



*Serving the WA Construction Industry  
Since 1986*

# CAPABILITY STATEMENT FOR HEALTH & AGED CARE 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 Health and Aged Care facilities. The following examples demonstrate our capability across the sector.

### DALE COTTAGES

EMCO has completed various projects at Dale Cottages between 2005 & 2014 including refurbishments to the existing facilities and new builds. This project involved the construction of 26 additional independent living units for the retirement facility.



Client: Dale Cottages – Trudi Hodges 08 9497 3200  
Architect: Buchan Group – Chris Williams 08 9211 3844

### RETIRES WA AGED CARE FACILITY CANNING VALE

A 62 bed, 2 storey, Aged Care Facility constructed on a green field site in Canning Vale. The project consisted of 4,270m<sup>2</sup> of built area along with a further 2,650m<sup>2</sup> of external works. The building is a fully self-contained Aged Care facility and is the first stage of a large development that will include independent living units as well as full health and care facilities. As well as housing the 62 bed apartments with ensuite facilities, the two storey development also includes administration, recreation areas, dining facilities, kitchen areas, lift and an internal 'avenue' complete with a hair dressing salon and podiatrist.



Client: Retirees WA  
Architect: Gary Batt & Associates – Gary Batt 08 9438 1277

## MURDOCH UNIVERSITY STUDENT ACCOMMODATION

Once awarded this Design and Construct 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

## ECU MT LAWLEY STUDENT ACCOMODATION

A \$30m 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 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

## NANNUP REGIONAL HOSPITAL

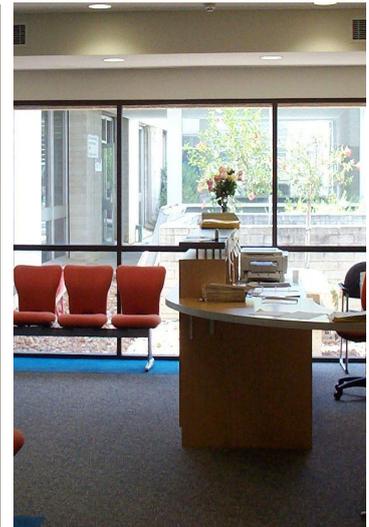
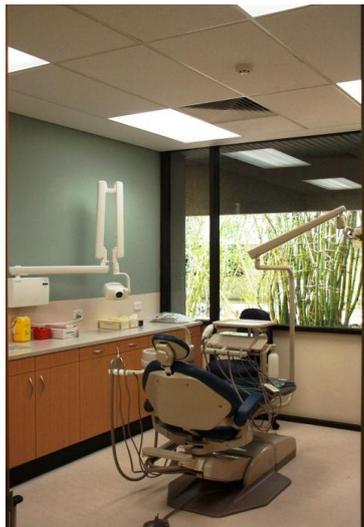
A major refit and extension of the existing Hospital doubled the existing facilities size. All work had to be carried out while the hospital remained fully operational. This required careful planning and attention to Detail as well as a high level of quality and Health & Safety Controls.



Client: Dept of Contract & Management Services  
Architect: Saleeba Adams Architects – Grant Adams 08 9381 4422

## SIR CHARLES GAIRDNER HEMATOLOGY WARD & SIR CHARLES GAIRDNER DENTAL CLINIC

Hames Sharley engaged EMCO Building to do a major refurbishment of an existing hospital ward for use as Hematology Department. The finished department included wards, examination and treatment rooms as well as administration and reception. The Dental clinic was a separate refurbishment contract involving the conversion of existing offices into a new dental clinic. All work was carried out within the main Hospital building



Client: Sir Charles Gairdner Hospital – Roy Aitken 08 9346 3943  
Architect: Hames Sharley – Philip Parker 08 9381 9877

## TOM PRICE AND PARABADOO HOSPITALS

Extensive refurbishment of the hospitals was carried out. It involved complete gutting of rooms and corridors. Partition walling was refaced or renewed and electrical, plumbing, communications, medical gasses were completely renewed. Additions were carried out to sections of the hospitals and a complete new Ambulance Emergency Entry added. All works carried out whilst the Hospitals continued to be operational. Noise and dust control was a major factor in the management of the project.



Architect: Cox Howlett & Bailey Woodland – Mark Hainsworth 08 9322 3644

## KEY PERSONNEL, SKILLS AND KNOWLEDGE:

- Director - John Ripp
- CEO – Ron Keogh
- Project Teams – EMCO Building have 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 Health and Aged Care developments and the majority on live sites.
- The individual Project Teams will be developed to suit the scope of the work and the team will be chosen based on the nature of the project, 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 Health and Aged Care and Health 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 Aged Care and Health developments 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, Retail and Industrial 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 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 Health and Aged Care 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 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 <sup>th</sup> 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.

