

McConnell Group News

Auckland Art Gallery restores heritage



ijmt - archimedia

For daily site progress check out the webcam <http://webcam.aucklandartgallery.govt.nz/>

The \$113 million development project for the Auckland Art Gallery Toi o Tamaki will restore and expand the building so that there will be a 50% increase in exhibition space and ensure that it links well with surrounding Albert Park. A key component of the project is the restoration and seismic upgrade of the original heritage buildings and a core attribute for Hawkins winning the complicated project is the experience of the project team in heritage work.

The original building dates back to 1897 and Hawkins Heritage Project Manager and Advisor, Mike Farrelly is passionate about such 'iconic treasures'. In Auckland alone his restoration expertise spans the Town Hall, the Civic Theatre, the Central Post Office, the War Memorial

Museum and now the Art Gallery. So it was very appropriate that Auckland Mayor John Banks included Mike in the official photo marking the start of the project. "It is the difficult projects that set building companies apart, when things are not straightforward and require

an enormous amount of detailed thinking," says Mike. Mike is motivated by the challenge of making sure that the past is restored into pristine condition. As an apprentice carpenter he worked on numerous villa restorations followed by an array of construction projects

from bridges, to motorways, tunnels at Pencarrow, the refurbishment of the Mangahau power station and then back to buildings. He credits this past with having given him confidence and experience in working 'from under the ground upwards'.

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Partnering for better education

Papakura High is a decile two secondary school located south of Auckland. It has a roll of 1,100 students, 52% of whom are Maori. And as with many of New Zealand's low decile schools one of the key issues is resourcing. Through Ed & Co, an organisation established by the Committee for Auckland, which matches low decile schools and businesses in an effort to benefit all parties, McConnell Group and Telecom are working with Papakura High to achieve 'better educational outcomes'. Over the past year and a half the key focus has been on strengthening the effectiveness of the school's Board of Trustees in its governance role and Gavin Dudley (from Gen-i Telecom) and Nancy McConnell (McConnell Group) have been co-opted as board members for three year terms. "Working with a team including the Principal, Angela Appleby, school management and student representatives, the Board has also been honing the strategic direction for the school. There is a significant amount of consultation to be done - with teachers, parents and the wider community - but a draft vision and values has now been developed," says Nancy.

Hawkins wins Christchurch Civic Centre

It is 21 years since Hawkins first started building in Christchurch and with the award of the Christchurch Civic Building Project, a 50-50 joint venture redevelopment between Ngai Tahu Property and the Christchurch City Council, Regional Manager Quin Henderson feels that 'they have come of age'.

The seven-storey building in Hereford Street, formerly the NZ Post postal centre, is being designed by Athfield Architects and will be leased to the Council. It includes a Civic Boulevard, joining a proposed walkway through Ngai Tahu's King Edward Barracks site, and

linking with the City Mall near the Bridge of Remembrance. Due to be completed in mid 2010 it will house 1200 staff. Hawkins brings a strong environmental design and construction focus to the project. Carena Johnston, Hawkins environmental compliance manager for the project, is looking to build on the work that Hawkins has already achieved with the neighbouring Club Tower Project.

"Club Tower has been awarded a 5 star Green Star rating for office design, the first project in the South Island to gain this rating, and Hawkins were an integral



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Artist's impression of Christchurch Civic Centre (background) with Club Tower (front left). Insert: Carena Johnston.

Supply chain rescue



Most of us give a little – the telephone rings and a worthy cause pulls on our heart strings – but there are those who find the time and commitment to make a significant difference. Hawkins Construction Managers Mark Katterns and Robert Hodgkinson have been working with Northcote Housing New Zealand community worker Dude TuiSamoa to try and steer some of the area's troublesome youth into productive construction careers. And the success of this initiative, which has seen crime reduced in the area, and now involves 12 young men aged 16-22 is reliant not only on Hawkins mentors, but the Hawkins supply chain. Mark says that subcontractors' support is vital: "Faasii Peterson and Sam Helu are with Livefirm; Suli Leiataana is with Eagle Masonry and B&W Construction

has given Toni Vave a contract as a hammerhand prior to training as a formworker. Contract Coatings also employed four of the team giving them painting experience." On top of this four more are working with Hawkins mentors across Auckland – Merv McNamara and George Clarke have Isa Atu Nasi on Chatham Apartments; foreman Matt Hamblyn drives Joe Vai and Leo Leona from Northcote to Mission Heights in South Auckland every day; and Tiane Helu is working with Terry Buchan and the Britomart team. Three more are in training and another is ready for a job. Mark and Robert are determined to make a difference but it is not easy. "We are endeavouring to get them onto career paths within the industry," says Mark. "Personal mentoring is key. We

have really adopted these kids giving them the support that they are not getting from elsewhere. They need people that they are not afraid to talk to, who give them a bigger world view and help them develop a good work ethic – that has even meant getting them out of bed in the morning!" says Mark. "We are their friends. We talk to them about setting goals," says Robert "the

importance of reliability and attitude, being responsible for themselves and taking responsibility for how they spend their money making sure that their family or caregivers get board, and so on. It is a personal relationship – we have taken them go-karting in the weekends and they have helped us out with jobs at home or in the community." "After three months we have seen

quite a change in attitude and presentation," says Mark. "It is not easy and we have our ups and downs but we are determined to see a difference and we wouldn't be doing this without Don Young 's (Hawkins Regional Manager) support – he has promised two apprenticeships to the two guys that prove themselves ahead of the others."



Towards a construction career: (Top left photo) Tiane Helu, (Top right photo from L to R) Joe Vai, Faasii Peterson and Toni Vave, (Bottom left photo) Isa Atu Nasi (centre) with Hawkins mentors (from L to R) Robert Hodgkinson, Merv McNamara, Mark Katterns and Roimata Maihi.

Students at the centre

Over the past two years the Hawkins site team at One Tree Hill College (formerly Penrose High) in Auckland has worked within this operational school environment implementing a \$14.9 million design build programme which will be completed early 2009.



Iva Ropati - Principal One Tree Hill College

College Principal, Iva Ropati is convinced that the redevelopment is having a very positive effect on student

attitude towards learning and staff morale. "Our 800 students are at the centre of all our decision making. We know that transitioning from intermediate school to a college environment is not easy for a lot of students. "At the core of our thinking in creating an effective school learning environment – is the concept of 'whanau', where every student is part of one of four whanau, their 'home' within the college. A physical space where they can relax and enjoy each others company but also a place of nurture and support," says Iva. He will be sad to see the Hawkins site

team, led by Robert Kumarich depart. "I didn't know anything about Hawkins at the start and anticipated that they would have no idea about the complex needs of a busy secondary college but to their credit they have proved fantastic for us – professional and flexible – always listening. And they have taught us. We have a new sense of awareness around health and safety; we have taken on board their messages and they are now becoming part of the school culture – hazards are recognized early and prevention a matter of urgency, ours is a safer place because of them."



One Tree Hill College's mixed hockey team won silver at the North Island champs with project sponsorship from Hawkins and Steelpipe.

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Hawkins wins Christchurch Civic Centre

part of the design team. This project has also been used as a pilot for the Greenstar 'Built' tool and we are now targeting a Built rating," said Carena. "The Civic Centre is a wonderful opportunity to build on the knowledge we now have of the functional requirements for a 5 star building and ideally if we achieve an integrated design and construction approach from the start we should be able to build on that rating. The Client is very conscious of reducing their environmental impact, with the installation of a tri-generation plant, which together with a bio-gas feed, will provide

heating, cooling and electrical requirements for the building." Carena who has a degree in parks, recreation and tourism management, spent her OE working on large scale construction projects in the UK. Having spent two and a half years as project support for the tendering/design & build team she is excited about the opportunity to be in a management role. "I certainly don't have the technical skills to be a construction manager but I enjoy the construction industry and it is so good to be able to be in a management role that I am absolutely passionate about," she says.

A revitalised learning environment for One Tree Hill College.



Group in strong position



McConnell Group is in a strong position to take advantage of the current period of economic uncertainty. The Group has a strong balance sheet resulting from prudent capital strategies over the last six years of growth. However it is important that we plan for the economic downturn and the effects that it will have on our markets. We must continue to remain profitable by anticipating sales levels and managing our costs accordingly. We need to focus our skill and experience on creating and securing opportunities by being innovative, smarter and more vigilant than our competitors. At the same time we cannot afford to 'fight fires' caused by securing projects without excellent planning and risk mitigation.

In respect of McConnell Property, the constraints in the credit market have required us to invest more of our own equity in current projects, which, in turn, has limited our ability to take on new projects. We have had to restructure the size of the management team accordingly. McConnell Property's growth will step up again once we, McConnell Group, and ABN AMRO establish our first property fund, planned for mid next year.

Hawkins has seen the knock-on effects of the world financial crisis with a number of developer-led projects either terminated or put on

hold. With the likelihood that many of these proposed new projects will be unlikely to secure funding Hawkins has made a conscious effort to focus on government, local government, major corporates, utilities and infrastructure projects. The upshot is that Hawkins currently has it's biggest-ever backlog of work; and as Chris Hunter, Hawkins CEO recently said staying ahead is about 'customer service (the customer is always right) and attention to detail – never assume'.

Steelpipe has continued to have a good year aided by a strong forward order book in Australia. Workload for both New Zealand and Australia will probably ease with reduced local government expenditure in New Zealand and a slow down in the mining related sector in Australia. However both activities should be able to trade profitably with a continued base level of infrastructure spend continuing in both New Zealand and Australia.

We have established Element NZ Limited, an independent building materials distribution business, which has secured the exclusive rights to distribute the St Gobain range of BPB plasterboard and ceiling products. BPB is an excellent product range and competitively priced for builders looking to reduce cost.

So while there is no doubt that the businesses across the Group have been and will continue to be affected by the world financial crisis and the resulting effects on the economy we can weather the storm and are well positioned to focus on identifying and optimising opportunities into the future.

David McConnell
Managing Director - McConnell Group

Settling into Onehunga

For James Hawkes, recently appointed General Manager of the Steelpipe New Zealand operation, it has been a big jump from the foreshore of San Francisco Bay to the industrial belly of Onehunga, but after a year in the business he is settling in. James is a Kiwi who upon finishing his engineering degree spent the next eight years on the move, living in caravans and single-men's quarters and working on some of New Zealand's largest infrastructural projects. He then spent six years offshore, two in the UK and four in San Francisco; his time in the US was dominated by the seismic retrofit of the historic 4th Street Bridge, a bascule span steel truss drawer bridge, originally commissioned in 1916, and designed by Joseph Strauss, who is chiefly remembered as the designer of the Golden Gate Bridge. "Coming home was not in my immediate plans but I was looking for new challenges and wanted to be involved in an organisation where there were opportunities to become part of an executive team and also increase my

exposure to the front-end commercial aspects of delivering large scale infrastructure projects. The prospect of working with Ken Mander, Steelpipe's CEO and Steelpipe quickly became the draw-card... their vision was clear, they were the first in the Group to be establishing themselves offshore and were continuing to position themselves for future growth opportunities," says James.

"When I joined the Group the Australian Steelpipe operation was still in its start-up phase and demanding considerable time from the senior New Zealand managers. It became quickly evident that Perth was where I would be heading. I went over with no pre-determined expectations about the mill's performance but I was given a clear mandate – review and improve production, with the aim of achieving monthly profitability by the end of the financial year. Initially stepping back into a hands-on operations role was a bit of a shock, but I was surprised at how transferrable construction management skills were to manufacturing,

particularly whilst in the start-up phase. We determined what the core issues were and set up basic procedures and controls that were easily transferrable between day and night shifts. Our number one rule was that no one pushed go unless we were sure we were making good pipe; and if we had an issue we stopped and worked out a plan before continuing. It was really about making incremental changes and not making the same mistakes over and over again."

With his return to New Zealand James moved into the Steelpipe New Zealand General Manager's role. And he is enjoying the challenge. "It is early days but our focus is on readying Steelpipe NZ for the significant infrastructural opportunities that lie ahead; over the next couple of years this will necessitate some significant organisational and facility changes. While our aim is to become operationally independent and accountable we are very much part of the broader close-knit Steelpipe team, drawing on their skills, experience and leadership," says James.



Steelpipe NZ's management team (L to R): Keith Young (Operations and Systems Manager), James Hawkes (General Manager), Sheryl Hunter (Financial Controller) and Athol Carr (Sales Manager & Group Steel Procurement Manager).

Hawkins education projects nationwide



Design and construction of three student accommodation towers at Victoria University in Wellington.



Design and construction of Mission Heights primary school and junior college in Flat Bush Auckland.



Design and construction of sixteen, 4-storey accommodation buildings for University of Canterbury's Ilam Village earned the local Master Builder's Gold Award – Education Category.



Steelpipe supports Perth's tallest building

The new 46 level City Square, destined to be Perth's tallest building, will stand higher than 249 metres. It will be home to BHP Billiton's Perth operational centre which supports production, exploration and project developments within the Australia/Asia region. Due for completion in 2012 the skyscraper will be supported with underground steel piles and above ground steel megacolumns. Steelpipe is manufacturing the 2500 tonnes of spiral welded pipe required.

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Auckland Art Gallery restores heritage



"I also collect old text books, research articles, talk with the heritage architects and have learnt from older tradesmen about how things were done." And for pleasure it is tours throughout England visiting heritage buildings. Mike has developed a strong nose for how to go about things. "You have to treat these restoration projects with tender loving care; prior to any demolition you have to thoroughly plan, protect and record; you might be pulling things down but you certainly don't want to wreck anything on the way." The temporary works and building support during demolition are designed 'inhouse' to preserve the integrity of the existing structures. And avoiding damage is not just about minimizing impact and careless handling; extreme care must be taken with water, heat and chemicals. "Heritage items are likely to be hidden and discovered through investigative demolition;

selected parts of floor, wall and ceiling linings are removed, recorded, measured and drawn. Moulds are made, to make patterns for later recreation. Original paint colours are sampled. "Having the right team of people supporting you is critical like Grant Thomas, Project Manager for both the 'old and new parts of the job' together with Project Coordinator Scott Malcolm - who is on 'forward watch' - and Hawkins Heritage Supervisors who work closely with carefully chosen subbies from demolition to stonemasonry. The Client and Council's design, engineering and heritage experts are linked in every step of the way," says Mike. The art gallery project will take more than two years. It involves major earthworks, (excavating nine metres below ground), and the new addition requires massive underpinning because of the age of the existing building and a complex glass façade designed to hang on tensioned steel cables.

Mike Farrelly and Scott Malcolm, Project Coordinator, amongst the artful demolition.

New York inspiration

Following on from the Auckland Round the Bays fun-run 31 year old Anouska Longford, who works with McConnell Property, raised the bar and set her sights on the New York marathon. Getting accepted is not easy. Each country gets a certain allocation and through a lottery ballot Anouska was one of the lucky ones to gain entry into the 40,000 people event. Motivated by the fact that her mother and sister flew from Britain to be part of the two million spectators Anouska bettered her goal of completed the 42 km course in 3hrs 56mins 55secs, an amazing 33 minutes ahead of her goal. Moreover she raised more than \$4,000 towards Skylight (www.skylight.org.nz) a small charity specialising in helping children and young adults deal with personal trauma or significant changes in their lives.



Anouska Longford and faithful training companion, Benny.

STEELPIPE NEW ZEALAND		
NSW - Rutherford	Pipe Lining & Coating, NSW	Assortment of pipes for fabrication into engineering pipe specials
STEELPIPE AUSTRALIA		
WA - Perth	Multiplex Brookfield	Supply of structural columns for the City Square tower
WA - Port Hedland	BHP Billiton	Supply of 1,120mT of piling for rail expansion of BHP's iron ore load out facilities, Finucane Island
WA - Fremantle	Fremantle Port Authority	Supply of steel piling for upgrade of existing berth to allow new generation vessels
WA - Fremantle	Fremantle Port Authority	A further 3,000mT of piling for channel deepening
MCCONNELL PROPERTY		
Auckland - Papakura	-	Addison - master planned residential community with 1500 homes & retail - under development
Auckland - Pukekohe	-	Anselmi Ridge - master planned rural residential community with 300 homes - under development
Auckland - Greenlane	-	Ascot Parade - premium business quarter, Ellerslie Racecourse - resource consent lodged - Dec 08
Hamilton - Airport	-	Titanium Park - 65 hectare industrial commercial business park - planning stages
HAWKINS CONSTRUCTION		
Auckland - CBD	Cooper & Company	Westpac Charter House - 8 levels of offices, 3 bridges, 3 level carpark - heritage facade retained
Auckland - CBD	Cooper & Company	East 1&2 Office Tower - Commercial office tower
Auckland - CBD	Auckland City Council	Akld Art Gallery Development - redevelop existing bldg including extensive heritage restoration
Auckland - CBD	Auckland City Council	Aotea Square redevelopment
Auckland - CBD	Greenstone Group	Chatham Apartments - 12 storeys, 50 apartments - heritage facade retained
Auckland - Penrose	Ministry of Education	One Tree Hill College - design & construction - refurbishment and new buildings
Auckland - Flat Bush	Ministry of Education	Mission Heights School - design & const - Jnr School (1100 students) & Prim School (700 students)
Auckland - Manukau City	Counties Manukau DHB	Middlemore Hospital redevelopment
Auckland - Manukau City	AIAL	Auckland International Airport Departures redevelopment
Hamilton	Health Waikato	Newborn intensive care and birthing unit
Hamilton	University of Waikato	Student Centre Shops - commercial building block
Hamilton	Innovation Park Waikato	Design and build - 3 level commercial development
Hamilton	Sky City Casino	River Room fitout
Hamilton	Hamilton City Council	V8 Race Base Building - refurbishment of existing building
Hamilton - Te Rapa	Wel Networks	Warehouse and corporate office
Taupo	Greenstone Group	Watermark Apartments - 8 blocks of luxury apartments on Lake Taupo
Whakatane	Quayside Trust	4 storey apartments and retail
Thames	Colin Parker	Richmond Villas - community centre for retirement village
Rotorua	Southern Cross Hospital	Extension and alteration to existing hospital
Rotorua	Unison	New Biak Street Substation
Wellington - CBD	Victoria University	3 multi level structural steel student accommodation towers
Wellington - CBD	Vivian Street Properties	Duel on Vivian - 60 unit, 5 level apartment block & retail
Wellington - CBD	Museum of NZ Te Papa	Our Space - new multimedia adventure experience
Wellington	Dept of Corrections	Rimutaka Prison upgrade
Wellington	Shell	Hutt Road Shell Petrol Station
Christchurch - CBD	Ngai Tahu/Chch City Council	Christchurch Civic Offices
Christchurch - CBD	Cant Trust / Latitude Group	Club Tower - 10 floors offices, 2 apartments
Christchurch	University of Canterbury	ICT Innovation Institute
Christchurch	Prime Retail Management	Dress-Smart Stage IV
Christchurch	Christchurch Airways Ltd	Airport Control Tower
Waipara Wine Village	Waipara Nom/Latitude Grp	Enabling works
Wairau	Nelson Marlborough DHB	Wairau Hospital
Queenstown	Melview Developments Ltd	The Westin Queenstown - 178 Room 5 Star hotel at Kawarau Falls Station
HAWKINS INFRASTRUCTURE		
Auckland - Flatbush	Hawkins Construction	Site clearance, earthworks, reticulation, roading and foundations for Mission Heights Schools
Auckland - Manukau	AIAL	Roy Emery Drive Stage 2 - 1,700m3 carpark, extensions and services
Auckland - Newmarket	ONTRACK	Dart One - Newmarket Rail redevelopment
Rotokawa	Sumitomo Corporation	Nga Awa Purua Geothermal Plant - Design, earthworks, piling and structures
Gulf Harbour	Gulf Corporation	Hobbs Sea Wall - 40,000 m3 excavation, 400m sea wall up to 7m high - marina development
Mangawhai	Earthec/Ecocare Project	23km sewerage reticulation contract
Lang Cove	Whangarei District Council	Cove Road Bridge
HAWKINS INTERIORS		
Auckland	Contact Energy	Fitout
Auckland	Southern Cross	Retail - refurbishment
Auckland	Synnott Apartments	Courthouse Apartment fitout
Auckland	Air New Zealand	Project Kingfish (ticketing kiosk prototype)
Auckland	Smales Farm	Q4 management office fitout
Auckland	IAG	IAG fitout in NZI Centre
Auckland, Wellington, Chch	Air New Zealand	Project Kingfish - ticketing kiosk rollout
Nationwide	Air New Zealand	Project Kingfish - ticketing kiosk rollout
Christchurch - CBD	M I Clifford Family Trust	Colishaw Mews tenancy fitout
Christchurch - CBD	Canterbury DHB	Alterations to Parkside Hospital drug rooms
Christchurch - CBD	Pro Fitness	Moorhouse Avenue Gym alterations and refurbishment
Christchurch - CBD	Paprills Hadfield Aldous Lawyers	ABN Amro office fitout
Christchurch - CBD	Young Hunter Lawyers	Public Trust Heritage Building office fitout
Christchurch	Canterbury DHB	Acute Therapy & Rehabilitation unit refurbishment
Linwood	Ministry of Education	Linwood Intermediate School classroom upgrades
Hornby	Prime Realator	Dress-Smart tenancy fitout
HAWKINS MAINTENANCE		
Auckland	Hilton Hotel	Various
Auckland	34 Wyndham Street	Fitout
Auckland	Sky Metro	Fitout
Auckland	McConnell Property	Fitout