



1 Example models displayed on iPad. 2 User experience using mobile technology. 3 Example models shown on iPhone.

## MASON BROTHERS

### Beca for Precinct Properties

Project Location: Auckland



On the edge of Auckland's Waitamata Harbour sits Wynyard Quarter, within which is the future focused Wynyard Quarter Innovation Precinct (WQIP). Innovation underpins the entire WQIP development. Creating a sustainable urban environment to foster innovative thinking and supercharge economic development for both Auckland and the rest of New Zealand is a key philosophy behind the development.

The latest completed project in the WQIP master plan is the Mason Bros. building, a three story commercial development, delivering approximately 5,600m<sup>2</sup> of commercial floor-space over three levels. For the Mason Bros. project, its developer Precinct Properties placed a strong emphasis on seeking out unique and innovative solutions to make sure the building was sustainable and responsive to change. A particular driver for Precinct Properties was making the building highly efficient to run from an operations and maintenance perspective, and understanding how they could use technology to create advancements in this area. They sought out Beca's expertise in Digital Asset Information Management to make it happen. This ultimately led to the delivery of a New Zealand (and potentially world) first solution with the ability to change the game for asset management at large.

The chosen solution was a cloud-based, mobile technology allowing 3D models to be taken to site on iPads, and extra data to be captured back into the 3D environment. A web interface captures data input from the contracting supply chain, and links essential documentation such as operations and maintenance manuals, commissioning documentation and warranties to specific 3D assets.

The solution provides Precinct Properties with all the information they need for asset management and operations. We were able to provide all of the 3D models used during construction, as well as the assets as specified and their related data, plus the required documentation – all delivered to their asset and operational teams' iPhones. This whole process helped drive a more efficient as-built handover and enable operational processes to begin on day one. Delivering on an iPhone application is one of the first, if not the first, project globally to achieve this. The solution will provide greater efficiencies for the operational teams – with the ability to raise work orders against assets within the iPhone environment; enable accurate financial forecasting of renewals and maintenance activities, and deliver an enhanced level of service to building tenants.

#### Judging & Copyright Statement

This project is an entrant in the 2016 INNOVATE NZ Awards of Excellence competition. The winners will be celebrated at our Awards Gala Dinner on Saturday, 12th August 2017 in Taupo.

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