



*Serving the WA Construction Industry
Since 1986*

CAPABILITY STATEMENT FOR HERITAGE PROJECTS



58-60 Edward Street
Osborne Park WA 6017
P O Box 258, Osborne Park WA 6917

Phone (08) 9287 0100
Fax (08) 9287 0111
Email admin@emco.com.au

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, Public & Government Buildings, 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

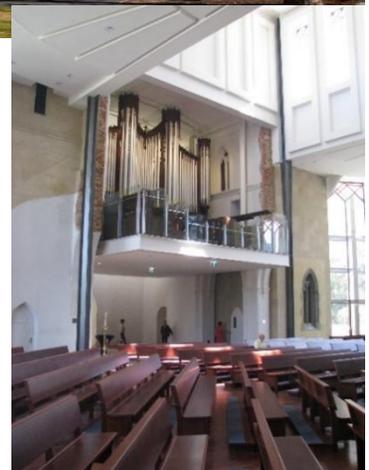
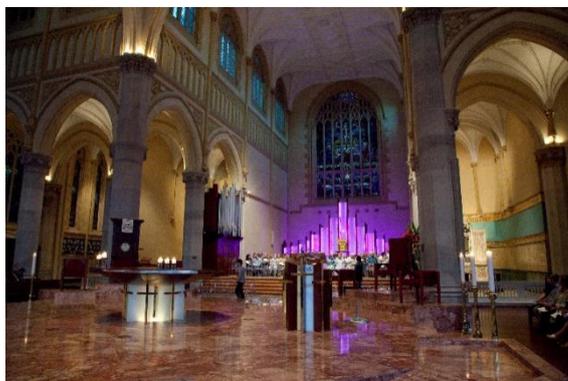
EMCO Building has extensive experience across all aspects of the commercial market including various Heritage projects. The following examples demonstrate our capability across the sector.

St MARYS CATHEDRAL

EMCO Building completed one of the most complex heritage builds Perth has ever seen. The original St Mary's Cathedral was constructed in 2 stages, one in 1865 and the second phase in 1930. EMCO Building were awarded the contract to renovate the existing building as well as construct major new additions, above and below ground. The project involved many specialist works, including some that had not been previously attempted; the works were completed using entirely Perth based contractors, an achievement in itself.

EMCO Building excavated 6metres below the floor level in readiness for the hospitality facilities and car park which have been constructed below the structure.

Proving to be challenging and rewarding, this construction project epitomizes the "can do" approach that EMCO Building brings to the business of building and construction. This project is a great example of the team effort required at EMCO Building to interpret, manage and implement a major construction effort.



Architect: Peter Quinn Architects – Peter Quinn
Client: Catholic Church

ST OSWALD CHURCH

The original church suffered extensive fire damage several years ago, the Sacristy and three external brick walls remained. The church was restored with a lobby extending to connect to the existing community hall (also extended to provide modern facilities). EMCO Building installed new timber lined ceilings, timber floors and Colorbond roof along with a new entry Foyer and all finishes.



Architect: The Buchan Group – Chris Williams
Client: Anglican Arch Diocese

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.



Client: Ballingarry Pty – Michael & Judy Monaghan 08 9381 3069
Architect: Christou Design Group – Antiopi Orkopoulos 08 9258 6888

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 Heritage 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 Heritage projects.
- 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 Heritage 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, Industrial, Public and Government Buildings and Heritage 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 Heritage 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 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.

