



CANAM

Capability Statement

Canam Group Limited | Construction Company | Since 1955



Table of Contents

Mission, Vision and Values	03
Introduction	04
Our Divisions	05
What We Do	08
Our People	09
Track Record	14
Wellbeing	30
Technical Skills	32
Appropriate Resources	33
Quality Assurance & Control	37
Environmental Sustainability	39

CANAM
by numbers



since
1955



80+
people

\$1bn++
projects



Our **values**

Excellence
Deliver on promises

Integrity
Are people focused

Collaboration
Listen, share and contribute

Innovation
**Inspired designs to challenge
the norm**

Proactive
Get on with it



Our Vision is to
enhance the lives
of others, by
constructing
outstanding
projects, mindful
that every project
matters.

Our **mission**

We engage, value and reward our employees and assets with their personal development, growth and wellness.

We develop and preserve honest, and mutually beneficial, long term relationships with our clients, subcontractors and suppliers.

We strive to understand our customers needs to enable us to deliver cost effective, quality and timely solutions.

We are committed to build on our reputation for quality, innovation and fairness.

Introduction

“One aspect that will never change is our commitment to integrity.”

Canam is a privately owned New Zealand Company that has been operating since 1955.

Integrity, quality, flexibility and innovation are characteristics that distinguish Canam as a leading construction company. Our goal is to provide the highest level of workmanship whilst delivering cost effective and timely services to our clients.

Our staff are trained to the highest standard and their goal is to create distinctive design ideas and develop streamlined methods of construction that suit each project specifically.

We are proactive in finding innovative solutions and committed to making sure our clients are satisfied with the process, the outcome and the value for their construction dollar. We believe the foundation of our success lies in our commitment to understanding and meeting our client's needs so we are able to start each project with a clear picture of their vision and expectations.

With over 65 years experience in construction we understand the process and the industry and have the confidence to undertake the most challenging and technically complex projects.





Our divisions

CANAM

COMMERCIAL

We believe the foundation of our success lies in our commitment to understanding and meeting our client's needs, so we can start each project with a clear picture of their vision and expectations. With over 65 years' experience in construction we understand the process and the industry and have the confidence to undertake the most challenging and technically complex projects. Our clients have diverse and varied requirements – no two projects are the same. Our staff are trained to the highest standard and their goal is to create distinctive design ideas and develop streamlined methods of construction that suit each project specifically.

CANAM

INTERIORS

We have a long history of expertly completing interior construction projects that exceed our client's expectations. Canam Interiors has worked with interior designers and architects interpreting both technically difficult and aesthetically original concepts into finished and functioning spaces. We have the experience and the knowledge to translate the most exciting and challenging interior ideas into reality.

CANAM

JOINERY

Our experienced creative team deliver outstanding interior solutions for our clients, including involvement in many award-winning projects. We have expertise across a wide range of industry sectors including health, hospitality, heritage, education, retail, banking corporate and social and high end residential. Our clients trust that their project will be delivered and installed on time, on budget.



CANAM

BOP

In February 2012 Canam (BOP) Ltd was established enabling the group to realise a longstanding business goal to establish a credible full time presence in the Bay of Plenty region. Through its specialist operating divisions, Canam BOP delivers projects and services in all industry segments including commercial offices, health facilities, retail, community, public buildings, hotels, housing developments, apartments, industrial, fitouts, and refurbishments.

CANAM

BUILDING

Canam is one of the few contractors employing direct labour in all our operating divisions. By having a skilled direct labour force, it enables us to consistently produce successful projects for our clients. Employing direct labour on the traditional builders' trades means that the concrete and carpentry work is carried out in-house. This gives Canam greater control over time, quality, and costs. We employ labourers, apprentices, carpenters, leading hands, and foremen, with a focus on training and promoting from within.

CANAM

PLANT

Canam Plant has an extensive range of Plant and Equipment to facilitate any type and size of project including: tower crane, scaffolding, propping, shore loading, lifting platforms, scissor hoist, cherry pickers, knuckle boom, trucks, vans, false work, climbing formwork, standard formwork, pre stressing equipment, compressors, welders, pumps, measuring instruments, laser levels, theodolites, carpentry tools & other general construction equipment.





What **we** do

Canam has constructed a variety of building projects in various contractual forms, including Design & Build, Guaranteed Maximum Price, Tender or Negotiated type of work.

We are one of the few contractors employing direct labour in all of our operating divisions. Employing direct labour on the traditional builder's trades; carpentry, concrete and formwork, partitioning and joinery provides greater quality control and flexibility, resulting in a quick response for the specific requirements of each project for an enhanced project outcome.

Canam specialises in the construction, refurbishment, and fit-out of commercial & residential buildings and has successfully completed numerous projects in a wide variety of industry segments, including:

- | | |
|---------------------------------|--------------------------------|
| ➤ Commercial Offices | ➤ Pharmaceutical/Bio Labs |
| ➤ Hospitality and Hotels | ➤ Health/Hospitals |
| ➤ Retirement Villages | ➤ Refrigeration Facilities |
| ➤ Industrial | ➤ Telecommunication Facilities |
| ➤ Leisure Facilities | ➤ Auto Industry |
| ➤ Swimming Pools | ➤ Distribution Centres |
| ➤ Public Buildings | ➤ Warehouses |
| ➤ Schools/Teaching Institutions | ➤ Retail |
| ➤ Refurbishment/Upgrades | ➤ Residential |





Our people

Managing Director | Loukas Petrou

MBA BE (Hons) MIPENZ

Loukas is a structural engineer with over 30 years experience in the construction industry.

Loukas is overall responsible for the strategic direction, financial and operational success of the group. Loukas has been the driving force behind Canam's growth to significant contractor in the Auckland region with an enviable creditable track record for the successful delivery of a range of public sector and private sector projects.

Group Manager | Stephen Jones

BSC (Hons)

Stephen has over 25 years experience in the Construction industry and has worked in the UK, Ireland, Australia, the South Pacific and New Zealand.

Stephen has a solid commercial background and has worked in the capacity of both a Quantity Surveyor and Project Manager on a broad range of projects including civil, industrial, retail, hospitality, health, educational, residential and commercial.

Stephen seeks to understand the objectives of all stakeholders at an early stage of the project to ensure a successful outcome for all parties. Stephen has also developed Canam's internal procedures with the emphasis on ensuring the project stakeholders are always up to date with the latest information to help them make informed decisions during the various stages of the project.

Commercial General Manager | Tonchi Glamuzina

Tonchi has an impressive track record in delivering large and complex projects and the ability to work across all projects types, large and small and from the simple to the most complex of projects.

Tonchi is the go to person for ECI's, complex projects, 'different projects', Fast Tracked' projects, projects in complex existing and brownfield sites, high security projects, to resolve issues, pull projects back on track and go into new areas firms haven't gone into previously while driving safety, quality, productivity and success to new levels. He is able to adapt and be successful through his collaborative approach, clear understanding of stakeholder management, technical expertise, tenacious planning, attention to detail, strong governance and ability to pull together and work with large and small teams alike.

Interiors General Manager | Morne McLeod

With over 18 years' experience in Construction Management, Morné has developed a strong and consistent client focused approach to his work, which coupled with his high level of business acumen means he is a great asset on any project.

He possesses a firm understanding of construction and the built environment, and can manage significant inputs and relationships with third parties throughout the full life cycle. He has a long track record of ensuring projects are delivered to the highest quality and within budget by effectively organising, managing, and utilising all resources. He has lead teams on commercial, industrial, retail, residential, and health projects where the highest standards are routinely demanded.

Construction Manager | Frank Didovich

Frank has over 30 years experience in the construction industry; specialising in Commercial Developments and Refurbishments.

Frank has a hands on approach with projects which is complimented by his wealth of experience in construction management. Frank is focused, dedicated and highly motivated. He has the ability to build key relationships across site and to foster strategic alliances and strengths in partnering with Clients to achieve mutual trust. Frank holds strong communication skills and prides himself on his focus to maintain quality customer service.





Joinery General Manager | Angus Welton

Angus has over 10 years' experience in the construction industry in New Zealand, the majority of which was in National Sales & Marketing roles at 2 global building materials suppliers. During this time Angus has built up a large network of contacts and continues to build this network as the General Manager of Canam Joinery.

Having been involved in supplying products to many projects over the years, Angus is customer focused and aims to build long term partnerships based on trust. Angus has experience in building high performing teams with a strong emphasis on the development of his people.

Bay of Plenty Manager | Mark Miedema

Mark leads Canam's continued growth in the Bay of Plenty region. With over 30 years' experience, Mark has an enviable track record for ensuring the success of the projects he is involved in.

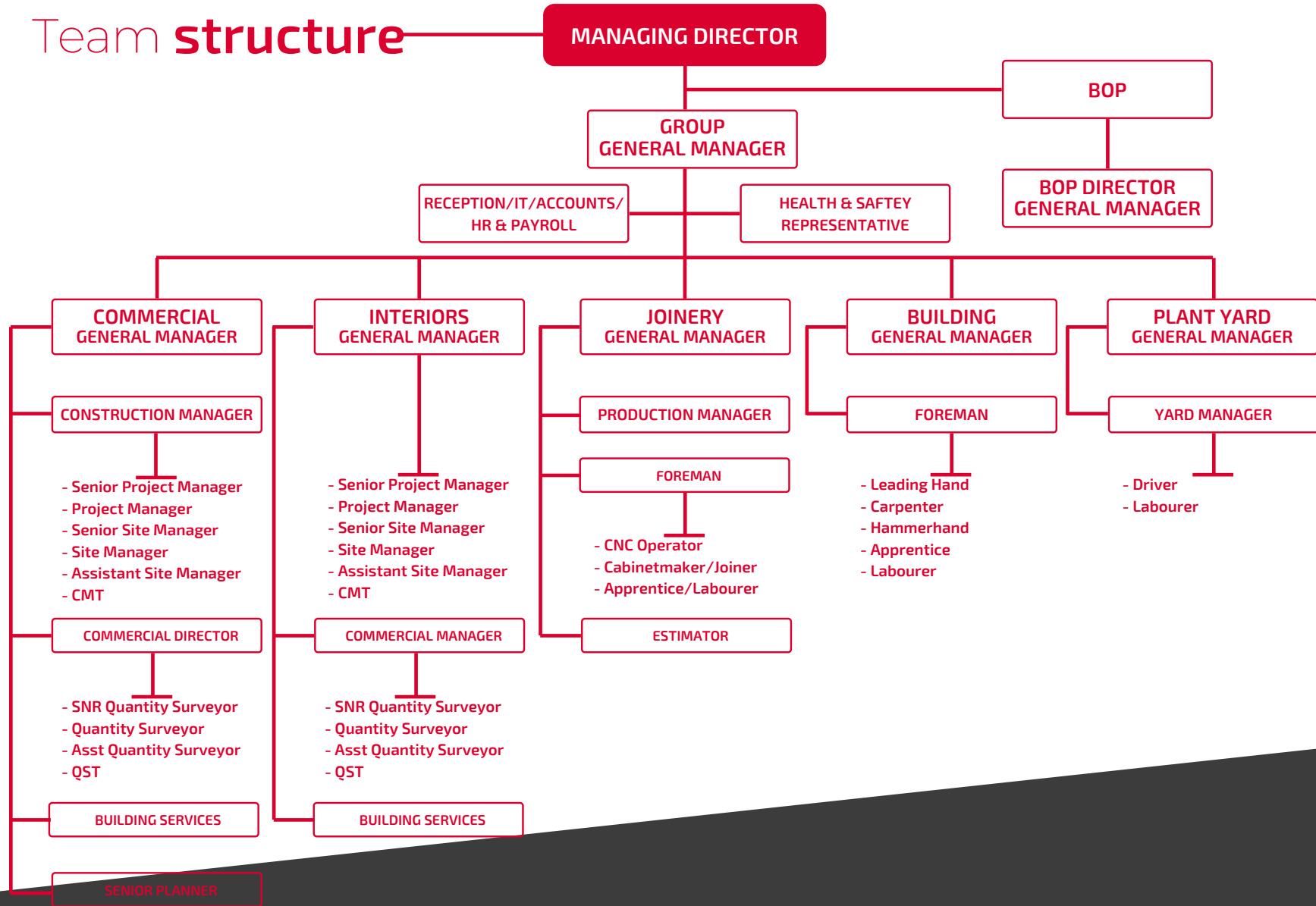
A personable and committed individual Mark is driven to ensure the success of all that he is involved with. As the locally based shareholder and Director of Canam Construction (BOP) Ltd, Mark is committed to and focused on leading Canam to be "The Contractor of Choice" for the BOP region.

Building & Plant Manager | Michael Thomson

Michael is a qualified carpenter with 38 years experience, having worked on projects covering all aspects of commercial and residential construction.

After 20 years of running a successful labour only building company Michael joined Canam in 2012. With a focus on training and promoting from within Michael has created a culture of loyalty, shown by a large percentage of Canam Building employees having been with the company for over 10 years.

Team structure



ACS | AUCKLAND
CLINICAL STUDIES



Waitematā

District Health Board

Best Care for Everyone

**Auckland
Council**

Te Kaunihera o Tāmaki Makaurau



The Selwyn
Foundation



POINT RIDGE
TOWNHOUSES & VILLAS


douglas



AUCKLAND WAR MEMORIAL MUSEUM



MILLENNIUM
HOTELS AND RESORTS



Canam **track record**

For more than 65 years Canam has provided construction services on a wide variety of projects throughout the North Island.

Canam has the reputation of the Contractor who successfully completes projects within time, budget and to a high level of workmanship. Having our own direct labour for carpentry, concrete work, partitioning and commercial cabinetry is a catalyst for achieving excellent results. The following examples highlight some of our expertise in construction.

To view a comprehensive outline of our project experience visit our website www.canam.co.nz



Point Ridge Town Houses & Villas, \$25.0M

Gills Road, Albany, Auckland

About the project:

Client - Point Ridge Land

Duration - 24 months

Contract Type - Negotiated

Point Ridge is a secure gated residential complex comprised with shared common areas including heated outdoor swimming pools. With architecture inspired by Italy's old hillside towns and the use of solid brick construction. Included in the works was the instalment of power and water services for each villa and pool, including public line instalment.

> Residential Project <

Waitakere Civic Centre, \$46.0M

4 Henderson Valley Road, Henderson, Auckland

About the project:

Client - Waitakere City Council

Duration - 18 months

Contract Type - P&G and Margin

This stunning public centre consisting of three inter-connected buildings; the Council Chambers, the Administration Building and the connecting bridge has won numerous design awards and is the show case of Waitakere's Eco City vision. It is the first building to be constructed in Auckland that exceeded the 5 star Green Council rating requirements and the first to have a "Green Roof".

> Government / Local Government Project <





Hotel M Social Harbour City, \$30.0M

**196-200 Quay Street, Auckland CBD,
Auckland**

About the project:

Client - Millennium & Copthorne Hotels

Duration - 18 months

Contract Type - SOQ Re-measure

The M-Social Hotel was the full strip out and refurbishment of the existing hotel. Upon completion of demolition seismic structural steel strengthening was carried out on each of the 13 floors. Light weight Steel Stud partitioning was lined with various client designs such as Tiling, Wallpaper, Concrete Vinyl and Oko Skin Cladding to give the building a unique and modern feel.

> Hotel / Hospitality Project <

Yellow Pages Building, \$18.0M

604 Great South Road, Greenlane, Auckland

About the project:

Client - Goodman Nominees (NZ) Ltd

Duration - 14 months

Contract Type - Design & Build

This 6-level building, including 3 levels of below ground carparking and 3 levels of office, was constructed on an extremely restricted site. Careful project management resulted in the building being successfully completed. This building has achieved a 4 Star NZ Greenstar rating, recognising the efforts made in the design and construction to reduce its environmental impact.

> Commercial Office Project <





The Imperial Building, \$7.3M

44 Queen Street, Auckland CBD, Auckland

About the project:

Client - Phillimore Properties

Duration - 12 months

Contract Type - GMP converted to Lump Sum

The Imperial project is significant redevelopment of historic buildings at 44–56 Queen St. This development provides a mix of hospitality, commercial and retail spaces within the historic envelope of two of Auckland's first theatres. The project also involved the creation of an outdoor courtyard above the existing and continuing retail operations.

> Remediation Project <

CSI Heritage Building, \$11.6M

136 Grafton Road, Grafton, Auckland

About the project:

Client - Church of Scientology

Duration - 10 months

Contract Type - Lump Sum

This contract consisted of alterations and addition to a Heritage listed site for use as a place of worship with teaching rooms and ancillary offices, including façade rectification, seismic upgrade, full services installation, and internal fitout works.

Canam won Gold at the NZ Commercial Awards for this project.

> Churches / Cathedrals Project <





Whangarei Maternity Unit, \$18.0M

Maunu Road, Whangarei

About the project:

Client - Northland District Health Board

Duration - 12 months

Contract Type - Lump Sum

Canam was initially engaged to complete construction on this single level maternity unit, alongside upgrading of the site wide infrastructure, which included the refurbishment of an existing energy centre. It is a shining example of Canam's ability to complete projects within programme and budget, whilst adhering to our high level of on site safety.

> Hospital / Medical Project <

Transnet Warehouse & Office, \$10.0M

78 Cryers Road, East Tamaki,
Auckland

About the project:

Client - Transnet Ltd

Duration - 12 months

Contract Type - Design & Build

This design and build project involved the construction of a 4,200M2 warehouses and 1,800M2 two story office block. The building was designed and built to use as a distribution Centre for a major innovative Electrical material supplier who distributes products around the world. The site had several challenges including being constructed over the East Tamaki major trunk sewer line.

> Plant and Infrastructure Project <





North Shore Hospital Cooling Tower, \$2.3M

Takapuna, Auckland

About the project:

Client - Waitemata DHB

Duration - 75 days

Contract Type - Lump Sum

Canam successfully delivered a challenging technical install of three cooling towers on two levels of the NSH, the bulk of which was on the 11th floor where the towers are based. Canam constructed & installed the engineer designed pipelines, supports, anti-vibration mounts & seismic constraints to the existing system, enlarging the cooling capacity & reducing the system demand.

> Hospital / Engineering Project <

Gladstone Apartments, Re- Cladding \$3.7M

The Strand, Parnell, Auckland

About the project:

Client - Gladstone Apts Body Corp

Duration - 10 months

Contract Type - Lump Sum

The works to Gladstone Apartments was undertaken in two stages, whilst the building was being fully occupied.

Canam was able to accommodate the clients requests and commenced all stages of the project on time.

> Remediation / Live Environment Project <





Phoenix Gardens Apartments, Re-Cladding, \$2.6M

Grafton, Auckland

About the project:

Client - Phoenix Gardens Body Corp

Duration - 12 Months

Contract Type - Lump Sum

The remediation works are confined to the Penthouses. Canam worked with the Body Corp in a collaborative approach to minimise the scope, which had a benefit in both time and cost.

Canam also worked with Council in establishing a QA system to enable minimal on-site inspection

> Residential / Re-Cladding Project <

Bay Of Islands Hospital, \$8.2M

Hospital Road, Kawakawa

About the project:

Client - NDHD

Duration - 17 months

Contract Type - Lump Sum

A new two-storey building containing an accident and medical department, radiology and after-hours GP service and a 20-bed medical ward, connected to the existing facility.

Canam worked with the management team to provide value engineering to ensure the project maintained budget prior to starting on site.

> Hospital / Medical Project <





Lynfield Countdown Fitout, \$3.9M

Lynfield, Auckland

About the project:

Client - General Distributors Ltd

Duration - 5 Months

Contract Type - Lump Sum

The Contract involved demolition of existing bakery area followed by construction of new structural steel bulkheads to create a larger bakery premises, upgraded deli facilities, click & collect store and pricing room at back of house. A new pharmacy and a new line of check outs constructed and installed along with a new customer services desk.

> Retail Fitout Project <



“We recognise that both clients and projects are unique, and we are adept at tailoring our services and designs to suit project requirements.”



Wellbeing & safety

It is a fundamental requirement of Canam to promote and maintain a healthy and safe place of work and to protect its employees and property from accidental damage. We achieve this by adopting Health and Safety in the workplace as an active management function, which is incorporated into our overall Quality Management systems.

Our Safety Management plan includes workable and proven methods of systematic hazard identification and management. Audits are carried out by staff, senior managers, and safety professionals alike. The system and procedures in place include analysis of audit results and implementation and or corrective action to ensure that we continue to improve our safety systems and records.

We run extensive safety induction training courses for all staff members and promote safe working practices within all construction and related industries.

It is the prime responsibility of all employees to ensure that their duties are carried out safely and without injury to themselves, other members of the company, employees of subcontractors and the community.

Canam has achieved safety pre-qualification and registration at the highest possible levels, including;

- Site Wise Green
- Site Wise Level 3
- Site Safe Membership
- SHE Prequalification local authority approved Contractor
- Impac Prequal approved Contractor





Technical skills

Canam has been involved, in its long existence, with a variety of projects and has expertise from site identification and analysis to site acquisition, design, construction and maintenance of buildings.

Canam are able to offer a comprehensive range of construction services during the design phase including:

- Overall Design Management
- Review of Design Brief Documents
- Budgeting/Pricing
- Programming
- Scheduling
- Statutory Compliance
- Cost Control/Budget Review
- Value Engineering
- Reporting
- Liasing with Territorial Authorities
- Telecommunication Facilities
- Review of Plans & Specifications
- Review Scope of Works
- Advise on Waterproofing
- Buildability
- Building Services Plant & Equip
- Materials Properties & Availability
- Alternatives
- Coordination
- Processing all Consultant Payments
- Engage Consultants & Negotiate Fee

During construction Canam will manage all on site and off site construction activities including:

- Manage all Construction Risk
- Programming of the Works
- Engage all Subcontractors
- Supervise & Manage Direct Labour
- Progress Claims
- Liasing with Authorities
- Health & Safety Management
- Liasing with Design Consultants
- Reporting
- Manage & Coordinate Subcontractors
- Updating Construction Programme
- Traffic Management
- Quality Assurance & Control
- Participate in Project Group Meetings
- Management of all Construction Activities
- Cost Control and Updates
- Obtain Stat & Compliance Certs
- Liasing/Informing Client as Required



Appropriate **resources**

Canam has in place sophisticated financial and project management systems. These tools are used for managing project costs both at the design and construction stages and general project administration. Canam people are all electronically connected through a local area network with the facility to connect individual construction sites to the network from anywhere in the world. This network can receive and send large volumes of information. It has an exceptionally large capacity that allows Canam to send and receive drawings, photographs and other 'large memory' documents.

Canam has an extensive range of software, including:

- Microsoft Office
- CAD Design Software
- Estimator: A Specific package for tendering
- Buildsoft Cubit: Software for electronic measuring & drawing mark-up's
- CATProjects - Communication Management
- CatPlan - Document Management System; available to Consultants
- Cheops - Financial Management Software

Canam also has its own construction yard with an extensive range of plant, equipment, and tools. These include:

- Tower Crane
- Scissor Hoists/Knuckle Boom
- Access Platforms
- Cherry Pickers
- Compressors/Pumps
- Laser Levels
- Generators/Welders
- Bar Bending & Cutting Machines
- General Construction Plant
- Scaffolding
- False Work/Acrow Props
- Portacom/Containers
- Tools for the Builders Trades
- Pre-stressing Equipment
- Climbing Formwork
- Vans/Trucks/Utes

Canam also has separate and specific divisions for Interior fitouts, partitioning, maintenance, and commercial cabinetry. The Interior division specialises in fitouts, refurbishments and retrofit works where the Joinery division specialises in high quality and custom-made commercial cabinetry and joinery. Canam has also in-house specialist aluminium partitioners.

Canam people are the ones that add value to the proven systems, processes and procedures that are in place.

Canam has a range of competencies ranging from people on the tools to post graduate level qualified engineers and construction people.

With a mixture of professional, technical and trade skills, Canam are able to provide a comprehensive service across the spectrum of the construction process, from concept design, planning, budgeting, construction, throughout to the completion and maintenance of the works.





“

Our people are key
to our success.
They are experts
on understanding
your specific
requirements and
key objectives, and
getting to the
heart of your
project.

”



> Orion Healthcare Fitout <

Quality Assurance and control

Canam offer management of the construction process through integration of project and construction management techniques with Quality principles.

The Canam QA Management system provides a means of monitoring, maintaining and improving the quality of service and products we provide to our clients.

For every project we will prepare and implement a specific Project Quality Plan (PQP), which will include:

- Quality Objectives
- Responsibilities & Authority
- Tender & Pricing Procedures
- Programming & Progress Monitoring
- Financial Management
- Documentation Management

- Subcontractor Management
- Meetings and Reporting
- Internal Quality
- Training
- Subcontractor Engagement
- Site Establishment
- Plant and Equipment Management
- Control of Non-Conforming Products
- Contract Commencement Procedures

Our Quality Management System is in conformance with ISO9001. We recognise our commitment to review, re-organise and improve existing management systems and to standardise company policies and operating procedures.

The advantage of our Quality Management system has been recognised by our clients, consultants, and subcontractors.

Our structure and policy of involving all employees in the improvement process and training schemes, means that Canam has an enormous wealth of skills and experience, which is then passed onto our customers and is reflected in our end product.

> Audi Showroom <





> John Lysaght Building for Waterfront Auckland <

Environmental sustainability

Canam has considerable experience in Green Star rated construction and we are members of the New Zealand Green Building Council, and have several Green star Accredited Professionals in our team. Significant projects that have Green Star Rating relevance that the Canam team have been involved include.

- The Waitakere Civic Centre, the head office of the former Waitakere City Council. This building was built to Green Star rating standards before the Green Star rating tool for this class of facility was in place and would qualify for a six-star rating.
- 604 Great South Road (The Yellow Pages Building), for Goodman Property Group, which was designed and constructed to achieve a Green Star rating of 4. For this development we implemented a comprehensive waste management plan. This was developed in conjunction with our Waste Service provider. Our aim was to achieve a 50% recyclable target, audited data for the project confirmed 73% was achieved.
- Our own new office block completed as a design and build project. This facility was initially designed before the Green Star rating tool had been finalised, as such records were maintained throughout the design and construction allowing the development to be subsequently certified as the first development in New Zealand to achieve an "As Built" 4 Star Rating using the NZGBC as built rating tool. The first building in Auckland to achieve this.

- The recently complete redevelopment of the John Lysaght Building for Waterfront Auckland. This redevelopment and conversion of a heritage warehouse building in the Wynyard Quarter has delivered the first new commercial space in the designated innovation precinct and has been designed and constructed to achieve a 4 Star rating.

At Canam we have stated commitment to protect the environment in which we work and live and to use resources in a way that provides for future generations. We will apply our environmental policy to ensure that the project is constructed to minimise or mitigate any negative environmental effects to the local and general environment. We will ensure that all staff and subcontractors on the project are inducted and trained in our environmental policy and observe any project specific procedures and protocols in respect of preserving the environment.

Environmental initiatives adopted throughout the Canam Group of companies include the minimisation of waste, ensuring environmentally sound work methods and procedures are used (NB sediment control, etc.) and recycling of materials where feasible.

> Yellow Pages Building Auckland <



WORK WITH THE COMPANY THAT WORKS WITH INTEGRITY

With over 65 years in the construction business and an enviable reputation for completing projects on time and on budget, call Canam first to discuss your next project, whatever the size or budget.

CALL CANAM ON +64 9 836 3069



CANAM

87 Central Park Drive, Henderson, Auckland 0610

P +64 9 836 3069

E construction@canam.co.nz

W www.canam.co.nz