

EMCO BUILDING

*Serving the WA Construction Industry
Since 1986*

CAPABILITY STATEMENT FOR RETAIL DEVELOPMENTS



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.

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 Retail facilities. The following examples demonstrate our capability across the sector.

KARRINYUP SHOPPING CENTRE

The Karrinyup Shopping Centre project involved the addition of a two storey section of building and the associated alteration of the existing structure to the eastern end of the mall. EMCO Building successfully managed all aspects of the project including the alteration and extension of all electrical, hydraulic, mechanical and fire systems as well as the safety aspects with respect to the public.



Client: Karrinyup Shopping Centre – Shane McLean 08 9204 9511
Architect: Cameron Chisholm Nicol – Rob Ford 08 9322 1566

WATERFORD PLAZA SHOPPING CENTRE

A complete facelift for this existing shopping centre included interior and exterior refurbishments, new car-parks, and extensions to the original building, re-styled entryways and loading/storage docks for Coles Supermarket.



Architect: Hames Sharley Architects

RANFORD ROAD SHOPPING CENTRE

A completely new shopping centre built using tilt up and metal deck roofing, with new car park and slip road entry from Ranford Road.



Architect Hodge Collard Architects

COCKBURN GATE SHOPPING CENTRE

A complex tilt up concrete panel project constructed in a short time frame. The bulky goods showrooms are at the entrance to the shopping centre and are highly visible from all access routes. As a result, it is important that they make a real statement. The two large curved signage towers stand out against the skyline whilst the extensive use of curved glazing and high quality finish tilt up concrete panels adds to the overall picture.



Architect: Meyer Shircore

GLENGARRY SHOPPING CENTRE ENTRIES

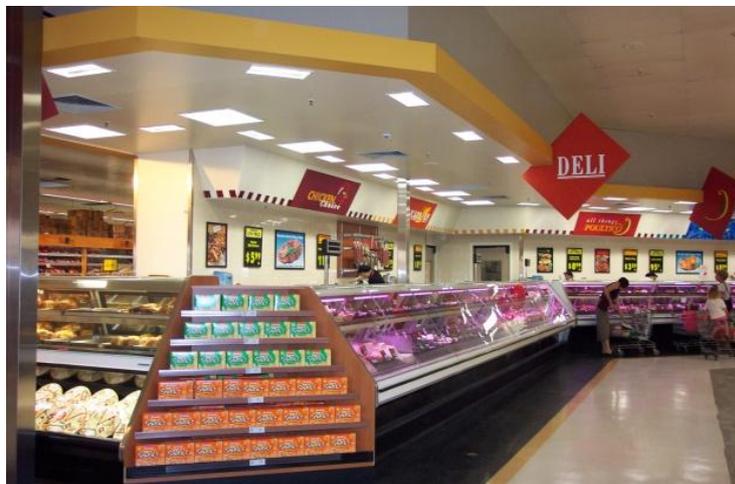
Replacement of the centre entries to create a new look for the development. All work was carried out whilst the centre remained fully operational.



Architect: Hodge Collard

COLES MYER, WOOLWORTHS SUPERMARKETS

EMCO Building have done numerous upgrade and refurbishments to Coles and Woolworths Supermarkets throughout WA which has been an integral part of the company's work. Working in the operating shop selling area requires coordination with the Supermarket Manager and rigorous review of the program. Noise and dust control is paramount together with hoarding and safety barricades to ensure the public are protected. The major parts of the works are generally carried out after hours.



Architect: Coles/Woolworths

BULLCREEK SHOPPING CENTRE

Specialists in upgrading existing shopping centres with particular attention to non-disturbance of ongoing retailer activity. This included such specific activities as Food Courts and Medical Centres. The project required an extension to the central structure, new feature raised roof / skylight and three new Mall entries with hi-polish finish to large precast support columns.



Architect: Meyer Shircore

NORTHGATE SHOPPING CENTRE

Extension and modification to existing Shopping Centre comprising of steel frame, metal roofing, aluminium and Donnybrook stone cladding to the new extensions and entrances (approx 2000 sq.m.) The works included the complete refurbishment of the existing centre which remained fully operational throughout the complete replacement of the shop fronts, mall floor tiling and wall finishes, lighting, mechanical and electrical services. The construction remained flexible to accommodate all the various stages of work and individual tenant requirements.



Architect: Hassell Architects

BELMONT FORUM

The existing carpark area was expanded by the construction of a two level decked structure. The carpark was comprised of post tensioned concrete slabs with precast concrete wall panels around the perimeter. All four corner stair structures were precast concrete and assembled on site. The new cardeck required to be integrated into the operating Shopping Centre and was completed in a 15 week period.



Architect: Spowers Smith Architects

OFFICEWORKS SHOWROOM FREMANTLE

This involved the demolition of an existing car yard, removal of contaminated soil and the construction of a new showroom and offices. Tilt-up panels were used for the main structure with an internal steel frame to the mezzanine level. Our package included the external works including car parking.



Architect: Meyer Shircore

LIVE ENVIRONMENT EXPERIENCE IN ADDITION TO RETAIL

SUBIACO HOTEL

The redevelopment of the Subiaco Hotel required a staged refurbishment. The project involved the extensive additions, alterations and refit to the iconic Perth heritage location of to the Subiaco Hotel. Works included the demolition of existing toilets, courtyard area and kitchen with the construction of a new kitchen, mezzanine level and toilets, an enclosed courtyard and roof top bar. The refurbishment and refit of all public and food service areas, interior fit out and finishing, and the installation of a new transformer, enclosure and associated works. All construction was carried out within a live environment allowing the hotel to stay operational.



Architect: Christou Design Group

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 Retail 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 Retail 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 Retail environment.
- Key to this is clear and open communications and an understanding of the issues for the Shopping Centres including peak traffic times, seasonal marketing strategies that could impact on deliveries, etc. It is necessary for the construction programme to take these critical issues for the Shopping Centre into account.
- 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 Retail construction 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 will utilise the experience gained over the previous retail projects to guide and meet the project objectives including:

- A quality shopping experience and environment.
- Provide best value for money within the framework of the desired retail outcomes. EMCO Building have often been involved in providing cost savings/redesign services to achieve budget whilst not reducing the outcome, environment or full life costings of the buildings.
- Noise and dust control as well as protection of general public and centre employees. Commonly works are staged with certain works to take place out of hours to minimize the impact on the continued operation of the centre.

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.

