

CAPABILITY STATEMENT

LAND DEVELOPMENT

PROJECT MANAGEMENT



"Together we create better places"

About

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|--------------------------|----------------------------------------------------------------------------------|
| Trading Name | Urban Solutions Limited |
| Legal Name | Urban Solutions Limited |
| Physical Address | Level 4, The Textile Centre 117-125 St Georges Bay Road, Parnell, Auckland |
| Website | www.urbansolutions.co.nz |
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Foreword

This capability statement sets out our proficiency at managing the delivery of high performing and commercially viable land development projects for our clients. It also shares our wider portfolio for your general interest. Thank you for taking the time to learn about our premium service offering.

Urban Solutions has earned a sound reputation in the delivery of land development that's founded on integrity, commercial acumen and sound judgement, proactive project management and providing proven and respected Engineer to Contract services.

Our key offering includes client-side project management with a focus on civils and interfaces with the vertical build phase. Our services include design and consent management, programming, planning, risk and issue management, cost estimation, procurement and tendering, contract writing, construction methodologies, contract negotiation, Engineer to the Contract, civil construction monitoring, interface coordination and compliance management (COA, EEAC, 224c etc.).

Our team of project managers and civil engineers are talented, responsive and solutions focused. Our clients appreciate our hands-on approach to client side project management that involves assembling and orchestrating the right expertise, to deliver outstanding results at pace.

These attributes have resulted in over 20 years of business with repeat clients who trust in the professional service that is offered by Urban Solutions.

We hope this capability statement is of interest to you and we are excited to work through any potential opportunities that may be available.

I look forward to hearing from you,

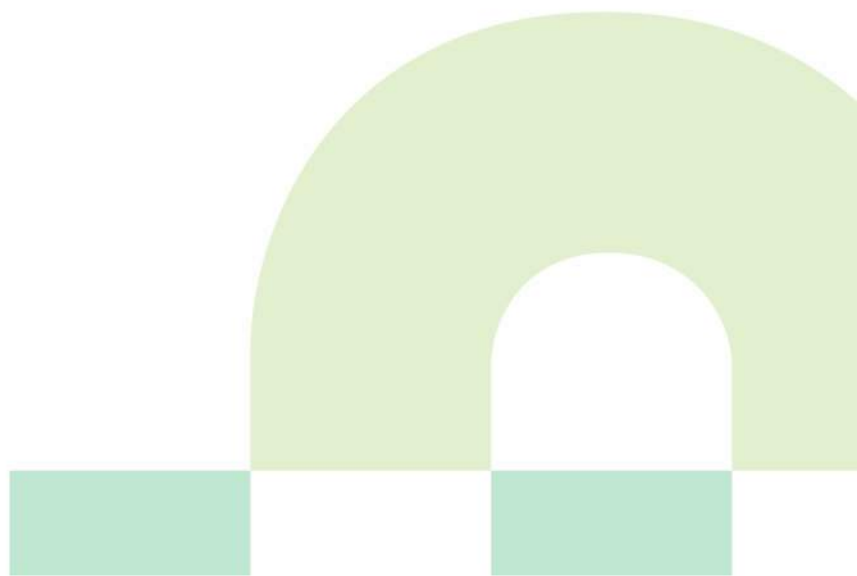
Sincerely,

Lorenzo Canal
Managing Director
Urban Solutions



Visit our website
www.urbansolutions.co.nz to
learn about our services and
view our diverse range of
projects.

Contact Us
Lorenzo Canal
021 748006
lcanal@urbansolutions.co.nz



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Together We Create Better Places

Urban Solutions Limited is a multi-disciplinary project orientated consultancy that exists for the purpose of providing solutions for a growing urban habitat.

Urban Solutions tailor and manage transformative infrastructure and land development projects that engage with communities and support meaningful and prosperous growth for the city at large. We have a proven 20 year track record delivering successful, value add projects, and we truly love what we do.

Our clients' projects are diverse and our areas of expertise are wide. We have managed everything from large scale residential land developments,

underground utility services and public infrastructure, to marinas and wharves, coastal works and roading.

Together, we create better places.

"We get things done by combining project specific talent and the practical application of project management best practice. We are fuelled by a real passion for contributing to the success of a sustainable, vibrant and healthy New Zealand future. Judge us by our significant achievements in a diverse range of urban projects."

- Lorenzo Canal



Strong, Effective Working Relationships

"Talented professionals with a passion for creating solutions"

Our Team



Lorenzo Canal
BE MIPENZ, CPEng, IntPE
Managing Director

Lorenzo Canal is a chartered professional engineer with over 25 years' experience. Primarily he specialises as an engineering project manager, planning and delivering land development, coastal, active transport and civil infrastructure. Lorenzo is the founder of Urban Solutions and has been managing director since 2001.

Lorenzo is an experienced and well respected Engineer to the Contract on a wide range of civil and building works projects.

For the past couple of decades, Lorenzo has managed many complex infrastructure projects and portfolios across the land development, parks and reserves, underground infrastructure, roading and transport, stormwater, earthworks, coastal and urban streetscapes sectors. Lorenzo demonstrates strength of purpose, an inclusive management style, commercial acumen, a personal commitment to excellence, and a focus on understanding and delivering client and key stakeholder goals and objectives. Lorenzo has developed and maintained strong relationships with a large network of consultancies, contracting companies, lwi and utility operators. He understands the capabilities of firms and individuals within the infrastructure industry.



Kirsten Dovey
Project Manager
BE (Hons), MEngNZ, PRINCE2

Kirsten Dovey is a qualified engineer with 16 years of experience in investigating, designing, supervising and delivering significant civil infrastructure and community asset projects. She has worked on a variety of key projects such as the Kopu Marine Precinct, Westgate Open Space portfolio, Tamaki Path Greenways and the Norana Esplanade Shared Path.

Kirsten specialises in providing engineering project management services from concept to closeout. She has strong technical capabilities as well as a focus on ensuring projects conform to current legislative guidelines, health and safety protocols, and quality assurance and compliance. Kirsten is experienced in design management, Contract administration, writing and managing NZS3910 Contracts, Engineer to Contract/Representative, project cost and risk management procedures, public/stakeholder consultation and communications, construction monitoring and supervision, management of consents & approvals and tendering processes and evaluation.

Kirsten's strength is managing and collaborating with a wide range of stakeholders on projects that have technical, commercial, and consent complexities. She especially enjoys contributing to civil infrastructure and community asset projects where the benefits are realised by local communities. She has a passion for providing client service excellence and strives to deliver above expectations.



Ross Ferraby
Construction Project
Manager
BE (Civil), NZCE

Ross Ferraby has extensive experience in high profile, multimillion dollar construction and development projects across New Zealand and the UK.

During his thirty years' experience in engineering construction, Ross has gained significant knowledge and strong technical competency in all aspects of civil works including drainage, traffic management, land contamination, infrastructure works, ground stabilisation, piling, plant utilization and pavement construction.

Ross has dedicated the past 18 years to his project manager role in construction management at Ross Reid Contractors Ltd., leading projects from start to finish and expanding on his highly varied and technical experience. He is skilled in project planning, method statements, estimations and costing. Ross is also exceptionally capable in the management of relationships with clients, designers and subcontractors and his adept handling of risk management makes him a highly sought after and proactive project manager.

Josh is a talented civil engineer, who has a passion for civil infrastructure projects. Josh is experienced in administering and supervising a variety of civil contracts for including large scale land developments, roading, coastal works and public infrastructure.

Josh has previous experience in three waters reticulation design, flood risk and overland flow path analysis as well as earthworks, pavement and erosion/sediment control design. Josh's most recent experience includes preparing infrastructure design reports, risk assessments and feasibility studies for large scale development projects. He also currently undertakes construction supervision, engineering administration and stakeholder liaison.



Josh Ackers
Project Manager
BE (Hons), MEngNZ, PRINCE2

Josh provides specialised design services, developing solutions to varied and more complex problems. As the project manager on a variety of projects, Josh ensures technical quality and completion on schedule within budget. He liaises with client representatives, engages with, supervises and develops other professionals. He plans, co-ordinates and controls aspects of projects. Josh is proficient at civil design and the use of civil design software and provides technical support to assist with design and tender packages.

Currently, Josh is assisting with the project management for a large land development project.



Jofrancis Dizon
CAD Team Leader
Certificate in CAD-AMES
Certificate in Design - Unitec

Jofrancis has vast technical and drafting experience in various disciplines of engineering including civil, transportation, structural and geothermal. For the past five years, he has managed a team of technicians/draughters to deliver significant projects within New Zealand.

Jofrancis plans and coordinates all CAD Department work and is responsible for overall drawing work quality. He is a fully qualified and experienced CAD draughtsperson. Jofrancis reviews and recommends IT resources, ensures software meets current requirements and trains, coaches and assists our inhouse CAD Operators.

With a broader view in technical and management requirements, Jofrancis will continue his growth in digital design and processes.



Bernard Devine
Intermediate Project Manager
Bachelor of Construction
Engineering (Hons.), Dip. Civil
Eng. (Studying)

Bernard is a Civil Engineer with sound site knowledge considering the early stage of his professional career. As a Graduate Civil Engineer in his previous role at Cook Costello Ltd., Bernard has acted as Engineers Representative on large scale residential land development projects at both earthworks and civil infrastructure stages and his responsibilities extended from design reviews through to construction monitoring and handover.

Previous engineer to contract roles on land subdivision sites in Whangarei have helped Bernard develop competency in managing issues as they arise and gain invaluable practical experience that has supported his project management duties.

Bernard has gone on to further his study and compliment his bachelor's degree with a diploma in civil engineering which has provided him with a sound base and wide-ranging technical expertise.



Jake Stanley-Harris
Project Engineer
BE Maritime (Hons) –
Ocean Engineering

Jake Stanley-Harris is a project engineer with a background in coastal and ocean engineering. Before graduating as an Engineer, Jake was a professional sail maker who worked at the highest level of international sailing which included the 2021 America's Cup campaign for American Magic.

Jakes current roles include construction supervision, detailed design work with AutoCAD and engineering administration. Jake is currently involved with a variety of projects including the construction monitoring and administration of the Whitianga Marina Redevelopment, Kauri dieback track construction, design of marine structures and bridge renewals.

Jake is competent with CAD software and provides technical support to the team at various stages of a project.



Aaron Hume-Merry
Operations Manager
PGDip. Engineering, BSc

Aaron combines a broad background of relevant fields in his role as Operations Manager that comprises of a wide variety of disciplines and roles from General Management to development engineering and hydrology for renewable power generation.

As a past Development Engineer within the building development engineering team at Auckland Council for three years Aaron was responsible for the processing of building consents, a vast number of land-use consents, and managed numerous specialist reviews for Auckland Council clients. His time spent with Council developed his engineering skills and knowledge, specifically in relation to consent processing and the statutory obligations for consent holders.

Within his role as Ops Manager, Aaron provides the team with quality assurance support for managing and coordinating projects including MSQA, 224c and consent compliance and health and safety auditing. Aaron manages all business systems, processes, resourcing and provides contract administration support to the Engineer. Included in his responsibilities are people and capability and management of Health & Safety, both tasks of particular familiarity to him following his previous role as GM.



Marek Fuks
Principal Civil Engineer
CEng, CPENg

Marek is a talented chartered civil engineer with 15 years of professional experience in highways, utilities, and aviation markets. Marek has worked in Poland, Australia, UK, Denmark and now New Zealand.

While working in New Zealand he has been the leading civil designer for several streetscape and urban regeneration projects in Auckland CBD.

Throughout Marek's career he has delivered several infrastructure projects and worked as Design Manager and Project Coordinator through various stages of the design, from planning studies to detailed designs, construction, and maintenance schemes.

Marek provides specialist civil engineering services to Urban Solutions on a freelance basis.



Our Services

Our Process



OPPORTUNITY &
PROJECT INVESTIGATION



HIGH LEVEL
PLANNING &
PROGRAMMING



MANAGE DESIGN
CONSENTING TEAM



PROCUREMENT &
TENDER



PM & ENGINEER:
CONSTRUCTION
PHASE



COMPLIANCE
CLOSEOUT/224C

We Also Offer:

- Project feasibility studies and business cases
- Project management and project planning
- Design and consent management
- Cost estimation and scheduling
- Construction documentation and contracts
- Construction procurement services
- Construction monitoring and contract administration
- Construction management plans
- Project reporting and cost management
- Engineer to the Contract including engineer's representative
- Management of technical specialists and interfaces
- Risk and Issue Management
- Compliance management and quality assurance required for consent conditions, EPAs, EECCs, COAs, 223c, 224c , titles etc.

Selo Land Development
2021





Coastal

- Seawalls & Revetments
- Wharves, Jetties & Pontoons
- Breakwaters
- Beach Replenishment
- Boat Ramps
- Marine Facilities



Public Open Spaces

- Carparks
- Streetscapes
- Playgrounds
- Soft Landscaping
- Courts & Hard Surfaces
- Changing Rooms & Toilets



Active Transport

- Shared Paths
- Footpaths
- Bush Tracks
- Cycleways
- Boardwalks
- Pedestrian Bridges



Land Development & Network Utilities

- Multi-Lot Subdivisions
- Public Stormwater
- Drainage
- Wetlands & Ponds
- Flood Protection Schemes
- Underground Services
- Pump stations
- Roading
- Street lighting
- Electrical and fibre
- Client Side Project Management
- Programme and Portfolio Management
- Business Cases and Project Strategy
- Project Planning and Reporting
- Procurement Strategy, Tendering and Contract Management
- Risk and Issue Management



Land Development Portfolio

Our expanding land development portfolio is testament to past performance in exceeding client expectations. We achieve this through commercial acumen and proactive, efficient project management. Our involvement in the projects outlined below has been well received by our clients and these developments support affordable housing, creating better communities for future generations.

Selo Land Development

Glen Eden, Auckland

Client Aedifice Property Group

Services Project Management, engineer to the contract duties, procurement of works, compliance management (224c), 3910 contract management and construction supervision

Scope Delivery of 236 homes and a commercial zone

Urban Solutions were commissioned to provide construction project management services for the civil works phase of the Selo residential housing development within the Nola Orchard site in West Auckland. The Selo Land Development project has provides an exciting opportunity for Urban Solutions to not only strengthen our relationship with Aedifice Property Group, but also to aid in delivering essential additional housing solutions for Auckland Communities.

Key considerations in project programming for Selo included the requirement for a swift turnaround of procurement and the awarding of the civils contract to Cameron Civil. This allowed the enabling works to kick off earlier than anticipated. Civils were able to commence at the beginning of the earthworks season, utilising the full time window to establish and construct the site in time for building platform handover, April 2022.



Bruce McLaren Road

Henderson, Auckland

Client Aedifice Property Group

Completion Completed Q3 2021

Services Project management, engineer to the contract duties, compliance management (224c), 3910 contract management and construction supervision

Scope Delivery of 35 townhouses

Urban Solutions was engaged by Aedifice Property Group to provide Engineer to Contract services and project management oversight in Henderson. The Bruce McLaren land development site has been named Orchard Lane as it was previously the site of a local orchard, historically, a common land use for the area. The project entailed the delivery of 35 townhouses of which some are included in the Kiwibuild initiative helping provide affordable homes to eligible buyers.

Urban Solutions provided high level oversight of the contractual and commercial aspects of the contracts and engineer to the contract duties mid way through the construction phase of this project. The project was completed and titles issued late 2021.



Woodglen Road

Glen Eden, Auckland

Client Aedifice Property Group

Completion Completed Q4 2021

Services Project management, engineer to the contract duties, compliance management (224c), 3910 contract management and construction supervision

Scope Delivery of 47 2 & 3 bedroom freehold terrace townhouses

Urban Solutions was engaged by Aedifice Property Group to provide Engineer to Contract services and project management oversight for this project. The Woodglen Road land development site, Woodglen Ridge, incorporated 47 two and three bedroom freehold terrace townhouses of which some are included in the Kiwibuild initiative helping provide affordable homes to eligible buyers.

Urban Solutions provided high level oversight of the contractual and commercial aspects of the contracts and engineer to the contract duties midway through the construction phase of this project.

The site is located on an elevated ridge comprising of shallow to moderate grades falling away from Woodglen Road and presenting unique design considerations. Although the development boasts boutique, architecturally designed modern townhouses, big on comfort, they are also refreshingly affordable, catering to affordable housing stocks in the area.



Business Information

Health and Safety

Urban Solutions Limited (the Company) regard the promotion of Health and Safety Management as an objective for all directors, management, staff and contract personnel. The policy aims to protect and promote the health and safety of all staff on and off site. The Company is committed to taking all steps necessary to reduce health and safety risks to as low as reasonably practicable.

The Company will achieve this by:

- Complying with the requirements of the Health and Safety at Work Act 2015.
- Providing and maintaining safe working conditions taking into account statutory requirements to promote an accident free workplace.
- Ensuring all employees have read, understood, and have access to, the Company Health and Safety Policy which is stored in the head office as well as in a shared online folder accessible to all staff and subcontractors.
- Promoting a health and safety conscious culture.
- Providing procedures, training and equipment necessary to reduce risk of employees being harmed while at work.
- Placing health and safety issues before commercial interests.
- Recording and investigating all accidents and near misses that may occur.
- Ensuring that specific hazards to the public related to works controlled by the Company are identified in the site specific safety plan and safeguards are in place and audited to prevent, control or mitigate risk of harm.

All employees have been consulted with and agree to conform to the policy. All Company employees are reminded that they have a legal responsibility to take reasonable care for the health and safety of themselves, their colleagues and any visitors to Company premises or worksites.

Health and Safety Prequalification



Urban Solutions is pre-qualified under Project Management Category 2 by +Impac Prequal with a 5 star rating. Valid from 18/06/2021 - 18/06/2023.

Sustainability Policy

Urban Solutions Limited is committed to leading the industry in minimising the impact of its activities on the environment. The key points of its strategy to achieve this are:

- Actively promote recycling both internally and amongst its customers and suppliers.
- Meet or exceed all the environmental legislation that relates to the Company.
- Minimise waste by evaluating our office and field based activities and ensuring they are as efficient as possible.
- Keep our fleet of minimal vehicles current to support lower emissions and cleaner burning engines.
- Evaluate our transportation activities, minimise greenhouse emissions and wisely use energy sources.

Insurances

Professional Indemnity Insurance

Insurer: Delta New Zealand Ltd.

Policy Number: D23439/2021/PI/1 PI 06-14R

Limit of Indemnity: \$2,500,000 One reinstatement (\$5,000,000 total, per the one reinstatement)

Valid: 04/10/21 - 04/10/22

Public Liability

Insurer: Delta New Zealand Ltd.

Policy Number: D23439/2021/OGL/1 Delta Optima 10-17

Limit of Indemnity: \$10,000,000 Any One Occurrence (Products Liability in the aggregate)

Valid: 04/10/21 - 04/10/22





Urban Solutions Limited

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