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THE FULL MEASURE

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Our New Office CHRISTCHURCH

We have launched a new office in Christchurch and are very excited about the expansion. Maltbys is committed to helping the reinstatement of Christchurch and believe we have the expertise to help this process.

The office is being directed by Tony Dawson, with help from all of our other offices. Our first commission is The Housing New Zealand Corporation Earthquake Scoping and we have mobilized a team on the ground in Christchurch for the scoping work which is expected to take three months.

For any enquiries please contact Tony on 03 377 6215 or 021 249 2282



Current Projects

Wellington Office

Heretaunga College
Porirua College
Queen Margaret College
Ronald McDonald House
Summerset Aotea
Summerset Warkworth
Summerset Hastings
Summerset Manukau
Luxford Villas
Newlands New World
Island Bay New World
Parliamentary Corporation
Consultancy Services
Customhouse Quay
Foodstuffs Fitout

Auckland Office

Site 14, Tank farm
HNZC Ernie Pinches Street
Rotorua Police Station
Alpha Labs
Sudima Auckland Airport Hotel
Dio School carpark & sports turf
Te Wao Nui at Auckland Zoo
Manukau Police Station Stage 3
Manurewa Police Station
Auckland Eye Clinic
Dilworth School Rural Campus
HNZC Tuarangi Apts
Hayman park
Mataatua Wharenui, Whakatane

Queenstown Office

Barley Station
Wanaka Medical Centre
WHK Invercargill
Millbrook Resort -
McEntyre's Tarn & Mill
Green
Peacock Residence
Memorial Hall Upgrade
St Moritz Bathrooms
Upgrade
Christchurch Office
Assisting Beca with HNZN
Earthquake Damage
Scoping

Ronald McDonald House

Maltbys have been appointed as Quantity Surveyors on the new Ronald McDonald House \$9m project to provide a 'home from home' for families with seriously sick children at Wellington Hospital. Maltbys have been providing invaluable input through the design and two stage tendering process with Mainzeal being appointed as 'preferred contractor'.

To assist, programme and gain momentum for this project the project has been further split with Maltbys negotiating an 'Enabling Works' package with Mainzeal and these works have just started on site. The remainder of the project is just about to be tendered by Mainzeal on an 'open book' basis prior to them submitting a Lump Sum Fixed Price for the remainder of the works for Maltbys assessment and recommendation to the Trust. The full project is due for completion September next year.

Maltbys have also been appointed as Quantity Surveyors acting on behalf of the Funders for this Development and David Morriss has undertaken a Due Diligence Report and will be monitoring and reporting on the monthly drawdowns by the Trust.

Existing Ronald McDonald House



On Wednesday 20 April 2011 the last dinner was held in the existing Ronald McDonald House. After more than twenty years of operation the house is being demolished to make way for a newer and bigger home.

The Residents, Trust Board members (past and current), management and staff, together with volunteers were invited to the dinner which was catered for by BNZ Staff. The photo below is of the consultants for the new Ronald McDonald House attending the function.

It was an excellent function and very fitting for the occasion. The next morning they moved into their temporary accommodation in Loafers Lodge, and now await the completion of the new building.

To be included and invited to the dinner was very much appreciated.

Consultants for New Ronald McDonald House



Place Your Bets

This is an extract from the RICS February 2011 journal written by: Paul Morrell

Do QS's carry out cost planning or price predicting?

I sometimes worry, in the small watches of the night, that QS's may be inflationary. Not in and of themselves, of course, but rather in the processes and most particularly in cost planning.

Here's how it goes: You sit down with some early drawing, measure some approximate quantities and then price them. Then, if you're really good, you add just the right amount for all those things not yet drawn; if you're not good, you add nothing; and if you're good, but not that good (which is most of us) fear makes you add too much. Then your boss spots a few things that are missing or underpriced (and nothing that is superfluous or overpriced) and adds a bit more; and then the client's in-house representative recognising the career-limiting potential of being put in charge of a construction project, adds ... well, you get the idea.

What this reveals, of course, is that cost planning is not really about cost, and it's not really about planning. Instead, it is about price predicting - a forecast of how work will be priced in the marketplace and that is not the same thing at all. Certainly, QS's who have their data in order will know far more about price than anybody else in the construction firmament, because they are getting in prices all the time -but it's not as if those prices are based on 'real' costs.

Feeling lucky?

The reality is that each tender is basically a spreadsheet exercise, with the tenderer adding together the prices submitted by suppliers and sub-contractors, plus his own costs and margin. There is no real analysis of the prices: just a risk-based judgement as to where to pitch the tender. Every tender is therefore a bet. The contractor is betting that, overall, he can go out and buy the work for less than his bid.

So far, not so good. It is not, however, necessary to look far to find a better way: to get back to planning, and to get back to cost.

Planning means looking at how something could be, rather than just how it is. For the QS this means working out how to get the client what he wants: the right job, at an affordable price. As a blinding glimpse of the obvious, though, that price is just the sum total of all the resources that are expected to be required to get the job done -and because databases are, by their very nature, retrospective, they will reflect the way that the job has always been done. In the absence of a highly competitive market, where the incumbents are threatened by new entrants with better ideas (and that is largely our position, as construction remains an essentially domestic market), there is little drive for contractors to work with their supply chains to eliminate cost.

Inefficiencies and Waste

But when supply chains are analysed, it is frequently found that there are intermediaries in the process who add no value; and even more detailed analysis of the costs of just the productive players in the chain will almost always find inefficiencies and waste, and opportunities for reducing cost through process or product innovation.

To quote an example, one American contractor has found that the incidence of variations occurring on his engineering services sub-contractor's accounts, measured in cash, has reduced from 18.5% for a project on 2D drawings, to 11% on a project run on 'lonely3D' (meaning that most of the parties were working digitally, but not on a collaborative basis), and finally to about 5% on fully collaborative Building Information Modelling. Clearly, you need a plan to get rid of this kind of waste; but equally clearly you need to know it's there in the first place. This is where cost planning needs to get to if it is to continue to be a value-adding service in a digital age: deep in the supply chain, eliminating cost.

This is not to decry our recent history. We've come a long way since standardising the method of measuring brick flues for the reconstruction after the Great Fire of London; but it is to say that the role could be so much more valuable. To know how things might be priced is good. To know how much they should cost is better.

New / Old Faces

Niamh Grace

Hi, I'm Niamh (pronounced Nieve) and I have recently been employed as a Quantity Surveyor at Maltbys Wellington branch. Originally from Ireland where I completed a BSc in Construction Economics, I have spent the last two years travelling in Australia based mainly in Perth and Brisbane.

I arrived in Wellington in late January where I now plan to settle. I live here with 4 other Irish girls who we all met through travelling. I really like the culture here as well as the good nature of all Kiwi's!

My hobbies include running, swimming, socializing and I've recently taken up roller blading!

I am excited about working at Maltbys, enhancing my knowledge and experience as well as meeting many new people.



Richard Van Looy

Hi, I'm Richard Van Looy, and having managed to dodge the previous issues of the "Full Measure" thought I should start a new category 'Not so new faces'

With wife Michelle and two kids (ages 11 and 14), we came to New Zealand just over four years ago to set up our new home and life here.

Being a very active family, the in-laws always called us the 'fit family', well I am pleased to say that since nearly everyone in NZ is sports mad, we have fitted in very well.

Professionally, I am a chartered Quantity Surveyor and member of the Royal Institution of Chartered Surveyors and have worked in private practice for 20 years. A recent two year spell with Hawkins Construction was my first foray into the main contracting world. Whilst I gained valuable experience, particularly with regard to the Wellington market, I am very pleased to be back to my roots of the PQS world. With a full on life of running kids to sport, a wife that runs marathons for a hobby as well as training and competing in cycle races, it's always a busy time.

However, as the saying goes, if you need something done, ask a busy person! I am looking forward to building the team in Wellington with David and upholding the Maltby reputation of exceeding our clients expectations everytime.



Geoff Hayr

It is with sadness that we say goodbye to Geoff Hayr. Geoff has been with the Wellington Maltbys office since July 2008 and has been an integral part of the Maltbys team. Geoff and his partner Stacey are off on an overseas adventure around Asia then basing themselves back in Australia.

We wish Geoff all the best for his future endeavors.



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SOCIAL EVENTS

Auckland

The **'Maltbys Children's Christmas Party'** was held at Mission Bay on a beautiful sunny afternoon. The children enjoyed a dip in the fountain and played at the playground near by. Father Christmas arrived with presents for the children and a lovely afternoon was had by all. Thanks Kaye for all your help.



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Auckland

Arthur Gabriel Memorial Fishing Day

This year the trophy for the biggest snapper goes to Beth Taggart. It was a close competition with Beth only winning by 1 cm from Philip Molineux. Once again we had a beautiful Friday afternoon to fish on the Waitemata Harbour. Our skipper found some great locations between Ranigito Island and Takapuna. We had freighters and the America's Cup Catamarans come close by. We all went home with at least three fish to fillet and gut.



Golf Day / Bake Off

The weather was sunny and the course was beconing. The course was in great condition, the day was perfect so a few extra holes were played. Philip Molineux has really advanced in his golfing expertise.

This month we have had a different variation to the bake off being either a cheese or chocolate dish. All were winners but the favorite was the chocolate cheese cake that Philip McCamish made. It was just perfect.



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Queenstown

With winter chills arriving and darkness falling earlier in the evenings, Tuesday evenings still see Jeff heading out from his house at Kelvin Heights, biking along the track towards Frankton with his thermals on and head torch bobbing (to alert the Frankton Fellows he is on his way,) for his two hour bike riding fix though Queenstown, up Fernhill Road, along the Glenorchy Road and returning home around 8pm.



While meantime Nicky has been training inside the nice warm Lakes Leisure Gym attempting a five week program to complete five classes a week for five weeks. So far at week 3 she has completed 15 classes made up of RPM, Pilates and Combat (shadow boxing) and looking forward to the first snowfall to take advantage of her new ski fit legs.

Tony also, has been keeping those legs running, literally running between Wellington, Christchurch and Queenstown to keep those jobs coming !!

Wellington

Van Looy Family Summer Sports

It's been a full on summer in the Van Looy household, with weekly timetables requiring military precision at times with all the sports that go on in our household.

As a proud dad and husband I am pleased to say we had a very successful summer with my daughter Ellen picking up a National Title in the Surf Teams race at the National Surf Lifesaving Champs held at the Mount leading her team in with a fantastic third place in the sea swim. The Paekakariki Girls U16 Team also won the Kapiti Sports Awards U16 Team of the Year for their results this year. (Ellen's the one holding the small trophy). Ollie, my son, not to be out done by his older sister managed a fantastic fourth in a very fiercely fought National Beach Flags final also held at the Mount (albeit another weekend, so more dashing up and down the country!) and a sixth in the sprint finals. He also managed to retain his title as Central Region Surf Live Saving Champ based on the four carnivals held during the summer.

My wife, Michelle, also needed to get in on the act, so determined to beat her marathon time of a couple of years ago around Rotorua entered the New Plymouth marathon, charging down the slopes of Mt Taranaki (it wasn't all downhill!) to record a time of 3 hrs 22 minutes taking a substantial chunk off her pb.

With me managing to fit in the odd race on the bike with a few wins along the way and a Vets National 40km time trial age group gold medal in the pocket, it has been one hectic summer. With winter coming on, the call of the fire side and a couple of lazy weekends with a good glass of wine should be in order - but I hear murmurings of soccer, cross country, half marathons, swimming short course champs, etc etc. Make the most of life, live life to the full, and enjoy every moment (dedicated to Brian Phillips, my best mate, best man and long time friend who died suddenly in Italy competing on his bike just over a month ago) Regards, Richard Van Looy



MALTBYS