



TRADES • COMMERCIAL SERVICES • PROJECT MANAGEMENT • PROJECT CONTROLS

YOUR TRUSTED PARTNERS IN PROJECT DELIVERY...

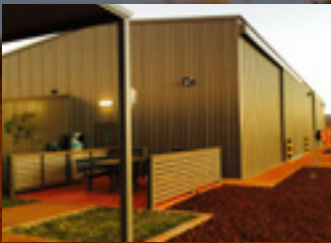
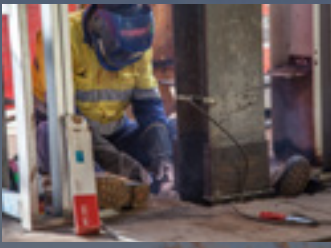
CAPABILITY STATEMENT





Karratha
BUILDING

THE CONSTRUCTION COMPANY OF
CHOICE ACROSS THE PILBARA ...





Karratha
BUILDING
[QUALITY . EFFICIENT . TEAM]

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10 COMPANY PROFILE

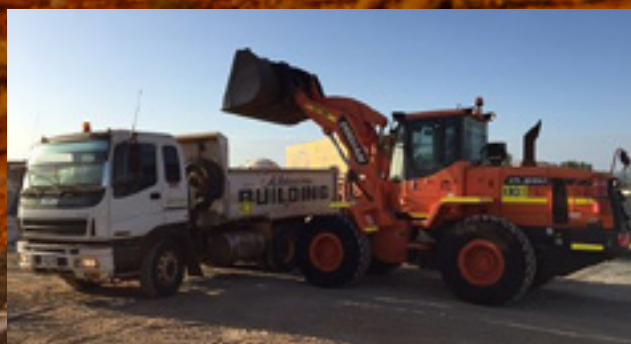
1.1 The History of Karratha Building Company

Karratha Building was formed in 1987 by business partners Rex & Judeth O'Leary. Rex and Judeth formed Karratha Building, ensuring the ongoing employment and livelihood of all 10 employees. This commitment to community and families became the very core value on which Karratha Building was forged.

Karratha Building worked hard to cement their name in the marketplace with a strong focus in the building and maintenance markets. They successfully started building a client base in the residential and civil markets carrying out refurbishment, new build and renovation work.

Within two years, Rex and Judeth had increased their clientele, securing Government, civil industries, mining industries, infrastructure, maintenance and refurbishment contracts; embedding themselves as a contractor of choice in the civil, mining and resource industries.

By the mid 1990's Karratha Building held a reputation as a leading and diverse construction company and employed 35 workers. The team worked across the residential market, civil and mining delivering high quality workmanship to key clients such as Rio Tinto Iron Ore (formerly Hamersley Iron), Dampier Salt, Woodside, Coles/ K Mart Group, WA Health Department and many more.



SAFETY



RELIABILITY



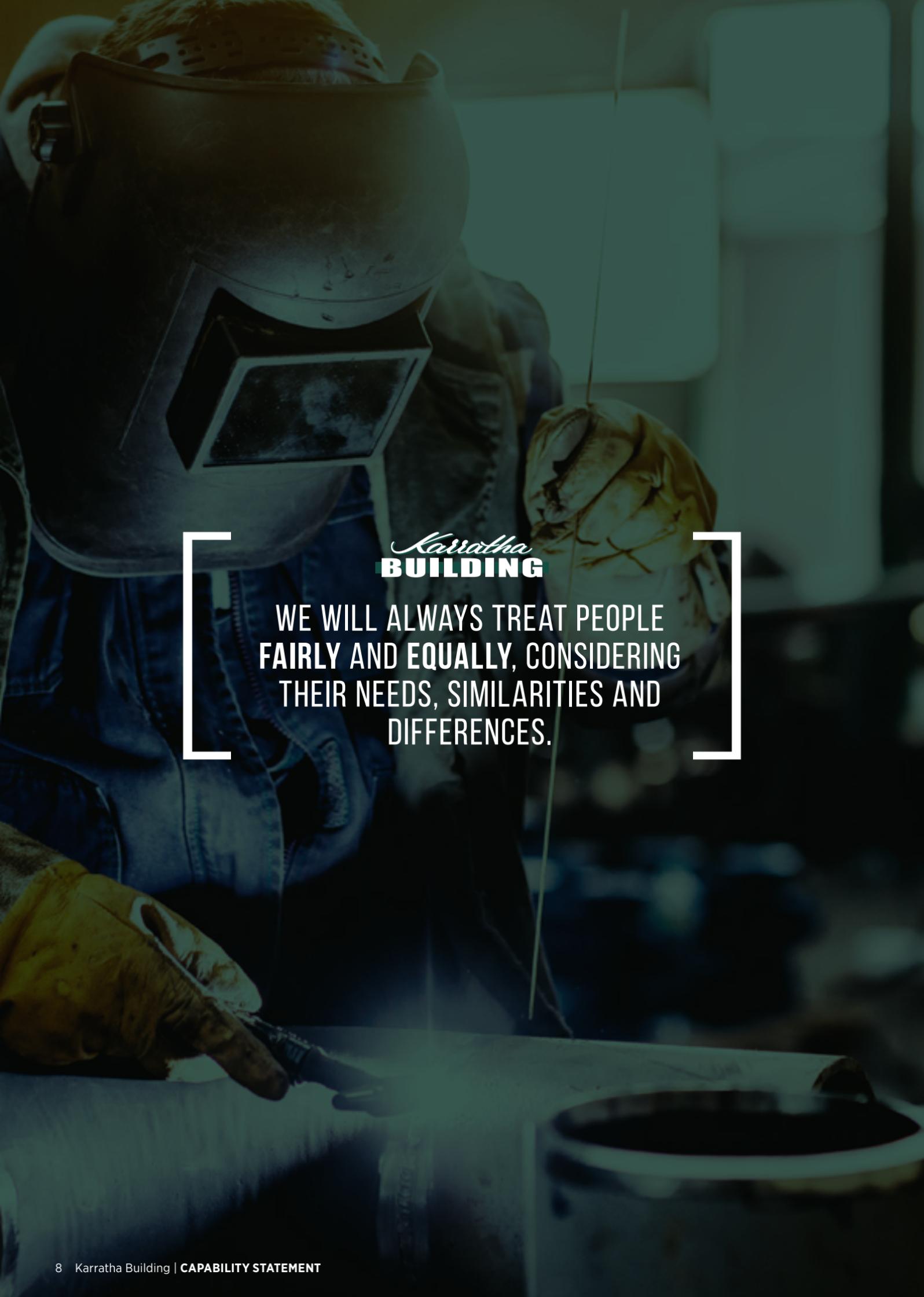
QUALITY

Builders Licence 14204
Electrical Licence EC010486 | Asbestos Licence WARA161
Demolition Licence WAD285





KEEPING IT IN THE
COMMUNITY, KEEPING IT **LOCAL**,
KEEPING IT **FAMILY**.



Karratha
BUILDING

WE WILL ALWAYS TREAT PEOPLE
FAIRLY AND EQUALLY, CONSIDERING
THEIR NEEDS, SIMILARITIES AND
DIFFERENCES.

OUR STORY

Rex and Judeth's three sons joined the business retaining the strong family tradition in the business and adding to the skill set and diversity of Karratha Building.

More than three decades later, Karratha Building is a solid business, providing ongoing employment to around 40 employees and continues to grow strong business relationships having secured ongoing work on key projects with Rio Tinto, BOC Gas, Water Corporation, Nickol Bay Hospital and many more.

Karratha Building are strong supporters of the community and community needs having been involved with many charitable

projects, donating trades and materials to provide much needed home renovations for local people including disability/ mobility modifications to homes.

Karratha Building are proud supporters of local Tee Ball, Junior Soccer, Netball, Make a Wish Foundation, Football Clubs, Nickol Bay Speedway, Cricket, Arts and Crafts and Special Education Programs.



Pictured [L - R]: Jacob O'Leary, Justin O'Leary, Rex O'Leary, Logan O'Leary and Duke.

2.0 WHO WE ARE

2.1 Our Focus

Karratha Building is a leading construction company specialising in management and delivery of client's projects across the Resource, Industrial, Commercial and Residential sectors including construction, demolition, asbestos removal, electrical contracting, HVAC installations, refurbishment, extensions, fit out and ongoing service including scheduled routine and preventative maintenance works.

Karratha Building operates a Civil division that carries out earthworks, land clearing and rehabilitation, infrastructure and concrete construction, pipeline, sewer and water line replacements or installations and environmental services. We hold our own scaffolding division that is able to support our business activities in addition to providing service to clients. Karratha Buildings project management team can also assist with on-site: consulting and design.

Karratha Building offers a comprehensive and integrated approach to Project Management. Based in Karratha, Western Australia and operating across the Pilbara. We are currently working with our Clients on a range of projects from construction to refurbishments, installations, implementation and commissioning of large maintenance and production critical plant, electrical, security and data installations and integration solutions.

Clients benefit directly from our unique capability of providing an end to end service that come with having a locally based, trade qualified and highly skilled, established workforce.

2.2. Sectors

- Construction
- Commercial
- Mining & Minerals
- Oil & Gas
- Civil Engineering
- Rail & Port
- Government
- Facilities Maintenance
- Property Maintenance
- Retail & Residential





3.0 OUR TEAM



REX O'LEARY
DIRECTOR

REX O'LEARY | DIRECTOR

Karratha Building is solely owned by Rex and Judeth O'Leary. Rex works in the business and has a very "hands on" philosophy.

As Karratha Building has grown over the years, Rex has recognised that his people are his biggest asset and has put a key focus on ensuring that he has the right people on the team to continue to grow the company.



JACOB O'LEARY
PROJECT MANAGER

JACOB O'LEARY | PROJECT MANAGER

With over 15 years of building and construction experience Jacob has a wealth of knowledge and experience. Jacob spent the first 8 years of his career as a residential housing contractor, followed by working in the commercial construction sector, and has worked the last 6 years in the mining and construction industry.

- Roebourne Prison – Bathroom Refurbishment
- Rio Tinto – Demolition of 4 x houses Paraburdoo
- Millers Well Community Centre – Refurbishment works
- Mermaid Marine – Northern Lots Demolition
- City of Karratha – Demolition of Roebourne/Wickham golf clubhouse
- Water Corporation – Harding Dam Fencing Installation
- Water Corporation – Decommissioning of Wickham WWTP
- Pannawonica Primary School- Front Office Upgrade



RHYS GLASSON
MANAGER

RHYS GLASSON | MANAGER

Rhys has 20 years' experience within the Building & Construction Industry with a major focus on Commercial & Mining Projects. Rhys also has formal qualifications in Project Management, Frontline Management and is a Registered Building Practitioner (WA)

Having completed many Projects throughout his career, Rhys understands the importance of the need to deliver on time and budget ensuring successful outcomes for all Clients.

Some major Projects Rhys has successfully completed from conception through to close-out include;

- Water Corporation – Derby Potable Water Tank Refurbishment
- Qantas Lounge Karratha
- Jerriwah Village Upgrade – Brockman 2
- B2 – B4 Access Upgrade – Rio Tinto
- Stage 1 Removal & Relocation of Birra Birra A&B Camp
- Tom Price Industrial Area Upgrade
- Windawarri Accommodation Upgrades – Tom Price
- Inland Housing Refurbishments – Rio Tinto
- Design & Construction of RTIO Utilities Office & Workshop Complex – Cape Lambert
- Design & Construction of RTIO 10kp Rail Operations Administration Building
- Cape Lambert Main Workshop Electrical Upgrade
- Wickham South Subdivision – Installation of 229 Modular Dwellings
- Design & Construction of the Wickham Recreation Precinct



NEA HOFFMAN
FINANCE MANAGER

NEA HOFFMAN | FINANCE MANAGER

Nea has over 15 years experience working within contract management, office management, accounts and records management, client liaison and scheduling.





OUR PEOPLE

We offer flexibility to our clients from project teams to individual trades persons, we recognise that our people are our core strength. We retain the highest caliber of personnel who have the necessary experience and skills to match our client's requirements.

Personnel & teams typically provided by Karratha Building include.

- **Project Manager**
- **Commercial Managers**
- **HSE Advisors**
- **Contracts & Procurement Professionals**
- **Project Site Supervisors**
- **Planners & Schedulers**
- **Estimators**
- **Project Administration**
- **Material & Document controller**

We understand the commercial and operational risks and challenges faced by our clients and provide practical and flexible solutions to meet our clients' needs from project specific works to infrastructure and facilities maintenance.





4.0 PHILOSOPHY

4.1 Our Mission

Our Mission is to be the construction company of choice across the Pilbara. To achieve this, we will remain committed to meeting the changing needs of our clients.

We will continue delivering quality service and workmanship while building long term and successful relationships with our clients based on integrity, performance, respect and values.

4.2 Our Vision

To see Karratha Building continually grow through investing in our people and our business.

To successfully diversify in our capability and services distinguishing ourselves as leaders while our industry evolves in an ever changing market.

4.3

OUR VALUES

HEALTH, SAFETY & ENVIRONMENT

Our goal - To have no harm come to our people, our environment, our clients or our business.

Karratha Building recognises our biggest asset is our people, we strive to ensure our culture is one of safety first and that our people continue to work in a safe environment. This is achieved through reporting, analyses, consultation, and continually improving upon our Integrated Management System with an emphasis on satisfying health and safety standards.

QUALITY

Through review of our processes and plans against industry best practice. Through seeking feedback from our clients and employees we will be able to analyse and respond, achieving continual operational improvement and quality output across our business.

INTEGRITY, HONESTY & TRUST

We will always treat people fairly and equally, considering their needs, similarities and differences. We actively develop meaningful and trustworthy relationships through exercising openness, integrity and honesty in everything we do.

This is only achieved through commitment from all of us to make it part of the way we do business.





5.0 OUR SERVICES

Karratha Building offers a unique in house service across all primary construction trades. What does this mean for our client?

This means we will be delivering you all the benefits that come with having a locally based, trade qualified and highly skilled, established workforce including...



- **TRADES**
- **COMMERCIAL SERVICES**
- **PROJECT MANAGEMENT**
- **PROJECT CONTROLS**





5.1 Trades

Trade services we provide at Karratha Building includes:

- Building and Construction
- Carpentry
- Electrical
- Cabinet making & Joinery
- Concrete & Form Work
- Demolition
- Asbestos Removal
- Civil Works
- Plumbing and Gas
- Mechanical Services
- Plastering and Ceiling Fixing works
- Fitting and Fixture Installations
- Painting & Decorating
- Scaffolding

5.2 Commercial Services

Commercial services Karratha Building provide

- Budget Estimating
- Bidder Pre-qualification
- Risk & Cost Planning
- Measurement & Preparation of Bills of Quantities
- Preparation of Contract Documents
- Tender Reports
- On Site Measurement
- Valuation of Works in Progress
- Advisory & Strategic
- Cost Reports & Cost
- Claims management, Agreement Preparation & Agreement
- Contract Administration
- Procurement Management
- Sim PRO Software Trained
- Whole Life Cost
- Planning



5.3 Project Management

Management and delivery of projects

- Project Management Team
- Feasibility Studies
- Site Supervision
- Project Audits
- Bid Management
- Design & Development Management
- Program Management
- Contract Management
- Quality Management
- Construction Management Teams
- Manage Project Communication
- Manage Project Issues & Risk Mitigation
- Claims & Arbitration
- Sub-Contractor Engagement and Management


5.4 Project Controls

Controls implemented to drive quality in the delivery of projects

- Scope Management
- Work Breakdown Structures
- Cost Breakdown Structures
- Planning, Schedule Management
- Schedule, Cost Forecasting
- Progress Measurement /Reporting
- Schedule Review
- Change Order Control
- Trend Analysis & Benchmarking
- Risk Assessment & Management
- Delay/Cost/time Claims
- Quantification
- Microsoft Project software trained
- Procurement & Material Control
- Quality Controls

A large industrial crane is lifting a heavy concrete slab at a construction site. The crane's arm extends from the right side of the frame, supporting the slab. The slab is a large, rectangular concrete structure with a grid of reinforcement bars visible on its underside. Below the slab, a long, elevated concrete walkway or bridge structure runs horizontally across the middle of the image. In the foreground, there are various industrial structures, including a small building with a corrugated metal roof and a larger, more complex structure with multiple levels and scaffolding. The background shows a clear sky with some light clouds. The overall scene is industrial and captures a major moment in construction.

Karratha **BUILDING**



WE AIM TO PROVIDE A
SAFE AND HEALTHY WORK ENVIRONMENT
WHERE NOT ONLY DO OUR PEOPLE
ENJOY BEING BUT
THEY ARE GOING HOME SAFE
EVERY NIGHT





6.0

HEALTH, SAFETY, ENVIRONMENT & OUR PEOPLE

At Karratha Building the health and well being of our people is second to none. We aim to provide a safe and healthy work environment where not only do our people enjoy being but they are going home safe every night. Our safety is best practice and industry compliant.

We work in consultation with our people and business partners to review and analyse procedures and embrace opportunities to continuously improve our business.

Karratha Building has adopted policies to ensure the safety of our staff and clients including:

- HSE-POLICY-001 Occupational Health & Safety Policy
- HSE-POLICY-002 Environmental Policy
- HSE-POLICY-003 Drug and Alcohol Policy
- HSE-POLICY-004 Fitness for Work Policy
- HSE-POLICY-005 Fatigue Management
- HSE-POLICY-006 Injury Management Policy
- HSE-POLICY-007 Indigenous Australians Policy
- HSE-POLICY-008 Equal Employment Opportunity Policy
- HSE-POLICY-009 Employee Relations Policy
- HSE-POLICY-010 Harassment, Discrimination & Bullying Policy
- HSE-POLICY-011 Workplace Equity & Diversity Policy
- HSE-POLICY-012 Privacy Policy
- HSE-POLICY-013 Smokefree Policy including Electronic Cigarettes





WE THRIVE ON CHALLENGE
CREATED BY
**COMPLEXITY, SCALE
AND LOCATION OF PROJECTS**

A woman with dark hair tied back, wearing a black blazer and skirt, is sitting in a modern lounge. She is looking down at a laptop or tablet. The lounge has large windows with a view of a coastal area and a body of water. There are several small, round, white tables and red armchairs. The lighting is bright and natural, coming from the windows.

7.0

POSITIVE FEEDBACK FROM CLIENTS

Distance is no obstacle, we can place a team
in any corner of the Pilbara...

JUDY GARROD ROBERTSON

A huge thank you to Rex and the team at Karratha Building, we are out of town and couldn't help our daughter and grandsons, Rex came to the rescue and secured their home and making them feel safe again.

Thank you so much, will be able to sleep tonight.

PETA MOTT

KCA Vice Chair

The Karratha Community Association would like to thank Karratha Building for the excellent work completed at the new community centre. Karratha Building has been patient, helpful and accommodating with changes and we would like to extend our thanks to Rhys Glasson and the team for all their assistance on this project. It is always good to deal with a local company that provides a professional service.

TONY BANKS

Project Supervisor Engineering Services Dampier

I want to acknowledge the huge effort the team put in over the last 4 to 5 days in getting the A/C units changed out on SL3P. If the workload itself, and the location wasn't enough, the weather certainly wasn't helping, with plus 45kph winds all week. My personnel thanks goes out to both Brett and Steve for doing everything possible to make our works happen.

A very special thanks to the Karratha Building crew, as without them Makka and Steve's efforts would have been in vain.







POSITIVE FEEDBACK FROM CLIENTS

LORETTA PASSERINI

Manager Creative Development

Karratha Building were instrumental in delivering a quality fitout for the Qantas Karratha Airport Lounge. Their attention to detail and efficiency in programme was seamless and the quality of build of an excellent standard. I would have no hesitation in seeking their services again, if the opportunity presented itself.

Thanks to Rhys and the team at Karratha Building.

Kind regards.

GEORGE SHAW

Karratha Building have serviced our every need, we own a medium to large property in Karratha LIA. From the outset of purchasing this property we have developed and now run a very successful business. This would never have happened without the backup and support of Karratha Building, being a one shop stop for all our requirements. Prompt precise pricing from the smallest job to the largest project like building a 50 X 50 square shed. Completed on time on budget



8.0 PARTNERS

RioTinto

**coles
city**



Government of **Western Australia**
Department of **Finance**
Building Management and Works



**PILBARA PORTS
AUTHORITY**

City of
Karratha

WATER
CORPORATION

QANTAS  

Downer 
Relationships creating success

Kmart

**HORIZON
POWER**

9.0 CASE STUDY

Qantas Lounge – Karratha Airport

Karratha Building was awarded two packages of works to complete Construction of the new Karratha Airport Qantas Lounge.

This Project was completed with no disruption to Airport Operations and ahead of Schedule ensuring the Client had sufficient time to prepare the space for use.

Works included;

- Lightweight acoustic rated partition walls and ceilings
- Electrical, Security, Data and Fire Installations
- Mechanical Services
- Resilient finishes
- Custom Made Cabinetry
- Painting & Decorating
- Associated works

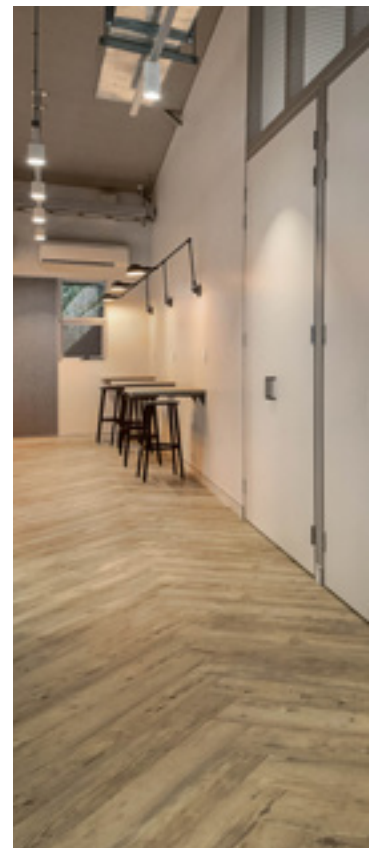
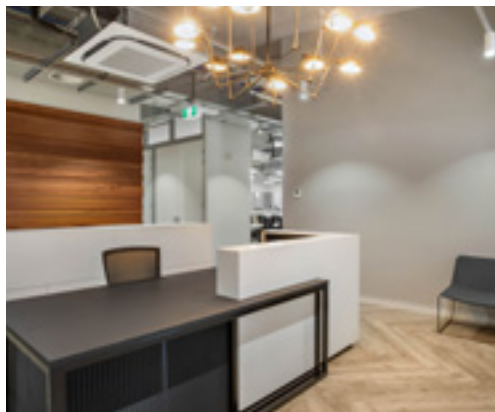


Commercial Office Refurbishment

Karratha Building was awarded the contract to complete an internal refurbishment to a commercial office building within Karratha. The building was in excess of 1000 square metres. Works were completed in 16 weeks without incident or injury and to an extremely high standard.

Included as part of this Project;

- Mould Removal & Remediation
- Asbestos Removal & Demolition Works
- Complete electrical rewire including new switchboard
- Mechanical Services including packaged fresh air handling unit
- All new fire systems including FM200 system Design and Installation
- Structural steelwork
- Lightweight Partition walls
- Raked acoustic ceilings
- Commercial Glazing
- Cabinetry & Joinery
- Resilient finishes
- Painting







Karratha **BUILDING**



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Karratha
BUILDING