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FINX

INSIDE:
CONSTRUCTIVE
THINKING IN
CANTERBURY

Issue 12: July 2011

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THE
BUILDING
INTELLIGENCE®
GROUP

RACE FOR SPACE



Telecom at the Workstation 55 Business Park. Proof that "From here we can do anything".

THE SCRAMBLE FOR OFFICE SPACE IN CHRISTCHURCH HAS SEEN WORKERS IN WAREHOUSES, PEOPLE IN PUBS, CALL CENTRES IN CHURCHES, AND A CORPORATE TAKEOVER OF THE CITY'S SUBURBS.

The race for space in Christchurch has once again proved that kiwis are adept at improvising and making the impossible seem possible. Cantabrians have had to literally think outside their square and sadly also outside the cordoned CBD.

But the new business hubs popping up in Christchurch's suburbs are a great barometer of how resilient New Zealand businesses can be in the face of disaster. The speed at which businesses have rolled up their metaphorical sleeves and searched out new, albeit sometimes unusual re-accommodation solutions has been remarkable. It hasn't been an easy property landscape to navigate by any means; it's taken goodwill amongst businesses, receptive landlords, adroit project management, consultants and engineers who've worked above and beyond the call. These elements have also been driven by an overwhelming desire of staff to embrace their new surroundings.

The Christchurch team of *The Building Intelligence Group* has been right in the thick of it, providing project management and rapid fit out services (we're talking weeks from start to finish) for several clients who were desperate to be back in business. Here, our clients share some of the early lessons learned about how they've been able to get their business and property requirements in sync so quickly and seamlessly.

Let's start with the Telecom story. After the Feb 22nd earthquake, Telecom had no access to any of its Christchurch CBD buildings, with approximately 1300 staff displaced. They leapt into recovery mode to ensure that critical emergency and call centre functions were up and running. The company made a wholehearted commitment to Christchurch. The General Manager of Telecom's Canterbury Earthquake Recovery project team, Trish Keith explains their key considerations from day one. "Staff safety and helping people with the necessities of life was our first priority. With a fantastic team of business unit leaders on board, we very quickly built up a picture of our business requirements and started the hunt for properties within days."

"The complexities of engineering reports, surveys, leases, and the race for space were intense. Our Head of Corporate Property, Jim Robb, very quickly realised that we needed a bigger level of project management on the ground, and thankfully *The Building Intelligence Group* were more than up for the challenge. With so many variables to get right, we needed an experienced voice to act as a 'conductor' if you like, and one that had solid networks of contractors to make it happen."

This was quite a different journey than the one *The Building Intelligence Group* had recently been on with Telecom. Having project managed the fit outs for long term premises of both Telecom Place in Auckland and Telecom Willis Street in Wellington, this rapid fire property sourcing and fit out scenario was definitely at the other end of the spectrum.

Our Christchurch Business Manager, Darron Charity explains how everyone sat down in a little cafe in Riccarton (that was somehow still open for business) to put a blueprint into place. "It was all about understanding the core elements of making business happen – property sourcing, infrastructure, logistics and delivery of the outcome. Because people were 'all on the same page', the team turned around some phenomenal results. We had Telecom people in accommodation within 24 hours. The first wave of people were back at a workspace within days, 490 people were back in 6 weeks, and there are currently project fit out works going on at 22 properties, including five key sites in Christchurch. We had a bible of site establishment reports and consolidated check lists, work was phased and everyone gave above and beyond. We carved weeks off typical fit out dates because everyone involved understood the urgency and we're thankful for their response. If ever there was a test of the trusted relationships we've built up over time, this was irrefutable proof."

"THIS HAS BEEN A HUGE TEAM EFFORT FROM EVERYBODY INVOLVED. HEAD OF CORPORATE PROPERTY, JIM ROBB, HAS WORKED TIRELESSLY TO SOURCE, NEGOTIATE AND WITHIN AN INCREDIBLY SHORT TIME, SECURE ALTERNATIVE ACCOMMODATION FOR TELECOM."

Darron Charity - Christchurch Business Manager
The Building Intelligence Group

"It was *The Building Intelligence Group's* job to convert these properties into workable spaces and we adopted a three phase process to get Telecom's core business up and running as quickly as possible. Working alongside Trish Keith, Ralph Chivers and Jim Robb during the emergency planning phase has enabled us to take their directions for the business direct to our delivery team here on the ground, allowing us to implement an end to end solution that will place Telecom in the best possible position in these uncertain times." says Darron Charity.

If *The Building Intelligence Group* was the 'conductor', then Telecom's Trish Keith was writing the score. "We learned to have a really clear plan early on and agree the principles that define the plan. Everyone took ownership, it's been a sense of oneness across the whole company and our people have been remarkable. People are facing very big change and it's important to manage that change well. One of our more unusual sites is the former Avonhead Tavern: a popular new environment with our staff! It's been a story about support, both internally within our own culture and externally with our partners."

Trish believes the key to success is a holistic, end to end approach. "TBIG have given us nothing but the most professional support. Darron and the team have not only been very flexible in working to meet our quite demanding needs, but have added value in terms of helping us identify buildings that will meet our needs, provided us with onsite support prior to any leasing arrangements being entered into, supplied us checklists for each of the buildings we move into to make the planning as painless as possible and ensuring we don't forget anything. Quite simply, we wouldn't have come so far, so quickly, without Darron and his TBIG team."



A unique home for Telecom staff at the Avonhead Tavern

“THE COMPLEXITIES OF ENGINEERING REPORTS, SURVEYS, LEASES, AND THE RACE FOR SPACE WERE INTENSE. OUR HEAD OF CORPORATE PROPERTY, JIM ROBB, VERY QUICKLY REALISED THAT WE NEEDED A BIGGER LEVEL OF PROJECT MANAGEMENT ON THE GROUND, AND THANKFULLY THE BUILDING INTELLIGENCE GROUP WERE MORE THAN UP FOR THE CHALLENGE. WITH SO MANY VARIABLES TO GET RIGHT, WE NEEDED AN EXPERIENCED VOICE TO ACT AS A ‘CONDUCTOR’ IF YOU LIKE, AND ONE THAT HAD SOLID NETWORKS OF CONTRACTORS TO MAKE IT HAPPEN.”

Trish Keith - General Manager
Telecom Canterbury Earthquake Recovery project team

Let's turn to the experience of the NZ Transport Agency [NZTA]. NZTA was in two buildings: one is red stickered; the other, now yellow, has compression failure and the prognosis is as yet not determined. National Manager Corporate Support, Stuart Jameson talks about the challenges and the great unknowns the organisation faces. “We had been about to establish a permanent home before the big event; now we've gone to plan B so we're dealing with leasing decisions, thinking about business continuity for the future, and making short - and long-term accommodation decisions. We did a market search and got guzumped, that's how tough it has been. At such emergencies, organisations need to be extremely agile and able to respond quickly to opportunities. We subsequently secured a 300m2 office in Blenheim Road, and TBIG are making the office fit out happen right now. We are also at the consent stage in converting a 1200m2 warehouse out in Russley Road. We've appreciated TBIG's input; they'd already been on a journey with us as project managers for our national office in Wellington and fit outs at several other sites around the country. Now they're helping us drive our Christchurch re-accommodation efforts.”

What lessons has NZTA gleaned in these early months? “It's all about being able to fast-track things and respond quickly in a very tight accommodation market.” says Stuart Jameson. “Businesses need to simplify management issues, make quick but good decisions, and be prepared to manage the expectations of people at all levels. You need a degree of reality to make that work. Supply and demand is a big issue and we will all be looking very closely at our property strategies going forward. Most organisations now have a larger property portfolio than they had on 22 February and will be holding more property than they would prefer. Surrender costs in leasing is a big issue and businesses need to look at the whole of life costs to the organisation. They need to have an eye on the end game and clearly map out how they will get there at reasonable cost. Taking advantage of your professional advisors and expertise is key to managing those costs.”

Since the earthquake, any vacant business accommodation has been gobbled up. The flight to the suburbs has begun and the longer the rebuild goes on, the more these business hubs will become entrenched, building new communities around them.

As businesses adjust to their new and often unorthodox environments, and work together to get back to 'as usual', positive signs are emerging. A government report dated June 1st remarked on evidence of economic recovery in the city. It stated that although the job market has suffered, it has quickly rebounded, driven by demand for construction and IT workers, with April seeing an upswing in advertised jobs.

But as the locals know so well, there's still a long way to go, especially given the recent significant earthquake on June 13. As Darron Charity observed “Businesses are doing their absolute best for the here and now, but going forward the questions about business continuance planning and having a smart property strategy plan in place will be absolutely vital.” ■



See more images online at tbig.co.nz/latest_think

ABSOLUTELY BRILLIANT BRITOMART

LES MILLS SEARCHED THE WORLD OVER TO FIND ‘THE BEST OF THE BEST’ IN TECHNOLOGY, EQUIPMENT AND FACILITIES TO ENSURE THAT THEIR NEW \$8M FLAGSHIP GYM AT LES MILLS BRITOMART WOULD PUMP FROM DAY ONE.

As Project Managers, *The Building Intelligence Group* has been along for the ride in every regard, (and we're not talking about just the stunning 50 bike RPM® studio). The glazed frontage emblazoned with the Les Mills ‘Unleash’ brand in three metre high letters is a hint of what's contained in this dynamic 2,200m² fitness centre. The stunning interior is the work of Architects Warren and Mahoney, and branding specialists Origami. Les Mills Britomart offers a vast group fitness studio, multi-station weights equipment and the cardio machines are a first for Australasia. Over \$1m has been invested in lighting, sound and multi screen video walls, creating the ‘wow’ factor. All the design ingredients are supported by great attention to how the environment operates – with particular emphasis on air conditioning services designed by WSP Lincolne Scott and streamlining the connection between the spaces.

Project Director for *The Building Intelligence Group* Terry Mansfield comments on the challenges of balancing the technical outputs and the operational and aesthetic requirements. “Les Mills Clubs have very high demands on mechanical services, with large variances depending on the activity. This was a major challenge for the design team, but a challenge that has delivered an outstanding result whilst maintaining an exciting and vibrant facility. Further, our client's vision is massive. We thrived on that challenge and the outcome speaks for itself.”

Les Mills pulled out all the stops to make Britomart hot; and they wanted a partner capable of turning up the heat. Les Mills National Property and Facility Manager Blair Wolfgram comments “TBIG were onboard from day one. The Unleash journey has been five years in the making. As a group we realised the importance of bringing on a development partner early in the process. This enabled us to carefully plan, from a property perspective, how we should go about creating the world's best gyms. Our facilities are very complex, providing a wide variety of experiences for members within a single club. This level of complexity and expectation creates a very challenging environment to a project manager. The TBIG team do a fantastic job of tying it all together. We could use any of a number of professional project management firms. But we choose the TBIG team as they provide all of the process driven and delivery stuff with an added level of passion and application that shows they believe in the importance of what we are trying to achieve almost as much as we do.”

The whole environment shouts vibrancy and personality. Les Mills Britomart is the evolution of the groups' long history of building New Zealand's best gyms. Blair Wolfgram comments “The excitement and energy that this space creates, inspiring our members to train harder and more regularly is a huge step towards our objective of improving the lives of more New Zealanders.” ■



Hon Christopher Finlayson, Minister for Arts, Culture & Heritage. See more images online at tbig.co.nz/latest_think

WELLINGTON WELCOMES FIRST STAGE OF MEMORIAL PARK

A NEW GREEN OASIS FOR REMEMBRANCE AND REFLECTION IN THE CAPITAL.

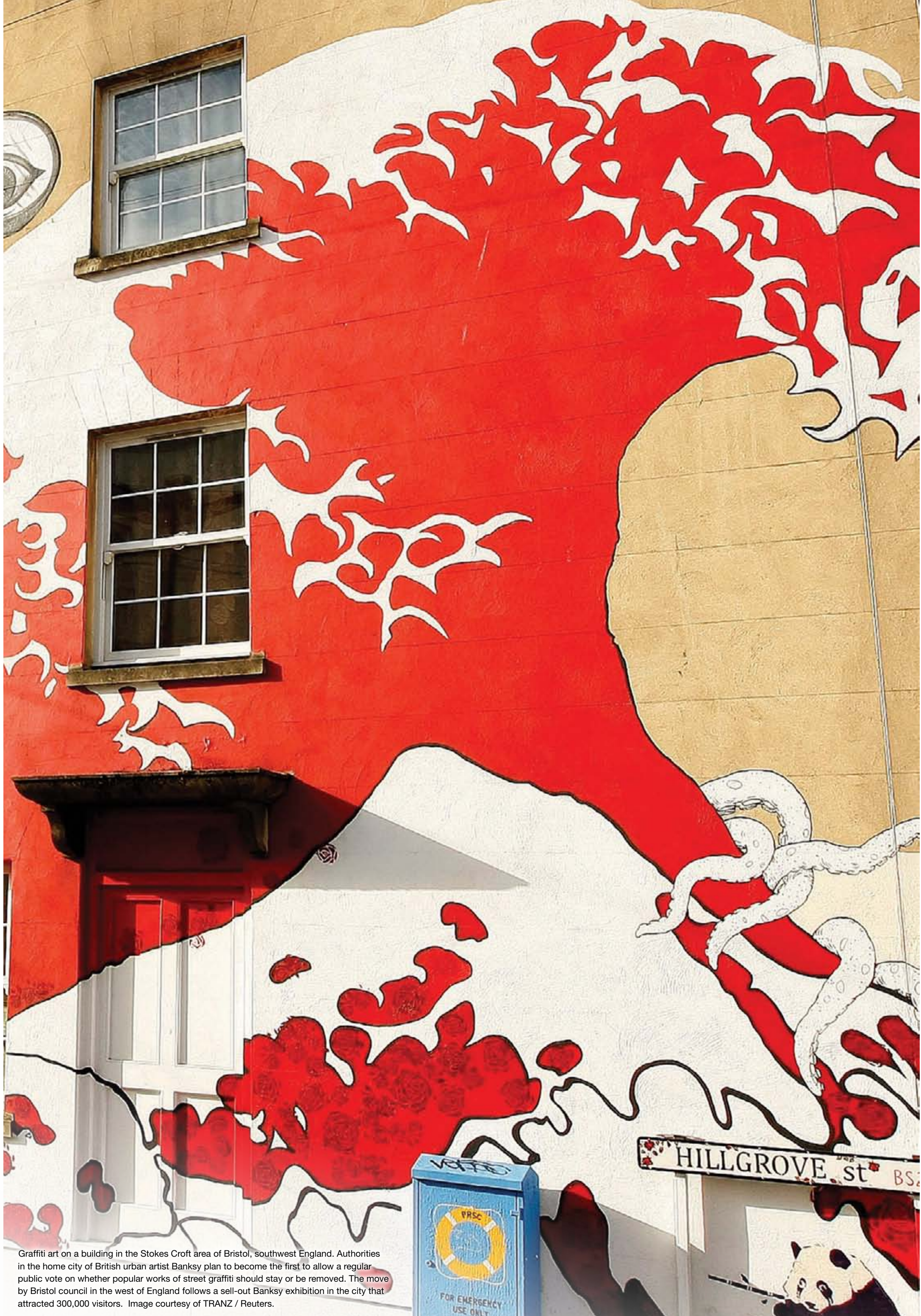
On 20 April 2011, the Hon Christopher Finlayson, the Minister for Arts, Culture and Heritage turned the soil on a Kowhai tree planting, one of the symbolic elements in the lawn terraces that featured in the first stage of the new Memorial Park on Buckle Street. The Blessing Ceremony was celebrated by dignitaries, invited guests, Mayor Celia Wade-Brown, local community figures, and Mt Cook School children. Time came full circle for 76 year old Dan Kelly who as a four year old was part of the thousands that thronged to the opening of the Carillon on Anzac Day 1932.

Principal of Mt Cook School Sandra McCallum was delighted that Mt Cook School has been involved in the long journey that has brought the park to fruition. She comments “The park is a great outcome, and the ceremony was a very significant occasion for our school and we feel that it is a beautiful space for the community to enjoy.”

As project managers for the landscaping project, *The Building Intelligence Group* is very happy to have helped deliver the first stage of Memorial Park in time for Anzac Day celebrations. The concept for the park was developed by Wraight & Associates and Athfield Architects and the interim park design was intended to introduce some of the components of a future long-term park. Core elements included lawn terraces flanking an expansive lime chip terrace, defined by a cluster of Kowhai trees and a memorial bench seat. The dominant access of the view looks directly across the road to the National War Memorial. “The completion of phase one of the park creates an important public space to complement the National War Memorial precinct around Buckle Street,” Mr Finlayson said. “The park will help ease congestion on significant days of remembrance, such as ANZAC day when the immediate space around the National War Memorial is at full capacity.”

Design and planning for the first stage of Memorial Park took place in late 2010 and the actual construction was fast-tracked in just six weeks. “The tight time frame was challenging” says Phill Stanley, Project Manager for *The Building Intelligence Group*. “The timetable for design, procurement and construction rolled out like clockwork, thanks to the efforts of everyone involved. Goodman Contractors pulled out all the stops to make it happen.” Brodie Stubbs, Director of the First World War Centenary Project puts the result down to a willingness from all parties to deliver a dedicated space that will be enjoyed for the future. He comments “It was a tight deadline, and *The Building Intelligence Group* did a good job of pulling together the various contractors to deliver a quality result.”

The Building Intelligence Group has partnered with the Ministry of Arts, Culture and Heritage on other projects including the Tomb of the Unknown Warrior and the New Zealand War Memorial at Hyde Park corner in London. ■



Graffiti art on a building in the Stokes Croft area of Bristol, southwest England. Authorities in the home city of British urban artist Banksy plan to become the first to allow a regular public vote on whether popular works of street graffiti should stay or be removed. The move by Bristol council in the west of England follows a sell-out Banksy exhibition in the city that attracted 300,000 visitors. Image courtesy of TRANZ / Reuters.



Kobe Earthquake Memorial Garden. Image courtesy of Tom Jervis.



© www.atomium.be - SABAM 2010 Image courtesy of Frankinho



Read online at tbig.co.nz/latest_think Image courtesy of TRANZ / Reuters.

REBUILDING TERRA FIRMA, FIRMER

WITH A DAMAGE BILL IN THE BILLIONS, WHERE DOES THE ONUS LIE TO REBUILD CHRISTCHURCH, HOW LONG WILL IT TAKE, AND WHAT LESSONS CAN WE ADOPT AS WE LOOK TO THE CITIES THAT HAVE RECENTLY FACED THIS CHALLENGE?

The Kobe, Japan, quake of 1995 caused \$150 billion of destruction and required massive rebuilding. More than 200,000 residents needed to be housed in shelters after more than 100,000 houses collapsed.

Older buildings were hardest hit, with a higher percentage of post 1981 structures surviving the earthquake. Central government provided most of the funds required to reconstruct infrastructure, public facilities and housing. A two-month moratorium on rebuilding also allowed local government to focus first on planning, and to identify key restoration projects. As a result, by 1999, Kobe's economy had recovered 75% to 90% of pre-quake capacity.

A shallow 5.8 magnitude earthquake in Italy's medieval city of Aquila killed 308 people in 2009, destroyed up to 11,000 buildings and left 65 per cent of its population homeless. An imperative to preserve heritage buildings has been complicated by the faltering economy, and two years on, the inner city is still largely uninhabitable, with little evidence of rebuilding.

By contrast, rebuilding after the 'Great San Francisco Quake' of 1906 was accelerated in the push for life to return to normal. Reconstruction was largely completed by 1915, in time for the Panama-Pacific Exposition that celebrated the city's 'rise from the ashes'. Yet the pace of redevelopment meant that dangerous 'filled' land was soon reoccupied by housing that would later collapse in the 1989 San Francisco earthquake, leading to a public outcry for stronger building codes.

So, what does the future hold for Christchurch? The 2011 budget promises \$5.5 billion over six years for the new Canterbury Earthquake Fund, and Building Code changes have increased the seismic hazard factor for Canterbury and mandates stronger foundations.

Engineers, too, are calling for a rethink in building standards. Associate Professor Greg MacRae, earthquake engineer at Canterbury University, says: "The most important factor to consider during rebuilding is seismic sustainability... so that we protect our infrastructure during a major earthquake."

The city faces some tough decisions concerning its heritage buildings, many of which have already been demolished. In May, San Francisco's chief architect, Chuck Fitter, told One News that protecting the city's heritage was vital: "It needs to retain the culture – you don't want the culture to disappear."

Rebuilding will inevitably take time, yet perhaps Christchurch can take heart from San Francisco. The rebuilding that took place in the aftermath of the 1906 quake has given the city much of its current character, offering hope that Christchurch will rise from the ashes with its civic pride and strong sense of heritage intact. ■

SLEEPING WITH STRANGENESS

CONTEMPORARY GLOBETROTTERS MAY BE LEFT WITH THE ENVIABLE PROBLEM THAT THE GALAXY OF 5-STAR HOTELS TENDS TO BLEND INTO SOMEWHAT OF A 'MILKY WAY'. SO IN THE SPIRIT OF TRUE EXPLORATION, THINK PRESENTS ITS SELECTION OF WEIRD AND WONDERFUL PLACES TO STAY.

If your hotel world tour lands you in Tokyo – be sure to wedge yourself into one of its capsule hotels. The ultimate in Japanese spatial efficiency, these capsules have been likened to comfortable microwaves, and most establishments cater solely to the genets.

The Imperial Boat House Hotel on Koh Samui in Thailand, features 34 luxuriously converted two-storey teakwood rice barges, designed to give guests the impression they've just beached their private yacht onto a tropical island. Another seaworthy mention is the hyperbolic Poseidon Undersea Resort. Seventeen metres below the surface of a Fijian Lagoon, the underwater suites feature convex acrylic walls with spectacular views of the ocean.

America is, of course, well represented. San Bernardino's Wigwam Motel on Route 66 inspired Pixar's 'Cozy Cone Motel' in the movie *Cars*. Built in 1949, its 19 wigwams make up their own mini village. Shady Dell, the 20th century equivalent of a wagon train in Bisbee Arizona, offers guests nine individually appointed Airstream trailers, including the Polynesian Palace, complete with many accoutrements of the age, such as a hand-carved outrigger bar.

At McMenamins Kennedy School in Portland Oregon, a 1911 elementary school has been converted into a boutique hotel and strictly adults only brewery. Each 'class' room contains a chalkboard and comes fitted with distinctly modern conveniences. Kate Pierson of the B-52s band has created a 50s-inspired cabin getaway in the Catskill Mountains called Kate's Lazy Meadow. The motel features atomic age décor and a carefully selected retro palette with authentic furnishings. But the experience begins long before check-in, at its quirky decoupage style website: www.lazymeadow.com.

Built for the 1958 World Fair Exposition to represent an iron molecule, Brussels's Atomium underwent massive renovation in 2005, including creating an educational Kid's Sphere Hotel, which now hosts visiting schoolchildren.

If travel budgets don't quite stretch to such distant destinations, Woodlyn Park in Waitomo also offers three unique and refurbished motel lodgings: from a 1950s railcar to a Bristol Fighter plane or an authentic (and once again topical) Hobbit Motel. ■

YES, BUT IS IT ART?

IN 2009, A GROUP OF NEW ZEALAND ARTISTS RAISED THIS QUESTION: IS STREET ART A DISPLAY OF CUTTING-EDGE URBAN CREATIVITY OR RECKLESS VANDALISM?

This question addressed the use of public spaces for un-commissioned creative expression. And it's a debate that's been raging in cities since Pompeii was above ground. Springing from this debate is a line stencilled onto many of New Zealand's urban surfaces. "Keep the wall grey and the mind will follow."

Street art is any art developed in public spaces – though the term usually refers to unsanctioned art, but distinguished from territorial tagging. John Fekner, a seminal street artist of the 70s and 80s defines street art as "all art on the street that's not graffiti." These artists challenge notions of what art is. But they also use it to respond to society.

Shepard Fairey famously expressed that response with his poster of former pro wrestler André the Giant, above the caption Obey, "to mimic advertising, but without a product." Fairey hoped this would alert people to the pervasive nature of real marketing; though the underground artist gained respectability when he was asked to create the now iconic Hope poster for the 2008 Obama presidential campaign.

There is no question that many street artists are at least as talented and imaginative as their 'legitimate' counterparts. And media extend beyond the maligned aerosol can to include LED art, mosaics, stencils, found objects, yarn bombing and 3D modelling.

Slinkachu's 'Little People' are tiny figurines placed in 'gritty' situations throughout London and photographed by the artist. Whether stubbed beneath a cigarette, surreptitiously spray painting their own street 'art' or sitting on a tube bench, these ephemeral little installations encourage city dwellers to be aware of their everyday surroundings.

Notable for both capturing the public consciousness and remaining obsessively private is London's elusive Banksy. His stencils are clever, ironic anti-war or anti-capitalist images and slogans featuring animals, policemen, soldiers and children – seen on flat surfaces from Bristol to the separation barrier on the Palestinian West Bank. His documentary, the Oscar nominated *Exit Through the Gift Shop*, has been billed as "the world's first street art disaster movie". As Banksy himself notes, "It's basically the story of how one man set out to film the un-filmable. And failed." The 'cast' includes Banksy, Shepard Fairey, Invader and many of the world's most (in)famous graffiti artists.

When it comes to eliminating urban eyesores, encouraging vibrant street art may be our best defense. As we know, nature abhors a vacuum, and so do cities. So if we think of urban landscapes as gardens – the areas where street art is allowed to flourish, will be those left unscathed by tagging. ■

Read more: visit www.woostercollective.com: a website dedicated to showcasing and celebrating ephemeral urban art around the globe.

THOUGHTS ON...

KEEPING SPORT ALIVE IN CANTERBURY

GEOFF BARRY

As with all aspects of life in Christchurch the February 22nd earthquake has taken a massive toll on sport and recreation.

Lets consider the assets alone that have been seriously affected including AMI Stadium, QEII (Pools, Tracks, Courts, Academy of Sport, Cricket, Gymsports, Sports Fields), Centennial Pool, Aqua Gym, 24 of 45 school pools, Wilding Park (39 tennis courts), Porritt Park (Hockey), Kerrs Reach / Avon River, Hagley Park Netball Courts, over 50% of Bowls Clubs, Smoke Free Ball Park - Softball, Canterbury Park and Rugby League Park (all League), all Yachting Clubs, Sporting fields and Golf Clubs.

In addition to the damage to the assets there are significant barriers to participation such as transport difficulties and the cost of participating.

Sport Canterbury has committed significant resources to support the wider community to maintain its sporting interests and engage in physical activity. Over \$1.4m will be invested into encouraging participation through schools, sporting organisations and events.

Longer term, Sport Canterbury is working alongside the Christchurch City Council and Sport and Recreation New Zealand (SPARC) to plan the rebuild of sport and recreation infrastructure. Key in the rebuild will be ensuring a coordinated approach is taken across sport. This is not a time for self interest but a time to create something very special for the people of Christchurch.

The future shape of the city's rebuild is part of a planning process. Our vision, in a very simplified form, is to have a strong sport presence in the inner city rebuild. Put several significant assets (in a sport hub context) with high utilisation rates within the four avenues and then support those, as you move away from the City, with specific sport facilities such as Hockey at Nunweek Park or Tennis at Wilding Park.

As we move further out of the city it will be critical to ensure community access to shared facilities and green space for sport fields and active recreation. This thinking has been shaped on the basis of a number of key principles including a need to future proof.

Sport needs to be integrated with all the other key planning streams, assets need to be accessible and sustainable and we need to ensure that the full spectrum of play, participation and performance are catered for.

What are your thoughts on this subject? Share them at tbig.co.nz/latest_think.html



Geoff Barry - CEO, Sport Canterbury

INTELLIGENT Life

CHCH team makes a difference to the earthquake recovery



Our Christchurch Business Manager Darron Charity (centre) is a Cantabrian through and through and he's leading a team who are passionate about helping Christchurch get back on its feet again. The scramble for property and re-accommodation has been intense and our Christchurch team has been helping clients including Telecom, NZTA, The Christchurch National Library and Wise Group by surveying premises, managing structural condition reports, relocations and rapid fit outs. We welcomed Project Manager Craig Hands and Project Assistant Tania Rohleder to the team recently.

Simone Sharp joins our Auckland team



We are always casting our net wide for talent and we are delighted to welcome Simone Sharp as Project Manager. We were sold on Simone's passion for project management which is evident in the many projects

she has successfully delivered in the healthcare, retail, office and general commercial sectors, including projects for Starship Childrens' Hospital and the Waitakere Hospital ECC 24/7 upgrade.

Wellington also gears up



Greg Parsonson has joined us as an Assistant Project Manager and will be working on projects for Z Energy, Telecom and NZTA. Greg joined us from VOID Architecture.



Meet Ashleigh Moriarty, our new front of the house receptionist/administrator in Wellington. Ashleigh joined us after completing a NZ Business Diploma.

The TBIG family is growing



Within days of each other, there were two new babies to welcome. Congratulations to Stuart Lyons and his wife Pip on the arrival of Isaac.



Shannon Maich has taken maternity leave and she and her husband Alan were delighted with the arrival of their baby girl Paige in late May.

TWO EXCELLENCE AWARDS



The Supreme Court of New Zealand has won excellence awards in both the Auckland Council Special Purpose award category and the Hawkins Construction Heritage and Adaptive Resuses award category at the Property Council, Rider Levett Bucknall Property Industry Awards 2011.

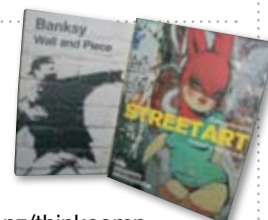
As project managers, *The Building Intelligence Group* has been delighted to play a leading role

for the Ministry of Justice in the journey to give new life to this iconic Wellington landmark and to see the new Supreme Court building linked harmoniously with the restored grandeur of the Old High Court. "It has been a privilege to work on a project of such significance. We've enjoyed the challenge of pulling together two uniquely individual building projects" says Project Director and General Manager Ian Macaskill.

"It was a remarkable night for our clients and partners, with the Les Mills Cashel Street gym also being recognised as a finalist in the Holmes Consulting Group, Tourism and Leisure Property Award category. Three buildings in which we had completed office fit outs were also submitted as finalists in the commercial office category so a fantastic year for all the TBIG teams and clients involved in these projects."

WIN A BANKSY OR STREET ART BOOK

To enter our prize draw, go to: www.thebuildingintelligencegroup.co.nz/thinkcomp



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DELIVERING VISIONS

AT THE BUILDING INTELLIGENCE GROUP, OUR ENTIRE TEAM HAS ONE CLEAR FOCUS – TO DELIVER ON OUR CLIENTS' VISIONS.

We tailor our services to a client's specific needs.

- For some, those needs begin with a feasibility study. This is the equivalent of writing a business plan, and we can manage and co-ordinate the process, working through all the options and variables and providing recommendations.
- Then comes the essence of project management – project planning. It has been said that 70 per cent of the success of a project is determined by what happens at this stage. We evaluate the risks and make sure everybody involved in the process understands exactly what they're getting into and what is expected of them.
- Then we get into the nitty-gritty of project design and delivery, where we make it happen – managing the design process to deliver the objectives; developing timelines, procuring and managing tenders, writing contracts and managing risk; and getting our boots dirty overseeing the construction activities and resolving on-site issues.
- Every project, in one form or another, carries some risk, whether it be financial, people, markets, physical, political, regulatory or project relationships. We manage this for the client, develop mitigation measures and manage their implementation.
- Value management also comes into the mix, where we prioritise the degree of worth of every element of the project, concentrating on ensuring that the client receives the best value relative to their objectives. We also manage the cost.

WHAT WE DO

The Building Intelligence Group provides project management services for everything from multimillion dollar commercial and residential developments to the smallest one-off fitout.

Our services include:

- Historic restoration
- Seismic strengthening
- Project viability/feasibility studies
- Design team procurement
- Project planning
- Project design management and delivery
- Contractor procurement
- Accommodation sourcing and delivery
- Value management
- Risk management
- Critical path programming and resourcing
- Cost control

Other specialist services:

- Tenancy coordination
- Project evaluation and peer reviews
- Due diligence and building audits
- Resource consent management

TELL US WHAT YOU THINK

If you want to share an opinion or want to know more about any of the stories in this issue of THINK®, contact us here: g.domanski@tbig.co.nz or go online to thebuildingintelligencegroup.co.nz

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