



## August Meeting Notes & Feedback

25<sup>th</sup> August 2005

Dear all,

Thank you for your contributions to the third CCG meeting on 25<sup>th</sup> August & thank you to Karl who was our host and gave us an excellent presentation on the Ministry of Education's Northern School Building Programme. His presentation is attached for your reference.

### 1. Last Meeting & Your Feedback

Thanks to all who attended the meeting and for your continued support with our combined endeavours to help support an effective Construction Industry.

We had a few regular faces missing due to meeting commitments in other parts of the country and offshore, not least the Property Council Conference in Oz. We hope to catch up with these people at our next gathering.

Here are your views on this meeting:

#### Session 1 Learning & Sharing with Karl Hutton, Manager, Network Provision Northern Region

For this first session, Karl was very well received with an average score of 8/10.

Karl presented how the Ministry of Education has changed from a 'traditional' procurement model to one where an independent project auditor is employed to oversee a school project. The model they now use is called 'Single Line Accountability Model' which is similar to design & build, but in this case, the consultant takes the lead role. Difficulties have been encouraging the consultants to take on project risk.

The Education team developed this system due to a variety of drivers. One of which was a shortage of qualified staff to take on such a complex role. They found that combining the responsibilities of the design team & the construction team along with using someone who was independent and highly qualified meant areas like the GMP and time frames stayed within the parameters set at the beginning of the project. Project risks were transferred back to those that were more able to manage them.

Here are your comments about this session:

- Possibly a few more pictures and diagrams

Session 1	Session 2
Learning and Sharing with Karl	A Knowledge Transfer with Kim
9	9
9	9
8	8
7	9.5
7	8
7	7
	10
8	9

- Very clear and well presented. Suggest summary of situations where the approach worked well or not and how it could have been improved upon.
- Very good approach and presentation, you can see the passion!
- Good approach, demonstrated clearly.
- Format works well. It would be useful to understand in advance the key messages / issues being addressed by the presenter.
- Ensure session is very interactive so that group views / critique are shared to help form up "best practice" for particular case study for other projects.

### Session 2 - 'Knowledge Transfer' – Kim Barrett, Project Manager, Freeflow Alliance, Grafton Gully

Kim Barrett shared his experiences as Project Manager for the Freeflow Alliance on the Grafton Gully. Kim was part of a high level management team that looked for total alignment and commitment from all the people involved. They wanted to bring about a shift in the work culture which would change the behaviour of the frontline work force to improve organisational performance. Change in the culture of the organisations involved had to be driven from the top.

They set about doing this in three stages and had many workshops and an Alliance Coach from time to time to help them along the way. They focused on relationships and when it came to the workers on the frontline avoided management speak. They set times aside to play and had celebrations when various milestones were met.

Here are your comments about this session:

- Possibly a bit more detail on the coaching sessions
- Well rehearsed and presented item.
- Excellent presentation on "how to do it"!
- Pragmatic, sound, relevant
- Enjoyed Kim's casual presentation style. Conversational and clearly passionate about the subject.

Attendees were:

ANZ Bank	Gail Calder	Project Director
Auckland Airport	Paul Duffy	Engineering Manager
Massey University	Joe Hollander	Director Strategic Facilities Management
Constructing Excellence	Amanda Warren	Director

### Innovation-Best Practice-Productivity

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# The New Zealand Construction Clients Group

## Learning & Sharing in Action



CCG

Manukau City	Duncan Stewart	Projects & Contract Performance Manager
Constructing Excellence	Wendy James	Assistant
Ministry of Education	Karl Hutton	Manager Network Provision Northern Region
Vector	Doug Ray	OIP Project manager
Auckland International Airport	Adam Tyrie	Engineering Manager
Project Manager	Kim Barrett	Haydn & Rollett Construction
Canterbury University	Jason LeMasurier	Lecturer
Auckland University	Suzanne Wilkinson	Lecturer
Auckland University	Yana Shestakova	Masters Student

### *Apologies*

Auckland City Council	Neill Forgie	Professional Services Manager
Transpower	Robert Deller	Team Leader – Grid Asset Development
Manukau City	Robyn McCulloch	Manager Business Performance
Metrowater	Anin Namar	Asset Creation Manager

Metrowater	Charlie Littlefar	General Manager of Infrastructure Services
ANZ Bank	Tony Webber	Project Manager
Pinpoint Trustees	Peter Jordan	
Housing New Zealand	Mike Higgins	Acquisition & Development Manager
Housing New Zealand	Ian Wheeler	Development Manager

This meetings attachments include:

- Karl Hutton's presentation on the northern regions school building programme (Attachment)
- Kim Barrett's presentation on the Freeflow Alliance (Attachment)

## 2. Some New Faces

We had a few new faces at our last meeting. Welcome to Jason, Suzanne and Yana. Below is a brief introduction to these new people:

**Jason Le Masurier** is a Senior Lecturer in Construction Management at University of Canterbury. For the past 3 years Jason has been working on an initiative with industry and the Centre for Advanced Engineering to facilitate and demonstrate the benefits of innovation in construction project procurement and delivery.

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**Dr Suzanne Wilkinson** is a senior lecturer in construction management at The University of Auckland. She teaches in the areas of construction contract management and administration and project management to undergraduate and post-graduate civil engineering students. Her research interests include project management and contractual administration.

She is also currently working on a Government research contract with Jason LeMasurier on procurement forms for reconstruction following a natural disaster.

**Yana Shestakova** is a Master's Student being supervised by Suzanne. Her area of research is in Partnering in the Construction Industry. We are looking forward to her presenting her findings to the group later in the year.

### 3. Next Meeting

**20<sup>th</sup> October 2005**

**9.00am to 12.30pm followed by lunch & networking**

This meeting will be hosted by Suzanne Wilkinson at the University of Auckland.

The first part of the meeting will be a 30min presentation by Yana Shestakova, a Masters student whose research is titled "Analysis of the use of collaborative procurement systems in NZ". She will share her research findings as they currently stand.

The rest of the meeting is planned to have a Southern Flavour. We were fortunate enough to recently meet with the property people from Dunedin Fisher & Paykel in Dunedin & Dunedin City Council.

F&P have just completed what we could only describe as "The Perfect Project" having worked hard on developing their procurement strategy & techniques.

Dunedin City Council have recently changed their procurement policy to allow negotiation & parenting type contracts.

We are currently hoping to get both along to our next meeting to share their valuable experience with you.

### 4. Future Meetings

Future meeting dates so far are:

- 17<sup>th</sup> November
- 16 February
- 23<sup>rd</sup> March
- 18 May

Your ideas for future meetings are set out below. Any more ideas for future themes just drop me a line.

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### Future Meetings & Topics

Possibly a session on Property Maintenance Procurement ie. what is the norm in terms of fixed price, cost plus, one contractor or a multitude of packages etc.

Clients understanding and attitudes towards safety management.

More of the same examples from other sectoral areas.

Finally, thank you once again to those who attended, we look forward to seeing you all again along with more people who couldn't make it this time around. ☺

*If you want to succeed you should strike out on new paths,  
rather than travel the worn paths of accepted success.*

*John D Rockefeller, SR*