

Elevator Group

**Project Management
Construction****Project**
Industrial**Location**
246 Puhinui Rd, Wiri**Client**
Elevator Group Inc**Value**
\$5.5 Million**Period**
7 Months**Consultants**
Architects /
Gel ArchitectsStructural /
MSC ConsultingMechanical /
Thurston Mechanical Ltd

It is more than half a century since Elevator Group was launched to provide work and career support for people with disabilities. In recent years, the not-for-profit had outgrown its Mangere Bridge site and the decision was taken to consolidate its various operations under one roof, with Haydn & Rollett engaged to build a medium-scale warehouse and office development at Puhinui Rd, Papatoetoe.

When it became apparent that the building as designed wasn't going to come within budget, Haydn & Rollett helped the client on a rethink, eventually paring back the office to a simple timber-framed structure within the warehouse.

Another early complication arose from the fact that the subdivision of the wider site wasn't complete, meaning that in the early stages there were two civil contractors effectively working on top of each other. In the collaborative spirit of its long-standing relationship with the site's developers, Willis Bond & Co, Haydn & Rollett helped to finish off the subdivision work, enabling the project to stay on track.

The site was once home to a 3 Guys distribution centre, and among Haydn & Rollett's first tasks was to remove some remaining hardstand elements and complete drainage work. Wet weather created issues at times, with heavy rainfall causing periodic flooding on Puhinui Rd.

Those hiccups aside, the warehouse was a straightforward build, using standard steel framing, metal roofing, cladding and precast concrete. Two bays were left as an open breezeway, creating easy access for Elevator Group's trucks and keeping an option open for future expansion.

For the two-storey office, meanwhile, Haydn & Rollett used lightweight timber framing to enable a quick and cost-effective build. Should the client wish to grow its office space in the future, there is a resource consent in place to expand outside the building. In fact, as an indication of the success of the project, which was completed in early February 2016, Haydn & Rollett has subsequently been engaged to price some expansion works.