



KALMAR

news

Newsletter of Kalmar Construction Ltd

“BOOM TIME” CHALLENGES

As our industry faces typical ‘boom time’ challenges, our focus has turned to addressing some of these challenges.

A shortage of trade skills, over-committed subcontractors, rising prices, unrealistically tight programmes, onerous contract conditions, and under-performing design teams are all affecting the performance of head contractors across the industry.

At Kalmar we’ve been proactive over the past year in making a concerted effort to address the skills shortage by recruiting and training our own carpenters, formworkers and steel reinforcing fixers, an initiative that has proved to be highly successful in de-risking projects for both ourselves and our clients. We’re also making great progress with our QA initiatives and will continue to strive for minimal defects at Practical Completion.

However, more attention needs to be paid to the state of our industry, especially when it comes to the imbalanced apportionment of risk in Head Contracts. As evidenced in the case of our country’s largest and most experienced Head Contractor, taking on board more risk than is catered for within typical current slender margins can prove to be disastrous for all concerned. Contract conditions need to be fair and reasonable and the contract price needs to correctly reflect appropriate risk apportionment.

Peter Kay



risk

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Project Updates

The Oaks – Stage 2 Warkworth

Over the past couple of months we've commenced the dismantling of the exterior scaffolding to open up the plaza concrete works which are progressing very well with our subcontractor Contrax.

The internal works are progressing well with kitchens being installed to level 4 in Building A and we're ready for kitchens on level 2 in Building B.

It was unfortunate for our client that a building consent amendment for the top floors of each building took so long to be processed and issued and this has caused significant delays to the project. We're now working on these levels and they're coming together quickly thanks to Austin and Tony.

The indoor swimming pool has commenced and we look forward to seeing it completed soon.

Paul Flannery recently joined our team and having helped out with the exterior of the building for a while, is now part of the fit-out team on Building B.



Bloom Manurewa

This is a large site located in Manurewa East with close proximity to the Town Centre, and it has an extensive history with the previous owners. The 7500m² site was owned for 70 years by the Hirstich family who developed a vineyard, producing their own wine and brandy. The existing heritage of this property is being transformed into freehold retirement living, continuing on from the recently completed Bloom Henderson project. The previous owner has been keeping a keen eye on the development, and is providing various memorabilia for the 71 residential apartment complex that will occupy the site. There is a mixture of one and two bedroom apartments divided across the three buildings. They are all four stories high with the traditional “Bloom” brick veneer cladding. This will be Manurewa’s largest residential construction project in nearly 50 years, and our Client’s largest one to date.

Tree works and demolition of the existing structures, and remnants of the old vineyard have been cleared. Unfortunately, no wine or brandy was found while demolishing the old Wine Cellar – at least none reported by Gene. Site establishment is underway, and preparation is being made on the building platforms to commence detailed excavation shortly. The team is being confronted by daily geotechnical challenges from asbestos, obstructions, and undocumented fill (soft spots) across the site. Nonetheless it’s early stages of the project and the team is motivated to push through these challenges.

The team, lead by Craig Mullane comprises Ryno De Beer, Gene Larsen, Simone Scheepers and Faye Yu with Alan Watson joining shortly.

A site visit later in the year is planned with project completion due at the end of August 2019.



BloomTMLiving

Bloom Henderson

A recently completed Bloom Living development, the two, three storey buildings comprise a total of 36 apartments.

They have a blend of one and two bedroom units offering freehold living for the elderly. The buildings are surrounded by concrete paving, landscaped and parking spaces all tucked down a long narrow driveway off the main road. Unlike previous Bloom projects, these buildings are clad with timber weatherboards to help reduce the weight of the buildings taking into consideration limiting ground conditions.

The all-round 17 month project started with a lengthy enabling works phase, followed by a 13 month construction programme.

Tight access off the main road and down the long narrow driveway provided its share of logistical constraints throughout the course of the project.

The team battled through significant upfront delays that tested the original handover date of these apartments. With the end in sight, and the reality of residents set to move in, the pressure to hand over the apartments on time was mounting. With all hands on deck and the team focused on the outcome, Code Compliance was lodged and Practical Completion was achieved on 24th April, just 2 days before the 1st residents moved in.

The team was captained by Lueder Stock with Mark Heritage and Johannes Combrink leading the charge at the work faces, supported by Aswin George, Jacques Venter and Neil Munro during the critical stages of the project. Behind the scenes administering the project and running the cost centre were Ryno De Beer and Simone Scheepers, both keeping a firm handle on the financial outcome.

Nearly half of the units are sold and the residents have started moving in to the development. Some minor items are being completed as Kalmar welcomes the new folk as they settle in to their new residences – a very familiar process, and a rewarding achievement.



SKHY 2 Apartments Stage 2

Construction commenced on 16th March 2018 with completion due 16th May 2019.

The “Kalmar / Harbour one team” performance is being implemented for the structure and we have a management team of 11 based on site.

The site is located at 44 Khyber Pass Road, Grafton, and the project incorporates three new Buildings: The Khyber Pass Commercial/ Apartment Building (four/six levels); the Terrace Apartment Building (six levels) to the East side of the site; and the stand-alone Pavilion Building (two levels) to the West side of the site. A new piazza is formed between these new buildings, with an entry ramp from Khyber Pass Road.

The Terrace and Pavilion Buildings are constructed on an existing podium with the Khyber Pass Building constructed with screw piles, pile caps and ground beams.

The Terrace and Khyber Pass Buildings are being built simultaneously with screw piles 85% complete and pile caps/ground beams commencing. The Terrace Building ground floor and internal in-situ walls have been poured as has the first floor slab.



SUGARTREE Stage 3

Stage 3 is really gaining some momentum with Nathan at the helm ensuring the team are working effectively. Neil Spencer is out there looking at all areas and conducting the site orchestra. Nick Watson is kicking some good goals with his Harbour team driving the structure. The main structure is currently at Level 6 and the jump form core structure at Level 10. The structure team include Rob Telford, Michael van der Walt, Gilbert Han, Basil Victor, Etienne Joubert, Cliff Busher and James Stevens. We also acknowledge the contribution and hard work of the Filipino guys on the structure.

Fit-out has commenced on Level 1, with a big push to complete the sample apartment to identify and resolve any detailing issues ahead of the main fit-out. Aswin George has been driving the fit-out in the early stages and was keen to get 1st fix well underway before recently heading to India to attend his mate's wedding. We are all rather hoping Austin Irving will finish his business at Warkworth so he can get back to Sugartree to lead the fit-out team as he did on Stage 2.

Window installation is underway with windows partially installed on levels 1 and 2. Nick Botha has been taking the lead on the façade and has the opportunity to work with our new recruit Adrian Stewart who was installing windows before Nick was born.

Thomas Flynn has been doing a sterling job, he got the hoist up and running and is also working through the site link, podium and both basements.

Les also contributes to our Environmental Policy by riding his ebike to work each day from Kumeu. We are not sure how this sits in terms of the value engineering side of things, so we will get Rob La Trobe to analyse the electric bill.

Following Thomas Van Roekel's departure from Sugartree, Rob La Trobe has been put in charge of social events for Team 3 so watch this space.



Stonefields Show Suite

The apartment sales office at Stonefields is finally coming to an end after months of solid work. The Show Suite designed by Warren and Mahoney, for Todd Property, has been an interesting and challenging project all round. It's good to finally see the end result that the team has been working hard to deliver.

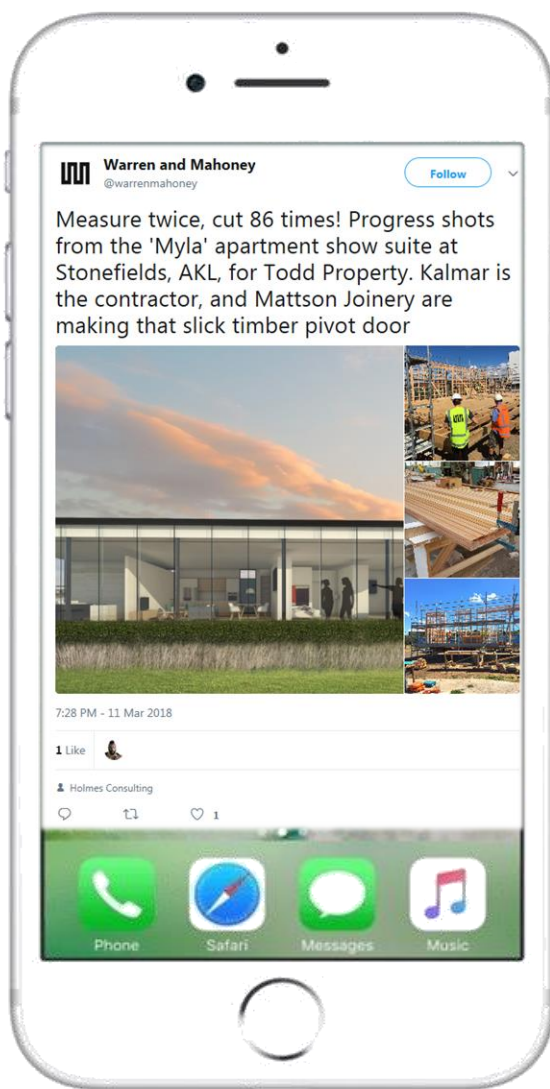
The façade of the rectangular shaped building is cedar cladding with full height double glazing along the road front. The imported glass had tight tolerances with no room for error. With precision accuracy they were fitted without issue. This glass frontage soaks up the morning sun that spills onto the "American White Oak" hardwood flooring filling the showroom floor. This completes the highly specified base build contract, now ready for the future fit-out package.

Final touch ups and landscaping are progressing towards the final handover at the end of the month. A special mention to Paul Dreyer for smuggling the entry door handles into the country in his hand luggage, and credit to the team for convincing him how "small" they were.

This project has not been without its challenges, testing the team's ability to remain focused, and deliver a high end quality product. With Donald Chataira administering the project and Alan Watson showcasing his skillset to the Architects, the team should be proud of their achievements.



Warren and Mahoney social media piece on the Show Suite with reference to the door comprising 86 pieces.



The Oaks Health and Safety Award

Edward Swart of K2 Interiors was presented with the Health and Safety Award by Tim Ellery at The Oaks on Friday 2nd March 2018.

Edward was recognised for showing outstanding co-ordination of the subcontractors on site during the tricky Hiab operations and during delivery of large quantities of plasterboard. His housekeeping is excellent and he is very proactive in advising and solving H&S issues.



From left: Edward Swart and Tim Ellery

SUGARTREE Stage 3 Health and Safety Award

James Stevens received the Health and Safety Award for going above what was expected of him, and being proactive in regards to TAs, SSSP's and Tool Box Talks.

Danny Veal received the award because he went the extra mile in organising his workers to adhere to the H&S policies.



Presenting the award to James Stevens (centre) is Neil Spencer (left) and Nick Buchanan (right)



Presenting the award to Danny Veal (centre) is Neil Spencer (left) and Nick Buchanan (right)



Kalmar Social Club

Tora Walk

16th – 20th February 2018

The Kalmar trampers chose the “Glamping” option in February taking on the Tora walk, a 3 day fully catered walk in the southern Wairarapa. Delicious meals, fresh home baking and stunning scenery, topped off by a tour of the Wairarapa winelands ensured that there was something for everyone to enjoy.

Details of the next planned tramp planned will be sent out in due course. All are welcome to join us. (Although it may be hard to convince some to revert to the usual sleeping in bunkrooms eating dehydrated meals).



Wine and Beer Trail

24th February 2018

It was a lovely sunny day – just perfect for a wine and beer trail.

First stop for the bus was at the Ascension Winery where we had a winemaker give us comprehensive insight into wine making from vineyard to cellar. After our tour we were given 6 varieties of wine to taste. This was all before lunch so everyone was very animated by the time we got to Omaha Bay Vineyard.



We had a magnificent view of Omaha while basking in the lovely sun enjoying platters of food and wine. There were 5 servings of wine to taste. After lunch everyone was looking forward to a nice cold beer at Sawmill Brewery.

On arrival we found Bert waiting for us guarding all the beer tasting paddles laid out on a very long table. Beer and hot chips were just the thing to finish off the day.



On departure – “growlers” (2lt glass refillable bottles) were purchased. After rounding up the stragglers and those who accidentally climbed on the wrong bus, we set off for home. Nick Botha generously handed a ‘growler’ around to set the mood for the bus trip home. Needless to say there was a rush at the office for a some ‘relief’ when we got back to Takapuna. A great day was had by all.



Colour Run

11th March 2018

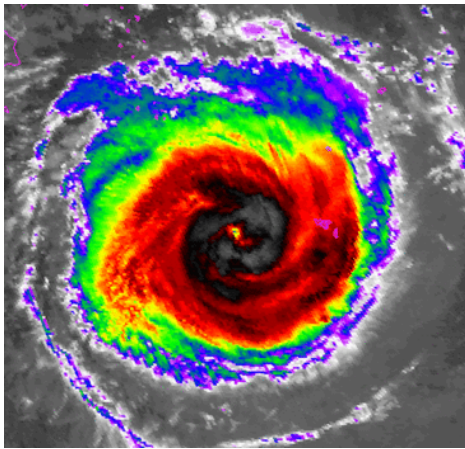
Thanks to Paul Dine for arranging a team and adding a splash of colour to a few eager Kalmar runners.



From left to right: Paul Dreyer, Leon Venter, Ryno De Beer, Paul Flannery, Aswin George, NJ van Zyl, Paul Dine, Werner Malan
Front Row: Jacques Venter and Simone Scheepers

Tonga Rebuild

In a small but appreciated way, Kalmar recently donated to the rebuild of part of a Tongan village that had been badly damaged in the devastating cyclone.



NZIQS Awards, Auckland 2018

Kalmar's Fei Yu photographed receiving the NZIQS Top Diploma Student Award.



The Kalmar Family

We welcome the following new members to Kalmar:

Joy Balasabas, Justin De Beer, Ben De Kalbermatten, Rick Hattingh, Richard Houghton, Ricky Jacobs, Andre Jansen, Julian Jooste, Etienne Joubert, Werner Malan, Jacobus (Kowie) Mienie, Pieter Muller, Neil Munro, AJ Staples, Adrian Stewart, Fei Yu, Allen Zhang, Yi (Brian) Zhang,

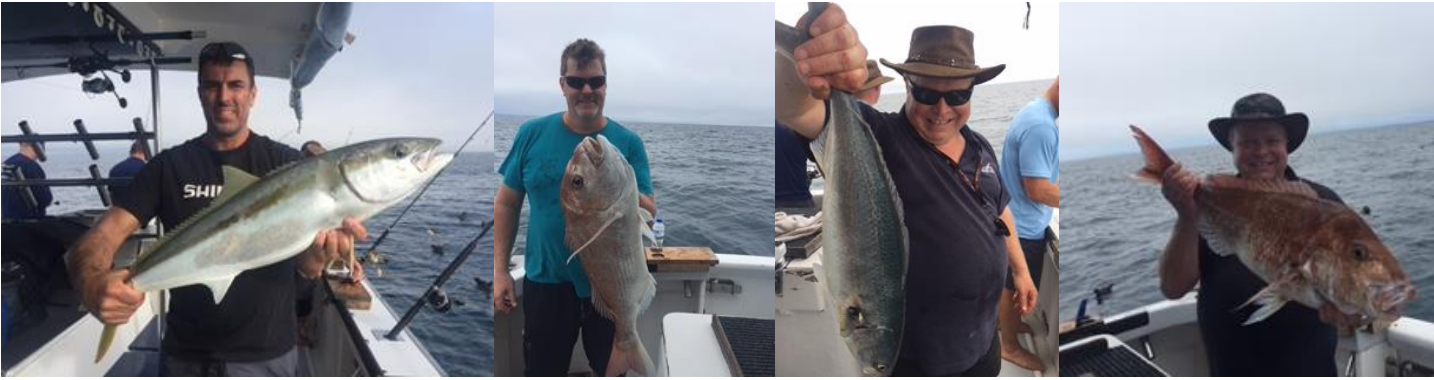


Wine Tasting....

PlaceMakers / Kalmar Fishing Day

31st January 2017

Following a conversation prior to Christmas and subsequently organising a date and time with George, PlaceMakers (with the assistance of Winstone Wallboards) invited a number of Kalmar employees aboard Kiwi Angler for a day of fishing.



Heroic Garden Festival

10th – 11th February 2018

Kalmar supported the Heroic Garden Festival by providing the Kalmar gazebo for the weekend. Proceeds from the 2018 Festival will go to Mercy Hospice Auckland. Mercy Hospice is a registered charity providing compassionate, specialist care to people who are dying, while supporting their families and whanau through the loss of a loved one.



Upcoming Events

25th May Beer Tasting and Rugby
compliments of Harvey Norman
Kalmar Head Office

9th June All Blacks vs France

Six tickets were purchased for Social Club members by the Kalmar Social Club for the All Black vs France Test Match at Eden Park. Names were drawn at the “State of the Nation” on 18th April. The lucky winners are Nicole Li, Hannes Combrink, Francois de Kock, Thomas van Roekel, Aaron Goddard and Leon Venter. They are all in for a great night out. Guys, make sure you look after Nicole!



1st July Tough Guy and Gal Challenge

<https://eventpromotions.co.nz/tough-guy-gal-challenge/auckland/>