

EMCO BUILDING

*Serving the WA Construction Industry
Since 1986*

CAPABILITY STATEMENT FOR D&C PROJECTS





INTRODUCTION

EMCO Building is a specialist Commercial and Industrial building company which has been operating in WA since 1986. We have built our company on the strong foundations of quality, service and reputation.

EMCO Building has significant experience in all areas of the commercial construction sector including but not limited to Retail, Sporting Facilities, Education, both Private and Public and including Primary, Secondary and College/University, Health & Aged Care, Apartment & Multi Residential, Heritage, Commercial New Builds, Major Refurbishments, New Office Fit Out, Civil and Industrial along with a number of Design and Construct projects both in the metropolitan area and regionally including Albany in the South West.

Our experience ensures we are uniquely positioned to offer high quality and cost effective building solutions through clear understanding of the Client's needs and a cooperative and proactive approach to problem solving. EMCO Building have completed many projects in live situations with the premises remaining operational and EMCO Building complying with the highest OHS & E standards.

The EMCO Building experience is backed by the capability of our highly skilled and professionally qualified Management team, which covers the full spectrum of professions from Engineering through to Quantity Surveying, Estimating, Contract Management, Site Management, Marketing, Accounting etc.

EMCO Building are a 'Category 5 Complex' registered builder under the State Governments pre-registration scheme which is the highest categorization a builder can attain, and pre-qualifies us to tender on all Government building works with a value up to \$50 Million.

EMCO Building is accredited under both AS4801 and the Federal OHS Accreditation Scheme.

EMCO Building complies with the Australian Government Implementation Guidelines for the National Code of Practice for the Construction Industry 2009.

EMCO Building are currently working with an external Quality Advisor to achieve ISO9001:2015 Quality Management Systems and ISO14001:2015 Environmental.

FINANCIAL CAPACITY

EMCO Building has been operating successfully for over 30 years. EMCO Building is owned and operated by Director John Ripp, who is very active in the company on a daily basis. EMCO Building trade profitably and have ample financial resources to complete the proposed project. We will be able to fulfil our commitments from our own resources, without the need for an overdraft. References from our bank, accountant and our Audited Company accounts are available on request.

DEMONSTRATED EXPERIENCE:

EMCO Building has extensive experience across all aspects of the commercial market including various Design & Construct projects. The following examples demonstrate our capability across the sector.

EMCO Building understand that the D & C process has to maintain both the agreed budget and intent of the development and this is the key to a successful D & C project – for the process to be successful it needs to be a true value engineering process carried out in a team environment.

HBF ARENA

Detailed Design & Construct contract for the full scope of works to both the football and basketball facilities which will include new function areas, new player amenities, football development services and administration/member facilities for the West Perth Football Club. A new four court basketball stadium will be constructed at the front of HBF Arena providing a new home for the Wanneroo Basketball Association. As well as new courts, the basketball development will also include an administration area and player amenities.



Client: Building Management & Works

Architect: JCY Architects & Urban Designers – Scott McConn 08 9481 1477

THE BOTTLEYARD APARTMENT DEVELOPMENT

The Bottleyard is a 126 apartment development in North Perth. The project had been around for some time before we became involved but had failed to meet budget. The Client's Architect, MacDonald Jones Architects (MJA), suggested that they speak with EMCO Building. The Client approached EMCO Building and whilst we advised that the project as detailed was over budget, we also submitted a proposal to meet budget and the development needs. On the back of this we were awarded the project as a D & C contract with MJA as a novated Architect to us. We committed to maintain that agreed budget whilst carrying out the detailed design to meet the Client and Purchaser expectations.

The Construction consisted of 7 buildings ranging from 2 to 5 storeys with a basement carpark. The separate buildings boast different shapes with varying heights to create a streetscape that is interesting and unique. Drawing upon the history of the site as a former market garden, The Bottleyard will feature a Central Urban Garden providing both herbs and vegetables as well as a shaded retreat for all residents to use as a place to entertain guests or read a book in the picturesque surroundings. A separate Residents Only Rooftop Terrace will also be available, providing residents with another private area to relax and take in the panoramic views of the Perth CBD.



Client: Handle Property Group – Andrew DeHaas 0403 362 044
Architect: MacDonald Jones Architects – John Monger 08 9388 0333

THE GRANGE – RIVERVALE

This is a smaller 10 apartment development and again is price driven. As with The Bottleyard above the client determined that they would only achieve budget through the early involvement of a builder and again opted for a D & C contract with EMCO Building having worked with us previously.

Again, we have been able to meet the tight target budget through extensive value engineering and careful control of the design process to achieve maximum returns whilst maintaining the integrity of the development.

Design and Construct Joint Venture with Legatha Pty Ltd for the construction of a 3 storey architecturally designed apartment complex consisting of 10 residential apartments - 4 x one bedroom and 6 x two bedroom apartments. The apartment block has a lift to all upper-level apartments from the secure, luxury ground floor lobby as well as remote-controlled electric security gates to residents' private parking and security entrance with intercom for each apartment.



Client: Legatha Pty Ltd – Peter Hollings 0412 167 963
Architect: MJA – James Thompson 0420 544 149

ECU MT LAWLEY STUDENT ACCOMODATION

A Design and Construct project to deliver 365 beds in various configurations over 5 towers ranging from 3 to 7 levels. All works completed to a tightly staged time frame and on budget. The Design and Construct Project required EMCO Building to deliver a complex project incorporating full design responsibility whilst maintaining two separate Specifications, to a challenging timeline that was further hampered by delays in site possession. Meticulous planning ensured that the project deadlines were achieved and ultimately surpassed.



Client: Campus Living Villages – Tim Piirto – 02 9270 1600
Architect: Cottier Architects & Allan Jack – Chris Taylor 02 9311 8222

MURDOCH UNIVERSITY STUDENT ACCOMMODATION

Once awarded the project, we redesigned the structural system to suit the constrained timeframe and budget as the drawings specified a system that would not achieve either. This redesign was during our construction period and this time had to be made up in the implementation of the project. The project was actually completed in 11 months, on time. The village is comprised of four multi storey buildings, with 296 apartments. Three of the buildings were 4 level residences and a single level building for amenities such as laundry, change rooms and common usage facilities. This Project was a Design & Construct Project that had been negotiated and designed by another contractor, but with 72 hours before contract signing, the original contractor withdrew. We were contacted by the client to see if we could resurrect the project with only 24 hours remaining before contract signing.



Client: Murdoch University – Campus Living Villages – Andrew Kirk 02 9270 1601
Architect: Ferrier Buadet Architects – Roland Baudet 07 3371 6200



The above are just a small selection of projects but demonstrate our commitment to not only meeting budget constraints but also to maintaining the design and quality integrity of a development. This is an important point of note as many Builders will claim they are D & C experts when in fact they simply 'dumb' the building down and deliver a substandard product. The key to a successful D & C project is to deliver a quality product that meets the Client brief and expectation for the best price – EMCO Building understand this and manage the design and build process to ensure both aspects of the project are met.

KEY PERSONNEL

- Director - John Ripp
- CEO – Ron Keogh
- Project Teams – EMCO Building has a number of highly qualified and experienced Project Managers, Site Managers, Contracts Administrators, Site Supervisors, Leading Hands etc all of whom are well experienced in Retail development and the majority on live sites.
- The individual Project Teams will be developed to suit the Retail project and the team will be chosen based on the nature of the Shopping Centre, location and size.
- The Project Team is supported by the full array of business activities including estimating, accounts, marketing etc.

APPROACH TO UNDERTAKING THE CONSTRUCTION

- EMCO Building is highly experienced in all aspects of D&C projects including Green field and occupied sites.
- EMCO Building approach each project in an open and transparent manner.
- EMCO Building understand the delivery of the project Build to the required standard and within the agreed time frame is critical to the client.
- EMCO Building ensure constant project review to enable early intervention should an issue be foreseen. This is imperative with D&C buildings due to the absolute nature of the programme. This constant and high level review will enable EMCO Building to take decisive action to mitigate any issues that may arise.
- EMCO Building has the resources and experience to manage multiple sites concurrently.
- Much of our work is in the field of Live environments including Education, Aged Care, Health and Retail with the majority of those projects being on live operating sites. EMCO Building are well versed in the unique requirements of operating in a live project environment.
- The active involvement in all projects by Senior Management ensures the early identification of issues and the allocation of resources to solve problems.
- A co-operative team approach within EMCO Building enables the natural distribution of workloads and on site resources as required.



CONTRACTING ENVIRONMENT

EMCO Building's internal culture is well suited to the co-operative nature of such projects due to "our whole team" approach.

EMCO Building as an organization has demonstrable success and experience with significant D&C projects which ensures we have a realistic approach to the market, understand and are prepared for the difficulties. Our preparation to further develop into this sector includes "bringing in" the necessary skills and experience to complement our existing personnel skill sets.

EMCO Building invests significantly in identifying, hiring and retaining experienced high calibre industry practitioners.

- This enables a flexible workforce capable of pre-emptively and proactively finding expedient and cost effective solutions
- Having an empowered and capable work force enables clear and accurate communication with all engaged parties.
- Clear and accurate communication improves the level of trust and clarity required in successful Projects

The primary risk in most construction projects is clear and accurately detailed project documentation.

- EMCO Building has the culture, skill sets and processes that enable the project documentation to be reviewed early in the project.
- The early cross referencing of project documentation along with early sub-contractor involvement can identify gaps in project documentation which can then be dealt with before entering the construction phase.
- EMCO Building approach is to clarify project detail early to enable clear up front procurement and efficient sequencing.
- With sufficient notice most variations to project documentation can be accommodated with minimal disruption and cost.

Further risk includes the availability of the sub trades and suppliers.

- EMCO Building has a strong reputation in the market place. With over 30 years in the market we have developed an extensive selection of sub trades and suppliers that we can approach and who consider EMCO Building to be the builder of choice.



EMCO Building is a proud West Australian owned and operated company, with our roots and history in West Australia, we are committed to using local labour and content where ever possible. Local labour has an abundance of advantages and we have built up a large network of experienced local subcontractors who know us and like working with a professional company such as ours. The material source for our projects is traditionally sourced using local suppliers where relationships and trust can be built on to create great working partnerships.

Put simply EMCO Building offer the building knowledge and expertise you expect from a major contracting company but without the loss of that all-important personal contact.



COMPANY PROFILE

Director:	John G Ripp
Business Address:	58-60 Edward St Osborne Park WA 6017 P.O. Box 258 Osborne Park WA 6917
Registered Office:	58-60 Edward St Osborne Park WA 6017
Incorporated:	1986
A.C.N. (A.B.N):	009 174 510 (73 009 174 510)
Accountants:	B M & Y Chartered Accountants 230 Rokeby Road Subiaco WA 6008
Bankers:	Westpac Commercial Banking 17 th Floor 109 St George's Terrace Perth WA 6000
Insurance:	MBA Insurance Services 35 Havelock St West Perth WA 6005
Public Liability Insurance:	\$ 50 Million
Company & Directors Professional Affiliations:	Master Builders Association Property Council of Australia The Australian Institute of Building The Institute of Engineers, Australia College of Civil Engineering College of Mechanical Engineering
Builder's Registration No.:	10050
Training and Employment:	Priority Start Reg. No. 000425
DHW Builders Categorization:	Level 5 Complex (Pre-qualified for WA Government contracts with a pre-tender budget of up to \$50M)



John G. Ripp - Director

John has an extensive background in the management of engineering and project oriented companies. He holds an Assoc. Mech. Eng., B. Commerce, is a C.P. Eng. and is a member of the Institution of Engineers, Australia. He is also a member of the College of Mechanical Engineers. He has over 30 years of experience in construction, mechanical services and direct management and control of businesses both in Australia and the USA.

John focuses on the administration and financial management of the business.

Ron Keogh – CEO

Ron has been with EMCO Building since February 2000 initially as Business Development Manager before being promoted to General Manager in 2008 and most recently to CEO. Ron has many year's management experience in specialist construction companies including a number of years with a large UK precast concrete producer.

Ron holds an Honor's Degree in Economics, A Post Graduate Diploma in International Marketing, and Advanced Certificate from the Institute of Management.

Ron's primary focus is on developing and implementing strategies for business growth to meet our stated business objectives as well as the general management of the business.

