

MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

THE FULL MEASURE

APRIL 2015

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Current Project List

Wellington Office

Ministry of Culture - Creche
Ministry of Culture - National Museum
Wellington Zoo - The Hub
Wellington Zoo - Meet the Locals
Ministry of Primary Industries - Fit out
New Plymouth Boys/Girls High
CERA-Variou
The Treasury Refurbishment
Ministry of Education –Various Schools
HNZ Centennial Flats Stage II
MAS EQ Reinstatement
National war Museum

Auckland Office

Rototuna High Schools
Hamilton Girls School
Nga Taiatea Wharekura
Diocesan Arts Centre
Western Springs College
Pridelands, Auckland Zoo
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

Queenstown Office

The Landing
Skyline Marine Parade
Hulbert House
Pure Investments
The Remarkables Base Bldg
Marina Terrace
Aspiring Enliven Care Centre
Clark House
Pinnacle Place House
Silverwood Place House

Christchurch Office

Hornby Retail
Christchurch Mens Prison
Christchurch Schools bundle

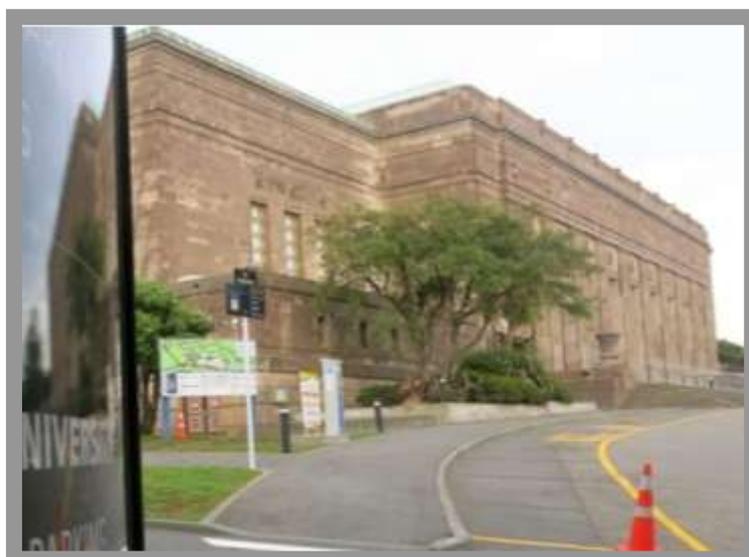
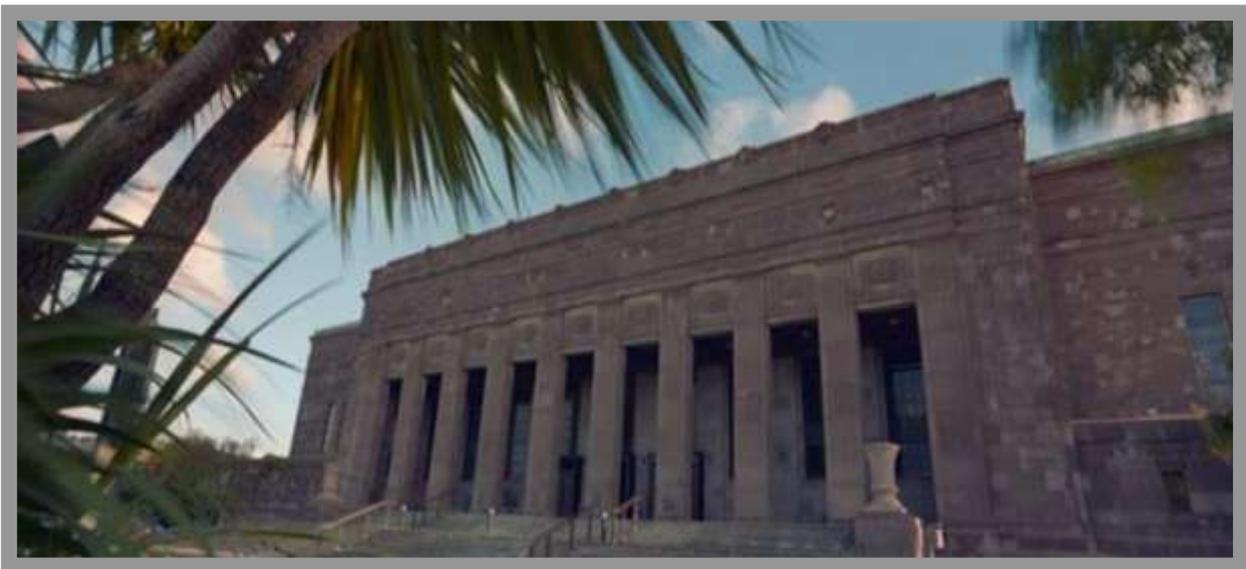
The Great War Exhibition & Dominion Museum Building Redevelopment

Maltbys Wellington, together with The Ministry for Culture & Heritage, The National Military Heritage Trust, Wingnut Films, Opus, Aecom and Fletchers put the Great War Exhibition together which consisted of predominantly fitout works to the Dominion Museum Building previously occupied by Massey University.

Three new gallery spaces and a cafe were created; The Great Hall, Gallipoli, the Trench Experience (opening August 2015) and the Home Shores Café. The programme was extremely tight with just 5 months to take the project from prelim design stage to handover in time for the 100 year celebrations held on Anzac day. Design was still taking place in late March and working alongside Peter Jackson & Wingnut Films proved challenging in so far as forecasting and tracking costs for the client. The final account will likely be settled in the coming weeks in the region of \$3.7million which when you consider both how the contract was administered and the additional scope and cost incurred to assist Wingnut Films in meeting the opening date, reflects well against Maltbys Prelim Estimate for the complete works of circa \$3.5million.

<http://www.greatwarexhibition.nz/>

In addition to the work we have done on the Great War Exhibition, Maltbys Wellington have also produced an outline Masterplan Estimate to convert the existing Dominion Building into a modern world class National War Museum for the Ministry for Culture and Heritage. This estimate contained three options which ranged between \$80million & \$120million, and having passed through the initial reading stages in Treasury it has gained high level approval. Maltbys have been reappointed by MCH to help develop the Masterplan further for resubmission in October / November this year.



TKKM o Ngati Kahungunu o Te Wairoa

The \$4.2m redevelopment at Te Wairoa was officially opened on 21 April 2014. This is the only total immersion Maori language school in the area and has a design roll for 78 students in a composite Wharekura for years 1-13. The V shaped design was **inspired by one of the School's Board members, and it's striking colour scheme inspired by it's equally colourful Principal.** The project was completed by a local Hawkes Bay contractor, Stead Construction, and designed by RTA Studio.



Dealing with the legacy of asbestos in buildings

With the growing incidence of asbestos remediation projects we have one significant project in Auckland that has been severely affected by the discovery of extensive friable asbestos contamination after the site was handed over to the main contractor.

The site covers over 2ha of land and has been impacted by asbestos contamination on both the built environment and the surrounding landscape. Clearance works are currently underway. Multiple existing buildings scheduled for demolition have been affected. The initial programmed contract works were significantly delayed with an extension of time in excess of 100 days and the site's occupants have now been relocated.

Works to ensure the safe demolition of existing buildings include the sealing of the external fabric of each building, installation of decontamination units and negative pressure equipment, the construction of temporary plastic wrapped load-out zones and the piece by piece removal of internal finishes and contaminated materials. Concurrently, the site is also being cleared of ground contamination by scraping a thin layer of soil from the affected areas and disposing of the spoil as contaminated material at Hampton Downs.

A regime of daily air testing and staged clearance testing is being undertaken with further works often being required whenever a clearance test returns a positive result. Full time specialist supervision has been needed to ensure strict adherence to H&S protocols and to keep accurate records of work for the purposes of pricing and assessment. Challenges associated with managing the costs on the project have included working with contractors to develop an agreed framework for the submission of costing and managing a budget forecast where there is a considerable level of uncertainty and new information is coming to hand constantly.



Rototuna Junior & Senior High Schools

Associate Education Minister Nikki Kaye attended the sod turning ceremony to mark the start of construction of the new \$105m Rototuna Junior and Senior High Schools on Saturday 31 January 2015. The two schools, situated on a Greenfields site at Rototuna (North Hamilton) will cater for up to 2,500 students. Stage 1 (Junior High School) is due for completion ready for the start of the 2016 school year, with the Senior High School due for completion in time for the start of the 2017 school year. The Main Contractor (Arrow International) was awarded the project in October 2014, following a competitive **Guaranteed Maximum Price Design & Build tender process based on a set of Principal's Requirements and completed Preliminary Design documents.** Pre-loading of the building platforms started in February and the first of the structural steelwork for the Junior High started in April.



Endeavour Primary School, Hamilton

The new Endeavour Primary School opened in time for the start of Term 1 in 2015 (This new school on a Greenfield site caters for a roll of 400, with a future teaching block giving a final design roll of 600). This was a fantastic achievement by the project team given that the Main Contractor (Foster Construction [from Hamilton]) was only awarded the contract in early June 2014, and was contracted to have the first teaching block complete by the end of November, ready for School fitout and commissioning.

In order to achieve the accelerated project timeline, the project team procured a separate ground improvement contract which commenced in March 2014, following a sod turning ceremony attended by Prime Minister John Key. This contract involved excavating and backfilling the four building platforms to a depth of around 2m, and then backfilling with sand to form solid reinforced soil blocks. The contract was completed in stages to allow the Main Contractor to start ground slab construction on the first two blocks in June.

The Main Contractor was procured via a traditional method, which included full tender schedules of quantities based on a mix of developed and detail design documentation due to the compressed timeframe. The project was re-scheduled once all of the detail design was completed after tender award. Despite the challenging timeframe, the project was completed significantly under budget, and all stages of the construction were handed over on time.



A copy of an article written by Elspeth Rumary in the December edition of RICS Construction Journal.



Keeping up to date

Elspeth Rumary explains the importance of continuing professional development to quantity surveyors and project managers in the construction sector

In an industry as diverse, technically complex and financially precarious as construction, maintaining the highest levels of professional and ethical competence are an essential obligation on the part of the modern quantity surveyor and project manager. It is for this reason that organisations such as RICS stipulate that all members undergo regular and up to date continuing professional development (CPD), to ensure their compliance with, and understanding of, the latest industry developments.

As members of RICS will be aware, the requirements underpinning CPD stipulate that 10 hours each of formal and informal training yearly are now mandatory. Above and beyond this, members must ensure that they remain fully cognisant of the organisation's professional and ethical standards, and record all CPD activity online.

A wide range of CPD activities, both formal and informal, are now open to construction industry professionals, allowing for structured or self-managed learning that will enhance the individual member's portfolio.

Formal CPD constitutes structured learning with clear objectives such as:

- formal teaching, training or mentoring of other professionals
- professional courses, seminars or conference attendance
- structured learning assessed by a qualified third party
- structured online training
- technical authorship (i.e. via journals, guidance notes, reports that will be read by fellow members)
- membership of RICS boards and committees to develop professional skills
- successful undertaking of postgraduate learning (MSc, PhD)

Informal CPD can be defined as any learning that is individually self-managed

and relevant to a member's existing professional role. This can include:

- developing professional skills through shadowing or coaching
- informal learning or development via an existing employer
- facilitating discussion of technical matters at a seminar or conference
- mentoring
- membership of non-RICS boards/committees that result in skills development
- private study (online or paper based trade publications, manuals, professional briefs, journals)

Attending, or even better, giving a formal presentation at a conference not only fulfils the statutory CPD requirement but is an excellent way of demonstrating one's professional competence to one's peers and learning from the discussions that permeate the event.

Industry professionals confirm that there is a definite advantage in attending

formal events that stretches well beyond meeting the annual professional development requirement (see case studies).

At the heart of both RICS and its approach to the continuing professional development is excellent professional and ethical conduct, and a further mandatory requirement involves keeping up to date with standards approved by the RICS Governing Council in consultation with the global membership (<http://bit.ly/fnQnBel>), designed to ensure that all members act in the best interests of the chartered surveying profession. Therefore, once every three years each RICS member is expected to complete professional and ethical training to comply with formal CPD expectations.

Elspeth Rumary is RICS Head of Conference Production
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A copy of an article from the Latest News section on the RICS website. www.rics.org.nz

New RICS report calls for action to prepare for the future of the profession

Professionals in the built environment sector must take concerted action to prepare for the unprecedented global change the sector will face up to 2030



This emerged from a new RICS report RICS Futures: Our Changing World. The report examines how global social and economic changes will require new skills, business models and responses to developing technologies over the next 15 years.

Significant shifts in demographics, levels of urbanisation and economic power will impact on how and where we live. While the full impact of these changes is impossible to predict, RICS as a global professional body must lead the sector in being responsive and agile in how it prepares the profession to meet these changes.

This report draws on the views and perspectives of stakeholders from diverse specialisms and geographies across the surveying profession, globally. It captures the insights and expectations of what they project the most pertinent issues on the horizon will be leading to 2030.

Through workshops, public forums and one-on-one interviews, more than 400 people from Asia, North America, South America, Europe and Africa shared their outlook of what the future may look like.

The report identifies 6 areas of action geared to the short to medium term that will support the profession and the sector in preparing for the challenges and opportunities these changes will generate. These actions include:

Action Area #1: Helping our sector win the war for talent Employers globally are faced with the need to maintain, and retain, a talent pool that is more diverse, inclusive and has the skills required to benefit the sector. A key endeavour is to **attract talent that will meet the sector's needs.**

Action Area #2: Having ethics at the heart of everything we do Ethics is central to professional behaviour within the built environment and related professions. RICS is currently working with a coalition of organisations to agree on a global set of International Ethics Standards (IES) that seeks to create high-level principles for global ethics. We are also working with the United Nations Global Compact (UNGC) to formulate best practices for business within the sector to meet global sustainability targets.

Action Area #3: Creating successful and sustainable future cities At present 54% of the world's population lives in cities. This is expected to rise to 66% by 2050, according to projections by the United Nations. The profession has an important contribution to make in helping cities ensure that they become more resilient, sustainable and affordable for future generations.

Action Area #4: Embracing technology and big data Changing technologies and the ability to stay attuned to new innovations that impact on the sector, are some of the important trends identified by professionals interviewed for this report. Development in digital technologies will impact on the creation of new business streams, the need for different skills and competencies and bring new risks with it.

Action Area #5: Helping the surveying profession take new opportunities The major social and economic changes we expect over the next few years will mean that surveyors, globally, will be required to adapt and hone their skills. The goal is to create a more dynamic profession with the ability to respond to market changes and the wider society in which it operates. We expect fields such as infrastructure, workplace, finance and technology to require more professionals, and for Asia to be the region with the strongest demand

Action Area #6: Developing strong leadership is another issue professionals have themselves chosen as one that is central to an evolving profession. Many highlighted the need for the sector to work closer with governments to give the built environment a greater voice in influencing policy.

This report aims to identify the implications of rapid change for the built environment sector and aims to stimulate debate among practitioners in this sector and beyond. While this research report has been undertaken by RICS, Chief Executive Officer, Sean Tompkins says the insights gathered apply to other sectors as well.

As a body that represents many of the professional disciplines so integral to the built environment, RICS can play an important role as a catalyst to bring people and organisations together, support businesses and ensure professionals in the built environment develop and further build on the skills needed to remain **relevant in the future. We recognise that we cannot not achieve this alone, it's about collaboration** – this report is an open invitation for firms, organisations and individuals who want to help ensure our sector is fit for future generations.

RICS, Chief Executive Officer, Sean Tompkins

RICS Global President Louise Brooke-Smith emphasizes that adapting to change is necessary for any organisation to remain relevant in a changing world.

“The Futures Project allows us to focus our energies, as an organisation and as a sector, on a path to 2030 that is attuned to the necessary skills, developing technologies and remedial actions needed to respond to a modern and changing world. It's about remaining relevant as an organisation and as a sector and ensuring we attract and retain the best talent.

RICS Global President, Louise Brooke-Smith

The report's author, RICS Director of Strategy Dan Cook, says that the changes that the sector faces means surveyors globally will have to adapt their methods to stay relevant to the profession and society at large.

The thing that has struck me during this work is the fast pace of change that we are seeing. Our sector will need to invest more in its people and new skills. Boosting leadership, innovation, ethics, sustainability and commercial acumen will help our sector be able to adapt and succeed as business models, technology and societal expectations change. With the rise in use of tools such as Building Information Modelling increasing our capacity to collect and share data, new technology emerging in both our built and natural environments such as the Internet of Things and 3D printing, standing still is not an option. Professions like ours, educators and firms will need to change to embrace roles and skills that have not even been imagined today in the period to 2030.

RICS Director of Strategy, Dan Cook

New Faces

Geoff Hayr

Hi, I'm Geoff Hayr and I've returned to Maltbys after three and a half years in Darwin. It's great to be back in the Maltbys environment and see some familiar faces again.

In Darwin I initially worked with a small PQS office, before moving to Bilfinger Project Investments in the role of Project Manager for the "Project Company" on the A\$495M Northern Territory Secure Facilities PPP project. I look forward to applying the skills, knowledge and lessons learned to future projects with Maltbys.

Since leaving NZ my partner Stacey and I were married in 2013 and our son Cooper came along in July 2014. I've been working on the golf handicap when time allows and welcome any challenges!

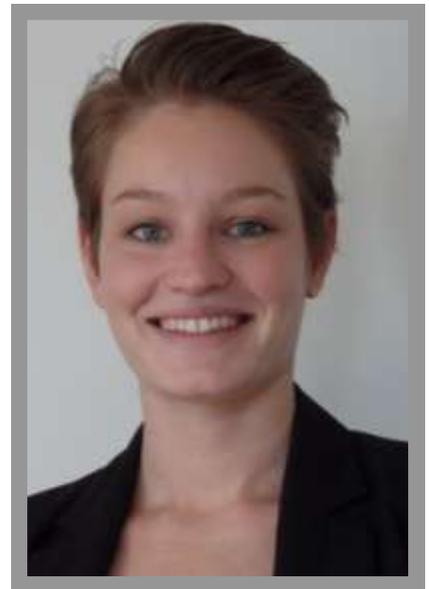


Jess Allen

Hi, I'm Jess and I started working at Maltbys a few weeks ago. I have just finished my Bachelors of Architecture and I am now studying to complete my Masters of Architecture at Auckland Uni.

My interests include all things art and design based, I love to draw. After travelling 6000 miles in a campervan around Europe recently I am a big fan of seeing new places and can't wait to see more.

I am looking forward to getting to know everyone here better!

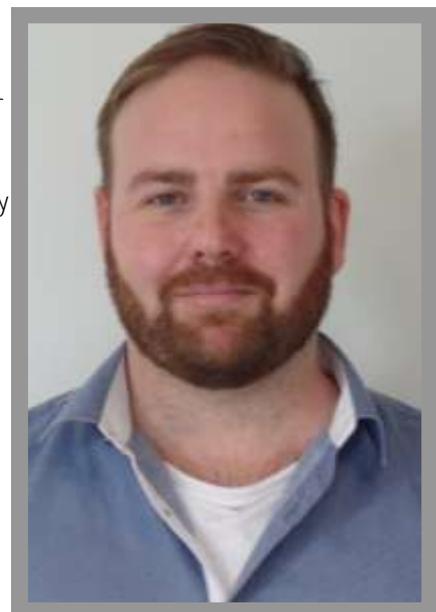


Tom Schimanski

Hi, my name is Tom Schimanski and I am in my first week here at Maltbys. After spending the past 11 years in Australia (Sydney, Noosa and Perth), my partner and I decided to move back to New Zealand eight months ago. During my time in Australia I completed a degree in Commerce and had the opportunity to study and complete an internship in Hangzhou, China. I am currently studying QS at Unitec and will graduate in November, 2016.

In my spare time I enjoy restoring vintage push bikes and cycling the beautiful Waitakere Ranges. I have also recently 'promised' to hike the Hillary Trail and attempt the Taupo Cycle Challenge!! I love to travel and have visited most of Europe and Asia. Next on the list is India (hopefully in the not too distant future).

I am excited about my future at Maltbys and appreciate the opportunity to gain industry experience while studying. I am also very appreciative for the support everybody has shown me during my first few days.
PS: Go the Crusaders!!



Old Faces

Kendall Van Rensburg

Kendall has been studying for the past three years and now has graduated as a Pre School teacher. Congratulations Kendall! This means Kendall is moving on to her new profession. After working for us for over seven years we will all miss your smiling face. Not only has she graduated but got married as well. This is your year Kendall, we will all miss you.



SOCIAL EVENTS

Wellington Property
Council Golf Day

Arthur Gabriel Memorial
Fishing Day

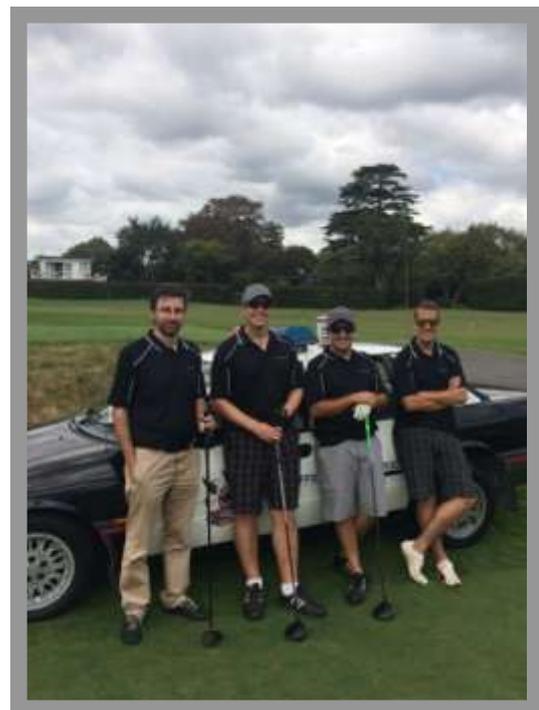
Saint Patrick's Day

Auckland Golf Club Day

Wellington Property Council Golf Day

With the return of a golfer to the Wellington office, Maltbys were keen to enter a team in the annual Property Council Ambrose golf tournament. After some late withdrawals through injury, the team of Geoff Hayr, Bernard Chapman, Dan Males (Isthmus) and Aidan Baker (Aidan Baker Construction) represented Maltbys at the Royal Wellington Golf Club.

Unfortunately with a score of 67 (nett 59.125) Maltbys wasn't in the prizes. However, the teams cricket skills were put to use winning the Archaus Architects sponsored hole with a near perfect score in their "carnival" themed competition. Aidan also won the days "Fastest Drive" prize beating Geoff into second by a mere 1 Mph.



Arthur Gabriel Memorial Fishing Day

After two attempts to get out for the annual Auckland Office Fishing Day we finally made it and what a beautiful autumn day. The sun was warm and the ocean was like a lilly pond (hardly a ripple). Moored off Devonport, Arthur caught the first fish and this snapper was going to be hard to beat. Not enough bites here, we pulled up anchor and headed to Browns Island and Waiheke. Then they started biting, and Arthur was beaten by Ruban who brought in two very nice snapper only a few centimeters longer than Arthurs. With Snapper, Kingfish and a beautiful Gurnard being caught.

2XS has a wonderful boat and again we were lucky to get our favorite skipper Rob to bring in the fish. Lots of laughs and food, everyone went home with a fish, a great day was had by all.



Saint Patrick's Day



Saint Patricks day was celebrated in the Auckland office with afternoon tea and a Guinness. Hamish came in with Coen & Ella who had especially made green cup cakes and they were delicious. Thank you.



The menu consisted of anything green, cup cakes, avocado, celery and of course potatoes.



Auckland Golf Day

Again the Auckland weather proved to be amazing. Work commitments meant that only five of us headed across the bridge to Takapuna Golf Club. The golf started off slowly but after a few swings the shots were fantastic, considering for some it was long time between games. It is always a nice feeling to be playing golf and watching the Auckland traffic build up when your not in it!!!!

