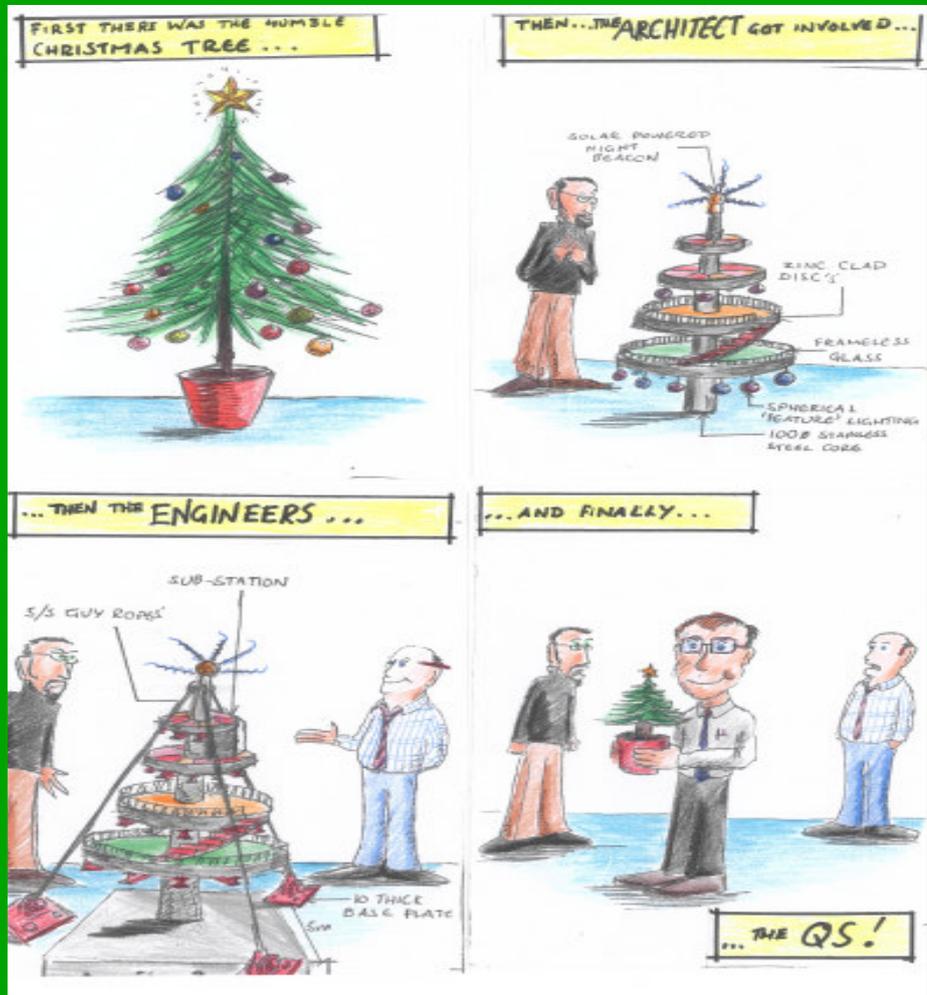


DECEMBER 2011

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- 6 New / Old Faces
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THE FULL MEASURE



Current Projects

Wellington Office

ASB Tower
 Wesley Haven
 Queen Margaret College
 Ronald McDonald House
 Wellington Zoo The Hub
 Summerset Hastings
 Summerset Hamilton
 Luxford Villas
 Newlands New World
 Island Bay New World
 New World Whitby
 Stoddard Road
 Foodstuffs Kiln Street Fitout
 DOC—Taupo & Hamilton

Auckland Office

Rotorua Police Station
 Alpha Labs
 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
 Mataatua Wharenui, Whakatane
 McCrae Way shared space
 MOE Special Schools Programme
 415 Great South Road
 Tanoa Hotel, Fiji

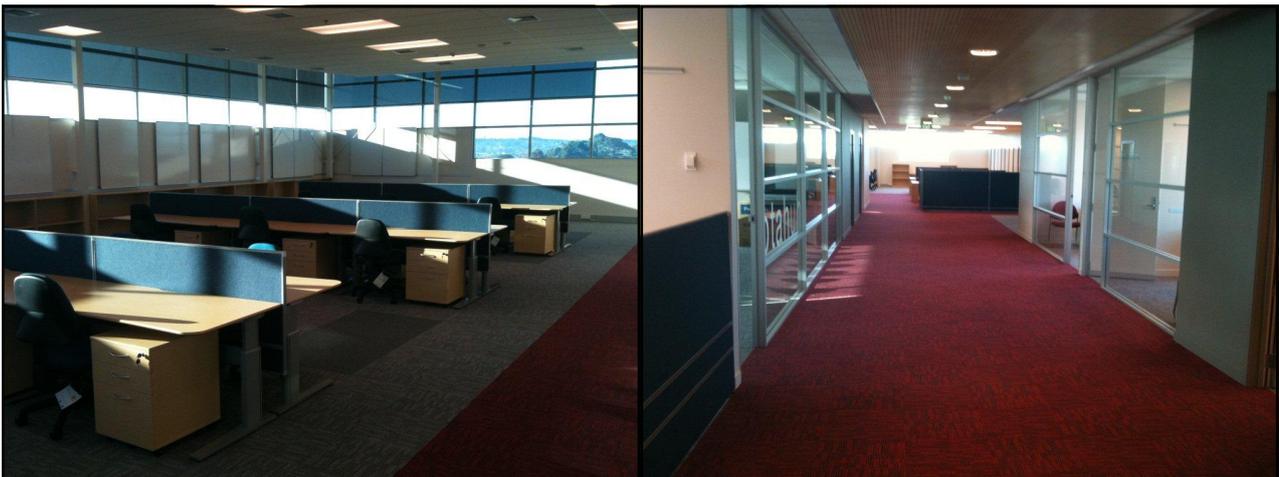
Queenstown Office

Barley Station
 Wanaka Medical Centre
 WHK Invercargill
 Millbrook Resort
 McEntyre's Tam & Mill Green
 Peacock Residence
 Memorial Hall Upgrade
 St Moritz Bathrooms Upgrade
Christchurch Office
 Assisting Beca with HNZA
 Earthquake Damage Scoping
 Norsouwest
 Ashburton Museum & Art
 Gallery

Police Stations

In was back in May 2010 that we commenced our first projects for New Zealand Police for many years, following a successful EOI and interview process for both the Manurewa and Manukau Police Station projects. The two projects were to run in parallel, and both were part of the Governments policy to provide 300 new police officers for South Auckland. The projects were both to be complete and operational for Rugby World Cup in September 2011.

Both had a budget of \$5m for all costs. The Manukau project was to be Stage 3 of the new Hub at Manukau, and house the CIB in a separate new build area of around 1,000m² which was to be built over the existing multi-storey carpark, and to connect into the existing building at the top floor. The design had to align with the existing building design, but instead of the patterned precast panels used on the existing building, a solution was found using patterned Alucobond panels, because the new extension had to be lightweight in order to avoid further strengthening of the existing carpark structure. The project was tendered pre Christmas 2010, and awarded to Watts & Hughes, with a competitive tender which came in under budget. Overall, the project was completed ahead of time, and 10% under budget.



The Manurewa station presented more of a challenge. The budget needed to accommodate additional floor area of around 1,000m² also, but this new area due to site constraints could only be mainly added directly above the existing footprint via a new first floor level. It became apparent that \$5m was not enough, and a solution was found which meant a budget increase to \$6m. The solution meant keeping as much of the existing footprint intact (ground floor slab, some external walls and roofs etc), whilst punching through to create a new first floor level of some 800m². The key focus of the design was to create an open plan environment with as much natural light as possible, and this eventuated in the provision of a stunning atrium space with extensive skylights over. Despite the challenges of working with an existing building and a tight programme, the project was completed on time, and once again, around 10% under budget.

Police Stations

Having successfully completed these projects, we were then successful with our tender for the Rotorua Police Station redevelopment, which commenced with a project workshop in February 2011. This was for Stage 2 of the station redevelopment, which had previously been put on hold after a previous design team had worked up some concepts. Stage one had been the completion of a new Custody Block, and Stage 2 is for the construction of a new station to replace the existing station on the same site, and adjoin the custody block.



Based on an agreed schedule of accommodation, we put together a total project budget of \$18.551m, with an estimated construction cost in the order of \$12m. During the preliminary design stage, and following the ongoing feedback from the Christchurch earthquakes, the project team decided to investigate the possibility of using the PRESSS structural system (Prestressed structural system), in lieu of the current conventional structural design of large concrete columns and beams. The PRESSS design utilised large 300 thick concrete shear walls in certain locations, together with steel floor support beams and some sundry small steel columns. The PRESSS system basically utilizes prestressed tendons in addition to external mechanical hinges at the beam column or wall base joints. The resulting advantage being that as an IL4 building, using the PRESSS system the building is more likely to remain intact with repairs readily made after a major event, which will enable the building to be kept in use during and immediately after the event. The estimated cost premium is around \$300k, and given the importance level of the building, and the learnings from Christchurch, it was decided that it was an additional investment worth making.

The project is now working through the latter part of the Developed Design stage, with a series of enabling works, followed by the decanting of police staff into temporary premises, due to commence early in 2012.

Do you have the 'X' factor?

This is an extract from the RICS September 2011 issue, Nicholas B. Jackson writes "With Competition for project roles coming from different professions: Do Quantity Surveyors make the best contract administrators?"

When I first started in the construction business some 35 years ago as a trainee QS, things were a lot simpler. There were fewer forms of building contract, all being of a traditional type which generally were not amended, and collateral warranties were unheard of. The architect was God—it was then a much-represented profession. To me at the time, most architects appeared elderly, probably had military experience (WW11 or National Service) and knew how to organise a team. Planning and building design was also easier, with most following tried and tested standard details. The architect would administrate the contract and all other professionals, including the contractor, would report to him. Usually the architect would appoint the team and he would often be the only person to speak directly with the client. Most practices were partnerships, firms could not advertise and scale fees were followed. It was all a nice gentlemen's clubby atmosphere but times were changing.

The newer architects arriving on the block seemed to have been trained in design concept—the wackier the better—and there was no perception of detailing and administration appearing in the curriculum. Building defects and problem contracts became rife. Also in the US, turnkey contracts were the flavour of the day. The more knowledgeable clients started to demand design and build contracts to lessen risk and they were right. The architectural profession became much derided and the QS rose in importance—after all, this chap looked after the client's money and would often be asked to explain, directly to the employer, why costs had risen. It was only then a small step for the QS to be invited to become contract administrator (CA) or employers agent (EA).

Experience Counts

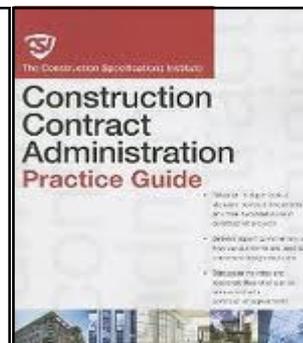
In my experience, the best CAs have had a quantity surveying background but that does not mean every QS would make a good CA. Similarly, I have also come across good CAs with a structural engineering or building surveying background and yes, even the odd architect. However, on balance, I would usually look to someone with a quantity surveying background to take this role, particularly on larger projects. Why? I think the QS training covers many facets and an attention to detail and process that other professions do not. In contractual terms, a CA or EA is really a post-contract role, however a successful project hinges on the time, effort and thought spent on the pre-contract activities. A QS is used to spending time on preparing bills of quantities or contract sum analyses, contract conditions and preliminaries. He is inherently aware that a good set of documentation and a complete design, which can be fully visualised and built on paper, will pay dividends once construction work commences. I am sure other professions always fully appreciate the importance of this fact.

Play to your audience

A good CA needs three principle attributes. Firstly they need good a theoretical knowledge of the role, which comes via their training and qualifications. Secondly, a practical knowledge, which only comes from time and experience—a 'recently qualified' graduate will simply not have the experience, as real life difference is different from theoretical. The third attribute is the 'X' factor and being on stage is a good analogy. A good CA needs character, personality and gravitas, essential in controlling a sometimes large and diverse team, with site meetings being the audience. The building business is still a people business and a good project is a happy project. A bit of humour injected into the proceedings can help considerably. Not all Qs have this X factor, many like to be backroom boys out of the limelight. While they know what should be done, they have difficulties in instructing such; stage fright perhaps. The world of contract administration is not for them.

So yes, I think Qs do make the best CAs but the challenge is to get all employees to always think of the QS as the first and natural choice for the CA / EA role. This can only be done by constantly delivering on projects and by giving the role additional emphasis during training and also by improved marketing of your skills.

And if you don't? Well, there are lots of others out there who will more than happy to take your place.



New / Old Faces

Paula Reidy

Hello,

My name is Paula Reidy, and I have recently joined the Wellington Maltbys Team replacing Nicky Williams as David Morriss' PA and office administrator. Thank you Nicky for the training and I'm most impressed with the office manual which has everything you need to know about the Maltbys system. Well done whoever put that together, it's my office Bible!

Our staff Christmas function was brought forward to 25th November so Nicky and her husband George could attend. A fun night was had by all, and it was a great eye opener for me and chance to get to know my new colleagues on a social side, after only working at Maltbys for 5 days.

I am married to Brendan who is a self employed electrician, but was previously a professional rugby player, so we have spent a lot of time overseas. Our eldest son Lewis was born in London and will be starting college next year. Xavier is 10 and was born in France, and our youngest Isabella just started school in September, and was born here in Wellington (good to have a token Kiwi baby).

We are looking forward to a nice Christmas break, and as is tradition in our family, we're off to Tolaga Bay for our annual camping trip. It's a beautiful spot up there, and the weather is usually better than the rest of the country (especially Wellington anyway). Lots of reading, fishing, swimming, eating and drinking goes on with about 5 other families that all make the trek from Wellington.

Coming back into the workforce after 7 years as a stay at home Mum was a bit of a scary thought, but the team here at Maltbys have made me feel right at home. I look forward to many more interesting Christmas Parties!!



Nicky Williams

It is with sadness that we say goodbye to Nicky who has moved to the Hawkes Bay to be closer to family. Whilst only working at Maltbys for 4 months, she thoroughly enjoyed her time here and obviously learned enough about the office to train Paula into her new role.

We wish Nicky and her family a very Merry Christmas in the Hawkes Bay.



Ana Marie Bieles

Ana has been working on contract for Maltbys in our Christchurch office. She has been commuting between Auckland and Christchurch every week for the past 5 months, as long as the weather allowed her to fly. We will miss Ana and thank you so much for all the effort you have put in for Maltbys. We wish you well in your future.



MALTBYS

MALLTBYS

SOCIAL EVENTS

Auckland



Auckland

It wasn't the sunniest Friday afternoon in Auckland, but nevertheless excitement was high as we hit the road and headed towards Woodhill Forest to 4 Track Adventures for an action packed afternoon of quad biking. Most of Maltbys team were present; Gary, Arthur, Brian, Huw, Phil Mc, Phil Mol and Kendall, who was the only female brave enough to face the tough terrain. We started off with a couple of test laps, to get used to the power of our four wheel machines. Most accomplished this at speed, Kendall on the other hand, looked more like a frog hopping along. With some giggles and more practice this was soon overcome. Once we hit the track the real fun began, navigating through the forest and sliding over the sand, this was the easy part. Then came the hills, some of which seemed impossible, but as our Guide showed us, it was quite the opposite. We covered about 60km of forest and beach, the scenery was stunning from start to finish, some of us were even lucky enough to spot some wild deer. It was a fantastic afternoon and great reminder of the beautiful country we live in.



After the adventurous afternoon we had quad biking, dinner was on all our minds and this year Christmas dinner was to be at Kermadec Brasserie & Bar, Auckland's Waterfront. Those who didn't make it to Woodhill Forest were eager to hear about the afternoon, and of course we didn't exaggerate the size of the hills or mud pools. Before long the entrees started to arrive and all talk of the afternoon ceased. The service and meals were outstanding, Maltbys are sure to be a returning customer. Once dessert had finished and with RWC excitement still in the air, for some the atmosphere could not be resisted and were soon seen enjoying the mood at the Viaduct and partying the night through.

Wellington



MALTBYS

Wellington

In November the Wellington office went for morning tea at Joe's Garage to send Nicky off on her way to the Hawkes Bay. We presented Nicky with a lovely parting gift.

As Joe's Garage is situated next door, the Maltbys staff frequent it quite often, so in return for our custom, Blair the owner put on a Christmas lunch for the team on our last day before the holidays. The food was wonderful and we all went home with full stomachs plus hams/turkeys and wine to enjoy over the Christmas break.

This year's Christmas Function was a Social Cooking evening and was a lot of fun. Each team had the challenge of putting together a meal with 5 ingredients. We also had to make our own chocolate soufflés. (A first for some of us). Unfortunately the chef put us wrong by telling us to start on the dessert first because it needed 50 minutes in the oven. After everyone rushing to get them into the oven before starting on the main, the chef realized she'd read the recipe incorrectly. They were to bake for 15 minutes. Luckily we took them out in time, but some were a bit flat by the time we ate – they still tasted good though!

The Chef judged the food and the winners were Christina (Tony's wife) and George (Nicky's husband). Tony and Michelle (Richard's wife) came second. The evening drew to an end when it was not just the soufflés that collapsed! We shall say no more...

Tony is trained in search and rescue and was part of a team of 500 or so LandSAR volunteers who took part in Operation West after the Christchurch Earthquake a year ago. They were recently presented with a plaque from the Christchurch City Council by the Mayor Bob Parker. The citation reads: "In recognition of acts of kindness, service and heroism during and following the Christchurch earthquakes."

Tony and his family have now made the move from Arrowtown to Wellington and are living in Karori. Sarah is enjoying going to her new school.

Richard had a good trip to Mount Maunganui for the national Surf Lifesaving Championships. Ollie participated, Richard just went surfing!

Matt is just kicking off his rugby with his first pre season game this weekend. He has invested in a bike to keep his aerobic fitness over winter. His touch team came second in the final.

Bruce and his wife enjoyed a five week trip to Thailand, Singapore and Vietnam with their family for the Asian New Year.

Paula has settled in and is thoroughly enjoying working life again, although David is still calling her Nicky!



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Queenstown**Queenstown 2011 Christmas Party***Attention to detail !! ...Lesson learned !!*

After what seemed to be an effortless occasion to organise, Nicky was coordinating our annual Christmas celebration that we have shared over the last three years with three other companies. 2 Arc Studio, Lewis/Bradford, and Phil Blakely.

It was a beautiful evening and started with drinks and nibbles at Jeff and Kays House at Kelvin Heights, then a short stroll along the Kelvin Heights track to the newly finished Hilton Hotel and the acclaimed Wakatipu Grill Restaurant headed by reknown Chef, Peter Thornley.

All was going well until we sat down to the table and much to Nickys embarrassment the Menu was headed up "NICKY MCCROSTIE DINNER". After much hilarity on everyone else's part we all enjoyed a fabulous meal and finished with a tour of the hotel by Preston Stevens who had an inner knowledge of the hotels layout.

**MALTBYS**