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Design Efficiency Improves Bottom Line

Cutting inefficient use of space and maximising return on investment is paramount for every business.

John Leslie, Managing Director of Econo Built, comments that in today's competitive environment, companies often have a limited ability to increase their income, which means they actively need to seek cost reductions.

facilities reduce the need for turning and create more efficient work flows.

When it comes to building design, Econo Built's experience creates cost effective solutions. Says Econo Built Director and Quantity Surveyor, Evan Hallberg *"We maximise our clients' budgets by building in everything that they need and leaving out the things they don't."*



Roadstar Transport Ltd, Airpark Business Centre, Auckland

4500m² Office/Warehouse/Canopy

With over 26 years experience, Econo Built Design Build Ltd has amassed a wealth of knowledge and helped a wide range of clients save money through efficient building design and optimal use of their land area.

Consolidating a number of smaller warehouses into one larger, purpose-built facility can significantly assist. Property related overheads and staff costs are often reduced, as OSH requires a minimum of two people to operate each small warehouse.

The new building can be designed with a much higher stud (12m+ and 80m+ clear span) to maximise the total volume and flexibility of goods that can be stored inside the building. While the provision of large covered canopies, allowing for container storage and all-weather loading and unloading, extend the usable area outside. Drive-around and drive-through

Grant Robertson, Managing Director of Roadstar Transport Ltd backs this up:

"After several months of dealing with a company who were unable to find a solution that met our requirements we decided to seek an alternative proposal from Econo Built. This was the best decision we ever made as they quickly came up with an attractive functional design that met our brief at a substantially lower price. The project proceeded efficiently to completion."

So, if your current facility doesn't maximise the available land area, or expansion has left you with a number of separate and inefficient sites, talk to Econo Built Design Build Ltd and realise the ultimate cost savings that will keep your business moving ahead.

Malcolm Total Logistics



Don Malcolm, Managing Director of Malcolm Total Logistics

Malcolm Customs & Cargo Ltd was started in 1985 and has grown each year to become one of New Zealand's largest privately owned Customs brokerages.

"The quality of the finished project belies the contract price, which was substantially less than others we received, amounting to many hundreds of thousands of dollars. I have absolutely no hesitation in recommending Econo Built as an extremely worthwhile candidate to any prospective client."

Company founder and Managing Director, Don Malcolm, says working

with Econo Built Design Build Ltd has been a source of on-going amazement.

The building was completed on time, confirming Econo Built's claim that no penalty clause in the contract would be necessary. He says all of the key people he has dealt with stood by the commitments and promises they made.



Malcolm Total Logistics, Pavilion Drive, Airpark Business Centre, Stage 2

7500 m² Office/Warehouse/Canopy

In today's competitive environment companies must always strive for maximum ROI. How do you get the most out of every square metre?

Expert Advice - Optimising your available land area

Consolidating a number of smaller warehouses into one purpose-built facility is a great place to start. But how do you make sure your investment gives you payback in increased efficiency and capacity?

Designing a purpose-built facility provides an outstanding opportunity to create streamlined processes. In today's high tech environment, electronic booking in facilities can be combined with SMS messaging updates to create a hot rolling lane for truck clearance.

High stud buildings afford optimal volume, but only when correctly configured to allow ready access to all goods stored. This means choosing a racking system to suit and designing the building accordingly.

Today's sophisticated forklifts can require seamless concrete flooring, so it pays to consider not only the equipment you are using right now, but what you may consider using in the future.

Future proofing might also include an analysis of possible business diversification - will dangerous goods storage be required? What about facilities for customs clearing/MAF? Or cold storage?

Fortunately expert help is at hand - as the project managers at Econo Built Design Build Ltd can walk you through their process.

Or, start with an analysis of your current premises - is it taking your business forward by maximising capacity and efficiency or is it restricting your ability to optimise performance?



UPS SCS (NZ) Ltd, Pavilion Drive
8400² Office/Warehouse/Canopy

Schenker (NZ) Ltd and Pro-Freight

“Econo Built has undertaken two projects this year for us in the Auckland Airport area with value totalling approximately \$10 million on a complete turn key contract. I have been delighted with the professional approach, timely information and high quality workmanship.”



Pro-Freight
11,600m²
Office/Warehouse/
Canopy

Both projects were completed well ahead of anticipated time frame and the “can do” approach from Econo Built to our tenant design changes was a delight to experience. I can strongly recommend John and his team to anyone seeking a hassle free, quality construction.”

L.L. McDougall, 2006

Schenker NZ Ltd (below) 11,000m² Office/Warehouse/Canopy



Davies International Freight



The drive-through complex for Davies International Freight with entrance on Montgomerie Rd and exit in Aintree Ave
5200m² Office/Warehouse/Canopy

Davies International Freight approached Econo Built after looking at an office/warehouse complex they had built almost next door to their site. Larry Davies, Managing Director of the Davies Logistics Group says Econo Built were very easy to deal with and worked with them to ensure they got exactly the building they needed.

“Five years later we are as pleased as ever with the job Econo Built did for us. Our building today is both still very functional and pleasing to the eye. Our staff enjoys the working environment - north facing warehouse and the ease of access and the drive through is still a winner with both our staff and customers. John, Mark and the team have been a pleasure to work with.”

Tool Box - We look at the Yale range of reach and lift trucks

A high stud warehouse can significantly improve your use of the available land area, but only if you use effective racking systems and access equipment. The Yale range from SG Equipment Ltd is comprehensive - pallet trucks, stackers, order pickers, reach trucks and turret trucks, all built to handle numerous capacities and applications.

Matt Mayne, SG Equipment’s Regional Sales Manager says Yale offers a complete service. “It is not uncommon now for clients to be building warehouses up to 13m in height, and installing pallet racking up to 12m. We have specialist knowledge and can advise on the best reach equipment and racking configurations to suit their space.”

Rinnai New Zealand Ltd chose Yale’s narrow aisle reach trucks to maximise their new high level warehouse in Mangere. They also use Yale’s 3-wheeler electric riders and have recently purchased an order picker. They were impressed with the high quality of the Yale range

and the service they received. For details on the full Yale range visit www.yale.co.nz or call Matt Mayne or Dennis Rose at SG Equipment on (09) 268 4610.



Pictured from left to right is the starting line-up of Yale electric warehouse trucks: the 3-wheeler electric rider, narrow aisle reach truck, the turret truck and order picker.

Rinnai Rinnai New Zealand Limited

When engaging Econo Built Design Build Ltd to design and construct a new head office, manufacturing and distribution centre in Pavilion Drive, Mangere in 2007, Rinnai New Zealand Ltd undertook a thorough process.

Says Ray Ferner, Rinnai New Zealand Ltd's Managing Director, "Our evaluation process clearly identified Econo Built as our preferred contractor on the basis of their detailed understanding of objectives, the comprehensive specification offered, price and positive references from previous clients. Construction of our facility started in May 2007 and was completed in April 2008, both on time and within budget.



Rinnai New Zealand Ltd's Head Office, Manufacturing & Distribution Centre
10,200m² Factory/Office/Warehouse



We are very happy with our new building and found Econo Built to be fantastic to work with. They are well organised, good communicators, practical, open

and honest. We appreciated the transparency of their operating methods - they didn't try and hide anything,

they gave us options from which we could choose. Previously we were operating from two sites in low-stud buildings that were old and tired. Our capacity is now much greater and per square metre we can store and process a lot more. We are future-proofed, both in terms of capacity and energy efficiency.

Ray cites the energy efficiency aspect as an example of Econo Built's operating style. "We asked them for options, so they willingly did the research and presented us with information on environmentally sustainable design options. We were then able to make an informed decision.

We have no hesitation in recommending Econo Built to others requiring design and construction services."

Econo Built Recognises Lifetime Customer Value

In an industry better known for its disputes than its service standards, Econo Built's philosophy is refreshing. They believe in creating customer relationships that will stand the test of time. And that means completing every project to exacting standards and making sure each customer is completely satisfied. As you might expect, word of mouth referrals make up a large portion of their enquiries.

What's more they go beyond the basic brief to bring a client's vision to reality. Says Econo Built's Russell Vince, "Some of our customers desperately need a new building, but haven't got the time or resources to progress the concept. We handle the total project - we can assist in sourcing land, design and build to suit and have finance available if required. We will also develop a property for a client who wishes to lease it upon completion. "

And if you thought Econo Built Design Build Ltd specialised only in rural buildings, you may be surprised to learn that commercial building makes up in excess of 95% of their annual turnover. They have project specialists experienced in freight and logistics, warehousing, marine and industrial property, aircraft hangars, schools, gymnasiums, along with office and retail complexes.

Perhaps it's time you gave Econo Built a call!



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