

Construction Client Presentation

139 Greys Ave

8 September, 2021

139 Greys Ave

- Key focuses: innovation, wellbeing outcomes and sustainability.
- 276 apartments - 200 public homes and 76 market rentals.
- 24/7 support service provision onsite.
- Mix of studios: 1, 1.5 and 2 bedroom homes available.
- 60% of units are either fully accessible or universally designed.
- Homestar 7.
- Approximately 3,000m² of shared, communal and retail space.
- First re-development project to have social procurement outcomes written into the build contract.



Traditional Construct Only Approach to Procurement

Stage	Activity	Comments
1.	Request for Information (RFI)	GETS, 1 February 2019
2.	Notice of Information (Advance Notice)	GETS, 17 October 2019
3.	Registration of Interest (ROI)	GETS, 1 November 2019
4.	Request for Proposals (RFP)	Issued to 4 shortlisted respondents following the ROI 26 February 2021

- Project Procurement advisory Group:
 - Weighted Attributes
 - Focus on quality and complete documentation (design and specifications)
- Project Social Procurement Group

Other Key dates:

- ❖ Kāinga Ora established 1 October 2019
- ❖ Government Procurement Rules 4th Edition 1 October 2019
- ❖ 1st covid lockdown 25 March 2020
- ❖ Contract award 30 July 2020

Construction Progress Update



Construction Progress Update

- Prior to the latest COVID lockdown, Building A's superstructure was underway at Podium level
- Podium structure progressing to Buildings B & C
- Services installation works have begun to the Basement and Plant Room
- Incoming utilities coordinated
- Façade and fit out trades in the final stages of procurement
- Worldwide material / equipment availability being managed between Icon and Kainga Ora



Social Procurement – Supplier Diversity



Māori and Pasifika



Amotai.
Aukōkiri members



Currently sitting at
5.5% of the
contract value



Women-owned
construction
companies



Ngāti Whātua Ōrākei

Social Procurement



Local schools



Learning and
Development Plans
for workers



Icon graduates



Greys Ave
community



Shared Spaces



Social Procurement – Industry Initiatives

Mates in Construction

The site at 139 Greys has applied for site accreditation for Mates in Construction. This means the site has:

- ✓ An available workforce, including administration staff that have received the training.
- ✓ A proportion of GAT trained staff who must be maintained at 80% of the workforce on-site.
- ✓ One CONNECTOR trained worker for every 20 workers.
- ✓ Access to an ASIST trained resource.



Creating Employment Opportunities

Icon and Kāinga Ora have been working with the City Centre Jobs and Skills Hub to connect sub-contractors with potential apprentices, cadets and trainees.



Social Procurement - Sustainability

The building at 139 Greys Ave will be 7 Homestar rated

Icon have been actively working to minimise waste with current recycling levels above the required benchmark

Currently 78% of all waste going off-site is being recycled

Programme Raranga

Programme Raranga is at the forefront of how Kāinga Ora will do business in the future - and our programme team are spearheading a series of 'firsts' for our organization.

139 Greys Ave



Programme Raranga Workstream

Project 1: Commercial and Property Management

Project 2: Body Corporate

Project 3: Facilities Management

Project 4: Hapori Kaitiaki

Project 5: Supported Housing Tenancy Service

Project 6: Non-public Housing Tenancy Service

Project 7: Placement and Onboarding

Project 8: Supported Housing Funding

Project 9: Support and Health Services

Project 10: Community Development

Project 11: Evaluation

Project 12: Business Integration

Project 13: Digital Innovation

Any questions?

