

Transforming *Property in* *New Zealand*

Capability Statement



Who we are



>1,700

**employees in
New Zealand**



48,000

**employees
globally**



550

offices



40

countries

WSP Opus is one of the world's leading engineering professional services consulting firms. We bring together a unique pool of technical experts and strategic advisors including architects, engineers, technicians, scientists, planners, surveyors, and environmental specialists as well as other design, program, and construction management professionals.

With 40 offices across New Zealand, our team of more than 1,700 work with clients to deliver best-practice, value adding solutions.

The depth of our expertise and advice spans across the Property and Buildings, Transportation and Infrastructure, Environment, Power and Energy sectors, as well as project delivery and strategic consulting services.

We are supported by more than 2,700 staff in Australia and 48,000 staff global experts.

We are committed to working with clients to realise their business objectives and our vision to be the leading provider of integrated services for the built and natural environments.

BUILDING SERVICES

- Mechanical
- Electrical
- Hydraulics
- Fire Protection
- Vertical Transportation
- Asset and Facilities Management

SPECIALISTS

- Acoustics
- Sustainability Advisory Services
- Building Environmental Modelling
- Fire Safety Engineering
- Specialist Lighting
- Security
- Technology
- High Voltage Power

STRATEGY

- Property Advisory
- Design/Peer Review
- Independent Commissioning

ENVIRONMENTAL

- Planning Studies
- Environmental, Social and Health Impact Assessments (ESHIA)
- Environmental Management Plans
- Licensing, Approvals and Compliance
- Contaminated Site Assessment
- Asbestos Studies and Management
- Oil and Groundwater Monitoring, and Remediation
- Environmental and Safety Management Systems (ISO/AS/NZS)

INTEGRATED TRANSPORT

- Traffic Engineering
- Traffic Planning
- Traffic Modelling
- SMART Mobility

AND...

ARCHITECTURE

STRUCTURAL ENGINEERING

CIVIL & GEOTECH

FACADE ENGINEERING



In our pursuit of excellence we utilise BIM (Building Information Modelling) and 3D Revit to develop and deliver projects for clients.

Specialists

The Specialist team is a business unit within the organisation providing consultancy services for a range of unique engineering disciplines, including: Acoustics, Technology Systems, Fire Safety Engineering, Security and Specialist Lighting.

Our diverse experience, combined with our extensive global office network, means our solutions reflect local market dynamics and standards whilst incorporating global best practice. Locally, our engineers have been involved in some of the most iconic projects in New Zealand.



WHOLE-OF-LIFE MANAGEMENT

We are committed to working with clients to ensure that their construction projects are delivered on time, to budget and to the required quality.

Our project management team has experience and expertise in working with clients through the

- feasibility
- concept design
- detailed design
- construction design
- procurement
- construction and
- close out stages.

WSP Opus understand that from time to time buildings do not perform as they should.

Our property team are regularly called upon by our clients to undertake detailed investigations into buildings issues and report of the severity, consequence, and options for remedial action.

WSP Opus have worked with clients throughout New Zealand and across the globe helping clients know what assets they have and ensuring that they have the information they need to understand how to make the best use of them. WSP Opus' expertise in helping clients with their asset inventories has been further strengthened by their involvement in helping to create the New Zealand Asset Metadata Standards with LINZ.

WSP Opus have created a suite of tools to assist with asset management activates and will be using their bespoke asset data capture software to collect asset types, quantities, photos, condition and other information as part of this work.

WSP Opus has proven expertise in facilities management from retail, residential buildings, corporate, network sites to power distribution.

Our team of experienced facilities managers can assist our clients in providing following services:

- Gap analysis for soft and hard services
- Setting up policies and procedures.
- Completely managed FM services including 24hours a day in house call centre operations.
- Health and Safety body corporate and building owners risk identification, audits and PCBU services.



SUSTAINABILITY / ESD

The WSP Opus sustainability team provides sustainability consultancy services for the built environment across all sectors, including property, industry, transport, infrastructure, utilities and resources.

Our team are experts in integrating sustainability and circular economy principles and tools into the built environment, including low-carbon design, BREEAM / NABERS and climate change risk and resilience assessments. In addition, our expert capability supports voluntary certification schemes such as Green Star, NABERS, LEED, EnviroDevelopment, Fitwel and ISCA. Our team also provides advisory services including formulating sustainability strategy, high performance design, procurement of district scale utilities, energy audits and climate change adaptation and mitigation. With extensive design analysis experience, including life cycle analysis and costing, and building modelling using a variety of proprietary tools and green infrastructure, the WSP Opus sustainability team offers clients world-class sustainability outcomes across the built environment.

Our core services include:

- BIM Level 2 Certification
- Sustainable Design
- Green Star and Living Building Challenge
- NABERS & Green Star Performance
- ISCA
- FitWel
- Life Cycle Analysis
- Circular design
- Master Planning
- Energy and Water Assessments and Efficiency
- Precinct and campus scale sustainability
- Reconciliation
- SMART Integrated Transport
- Zero Waste
- Urban Renewal / Density



ACOUSTICS

Our acoustic, noise and vibration consultancy teams have the expertise to provide clients with concept-to-commissioning solutions.

They demonstrate world best practice and experience, having worked on a diverse range of complex projects – delivering innovative and detailed acoustic architectural and building services design as well as environmental acoustic design on some of New Zealand's largest infrastructure projects.

Our core services include:

- Architectural and building acoustics
- Venue and theatre consulting
- Sound insulation
- 3D modelling of acoustic environments
- Noise and reverberation control
- Spatial acoustics
- Mechanical services noise and vibration
- Environmental noise assessments
- Noise mapping services
- Noise impact assessments
- Transportation noise and vibration
- Vibration monitoring and prediction
- OH&S noise assessments
- Industrial noise control
- Aircraft noise assessments



SPECIALIST LIGHTING

Our specialist lighting team have extensive experience in delivering creative, inspiring and cost effective architectural lighting design.

Our team achieve a sound balance between creating lighting solutions that are both visually stunning and functional for the end-user, considering energy efficiency, capital and operational costs, quality, maintenance and compatibility.

Our core services include:

- External landscape lighting
- Theatre lighting
- Lighting render imaging
- Architectural lighting schematics
- Information for cost analysis
- Feature internal lighting
- Assistance in custom designed light fittings
- Day lighting design
- Art collaborations and installations.
- Street lighting
- Sports stadium lighting



TECHNOLOGY SYSTEMS

We are committed to being the leader in all property and infrastructure-related components for smart and connected systems, offering both policy and technical support to public and private clients and acting as the liaison between owners and the emerging technologies.

Our core services include:

- Site wide ICT Master Planning
- Public Wi-Fi modelling and design and site wide Distributed Antenna Systems (DAS)
- Intelligent building management and automation systems
- Combined Paging and EWIS systems
- Complex Control and Automation Systems
- Conference, Function & Ballroom Performance Systems
- Congress Communication & Interpretation Systems
- Complex Audio Visual Systems

SECURITY SYSTEMS

- Crime Prevention Through Environmental design (CPTED)
- Access Control
- Intrusion Detection
- CCTV
- Personnel Duress
- Security Fencing



FIRE SAFETY ENGINEERING

Our fire engineers provide practical and value-driven design solutions to protect people, property and the environment from the destructive effects of fire.

They are leaders in the safety design of high-rise buildings, large retail schemes, complex tunnel projects and transport interchanges.

Our core services include:

- Architectural and building fire safety
- Means of escape
- Spread of fire and smoke
- Fire services access
- Fire fighting provisions
- Complex CFD modelling
- Evacuation modelling and design
- Airports and dangerous goods assessments
- Transportation fire safety assessments
- Tunnels and mining fire safety

ASSET MANAGEMENT

Asset management is a term that covers all the disciplines involved in managing the whole of life of the assets we deliver.

Traditional design consultancies focus on the construction and commissioning elements of the asset lifecycle. At WSP Opus we are interested in supporting our clients throughout the whole asset lifecycle.

STRATEGIC ASSET MANAGEMENT

We recognise that our clients only own assets as a means to an end. They are not the *raison d'être* for the organisation and these assets must support the outcomes the organisation is trying to achieve. At the highest strategic level, we help our clients define the linkages between the assets and the outcomes sought.

We assist our clients by preparing asset management policies and implementation strategies to provide road maps to show the route to achieve their policy objectives.

ACQUISITIONS AND DISPOSALS

Our clients often need assistance from the very early stages of the asset lifecycle to acquire the asset or the land needed for the asset. We have dedicated teams of professional staff in our major offices qualified to manage the acquisition process. Major WSP Opus clients include the New Zealand Transport Agency (NZTA) and Land Information New Zealand (LINZ).

At the other end of the asset lifecycle our specialists can assist with disposal of assets that no longer support client's needs.

BUILDINGS COMPLIANCE SOLUTIONS

Keeping New Zealand safe and reducing Risk through building compliance is a core focus of WSP Opus. Our building compliance solutions team can assist in ensuring your legislative obligations and regulatory requirements are met.

ASSET MANAGEMENT PLANS (AMPs)

At the next level, we help our clients manage their assets through the development of asset management plans. These plans provide specific guidance on the management of individual assets and classes of assets to ensure that the assets:

- Help deliver organisational objectives
- Perform reliably and achieve their normal life expectancy
- Are cost effective/ efficient in operation
- Are future proofed to meet changing organisational needs

AMPs also allow our clients to:

- Identify the risks posed by the assets
- Predict the cost of mitigating these risks
- Predict forward expenditure needs
- Define the time and process to decommission/ dispose of the assets at their end of life
- Plan for replacement of assets.

Part of our asset management service offering is the preparation of long term maintenance plans. These provide forward expenditure plans for facilities to guide annual budgeting. The Ministry of Education and the Catholic Diocese are major clients for whom we undertake ten year plans (10YP) for schools. We also provide services to body corporates to produce the data to support mandatory long-term sinking funds.

CONDITION ASSESSMENTS

We have assisted many clients in the identification and classification of their assets, which is the first step towards proactive asset management. We conduct asset surveys to establish quantitative data, condition of assets, the utilisation and demand for the assets and to establish their future risk/cost profiles.

We have developed a propriety web based application (App) called the Asset Data Tool or ADT that we use to structure our site data collection. This tool has a number of advantages:

- It structures site asset data collection consistently
- It provides direct linkage between photos taken of assets and asset records
- It allows our clients (through a web portal) to see exactly the assets that we are reporting on.
- It includes tools to present the data in user-friendly dashboards.

NEW ZEALAND METADATA STANDARDS

WSP Opus have been involved in assisting NZ Treasury and LINZ with the development of metadata standards for asset data. These standards will guide how clients report on their assets to ensure that a consistent approach is adopted nationwide. We ensure that all of our service offerings to clients are compatible with these standards

We also provide services to guide our clients from project completion through to the operation of new facilities. We can assist in ensuring that data from Building Information Models (BIM) created during construction, can be seamlessly transferred into any computerised maintenance management systems (CMMS) or asset management information systems (AMIS) used by the organisation.

FACILITIES MANAGEMENT (FM)

Beyond the determination of what assets are required we assist our clients in the management of their assets/facilities. This is most often referred to as facilities management.

The services we offer range from needs analysis to actual management of the resources needed to maintain the client's assets. We provide FM services to large institutional clients such as Transpower, Vodafone, NZ Police, Fonterra and Kiwi Rail.

We undertake many other activities under the FM banner including providing advice and assistance on managing soft services such as the preparation of contracts for cleaning services.

MAINTENANCE MANAGEMENT

We can help our clients by surveying their assets and developing the maintenance requirements for them. We can provide either performance based or prescriptive contract documents to procure contracts for the maintenance of their assets, again to ensure that the assets support the organisation's desired outcomes.

PROJECT MANAGEMENT

During the design, construction and commissioning phases of the asset lifecycle WSP Opus can also provide professional project management services to assist our clients in delivering assets that meet expectations, support their outcomes and are delivered on time and on budget.

Commercial

ASB North Wharf and Sovereign House are multi-award winning projects, showcasing our technical excellence and commitment to delivering sustainable outcomes for clients.

SOVEREIGN HOUSE, SMALES FARM

Client: Northcote Road Holdings
Location: Takapuna, Auckland
Project Value: \$75M
Services: MEP, Fire, Vertical Transport, ESD



B'HIVE BUILDING, SMALES FARM

Client: Northcote Road Holdings
Location: Takapuna, Auckland
Project Value: Estimated \$25M
Services: Electrical & Hydraulics



EAST QUADRANT

Client: Harbour 5 Ltd & Dominion Construction
Location: Auckland
Project Value: \$30M
Services: MEP, Fire Protection, Fire Safety, ESD, Green Star Rating



AND...

- ASB North Wharf, Auckland \$90M
- Citygate Hamilton \$18M
- Q4 on Boulevard, Smales Farm \$16.5M
- 162 Victoria St West
- ASB Bank Regional Office Fitouts – Throughout NZ
- ANZ Bank Retail Fitouts – Throughout NZ

Hotels & Hospitality

WSP Opus has delivered multi-disciplinary engineering solutions for hospitality projects.

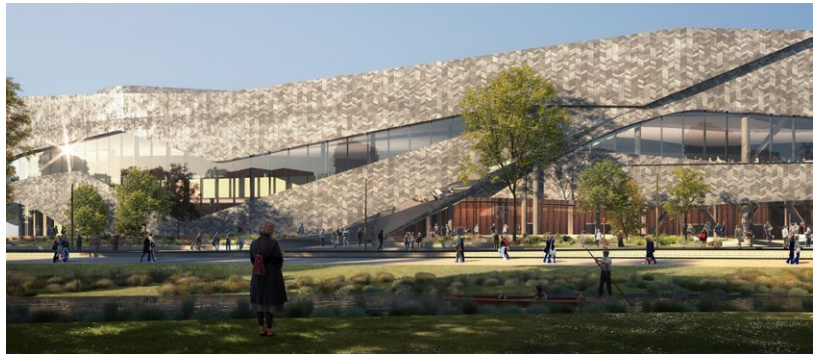
PARK HYATT HOTEL

Client: Fu Wah
Location: Wynyard Quarter Auckland
Project Value: Confidential
Services: MEP, AV, Vertical Transportation, Security, ESD



CHRISTCHURCH CONVENTION & EXHIBITION CENTRE

Client: Otakaro Ltd
Location: Christchurch
Project Value: Confidential
Services: MEP, Fire, AV, ESD Green Star Rating



STAR MOUNTAIN

Client: Mineral Resources Development
Location: PNG
Project Value: \$750M
Services: Structural, Civil



AND...

- Albany Central Stage 1 \$180M
- Lava Resort \$21M
- Hotel De Brett
- Sudima Hotel Dunedin
- Distinction Hotel Dunedin
- Rydges Hotel Wellington

Community & Civic

Providing innovative solutions in collaboration with central and local government entities on projects throughout New Zealand.

CHRISTCHURCH CONVENTION & EXHIBITION CENTRE

Client: Otakaro Ltd
Location: Christchurch
Project Value: Confidential
Services: MEP, Fire, AV, ESD, Greenstar Rating



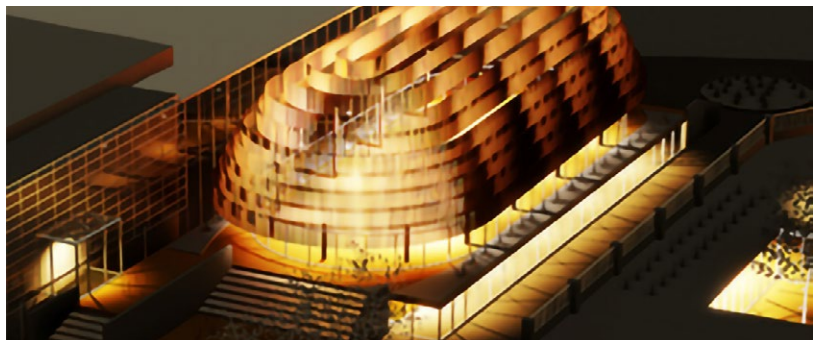
CHRISTCHURCH JUSTICE & EMERGENCY PRECINCT

Client: Department of Justice
Location: Christchurch
Project Value: \$300M
Services: MEP, Fire Protection, ESD



PASIFIKA FALE

Client: Victoria University
Location: Wellington
Services: Architecture, MEP, Structural Engineering, Fire Engineering



AND...

- Auckland District Court
- Auckland Town Hall Redevelopment \$40M
- Community Libraries at Wellsford, Clendon, Ranui, Botany, Mt Albert, Remuera, Avondale, and Halswell
- Parliament House & General Assembly Library \$110M
- Auckland Civic Theatre Redevelopment \$40M

Residential & Mixed Use

Tailored solutions to suit clients' requirements, from budget ventilation only accommodation, to premium grade and fully air conditioned.

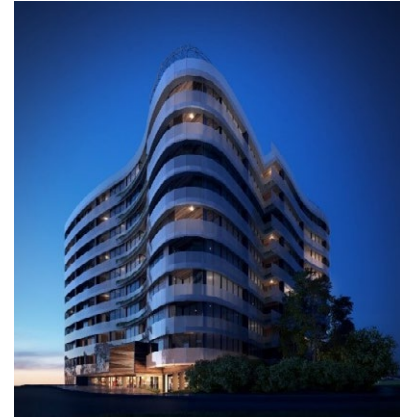
ALBANY CENTRAL STAGE 1

Client: Shanghai Zhengchang Group
Location: Albany, Auckland
Project Value: \$180M
Services: MEP, Structures, Fire, Civil



GRACE APARTMENTS

Client: Little Group
Location: Victoria Quarter Auckland CBD
Project Value: \$60M
Services: MEP, Fire, Architecture



MILFORD TOWN CENTRE & OMANA NORTH

Client: NZRPG
Location: Auckland
Project Value: \$200M
Services: MEP, Fire, Acoustics, Specialist Lighting



RUTLAND APARTMENTS

Client: Eaglestone Rutland
Location: Rutland St Auckland
Project Value: \$25M
Services: Structural, MEP, Fire



AND...

- Antipodean Apartments \$75M
- Richmond Apartments Stage 2 \$60M
- Meadowbank Village \$50M
- Nugent Rise Residential Development \$30M
- Union Green Apartments Auckland \$65M
- Poynton Terrace Auckland \$7.7M
- 706 Manukau Rd \$7M

Healthcare

Providing health care solutions to Thames Waikato DHB for over 20 years.

The state-of-the-art North Shore Hospital operating theatres provide acute care services for 500,000 residents in surrounding areas.

THAMES & WAIKATO HOSPITAL SCR REDEVELOPMENT

Client: Waikato District Health Board
Location: Hamilton
Project Value: \$400M
Services: MEP, Medical Gases, Fire



CHRISTCHURCH HOSPITAL OUT PATIENTS

Client: Canterbury District Health Board
Location: Christchurch
Project Value: \$72M
Services: Structural & Civil



GREYBASE HOSPITAL - GREYMOUTH

Client: Ministry of Health
Location: Greymouth
Project Value: \$78M
Services: MEP, Med Gases, VT, Structural, Civil, Geotech



AND...

- Whangarei Hospital New Maternity Ward \$15M
- North Shore Hospital Operating Theatres \$6M
- Waitakere Hospital AT & R Ward \$3M
- Waitakere Hospital CT Scanner \$2M
- Waikato Hospital - Meade Clinical Centre \$220M
- Whangarei Hospital Mental Health Unit \$21M
- Palmerston North Hospital Redevelopment \$60M

Education

Master planning and total architectural and engineering solutions for Massey University since the inception of the Albany campus over 25 years ago.

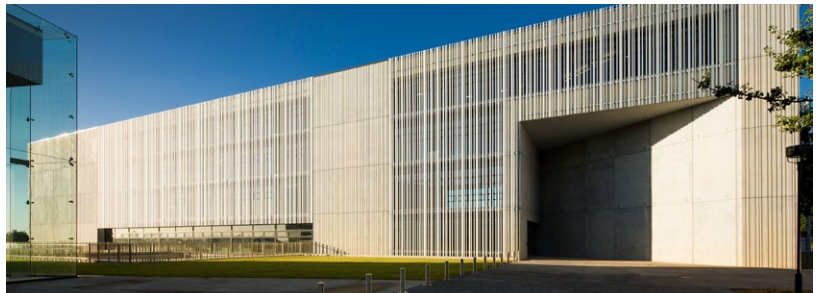
ALBANY CAMPUS SITE DEVELOPMENT MULTIPLE PROJECTS OVER 20 YEARS

Client: Massey University
Location: Albany, Auckland
Project Value: > \$500M
Services: Architecture, Structural, MEP, Fire, Geotech, Civil, Landscape Architecture



UNIVERSITY - LAW MANAGEMENT BUILDING

Client: University of Waikato
Location: Hamilton
Project Value: \$42M
Services: Structural, MEP, Architecture, Civil, Geotech, Landscape Architecture



ROTOTUNA JUNIOR & SENIOR HIGH SCHOOL

Client: Ministry of Education
Location: Hamilton
Project Value: \$80M
Services: MEP, Fire, Structural, Civil, Acoustics, Green Star 5



AND...

- Western Springs College estimated value \$80M
- Ormiston Senior College \$50M
- Avondale College \$40M
- Christchurch Girls High School \$17M
- Ormiston Primary School \$22M
- Stonefields Primary School, Mt Wellington
- Diocesan School for Girls Aquatic Centre

Leisure & Sport

WSP Opus expertise has been called on to deliver Building Services and Pool Water Services on over a dozen aquatics facility projects.

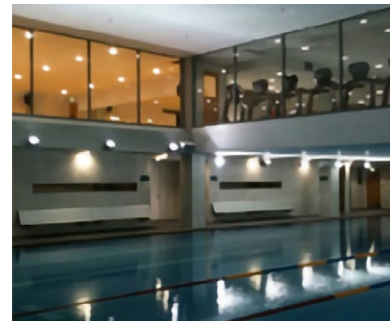
ALBANY AQUATICS CENTRE

Client: Auckland Council
Location: Albany, Auckland
Project Value: \$22M
Services: MEP, Pool Water Services



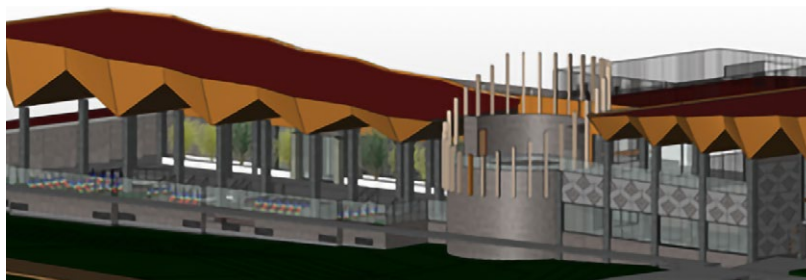
ASB TENNIS CENTRE - NEXT GENERATION GYM

Client: Next Generation Clubs
Location: Grafton, Stanley St, Auckland
Services: MEP, Fire Pool Water Treatment



WAI ARIKI SPA

Client: Pukeroa
Location: Rotorua
Project Value: Confidential
Services: MEP, Fire, Structural, Landscaping, Pool Services



NORTH HARBOUR STADIUM

Client: North Harbour Trust
Location: Albany, Auckland
Services: MEP



AND...

- Tauranga Aquatic Centre
- Akarana Marine Sports Centre, Auckland
- AMOT National Aquatic Centre, Auckland
- Westwave Aquatics - Current Study
- Mountford Park Aquatics Facility
- Lloyd Elsmore Park Aquatics Facility
- Diocesan School Pool
- Waterworld Hamilton
- Cambridge Community Pool

