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Kalmar Corner

The Newsletter of Kalmar Construction Ltd

Responsible Contracting

If I were to choose a philosophy for Kalmar to focus on for the next couple of years, it'd have to be "**responsible contracting**".

Along with just about every other Head Contractor in Auckland, we're being tempted to take on more and more work and this could present challenges in terms of resourcing projects properly.

Responsible contracting means taking a good hard look at our teams, what they are capable of, and when they will be fully available. And the same applies to scrutinising the availability and capabilities of subcontractors who are also being tempted to take on work on some of the 'mega projects' in Auckland. We are all going to be stretched for resources for at least this, and next year and not taking on more than we can competently and successfully deal with, will be key to our success. To be efficient, successful, and professional we're going to have to be **responsible contractors**, taking good care of our growth, our clients, design teams, staff and subcontractors through what seems likely to be an extremely busy time for the foreseeable future in Auckland.



Project Updates

Sugartree Stage 2B

Stage 2 (\$72m) is going great guns with the structure all but complete and the fit-out and finishes progressing well on programme. In November we completed over \$5m value of work, a record for a Kalmar site.

The Kalmar team is growing in size with a number of young enthusiastic guys joining us to bring the project in on time. Sadly, none of them has been able to topple the all-Sugartree table tennis champ – Paul Feltham – but that hasn't stopped them from trying.

Sugartree Stage 2 is Kalmar's flagship project and remains solidly on track for a successful finish on time.

We are looking forward to celebrating the success of the project at the Roof Shout which is to be held on the 24th of March.



Stonefields Bellus Apartments

The Bellus building is rapidly taking shape under the shroud of the fully scaffolded exterior. The site numbers have increased markedly with work taking place on all levels internally and externally. The car park is filled to the max every day and the mobile coffee operator who visits each morning is doing ok as well.

Bellus is a large site (123m long) so the guys are chalking up the foot kms and needing an extra sandwich in the lunchbox. Keeping tabs on the all of the subs is a major task for the team, but is well under control.

Our own team has increased to meet the demands and is headed up by Neil and Steve. Vince has led the charge on the successful completion of structure and is now focused on the intricacies of the podium and surrounds. Jason is dealing with the busy façade and many external building elements, the majority of which are unseen because of the fully scaffolded exterior. Ed, Oliver (off to get hitched this month), Sunny, Alan and Manie are spread through the interior, driving those activities. The latter 3 having joined from Verto. Shane is busy tracking the comings and goings at the site entry. You certainly know if anyone is not toeing the line. The commercial team headed by Donald have completed procurement and is now focused on the ongoing QS demands. Sadly the team bids farewell to NJ who is off to Sugartree Stage 3. His achievements have not gone unnoticed and we are very appreciative of his efforts and contribution to the project.

We have finishing activities underway on the lowest levels, plasterboard linings well advanced on the next 3 levels and first fix well advanced on the last level. The roof membrane is making good progress. The external glazing is close to finalised, brickwork nearly finished and bagging is underway. ACP and Terracotta trades are underway.

The project reached a milestone with the removal of the tower crane early Feb and the crawler early March.

The team are very focused on the targeted completion mid-year after all having a well-earned Christmas break. We are looking forward to the unveiling of the external façade shortly to reveal what will be an impressive looking building.



The James

The project comprises 7 levels with 29 high-end apartments located on Khyber Pass, Newmarket. Core City is a new Client for Kalmar.

The onsite team (Greg Hoeben, Aaron Goddard, Lance Blomfield, William Lahert, Surajpal Channa) have done a great job of navigating through the complications with the in ground extra works and overcoming the legacies of the shotcrete wall encroachment into the building line. (Inherited from previous groundworks contractor). In addition the site is extremely tight with next to no laydown and to compound matters the loading zone is a major bus lane located close to a busy intersection on Khyber Pass. The guys have quickly become experts on the TMP process.

The structure is starting to fly with Level 3 (2nd suspended level) poured the first week of Feb. The target is to have the structure complete early April and roof on during May. The targeted floor cycle is 12 days. Harbour Construction are responsible for the concrete structure and K2 Interiors have a key role in the interiors. The latter commencing early April.

The updated contractual completion is 17th October 2017.



The Oaks

The \$30m Oaks project in Warkworth is the 1st stage of a large retirement village right in the centre of town. This stage incorporates 63 apartments ranging from 1 to 3 bedrooms, and ground floor retail. This is within two separate multi-level buildings situated on a large common plaza. The ground floor covers the entire site and forms the full basement carpark.

Kalmar arrived on site at the end of October 2016 and have been preparing the site for ground beams whilst working around the client's piling contractor. We are targeting the ground floor slab pours to Building A early in mid February and will be ready to commence the structural steel erection by the end of the month. Also at this time we will commence the basement bulk excavation using the top-down methodology. This is a very interesting process as we are dealing with a confined space scenario and extensive planning and preparation for this has been taking place over the past two months. We erected our tower crane just before Christmas, a first for Warkworth. We have been enjoying the dry weather, which helps us keep the site dry. The site has a very high water table and we will continually have to monitor and pump water when necessary.

Our site team has grown over the past month with the arrival of Wayne McKeown and Brett Curling in January. Harbour Construction have a strong presence on site and are carrying out a large concrete carpentry package. We're all well set up and comfortable in our new site office above the old tavern (that's right Dallas, we are in a pub!) overlooking the site. We are using local subcontractors where possible and currently have Davco Electrical, MS Engineering and Mason Contractors are on board. We welcome them to the project and to working with Kalmar.

We're looking forward to a successful project conclusion in April 2018.



8-10 Whitaker Place

The project is progressing with new structure being erected on top of the existing building above level 11. Structural steel work has now reached level 14 and the L13 slab is complete.

The complexities of the refurbishment work are uncovering unknown issues such as non-compliant workmanship, water damage etc. which has occurred over the life of the building. These issues have now been scoped and we are progressively resolving them.

The internal works are occurring concurrently on all levels with level 3 and 4 being the most advanced through the fit out process. The existing lift core is currently being refurbished with new support steel for the lift rails being installed and new lift fronts being built on all levels. The passive fire remedial works are a large component of compliance work to the existing structure as some walls were retained after the demolition phase. The existing 30 year old façade, below level 10, is receiving a mini make over with all existing external rubber seals being replaced and new external flashing to be installed over the coming months.

On the team front, Michael van der Walt has gone to the Warkworth site, Lance Blomfield will be looking after the remaining Harbour works and Gilbert Han has joined our team as trainee Site Engineer.



Bloom Henderson Stage 1

Stage 1 of Bloom Henderson is now well underway with Stage 2 planned to start mid-2017.

The site which was previously occupied by a retired couple in a large house with tennis court has been completely cleared including a large area of asbestos contaminated soil. Once completed the 36-unit development made up of two 18-unit three-storey blocks will provide retirement living in freehold unit titled apartments. The buildings are similar in design to previous projects for Bloom Living, but this time weatherboard cladding replaces the brick veneer.



What else has been happening?

Christening “The Table” at Sugartree Stage 2B

14th October 2016



Kalmar Social **blastacars** DRIFT KARTS

19th October 2017

Blastacars was an extremely fun and well organised social club event and a big thank you to the organisers who do this every year. It was great to see the collective Kalmar team showing off very impressive drifting skills. Breaking was clearly frowned upon! There was good rivalry between members in each group and it was evident that everyone was having a great time when they took off their helmets to expose a massive grin.

James Kendall

Chopper Cup

6th December 2016

The Whitaker site team participated in the 2016 Chopper Cup that occurred on Tuesday the 6th December, 2016. This event is a fundraiser for the Westpac Rescue Helicopter.

The team consisted of Jeff Reynolds, Peter Arnold, Peter Brown (Client rep), Simon Jones and Simon Barnes from BBD.

We were in the safe hands of an experienced skipper which was handy as the skill level of the Whitaker crew was limited but enthusiastic.

The vessel was an 8 metre racing yacht which handled the 15 knot conditions well. Some entrants were taking the race seriously with much jostling at the start line. Our team was happy to stay at the back of the pack and enjoy the ride around the course.

Our final racing result was not spectacular, but it was an enjoyable day and good opportunity to talk to team members outside the work environment while enjoying the beautiful Auckland harbour.

Jeff Reynolds



Staff News

The Kalmar Family

We welcome the following new members to Kalmar:

Anthony Francisco, William Lahert, Sarah Aspinall, Thomas Flynn, Paul Flannery, Michael Fowler, Simone Scheepers, Paul Flannery, Neil Spencer, Hanno Swanepoel, Yujia Han, Alexsei Paule, Wayne Mckeown, Brett Curling, Nicholas Botha, Akhilesh Pillai
Student – Scott Cole



Oscar Graduation

We congratulate Oscar Jobbern's on graduating with a Bachelor of Construction (Quantity Surveying). The ceremony/graduation day is on the 27th April at 10:30am and we will be sure to get a picture of this for the next edition.

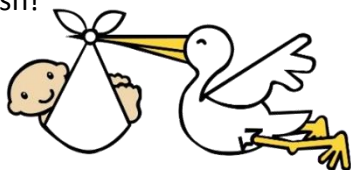
Look Who's



Congratulations to Adam Briscoe, Paul Leaver and Thomas Van Roekel who have announced their engagements. We hope they will be happy together (Threesome)!

Great Expectations

Congrats to Ashlee Wei who has announced that she is looking to grow the Sugartree team with an additional little Ash!



Also "expecting" are Les Gates, Neil Ball, Aaron Goddard and Thomas van Roekel...



Les and Neil at the WAM offices. . .

Evan Geeves Retires

After ten years with Kalmar, and a great many more in the industry, Evan has decided to retire (gracefully in his opinion).

Friends gathered to wish Evan farewell as they celebrated the end of an era. Looking around at faces who had accompanied him on his journey Evan regaled the group with amusing anecdotes he shared with many present along the way.

Evan has been one of the stalwarts at Kalmar and his many contacts at Auckland Council and in the industry in general, will miss his skills, experience, and sense of humour – as will all of us at Kalmar.



Kalmar Children's Christmas Party

18th December 2016

The 2016 Kalmar Children's Christmas Party was held on Sunday 18 December at Kiwi Valley Farm Park.

We had a great turn out this year with 36 children enjoying the farm animals and a visit from Santa.

It was lovely to see the children holding the rabbits, guinea pigs and rats. Other activities included a maze, horse rides and feeding the farm animals.

Special thanks to Rob Cunnington (aka Santa), who only made 2 children cry, and Garry Nesbit for cooking the BBQ and getting out of bed early to cook the hams for lunch.

Jocelyn Nesbit



Kalmar Year End Function

9th December 2016

Notable announcements at this years function are:



15 Year Service Award

David Ross



10 Year Service Award

Evan Geeves



5 Year Service Awards

Steven Francis
Robert la Trobe
Trish Milne



2016 Health and Safety Award

Paul Dine

