

Karratha **BUILDING**



**PARTNERS IN PROJECT
DELIVERY**

Capability Statement

Contents

Contents	1
1.0 Who are Karratha Building.....	2
1.1. Our focus	2
1.2. Sectors:	2
2.0 Company Profile.....	3
2.0 Ownership and Structure	3
2.1 Management	3
Rex O’Leary	3
Position: Director.....	3
Shae Tabb	3
Position: Construction Manager	3
Cahill McAuliffe.....	3
Position: Electrical Manager.....	3
Jacob O’Leary.....	3
Position: Project Manager.....	3
Nea Hoffman	3
Position: Finance Manager	3
3.0 Services.....	4
3.1 Trades	4
3.2 Commercial Services	4
3.3 Project Management	4
3.4 Project Controls	4
4.0 Our People	5

1.0 Who are Karratha Building

1.1. Our focus

Karratha Building is a leading construction company specialising in management and delivery of clients 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.

“We thrive on challenge created by complexity, scale and location of projects.

Diversity creates motivation, which drives innovation and enhances our capabilities”

1.2. Sectors:

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



2.0 Company Profile

2.0 Ownership and Structure

Our management team have extensive experience on large projects in the sectors in which we operate. We have the knowledge that enables us to deliver excellent customer service and high quality workmanship in the Pilbara, we understand the challenges that can be encountered due to our geographical location, we work with and embrace the culturally diversity in the areas we work. We understand the commercial and operational risks and challenges faced by our clients.

2.1 Management

Rex O'Leary

Position: Director

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

Shae Tabb

Position: Construction Manager

With over 16 years of building and construction experience Shae has a wealth of knowledge and experience. Shae spent the first 8 years as a residential house contractor, followed by 2 years in commercial construction, and has worked as a sub-contractor for the past 6 years in the mining and construction industry.

Cahill McAuliffe

Position: Electrical Manager

Cahill McAuliffe has over 25 years' experience in the electrical industry, some major past projects Cahill has executed successfully include RTIO Paraburdoo Dewatering Refurbishment, RTIO Electrical Infrastructure Replacement (EIR) Paraburdoo and EII Dampier and extensive works abroad in the Oil and gas industry.

Cahill is committed to providing Electrical Excellence and Safety as well as the best service and hopes to establish a strong long term business relationship with you.

Jacob O'Leary

Position: Project Manager

Jacob has been with Karratha Building for the last 3 years. Jacob has 13years experience in the oil, gas and mining industry as well as vast experience in all technical aspects of scaffolding.

Nea Hoffman

Position: Finance Manager

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

3.0 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-

3.1 Trades

Trade services we provide at Karratha Building includes

Carpentry	Plastering and Ceiling Fixing works
Concrete	Retro Fitting Works
Form Work	Fitting and Fixture Installations
Plumbing and Gas	Painting
Electrical	Scaffolding
Air Conditioning	Civil Works

3.2 Commercial Services

Commercial services Karratha Building provide

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

3.3 Project Management

Management and delivery of projects

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

3.4 Project Controls

Controls implemented to drive quality in the delivery of projects

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

4.0 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 calibre of personnel who have the necessary experience and skills to match our client's requirements.



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.

Personnel & teams typically provided by Karratha Building.

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