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## Design Build Works for Schools

Econo Built's timber arches are easily spotted in rural New Zealand. But don't be fooled. There's a lot more to Econo Built Design Build Ltd than meets the eye.

*through the options and tailor-make a design solution to suit. In all cases we have been successful in finding a solution that satisfies all the school's requirements and meets the school's budget."*

Over the last 6 years they have completed more than 50 design build projects for schools. Everything from simple classroom blocks to complete new schools and the full spectrum in between - administration buildings, libraries and IT suites, halls, gymnasiums and auditoriums; they handle the total project including site works and landscaping.



Gulf Harbour School in Auckland

John Petrie of Gulf Harbour School agrees. "Recently we completed a two-story eight-classroom block.

*Our initial intentions, having worked with architects and the normal tender process, proved unachievable,*

*beyond the budget and fruitless. Econo Built took our basic intent, converted it to an achievable outcome and delivered.*

In fact they've completed more design build projects for schools than any other New Zealand construction company.

*Overall we gained a better than expected building, that is both functional and was delivered within the budget. We walked away from the completed project with a healthy respect for the management and personnel of Econo Built."*

So, why are schools turning to Econo Built and the design build process?

Dave Stewart, who specialises in designs for schools says "We've developed quite a track record in rescuing projects that have gone down the more traditional consultants/tender process only to find that the lowest price still exceeds their budget. We sit down with them, work

But why wait until your project needs rescuing? Talk to Econo Built at the outset and you'll discover a refreshing point of difference – if they can't design your project within your budget you won't be charged a cent!

# Northcross Intermediate



Northcross Principal  
Jonathon Tredray



Northcross Intermediate is the second largest intermediate school in New Zealand, with over 1100 pupils and in excess of 80 staff.

Some six months later the new state of the art administration complex was completed, on time and within budget. The staff room, with its extensive views of the Hauraki Gulf, is a truly outstanding facility.



The gymnasium is still in great shape 11 years on

In 1997 the school needed to build a gymnasium but were operating on a very limited budget. After investigating all the options the school decided that the Econo Built Design Build service offered the best solution. 11 years and thousands of hours use later, the gym is still in great condition and continues to meet the school's requirements.

The development of the new literary centre came next. The school wanted a building that fitted with the rest of the school, was future proofed to meet their requirements for the next 30-40 years and that would be an innovative and exciting place for their students to learn and grow.

A new staff room is part of the state-of-the-art administration complex



Following the success of the gymnasium project, the school had no hesitation in engaging Econo Built to replace its outdated administration building.

With its unique design features and finishes, the Econo Built design met that brief well. Says Principal Jonathon Tredray, "I have never been involved with a project of this significance that has gone so smoothly."

**When the lowest tender has come in over budget how do you get your project back on track?**

## Expert Advice - Dealing with the Budget Blues

Ask Econo Built's Managing Director John Leslie, and he'll say "You should have come to us first!" That aside, the team at Econo Built are well equipped to meet the challenge presented by a traditionally procured project that has not met the school's budget or functional requirements.

manager. Design innovations and construction efficiencies are built in using the total expertise of the team. Plus there are production efficiencies as a result of one company handling the total project.

And it happens all too often. The architect's design is presented to you without costs. Once you love (and have paid for) the design, it is then sent to a quantity surveyor for estimating or put out for tender. The design cost is non-refundable even if none of the tenders meet your budget.

A school project manager is still required but because they are working with one company who are providing a full turn key project delivered under a single line of accountability, their task is made easier. The possibility of contractors exploiting design gaps or ducking for cover is removed, as total accountability for the project rests with Econo Built.

Choosing the design build process instead offers several advantages. On the basis of your brief, an initial concept drawing is prepared, together with an estimate of the cost. So you can see immediately that the design presented will fit within your budget. From the outset, the Econo Built design build team is made up of an architect, engineer, quantity surveyor and construction

When it comes to the paperwork, the Ministry of Education has a slightly different process for design build projects than that for traditional tenders. So it's essential that you deal with a company that is experienced in this area. Where possible, of course, avoid the budget blues altogether - choose the design build process from the outset.

**Step One - Call Econo Built Design Build Ltd!**

## Hobsonville Primary School



A 4-classroom block at Hobsonville Primary

When Hobsonville Primary School engaged an architect and put the design for their new classroom block out for tender none of the bids met their budget.

Switching to the design build process gave them a more reasonable option. Keeping the same footprint as the original design, Econo Built designed in efficiencies to bring the project back within budget. The finished classroom block fits cohesively with the existing part of the school.

On the strength of this experience, Hobsonville Primary had no hesitation in choosing Econo Built and the design build process for their new auditorium.

## St John the Evangelist School

Built for the Catholic Schools Office, St John the Evangelist is a new school and community hall that incorporates a library and computer suite.

After viewing other halls built by Econo Built and evaluating the design build process, the Catholic Schools Office approved the design build process and chose Econo Built Design Build Ltd.



New School and Community Hall at St John the Evangelist School in Otara

## Tool Box - what is GIB Toughrock® Aqua?

Here's a product that every school Principal will love! GIB Toughrock® Aqua is an ultra-strong wall lining designed for areas subject to extreme wear and tear.

The patented combination of cellulosic fibre and gypsum plaster gives GIB Toughrock® Aqua wall-linings extra stiffness, unrivalled impact resistance and 25% greater joint strength than plasterboard lining. Because there is no face paper to scratch or scuff, the surface is significantly more resistant to everyday knocks and if damaged, is simple to repair.



senior soccer players lined up to put it to the test. According to Robert Liebert, Director of Sport at KingsWay School, the GIB Toughrock® Aqua took a considerable pounding and didn't show any signs of damage.

*"I have to say I'm very impressed with the resilience of these linings. There are no signs of cracking at all and no dents. And that's very comforting because those kids really did put a lot of power into their kicks. It certainly is comforting to know that the new gym will be able to stand up to rough treatment."*

*After giving GIB's new ultra-solid GIB Toughrock® Aqua wall-lining a thorough pounding, senior soccer players at Auckland's KingsWay School gave it the thumbs-up for toughness*

Econo Built Design Build specified GIB Toughrock® Aqua for the gymnasium at KingsWay School in Auckland. And once it was complete, the school's

For more details go to [www.gib.co.nz/products](http://www.gib.co.nz/products)

KingsWay School's Gymnasium was completed by Econo Built Design Build Ltd in March 2004



# St Peter's School, Cambridge

If graceful curved roof designs are what you've come to expect from Econo Built, then the new gymnasium and events centre at St Peter's School in Cambridge will surely raise those expectations to new heights.

St Peter's is one of the leading independent, co-educational secondary schools in New Zealand. Situated on 100 acres of park-like grounds near Cambridge, the school currently has 1083 students including 430 boarders.



New gymnasium/events centre at St Peters School, Cambridge



The gymnasium is a fully equipped state-of-the-art facility with twin basketball courts



St Peter's chose the design build process with Econo Built after looking at the gymnasiums Econo Built had already completed at Bethlehem College in Tauranga and Strathallan in Karaka.

Design build maximised their budget and allowed them to create a state of the art facility in keeping with the high quality of the rest of the school.

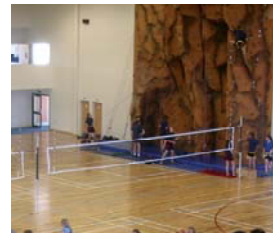
Mark Scott, Trust Board Secretary of St Peter's School is very complimentary of Econo Built and the design build process.

*"The St Peter's School community are thrilled with our new school gymnasium and we wish to thank you and your team for the fine work on this project.*

*From scoping and design, to completion and commissioning, we are grateful for your innovative and practical approach. We feel that we have a superb facility, built on-time and within budget and have excellent value for our investment."*



Squash Courts



Rock climbing wall



**Design Build**

Complete this questionnaire and return to:

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Papakura 2244  
South Auckland

Phone (09) 299-7855  
Fax (09) 298-1753

E-mail schools@econobuilt.co.nz

**Design & Build Solutions**

- Is your school planning to build within the next 2 years?
- Does your school have a project that's on hold due to initial designs coming in over budget?
- Is your school frustrated with the traditional consultant/ architect process?
- Would your school like a visit from Econo Built Design Build Ltd to see if we can assist you with your building project?

Name of School: \_\_\_\_\_

Name of Contact Person/s: \_\_\_\_\_

(or project manager if already appointed)

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_