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THE FULL MEASURE

The Landing, Queenstown

The Landing is a new 17 unit retail development being undertaken by Hawthorne North Limited. It is being constructed opposite the successful Remarkables Park shopping centre in Frankton, Queenstown by one of the area's largest builders, Rilean Construction. Following a mid August start, it is due for completion by mid-April and will house tenants such as Snap Fitness, Repco, The Neat Meat Company, an Asian greengrocer, House of Travel, a Mexican restaurant, a café and Remarkable Physios. Repco have been operational since the end of November and Remarkable Physios is due to commence their relocated business at the end of March.

Maltbys has provided cost estimating, contract financial administration and bank funding certification on the project.



Current Projects:

Wellington Office

Ministry of Culture - Creche
Ministry of Culture - National
Museum
Hornby Bowling Club
Christchurch Schools
Wellington Zoo The Hub
Chamber of Commerce
Wellington Zoo Meet ' Locals
Ministry of Primary
Industries - Fit out
New Plymouth Boys/Girls High
CERA-Various
The Treasury Refurbishment
Ministry of Education -Schools

Auckland Office

Rototuna High Schools
Hamilton Girls School
Nga Taiatea Wharekura
Diocesan Arts Centre
Western Springs College
Tarawera High School
Wairoa School
Endeavour Primary School
Murupara Area School
Holy Trinity Cathedral
Waiuku Area Schools
Kelston Deaf Education Centre
Birkenhead Mainstreet Upgrade
93-95 Anzac Avenue
CPD Batch 14 Schools
Reliving, Waiheke
Pridelands, Auckland Zoo
Aotea Centre Weathertightness

Queenstown Office

The Landing, Hawthorne Dr
Marine Parade
Hulbert House, Queenstown
Gorge Road, Queenstown
Remarkable Ski Field

Christchurch Office

Hornby Retail Development
Christchurch Men's Prison

WELLINGTON ZOO – 5TH ANNIVERSARY
OF
“THE NEST TE KŌHANGA”

The Nest Te Kōhanga – Wellington Zoo's award-winning animal hospital and centre for native wildlife – turns five years old this month.

David Morriss and the Wellington Team went in support of Wellington Zoo. The building, which opened December 2009 **was the most ambitious project in the Zoo's history. It provides diagnostic, surgical, recovery, and isolation facilities, all within one purpose-built unit.** It also incorporates a native wildlife recovery centre with an aquarium pool for native aquatic animals. It is recognised as one of the best new wildlife exhibits in Australasia, winning the Best New Exhibit at the 2010 Zoo and Aquarium Association Awards. Maltbys are proud to be part of this project.

The evening called *A Night At The Zoo* was a marvelous celebration for their anniversary and opportunity to raise funds for the centre and its vital work.



Art work was auctioned and two of the paintings were successfully bid by David (one as pictured above).

In total, \$15,000 was raised via the auction.

A copy of Kevin Joyce article from RICS Construction Journal November 2014

Kevin Joyce looks at some of the key factors in selecting the appropriate procurement method for the delivery of projects

On the right lines

One of the key determining factors for the outcome of projects is the procurement method, and the choice of contract depends on

certain conceptual considerations for the employer:

- time economy or time certainty?
- price economy or price certainty?
- general fitness for purpose obligation or specific standard of design to ensure quality?

Design and build

At one end of the scale is the design and build form of contract, where the employer has less control in the design and construction process but has the benefit of much greater price certainty. This form of procurement became increasingly common during the recession, and is typified by the contractor taking both design and construction responsibility based only on a set of functional and aesthetic requirements developed by the employer.

From the employer's perspective, the single point responsibility and greater price certainty are major advantages. This means that the risk of time and cost overrun sits with the contractor, subject only to very few adjustments (such as for the employer's changes/variations to their functional requirements).

The disadvantages, however, include the loss of design control, the absence of consultant support and the inflexibility of the contract in accommodating design changes.

Two-stage tendering and early contractor involvement are variants of the design and build approach, and enable the contractor to provide input at a much earlier stage, better enabling the parties to identify and manage risk.

Traditional procurement

In traditional procurement, the employer enters into contracts with various consultants to design the project, and signs a separate contract with a contractor for the construction work.

The main advantage is that if a lump sum payment mechanism has been selected and the design is largely complete, this provides the best opportunity for securing a definite price with limited opportunity for cost increases. The employer can also exercise a greater degree of control over the quality/development of the design.

However, the division of responsibility between the consultants and the contractor can make it difficult to ascertain responsibility for many problems, ranging from delays in construction to defects in the completed project. This method of procurement is also slow and inflexible on a significant project, making it difficult to take advantage of market changes.

Furthermore, because both the processes involved in construction and the projects themselves have become increasingly sophisticated (and more and more work is being undertaken by specialist subcontractors), the distinction between responsibility for design and responsibility for construction is proving increasingly artificial.

Construction management

In construction management forms of contract, the employer retains control over the design and construction process but also the risk as to time and cost.

The main advantage is that projects can be fast-tracked and early packages let to trade contractors, enabling construction to start before the design of later packages is completed. This overlap between design and construction saves time, and allows early input to the design process from the construction manager and specialist trade

contractors, bringing consequent savings in time and costs.

However, construction management also has a number of disadvantages. The main difficulty is that, in the quest for speed, the employer will not have a fixed cost for the project prior to the last package being let.

Collaborative contracts and partnering

At the other end of the scale are collaborative and partnering contracts, such as the NEC3.

These contracts accord with principles of integrated working, effective communication and good project management. They focus in non-adversarial style on the causes and management of risk, rather than its effect and the most common forms – the target cost – are intended to align the parties' commercial interests to ensure that the project is a success.

The contractual mechanisms, such as the early warning notices and the accepted programme, are designed to ensure that the contract is operated on an open, 'real-time' and transparent basis so that both parties are better able to identify, manage and mitigate risk.

The uncertainties in construction and infrastructure projects, such as the increase in materials prices or unforeseen grounds conditions, will always exist, but the chances of the successful delivery are greatly increased if a proper appraisal of the procurement options takes place at the outset. Naturally, the appropriate strategy and accompanying risk management structures should also be put in place. ●

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Further +info



Related competencies include
Construction technology and environmental services

Old Faces

Luke Sutton

The Auckland office are sad to see Luke leave. But Luke's OE experience calls.

Luke was so unlucky with his picks for the Melbourne Cup as both his horses died. What would those odds have been! We wish Luke all the best for his forthcoming safe, happy and exciting travel.



Melbourne Cup Sweep Chart										TAB
Rank	Draw	Horse Name	Age	Sex	Weight	Trainer	Owner	Supporter	Notes	Result
1	2205	Admiral Raletti	3	G	56.5	John Thompson	John Thompson	Blue	Scratched	Luke DEATH
2	2118	Cavalryman	4	G	57	John Thompson	John Thompson	Blue	Scratched	None
3	2501	Fawkeser	3	G	57	John Thompson	John Thompson	Blue	Scratched	None
4	4030	Red Cadanza	3	G	57	John Thompson	John Thompson	Blue	Scratched	None 2nd
5	2214	Protectionist	3	G	56.5	John Thompson	John Thompson	Blue	Scratched	None 1st
6	18900	Sea Moon	3	G	56.5	John Thompson	John Thompson	Blue	Scratched	None
7	6431	Seismos	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
8	8412	Junoob	3	G	56.5	John Thompson	John Thompson	Blue	Scratched	None
9	3004	Royal Diamond	3	G	56.5	John Thompson	John Thompson	Blue	Scratched	None
10	2207	Galewood	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
11	428	Mutual Regard	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
12	0711	Who Shot Thebarman	3	G	56	John Thompson	John Thompson	Blue	Scratched	None 3rd
13	9001	Willing Foe	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
14	2317	My Ambivalent	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
15	7110	Precedence	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
16	2147	Brambles	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
17	2247	Mr O'Ceirin	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
18	2012	Au Revolt	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
19	1401	Lidari	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
20	0208	Opinion	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
21	6301	Araldo	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
22	1000	Lucia Valentina	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
23	1641	Unchain My Heart	3	G	56	John Thompson	John Thompson	Blue	Scratched	None
24	1001	Signoff	3	G	56	John Thompson	John Thompson	Blue	Scratched	None

MALLTBYS

SOCIAL EVENTS

Wellington Christmas Dinner 2014

2014 Christmas Work Do had its thrills. The Wellington office went north to Kapiti Coast, inland up by Maungakotukutuku Scenic Reserve to the Kapiti Four x 4 Adventure Ltd.

There was a mixture of excitement and nervous anticipation as we started out quad biking. Awesome beauty if one could have relaxed a little whilst traversing rocky riverbeds, scrambling along skidder tracks and splashing through mud; manoeuvring the bikes amongst rata, rimu and cascading ferns in native bush. For the less confident, namely Katie, you could ride on the back of the instructors quad bike and sit back and enjoy, though not without some anxious moments at times, wondering if the bike would tip over!

The next challenge was Clay bird shooting – skills were tested as we each had a turn. Richard Van Looy seemed to have talent for this, with hardly a miss out of the 10 shots - beginners luck. Mind you, all the guys showed good aim and accuracy and managed to shoot a few.

Also part of the fun was air pistol shooting and archery and generally relaxing as we enjoyed a delicious barbeque and drinks - sitting admiring the view.

All-in-all a great time and all back in one piece.



Queenstown Christmas Function

Combining for the 18th year in succession with architects, McAuliffe Stevens, and engineers, Lewis Bradford, eleven keen participants headed to the golf course for a gentle 9 holer at Frankton prior to a restaurant meal in Arrowtown. Unfortunately, the conditions outside were somewhat dubious and we were all relegated to limber up under the sheltered driving range roof until the rain was light enough to tackle the real mccooy. A good old 20 piece pack from KFC also went down a treat. Three avid Katy Perry fans were seen frantically bidding her farewell at the 8th tee.

A quick tidy up at home and then off on the 15km drive to Arrowtown. We did witness some American style driving with the culprit pulling out of a driveway and straight onto the right hand side of the road heading towards Arrowtown. We were following him for quite sometime laying on the horn to attract attention. All OK whilst the road was straight and you could see the way was clear but we definitely hung back as he approached the first corner on the wrong side. We were finally seen as he reverted to Kiwi style and all was in order again. Better done on the relatively remote roads of Central Otago than



taking on Auckland's Southern motorway.

We were all well fed at Saffron Restaurant and even had time for a well-earned nightcap at The Blue Door across the alleyway. Not a bad way to spend the Thursday before the Xmas break.

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Auckland Chocolate Milk Blind-tasting Competition

Can you really taste the difference of the new Whitakers Chocolate milk?

Kendall bought in five different brands of chocolate milk for blind tasting. It's amazing how different they all were.

The result: We all picked Whitakers Chocolate as it clearly stood out from the others and it definitely taste's like REAL chocolate.



Auckland Bake Off

Once again we decided to have an office bake off. You could bake whatever you liked to be presented for Friday morning tea.

We had some wonderful dishes, mostly sweet but some savory.

The winner this year was Phillip McCamish's Cheesecake with chocolate chip which was scrumptious.



Auckland Christmas Function

Christmas 2014 saw the Auckland office start with a days fishing on the beautiful harbour. The day was just slightly overcast and the catch was plentiful. Lots of snapper and also some very big Kingi's.

We had a lovely dinner at "The Attic" in Mission Bay. The food was scrumptious and the portions were very generous with excellent service. Our table overlooked an amazing view of the ocean. A great night catching up and meeting new people.

The Children's Christmas party was once again held at Mission Bay. The day was overcast but that didn't stop the children swimming in the fountain and enjoying a lolly scramble at the end of the day. This is the last year Kendall will be organizing this function, and we thank her very much for the effort she puts in to make this a very memorable day for the children. I also know the children will miss her as well. Gary is inviting Kendall back as guest of honor next year.



Auckland Children's Christmas Party

