

Capability Statement - Education Facilities

BUILDING SOLUTIONS

building our reputation on solutions



WHO WE ARE

SOLUTIONS CONSIDERED, SOLUTIONS BUILT, EXPECTATIONS MANAGED AND EXCEEDED

YOU KNOW THAT A GOOD EDUCATION IS THE BEST GIFT. WE WANT TO CONTRIBUTE BY PROVIDING THE BEST LEARNING FACILITIES SO STUDENTS CAN REACH THEIR FULL POTENTIAL.

To enable this, students and staff need an environment where they feel safe, valued and free to enjoy themselves. Your premises must facilitate efficient movement of hundreds of individuals, provide a healthy and comfortable environment, offer low maintenance and durability, and above all, be a school you can all be proud of.

Over the years we have built a Multi Award-Winning organization, with committed and highly qualified personnel who can meet these requirements.

Strategic expertise enables us to offer top-end construction solutions for Education Facilities and Learning Centres for all age groups.

Your students, staff and reputation will benefit from our tailored services and established history in this area, which includes the successful completion of a diverse range of buildings, such as:

- » Libraries
- » Assemble Halls
- » Sports Halls
- » Class rooms
- » Offices
- » Kitchens
- » Large scale boutique/movie styled building
- » Bathroom facilities for all ages



“Excellent performance from Building Solutions. They delivered all buildings on time and to a high level of quality. Their approach is very professional and they were very well organised. A first class outfit.”

WA Government Superintendent for Building the Education Revolution

CAPABILITIES

PEOPLE FLOURISH IN AN OPTIMAL LEARNING ENVIRONMENT. WE ACHIEVE OPTIMAL RESULTS BY MEETING YOUR OBJECTIVES THROUGH OUR TAILORED CAPABILITIES.

APPROVAL PROCESS

We can negotiate all aspects of very complex Statutory Approvals and Regulations, when and where you require.

DESIGN

Develop your concept ideas into a complete design product that focuses on the needs of your Kindergarten, Primary School, High School, College, University or Learning Centre.

CONSTRUCTION

Construct a project from your concept to building plans, through to operational use.

PROJECT MANAGEMENT

Innovative solutions will be provided, as your project demands the experience and skills to ensure completion on time, on budget with quality results.

SITE MANAGEMENT

We offer comprehensive site supervision to ensure a safe and compliant site, which minimises disruptions to your staff and students, where possible.

- » **MBA 2009/10 John Roberts Award as Best New Commercial Builder in WA**
- » **WA Business News 2010 Rising Stars Award Winner**
- » **Numerous MBA Excellence in Construction Awards**
- » **Member of Master Builders Australia**
- » **Member of ISNetworld
(verifies safety & insurance standards)**



APPROVAL PROCESS

YOUR CONCERNS:

DELAYS, PAPERWORK, PROJECT OBJECTIVES MISSED

OUR SOLUTIONS:

SUPERVISION, FACILITATION, AGREED DETAILED PLANS

WE WORK IN FLEXIBLE PARTNERSHIP TO OFFER COMPREHENSIVE SERVICES THAT CAN BE ADAPTED TO SUIT THE SPECIFIC NEEDS AND REQUIREMENTS OF YOUR LEARNING FACILITY.

Statutory requirements are complex, which is why we will help you negotiate all aspects, including:

- » Town Planning services, through our sister company Planning Solutions (Aust) Pty Ltd
- » Meeting Building Regulations through our in-house fully qualified Building Surveyor
- » Assembly and co-ordination of all necessary paperwork for Planning Approvals and subsequent Building Licences, where needed
- » Ensure during these processes extra potential costs imposed by Authorities are argued and minimised
- » Co-ordination of handover documents at building completion
- » Obtaining timely Occupancy Certificates, if needed

“I have found Building Solutions staff and therefore company to be extremely competent, thorough and very professional.”

Principal, Lesmurdie Primary School





DESIGN

**LEARNING CENTRES,
LIBRARIES, ASSEMBLE
HALLS, GYMNASIUMS,
CLASS ROOMS,
OFFICES, TOILET
FACILITIES, ALL ON
TIME AND ON BUDGET.**

Varied school construction projects and practical know-how have transformed initial concepts into beautiful and economical designs with build-ability, practicality and the human element in mind. Combining your brief with our Capabilities means we can exceed your expectations through:

- › Utilising our resources to initiate and interpret your concept plans
- › Understanding your learning centre, staffing requirements, student demographics and equipment requirements
- › Developing a strong design brief
- › Presenting preliminary costing and work flow scheduling
- › Meeting statutory requirements
- › Providing consistency, uniqueness or innovation when you need it

Planning and Project Management Software: We use a critical path network based system with the capability to produce bar chart programmes. This means we can efficiently incorporate design, coordinate contractor design and design reviews, manage procurement, equipment/material orders, deliveries and site installation periods, all to your advantage.

CONSTRUCTION

YOUR CONCERNS:

FAILURE TO MEET TARGETS - TIME, BUDGET, STANDARDS

OUR SOLUTIONS:

MEET TARGETS - ON TIME, ON BUDGET TO A HIGH STANDARD

BUILDING EDUCATIONAL FACILITIES IS A PROCESS THAT REQUIRES A SKILLED TEAM TO BLEND THE NEEDS OF THE STUDENTS, STAFF, PARENTS AND SCHOOL BOARD.

The commitment of experienced construction crews, locally and Nationally, enables us to build a new facility or undertake a comprehensive renovation.

We can meet your building needs through construction of:

- » Complete Learning Centres and Facilities
- » Renovations - Extensive or Minimal
- » Assembly Halls
- » Class Rooms
- » Bathroom Facilities
- » Staff rooms
- » Gymnasiums and sports centres
- » Offices
- » Libraries
- » Science and Computer Labs

You can be reassured by our successful participation in the Federal Government's "Building the Education Revolution". Receiving an "Above Average", the highest rating possible, for our Overall Performance on a \$1.5m project from the BER Superintendent, was satisfying. Knowing that we have contributed to the education of the next generation of innovators, creators, builders and leaders, is extremely rewarding. Visit www.buildingsolutions.net.au for school testimonials and completed projects.

"Excellent performance from Building Solutions, they delivered all buildings on time and to a high level of quality." Architect, Paterson Group for Collier Primary School



PROJECT MANAGEMENT

WE USE INNOVATIVE SOLUTIONS TO MEET SPECIFIC BRIEFS AND REQUIREMENTS – ALL WITHIN YOUR AGREED TIMEFRAME AND BUDGET.

Our Project Management Team has extensive knowledge to strategically assist in all aspects of a project, including site choice, holistic design elements, workflow efficiency and stakeholder expectations.

Your focus can be concentrated on your students and staff, as we manage all or part of the project, reducing the demands on your time and completing the job to your exacting standards. We are able to do this through:

- » Contract management
- » Strategic planning
- » Site establishment
- » Construction management and supervision
- » Tendering process
- » Staffing and Contractor coordination
- » Environmental considerations
- » Quality processes
- » Managing construction to your brief

For a project to consistently meet its targets, you need two-way communication that is open and honest, internally and externally. We establish regular feedback mechanisms for supervisors to report on the progress of each project.

Risks are identified early in the process and allocated to the best person to manage and mitigate. Strategies are then developed and implemented by all responsible parties to eliminate or minimise the effect of a risk and the likelihood of a risk event occurring.

These processes enable accurate status assessment of each project, so we can make any necessary adjustments to ensure completion to the satisfaction of all parties.



SITE MANAGEMENT

YOUR CONCERN:

FAILURE TO MEET BOARD,
PARENTS, STAFF, STUDENT
EXPECTATIONS

OUR SOLUTION:

IDENTIFY & UNDERSTAND
THESE EXPECTATIONS FROM
THE BEGINNING

A project needs thorough and experienced site supervision to ensure its successful execution. Building Solutions' site supervisors have the experience to know what it takes to see a construction job through to Practical Completion, with the highest standards, effective time management and stakeholder satisfaction.

We cover all site requirements:

- » Planning – preparation of a construction programme to be monitored, tracked and updated on a regular basis with corrective action taken, if necessary.

- » Pre-start Investigation – site surveys, notifications to Statutory Authorities, risk identification and mitigation
- » Dilapidation Report – initial and final inspections and reports
- » Traffic Access Management – traffic and access management plans prepared and managed
- » Site Logistics – management established, security, personnel, access, deliveries, signage, movement and hoisting of materials, operation hours, noise and vibration management, dust management, storm water control, soil excavation, storage and handling, waste management, environmental considerations; these are all planned for and managed
- » Contract Administration and Handover – progress meetings are held to ensure full compliance with contract requirements and facilitate two-way communication
- » OH&S Management Plan – provide a safe work environment and promote and maintain the highest standards
- » Environmental Matters – detailed and tested procedures enable us to manage Environmental concerns
- » Uncompromising Safety Standards – our excellent safety record and regularly audited policies and procedures, ensure we meet national and international standards. There have been no personnel injury incidents on any of our Sites.

“Construction of the project was completed on time by Building Solutions.” East Victoria Park Primary School

Our objective is to ensure that you are confident in our ability to meet your current and future needs.

BUILDING SOLUTIONS WITH A DIFFERENCE

- » A demonstrated history of performance targets being met through Federal BER programme
- » Ability to undertake projects in metropolitan and regional areas in WA, SA, NSW and VIC
- » Saving you time and money, now and into the future through our history of low maintenance requirements
- » Meeting the expectations of all stakeholders including students, staff, parents and school board
- » No project has been completed later than the Practical Completion date
- » No penalties or infringements have been incurred with any Council or Environmental Authority
- » Product Differentiation Strategy – we compete by having a tailored team of professionals with diverse experience. This enables us to complete multi-industry projects and yet maintain a lower cost structure than our competitors
- » Financial stability and regularly paying our Subcontractors within 30-40 days of invoice submission
- » Since the GFC we have maintained the majority of our turnover, completed numerous projects and continue to operate Building Solutions in a stable manner in terms of profitability and employee retention

Don't take our word for it, visit www.buildingsolutions.net.au to see what other schools have to say about us and their completed projects.



Key strategy: Flexibility for Opportunity

PREVIOUS PROJECTS

- » Our diverse range of projects reflects the highly skilled and multi-discipline team at Building Solutions. This business strategy ensures our flexibility without costing you more.
- » WA Government Projects – completed 10 schools all on time over 18 months for Federal BER programme – \$22m.
- » Completed School Examples - Primary School Libraries, Assemblies and other Buildings for Walliston Primary School, Gwynne Park Primary School, East Victoria Park Primary School, Lesmurdie Primary School, Kewdale Primary School, South Perth Primary School, Wilson Primary School and Collier Primary School.
- » Fremantle Family Doctors Surgery – Medical Fitout - \$1.06m.
- » Australian Laboratory Services Pty Ltd – laboratory upgrades including extending the internal office and processing areas to construction of a new factory to expand production facilities - \$0.5m
- » Muzz Buzz outlets – since their inception we have assisted in the concept design, Planning approvals and over the last 7 years constructed more than 25 outlets
- » Vincorp Pty Ltd – multi-story mixed use building – \$6m.
- » Over 50 tilt style warehouse/office/showroom projects throughout WA – \$1m+ each.
- » Other contracts include Design/Construct, Tender, Repeat Clients, Agreed Open Book, Cost Plus and using the Bill of Quantities methods.

Further projects are detailed on www.buildingsolutions.net.au.

“South Perth Primary School did not have to deal with the problems, safety concerns and conflicts described by my colleagues during the building programs at their school. I consider myself very fortunate to have had Building Solutions as our building company.” Principal, South Perth Primary School





Building Solutions Mission:

- » Provide innovative, quality workmanship to a high standard,
- » Complete work safely within budget and time constraints, and
- » Conduct business in a professional and ethical manner whilst forming new relationships with vested parties over many years of operation.

WITH OVER 50 YEARS EXPERIENCE IN BOTH THE CONSTRUCTION AND FINANCIAL SECTORS, WE DRAW ON OUR REPUTATION, EXPERIENCE AND HARD WORK ETHIC TO DEVELOP AND GROW BUILDING SOLUTIONS.





DAVID GUILLE, FCA

EXECUTIVE CHAIRMAN

- » **BACHELOR OF BUSINESS**
- » **A FELLOW OF THE INSTITUTE OF CHARTERED ACCOUNTANTS IN AUSTRALIA**
- » **MEMBER OF THE STATE COUNCIL LEAN CONSTRUCTION INSTITUTE - WA.**

David is a Chartered Accountant with 25 years experience in both commercial and private sectors.

With a specialist strategic ability, David is responsible for the direction, financial structure and human resources at Building Solutions. He has owned numerous successful businesses ranging from Pubs, Accounting Practices, ATM networks, Motor Vehicle Dealerships, Property Development and this Construction Company.

MARCUS KOTSOGLO, REGISTERED BUILDER

MANAGING DIRECTOR

- » **ASSOCIATE DIPLOMA APPLIED SCIENCE BUILDING**

During his 25 year career in the Perth building industry, Marcus gained a broad range of commercial and residential experience in local government, the private residential sector and in the large-volume construction industry.

Marcus has a comprehensive understanding of every aspect of the building process, is a qualified Building Surveyor and has an extensive collection of contacts across all facets of the industry.





WINNER OF 2009/10 MBA BEST NEW COMMERCIAL BUILDER IN WA
WA BUSINESS NEWS RISING STARS 2010 AWARD WINNER

HOW TO CONTACT US

TELEPHONE: 1300 77 88 99

FACSIMILE: 1300 77 88 90

HEAD OFFICE: 725 Marshall Road, MALAGA WA 6090

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www.buildingsolutions.net.au