motivated, driven and committed. These characteristics have resulted in his rapid career progression, leadership responsibilities, and the trust that both Aurecon and the clients have in him.

HIGHLY COMMENDED

ANDREW INCH
Ryman Healthcare
Role: Project Manager

Andrew Inch started a building apprenticeship in 2009 with Chris Beer Architectural Construction. They specialise in large high-end architectural builds. While Andrew was there, they won Canterbury House of the Year and several national awards.

Within three years, he became a qualified builder and foreman. Later, Andrew went to France for a year, where he ran a team restoring a 15th Century castle. On his return to New Zealand in 2016, Andrew joined Ryman Healthcare, starting as a foreman at the Charles Upham village in Rangiora.

Currently, Andrew is project managing the \$120M Riccarton Park retirement village project, which will be home to more than 400 residents.

He is now well into his biggest challenge, setting up and building a team, and has delivered the first stages on time and within budget.

The Judges observed that Andrew imparts an impressive image due to his experience, confidence, and ability to take 'everything in his stride'. Andrew is a natural organiser and can see the detail and plan accordingly. He continually strives for efficiencies, quality, and improvements, working hard to create a collaborative workplace that draws upon his colleagues' strengths and working from a place of respect.

HIGHLY COMMENDED

PATRICIA LEARY
Southbase Construction
Role: Regional Compliance Manager

Patricia started in construction in 2014 with Southbase Construction as a Project Administrator carrying out basic administration and compliance tasks. She showed an aptitude for understanding compliance requirements, and armed with a methodical approach, her career has expanded rapidly.

As Regional Compliance Manager, Patricia is responsible for ensuring that all reporting, internal audits and comprehensive reviews are undertaken, and she is currently working on Southbase's largest North Island project, the \$94M Massey University Innovation Complex.

Patricia possesses the ability to examine situations holistically, resulting in efficient and effective solutions. She loves construction and working within the sector, enjoys a challenge and has a strong work ethic, which is how she has advanced so far to date. As a woman in construction without a 'trade' background, she is studying towards a Diploma in Construction Management to learn more about construction management and methodology.

The Judges said that Patricia has proven herself as a vital member of the Southbase team, moving quickly from a support role to become their Regional Compliance Manager. Her methodical approach and natural ability to decipher the complex information requirements of many authorities enables her to holistically examine situations, ensuring processes are efficient and provide effective solutions while navigating complex IT platforms.

FINALIST

AMBER HADDOCK
Russell Group
Role: Digital Asset Manager

FINALIST

NICK TAYLOR
Icon Co
Role: Project and Design Coordinator

SITE SAFE & CHASNZ Safety Excellence

EXCELLENCE CATEGORY WINNER

MATT HUTCHINSON & RICKY CIOBANU
Ryman Healthcare / Project: Vertical Panel Storage Device

The Vertical Panel Storage Device (VPSD) is a safe storage system for plasterboard sheets invented by Ryman Construction's Matt Hutchinson and developed with his colleague Ricky Ciobanu. The VPSD stores plasterboard panels in an upright position, eliminating the danger of stacks collapsing, reducing wastage, guarding against moisture contamination, and preventing overloading on floor slabs on multi-storey projects.

Matt, a builder with more than 40 years of experience and a former professional firefighter, has a strong interest in safety. He conceived the idea in 2013 after learning about the accidental death of a workmate's nephew who died when plasterboard stacked against a wall fell on him while he was playing underneath it.

Inspiration for the VPSD came when Matt saw a concrete panel truck and observed how they stored concrete panels on an angled base. He talked to his colleague Ricky, a former mechanic, and they built a prototype using scrap timber. Since 2013, they have refined the concept making it easier to use. While some have been less enthusiastic about using VPSD, persistence and site-based training have proved helpful.

VPSD is mandated now on Ryman sites throughout Australasia. Once people use VPSDs, they never revert to stacking plasterboard panels against walls or on the floor. The ultimate aim is to make VPSD from heavy-duty injection-moulded recycled plastic, which is light, strong and makes good use of recycled material.

The Judges commented that Matt and Ricky demonstrated real passion in refining the original VPSD concept over the last eight years. The VPSD has been designed and developed to improve worksite Safety Standards. The Judges expect to see VPSD become commonplace on construction projects, as the industry realises the benefits to safety and efficiency on site.

HIGHLY COMMENDED

ED LAZENBY & PAUL BEUKMAN
Icon Co / Project: High Risk Work Collaboration

The 40 storey Yoco-HiE hotel is unique, having two independently operated hotel chains stacked one on top of the other in a tower format. Level 21 is the location at which one of the plant rooms is located and where the layout changes from one hotel to the other. This structural transition is effectively a heavy building foundation involving 320m² of concrete, 80 metres above ground level.

Two sides of the work site at Level 21 required cantilevering of work platforms that incorporated appropriate edge protection. The main safety concern arising was exposing operatives to the two cantilevered live edges, with no means of eliminating falls.

The solution the project team identified was to substantially alter the design and construction methodology, enabling much of the construction to be completed safely at ground level. The two cantilevered elevations of the building were fabricated off-site, with pre-erected engineered edge protection already installed, and delivered to the site to then be crane lifted from the truck into position.

The Judges said that Ed Lazenby and Paul Beukman demonstrated excellent safety practice by identifying the risks early on and developing mitigation strategies. These strategies lowered worker risk and exposure to heights, with much of the work being done safely at ground level.

FINALIST

TECK KHING YONG (L) & DANIEL CHANG LIU (R)
Livefirm Construction / Project: Livefirm Table Saw Safety and Dust Control Station

FINALIST

DAN BRADLEY
Bradley Project Management
Project: CONVOS in Construction



RESENE Projects Under \$3 Million

HIGHLY COMMENDED

SIMON MCMULLEN
NZ Strong Group
Project: Waitemata DHB Diagnostic Breast Service, Auckland

Located within the North Shore Hospital, this project involved a full internal demolition/strip-out and construction of a new 600m² Diagnostic Breast Services Facility. The new build included the reuse and transformation of an existing building into a world-class facility with updated medical equipment.

Existing asbestos provided challenges. WorkSafe was notified and NZ Strong worked closely with asbestos specialist ATL to encapsulate any fibre within mini tents. Full Respiratory and Personal Protection Equipment was used, and tools and other equipment were wiped down upon completion, with debris disposed of off-site.

The Hospital Asbestos Management Group approved this approach, and the success of the controls was confirmed by air monitoring.

During construction, there were some 40 sub-contractors on site. Due to the live hospital environment, it was critical to keep hospital staff up to date with noisy works via lookahed programmes and clear lines of communication.

Project Manager Simon McMullen demonstrated effective planning skills by working around COVID-19 restrictions.

The Judges commented that this was a challenging project. All services had to remain operative and unforeseen issues required managing as they arose. Simon overcame these challenges, delivering the project to budget and within the 20-week construction programme.



FINALIST

DARREN TANTAU
Griffiths & Associates
Project: Tauraroa Area School Gymnasium, Whangarei

FINALIST

JOHANNES COMBRINK
Kalmar Construction
Project: University of Auckland Recreation Centre, Auckland



WAITEMATA DHB DIAGNOSTIC BREAST SERVICE, AUCKLAND

FC INTERNATIONAL Projects \$3-\$10 Million

EXCELLENCE

MITCH AITCHISON
LT McGuinness
Project: Wesley Methodist Church Seismic Strengthening & Heritage Restoration, Wellington

The Wesley Methodist Church is one of Wellington's finest 19th Century timber churches. Opening in March 1880, the church is today the spiritual home of Wellington's Fijian, Samoan and Tongan Methodist communities.

LT McGuinness's role was seismic strengthening and heritage restoration of the category-one rated heritage building. With a seismic rating of less than 33% of the New Building System (NBS), structural works required buttresses, foundation ground beams, new and reinforced piles, a steel portal frame installed in the front towers, and a new roof. The project also included a new atrium connecting the church to adjacent parish buildings.

Several significant challenges were encountered, including lead paint, rotten piles, archaeological and heritage issues, a steep-pitched roof, and an underground stream.

Mitch Aitchison was chosen as Site Manager because he was well suited to working with community-based clients. All the plans had to be signed off by the Parish Council and the Methodist Church. As an old building, the true scope of the job was unknown. This high trust project required a skilled carpenter, good craftsmanship and an understanding of the intricate and specialist nature of some of the finishes.

The Judges said Mitch was passionate about the project and the people working on it, and proud of what he and his team delivered.

His approach enabled him to know the project to the smallest detail. This included the innovative use of Project Management Technology to label heritage items with QR Codes, enabling these items to be returned to their earlier configuration in original or better condition.

While Mitch had a part-time PM and part-time QS, he was the only manager onsite for the entire duration of the project. Working closely with the conservation architect, he made the finished product look just like the original, coming in on time and on budget.

HIGHLY COMMENDED

MATT VIVIAN
Vivian Construction
Project: American Magic Team Base, Auckland

When American Magic were coming to New Zealand as challengers for the 36th America's Cup, they had an existing design for their Team Base that would cost some \$12 million to build.

American Magic asked Vivian Construction for an alternative design and build solution that was aligned with their budget. The solution involved building a temporary fabric structure supported by shipping containers. It comprised a 990m² sailing rig and loft, 700m² of team kitchen/mess hall and hospitality, an 800m² boat shed and offices, while incorporating a 900m² mezzanine using Cassette prefabricated floors.

The Judges noted that Project Manager Matt Vivian visited the syndicate's San Diego base to see whether any existing infrastructure might be transported to New Zealand and reused. He then conceived a cost-effective solution to the team's needs, obtained council approval for the temporary building under a consent exemption, and completed the boat shed component three months early. That enabled American Magic to hit the water before their other challengers.

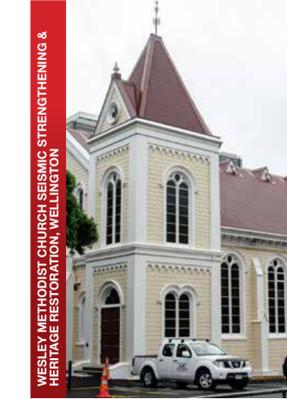


FINALIST

HANNES VAN ZYL & SAM RILEY
Brosnan Construction / **Project:** Mount Isthmus Lodge, Lake Hawea, Otago

FINALIST

DAMIAN BARRETT
McMillan & Lockwood
Project: Gisborne Airport Domestic Terminal Upgrade, Gisborne



WESLEY METHODIST CHURCH SEISMIC STRENGTHENING & HERITAGE RESTORATION, WELLINGTON

STEEL CONSTRUCTION NZ Projects \$10-\$35 Million

EXCELLENCE

SCOTT GARUTH & RICHARD WHEELER
Aspec Construction / **Project:** Auckland War Memorial Museum – Te Ao Marama South Atrium Precinct, Auckland

The Te Ao Marama South Atrium project combined several neighbouring rooms housing Taonga of national significance, considered priceless and irreplaceable. Early on, the team had to assemble a shrink-wrapped shaft and walkway from level one to the ground floor for ancient Maori cloaks to be fed through a window, lowered to the floor and then across the demolition and construction site. The project's neighbours included museum staff from the conservation team working on and preserving artefacts, the display team, the building facilities team, and the security team.

Environmental issues on this project were unique, with the neighbouring rooms housing Taonga of national significance, considered priceless and irreplaceable. Early on, the team had to assemble a shrink-wrapped shaft and walkway from level one to the ground floor for ancient Maori cloaks to be fed through a window, lowered to the floor and then across the demolition and construction site. The project's neighbours included museum staff from the conservation team working on and preserving artefacts, the display team, the building facilities team, and the security team.

Fire was another concern due to the irreplaceable Taonga nearby, as was the need to relocate over 100 museum staff as different work faces were opened. There was also the issue of artefacts 'creeping' due to construction vibration and noise. Some artefacts were removed from adjoining rooms for safety, while dust and moisture and specialist supervision were used to track the distribution of demolition and construction activities throughout the building. The cutting of new 5m x 2m new openings in precast shear-walls created specific vibration and movement challenges.

The Judges were impressed by how Site Manager Scott Caruth and Project Manager Richard Wheeler led this complicated project. Each day brought new challenges. Scott and Richard's open, collaborative, and proactive approach helped unite the team to keep the project progressing towards its successful conclusion.

EXCELLENCE

DARREN JONES
Southbase Construction
Project: Paora Apartments, Auckland

Paora Apartments are a multi-story, high-end complex in the heart of Orakei, Auckland. The five-storey plus basement development is built on a tightly confined 900m² site and comprises 15 luxurious apartments with varying configurations and a central elevator shaft.

Each apartment has a balcony, and the exterior walls utilise glass, architectural terracotta, and zinc panels. The basement accommodates 25 vehicles in a mix of parking bays and a double-parking system using car stackers.

The apartment complex is also situated on a busy residential thoroughfare, making a traffic management system essential to ensure the delivery of materials to the site without disrupting traffic for the neighbouring residents. With such close neighbours, the team had to develop solutions to mitigate any complaints and concerns regarding noise, waste management, and on-site health and safety.

The project had a very tight construction timeframe of 20 months, including the Level 4 lockdown and the Level 3 restrictions on working arrangements.

The Judges commented that Project Manager Darren Jones did an amazing job and that the amount of planning required was extraordinary. This project, with its complex architectural detailing, called for 'Swiss Watch' precision. David and the team executed each element precisely, delivering the project on time and within budget.

What stood out was the ownership demonstrated across all aspects of the project, an approach that built positive working relationships, establishing trust and confidence in the delivery of the project. Darren's approach resulted in him overcoming the challenges to deliver a project of exceptional quality on time and within budget.

HIGHLY COMMENDED

DAVID RAYSON
Aspec Construction
Project: Royal Auckland and Grange Golf Club, Auckland

In October 2017, The Auckland and Grange Golf clubs merged, each selling off a parcel of land to fund a \$66 million redevelopment of the golf course greens, clubhouse and facilities.

The clubhouse was bespoke and featured several special high-end architectural finishes. It featured several special finishes, including an exterior brick façade, which returned into the building and carried on through common areas on each level. This meant that a precise set out was required for the interface at ceilings and door openings.

There were also 38 four-metre-tall circular columns throughout the colonnade and entrance, and each brick was made specifically for this job. The main staircase featured a large circular concrete sky light into the roof structure and glazed. The staircase, and the cupboards below, were wrapped in brass cladding. The doors consisted of both pivot and cavity sliders, again requiring that the margins needed to be precise.

The Judges said that Senior Site Manager, David Rayson, did an amazing job and that the amount of planning required was extraordinary. This project, with its complex architectural detailing, called for 'Swiss Watch' precision. David and the team executed each element precisely, delivering the project on time and within budget.

FINALIST

DAVID GULLAND
Kalmar Construction
Project: Kainga Ora Otahuhu Development, Auckland

CARTERS Projects \$35-\$45 Million

EXCELLENCE

JAMES SUTHERLAND
CMP Construction
Project: Neo Apartments, Auckland

Neo Apartments is an eight-storey, 99 apartment complex in Grafton. Risland Developments, a Hong Kong-based international real estate development company, were the developer and client, and Neo was their first developer in New Zealand.

After agreeing on a price and programme, CMP commenced piling and excavation. Within two months, CMP was asked to stop work. Risland had decided that, with lower-than-expected sales, the project was no longer viable under the agreed NZS3910 Contract, and that there was now too much risk arising from variations, extensions of time, and contingencies. CMP responded by offering an alternative NZS3916 Lump Sum Fixed Price Contract whereby the Contract Price was the Final Account.

CMP decided to delete all the carpark stackers and add another level within the basement, despite construction having already started. The structure had to be re-constructed, leaving CMP with all the risk associated with re-constructing and the programme. As part of the deal, CMP could vary the specifications, subject to Risland approval and subject to alternatives being equal or better in specification, all whilst maintaining the original programme from the letter of intent.

CMP's goal was to eliminate extra costs and, where possible, to minimise costs generally. The project was completed at original Contract Value \$35M and finished six months early.

An additional challenge was that the site was deemed to be contaminated by the toxic paints and oils previously used on-site. Asbestos was also present on the site.

HIGHLY COMMENDED

MARK RHYND & GREG KING
Aspec Construction / **Project:** Diocesan School for Girls Performing Arts Centre Stages 1&2, Auckland

The Diocesan School for Girls project comprised two stages. Stage 1 involved constructing teaching spaces, dance studios, music rooms, orchestra and percussion spaces, a recording studio and office accommodation. Stage 2 saw the completion of the Performing Arts Centre, comprised a 940-seat tiered auditorium with backstage workrooms, change rooms, storage, and a Grand Entrance Atrium.

The project within a live school environment provided numerous challenges, including the need to provide access around and through the site to ensure the safety of students, teachers, and the construction team. The project also interfaced with legacy infrastructure. The complex design with its various curves leans and angles, unforming detailing, and features provided scant tolerance for inaccuracy to the structure, façade, and internal finishing. The project also had to be accomplished within time frames that met the school academic year opening obligations and was made more difficult due to the social distancing and separation imposed on the project by COVID-19.

What stood out for the Judges was how well Greg King and Mark Rhynd combined to take responsibility for the entire construction team, H&S, sub-contractors, work scheduling, material procurement, planning and programming and site administration. This combination resulted in the successful delivery of this complex project.



HIGHLY COMMENDED

PETER HAMBLYN
Dominion Constructors
Project: QT Hotel, Auckland

This project involved converting an office building built in 2001 into a hotel. The project refurbished a classical 5-storey corner building on Auckland's Viaduct Harbour into a 6-storey, 5-star boutique 150 room hotel with a rooftop bar and specialist restaurant.

The building was stripped back to just lift and stair cores. Seismic strengthening was undertaken to raise the building to an A-Grade NBS rating. Construction took 20 months including, seven staged consents; innovative use of Building Information Modelling (BIM) from design to facilities management; seismic strengthening, basement expansion and rooftop development; bespoke fixtures and fittings; and energy-efficient enhancements.

The building's location proved challenging. Oversized loads or crane lifts required a lane closure on Fanshawe Street, consent for which was restricted to twice a month. Logistics planning and execution were critical success factors for this project. COVID-19 delays and scope changes considered, the project was completed to a high standard, on time and within budget.

The Judges said Peter Hamlyn faced unique challenges bringing this project to a successful conclusion. The Australian design consultants could not visit the site during COVID-19, meaning Peter had to bridge the gap between the detailing provided by Australian designers, and local building requirements.

FINALIST

SAM BOULT
LT McGuinness
Project: Farmers Building – Cuba Precinct, Wellington

GIB Projects \$45-\$75 Million

EXCELLENCE

MATT PRUMM
CMP Construction
Project: 59 France Apartments, Auckland

Situated in the heart of Grafton, the 59 France Apartments comprise 106 New York loft-style residences over 9-stories with two levels of basement carparking below. The ground floor includes commercial tenancies, an entry lobby and landscaped terrace. The developer, Urban Collective, specialise in owner-occupied residences and have won numerous awards for their projects. CMP became involved in the later stages of the design and brought in Project Manager Matt Prumm to lead this project. With Value Engineering (VE) introduced primarily through Matt's leadership, a substantial amount of work was required to complete the detailed design and documentation of these changes.

59 France is a complex building with a variety of different structural, façade and fit-out elements. Challenges included significant traffic management issues, COVID-19 lockdowns, and several design changes instigated by the client including an additional apartment and changes to floor layouts to accommodate better selling smaller apartments.

The vision for 59 France incorporated exposed concrete walls, ceilings, and services, which required a strict QA process to ensure these were all inspected and signed-off before service installation. Mock-up apartments were completed in advance to identify clashes and create a high standard for all trades to follow.

With over 200 workers on-site and over 50 different sub-contractors, it was imperative to communicate the project's unique features, which were further complicated as each floor layout was different.

To mitigate this risk, Matt ensured that three drawings were displayed in each of the rooms to capture the apartment layout, service set-out and other features of the room, guaranteeing new workers were aware of all specifics. The Judges said Matt was a superb candidate. He worked with a lean team on this challenging project, set high standards for himself and the team, delivering a quality result, and finishing the 25-month project in 21 months.

EXCELLENCE

ANTHONY FRANICEVIC
Southbase Construction
Project: University of Canterbury Garden Hall, Christchurch

Garden Hall is an accommodation facility on the University of Canterbury (UC) campus housing 510 students. The building comprises six levels plus a rooftop plant deck with five levels of accommodation above communal spaces. Bedrooms run on either side of the naturally lit corridor with common areas, breaking the length and facilitating social interaction. Ground floor communal areas are arranged around two courtyards, a private and secure formal courtyard, and an informal soft landscaped courtyard, both of which opened onto the historic Iam Gardens. A communal dining pavilion links both courtyards, allowing students to dine together.

The site is adjacent to existing student accommodation. Quiet times were embedded in the contract, but requests for restrictions from neighbours were another factor that the team needed to accommodate onsite. The historic gardens also included an archaeological site, requiring strict controls over the two-year build, including management for dewatering outfall.

The contract was established with an immovable milestone date for student occupation and included full occupancy liquidated damages should code-compliance not be achieved. There were no lost-time injuries on this project. UC chair Lindsay Crossen commented that this is very rare within the construction industry on a project of this size. Maintaining the health and safety of all those on site was of the utmost importance.

The Garden Hall project was completed on time with no extension of time claims submitted and no financial disputes. Southbase worked collaboratively with UC throughout all phases, resulting in occupation for Term 1, 2021.

The Judges said that Project Manager Anthony Franicevic was key to the success of this Design and Build project. He overcame many challenges, demonstrating confidence and competence, and delivered the project on time despite COVID-19 and with no flexibility on the end date. He put his heart and soul into the project and did an outstanding job.

FINALIST

TIM BARROW
Ganellen Construction
Project: Horizon Apartments, Auckland

FINALIST

DEON SMIT
CMP Construction
Project: Westlight Apartments, Auckland



59 FRANCE APARTMENTS, AUCKLAND

BBD Projects Above \$75 Million

EXCELLENCE

GARY NISBET & BLAKE HOGARTH
Icon Co / **Project:** AUT Student Accommodation at 35-39 Wakefield Street, Auckland

This accommodation project on AUT's central Auckland campus, houses 697 students and consists of three integrated buildings: two towers and an interconnecting podium building with an enclosed pedestrian bridge. It also includes a basketball court, a fitness centre, campus-wide club rooms and academic offices.

The project had gone through several procurement cycles without meeting the client's budget. Icon was then approached to review the project and identified the potential to simplify the design and improve the construction programme.

The two towers were constructed using reinforced concrete walls and columns with post-tensioned slabs. The podium uses steel frame construction with metal deck flooring. Both towers were constructed simultaneously, thereby doubling the amount of plant, such as cranes, required onsite.

Given the tight timeline, each subcontractor needed to start a new floor every week on each tower. Modularisation and off-site manufacturing were key to the success of the project. Then, on Christmas Eve, a hot water main burst in the south tower damaging 95 completed units. A specialist flood restoration team was engaged and, using water extraction equipment, minimised damage to the fabric of the building.

During COVID-19 lockdown, an acceleration programme achieved five weeks of programme savings, resulting in project completion one day ahead of the target date.

The Judges noted that Gary and Blake used technology effectively, embracing modular componentry and off-site manufacturing. This enabled the three-building project to go up quickly. Despite a burst pipe requiring 95 rooms to be repaired, and COVID-19, the project was still completed on time. This proves that, while problems will always happen, what is important is how you deal with them.

EXCELLENCE

BEN WRIGLEY & RICHARD MCKIE
Icon Co / **Project:** Pacifica Apartments, Auckland

Pacifica, in Auckland's CBD, is New Zealand's highest residential tower. The 178m structure comprises 273 high-quality apartments and extensive amenities including a lap pool, gym, media centre and library, residents lounge, barbecue terrace and valet car parking.

Pacifica was Icon's first New Zealand project, delivered on time and budget through a Fixed Price Design & Build contract following an extensive Early Contractor Involvement (ECI) engagement. The in-situ concrete structure includes a large central core, perimeter columns and post-tensioned slabs, wrapped with an intricate unites curtain wall creating the distinctive-looking facade. The full footprint jump-form (a previous Innovation Award winner) was a New Zealand first and allowed a workshop-like process to be implemented on the live levels of the vertical structure.

The international scale of this project amplified construction delivery challenges, made more difficult by the overstretched state of the industry. These were overcome by detailed planning and communication, and using the programme as a 'live' tool to drive design, procurement, fabrication, delivery, construction, commissioning, and compliance. Two challenges of note were the depth and experience of the subcontractor market, particularly in the Design & Construct (D&C) façade and seismic trades, and the consenting process.

The Judges said that Ben and Richard delivered an outstanding result on a landmark project that posed significant technical and consenting challenges. The lack of depth and experience of the subcontractor market was overcome by the selective reinforcement of the local pool by Australian specialists through their parent company and the consenting challenges resolved by a disciplined and proactive engagement from the outset with the Territorial Authority.

FINALIST

NEIL SPENCER
Kalmar Construction
Project: Fabric Apartments Stage 1, Auckland



AUT STUDENT ACCOMMODATION AT 35-39 WAKEFIELD STREET, AUCKLAND



MOKAU MARAE REBUILD, WHANGAREI

THERMOSASH Consultants

EXCELLENCE

BEN TOMASON
Griffiths & Associates
Project: Mokau Marae Rebuild, Whangarei

The original Mokau Marae tragically burnt down in 2013. Griffiths and Associates, being local and having seen the devastating ruins of the fire, approached the Ngatiwai Trust Board (NTB) to see if they could support the rebuild.

While funding was limited, seed funding from the NTB and Te Puni Kōkiri was secured, and under Griffiths management, the design and planning required to rebuild the wharenui, complete the wharekai and build a new wharepaku, got underway. The rebuild entailed an entire redevelopment of the marae to ensure code compliant could be obtained.

It was important that hapu and whanau were actively involved in the rebuild and that their tikanga was followed and considered in the design and build process. Ben Tomason and his team sought fundraising experience to the project. It was recognised early on that the project would have to be staged, with the phases undertaken as funding became available.

Ben held workshops to enable the community to share their views, comment on concept designs, and rank their priorities for the rebuild design. Having captured the brief, Ben assembled a team to finalise consent level design and lodge the resource consent. The client had a preferred builder, so Ben led the team through an early contractor process to onboard the preferred contractor early and safely, ensuring funders could endorse the appointment and support the project.

The project faced numerous challenges, which Ben overcame. The project had to be split into five stages, and funding constraints meant it took seven years to complete.

The Judges commented Ben Tomason's leadership of this high-trust project.

His credibility convinced banks and other agencies to fund the rebuild as the Marae Committee had a chequered past with public money. Ben was intimately involved throughout. He ran the funding, the project and did the project costing. The project's success was entirely due to him.

HIGHLY COMMENDED

SHANE PHILLIPS
TSA Management
Project: Foodstuffs North Island Head Office & Ambient Distribution Centre, Auckland

This project, directed by Shane Phillips, involved Foodstuffs North Island (FSNI) entering into a Development Agreement (DA) with Auckland International Airport Limited (AIAL) to provide a new 65,000m² Distribution Centre and 8,500m² Head Office.

The DA incorporated key milestones, including contract requirements, design, Green Star obligations (Green Star 5 Design and Built), and hard end dates. Challenges included FSNI adding 10,000m² to the distribution centre mid-construction. As the development site was originally farmland, significant earthworks were required to transform it into developable land.

Environmental considerations included archaeological investigations due to several middens and other sites of significance, while native fish also had to be caught and relocated before earthworks started. Because the site bordered riparian zones, sediment control was necessary during construction.

The office building achieved a 5-star Green Star design rating and is targeting a 5-star built rating (submission pending). It is also net-zero energy as the power consumption requirements are offset by the power generated from the photovoltaic installation on the Distribution Centre's roof, the largest in the country at the time of install.

The Judges said that Shane Phillips is a superstar. This complex \$200M development involved three separate building projects, and he delivered a world-class purpose-built facility.

FINALIST

DANIEL JOHNSON
Quantum®
Project: Aintree Apartments, Auckland

FINALIST

DAN BRADLEY
Bradley Project Management
Project: FLIP Homes, Wellington

FINALIST

STEPHEN BIRKHEAD
Integrating Architecture
Project: Hereworth School Anna Stuck Performing Arts Centre

FINALIST

DAN BRADLEY
Bradley Project Management
Project: Motueka Rudolf Steiner School, Motueka

