



NAYLOR LOVE
CONSTRUCTION SINCE 1910

UNDER CONSTRUCTION

Naylor Love News

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A top apprentice

Rodrigo Hepp (23) from Naylor Love Central won the Southern Region 2010 RMB Apprentice of the Year award, which recognises the talent, skill and drive of carpentry apprentices and raises awareness of career opportunities in the building and construction sector.

Rodrigo received an Outward Bound Leadership Programme scholarship tailored for apprentices; the choice of a grant towards completion of study in any construction or building course to the value of \$2000 or a Carters voucher to the value of \$1500; a Carters prize pack including tools and products; and an apprentice membership to RMBF.

Rodrigo was one of 315 entries across New Zealand. And, of course, as one of the top ten he went through to the national finals in Wellington in October. For the first time in seven years, the regional winners had to undertake a practical element, as well as being interviewed by judges, to prove their skills as the next generation of builders.

Although Rodrigo didn't win the finals, he found the experience of competing invaluable, and a great step for his career. The accompanying photograph shows, from left to right, Mark Burton-Brown (Marketing Manager Carters), Warwick Quinn (Chief Executive RMBF), Rodrigo, and Hon. Maurice Williamson (Minister Building and Construction).

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“

Naylor Love just keeps getting better with age, and your focus on being 'measurably the best' is the foundation of our success. ”

The year that was



TAKING STOCK



Don Stock
Chief Executive

This is the time of year when we tend to look back over the year to review our achievements and challenges and put them in perspective. 2010 has been a particularly busy year with many milestones, and it is well worth taking a moment to reflect on these.

First and foremost, Naylor Love turned 100 this year, and celebrated the occasion with a series of cocktail parties around the country for staff, clients, suppliers and friends. It is certainly a great achievement for a company to be in business for 100 years, but even greater to reach this milestone in such good shape and with every prospect for even greater success in the future.

Around the same time, Trevor Kempton, our Managing Director, retired. He was farewelled with a cocktail party in October. Not surprisingly, Trevor is keeping very busy, having successfully been elected to the Otago Regional Council, as well as pursuing a range of other interests such as standing in as temporary CEO of Choirs NZ. There is nothing quite like the sound of massed voices in unison; you can make your own judgement

as to whether that applies to the choir or council role. We wish Trevor all the very best for the future. With Trevor's departure, I have moved into the Managing Director's role, and Anne Urlwin has taken over my previous role of Chair of the Board.

We have completed or nearly completed some really impressive projects in the \$30 to \$100 million range this year. The two hotels at Kawarau Falls, Queenstown, have turned out very well, despite the receivers being called in at the halfway point. The Central team has produced a result that they can rightly be very proud of.

The Plaza shopping centre in Palmerston North was opened early in the year, and was a tremendously successful project from both the client and Naylor Love perspective.

Pipitea Plaza, the new government multi-storey office block in Wellington, is on track for a December completion and looking fantastic. We all like to complain about how hard some projects are to build, and Pipitea is a classic example, with 14 sides to the building, virtually every level a different

shape, hardly a right-angle in the place, green roofs and a variety of other tricky features. But it must be said that everyone loves a challenge like this and rises to meet it, and the final result is absolutely worth the effort. An outstanding building.

In Hamilton, we recently opened Stage 2 of Te Awa shopping mall at The Base for Tainui. This is a magnificent mall, in my opinion one of the most stylish in New Zealand with great design detail evoking traditional Māori cultural elements in a very modern and subtle manner. The opening was celebrated with a cocktail party. (Do you see a theme developing here? 2010, the year of the cocktail party!)

Another project of note but not yet near completion is the University Plaza



Countdown Hornby



Te Awa



Te Awa at The Base

building in Dunedin, which anchors one end of the new stadium. Perhaps more accurately, the back wall literally supports the stadium trusses at that end of the ground. This is a substantial project with a very tight schedule, particularly to get that common wall up in time for the stadium work to proceed. Our cause was not helped by someone breaking into the stadium grounds and taking one of the stadium contractor's cranes on a joy ride over our newly poured ground floor slab!

This year will be remembered by many as the year of the big recession. I am pleased to report that Naylor Love has weathered the storm very well so far. Our financial results for the 2009/2010 financial year showed a record turnover of more than \$200 million for the first time. Margins have been much tighter, however, so that our profitability did not match the record revenue, but we still posted a solid result. The coming year is expected to be the toughest part of the recession for the construction industry, and the uncharacteristically slow recovery is adding to the difficulties. We cannot say that we are out of the woods by any means yet. We anticipate a relatively hard year, but are well positioned and so have reason to be optimistic.

Others will remember 2010 as the year of the Canterbury earthquake. Our sympathies go out to those affected. Fortunately our staff and clients have not been too badly impacted upon. The Canterbury team deserve recognition for their efforts to keep the Countdown Hornby supermarket close to schedule despite the earthquake disruption.

Finally, a very big thank you to all our staff who have worked so hard to ensure the success of the business. Naylor Love just keeps getting better with age, and your focus on being 'measurably the best' is the foundation of our success.

At the hub of ESD&C



GLASS HAMMER

At Wellington Zoo, Naylor Love is building a new hub and marquee which incorporates the iconic façade of the existing elephant house. The Hub – a catering facility – is to be a place of rest, relaxation and fun in the centre of the zoo.

Sustainability is central to the thinking when planning new facilities and displays at the zoo, so naturally The Hub features ESD&C (environmentally sustainable design and construction).

Nine rammed earth walls, 450mm thick, have been constructed in situ, manufactured from clay found on the zoo site. The clay is mixed with cement and compacted. Construction of the 2200 x 450 panels involves typical formwork into which the mixed material is hand-shovelled and rammed within the boxing in 150mm layers. The formwork is then removed and the panel wrapped in polythene for several weeks (usually three) to complete the curing. The three tonnes of 'dirt' are reinforced by two RB20 bars in each panel. Despite the apparently minimal reinforcing, the rammed earth walls will far outlive the zoo – they have a life of 30,000 years.

Cliff Glass of Envirobuild Ltd, who can be contacted on 027 439 5275 for consultant advice and sustainable building, provided some interesting information about rammed earth walls. Once popular in Roman times, there is a resurgence in use. The walls, which are fireproof and noise-proof, store heat in the winter, and absorb and release moisture as required. There is very little energy embodied in the



Framework for rammed earth panels

panels, with only 30 litres of diesel being used by machinery to construct those in The Hub.

The mixture of materials used in rammed earth walls depends on their source. At The Hub, 25% of the material is made of up round fine paving sand and 8% cement. The panels' strength is typically 3mPa.

Other environmentally sustainable features in The Hub project include the following:

- Concrete from the demolition of the old elephant house was crushed and used as a building platform.
- The use of PVC plumbing pipe has been replaced with eco-friendly polyethylene.
- All timber is FSC (Forestry Stewardship Council) certified, and all formwork, temporary materials and timber are from FSC sources.
- All plywood linings will be screwed, rather than glued, to allow tidy removal and reuse in the future.
- All unsuitable clay and dirt removed for the foundations has been moved for use as landscaping materials for future zoo projects.

Visitors to the zoo are very interested in the construction of the rammed earth panels – a great advertisement for both Naylor Love and ESD&C.

Three projects in one street



Pipitea Plaza



Wellington Girls'

Wellington

Pipitea Street

The Wellington team continues to change the face of lower Pipitea St with three very different projects.

The smallest of the three is the refurbishment of the Cook Islands High Commission. Because this building is heritage-listed, the refurbishment was required to meet the conservation standards of Historic Places whose



Cook Island High Commission

overarching principal is to repair as much as necessary but as little as possible.

Work included replacement and repairs to damaged timber weatherboards, balustrades and various timber mouldings, all of which were specially machined to match existing profiles. Parts of the building's foundations were rebuilt and strengthened, the building was given a new roof and repainted in sympathetic colors, and a few of the spaces inside the building were repaired and refreshed – all while the High Commission team continued to work inside. They are thanked for their patience and forbearance.

Across the road at Wellington Girls' College is the new three-level teaching and administration block being constructed on an extremely small site, with tight access, after demolition of two annexes. The block connects with the existing building on every level to allow very flexible teaching spaces. A new reception area has been incorporated on the ground floor. A large landscaped entry at the front

of the building will bring the corner of Murphy and Pipitea streets to life. In the existing school, areas are being refurbished.

Towering over the adjacent projects, Pipitea Plaza, being constructed for the Redwood Group, is rapidly coming to completion. A major undertaking over the last two years, the dedicated team is delivering an outstanding product. Outside, the façade has received its last embellishment – the wind canopy clipping onto the Pipitea Street precast panels. The site works team is putting plants in the ground, spreading mulch and tidying up the front of the building with new kerbs, bollards, seating and some fancy footpath finishes.

Some of the interesting features include the geometry of the building, the number of different finishes to different areas, the Green Star initiatives, the very specific tenant security and coordination requirements and, most notably, the team's ability to deal with more than 2200 changes along the way without slowing down or compromising the project delivery.

Central

The Lady of the Lake – TSS Earnslaw

Justin Calder doesn't think that any other region in which Naylor Love operates undertakes ship refits and survey work. However, in Queenstown, Naylor Love is called in around May each year when this lovely old steamer is hauled on her cradle out of Lake Wakatipu for the annual refit. Even the hauling out process is a reminder of yesteryear, and a small crowd gathered around the Kelvin slipway as an ancient steam winch slowly cranked her up.

The *Earnslaw*, a 1912 Edwardian vintage twin screw steamer, is an icon of New Zealand tourism being the only remaining passenger-carrying coal-fired steamship in the southern hemisphere. Originally the *Earnslaw* worked with her sister ships, the paddle steamers *Antrim* and *Mountaineer*, for NZ Railways, transporting stock, wool and passengers to the surrounding high country stations on Lake Wakatipu.

In 1968 *Earnslaw* was very nearly scrapped but was fortunately rescued by Fiordland Travel (later to become Real Journeys). She was taken out of service in 1984 for a huge makeover. Her 12m high funnel was painted bright red and the hull a snowy white, and her kauri decks covered in. During her long years on the lake, the most serious accidents have been just two groundings on the smooth shingle shore.

Central's small contracts and jobbing section, led by Craig Good, Eion Smith and Murray Nash, has always had the task of the annual refit. For nearly twenty years it has undertaken a huge variety of tasks, many of these not at all in the traditional 'carpentry' sense, but often to facilitate the work of engineers and boilermakers. The ship's skipper or engineer provides a long shopping list of anticipated maintenance and Naylor Love tries to have the timbers and other materials all to hand once she comes out of the water.



However, often one task leads to another and some long hours are put in to achieve the re-launch date. The team has to be very versatile, with a can-do attitude.

The old girl earns her keep working fourteen-hour days in the summer months and cruising for eleven months of the year, despite being 98 years old. In 1999, during a major flood of Lake Wakatipu, when a bridge on the road between Glenorchy (at the head of the lake) and Queenstown was washed out, she came to the rescue of many of the hundreds of people stranded at the Glenorchy races. And she even made a cameo appearance in an Indiana Jones movie in 2008 as an Amazon river boat!

Over the years, as the owners have sought to expose more of her original timber work, most interiors have been refitted. The wheelhouse has been worked on, the decks caulked, and belting rails replaced. The work is always interesting and the team is proud of the Naylor Love tradition and workmanship which have kept this historic vessel going and looking so well.

Statistics: The *Earnslaw* is 51m long and 7.5m wide; her average cruising speed is 12 knots; coal consumption at cruising speed is one tonne per hour; her freight carrying capacity is 100 tons or 1500 sheep or 200 bales of wool or 70 head of cattle; and her passenger capacity, once 1035, is now surveyed for 389.

Dunedin

Bill Robertson Library redevelopment

The redevelopment and extension to the Bill Robertson Library on the University of Otago College of Education campus will be handed over before Christmas. This will allow time for a full fit out before students return next year.

The project involved a complete rebuild inside, carried out over two stages to ensure that the library could remain operational. Stage one included two thirds of the ground floor and all of the first floor, leaving a section of shelving on the ground floor for the students to access the books.

Reading space was provided in temporary accommodation adjacent to the library. The refurbishment included relocating the internal stairs, forming a new light well in the centre of the building, and improving the internal environment. For those who have used the library in the past, it would be well worth a visit in the new year. You won't recognise it as the same library.



Just as Naylor Love started on site in early January 2010, it was decided to add a 535sq.m extension to the front of the building, which had to be completed in the original time frame. This extension has really transformed the exterior, giving the library a really modern and vibrant look.

From rugby to dancing

Stainton Wanoa once played professional rugby in Parma (a small village near Milan) in Italy.

For two years, until a broken ankle exacerbated by poor surgery forced him off the field, Stainton was known for his rugby skills.

Returning to New Zealand to take up his building career again – Stainton did his apprenticeship with Mainzeal – he is now a cadet site manager with Naylor Love Wellington, managing projects on Pipitea Plaza and the refurbishment of the Cook Islands High Commission next door.

Although Stainton still plays golf, touch, rugby and a little tennis, and occasionally fishes and hunts, it is dance which has taken over his life. Stainton's partner, Sophie Ritossa, has been dancing since she was five, is head tutor at the Hutt City Dance Studio, and teaches dance and physical education at Taita College. "After many years teasing Sophie about her girly dancing, she slowly encouraged me into it, saying I was pretty good at it, and if I stuck with it I'd be awesome."

And so he is! Stainton has been dancing for only two years, but he's already an international champion. He started off in hip hop, but then moved to American jazz this year. "It's a lot more difficult than you think. I find it physically more demanding than rugby training sprint sessions!" Stainton's father wasn't so sure about the dancing, but when he saw Stainton's performance, he was very proud and surprised.

Towards the end of 2009, Sophie's dance studio was selected to represent New Zealand in the International



Dance Excellence Competition 2010 held in Los Angeles. Teams from all corners of the world battled it out in different categories – jazz, tap, ballet, musical theatre, contemporary, funk, hip hop and variety. The Hutt City Dance Studio competed in the variety section, a combination of any dance styles including haka, poi, hip hop, jazz and lyrical jazz. Not surprisingly, no other team included haka and poi. "Having these extra styles put us that much further up the ranking, sealing us a first place as overall winners of our category." Their performance, called Kiwiana, also won the best performance in the whole competition award. "We won by a mile, smashing teams from all over America and the world!" The audience, which included Tina Cross, was rapt.



Jazz dancing is a very expensive hobby, though. Hutt City Dance financially supported the 25 students, five parents and studio directors who attended the competition, but a lot of extra fund raising was needed to cover the \$6000 required per person. Stainton is also really grateful to Nick Clayton, Keith Paine and his awesome Naylor Love team for their support over the past year.

Stainton, who assists Sophie with her dance classes, was recently thrilled when the secondary school level hip hop team from the studio was placed first in the national hip hop championships in Wellington. "We dance to any new music that gives that extra edge over other crews in New Zealand – really slow jams for hip hop and the hard techno stuff for jazz."

Sophie and Stainton had planned to compete in next year's competitions in Los Angeles in April, but their first baby is due then. That won't stop them encouraging the rest of the team to excel at the championships.

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Safer today than yesterday



HEALTH & SAFETY
Ian Alswailer

I have just finished reading the centennial history of Naylor Love. It is interesting to learn of the events that shaped the company, but to me the most fascinating part of the book is the personal reminiscences from staff about safety (or the lack thereof).

"...we went down to the disabled Serviceman's Centre, and found that this old guy had opened a door into a built-in sort of a cupboard which had no floor. He fell in there, and of course he was boozed, and everyone had left the site. We found him lying there with a broken leg."

"...In those days they used 6x6, 4x4 putlogs across bearers to put planks on. On this occasion, some chappy working on the scaffold threw a putlog along, and it tipped and went through a hole in the very corner of the skylight. It was Friday morning, and the putlog went straight down into where people were shopping, and a woman was killed..."

It is safe to conclude that work in the construction industry back then was more dangerous than it is now. Despite the fact that, surprisingly, no staff of the company died as the result of an accident, serious injuries were considered to be a common event. It is also fair to say that safety of the public was at a lower level than today.

"A joinery shop is always a dangerous place. Andy Jamieson lost a couple of fingers on a shaver. And later there was a young fellow who lost a couple of fingers on the saw..."

"...One other day I threw a shutter up to the top of a beam: the shutter got up there, but I didn't. I went off the scaffold probably the height of the smoko room, but I landed on my feet, and just got up and climbed back up again."

"...it was very cold in winter and the machines were very noisy. The men wore cotton wool plugs in their ears, but they did little good..."

It is about 10 years since I joined Naylor Love and even then the number of staff on ACC was startling. Trevor Kempton recalled that it was not uncommon to have 25% of the staff on ACC. This could only have been because these people had sustained an injury serious enough to be deemed, in today's parlance, a 'lost time injury'.

"One day a guy left a big crowbar about 7' (2.1m) long, on the scaffold. He went away to smoko, and couldn't find the crowbar when he came back. Someone looked down, and there it was, straight through the roof of a car, pinning it to the asphalt."

"Another time, when the brakes failed, a bucket of concrete couldn't be held and it dropped down through the protective cover of the lift shaft. There was a helluva roar

and a crash and all this dust and steam came out of the lift doors. When we looked in, everything was covered in concrete. Luckily the guy working for Otis had just stepped out of the lift shaft..."

In the 1990s, a societal shift in the acceptance of workplace injuries resulted in the current HSE Act. Over time, accidents have become unacceptable and there is a greater appreciation of the true costs of injury to the person, their family and to the community generally.

Changes to Naylor Love's approach to safety was driven initially by the requirements of the 1992 Act; but also by a recognition that staff should expect to go home after work in the same condition as when they arrived (although perhaps a bit tired from their efforts). This imperative remains today, along with recognition of the same expectation of our subcontractors and the public. These expectations drive our programme of continuous improvement within our safety programme.

I suspect we may have some of our senior (in terms of age) staff who pine for 'the good old days when things were simpler', but I believe that if they thought seriously about it, none would choose to go back to the way things were then.

Central's green fingers

The Central division of Naylor Love is running a 'Spud in a Bucket' competition amongst its office staff, jobbing, the yard and each site.

Eight buckets have been planted out with seed potatoes, each team using its own secret ingredients in the soil. "The main ingredient, if one listened to the conversations, is of course bull****, and if the potatoes grow anywhere as large as the stories being told, we will have bumper crops."

Competition to grow the largest crop by Christmas is fierce.

Forty years on

Wayne McNamara, who has retired from Naylor Love Dunedin after an unbroken period of 40 years, four months and 28 days, is notable in several other ways.

Wayne is profoundly deaf, and has been since birth. He communicates with people by using hand signals or pen and paper. This didn't affect his ability to do his job. As Ewan Oats, Dunedin's operations manager said, "His work ethic was second to none."

Well respected and liked, foremen enjoyed having Wayne on their sites.

Wayne's knowledge helped shape numerous apprentices and carpenters over the years. His skills were wide ranging, from tackling tricky intricate work to putting up office partitioning systems. In the days when Naylor Love was installing Cunic systems, Wayne was known as 'Mr Cunic'.

A farewell function for Wayne was held on Friday 12 November.



Wayne McNamara and his wife, Georgina



Seasons Greetings

We wish you and your family a very merry Christmas and a great New Year. We would like to thank everyone who has supported us over the year, and we look forward to working together again next year.

Te Awa