



CAPABILITY STATEMENT | COMMERCIAL  
RESIDENTIAL & INDUSTRIAL DEVELOPMENTS

# South pacific engineering design leaders



## Who we are

Kramer Ausenco previously known as Cameron McNamara Kramer Pty Ltd, Kinhill Kramer Pty Ltd and Kramer Group, is the largest independent professional project management, architecture, engineering, survey, quantity surveying, construction management and planning services organisation resident within the Southern Pacific Region. Originally founded in 1978, Kramer Ausenco still remains

as the leading engineering and project management firm in the South-West Pacific. We have offices in the following countries

## What we do

- Professional Project Management
- Procurement & Planning
- Civil Engineering
- Structural Engineering
- Building Services Engineering
- Hydraulic Engineering

- Quantity Surveying/ Cost Planning
- Architectural Design Services
- Surveying
- Construction Management
- Studies
- CAD Services.



## **Our vision**

Kramer Ausenco is devoted to the development of excellence in professional engineering and allied sciences, and we are also truly committed to the development of the South Pacific Region. Our successful record attests to our achievements of our corporate goals and the high level of professional service provided to our clients.

## **Our people**

Our achievements are driven by our experienced leaders and highly talented people in our company. The way that we care for, develop and encourage our people is an important part of each of our cultures. Our approach to delivering projects is complementary and this means that we are able to put together the best people to form a tailored project team to deliver any project.

## **Our values**

Our core values below guide the way that we work every day. These core values also represent our commitment to our clients and ensure that we focus on providing the best fit sustainable solution which meets the needs of all stakeholders.



## **Our values**

<b>Safety in all we do</b>	<b>Our people are our strength</b>	<b>Innovative solutions that work</b>	<b>The client is our focus</b>	<b>We are open, honest, collaborative</b>	<b>Respect the community, the environment</b>
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## Our system

Experience has shown us that successful projects employ integrated systems which assist the project team to monitor and control every aspect of the work. Kramer Ausenco make use of proven project delivery systems which facilitate our work and provides accurate and reliable reporting to highlight potential issues, before they affect the project's performance. The system dictates that data is entered once, validated and then used across the project. This ensures that the entire project team is working with the latest data, allowing us to make decisions quickly and accurately.

## Our Services

Kramer Ausenco service capability covers the complete project lifecycle, from concept development through to detailed design, financing, planning approvals and construction of small and large scale projects. We have the ability to develop specific solutions to cater for any aspect of the development to ensure the needs of all of their stakeholders are met. Our services are broad and cover many different disciplines.

Kramer Ausenco is registered with funding agencies such as the World Bank, the Asian Development Bank, and the United Nations Development

Program, and the European Union, and as such has been engaged on projects funded through these agencies. Other funding agencies the firm has completed assignments for, include the Japan Bank of International Co-operation (formerly Overseas Economic Co-operation Fund of Japan), the Export Import Bank of Japan, the Japan International Co-operation Agency, and the Export Finance and Insurance Corporation of Australia.

Our experience in the South-West Pacific region ensures that we remain the leading engineering and project management firm for the region.

## Our services

Aviation	Bridges	Building Services	Commercial, Residential & Industrial	Education	General	Utilities & Infrastructure	Health
Hospitality & Leisure	Law & Justice	Maritime	Public Sector & Urban Development	Resources	Highways & Roads	Water & Sanitation	

## Program management specialists

Kramer Ausenco has program management experience for large scale projects throughout the world including many developing countries. Our program management expertise ranges from buildings, civil infrastructure, resources,

energy and process infrastructure. From small studies to large scale EPCM (Engineering, Procurement and Construction Management) and EPC (Engineering, Procurement and Construction) contracts and operations solutions for a range of commodities, we deliver.



# Commercial and residential developments

## Scope of service

Kramer Ausenco operates successfully in the following Market sectors:

- Retail/ Commercial
- Financial institutions and banking sector
- Hotels / Resorts
- Residential
- Health Care facilities.

Kramer Ausenco's services to these sectors typically include:

- Feasibility studies and concept planning
- Town Planning and Development approvals

- Environmental impact assessments
- Master Planning (site and infrastructure)
- Design and documentation of Architectural and Engineering aspects
- Quantity Surveying/Cost Planning
- Calling of Tenders
- Superintendence of contracts and contract administration
- Appeals and reports
- Local area traffic management
- State-of-the-art systems and technology applications
- Project management
- Commissioning

Kramer Ausenco's range of in-house expertise is comprehensive, while the breadth of its work enables access to a wealth of experience available through its network of strategic alliances.



## **Planning and conceptual design**

Kramer Ausenco's services include all aspects of project planning (including the securing of all levels of authority approvals, town planning and zoning requirements), conceptual design, environmental assessment, cost estimating, and financial and economic evaluation. The organisation is capable of undertaking a wide variety of Commercial and Residential projects.

Kramer Ausenco's planning and conceptual design projects have included:

- Site Master planning, including assessment of existing infrastructure

- Conceptual building design for feasibility assessment
- Budget formulation and control
- Project Risk Assessment and Management

## **Environmental and social issues**

Kramer Ausenco is capable of preparing environmental impact assessments for infrastructure developments. The company is qualified to assess proposed development plans and rehabilitation of existing infrastructure against a range of environmental and social criteria.

Environmental impact statements involve project management, marshalling of multi-disciplinary skills and understanding of social, economic and environmental issues. Attesting to our skills in this aspect are the issues in PNG that expand beyond the normal environmental science questions leading into a complex and unique web of cultural and traditional understanding. Kramer Ausenco has had over 35 years experience in dealing with such issues including the establishment of genealogy hierarchy and land and crop compensation settlements.



## **Design and documentation**

Kramer Ausenco's completed projects are testimony to the importance of the work entrusted to the company and form the basis of the design and documentation skills developed among our staff. Kramer Group can provide Commercial and Residential Development expertise in the following disciplines.

## **Project & Construction Management**

This service has been provided since the early 1980's and has been successfully demonstrated on a number of significant projects. The service includes the following:

- Project Planning
- Design Control
- Construction Supervision
- Contract Interpretation
- Tender Preparation and Evaluation
- Materials Ordering and Expediting
- Team Alliancing and Liaison
- Financial Reporting
- Cash Flow Control
- Scheduling
- Construction Co-ordination
- Progress Reporting

Kramer Ausenco operate under a Project Management framework developed and used over the years to suit local conditions in the region to ensure successful completion of projects on time and within budget.

## **Architecture**

Site master planning, concept planning, functional relationships, detailed design and construction detailing.

## **Structural Engineering**

Covering both conventional and more specialised forms of construction, we are very conversant with the seismic design requirements and all relevant PNG, Australian and other relevant codes of practice.

## **Water engineering**

Within the Kramer Ausenco and our strategic alliances, our specialist water engineers are acknowledged for their expertise. Our services include survey, investigations, flood mitigation studies, hydraulic studies for infrastructure location and design parameters, feasibility studies, and design and documentation.

## **Mechanical, electrical and hydraulic services**

Our team is experienced in a wide range of Building Services sectors including HVAC, Smoke hazard management, lighting and power reticulation, fire detection and suppression systems, security systems and data and communications systems, electrical and gas hot water generation, fire fighting infrastructure and sanitary drainage.

## **Survey and geotechnical work**

All necessary briefing and interpretive skills are available in-house where professional engineers subcontract the detailed requirements to specialist firms whose capabilities are well known and highly regarded.

## **Risk management**

Within Kramer Ausenco, basic principles drive specific management actions to ensure that the right skill, experience and checking procedures are brought into play at key times in the planning, design and construction processes. The principles are:

### **Personnel selection**

Kramer Ausenco's regional size and presence supported by the Ausenco Group provides an appropriate choice of personnel with the relevant skills for the project.

### **Management structure**

This provides cross-fertilization of ideas, variety and depth of relevant local experience. Kramer Ausenco also has an in-house, computer based management information system which is a powerful and useful tool in the control of projects and resources. This is combined with a state of the art intranet IT System which provides the latest in communications, data transmission and systems control.

### **Project definition**

Fundamental objectives and criteria for success are established with the client from the outset of any project.

### **Value for money**

Kramer Ausenco's practical architecture and engineering approach challenges many preconceived notions and has saved significant costs on projects.

### **Quality assurance**

Kramer Ausenco conducts its affairs in accordance with a set of operating procedures referred to as the Kramer Ausenco Business System. This system has been third party certified to conform to the requirements of AS/NZS ISO 9001.



Avara Apartments-Port Moresby, PNG

## **Professional project management**

Kramer Ausenco takes pride in its project management capabilities as they relate to planning, design, construction and commissioning of projects on behalf of clients. The services offered are tailored to suit each specific project and the particular client's requirements. The project management team, under the direction of the Project Director or Project Manager, take responsibility for all aspects of the project phases from planning/permitting phase to fixing the budgets to design/documentation to tender and superintending the contracts.

Subject to project requirements Kramer Ausenco will advise at the outset on the most appropriate management procedures for a particular project.

Kramer Ausenco can provide project management services acting as the client's principal agent. In this capacity, Kramer Ausenco provides and directs all technical services, supervises the conduct of the project in terms of the client's requirements relating to quality, time, cost, cash flow and resource utilization, and presents regular systematic reports on progress.

Alternatively, Kramer Ausenco can provide project management co-ordination services, including assembly of the project team and co-ordination of its activities. Under this arrangement, the client's project manager retains authority for directing the project, but is relieved of the time commitment involved in a full project management role.

In recent years, Kramer Ausenco has provided project management services to industry and governments for projects with cumulative capital value in excess of US\$100 million.



## **Commercial and residential projects**

To date, more than 100 Commercial and Residential projects have been designed by Kramer Ausenco for a range of market sectors, including Retail, banking, Hotel/Resort, residential, educational and Medical. In most cases construction supervision and contract administration services have also been provided. Work locations have been throughout Australia, Papua New Guinea, Solomon Islands, Vanuatu, Tonga, Samoa, Fiji and some of the other smaller Pacific Islands.

Examples of Kramer Ausenco's Commercial and Residential experience in the retail, banking, Hotel/Resort and residential sectors are shown below.



### **NPF TOWER**

Port Moresby – PNG

- Construction of a modern 18 storey office complex in C.B.D. of Papua New Guinea.
- This development had three levels of underground parking, thirteen levels of offices, with ground level retail areas.
- Responsibilities: Structural, Civil, Electrical and Mechanical Engineering Design.



### **LE GRANDE APARTMENTS**

Townsville – Australia

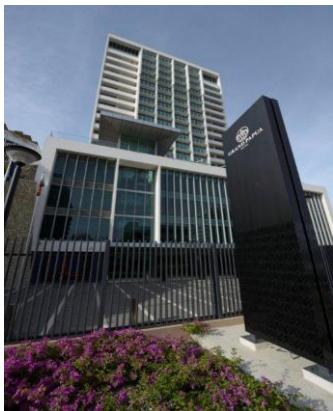
- The Le Grande Apartment Complex is a medium rise, 9 storey building consisting of 72, 2 bedroom apartments, 2 high speed lifts, security parking, and swimming pool.
- Responsibilities: Structural and Civil Engineering Design.



### **BSP BOROKO**

Boroko - NCD

- New branch of the Bank of South Pacific in Papua New Guinea.
- Building Consisted of four stories of offices, bank infrastructure facilities, commercial and retail space.
- Responsibilities: Project Management, Architecture and Engineering design.



## MARY STREET DEVELOPMENT

Port Moresby - PNG

- Mary Street development building is a 21 storey commercial and residential building in Port Moresby's city centre with 4 levels of car park
- The structure is a reinforced concrete frame with a reinforce concrete shear core. This building is set to be one of PNG's tallest buildings.
- Responsibilities: Structural and Civil engineering design.



## HARBOUR CITY DEVELOPMENT

Port Moresby - PNG

- This is a proposed 11 floor level Residential and Commercial Development at Harbour City Konedobu NCD.
- The building has a total floor area of approximately 6540 square metres and associated car parks.
- Responsibilities: Mechanical, Structural, Electrical and Civil Engineering Design.



## ERA DORINA STAGE 4

Port Moresby - PNG

- This is a multi-storey apartment building
- Responsibilities: Structural and Civil Engineering Design.



### BSP HAUS

Port Moresby - PNG

- Headquarters of the Bank of South Pacific in Papua New Guinea. 12 storey building of offices, Bank infrastructure facilities, commercial and retail space.
- Responsibilities: Project Management and Engineering Design



### SHIRIN HAUS

Port Moresby - PNG

- Construction of a nine-level office and apartment building for Nambawan Fund, one of Papua New Guinea's largest superannuation funds.
- Responsibilities: Engineering Design and Project Management.
- The services provided consisted of full engineering design and project management.



### CREDIT HOUSE

Port Moresby - PNG

- Credit House is an 11 storey office building. Four levels of car parking are located within the building.
- There are two lifts and the building is fully air conditioned.
- The Structure is a reinforced concrete frame with external curtain wall cladding.
- Responsibilities: Project management and Engineering design



### **GARAMUT HARBOUR**

**Port Moresby -PNG**

- Garamut Harbour Development is a large retail and supermarket complex and a multi-storey office/residential building
- Development is in close proximity to the developing Harbour City precinct and the Sir Hubert Murray Stadium
- Responsibilities: Structural and Civil Engineering Design



### **VULUPINDI HAUS**

**Port Moresby - PNG**

- Vulupindi Haus contains five levels of rental office space, two levels of underground parking. The building has two lifts and is fully air-conditioned. Structure is reinforced concrete frame with curtain wall façade, and load bearing block work shear walls.
- Responsibilities: Full Engineering Design and Project Management



### **HOLIDAY INN EXPRESS**

Port Moresby -PNG

- 11 storey building with 3 car parks
- 8 levels of Brand Standard Holiday Inn hotel accommodation – 200 rooms
- Responsibilities: Structural and Civil Engineering Design



### **HOLIDAY INN SUITES**

Port Moresby -PNG

- 11 storey building with 2 basement car parks
- 9 levels of hotel accommodation levels (86 suites)
- Responsibilities: Structural and Civil Engineering Design.



### **WINDWARD APAREMENTS**

STAGE 2

Port Moresby -PNG

- 18 storey building residential building on the foreshore of Ela Beach
- Responsible for the structural and civil and design

# Kramer Ausenco's team strength lies in its people.

## **Frank Kramer**

Chief Executive

Kramer Ausenco

Frank Kramer established the first indigenous owned Engineering firm in Papua New Guinea. He has been involved in the Project Management, Project Financing and major loan negotiations for the Government Instrumentalities. His interest in projects financing has lead him into negotiating and or co-arranging finance packages for numerous private and public projects. Notably, Frank was the co-team leader in negotiating in excess of US\$100M on behalf of the PNG Government for Jacksons (Port Moresby) International/Domestic Airport Terminal Upgrading from the then OECF-now JBIC Japan Bank of International Cooperation (1990).

## **Bruce Nicholson**

Chief Operating Officer

Kramer Ausenco

Bruce has more than twenty-five years' experience in project management in particular the management of multidisciplinary infrastructure projects, multidiscipline team compositions and diverse stakeholder groups. He has over the last fifteen years been continuously involved in project work in developing countries viz. Papua New Guinea, Samoa, Vanuatu, Tonga and Solomon Islands. In that time he has managed and administered a range of institutional infrastructure projects for donor agencies such as AusAID, World Bank, EU, ADB and JBIC to FIDIC and Australian General Conditions of Contract. Bruce is a member of the Institution of Engineers PNG and is currently based in PNG.

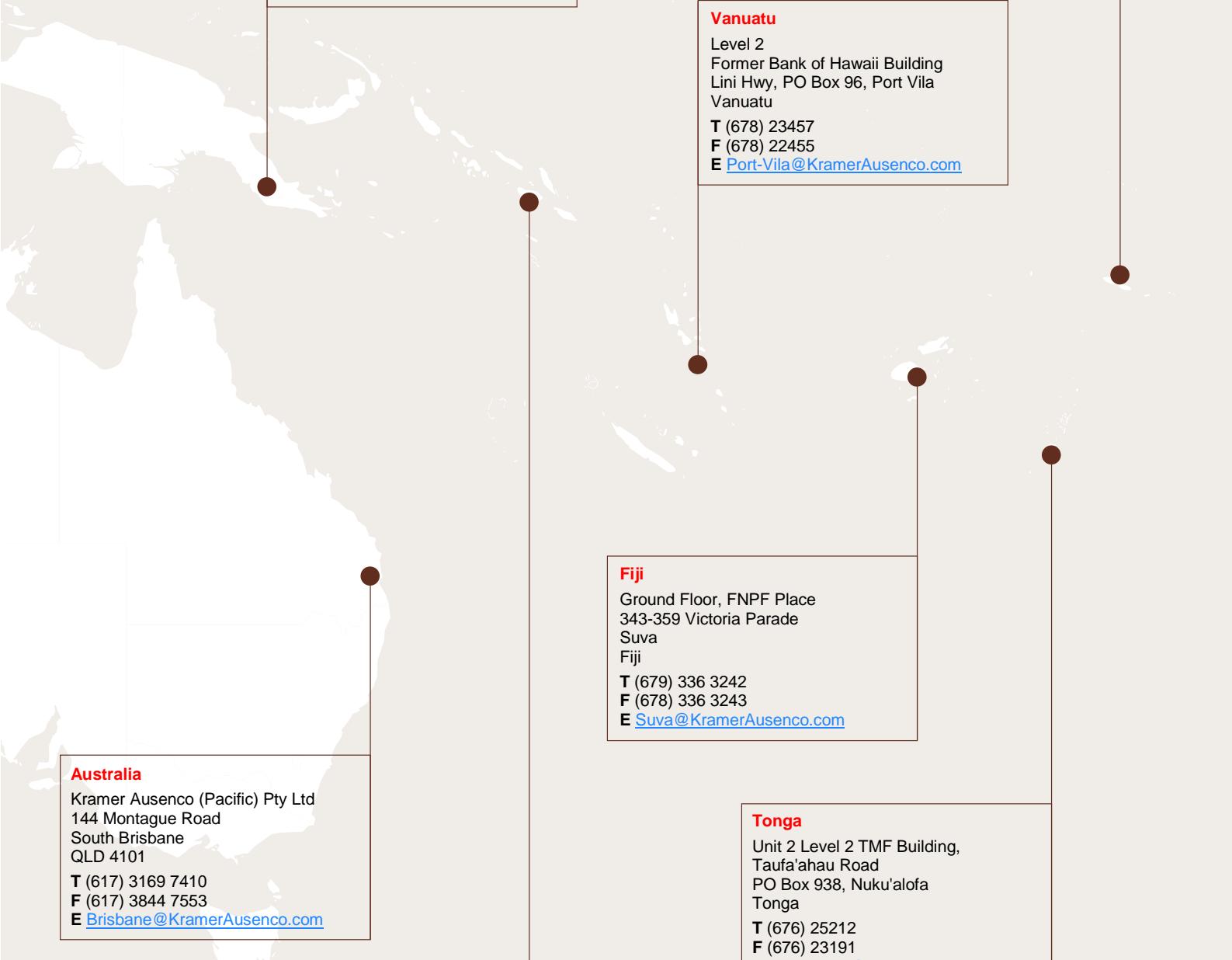
## **Jason Goddard**

Australia and Pacific Regional Manager

Kramer Ausenco

Jason has a wide range of experience gained since graduating in 1994 in structural design and documentation, project management, supervision and contract administration of projects of all types including institutional, commercial, resort and residential projects. Design Management of multi-discipline engineering and Team Leader roles have been undertaken since 2000 for projects in seismic and cyclone prone regions of Australia and the S.W. pacific region including projects funded by various International Development Partners.

# Offices



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