



HAWES BUILDING SOLUTIONS LTD

Hawes Quarterly
Enterprise

February 2017
Volume 2, Issue 1

Living in a house during major addition



New Zealand
Certified
Builders
Association



In August 2016 we started a major addition to the home of Colin & Michelle Bond. The design by Creativespace Architectural Design extended the living area and entry, recladded the extension in rusticated weatherboard over cavity, concrete tiled the roof and features interior trusses to the skillion, cathedral ceiling.

The Bond family have stayed on site during the works, with the bedroom wing of the house being hoarded off from the outset to keep the construction zone and home zone separate during the works.

Colin writes "We were going to move in with the in-laws while the renovation was happening, but decided to give it a go staying on site. We had access to all our bedrooms so just converted the garage into a kitchen/living/dining room (great indoor outdoor flow when the roller door was up!)

17 weeks later the renova-



tion is almost complete, we managed to stay onsite the whole time, and we're still happily married!

The Good

- Hawes made it easy to live onsite. Dean, Andrew and all the guys from Hawes were very professional. They left the site clean and tidy at the end of every day. They thought about noise, dust, weather etc and took steps to minimise the impact wherever possible.

- Their communication and attention to detail was outstanding. They contributed lots of great ideas which we incorporated into the overall

design.

- By being onsite we were available to answer any questions the builders had, could keep an eye on progress and make changes along the way if necessary.
- It was a great experience for the kids. No TV, no dishwasher. A camping experience without the airbed and leaky tent.

The Bad

- Losing the dishwasher and TV for 4 months.
- Recommendations
- Buy a large supply of paper plates and get 'Sky Go' app on your phone."

Red Cross Building Remediation

Hawes Building Solutions has recently completed the remediation of the Red Cross building, Chadwick Rd Tauranga. We have undertaken many remediation projects over the last 10 years and have a sound understanding of the issues involved.

Originally built in 1998 the home for Tauranga's Red Cross suffered the same fate of many monolithic direct fixed clad buildings of that era —leaks and rotten wall framing resulting in buildings that are unsafe to occupy.

Building Surveyor Graham Hodgson, (of Preview Building Surveyors), undertook building investigations which informed documentation by Creative Space Architectural Design. Creative Space and Hawes Building Solutions have worked together many times in recent years remedying leaky buildings .

Preview Building Surveyors, Creative Space and Hawes Building Solutions worked together to develop a robust solution, drawing on the collective knowledge and expertise



of all parties to address and respond to issues on site, as they became known. As with all leaky buildings, the full extent of the scope of work was unknown at the time of tendering the project. In this instance what is known and quantifiable is priced and then a series of rates and provisional sums are

provided to address issues which are unknown at the time of tender. Quantity Surveyor for the project, David Seymour of Crowther & Co, worked alongside Hawes and Preview in managing costs on the clients behalf.

Work included replacing the curved feature wall, reforming curved and in-

ternal gutters, replacing wall framing whilst retaining internal linings and fitout, reroofing, providing new rigid air barrier and cavity construction with Sto plaster system over Eterpan Ventclad. Even with additional works requested by the client, the project was completed on time.

Tale of a bargain that got away:

Everyone loves a bargain and to a certain extent it's the kiwi way to find a bargain and pay the least for an item—we all do it. But what happens when there is a problem?

We heard of a story recently that highlighted the issue of using items sourced and supplied directly by the home owner.

They had done their research and found a shower mixer on the internet that by all accounts was a bargain - a name brand that had the relevant compliance standard certifications at 1/3rd of the cost as available through the merchants. By purchasing directly they'd saved on margins also so

at face value they'd saved a considerable amount.

After a couple of years the mixer failed and a slow leak developed. The owner contacted the builder when they noticed a damp & mouldy patch on their ceiling below to get the issue resolved under warranty.

Because the client had supplied the fixture directly, it was not covered by the builders warranty or the plumbers. Also, since they had purchased it online there was no come-back.

Because it was a slow leak, the configuration of walls meant that a tiled wall needed to be removed to

allow the offending fitting to be removed. Also to allow replacement of damaged framing, walls had to be relined and a new tile surface installed.

What started out as a bargain ended up costing the owner a considerable amount. Whilst it would have cost more had the shower mixer been purchased through the contractor, with plumber and the builder adding their margins, the peace of mind knowing that warranty's applied surely is worth it.

We experience the same issues with some clients not understanding the need for margins. We also face similar issues with separate

contractors / suppliers as well. Whilst we always endeavour to cooperate with others for a common end goal, what happens at the junction of where work meets and who is responsible for a full integration? Does the separate contractor have their own contract works insurance? Who indemnifies us for their failure to perform to an acceptable time-frame which may cause delays?

These are some of the reasons we encourage procurement of materials and services through the contract with a fair and reasonable application of margins as these provide the client protection and helps our business grow.

Choosing a Decking material

When it comes to choosing a deck, the choices are varied and each comes with its own pro's and con's. We look at a range of decking options highlighting the issues you may or may not have considered in selecting a deck.

Treated Pine:

Pro's:

- Low cost
- Easily worked
- Con's:**
 - Can split and warp
 - Expands and contracts with moisture
 - Knots and defects add to wastage

Environmental:

- (+) Sustainably sourced and NZ grown renewable resource.
(-) CCA treated—chrome and arsenic toxins

Maintenance/Durability**:

- Can be stained/ painted but this will require re-coating at 2-6yr intervals.
- 30-50yr life (CCA treated) but aesthetically deteriorated*

Cost: \$1.70/m for 100x25 merch to \$7.40 for premium 150 x 40. \$4/m for 100x40 premium grip tread.

uPVC:

Pro's:

- Wont rot, split or splinter
- Hidden T clip & s/s fixing
- Stain resistant

Con's:

- Joists 400c/c
- Thermal expansion/ movement as below
- UV chalking and degradation
- Limited colour selection
- Never mistaken for timber

Environmental:
Oil derivative but recyclable

Maintenance/Durability:

- 20-25 yrs

Thermal Expansion:

13mm over 4.8m length⁺.

Cost: \$12.85/m

Aluminium:

Not commonly used in NZ—Knotwood or Ullrich Aluminium transport profiles

Pro's:

- Durability
- Slip resistance
- Wont rot, twist, warp, split, splinter or stain
- Defect free—reduces wastage—ideal for ramps
- Good heat dissipation so reasonable temperature underfoot in summer
- Some options interlock so rain doesn't drip through

Con's:

- Cost
- Scratches to surface.
- Dents are permanent
- Jointing ends and perimeter treatment
- Dissimilar materials—keep separated from CCA treated timber, cement/concrete, other metals.

Environmental:

High embodied energy but perpetually recyclable

Maintenance/Durability:

- Powdercoat 10-20years
- Aluminium-75+yr life

Thermal Expansion:

4mm over 4.8m length⁺.

Cost: \$30.63-36.54/m for anodised, \$48.91-59.21/m for timber effect powder-coat. Lengths 2.27m up to 7m as required (minimum weight orders may apply).

Composite:

Recycled plastic (PET) and wood fibre composite e.g. Outdure, Bi-form

Pro's:

- Hidden fixings
- Colour stable—wide variety available
- Wont rot, twist, warp, split or splinter
- Defect free—reduces wastage
- Stain resistant
- Slip resistance
- Options for residential or commercial

Con's:

- Needs breaker boards to address thermal expansion—size limitations on deck
- Can be hot underfoot in summer & cold (potentially brittle) in winter

Environmental:

Recycled material

Maintenance/Durability:

- 25+yr life

Thermal Expansion:

7mm over 4.8m length⁺.

Cost: \$11.85-16.83/m depending residential or commercial application. Supplied in 4.8m lengths

Prices current as of January 2017.

*When used in well ventilated areas above cleared ground

Hardwood:

Eg Vitex, Kwila, Garapa, Massa, Purple/green heart

Pro's:

- Aesthetics
- Dimensional stability
- Naturally durable timber

Con's:

- Can splinter
- Predrilling for fixing
- Kwila / Purpleheart can leach tannins

Environmental:

Must have FSC (Forest Stewardship council) or PEFC (Programme for Endorsement of Forest Certification) certification showing it is sustainably sourced.

Maintenance/Durability**:

- Will silver off over time unless oiled regularly
- 25+yr life*

Cost: \$7.80m for 100x25 kwila to \$13.50 for 150x25 kwila. \$12-12.50 for 150x25 vitex/ garapa.

** All decks require regular washing (no high pressure washers) and will be affected by items trapping moisture against them such as pot plants or carpet matting

When installed at 20°C with expected annual temperature range from -5°C to 35°C

+ Optimising the design of a deck to suit the limitations of materials for an efficient use of that material, is an art.



HAWES BUILDING SOLUTIONS LTD

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SHOP FIT-OUTS
- LEAKY BUILDING REMEDIATION

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Staff Profile: Jimmy Wallace, Jason Luff

Something which gives us tremendous pride is seeing our young staff develop and excel. Its disappointing to lose them when they do their OE or go off on their own but fantastic when they step up and commit to take on more responsibility and projects with more complexity.

Jimmy Wallace started his apprenticeship with Hawes in January 2013. He is currently in his final year of an apprenticeship in Carpentry, aiming to complete his National Certificate in Carpentry Level 4

in 2017. He has recently taken on the successful running of projects.



Jason is our longest serving employee having started with the company in 2007.

Jason has an excellent work ethic with a great desire to learn and is a valued member of our staff. He served his apprenticeship with us and is now a qualified carpenter. He has a very friendly nature and has an excellent relationship with all Hawes Building Solutions clients, suppliers and subcontractors.

Jason is a keen sports follower and also enjoys par-

ticipating in swimming and rugby.



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"Would it be possible for you to totally exaggerate how much it will cost and how long it will take, so we'll be pleasantly surprised at the end?"

When everybody on earth was dead and waiting to enter heaven, God appeared and said, "I want the men to make two lines. One line for the men who were true heads of their household, and the other line for the men who were dominated by their women. I want all the women to report to St. Peter."

Soon, the women were gone and there were two lines of men.

The line of the men who were dominated by their wives was 100 miles long, and in the line of men who truly were heads of their

household, there was only one man.

God said, "You men should be ashamed of yourselves. I created you to be the head of your household! You have been disobedient and not fulfilled your purpose! Of all of you, only one obeyed. Learn from him."

God turned to the one man, "How did you manage to be the only one in this line?"

The man replied, "I don't know. My wife told me to stand here."