



KEEP
Kalm
AND
CARRY
ON

The post-Christmas holiday catch-up is well and truly upon us. Balmy summer breaks are now a distant memory and with the current Omicron outbreak, all aspects of our industry are feeling the stresses of stretched resources, stretched supply chains and stretched people. With the so-called Omicron “peak” now in sight, hopefully we can soon re-join the rest of the world and start experiencing the new normal. Strange times indeed!

In spite of all this our site teams have been performing minor miracles to keep projects as on-track as humanly possible, and although there will inevitably be some delays to forecast completion dates we will be handing over some exciting projects in the near future including The Marlborough Apartments, 308 Remuera Road, Todd Plaza, Metlifecare Edgewater, and Bloom Lincoln. There will not be a great deal of rest for those teams completing projects however as our new projects ramp up. These include Foundation on George, Metlifecare Orion Point, The Grove and Onehunga Mall Club. We also have new projects about to start at Remuera Gardens for Real Living and Jimmy’s Point for Winton.

Rob and his estimating team have been incredibly busy over the past year, and I’m sure he will be looking forward to a bit of a break as our order book reaches the “full” mark.

So we are looking forward to another very busy year, and in anticipation of this we have welcomed several new staff into the Kalmar family recently and this will continue for the next few months. With the borders reopening, we look forward to meeting our new recruits from overseas for the first time in person. I don’t think Zoom and Teams will be sadly missed by too many. We wish all our new people a very warm welcome and I’m sure you will enjoy your time with us as we look past the difficult time that has been the Covid pandemic.

Bert Denee

INSIDE THIS ISSUE

Project Updates | Page 2
Health and Safety | Page 15
Kalmar Staff News | Page 16
Events | Page 19

Project Updates

The Marlborough and Ovation Apartments and The Townhouses Hobsonville Point

Launch Bay, Hobsonville Point, is an area that has very quickly seen extensive development populate the land mass over recent years. Kalmar are proud of the relationship that has been developed with Winton Property, making us part of the diverse and exciting developments that continue to transform the area.

THE MARLBOROUGH

Dismantling of the scaffold is underway and it's pleasing to witness the unveiling of the impressive apartment building that graces the entrance into Launch Bay. An achievement that the design and build teams should be proud of.

As the scaffold comes down, preparation for the external works has commenced while the fit-out continues at a rapid pace. GIB lining is nearing completion on the last level with kitchens and finishes following closely.

Targeting an earlier handover for the client, the sprint is on to the finish line for these 39 apartments. The team has some ground to cover but are well positioned for handover. We know you can do it – go Kalmar.

On the upper floors, fit-out work progresses, and GIB lining has started to close off the framing, keeping the pressure on the façade trades to stay ahead.

Two townhouses were introduced as a separable portion, and our carpentry crew from LBY will be delivering the full scope on these high-end townhouses alongside the apartment building. They have wasted no time with the slab on grade which has already been poured and is waiting for the pre-nail framing.

Neil Ball



OVATION APARTMENTS & THE TOWNHOUSES

With the structure completed by Harbour, the façade tradesmen are actively working behind the blue scrim netting that sets a visual presence from the Greenhithe over-bridge. The basement shell is completed, and the unique car stackers have been installed.

Project Updates

The Barracks

A four-storey development, over basement carparking with one apartment on each level, is the latest project to commence. Positioned opposite The Marlborough, the site is shared with house building company Mike Greer. It's early days as we move into the foundation and in-ground works, but we look forward to watching this one take shape.

Neil Ball



Jimmy's Point

Through an Early Contractor Involvement (ECI) process, Kalmar has been working with Winton and their design team to deliver Launch Bay's latest apartment building, Jimmy's Point. Thirty luxury apartments spread over 5 levels over an extensive basement level. The site is positioned on the waterfront overlooking the Riverhead inlet on the Waitemata Harbour and will have exquisite views.

The design, consent and pricing aspects of the project have been split to enable the bulk earthworks to be completed in the summer months. The contract for these stage 1 works has been signed, and work is scheduled to start in March 2022.

The design and estimating teams have a big challenge ahead to finalise the balance of the project to ensure that these aspects are dealt with in time to ensure the project maintains continuity. Naturally, this challenge has been fully embraced by the team.

OUR TEAMS

Nicholas Botha has been managing "the hub" on these projects and has been put through his paces as the projects develop. We'd like to welcome newcomers Adam Domok, Simon Von Pearson, Deepika, Martin Verhoeven and Karsten Jaeger. It's bon voyage to Jessica Brewitt who is taking extended leave to travel around Aotearoa in her campervan. Enjoy your travels and we look forward to your return.

Gerard van Zyl, Jason Underhay, Cody Mackay and Mikhail Filatov form the balance of the team with Rob La Trobe recently joining them to add his experience to the current and upcoming projects.

Cody and Adam are discovering the challenges of fatherhood. No doubt a challenging but rewarding experience, or at least that's what they keep telling us. Congratulations guys and all the best getting a good night's sleep. Welcome to fatherhood.

Project Updates

Onehunga Mall Club

Set in the centre of Onehunga, and nestled between two existing buildings, is Onehunga's latest apartment building development. The old Workingmen's Club is an iconic building in Onehunga with a long history.

Kalmar have been working with our long-standing client Lamont & Co and the design team on the design and build contract comprising 102 residential apartments over 8 levels, with 2 levels of basement carparking.

Having started in November 2021, the asbestos removal is now complete, and the team eagerly await the Traffic Management Plan which will allow the next phase of the demolition to commence. We anticipate this starting before the end of February.

The team is led by Guillem Ferrer, with Brendon Vannan taking the Site Management role. Craig Curling has the reigns on the design management, with Paul Leaver co-ordinating the design deliverables required to meet the construction programme. Donald Chataira and newcomer Harsh Upadhyay are tackling the commercial aspects of the build.

The team is excited to get into the construction of this project, and despite a few early obstacles, they are focused and motivated to commence construction on this iconic building site in Onehunga.

Neil Ball



14 Todd Plaza

The team – Luke Kus, Manie Maritz, Faye Yu and Neil Campbell have ramped things up since getting back to site in the New Year.

This is an Iconic building in New Lynn that is well known by many of the local residents. It used to be the bank of choice with it's curved façade 30 years ago and is now being refurbished into 3 retail units and 7 apartments.

We have made great progress with the exterior. All the windows are now in and the exterior painting all but done. The exterior plaster is to be completed by the end of February so that we can strip the scaffold. Everyone is waiting to see what the building now looks like.

The interior has had its challenges due to resourcing, but we are now well into linings and stopping has begun, allowing the waterproofing to the wet areas to get underway.

Luke and his partner welcomed little Madeleine into the world in January – details can be found on Page 16.

The team are doing well and are motivated to achieve completion at the end of April.

Ross Duxfield



Project Updates

Metlifecare Orion Point - Hobsonville

The Kalmar team continue to drive the project amidst unprecedented pandemic conditions and several supply constraints. The initial construction phase which started in May 2021 has already achieved key milestones with four buildings simultaneously underway at varying stages of construction. Our structure team from Harbour Construction has received positive feedback from both the client Metlifecare and their design consultants for consistently exceeding quality expectations. This praise is no doubt encouraging to the wider project team.

With the growth of the project comes the inevitable expansion of our team. Since the last period Kalmar have welcomed Tess Arches as Project Manager and Adrian Stewart as the Façade Manager with Nathan Halloran taking up the position of Project Director.

The commercial team led by Vasily Bokun has been working hard to “lock in” procurement across all separable portions. Challenges with material lead times and supply issues have resulted in several product substitutions, which has kept the commercial team busy and tested our partnering with Metlifecare to ensure the expected outcomes for the project are well met.

December brought some exciting news for Senior Site Manager Nick Watson and his wife who welcomed the safe arrival of twin boys into their family.

Progress of works on site has been helped with careful advanced planning which has ensured continuing productivity with early placing of reinforcing of over 20t per week, and Gib board deliveries months in advance ensuring we were able to avoid or minimize supply delays.

Buildings E&F have seen the completion of the concrete structures and commencement of timber framing to all levels. Roof completion on Building E is imminent and Building F roof structure commences shortly. Sadly, the project team have been unable to celebrate the traditional ‘Roof Shout’ due to the strict Covid measures but hope to be able to celebrate this milestone very soon.

Construction of foundations to Buildings C&D have been completed with under slab services underway. Huge emphasis is being placed on achieving completed sections of slab pours to enable structural steel to commence.

The site office courtyard boasts an impressive façade mock-up and this has so far proven extremely useful in resolving façade waterproofing and architectural design issues.

Whilst we look forward to continuing solid performance over the coming months, we are constantly mindful that the industry and our country are facing extraordinary times. However, foremost in the minds of the project staff on Orion Point is careful management of Health and Safety and focus on delivery of a quality product.

Nathan Halloran



[Photos on Page 6](#)

Project Updates

METLIFECARE ORION POINT



Building F



Building C



Building D



Sample Room Building E

Foundation on George

Now that the structure is well underway and the basement is being closed in with the suspended ground floor slab, we can see the building taking shape. With ongoing supply issues of key resources, we are working with subcontractors and suppliers around construction scheduling and complex structural coordination issues.

The site team, led by Michael van der Walt, are extremely busy targeting the level one slab to be completed by the end of March. Retaining wall backfill around the building is complete and this now allows for the completion of underground services, including a 300mm stormwater line for Building 2 future works, and to allow the scaffold for the intricate stone cladding system to be erected.

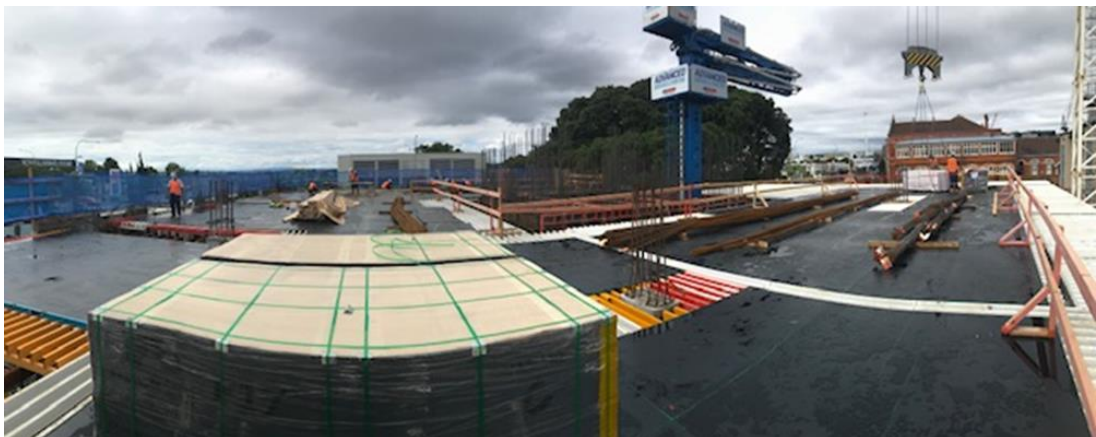
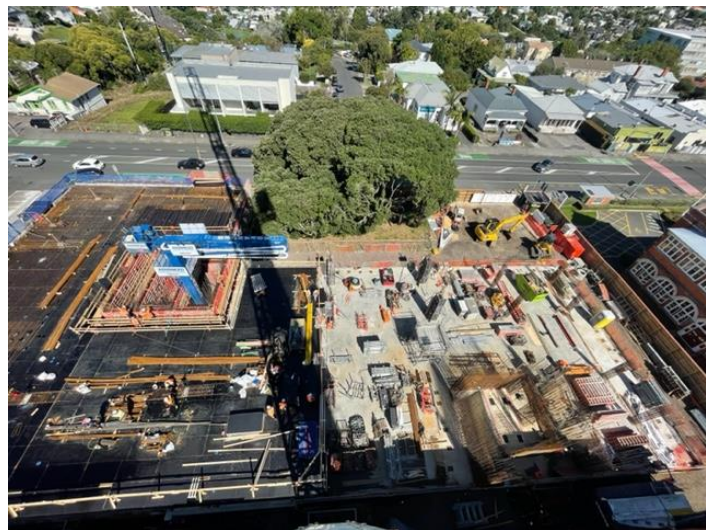
The demolition work for Awhina house is now into the planning phase. This is a very complicated task with almost no vibration tolerance.

Overall, we are very pleased with the progress on site despite the current situation we face with Covid and resource shortages.

The commercial team, led by Olivia Li, is working in synergy with potential subcontractors. We know all too well that the construction sector in New Zealand is having major issues with supply, however the team has worked extremely well to achieve our procurement milestones for the project.

The New Year has certainly seen changes to the site team at Foundation. We welcome new staff members Duje Corpuz (Reinforcing Supervisor) and Wehan Oosthuizen (Leading Hand) and Nathan Halloran as Project Director. The Foundation on George team is focusing on great teamwork with Greenstone Group and our Client Generus Living in order to deliver solid performance on this project.

Raquel Costa



Bloom Lincoln

They say “time flies when you’re having fun” and it’s been an exciting project that has really come together in the “blink of an eye”. The pace has been rapid, with the momentum that the site team have continued to develop. A sense of achievement is in the air with a visual reward as the final finishes are being applied.

Internal works are progressing well. All the apartments are fully lined and painted and we are into the balance of floor coverings and final fixtures and fittings with Council final inspections on the horizon. Common areas are underway and are expected to be completed shortly.

The façade is now complete and scaffolding removed. This has been followed closely by the external civil works. With the completion of the kerbs and subgrade preparation, we are ready for the final asphalt coating, which is expected at the end of February.

Courtyard patios and landscaping works, together with the final touches are progressing well as we make the most of the good, although humid weather, that we have been experiencing.

The project is scheduled to be complete ahead of the contractual completion date in April, and everything is starting to fall into place to support the handover to our client Bloom Living – no pressure guys.

We welcome Henry Winsor to the team who has been focused on the internal works, and we’d like to thank our summer student Thomas Calderon for his contribution over the past three months.

Despite the volatile market conditions, Kowie has led the charge, managing these challenges effectively alongside his team who have been motivated to push through all the turbulence.

A special thanks goes to our subcontractors for their efforts on this project and in the engine room, thanks to Kowie, Ryno, Yulia and Henry for your commitment to the project. The development is looking great, and we look forward to the final handover and completion photos in the next publication.

We would also like to congratulate Ryno on the arrival of his son, who was born on 14th February. Photos and details are on Page 17.

Neil Ball



The Grove Stage 2

This second stage of The Grove commenced with Demolition in October 2021, a 3-level building with basement car parking for the adjacent retirement village comprising of 27 apartments. The building connects to Stage 1, completed by Kalmar nearly two years ago. Contract works started in November and following dewatering, piling and excavation works, Harbour Construction started the basement slab in December. The project is off to a great start. We are currently planning the third and final pour for the basement slab and we have precast panels erected in the 1st half to start bringing the structure out of the ground. These panels have grout sleeve connections that leave very little tolerance. The accuracy to which our co-ordinator Harold Fulo and Lance Blomfield are working to on site, is paying off.

The current target is to have the structure completed and the roof on by August 2022 and the overall project completed by early May 2023. This may change due to the incorporation of Stage 3, which is likely to overlap completely with Stage 2 resulting in a handover of both stages together.

The site team is headed by Project Manager Nikolai Zakharov aided by Site Managers Gerhard Steenkamp and Lance Blomfield. Tim Ellery leads the team as the project Contracts Manager.

During the Covid-19 Red Light setting our QS team comprising Johann Slabber, Liam Dorotich and Emcee Olivier have been working from home. We look forward to all being on site together again at some stage in the future!

Tim Ellery



Te Uru 8

Te Uru 8 Apartments is a pilot project with Fletcher Living, located in Hobsonville Point adjacent to War Memorial Park. The project consists of three buildings, Blocks A,B & C with 72 apartments including a pocket park and EV charging station.

The structure consists of timber driven piles, followed by capping beams, foundations, precast concrete panels, structural steel, suspended slab traydek flooring system and a warm roof. The façade is a combination of timber framing, brick cladding, Nuwall weather boards and infill windows.

The piling presented a series of challenges due to the vibration and the effect on the neighbouring properties. In particular, the vibration affected the local businesses, optometrist, café, hair salon and residential dwellings that reside within the vicinity of the construction site.

The team led by Grigory have been put to test on their public relations and communication skills with all parties affected. Under challenging circumstances they achieved above and beyond what is expected and this has been recognised with feedback to the Principal, Fletcher Living by one of the affected local businesses.

We welcome Hirini Maguire, Senior Site Manager who along with Mike van der Merwe and Samuel Atkinson, looking after the financials, have recently joined the Kalmar team. Kalmar piling champion Lee Savage achieved an impressive 18 piles per day during the Christmas break. Shop drawings are under the control of Edmund Changwai, who has joined from the Edgewater team in his new role as the design co-ordinator.

The Te Uru team along with Fletcher Living is looking forward to the covid orange traffic light setting to have a BBQ with local neighbours as a sign of appreciation of their patience and support as a result of the disruption to their livelihoods caused by the pile driving.

Phil Williams



Metlifecare Edgewater

The Edgewater Metlifecare Retirement Village, is an aged care facility consisting of 72 apartments, with a combination of self-contained units, care suites and includes a cinema, café, swimming pool, hair salon, and is in the final stages of completion.



The project has been led by Craig Mullane supported by a dynamic team, consisting of Alexsei Paule, responsible for the exterior works, Rafiq Sheikh, a new edition to Kalmar looking after the interiors, Bernard Tan responsible for closing out the defects in close collaboration with Peddlethorp Architects and engineering student Yannik Wikramanayake, collating the compliance documentation to close out the Building Consents. NJ van Zyl and Luca Denee are managing the financials and final accounts. There have also been numerous members of team Kalmar that have made a significant contribution and have moved onto other projects.

| Project Updates continued |



A portion of the exterior works has been deferred and will be completed post Practical Completion and this has been agreed between all parties, allowing Urban Lounge, Metlifecare's FF&E contractor to take occupation and commence with the fit-out while the exterior design is being finalised.



NJ and Luca are heading to the South Island on the 6th of March to tackle the Keppler track, as part of the Kalmar tramping club and we wish them a safe journey. Following the tramp, NJ has his tickets booked and is heading back to South Africa for a long overdue break in April to visit family and friends. Alexsei is looking forward to his new role as a Health & Safety Manager with Kalmar after the externals are completed. He has made a significant contribution to the project, has a new admirer, Edgewater's next-door neighbour and we wish him well in his new role.



The project has had its fair share of challenges, and thanks to the determination of the team involved, have been resolved with robust relationships maintained between the sub-contractors, client and consultants throughout the lifecycle of the project. Well, done team and thank you.

Phil Williams



Three O Eight Remuera Apartments

The 308 Remuera project is in the home straight now, and aiming for completion in early-April 2022.

The interior works are nearing completion, whilst the exterior works have been slightly delayed, due to late design changes, utility connections and works outside the site.

The interiors are looking good, particularly with the large format room-height tiles and highly-detailed bespoke joinery. Alan Watson, Paul Flannery and Nick Rew are busy coordinating subcontractors to achieve the high end finish required on this project.

The exterior of the building is virtually complete and looks very impressive, with copper downpipes already beginning to take on their unique patina.

The external landscaping works are moving ahead, under the control of Warren Katzin and Blair Lauder, who have been challenged by design changes, including the re-design of the driveway and vehicle exit.

There have been several Kalmar and Harbour people who have come-and-gone from the project during the last two years, so the project outcome will be a tribute to the efforts of everyone who has been involved.

Lüder Stock



Proxima Residences

Proxima is a 9 Level building made up of 2 ½ levels of parking and 7 ½ levels of apartments adjacent to Newton Road in Eden Terrace. The apartments are a mixture of 63 single units and 4 penthouses.

The structure is a combination of in-situ, precast concrete with rib and infill floors, structural steel, timber trusses, metal long run roof. The façade consists of infill windows with aluminium Flashclad and ACP systems.

The site is located between two existing properties, on Randolph Street, a narrow street off Upper Queen Street. In some instances, we have less than 100mm between our basement structure and the neighbouring properties, therefore there is a strong focus of building and maintaining a good relationship with the neighbours in the vicinity of the project.

The team on site to date are Neil Spencer as PM, James Stevens as the Site Manager with Ahmad Ghalayini working on design coordination. Thomas van Roekel is looking after the financials along with new members to the Kalmar team, Pierre Gonzales and Vicky Guo.

The project was negotiated and works commenced on site on 29th November 2021 and to make way for the new building, Building B was completely demolished and Building A partially demolished, which will house the site team for the duration of the project.

Progress to date is going well, with demolition completed and retaining piles ongoing. The Harbour team have commenced with the capping beams this week. Over the next couple of months, we will be getting on with the bulk dig excavation, completing the building piles and mobilising the tower crane.



Overview



Building A Demo

Phil Williams

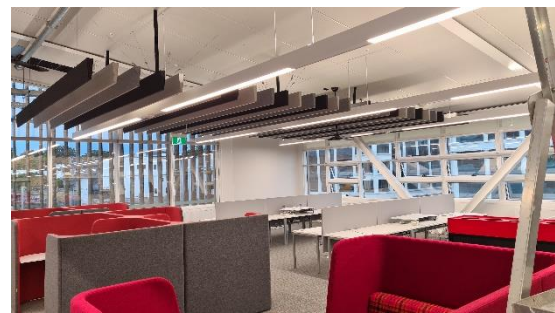
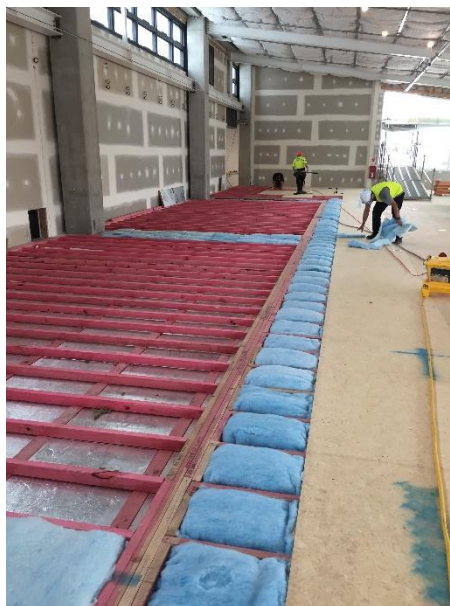
B906 Connect Digital Services Fit-out – University of Auckland

The Kalmar Interiors flagship project over the last few months has been the new office space for the Digital Services department of the University of Auckland at the Newmarket campus. The project started mid-2021 and is now complete with minor snagging being currently undertaken. The office space is spread over 800m² of meeting rooms, open plan offices, meeting pods, kitchen and collaboration areas. A unique characteristic of the build is a timber raised floor throughout with all services underneath. The office also includes significant acoustic feature ceilings, meeting pods and fully integrated data and AV services to enable the future versatility and use of the spaces.

The project was located on the 5th floor of an existing, fully live and operational building on campus, which came with its own challenges. All our deliveries needed to be done through an existing window 15m above ground. Our Interiors team handled over 10 tonnes of structural steel, 12 kilometres of timber framing and 2,000m² of plywood and other linings, all through this window. Thanks to careful planning and a well thought out methodology we did it safely and successfully. Well done Kalmar Interiors!

The project looks fantastic and we would like to thank our Client, the University of Auckland for trusting us to deliver another significant fit-out for them. It was a pleasure working with your team and we hope you have many enjoyable experiences in your new work space.

Justin De Beer



Health and Safety

Covid-19 has now been with us for 2 years and has had a huge influence on the way we carry out practices on site. We have been fortunate to be part of an industry that has largely lead the way in terms of preparing common protocols that have enabled us to stay at work. The latest version is the Covid Protection Framework (CPF), also known as the Traffic Light System and Kalmar is now applying this across the board.

The explosion of the Omicron variant overseas prompted the board to introduce a Policy mandating full vaccination across all sites and this was introduced from 17th January 2022. Time will tell, however, I strongly believe that this is the right thing to do and even if it reduces harm to only a handful of workers, it will have been worth it.



Unfortunately Omicron has now arrived in New Zealand and while the consequences to our health might be slightly less serious than previous strains, the level of infection is much higher and many more of us can expect to contract Omicron. Modelling shows that we can expect Omicron to peak by early April and more people will become seriously ill and we will have more deaths than with Delta. We can also expect to see anywhere from 25%-50% of the population off work during that time.

So the message is simple. Follow the protocols and do everything that you can to keep yourself, your workmates and your families safe. We are all fully vaccinated but as soon as you are eligible, get the booster. You may still contract Omicron but your chances of becoming seriously ill, or of passing the virus on to others, is decreased by 80% having had a double vaccination alone.

Stay safe and thank you everyone for your efforts to date.

AJ Staples



23 Staff members completed their Mates In Construction General Awareness Training at Orion Point on 21st January 2022.

Babies

Nick Watson and Shandre's twin boys arrived at 6.15pm and 6.17pm on Friday 3rd December both weighing in at 2.8kgs.

Double the giggles, double the grins, double the trouble?

We have Jameson Kane Watson on the left and Lucas Gunnar Watson on the right (Lucas is the eldest by 2 minutes).



We are thrilled to introduce a beautiful little girl (the only one amongst all these boys).

Luke Kus and Paulina Kajetanowicz welcomed their daughter Madelaine (pictured right) into the world on the 9th of January 2022 at 11:16pm.

It appears she is going to be a night owl.

You now have your "pigeon pair". Oli is going to be a great big brother.



Cody Mackay and Gizelle are proud parents of Dylan, who arrived earlier than expected. It was a difficult start. Gizelle had preeclampsia and ended up in ICU for the first 24hrs, losing over half her blood. Cody was told that there were 28 specialists in the room after Dylan had been moved to the birthing unit.

We were only discharged at 7pm Sunday night 23rd January. Both baby and mum are well and are getting into a routine. ""



Dylan Rhys Mackay, Born 7:25pm 12.1.22
W 2.5kg / 2570g



Ryno and Sonnika De Beer “took delivery” of their son on Monday 14th February 2022 at 4:15am.

I don’t think Ryno would have lasted another day. He waited VERY impatiently for his son to arrive.

After much deliberation, they have decided to name him Tyler.



Byron and Kerry Westcott are expecting their first child, a son, in May 2022.

Your son will hold your hand for a little while, but your heart for a lifetime.

If only the parrot could talk...

Luca has pointed out that Donald has not been exercising his parrot enough (at all), after abandoning it at Head Office. A strict swimming training course has been started to help. Luca suggested putting this on the P&G, but Donald believes that Luca should be paying him for illegally capturing his parrot and giving it exercises it does not require!





Faye Yu and her partner Jacob Chen were married on 22nd February 2022.

They had a simple registry ceremony and hope to host a proper wedding ceremony when the world gets back to normal.

Faye and Jacob picked a very special day in the calendar which is "Twosday" – 2pm on 22.02.2022. In Mandarin, one way of pronouncing 'two' is 'er', which sounds similar to the word for 'love'.



Events

Santa doing his thing ...

December 2021

Sadly Santa was unable to make an appearance and the 2021 Kids Christmas Party had to be cancelled. He did ensure that gifts were delivered to each Kalmar child.



Secret Santa Kalmar Head Office

23rd December 2021

Secret Santa turned into a fancier affair in 2021 when combined with the downsized Kalmar Head Office Year End lunch. We were disappointed that our larger function had to be postponed, but made the most of our last day before the Christmas Shutdown. This was a great way to end the year. Everyone headed out in good spirits.



SHHHHHHHH!

NZIOB Placemakers Golf Tournament

15th February 2022



Left to right: Duncan Elley – Winton, Justin de Beer – Kalmar, Adam Colleton – Winton, Justin Maritz – White and Associates

Another great day at the NZIOB Placemakers Annual Golf Tournament for team Kalmar. After initially setting off towards the wrong green on the first hole things settled down nicely and we posted a competitive score. The day had plenty of laughter, mostly at each others expense, and a few welcome birdies. Thanks to all the sponsors and the NZIOB for making it all happen, all things considered.

Justin De Beer

Kalmar Fishing Day

17th February 2022

We all know how much fishing means to Kalmar. Heading out on the water for the day with some keen fisher-clients certainly lifts the spirits of those on board. The guys are really rocking the new Kalmar headgear.

