

Britomart Redevelopment



building a lasting impression



Britomart Redevelopment

- Pre-Construction Agreement containing Partnering Provisions – standalone contract binding the parties
 - *“establishment of a relationship based upon mutual trust”.*
 - *“shared intention to achieve a maximising of each of their respective benefits”.*
 - *“openness, promptness, consistency and fairness in all dealings and communications”.*
 - *“non adversarial dealings and constructive mutual steps to avoid differences and identify solutions”.*
 - Act in Good Faith – requirement of the partnering section.
 - Facilitated the progression of the contract from design to construction to completion.
 - Partnering agreement has enabled for two projects to be successfully completed, with a third in negotiation.



building a lasting impression

 **Hawkins**
Construction

Middlemore Hospital



building a lasting impression



Middlemore Hospital

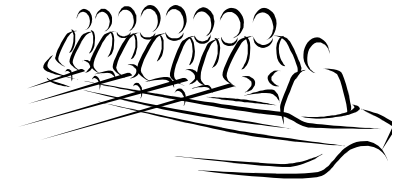
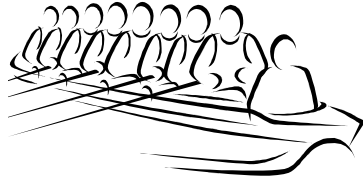
- Facilities Modernisation Project – Stage Two (FMP2)
- Delivery of 9 separate projects over 42 month period in a live hospital environment.
- Partnering workshop – Partnering Charter – Signed by ‘Key Players’.
 - Principal
 - Project Manager
 - Designers
 - Quantity Surveyors
 - Contractor
- Mission Statement
 - To deliver the agreed CMDHB hospital development objectives through effective and innovative teamwork. This will be achieved by building an equitable and trusting relationship based on mutual respect, honesty, clear and timely communication and a ‘no surprises’ approach.



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 **Hawkins**
Construction

Counties Manukau District Health Board – Facilities Modernisation Project



PARTNERING CHARTER

Between

Mission

To deliver the agreed CMDHB hospital development objectives through effective and innovative teamwork. This will be achieved by building an equitable and trusting relationship based on mutual respect, honesty, clear and timely communication and a 'no surprises' approach.

The schedule below are the agreed Key Performance Indicators (KPI's)

Quality / Functionality

- ✓ Code compliance with in a week of Practical Completion.
- ✓ No defects in clinical areas at Practical Completion.
- ✓ User Group sign off Concept Design in timely manner to meet programme.
- ✓ Design to Brief. Check at compliance Developed Design.

Financial

- ✓ Less than ten major scope changes outstanding at any time.
- ✓ Final Account within one month of Practical Completion.
- ✓ No contractual claims other than Variation Orders and Extension of Time.
- ✓ Three month moratorium on User changes prior to Practical Completion target date.

Time / Programme

- ✓ Meet all critical opening dates once set.
- ✓ Migration sequence / programme should allow 'Business as Usual' to continue.
- ✓ Five working day approval on shop drawings / technical submissions.
- ✓ More integration with Facilities Management.

Teamwork and Partner Relations

- ✓ Social interaction per quarter.
- ✓ Senior management attendance to critical issues promptly.
- ✓ Future contracts.
- ✓ Onsite Architects / Engineers.
- ✓ Reduce RFI's and CI's. Mark Katterns and Waren Warfield to sample ten CI's every month and review benchmark.
- ✓ CI's by project.
- ✓ New process to manage change control at senior level to control Users.

Communications and Public Relations

- ✓ No bad headlines in news.
- ✓ No surprises.
- ✓ Produce a communications plan.
- ✓ Control emails. Reduce the number of emails and all need headings.

Design

- ✓ Better drawing coordination.

Safety

- ✓ Safe site / workplace.
- ✓ No serious accidents.
- ✓ Compliance with procedures.



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