

### Spanbild case study: Burger King Curletts Road

## BESPOKE COMMERCIAL DESIGN A NEW ZEALAND FIRST



**Project:** Developing a new, modern commercial building for an international restaurant brand

**Key deliverable:** Three month project timeframe, managing construction on a working site

**Spanbild Projects' involvement:** Design, engineering, construction

**Success measures:** Completed in a short time with considerable cost savings and minimal disruption

Developing a smart new look for a recognised global restaurant chain – and delivering it in just three months – underscored the value of Spanbild Projects' engineering and production capabilities. The latest Christchurch Burger King restaurant at the Z Energy service station on Curletts Road is unlike any other in New Zealand, with a unique design and distinctive finish that provides a local twist for an international brand.

### A design partnership

Burger King's relationship with Spanbild Projects was established several years ago, when their local management company, Antares Restaurant Group, began looking for a company that could deliver on a new design concept.

Antares Restaurant Group construction manager Brendon Peirce was exploring a new design model that could be rolled out on new sites around the country.

At about the same time, Spanbild Projects General Manager Tim Blake approached the management company about a potential partnership, believing Spanbild Projects offered the right combination of skills and technology.

"The unique capabilities of Spanbild Projects, combining design, engineering and project management, as well as access to large scale proprietary manufacturing and relationships with the country's leading suppliers, in our view made us an ideal partner for these kinds of commercial projects," says Tim.

"Our approach is to work closely with our clients to understand their unique needs, then draw on the best available technology from our wide range of resources to produce the best possible solution. We felt this would make us a great fit for what Brendon was looking to achieve for Burger King."

A worldwide restaurant chain, Burger King has 82 stores all over New Zealand, including a number that are co-located with other businesses.

"I started catching up with them around a few concepts I wanted to develop and they were the team that was able to do it," says Brendon.

"We worked on developing the concept for a good couple of years, before we were able to identify the right project, in Linwood Christchurch."

Brendon says he was able to work closely with Spanbild Project's in-house design and engineering team from the outset.

"We really started from scratch and rethought how we could do things so the process would be simpler and easier. Working directly with the engineers was really good. We had completely open use of their resources – and that was even before committing to a project."



Adapting to a new format

Following on from the successful development of Burger King Linwood, another site on Curletts Road was selected for the new design developed with Spanbild Projects.

“This one is wrapped around an existing building,” says Brendon. “So it was a bespoke design that needed to match the same elements developed for Linwood.”

Z Energy Engineering Manager Neil Moon says Spanbild Projects was the ideal choice for the project, because of their experience on Burger King Linwood. “We effectively decided to work with them because of Spanbild Projects’ relationship with Burger King on the Linwood project,” he explains.

Safety critical

Due to the fact Burger King was effectively sharing a site with an active Z Energy service station, the build process had to be carefully managed.

“One of the things Spanbild Projects had to do before we could use them was go through our contractor accreditation process,” says Neil. “Spanbild had to provide documentation that demonstrated their approach to our HSSE management. That was a critical step in the process, to get them across the line to be able to work with us.”

“In terms of operating on a live retail site we put up a solid hoarding around the work area, which was a major plus,” Neil says. “They could just get on with their building behind the scenes without making a major impact on operational issues.”

Meeting the expectations for a commercial build was no problem for Spanbild who were familiar with standards such as fireproofing and firewall management.



DESIGN AND ENGINEERING ADVANTAGES

Spanbild Projects senior project manager Geoff Newman says the unique style of the Curletts Road restaurant is a New Zealand first, differing significantly from the standard layout.



The main point of difference, Geoff says, is the look and capabilities of the cold-rolled steel, engineered and manufactured at Spanbild’s Christchurch factory.

“It has a completely different looking exterior to a tilt-slab building which is what Burger King like, they like a nice looking building as opposed to a standard concrete job.”

Not only does the building look different, using the steel technology has its own unique benefits.

“It has really saved money – both in regards to cost and time,” he says. “Time is a big saving on cost and generally the cold-pressed steel works out cheaper than other systems, mainly because of the time it takes to erect.”

Another special feature of the Curletts Road building is the sandwich panel Colorsteel roofing. Used as an alternative to corrugated iron roofing, the sandwich panel consists of Colorsteel on the top and bottom with a width of polystyrene insulation in between.

“For this build our engineers specified the thickness to be 170mm – so it’s a pretty chunky roof,” Geoff says.

Not only does it provide thermal and noise installation, it eliminates the need for walking platforms, commonly used for air conditioning unit maintenance.

“This is just a completely flat surface; it’s supported throughout so there is no risk of it bending or buckling from someone walking around on it.”

It goes up much faster than its corrugated counterpart too.

“It goes on in about a morning, I think it took three hours or so. Speed is a big factor – corrugated iron would take a day or two to do then three or four more days to flash so right there is a big time saver that means further cost saving.”

The chosen cladding too, saved time and money.

“Burger King liked our cladding and it worked well with the steel fame, so from our point of view and their point of view it’s a winner.”

“The other big advantage with horizontal cladding is that it is all secretly nailed so you can just pop out a panel and replace it, without taking the full side of the wall and flashings and things off.”

The choice of structure and materials meant the project was completed in less time than it takes to build a standard house – just 13 weeks.

Brendon Peirce says the structure and cladding gave the project many advantages.

“Lightweight, good span, strength – and the speed of it was brilliant.”

Not a standard build

While aesthetically it may appear as though the new Burger King restaurant is attached to neighbouring service station, Z Energy, the building is actually wrapped around it.

“There is just one door that connects the two buildings together so really it is built as a standalone building with a new wall and a cavity in between,” Geoff explains.

“So we’ve basically left the Z Energy shop completely alone and built the new building around it.”

Meeting the expectations for a commercial build was no problem for Spanbild who were familiar with standards such as fireproofing and firewall management.

“We had to make allowances for that and for the extraction and then Burger King came along with all the ovens and other appliances and installed them.”

Constructing a drive-thru also proved to be no trouble for the local construction firm.

“That was all pretty simple,” Geoff says. “We had IT connections to the keypads to consider of course, and extra lighting outside but on the whole it was pretty straightforward.”

However, one thing that did have to be carefully managed was disruption to the neighbouring business.

While a hoarding was constructed to minimise interference, Spanbild had to make sure the build was complete without getting in the way of the 24-hour service station.

“We managed to do the whole thing and remain really good friends,” Geoff says.



## Case study



### MANAGING A LATE CHANGE

However, while the exterior structure was straightforward, a design change partway through the process had the potential to negatively impact on the build process. With coordination of all parties, including contractors Proceed Building, the changes were adopted with little disruption.

"In the middle of the hard fit-out of the shop there was a design change from Burger King Global that had to be incorporated," Neil says. "They handled that pretty well."

### Close Partnership

All the parties involved worked closely together on the design and execution of Burger King Curletts Road, beginning with initial meetings with the project and construction managers, Burger King and Z Energy.

"We had monthly meetings and could instigate another meeting at any time if need be, everyone always made themselves available to turn up on site or in the office," Geoff says.

"We had a good rapport and I think this job only strengthened that."

Pleased with the outcome of the project, which has proved popular with both Burger King and its customers, Brendon says he is already in discussions with Tim about recruiting Spanbild to work on another Burger King project, this time in Silverdale, Auckland.

From Z Energy's perspective Neil says not only was disruption reduced onsite, the relationship with neighbours was also well managed.

"That was all handled very smoothly, so neighbour-management was a real plus. We didn't get any complaints.

"In terms of the end result, it was great - they've done a good job."

"We've really valued the relationship and the opportunity," says Tim. "This has been a great chance to showcase not only the capabilities of Spanbild Projects, but also the versatility of the technology and materials we use."

**"It's been great to work with two of New Zealand's leading brands on the development of this dynamic and original project and we are extremely proud to be able to refer to both companies as satisfied customers of ours."**

