

Nobody does it like we do

Peter Kay

Firstly, we've refreshed the Kalmar branding which is subtly different – take a look and let us know what you think.

But now to more important matters!

A client recently commented to us that Kalmar had appeared to be slightly more expensive than a competitor of ours, "but I'm so pleased that I chose you guys, because it has been really worthwhile getting my building on time, without fuss, and to a great standard".

That statement typifies where Kalmar stands at the moment. **Nobody does it like we do:**

Take Sugartree Stage 3 (\$77 million) for example – completing nearly two months ahead of the contractual date in a market that's stretched, to say the least. At Practical Completion, defects will be minimal with owners having ticked off the apartments in advance.

In a market where some competitors are struggling and where some have fallen by the wayside, Kalmar Construction is stronger than ever. Strong Balance Sheet, strong team in place, and strong on delivery.

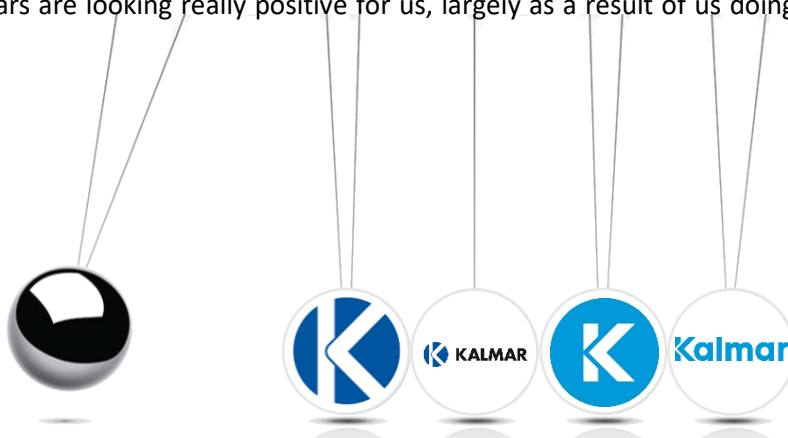
We're responsible about our growth and capabilities. We don't take on work to be the biggest, or because we're driving for market-share. We work on projects that we can deliver professionally and profitably and that ensure our clients are successful and happy with what we do for them.

We're light on our feet and flexible enough to respond to any situation quickly. One and a half weeks after Arrow International collapsed and the client approached us, we were on site in Anzac Avenue and two weeks later we were pouring concrete on the 488 unit Student Accommodation building which is now tracking strongly for completion on time early next year.

Clients want to work with us time and again. One client has had us building all his projects for the past 9 years and another has us building three large-scale projects for him at the moment. Subbies too, are successful on our sites and appreciative of working with Kalmar.

We're a happy company that cares for our people and that works hard at enjoying life and work.

The next two years are looking really positive for us, largely as a result of us doing and achieving things like nobody else!



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Project Updates

KALMAR moves to their New Head Office

24th May 2019

After ten years at The Strand in Takapuna Kalmar, K2 Interiors and Harbour have moved to a newly fitted out office on Level 2, 4 Fred Thomas Drive, Takapuna. The K2 Interiors team did a fantastic job of delivering our new place of work (thanks guys) and we have wasted no time at all settling in.



Sugartree Stage 3

The remaining Sugartree team are steadily pushing towards practical completion with final consultant and compliance inspections nearing the end. The podium works are complete and look great with all those involved chuffed with the outcome. Hats off to Kowie (Jacobus) whose determination managing the external podium and civil works has seen this area come together extremely well, with his name being written into many 'creative features' which somehow altered the original design and kept the Architect on her toes. Austin Irving and his internal fit-out team have delivered a quality apartment product. This quality has been endorsed by the client with minimal purchaser comments raised during inspections. The feedback from purchasers has been really positive and reflects the project team's desire to deliver the best in quality. All those involved in the fit-out over the past 13 months, including sub-contractors and Kalmar staff should be really proud of this achievement.

The façade has now been completed and looks very sharp. The livery is distinctively 'Sugartree' and brings together the entire complex. Thankfully those involved managed to complete the works just ahead of winter's first rains with acknowledgement going to Jun Yoon's dedication to the swinging stage supervision.

Marc Verhamme continues to drive the defecting process and claims many 'Ducks' (apartments with nil defect comments being raised) to his name. Keep up the good work Marc!

The Stage 3 Sugartree project led by Nathan Halloran (Senior Project Manager) and Neil Spencer (Site Manager) as well as the commercial team led by Rob La Trobe has been a landmark project on 'how to' build and deliver a quality hi-rise apartment development ahead of time and on budget.

A special thanks goes out to all subcontractors and Kalmar staff involved with the project. Without your performance and dedication the project it wouldn't have been the success that it is.

Lastly we would like to thank Ray Williams from the Labour Exchange who was our Gateman over the past four years. His dedication, loyalty and commitment from early starts, late finishes, weekend and public holiday work was a significant contribution to the successful delivery of the project.

He celebrated his 80th birthday whilst working at Sugartree and we are very grateful we were able to celebrate this milestone with him. We wish you well at Anzac UniLodge Ray and know that you will continue to show the younger generation what it takes to get the job done, tena rawa atu koe (thank you very much).



Bloom Manurewa

The 72 residential apartments being completed in Manurewa for our long-standing client, Bloom Living, are in full swing with steady activity across the varying stages of the 3 buildings.

With the building structures complete, and some minor cladding elements being finished on the last building, the fit-out trades are following closely behind. Snagging has started in Building A, and the 2nd fix trades are progressing in Building B with the installation of the kitchen joinery in Building C. The showroom was handed over to the client in March, with the team setting another quality benchmark.

The scaffold has been dismantled to the first 2 buildings and the civil works have been making good progress. The rubbish rooms, raised vegetable gardens, concrete footpaths, patios and kerbs are all shaping the external works. The soft landscaping is programmed to commence shortly with the seasonal weather continuing to create challenges.

With Craig Mullane leading the pack, the site team of Ryno, Newton, Alan, Manie, Willem, and Akhilesh have all huddled together into an apartment, compromising their sanity, to allow the site works to continue uninterrupted. The team have been preparing meticulously for the completion, with commissioning, council final inspections and project handover fast approaching.

We would like to welcome Willem Viljoen who has recently joined Kalmar as a site supervisor on this fast-paced project.

The site demands have increased, and there is activity across the full spectrum of the site. The team is focused on managing the client's expectations and delivering this project to a very high standard.

We look forward to the successful completion and handover of another Bloom development in the coming spring months.



Fabric Apartments

Fabric of Onehunga, the 161 residential apartments for our client Lamont and Co, is in full construction mode on all 3 buildings. Despite the cooler weather settling in, the increased site demands have continued to see this development build momentum, now averaging over 150 people on site daily, with the Harbour Construction resources making up nearly half of these numbers.

Dario is leading the charge with 24 Kalmar and Harbour management on site to support the growing demands of this project. Donald and his team, managing the cost centre, are keeping a tight control and balance on all the site activities. Michael, who has been managing the structures, has done an excellent job with his team, maintaining a tight programme in this challenging wet season. We would like to welcome new Kalmar employees Ben Holland (Harbour QS), and Branden Venter (Site Supervisor) to the Fabric team too.

With the challenges and complexities of the podium construction completed, the structures to Building F and A are in their final stages whilst Building B is about to start its structural cycle. The timber pre-nail framing and truss supply are expected on site shortly.

Harbour Construction have commenced the external timber framing on the lower floors of Building F which is the first and largest of the 3 Separable Portions. The façade and fit-out sub-contractors have started establishing on site and the large 6500m² basement has been prepared to enable the services to commence.

There was a great turn out at the recent Kalmar site visit to showcase the current state of the project. For those who attended please take note of the new standard set for future Kalmar site visits.

Collectively the client, design team, Greenstone Group and the site team are all motivated to continue the site progress and make the most of the open work faces that are being created daily.

The project is well positioned with its handover dates, for the 3 Separable Portions, which are scheduled progressively through 2020.



SKHY 2 Apartments Stage 2

With the majority of the scaffold down the buildings are showing their architectural flare and high level of workmanship from all involved.

We have worked with some bespoke materials such as Profillit (imported German glazing panels), 470mm E-span wall cladding incorporating 'Pop Out' windows, imported German stainless steel mesh to the Terrace Building, Nawkaw painting systems and built 'Saw Tooth' frontage on the Khyber Building, plus numerous other elements that have proved challenging, however also extremely rewarding as they have all come together.

The team of Harbour/K2/Kalmar have worked together well and our site team have been tireless in health & safety and quality control.

Due to staff moving on we have David Gulland and David Colborn assisting with handing over apartments for architectural inspection and Richard Houghton assisting with Code Compliance applications, which is of great benefit, thank you all.



Palm Grove

The Kalmar team (aided by our good friends from Harbour and K2) have been beavering away here in sunny Orewa for 18 months now. The retirement complex building has a basement carpark, a ground floor with common areas, Admin and Reception, along with apartments, and the first and second floors have further apartments.

We're closed in now and first fix is pretty-much completed, despite seemingly-endless issues dealing with the shifting sands of passive fire protection.

We're still looking good for completion earlier than the early-November contract completion date, and design meetings have just kicked off for stages 2 and 3 of the development, with Kalmar providing ECI input, so the fun by the sea should continue, if we can find enough PM's...

Despite the slow pace of life here in Orewa, our project is rocketing along and destined for timely completion.



Anzac UniLodge

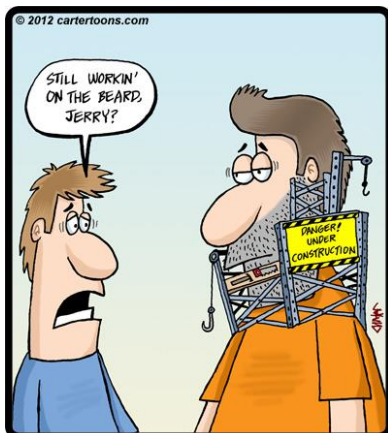
We started at Anzac on 13th March 2019 taking over from Arrow International following their collapse. The project comprises 488 room student accommodation for UniLodge and Auckland University and provides further amenities for students in the form of communal cooking areas, theatre, music room, studies and lounges.

We had to hit the ground running to get the project moving again and it was an incredibly busy time for those involved having to deal with the many defects left behind. We've been on site for over two months and the team has grown. Our workflow has increased and the structure is ticking over nicely. We're currently trying to get the 2nd tower crane climbed amidst variable weather conditions and a busy crane company. The fit-out has commenced on the lower levels and we're preparing a mock-up room on level 2 to ensure all the furniture fits inside the 7m² rooms!

Nick Watson has bought his first home (must have gotten a pay rise!) and he says he's now acclimatised to the west because he can sleep through the police helicopter and sirens at night! Welcome to the other side of the bridge Nick.

We enjoyed a site BBQ last Friday to celebrate a milestone, the pouring of level 10 slab and this was well received by everyone on site.

Welcome to all our new employees who joined our site team. You have fitted in very well and are doing a great job.



500 Queen Street

500 Queen Street is a 96 room hotel development complete with retail & restaurant facilities build only project, located on Auckland's iconic Queen Street. The project is gaining momentum with the completion of the demolition phase and the structural additions progressing to completion as planned. External framing is underway and the façade installation to the 9 level building is planned for late July. The Kalmar group of companies has been utilised on the project with Harbour Concrete Constructions and K2 interiors on board for structural and fit-out packages respectively with the 'One Team One Dream' motto in full effect. The site team lead by Robert Telford comprises Francois De Kock and Hazel Wang driving the commercial side of the project, Paul Dine leading the charge at the coal face with Alexei Paule, Nikolai Zakharov, Cody Mackay, Wendy Tamatea and James Stevens in support. The team dynamic has been strengthened by Paul Feltham making special guest appearances whenever the team requires his valuable experience. As with all projects we have had our share of challenges in the form of limited access due to location and co-ordinated design issues as this is an existing structure refurbishment. Nonetheless 'Team 500' are motivated to push through these challenges for a successful project outcome. On a personal note James Stevens is expecting his second child next month and the team are very excited for him and the new addition to his family.

Ormiston Medical Centre

The Ormiston Medical Centre is located on the road frontage of Ormiston Road in Flatbush. It is another project for our client Todd Property after recent completion on the Stonefields developments. The client's representative is The Building Intelligence Group (TBIG).

The Medical Centre is a "base-build" project for Kalmar, and forms part of the large-scale Ormiston Town Centre development by Todd Property, which is actively under construction in the area. The "base-build" contract is scheduled to be completed mid 2020 ready for 3 tenancy fit-out programmes.

The structural steel has been designed as a "moment resisting" frame, eliminating the need for lateral bracing, and will be worth a site visit as the project develops through the structural cycles. The façade has an array of elements from curtain wall, aluminium composite cladding, Nu-Wall cladding and decorative louvres to name a few.

Gene Larsen and Jack Armstrong have been working actively on this project for the last few months. With the recent Contract Award, the project is moving very quickly into construction mode with civil works already underway, and procurement well advanced in the early stages.



Stonefields Bellus

“Warren and Mahoney’s record of award-winning projects at Stonefields in east Auckland has continued with medium-cost Bellus Apartments that “showcase visual variety in their external form, with an appealing juxtaposition of materials, colour and form, and some lovely touches”.

Email from the Architect:

Subject: RE: Bellus - Winner of NZIA Local Award

Hi Guys, its been a while, I hope you’re all doing well.

I’m stoked to let you know that our (WAM & Kalmar’s) Bellus picked up an award at last weeks NZIA Auckland branch awards, see the citation attached.

A huge well done and thanks to all of you who were involved, we certainly enjoyed collaborating with you all, and the building is a testament to the effort you all put in.

So congratulations and we hope to work with you again soon.

*Cheers,
Joe Murphy
WARREN AND MAHONEY*



Award: **Auckland Architecture Awards**
Presented to: **Warren and Mahoney Architects Ltd**



Award: **Resene Colour Award**
Presented to: **Warren and Mahoney Architects Ltd**

For: **Bellus Apartments**
Year Awarded: **2019**

For: **Bellus Apartments**
Year Awarded: **2019**

Category: **Housing - Multi Unit**

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Citation:
Can you get it right when the budget is chopped and chopped again? Yes you can. Can you really make decent liveable homes when the outlook’s a bit bleak and the transport infrastructure has badly let the suburb down? Yes you can. Warren and Mahoney’s Bellus Apartments in Mt Wellington showcase visual variety in their external form, with appealing juxtaposition of materials, colour and form and some lovely touches, like the Mt Wellington contour represented on the lobby walls. Internally, the apartments have kitchen islands oriented to the view, generous balconies and extensive glazing, all of which conjure a welcome sense of expansiveness. Vertical batten screens on many of the apartments break up the views, helping with the sense of security on the balconies and adding a dramatic note to the near-and-far relationship in the views. These medium-cost homes are respectful of the people who live in them.

Citation:
It’s an apartment village, contained in a single block, and the essential variety is achieved through a mix of forms and materials, all of it enlivened with judicious yet striking applications of colour. Apartment owners are given muted interior tones, allowing the spaces to feel larger, while the exteriors feature orange, white, dark brown and more. Bold and busy, yes, but superbly integrated too.

Branch Chair:
Convener:

Branch Chair:
Convener:



Kindercare Learning Centre, Customs Street

K2 Interiors delivered a modern, purpose built childcare centre for Kindercare Learning Centres on Level 2 of the AMP Centre in the Auckland CBD in March 2019.

The project included creating a new lift shaft and lift, a custom designed glazed roof top balustrade, child friendly joinery and an extensive outdoor canopy.

Specific project challenges included creating a new lift shaft and installing a lift without interruption to the existing tenancies in the AMP centre, lifting structural steel onto Level 2 of one of the busiest buildings in the CBD, ensuring all works were passed by the Ministry of Education during the application for building consent and assisting the design team in completing the details during the construction.

Trades included demolition, lifts, glass balustrades, structural steel, concrete works, partitions, ceilings, decoration, carpets, joinery, doors, hardware, glazing, plumbing, electrical, mechanical, data and fire.



Ormiston Hospital Pre-op

K2 Interiors was awarded the project to make improvements to the pre-operation preparation areas in the existing Ormiston Hospital. Works included 4 new consulting rooms, 3 administration rooms, a resource room and a new reception area.

The project was challenging as all works were completed over a short period during Christmas shutdown. Our client needed certainty of the completion date due to patients having already been scheduled for their procedures in advance.



Project Health and Safety Awards

Paul Dine who was nominated by AJ Staples for his contribution to Health and Safety whilst working at Kalmar's new Head Office fit-out was presented with his voucher on 10 April 2019. Pictured with Bert Denee.



Shane Punter, currently at Palm Grove was nominated by Lance Blomfield for his positive attitude to safety and being willing to speak up on issues where others would not. He was presented with his voucher on 18th April and is pictured with Justin Savage.



On 31st May Ben Masters of Yakka was presented with a Safety Award for his constant effort to ensure his safety and that of others on site. He has identified a number of areas of risk and has put controls in place to manage these hazards. Ben would frequently bring up issues at Toolbox and Daily Start-up meetings. He took the time to speak to the Site Manager if he had concerns and would also check that he had controls in place to carry out his work whether this involved isolating a work zone or ensuring his team had the correct gear. He is pictured with Robert Telford and Greg Bailey.



In recognition of his outstanding contribution to Health & Safety on Anzac UniLodge, Tim Ellery nominated Velio Nuuola of Harbour for the monthly Health and Safety Award. He is pictured with Tim Ellery and Daryl Jacobs.



Safety matters

Thomas and Jessica

1st June 2019

Thomas van Roekel and Jessica O'Connor tied the knot on Saturday 1st June 2019. Congratulations Thomas and Jessica we wish you every happiness.



Rick Hattingh Pops the Question

8th June 2019

Rick left the office on Friday casually mentioning that he's going to Christchurch for the weekend. Little did we know he had been plotting and planning to pop the question to Gemma Devonport-Ward on Saturday.

"We had a lovely day in a cold Christchurch and I managed to get a YES to my big question. We are so happy and struggling to get the smiles of our faces."



The Kalmar Family

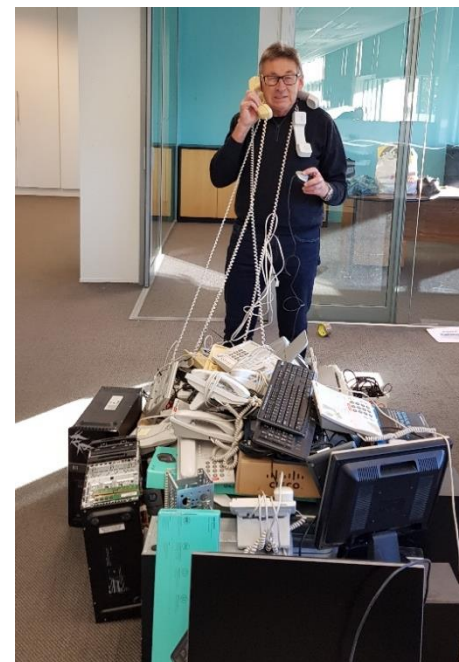
We welcome the following new members to Kalmar:

Ben Holland, Branden Venter, Byron Westcott, Carlos da Cruz, Chloe Wang, Christopher Georgiades, Cody Mackay, David Colborn, Francis von Moltke, Gregory Bailey, Guillem Ferrer, James Stevens, Jason Hyland, Jason Lee, Jessica Brewitt, Joe Won, Johan Massyn, Michael Tamatea, Nikolai Zakharov, Phil Williams, Sheree Borrows, Steve Rademeyer, Wendy Tamatea, Willem Viljoen, Yvonne Zhang

Technical Difficulties

24th May 2019

As we packed up to leave the old Kalmar office, Peter Kay was spotted experiencing some technical difficulties.



Social Club News

A quick update on what the Social Club has been up to recently and also what we have planned for the remainder of the year.

Fishing

On the 31/3 and the 7/4 two large groups of keen anglers headed out early from Westhaven Marina looking to add another chapter to their fishing story. The weather was great on both days with each group managing to catch their quota and everyone pleased to be able to take fish home to their families.



NZ vs Tonga Rugby League Test 22nd June

Congratulations to Cody Mackay, Tevita Tahaafe, Paul Dine, Christiaan Combrink, David Mager and Henele Langi for winning tickets to this match. It will be a memorable match.

Tough Guy/Gal Challenge 30th June

This is an event that Kalmar has participated in over the last few years and this year, while numbers are down, there are a few brave souls willing to push themselves over the 6km/12km course. To put it simply, this is a mud run with obstacles that must be climbed over, slithered under or passed through with many a water hazard so you can imagine that a good shower is required at the end. Good luck to those who have entered we wish you all the best.

Alexandra Park Trots 5th July

We had a great response to this event. 40 Kalmar/Harbour Staff will be attending along with 13 partners. This will be an awesome night with a substantial buffet offered and exciting racing. For those who fancy a punt please gamble responsibly.

Planned Events – Dates TBC

- Riverhead Cruise
- NZ Warriors Game
- World Cup Rugby Event – NZ vs SA
- Blastacars Drift Carts
- 10 Pin Bowling



Mark Heritage with the monster Kingfish he managed to reel in

NZIOB/Kalmar Fishing Competition

1st March 2019

The NZIOB/Kalmar Fishing Competition is always a good day out and this year was no exception. We raised \$22,000 which will go a long way to help youngsters wanting to enter the field of construction. This year the Grand Prize was a Stand up Board to the value of \$918. Thank you to everyone who contributed and participated in making this such a great day.

We look forward to seeing you all there next year.

Winners in their respective categories this year:

John Dory	1.810kg	Paul Feltham
Trevally	1.835kg	Paul Feltham
Kahawai	2.450kg	Alan Watson
King Fish	7.335kg	Brendan Clayton
Snapper	5.355kg	John Callander
Women's Category	2.295kg	Tai Daniel (Kahawai)



Hangi

31st March 2019

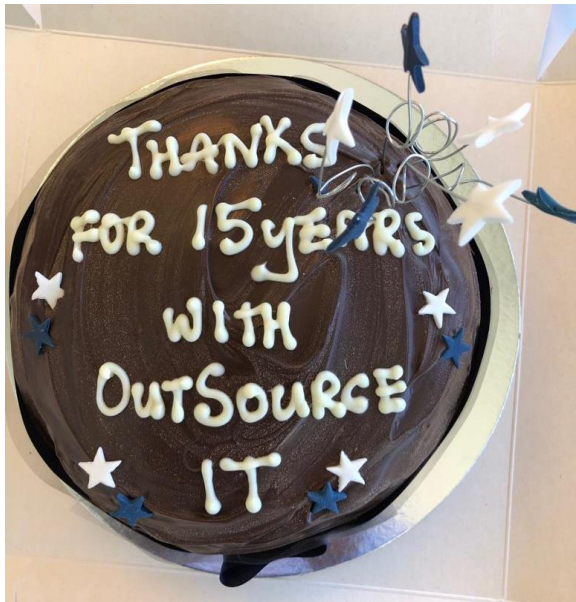
Kalmar is a culturally diverse company and what better way to introduce different cultures to a unique New Zealand culinary experience than hosting a Hangi. Those who arrived early enough participated in the traditional food preparation and from all accounts the end result was delicious, thanks to hangi maestro Tom Loughlin and his team from Kaiwaho. Family and canines alike enjoyed the day out.



15 Years with OutSource

1st May 2019

Thank you OutSource IT for celebrating 15 years with Kalmar is such a chocolatey way!



T42 - Team Kalmar

4th May 2019

This 48km cross country mountain bike race takes place on the 42nd Traverse in National Park. Leon finished 41st overall and was the 1st of the Kalmar crew to come in for the second year in a row, followed by Paul Dreyer, Jacques Venter, Matt Finch, Craig Curling and Paul Feltham. Great conditions on the day contributed to everyone improving their times from the previous year.

It was touch and go whether or not Leon would be able to participate in the race. He left his helmet in his vehicle, which was stationed where the race ended and he had to scrounge a helmet from another competitor before the race in order to participate. He declined the first offer of a pink flowery helmet that belonged to one of the contestant's daughters, but only because it was too small! Leon racing in a pink flowery helmet is something I would like to see, with matching tassels on the handle bars.

