Brewery opens its hangar doors

Once home to RNZAF and TEAL seaplanes, the Catalina Bay precinct now boasts a busy commuter harbour, complete with a brand new Little Creatures Brewery and Bar. Finn Beggs reports.

LT staff and an elated client celebrated the project’s success with the grand opening of Little Creatures in the ‘Sunderland Hangar’ at Hobsonville Point on 6 February, Waitangi Day. The refurbished hangar creates area for work and play, housing the craft beer brewery along with a Havana coffee roastery and three boutique eateries.

The team began piling and foundation work on the historic site at the end of 2017; a strenuous task thanks to a thick layer of ground sandstone and a wet summer. Work soon moved to the existing structure with the integration of a new mezzanine floor. By April 2018, negotiations between Lion (Little Creatures) and LT had commenced. To get the ball rolling, the initial contract value was just $1.00!

In August, the team began the Little Creatures fitout, a project closely integrated into the base build. Ignite Architects along with BECA centred the design around three main spaces: Kittyhawk, an all-day cafe/bistro based on the look and feel of an officer’s barracks; the great

The building was named after Sir Charles Fergusson, Governor General of New Zealand from 1924 – 1930.

Innovative work programme delivers

Ingenuity and adaptability saw LT deliver the Charles Fergusson Tower project on time, on budget and to the highest standards. Nick Morris chats to Hard Yards.

The team at Charles Fergusson Tower (CFT) on Bowen Campus achieved project completion on 19 December 2018, proudly on time and on budget, despite some major challenges that emerged early in the game.

The original CFT behind Parliament was built in 1976 for the Ministry of Works. LT’s recent work for client Precinct Properties has entailed complete refurbishment, seismic strengthening, structural extension to incorporate extra floor space, and a modern fitout to the highest quality standards.

Early in this 24-month project a major curveball was discovered. Despite invasive testing prior to getting underway, a large volume of asbestos containing material (ACM) was discovered, affecting every floor near the line of the new façade. With no possibility of an extension, a strategy had to be put in place to safely remove this extra scope of ACM, whilst not impacting the project’s critical path.

LT ingenuity saw three different asbestos removal subcontractors engaged to attack the problem over a short period of time. Multiple teams worked in different sections of the tower, their tasks carefully scheduled to allow other work to continue in the shared space. With over 100 staff on site every day (120 at its peak) the meticulous work programme had to accommodate for site safety and efficiency. An example of this saw an asbestos removal team treat the top floor first, so that construction of the roof could get underway. Morris says, “We had to do work out of sequence to maximise the labour resource and keep the project moving.”

He attributes the project’s overall success to the collective effort of the project team, including the support crew (Russell Mulder and Sean McGuinness) across the hall. Despite the setbacks, staff retained a sense of optimism throughout, determined to meet key milestones and ensure a smooth workflow. It’s hard to single out one person as each team member made a significant contribution to the outcome, but Filipino staff Fernando, Lare, Alex and James

Continues on page 2.

Continues on page 3.
The project is the next stage of the Wills Bond and Co Cuba Precinct development, involving the strengthening and refurbishment of the heritage-listed Farmers building. The work programme involves the demolition of two neighbouring buildings on Cuba street (formerly the Matterhorn and Mighty-Mighty bars) and also the car parking building on Victoria Street so the Farmers site can be extended and the area prepared for development. The project also involves a significant amount of asbestos removal. Heritage facades will be salvaged and retained, and the reuse of historic items such as facade murals, pressed metal ceiling tiles and timber flooring will form an integral part of the final building’s aesthetic style.

Presently, the team are looking forward to finalising the car park demolition work, which will provide much-needed space and access to the Farmers building so that structural work can progress.

A team of six LT McGuinness staff are currently on site along with a team of 40 subcontractors. But this number is set to rapidly increase as the project transitions from demolition to structural work.

Stage two is due for completion mid 2020.

Architectural render of the facade.

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Construction is taking place in Paraparaumu for the new Our Lady of Kāpiti church and parish centre.

DLA Architects, the team behind St Joseph’s Church in Hawera and the annexe to the Cathedral of the Holy Spirit in Palmerston North, were commissioned for the design, with Dunning Thornton Consultants engaged for engineering works.

The church layout includes a main nave (central part of the church), a gathering area and parish office. There is also a small chapel located within the church to view Our Lady’s statue above Paraparaumu.

Unique aspects of the design include laminated timber columns on the exterior of the nave, designed on an angle to carry the weight of the roof and provide lateral bracing to counter wind and earthquake loads. On the nave’s interior, raking laminated beams will create an attractive structural frame.

The site’s poor ground conditions will prove a tricky aspect in the early phase of construction but a raft slab makes an effective solution.

The construction manager on site is Hoani Russell, ably assisted by Luke Presto and Eugene Hynson. The team aim to finish the church in time for Easter 2020.

‘Little Creatures’ continued...

beer hall; and Salty’s – a seaside-inspired fish and chippery. Each space involves bespoke joinery and a variety of recycled finishes. These were challenging to procure but the task was well handled by procure-ment master Josh Grado.

It’s another testament to the culture of LT that both projects (base-build and fitout) achieved project completion on the same day with flying colours.

My favourite aspect of the design is the vertical bi-fold hangar door which comes in at a modest 9 x 12m; it’s a nod to the hangar’s heritage and an impressive sight. Fitout Site Manager, Luke Golds-Uili’s personal highlight is, “Completing the fitout and all the extra variations on time with an ecstatic client. This strengthens our Auckland footprint and client base in an ever-increasing market which is very hard to compete in. This is a great result.” A special shout out is due for Filipino brothers’ efforts, especially Aurelio Amano and Crespin Magsayo.

There are rumours the team got to ‘commission’ many of the systems the night of project completion, involving a few beers and AC/DC blasting through the sound system.

Around 3000 punters came through the site over the course of the day. Just seeing the public enjoying our hard work made for some pretty chuffed LT staff. “The level of detail and quality of the handover was a testament to good old planning and dedication by the team in true LT style,” said Catalina Bay quantity surveyor Ronan Gilsenan.

Stage One of the 1.8-hectare Willis Bond and Co development encompassed a range of restoration and construction work to generate hospitality, commercial, office and retail space, along with a new spot for the local Farmers Market. Stage Two, involving residential development, is due for completion in 2022.
Volcanic terrain just a minor disturbance

Working in and around volcanic ground has presented its challenges for the small LT team based at Ethel Street in Auckland. Chris McGuinness gives an update.

The project team has learnt that early testing for stormwater is critical when working in volcanic areas. Attempting to dig foundations, lay drains and find soakage for the stormwater—all amidst volcanic matter—has caused a few headaches, but thankfully assistance from rock breakers and heavy machinery has made this work possible.

The warehouse conversion project, designed by well-known firm Fearon Hay Architects, has seen a set of tired warehouses transformed into luxurious office and retail space—all in just five months.

The project management team from RCP have been helpful nutting out the intricacies of the job and working with them has been a real highlight for the five LT staff on site.

As the job wraps up, it’s timely to mention a few staff members who’ve done an exceptional job—Quantity surveyor James Cotton, responsible for keeping the dollars down on an ever-changing scope of works, and Romeo Marcellini, a critical part of the team from day one is using his broad range of skills wherever necessary.

Did you know?
Back in the day, the Ethel Street warehouse was used to manufacture the iconic tomato-shaped sauce dispensers. The inventor went on to become a millionaire!

Health & Safety

Melissa Campbell sent through this image of staff at Catalina Bay taking their Tier One - Construct Safe test.

Safety Poem

When you walk into the Farmers site you don’t realise it’s such a big place the man in charge of safety there is Buzz, with a smile on his face.

Now LT McGuinness strives for greatness in whatever they tend to do, with Health and Safety a main policy which is there for me and you.

You may roll your eyes at all guidelines and rules you must obey but stick to the rule, be safe, be cool you get to go home everyday.

LT have a three-card system—red, yellow and green. Green is for doing a safe act and keeping your work area clean. Yellow, you will be told to leave the job, for doing an unsafe act. Red is instant dismissal you won’t be allowed to work on any LT site. So it’s a green card that’s what you go for. Cause safety is not only in construction or life, safety is me and you.

If you want to join construction, being safe is what we say, be safe, be cool and stick to the rule let LT McGuinness lead the way.

By Puro Coleman (Multi Civil)
Pastoral House spruce up

**Ben Whaanga** provides an overview of the latest LT project on The Terrace – refurbishment of Pastoral House.

Pastoral House is one of Precinct Properties’ newest refurbishments in downtown Wellington. Tennant Brown Architects have come up with an innovative design to suit the multi-tenanted building. The site between Lambton Quay and The Terrace will feature a new podium and structural upgrade.

Building alongside close neighbours on The Terrace can be challenging. But despite a short timeframe, the team is working to accommodate their needs and complete 18 floors. We are able to manage this effectively by sharing roles and distributing the workload to ensure each task is carried out to the highest standard.

Whilst the project has only just started, we are quickly learning to adapt to new issues such as working with an existing structure and its services in an occupied building.

“we are quickly learning to adapt to new issues such as working with an existing structure and its services in an occupied building.”

A highlight so far has involved filming the new induction video and being a part of David Aldred’s “Money Shot”.

Working with such a capable team has allowed us to take on new challenges with determination and an open mind. The coordinated effort allows us to get the job done and as David Aldred puts it, “Moooving along.”

At this stage, there are 20 LT staff on site and we are aiming for an early 2020 finish.

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Official blessing for ‘No 1 Job’

**Despite the early hour (5.30am), there was a large turnout of Government ministers, Precinct Properties and LT personnel to welcome The Treasury to their new home. Mark Mulhern reports on the project, which was completed well-ahead of time and on budget.**

The official opening of The Treasury’s new offices at number one The Terrace took place on 11 March and was marked by the blessing and reopening of the Treasury’s Wharenui (Karakai Whakaoho Wharenui).

This event followed the successful completion of the project on 22 February – six weeks ahead of programme and within budget. A remarkable achievement considering the current pressures on the construction sector. It wasn’t called the No.1 Job for nothing!

The integrated project included seismic upgrade works (restraining ties and seating angles), demolition, base build refurbishment and fitout works across four levels (approx. 9000 sq m), while also safely maintaining a live building for the remaining occupants. Just to keep things interesting we squeezed in a sub-tenancy fitout for the Ministry of Primary Industries just to keep things interesting.

The project would not have been such a success without the outstanding efforts of Graham Little and Hoani Russell managing the site, Ammaar Ali marshalling the services contractors, Theo Moller and Joel Doran driving the seismic works and Braeden Osborne looking after the site admin and quantity surveying. A superb effort also from Adriaan Maritz, Trey Ryder, Andrew Thomas, Brian McGrattan and Ethan Collins in getting the project across the finishing line whilst maintaining a good working relationship with our clients – Precinct Properties and Treasury.

We can now look forward to continuing the good work up the tower (Levels 5 – 14 and mezzanine) with some useful lessons learnt.
Building Science Scholarship

Harry Fergus is the 2019 grantee of the LT McGuinness Victoria University Building Science Scholarship. A student at Victoria University in Wellington, Harry has just started a building science qualification. “Even though it is only the beginning of my degree,” he says, “I am really looking forward to pursuing this as my career.” All the best for your first year of study Harry.

Tania Dalton Foundation

This year’s recipient of the LT-sponsored scholarship is rising netball star Paris Lokotui from Queen Margaret College in Wellington. The Tania Dalton Foundation exists to make a meaningful impact to young people in New Zealand. It has been established to help the recipients, from all kinds of circumstances and at different stages of their development, to unlock their talent and their best selves.

Paris was a key member of the Central Beko team that was crowned winner of the 2018 Beko Netball league and she played Super Club with the Central Pulse in August. 2019 has started on a high, with Paris selected for the 2019 Central Manawatu Beko team and named in the NZ Secondary Schools Squad. Paris would love to play for the NZ U21 team at the Netball World Youth Cup in 2021. Congratulations Paris! We wish you all the best in your netball career.

Keystone Trust

LT sponsorship supports up and coming construction students and in particular supports those in need. Updates are published in Hard Yards so keep an eye out for more information.

IronMaori funds a great cause

LT’s 2018 IronMaori team raised an impressive $3102.25 for the Starship Foundation. A direct recipient of the funds, Starship Hospital, provides specialist care for children and their families.

Thank you to all of our competitors and supporters.

5 mins with Ella King

1. How long have you been working for the company and what is your role?

I’m coming into my eighth month with LT. I’m an architecture graduate but my role with LT is incredibly varied. I touch on a bit of quantity surveying, work with some project managers, assist in BIM modelling and do the reinforcing scanning on site. I’m kind of a cadet.

2. Favourite part of the job?

I love how diverse it is; I learn something new every day and get to work alongside the most knowledgeable and intelligent people in the ‘biz’, so I feel very privileged.

3. Funniest memory from the office?

There’s always at least one absurdly funny part of my day at the office. We had an office laser force night last year which ended up being outrageously funny. Especially beating all the boys, and claiming the title of ‘Laser Force Champion’.

4. Interests outside of work?

I love taking my little dog Charlie on big walks and exploring with her. I also love doing anything creative really, including cooking, art and pottery.

5. Something unusual that most people don’t know about you?

I love to go four-wheel driving in my spare time. I have a 4WD but no idea how to drive it! All the gear and no idea.

St John’s

I just wanted to say that I have been very impressed with your team and especially Matt P at the St. John’s site. I own the building next door, Education House at 178 Willis Street. We had an issue with a footpath which runs along the side of our building and when I contacted Matt to ask for some assistance and advice, I found his manner and conduct to be first class. He was very professional and went out of his way to assist me. He is a credit to himself and the team at LT McGuinness.

Kind Regards
David Monnery
2018 Christmas celebrations

A series of Christmas parties in Auckland and Wellington were enjoyed by staff and their families in December.

Awards were presented at Cibo Restaurant in Parnell and the Embassy Theatre in Wellington. For a different style of celebration, the kids experienced a fun-filled day at the ASB Sports Centre in Kilbirnie.

Hardcore Mark

Going where no LT staffer has gone before, Mark Oldfield took part in this year’s infamous Coast to Coast event – hitting up the 32.5km mountain run. Hard Yards recently chatted to the diehard athlete.

Mark Oldfield at Goat’s Pass.

Mark, why on earth did you do it?
It’s without a doubt New Zealand’s ultimate multi-sport event and something I just knew I’d love to do one day. I’d been thinking about it for a few years.

Tell us about your training programme.
From August 2018, I got into the gym to help avoid injuries – which worked. From November, I used the Orongorongo River as the real training ground to run on rocks and through rivers, which is what the run involves… up then down two river valleys. It’s brutal!

Advice to potential Coast-to-Coasters?
Save some money and just do it. You’ll love it. I’ll be there next year.

Mark’s already looking forward to 2020, even stepping up to a more gruelling event – the 243km two-day individual. Any takers?

‘Caught’ in the harbour

Auckland team members took to the water in early February for the company’s annual fishing trip around the harbour.
Announcements

New baby
Matt and Bee Pattinson welcomed Toby Alastair Pattinson, born Jan 23, 11lb 8oz. Lucy, Evelyn and Elliot are all very smitten siblings.

Congratulations
Over summer, Josefa Tuivanua married his fiancée in Fiji.

Welcome
A warm welcome to new staff:

Wellington
Jaegar Russell, Scott Withell, Joshua Ryan, Troy Patu, Theo Mauvau, Tai Bryce, Dominic Hobman, Josie Topu, Jason Huria, Harry Rowland

Auckland
Ben Gurton, Ricky Garbutt, Fidell Nicholson, Cameron Dorward

Spotted...

Aaron Lindsey sent through this pic of Madden’s swish new smoko area. During ‘off-peak’ of course.

Wellington social club’s Whistling Sisters evening.

Feeling tropical in Auckland...

February Green Card winner, Dimitri from Profile. His Green Card was for considering temporary electrical works when installing GIB at LT’s Massey Albany site.

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Romeo Marcellini strikes a pose at Ethel Street.

Can you fix my bike?

Spotted at Harbour City Centre. Can anyone guess what this contraption has been built for and does it actually work?

Email the inventor – Wilson Auld, wilsona@mcguinness.co.nz

Can you fix my bike?

Man versus wild – training with ex soldier Steve Lowe.

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