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Kalmar Corner

The Newsletter of Kalmar Construction Ltd

THE AUCKLAND CONSTRUCTION SCENE IS... *6 FRANTIC*7



I was asked the other day how I would describe the Auckland construction scene at the moment and I couldn't help but answer: "frantic".

Clients are frantically searching for builders available to build their new buildings; builders are frantically looking for staff to manage their projects, and they're frantically searching for competent, reliable subcontractors with reasonable prices, who are also frantically searching for a stable and loyal labour force. To add to the frenzy, I suspect that clients will soon be frantically searching for funders for their New Zealand apartment developments in competition with the buoyant Sydney and Melbourne markets.

'Frantic' is not a good state to be in and as a company Kalmar is striving to settle into a situation where we work for solid, reliable clients across a range of projects, and where we work with a broad range of subcontractors who see value in working with us in a similar fashion.

Overloaded subbies, under-resourced design teams, unreasonable programme deadlines, and rushing to completion, are all symptoms of 'frantic' and we shouldn't be sucked into these situations. Quality will suffer, Health & Safety will be compromised, and most importantly, relationships that have been built up over years will be damaged.

On the other hand, the volume and quality of work has meant that we have been in a position to recruit some top people from all over the world and we welcome them not only to Kalmar, but also to beautiful New Zealand – which gets a whole lot more beautiful when summer ultimately finds its way here! It seems to have been a long, grey, wet winter here in Auckland this year, but believe it or not the sun is on its way and 'so is Christmas' I hear you say – well, yes, Christmas is just around the corner.

Peter Kay

Project Updates

Stonefields Bellus Apartments

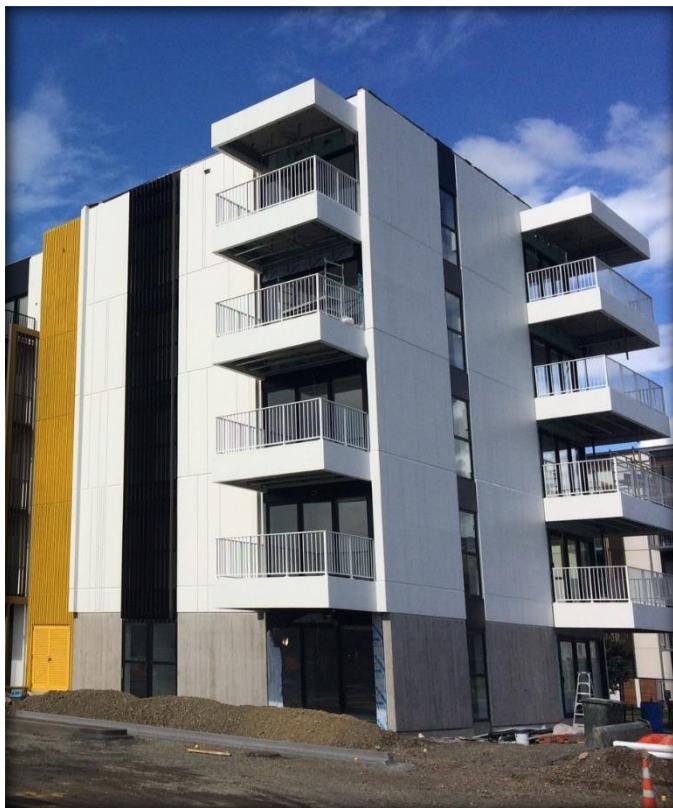
A great job that's taking off in a big way!

There has been significant progress on site with the structure tracking towards the roof topping off late October, with first-fix services, internal partitioning and external framing well advanced on the first 3 levels of apartments, and we plan to have the building closed in by year end. A roof shout to celebrate the structural completion on 1 December is planned.

The scale and extent of the building is now in place for all to see and is looking impressive. There has been a substantial increase in the workforce with the internal trades coming on board over the last 6 weeks, which has resulted in a mobile coffee entity calling at regular intervals to sell coffee and pies to the site team.



Stonefields Verto Apartments



The project is in the finishing phase with handover at the end of October.

Internally the apartments are well advanced with snagging being carried out on the lower 3 levels. Final fix and finishing is in progress on the upper two levels. The two stair core finishing is underway with the feature timber wall about to commence.

Externally the carpark, paved areas and ancillary structures are progressing which has meant the site offices have needed to be shuffled around to accommodate the construction sequence.

There has been a Client / Consultant inspection of the first apartments completed during the month with a very positive response received on the quality being achieved by the team. This has set the benchmark for the remaining 59 apartments, and is a credit to the high standards the Kalmar Verto team are demanding.

The removal of the external scaffold has exposed the full visual extent of the building. This has received positive comments from the Client.

The Verto team remain focussed on the pending handover, before catching their breath prior to their next respective assignments.

The Oaks Village Warkworth

Kalmar has been named the preferred contractor for the Oaks Village, Warkworth. This is a build-only contract valued at approximately \$32 million, with a 16.5 month build programme.

The client is Real Living Group who already have a number of retirement villages located in Pakuranga, Remuera and Epsom. The client has plans for additional stages directly adjacent to the site and we are excited about working with this new client. A third building, which is not part of the current contract, is shown on the picture below. The small building at the front of picture is an existing heritage hotel...and that's the site office location.



It's an interesting build located in central Warkworth with two separate buildings, one 5 stories and one 4 stories, 63 self-contained units, 9 retail spaces, a pool, gym, library, lounge, café and reception. The buildings are interconnected by a common podium and underground parking. Top-down construction with significant dewatering systems are required. There is a Pre-Construction component to help value engineer the design, headed by Tim Ellery, James Kendall, Steven Francis and Rob Cunningham.

The site team is yet to be confirmed, but work is likely to commence before Christmas. Piling and retention walls are already underway with CLL under a separate contract.

SPARK ATC Building Levels 5, 6 & MDR Fit-out

A fascinating project with daily challenges.

Due to the discovery of asbestos on level 6 in April 2016, a lengthy period of investigative inspection and consultation took place, leading to a full review of the building.

Based on the findings of both the client and our own Asbestos Assessor, it was agreed that K2interiors would undertake the asbestos removal works on levels 5 & 6, the service risers that feed these, and the floor above, level 7. Because our work involved these upper floors, it was also agreed that the goods lift shaft and car would fall under K2's decontamination control.

Work recommenced on 18th July 2016, starting with the goods lift shaft and car, and sealing of level 5-7 risers, followed by decontamination of levels 5 & 6, including the risers.

The goods lift riser would pose a problem in that outside contractors would be involved (Otis Lifts/Camelspace). Personal respirator fittings were arranged and H&S protocols/interfaces discussed. The shaft would need to be partially cleaned. This was preceded by contractors removing the top of the car, smoke testing and air monitoring. Once the work began, it went without a hitch, including assembling a 30m scaffold inside the shaft. Bulk sample testing and air monitoring concluded the clearance testing in early August, and the goods lift was handed back to the client on 10th August.

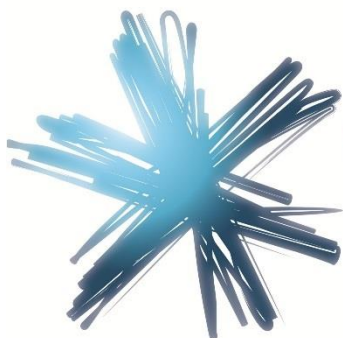
Due to potential cross floor contamination, the risers were next. Sealing of each of the floors was completed as required, under some challenging conditions, with the number of pipes inside the risers making access into the corners a struggle. Level 7 had been refurbished a few years ago and this was deemed to be our best place to start. A plastic walkway to each of the risers was built and new enclosures constructed.

These were inspected and tested by Ladra Ltd. Information received by K2 Interiors from the client indicated that three risers would need to be decontaminated on level 7.

We have built 1200m² decontamination enclosures on each of the two levels which have been inspected and tested for leaks.

In the coming weeks the removal of asbestos will progress to conclusion.

Following the issue of the clearance certificate for levels 5 and 6, we will have the fit-out completed and MDR level 10 concluded in mid-May 2017.



8-10 Whitaker Place

Since commencing on site on 29th June, progress has been steady in preparation for the extension to the upper levels of the existing building.

Demolition and Structural Consents have been received, which has enabled the internal demolition works to be completed and preparation for the upper level demolition works to begin.

A perimeter scaffold above level nine has been erected and has been shrink wrapped. The strategic demolition process of the upper levels has commenced, utilising the tower crane and builder's hoist.

The other major component of work that has been occurring to date is the structural strengthening of the existing building structure. This work is made up of several elements;

Basement foundation enlargement, which is being carried out by HARBOUR, seismic separation works, carbon wrapping of existing columns up to level 10, structural steel strengthening to levels 8 and 9, and additional reinforcement hook bars being installed on all levels.

These strengthening works will ensure the existing structure is capable of taking the additional five levels of apartments plus associated plantrooms.

In summary, the milestones to date include; The erection of the 76 metre high tower crane, the installation of scaffold brackets above level 9 and the erection of the first stage of upper level scaffold.

The challenges ahead include; Preparing for the first erection of structural steel (mid October, ensuring façade consent and material procurement remain on track) and commence fit-out works to existing levels as early as possible, correct existing passive fire measures, which are non-compliant, so require remedial work, and existing façade weathertightness issues.



The Pines

Sunny Browns Bay is ready for this tasteful, four level, 52 unit apartment building and can't wait for Council to issue CCC. We have had all our Architect, Purchaser and Council inspections and we now have owners eager to take possession and move in.

I would like to thank the members of my team who worked long and hard to get this project to completion. Jason, Aaron and Olivia have been there for the long haul and were ably assisted by Mark for a short time and then Leon and Neil for the final push to the end. Unfortunately, Matt was only with us for a short time before a rugby injury prevented him from being able to re-join the team. We would not have been able to achieve the high level of finish without the concentrated and unwavering commitment of these people.



The James

Having taken over this exciting project from the client's previous contractor, we're faced with some challenges, none of which are insurmountable - they may be frustratingly time-consuming, but the Kalmar and Harbour team are united in picking up the challenges and doing the best we can for our valued client. There's a positive feeling on site and we're excited about developing detailed plans and methodologies for making some gains on the programmed floor cycle. Yet another Kalmar tower crane is on the Auckland skyline!



Sugartree Stage 2B

Construction is full steam ahead, with great progress over the winter months and the structure now to level 10 and fit-out/finishes well underway and following close behind on the floors below. It is starting to make an impression on the Auckland skyline and will be even more impressive once we have topped out at level 14 which we expect early in the New Year. No doubt there will be a couple of 'quiets' on the rooftop terraces, taking in the amazing views overlooking the harbour, before the project is completed.



Since the last newsletter we have gained and lost team members. We have warmly welcomed Austin Irving who is heading up the fit-out team of Tony Bennett, Brian Kim and Mark Heritage, and Wayne Kotze who is leading the charge for the façade with help from Lueder Stock and Aswin George. Sadly, we had to say goodbye to Cliff Busher our Crane Co-ordinator extraordinaire who had an epic musical tour of the USA planned, but we think he is a closet Trump supporter and was keen to get on the campaign trail. Our Design Managers Steven Francis and James Kendall have both moved back to Head Office to be of great help there. We wish them all the best for their next projects and thank them for their efforts.



What else has been happening?

Rugby Escapades



Neil and Oliver with a "leek wielding" Welsh supporter.



Congratulations Francois!
You are now a fully fledged Kiwi.



This has nothing to do with rugby....

Staff News

The Kalmar Family

We welcome the following new members to Kalmar:

Tony Bennett, David Gilmour, Brian Kim, Jaco Mostert, Michael van der Walt, Keshav Verma, Tony Bennett,, Terry Smith, Johannes Combrink, Willem Papenfus, Keith Scott, Edward Swart, and Francois van Rooyen

New Arrival

Congratulations to James and Zara Kendall on the arrival of their son Sam Hayden Kendall on Friday 27th May 2016. We know you have many sleepless nights ahead of you, but it will be worth it in the end.



Engagement

Congratulations to Tasnim McCracken and Francois van Rooyen on their recent engagement. Francois cleverly proposed when on a photoshoot with Tasnim so they were photo ready!



June Wedding

Wayne Kotze and Melissa Fritz tied the knot on 15th June in a beautiful ceremony in Vanuatu. Here's to memorable days of laughter and everlasting love.



Kalmar Head Office, Takapuna

Sunrise 19 July 2016

Photographs courtesy of Leo Qian.



Social Calendar 2016



29th October

Paintball

9th December

Kalmar Year End Function



The Harbour "Brains Trust"

Dessert Competiton

25 – 29 July 2016

2015 saw the “Bake-off”, won by **Bert Denee** for his boozy and incredibly scrumptious Black Forest Cake.

The Challenge for 2016...“make the dessert him/herself. A signed note from your wife/husband/partner, stating that no assistance was given in the making of the dessert is required on the day of presentation. Supervision of your cooking is acceptable”.

Our winner, by a large margin, using the secret ballot voting method, is Jocelyn, for her more-ish Sticky Date Pudding.

Photos in order of consumption:

- Cheesecake - Rob Cunnington
- Lemon Tart - Trish Milne
- 西米露 (Tapioca Pudding)- Leo Qian
- Sticky Date Pudding - Jocelyn Nesbit**
- Gulab Jamun - Surajpal Channa
- Trifle - Evan Geeves
- Peppermint Crisp Tart - Jaco Mostert
- Oliebollen - Bert Denee



Blind Beer Tasting Sugartree Stage 2B

5 August 2016

Thank you to everyone that came along on Friday evening. For those of you who couldn't make it, we look forward to seeing you next time.

Congratulations to Greg Prokop our deserving winner of The Beer Tasting 2.0



1st Greg Prokop



2nd Paul Feltham

Did you like this beer?

Yes *No*



3rd Mark Heritage

Anisha Venter

21 September 2016

Proud dad Leon Venter sees his daughter Anisha, captain of the Long Bay College's premier netball team, make the North Harbour under 17's this season.



Leader, not a follower

Anisha Venter captained Long Bay College's premier netball team to their first North Harbour title and their best finish in the Upper North Island schools tournament. Picture / Jason Oxenham

Midcourt dynamo helps Long Bay surpass goals in impressive 2016 netball season

Campbell Burnes

You'll notice Anisha Venter on the netball court. She'll be one of the fittest, wearing the C, WD or even WA bibs, driving through midcourt at speed, pulling off intercepts with her anticipation and linking with the circle at either end.

The 17-year-old year 13 Long Bay College student is on the radar of netball scouts and was named in the tournament team – the sole Harbour player to be recognised – after the recent Upper North Island Secondary Schools (UNISS) event. Venter is the captain of the Long Bay premiers, who placed seventh at this tourna-

ment, their best ever finish. That followed the season's highlight, winning an historic North Harbour schools title in a nail-biting 31-30 thriller over rivals Westlake GHS.

"There was a time when we were up by five and they pulled it back in the last few minutes. That was probably the most nerve-racking thing, but we managed to pull out the win," says Venter, adding that the sobering experience of losing to Westlake GHS in the 2015 final was helpful in the 2016 decider. Long Bay had a win and a draw against Westlake in regular season games.

"I didn't really believe it. It's the first time Long Bay has won anything that big, so it was really exciting."

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She says the final result from the UNISS tournament, making the top eight, was way beyond expectations. One place higher and they would have qualified for next month's schools nationals in Hutt Valley.

Venter says a strong team culture under seasoned coach Lynn Barr was a major part of their success.

Long Bay play a measured style of netball.

"Lynn always tells us to be patient, not going too fast but not too slow either," says Venter. That meant resetting if required, not pushing the pass if it wasn't on.

"Winning that North Harbour title gave us confidence going into UNISS, simply because we knew we could do it."

She plays premier club netball for Collegiate 2 on Tuesday nights. Naturally, club netball is more physical compared with schools, where umpires are less lenient. Venter

doesn't mind, she just plugs on and made the North Harbour Under 17s this season.

The modest Venter is not one to blow her own trumpet, but Long Bay teacher in charge of netball and premier team manager Naomi Upperton is happy to do so.

"Her reading of the game is probably her biggest strength. You will see her at centre or wing defence and she knows what pass is coming two plays away. She'll make critical intercepts at key points in the game, which others might not go for," says Upperton.

Venter's 2017 plans are not yet set, but she will again be playing for the Collegiate premiers, with the aim of cracking the Harbour Under 19s. The Silver Ferns are a long-term "dream".

i College Sport now breaks for the school holidays, and will resume on October 19.



Bollywood Fusion Night

23 September 2016

The evening was one of curry, karaoke, kitsch and carnage, with Kalmar DJ Suraj Channa spinning a fusion of Bollywood and western pop/rock music with a few live songs thrown in by our very own Sunny Verma on vocals and guitar. Only two souls were brave enough to do a bit of karaoke and it is yet to be determined if they were encouraged or loudly applauded. Traditional Indian food was supplied by Narinder, Suraj's wife and lucky Head Office staff enjoyed the left overs on Monday. Thank you to everyone who assisted and contributed to the evening and to all those who took the time to attend.



Photos courtesy of Wilma Mostert

Rodney Coastal Challenge

2 October 2016

A very wet day didn't dampen the enthusiasm of the Kalmar teams entered in the Rodney Coastal Challenge. Excellent performances by all who participated – WELL DONE. Thanks go to the organiser Justin Savage and the supporters who were there to encourage the guys across the finish line and who ensured that the smell of the BBQ and the lure of a cold beer had them running in the right direction.



Above: David Gilmour runs out to assist Willem Papenfus out of his kayak



Above: Wayne Kotze, Nathan Halloran and Mark Heritage
Below: George Kubicki manning the BBQ and Paul Dine getting stuck in



Rodney Coastal Challenge

RESULTS (Male Team)

Place	Race No	Name	Split Times	Time
1	315	Team Labyrinth <i>Brenden Rolston, Vaughan Reed, Dennis Conway, Vaughan Reed</i>	0:41:52, 0:57:45, 1:04:04, 0:34:32	3:18:13
2	303	Riley Racers 1 <i>Cameron Vaughan, Jordan Brock, Chris Jennins, Nick Burrows</i>	0:33:47, 1:01:18, 1:21:52, 0:45:28	3:42:25
3	318	Fire and Ice <i>Scott MacMorland, Scott Macmorland, Hayden Taylor, Hayden Taylor</i>	0:36:45, 1:04:02, 1:21:12, 0:41:54	3:43:53
4 ★	309	Kalmar 4 <i>Leon Venter, Neil Munro, Michael van der Walt, Michael van der Walt</i>	0:41:26, 1:14:23, 1:07:42, 0:45:44	3:49:15
5	316	Calibre 2 <i>Tim Matheson, Nigel Stent, Nigel Stent, Tom Henderson</i>	0:41:15, 0:58:44, 1:28:17, 0:41:39	3:49:55
6	305	HaLa <i>Kent Hale, Kent Hale, Steve Law, Steve Law</i>	0:33:03, 1:03:18, 1:26:00, 0:47:38	3:49:59
7	300	Yeah Nah* <i>Tim Dove, Matt Wickham, Ben Speedy, Jarrod Dove</i>	0:38:50, 1:05:55, 1:20:00, 0:46:06	3:50:51
8	304	Riley Racers 3 <i>James Gregory, Vaughan Martin, Tim Gillon, Jericho Masigan</i>	0:41:06, 1:06:32, 1:21:52, 0:44:22	3:53:52
9 ★	306	Kalmar 1 <i>Wayne Kotze, Mark Heritage, Mark Heritage, Paul Feltham</i>	0:43:18, 0:59:48, 1:26:45, 0:47:29	3:57:20
10 ★	308	Kalmar 3 <i>Peter Arnold, Peter Arnold, Peter Arnold, David Gilmour</i>	0:36:51, 1:10:25, 1:18:23, 1:01:21	4:07:00
11	302	Architectus 3* <i>Kishan Patel, James Mooney, Chris Guyatt, Manel Morel</i>	1:06:10, 1:03:43, 1:17:00, 0:45:43	4:12:36
12	317	Calibre 3* <i>Ric Low, Benjamin Scott, Alex Stent, Stuart Dring</i>	1:06:38, 1:05:07, 1:19:00, 0:49:14	4:19:59
13	301	CKL-SMCG <i>Simon Reid, Malcolm Dawson, Clive Valpy, Geoff Webster</i>	0:57:57, 1:10:22, 1:31:01, 0:43:59	4:23:19
14	312	Chariots of Fire* <i>Brendan Bates, Boniface Kinnear, Roman Savko, David Hay</i>	0:57:02, 1:10:32, 1:25:00, 0:53:30	4:26:04
15 ★	310	Kalmar 5* <i>Paul Dine, Tim Hammond, Justin Savage, Aaron Goddard</i>	0:51:48, 1:13:27, 1:29:00, 0:55:23	4:29:38
16 ★	311	Kalmar 6* <i>Francois De Kock, NJ van Zyl, Oliver Jobberns, Paul Johnson</i>	0:38:06, 1:29:35, 1:45:00, 0:42:38	4:35:19
17	314	Running Man <i>Chris Shortt, Jeffrey Chan, Fergus Fahy, Mervin Tibay</i>	0:57:09, 1:21:08, 1:40:07, 1:06:06	5:04:30

