

THE FULL MEASURE

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Coronet Peak Base Building

Designed by Queenstown architect Michael Wyatt, the \$30m rebuild of the new Base Building at Coronet Peak included installation of 143 new fully automated snow guns (now 205 in total) and was completed in an incredible 7month 7day period.

Project and Construction managed by Arrow International with over 130 contractors working at any one time, the Base Building was constructed using coloured battened precast concrete panels, Double Tee and Hi-Bond flooring.

On the ground floor the new entrance to the building welcomes you through sets of air locked doors to an enclosed street like area that provides expanded services on either side including new ticketing, rental, storage, snowsports school and staff areas. On the next level, the new café bar and restaurant provides indoor/outdoor flow to a new 1800m2 heated deck. A new roof line that slopes away from a high point in three distinct planes encouraging vistas onto the ski slopes and offering shelter from the weather.



Current Projects

Wellington Office

Hutt Valley Activity Centre
Foodstuffs Merrilands
Summerset Katikati
BDO Spicers Office Fitout
Wairau Hospital
Summerset Hastings
New World Levin
New World Dannevirke
New World Porirua
No 1 Featherston Street
Porirua College Development
Bowland Fitout
Travel Lodge

Auckland Office

Fiore Apartments, Hobson Street
Chatham Apartments, Pitt Street
Summerset Manukau
Summerset Warkworth
Diocesan School Swimming Pool
Te Rerenga Wairau, DOC Carparks
Onehunga Pool Refurbishment
Peppertree Apartments
Rydges Hotel Extension
Bledisloe House Fitout levels 2-4
ASB Showground's Stage 3
4-6 Lunn Avenue Retail
Drake Street Commercial
Blue Water Black Magic

Queenstown Office

Jacks Point Village
Queenstown Primary School
Q1 Apartments
Oakridge Stage 2b
Balfour Residence
Branches Station
Mahan Residence
Threepwood Showhome
St Johns Church

MC Estates

MC Estates is a 4 Unit Apartment Development nearing completion on the very exclusive Marine Parade, in Queenstown, just 25m from the shores of Lake Wakatipu.

Designed by Dalman Architecture's Jim McKie the design had to be in keeping with the Heritage Trust guidelines as the buildings on either side date back to 1863.

To keep within the Consent process, the requirements were for the precinct to be single level on the street like the adjacent cottages yet they wanted the big block wall of the QPM building behind to be covered up. To achieve this McKie designed the precinct with a glazed conservatory fronting one of the downstairs suites, giving a single level feel at street level whilst dormer windows and roofs also give the two storey building a lower scale look from the street.

The \$2 million building is being developed by Dubai based couple Liz Maley-Craig and Mike Craig and built by Amalgamated Builders. The building consists of weatherboarding, timber doors and windows with schist stone exterior. The living and bedroom areas are air-conditioned with fire sprinkler protection, all complimented by furnishings selected by leading NZ interior designer Virginia Fisher.

Aptly named 'Eichardt's Lakeside Cottages' the 4 apartments will be open by mid August and will be managed by the equally exclusive Eichardt's Private Hotel.



Back to Basics

The following article appeared in the latest edition of the UK Construction Journal. It makes interesting reading and suggests the industry needs to get back to basics. Schedule of Quantities play a much greater role still in our New Zealand industry and here at Maltbys we have a strong and experienced team that regularly deliver schedules for our projects.

LEARNING A radical change?



Geoff Brewer suggests a new approach to dispute avoidance in the construction industry – basic quantity surveying

The past decade has brought radical change to procurement and commercial management practices in our industry. Most large-scale projects and long-term construction programmes have adopted more collaborative practices through the entire project cycle. Early contractor involvement in design and procurement, incentive-based pricing arrangements and more even-handed risk allocation and risk management procedures are also much more common.

The increasing popularity of the Engineering and Construction Contract (ECC) is one by-product of these changes. With the ECC, the parties are effectively required to discard their old one-sided contract management procedures, and instead agree to complex and mandatory project control procedures for cost and time management.

Whether this is effective in delivering more 'dispute free' projects has yet to be established. From a commercial management perspective, the ECC gives everyone more work and unfortunately, therefore, more opportunity to fail.

Yet despite these changes, significant delays and cost overruns, and their attendant disputes, are still widespread on projects. Why is this and (at the risk of talking myself out of a job) can anything more be done to lessen the impact of disputes, increase clients' confidence in the delivery of construction projects on time and within budget, and improve the reliability of contractors' trading margins?

Don't laugh

Well, here's one suggestion: experienced quantity surveyors carrying out basic quantity surveying. Before you laugh at this suggestion, consider the practicalities.

Let's start with old fashioned bills of quantities – why have they become so marginalised? Contractors still routinely prepare bills of quantities to price elements of the works, but bills produced for this purpose are generally not prepared using any published standard method of measurement. More importantly, contractor's bills are not incorporated into the contracts they will serve and therefore cannot fulfil the main purposes for which contract bills of quantities were intended.

Bills can provide an essential foundation for checking the robustness of the earlier cost plans. A fully measured bill (i.e. something more than a

collection of provisional sums) also provides a crucial audit of the design documentation – if it can't be billed, it can't be built. In traditional client designed projects, this critical step in the design process can significantly mitigate the single most common source of disputes – arguments over the contract scope definition.

Priced bills also reduce disputes concerning the measurement and value of the works in progress and the valuation of change. No project is too big or too complex to benefit from this.

Measurement aspirations

What is perhaps required is a more practical approach to how the measurement of construction works can be streamlined and more task-oriented. SMM7 needs to be brought into the modern age, where the quantity of the finished works is only one of the ingredients that must be managed for a project to be successful. Perhaps, for example, more attention needs to be given to the quantification and allocation of the 'indirect' resources, in design and project management activities, to capture the real drivers of success.

I look forward to seeing the output from the RICS Measurement Initiative (see page 16) and hope that, possibly through the planned User Groups, some of these more aspirational measurement aims can be incorporated into future updates.

Basic quantity surveying also needs to make a comeback in site offices – of both main contractors and specialist sub-contractors.

Disciplined 'cost' and 'value' reconciliations seem increasingly to have become a thing of the past, and so contractors often cannot recognise a project in distress until it is too late to correct the situation. Change management is poor and the true costs of change are all too often not captured early enough to ensure they can be negotiated and agreed in tandem with the commitment to carry out the works.

Projects go wrong because people don't do what they are meant to do. Sharpening up the words of the contract, in the style of the ECC for example, does not change that. Let's bring back the trained QS, some of his old fashioned disciplines, and allow him the time and the resources to do his job. That would be a radical change for the good.

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Basic quantity surveying also needs to make a comeback in site offices of both main contractors and specialist sub-contractors

Another award for Beth

The Bunkenburg Memorial Trust Award

We are honoured to have as a fellow staff member Elizabeth (Beth) Ragg who this year has been presented the top honour of The Bunkenburg Memorial Trust Award. This award is presented to an outstanding student by NZIQS and not necessarily every year.

Beth was also nominated as top student for two of her three years while studying for her Bachelor of Construction (Construction Economics) at Unitec
 Congratulations Beth



New Faces - Wellington



Hi, I'm Liz, receptionist/administrator at Maltbys whilst Kirsten is away being a Mum!

I've lived in Palmerston North all my life, and coming from a very close family of seven it was a difficult choice to move to Wellington earlier this year. However, there is so much more to do and so many wonderful opportunities in Wellington and I love it here.

Before I joined Maltbys, I worked as an administrator for four years at a Financial Planning practice in Palmerston North. I've also worked as a retail assistant for eighteen months and had a go at Uni too.

Life is flying by for me as I go back to Palmy most fortnights. I am very passionate about my family, friends, summer, movies, music, and holidays (especially when they involve beaches)! Thanks David & John for giving me the awesome opportunity to work for Maltbys.



Hello, I am Geoff Hayr and I'm the newest addition to the Wellington crew. I started my working life in a small Wellington PQS office but have spent the last 3 years with a Project Management company largely working in the Education sector.

I'm a keen golfer and also get into road cycling and the odd game of tennis when time allows. I grew up in Cambridge and while I've now lived in Wellington for 6 years I am still a loyal Waikato & Chiefs supporter.

I'm already enjoying the environment at Maltbys and I look forward to meeting the rest of the team.

SOCIAL EVENTS

Queenstown

James Manley has returned home to London to finish his University papers. We sent him off with a dinner at our favourite eating spot, Luciano's, and a present to remember us all by, a scrapbook type album with plenty of memories of his time down under in Kiwi land.



We wish him all the best and hope to see him back in Queenstown at some stage.

Talking of Kiwis, we now have a new one of our very own in our office

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Certificate of Citizenship Benjamin Cornelis Johannes Coetzee 11 June 2008



Officiated by the Mayor Clive Geddes and around 20 others Ben was officially proud to be able to call himself a "Kiwi"; with a ceremony held at the Queenstown Council Office, Jess, Nicky and Jeff witnessed Ben sing the national anthem both in English and Maori and receive his long awaited Certificate of Citizenship.

Good on ya Ben !!

Queenstown

Skyline Murder at the Casino Royale Vegas Style

The stakes were high, the crowd strictly A-list and the 'who-dunnit' possibilities endless, as we entered the Casino Royal Skyline Murder Mystery night.

Skyline Restaurant was once again transformed, this time as a top casino, being one of the events of the Queenstown Winter Festival.

Disguised as Jack Black and Piano Paul's, our two tables still couldn't find the clues to 'who-dunnit', however everyone thoroughly enjoyed a delicious 3 course meal and many a laugh had by all.



Wellington

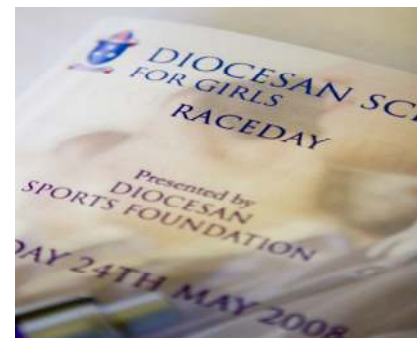
During one of our Friday night drinks, Ryan amused us all with a team building energy trick. It was a lot of fun, so we decided to make it a regular occurrence. Every four weeks someone will come up with a fun teamwork activity. David went next and he brought along the game twister.

After competing in three teams of three, we narrowed it down to our finalists - Geoff, Liz and Louis. Liz was quickly beaten, which left Louis and Geoff to battle it out. They got themselves into all sorts of awkward positions, and finally Louis got so tangled that he fell over. Congratulations Geoff!



Fundraising

Diocesan School for Girls had a fundraising event at Ellerslie Racecourse where Maltbys Ltd participated by sponsoring a race "Maltbys Building Cost Consultants Mile". A great day was had by all.



Maltbys Babies

Luke Michael Alan Townsend

Gary & Jacinta are the proud parents of their first born son Luke Townsend, brother to Charlotte and Emily.

Born: 10 June 2008

Weight: 3.6kgs (8lbs)



Daemon

Kirsten & Frederick are proud parents of their first born Daemon

Born: 05 May 2008

Weight: 6.05lbs



Toby Andrew John Clelland

John and Annette are proud grandparents to:

Toby Andrew John Clelland

Born: 16 June 2008

Weight: 8lbs 8 ozs



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Auckland

Auckland office Sweet or Savory Competition

Last year we came up with a cake baking competition and our taste buds were requiring more so we changed to either sweet or savory finger food. The competition was fierce and the winner was Philip Molineux who hand made 6 different sushi and added sake and green tea. Well done Phil.



Maltbys Auckland gets to know their neighbours

How well do you know your neighbouring offices, the people who you work around daily? Short chats in the lifts and a smile as you pass in the corridor? Maltbys Auckland decided it was time for this to change. Princes Court was invited to Maltbys boardroom on a Friday for drinks and nibbles. It was a much enjoyed afternoon, glasses full with great food and now an even friendlier work place. Cheers