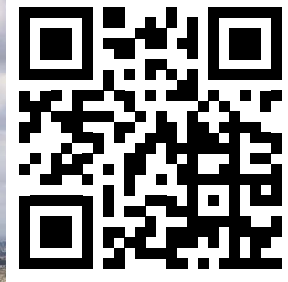


Industrial & Retail

Capability Statement



An aerial photograph of the Mentone Grammar Bayview Precinct. The image shows a large, modern school building with a light-colored facade and multiple wings. In the foreground, there is a large, green artificial turf sports field with white and yellow markings. A black fence surrounds the field. In the background, a suburban residential area with houses and trees is visible under a cloudy sky.

VISION

Our goal is to create a better built environment that provides best practice quality, time and cost effectiveness for our clients.

MISSION

To achieve sustained profitable growth through a diversified portfolio of sustainable clients.

MENTONE GRAMMAR BAYVIEW PRECINCT

Company Profile

PENINSULA GRAMMAR
LEARNING & INNOVATION
CENTRE



2CONSTRUCT IS A MULTI-FACETED CONSTRUCTION COMPANY, DELIVERING A BROAD RANGE OF BUILDING, CIVIL INFRASTRUCTURE, AND CIVIC LANDSCAPE PROJECTS ACROSS METROPOLITAN MELBOURNE AND REGIONAL VICTORIA. OUR PROJECT SCOPE SPANS VARIOUS SECTORS; EDUCATION, INDUSTRIAL, COMMERCIAL, COMMUNITY, HEALTH, OPEN SPACE, PUBLIC DOMAIN AND SPORT & RECREATION.

Our team consists of operational staff and site personnel consisting of skilled project managers, contract administrators, site managers, design managers and health & safety professionals who have successfully completed many high-profile projects across all facets of the construction industry.

Since commencement in 2004, 2Construct has completed over 500 projects up to a value of \$40m under various contract types, including Construct Only, Design & Construct and Construction Management. 2Construct also provide Early Contractor Involvement, Budget Development, Feasibility and Cost Planning services.

2Construct are a signatory to the current Enterprise Agreement which maintains prescribed standards in site amenities, working hours, site allowance, occupational health and safety and pay conditions.

2Construct operate under an accredited Integrated Management System which relates to the projects management across occupational health and safety, environmental and quality. The system is externally audited on an annual basis to maintain certification under AS/NZS ISO 4801:2001 - OHS, ISO 14001:2015 - Environmental and ISO 9001:2015 - Quality Management.



**DUNCAN
MCPHERSON OAM**

**CO-FOUNDER &
MANAGING
DIRECTOR**

In 2004 Duncan became Co-founder and Managing Director of 2Construct. With over 40 years experience in both the building and civil construction industry.



**PETER
RAHILLY**

**CO-FOUNDER &
CONSTRUCTION
DIRECTOR**

In June 2004 Peter became Co-founder and Director of 2Construct. A registered commercial builder with over 30 years experience in the building and civil construction industry.



**PAUL
MCDONALD**

**NON-EXECUTIVE
DIRECTOR**

Paul has over 40 years experience in the engineering design, construction, property development, and funds management sectors, gained throughout Australia & overseas.



**HAMISH
MCPHERSON**

**DIRECTOR/
CONSTRUCTION
MANAGER**

With over 15 years of experience, Hamish leads successful projects across education, sports & recreation at 2Construct. He excels in quality, budget, and schedule, ensuring smooth project delivery for all stakeholders.



**AARON
COMERFORD**

**DIRECTOR/
CONSTRUCTION
MANAGER**

Aaron is an experienced Construction Manager, delivering some exciting projects in the growing industrial sector. Aaron has delivered projects for key industrial clients and providing clients with his industrial expertise when managing their projects.



**JOHN
POPE**

**CHIEF
FINANCIAL
OFFICER**

John manages the financial, company secretarial, statutory and administrative activities of the company; preparing and presenting financial summaries and analysis to executive management and board of directors.



**TONY
VENIER**

**SENIOR DESIGN
MANAGER**

Tony has extensive experience as a General Manager of Construction across Commercial and Industrial sectors. With over 27 years in the industry, he is adept with construction processes and methodologies.



**DANIEL
PELUSO**

**ESTIMATING
MANAGER**

With over 25 years of experience in the construction industry, a background in Quantity Surveying and Project Management, Daniel leads the Estimating Department and is responsible for the management and procurement of tender projects.

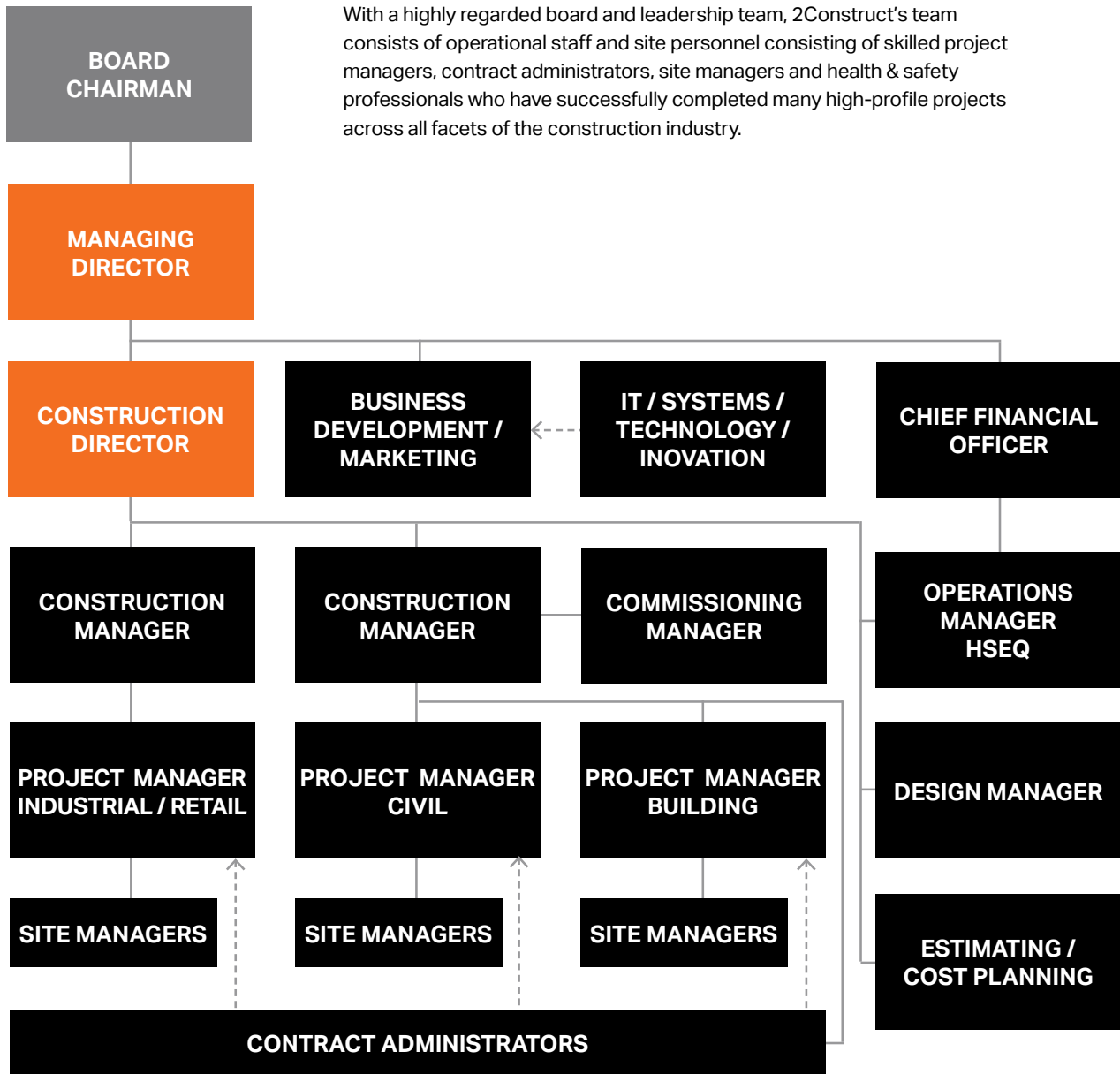


**THOMAS
MCPHERSON**

**SENIOR PROJECT
MANAGER MAJOR
PROJECTS**

With over 12 years of construction experience, Tom is a proven leader in managing and delivering complex, large-scale projects. His expertise ensures the efficient delivery and successful completion of your required projects.

Organisation Chart



“The project management and administration was of a high standard, design and site meetings were well organised and resourced throughout the project. The entire team provided excellent communication from project award, ensuring all stakeholders were well informed as to the status of construction.

The Site Management was responsive to queries and proactive in identifying solutions to any issues met on-site. Their attention to detail ensured that an excellent quality finish was achieved.

JASON BLAKE
DEVELOPMENT DIRECTOR
ALIRO GROUP



Design Management

By partnering with an experienced design and construction team with an eye for detail, your next project will be certain to meet your exact specifications and requirements.

From conceptualisation and design, through to construction and completion, our team is experienced in the end-to-end delivery of construction projects. We have the design expertise to manage your project for the highest quality outcomes, and our work has spanned many industries, often requiring dynamic and intricate design, and detailed construction techniques.

Benefits you will receive from 2Construct include:

- Operational diligence and technical proficiency
- Commercial results for your asset and risk management form the cornerstone of our construction practices.
- Partner across the whole project lifecycle
- Recognition the vital role of design plays in our projects
- Management of the pre-construction phase including geological surveys, architectural design, council approvals and building certifications. Becoming involved early in the project, enables 2Construct to manage a project's cost, quality and duration more effectively and efficiently



**TONY
VENIER**

**SENIOR DESIGN
MANAGER**



**BARRY
GARGAN**

**DESIGN
MANAGER**



**CHRISTIAN
BATTISTA**

**DESIGN
COORDINATOR**



Industrial & Retail

We deliver mid and large scale industrial projects throughout Victoria for government and commercial clients and our project leaders have built a reputation for adding value and de-risking projects in their planning phases to ensure a smooth and efficient delivery. 2Construct's Occupational Health & Safety Management System is certified to AS/NZS 4801 and our work is delivered with the utmost care and protection of our workers and the surrounding environment.

Our capabilities in the Industrial Sector include warehouse builds, civil and earthworks, structural concrete, inground services, hardstands, canopies, and associated landscaping. We have successfully designed and constructed a range of new builds, refurbishments and modifications of various size and complexity, as we adapt with clients and the industrial/commercial sector.

2construct.com.au



ALIRO CASTRO WAY



Project	Value	Finish	Warehousing/Storage	Offices	Ancillary Amenities	Environmental Sustainable Design Upgrading and/or expansion to facilities	Staged Project	Live Environment
Schreurs & Sons Vegetable Processing Facility	\$24.6M	2025	●	●	●			
PACCAR Parts	\$24.2M	2025	●	●	●	●		●
Aliro Castro Way	\$13.3M	2023	●	●	●	●		
National Tiles	\$5.98M	2023	●	●	●			
Lennon Mills Main Works	\$26.5M	2022	●	●	●	●		
Crusader Caravans & Intel Engineering	\$23.7M	2022	●	●	●	●		
Port of Melbourne Short Road Facility	\$3.0M	2021	●	●	●	●	●	●
Dynon Road Hardstand & Rail	\$4.0M	2021	●			●	●	●
Alan Mance Mitsubishi Footscray	\$0.7M	2020	●	●	●	●	●	●
Qube Warehouse Altona	\$8.9M	2022	●	●	●	●	●	●
Qube Vic Dock Redevelopment & Warehouse	\$17.6M	2015	●	●	●	●	●	
Brighton BMW Dealership, Showroom &	\$10.9M	2018	●	●	●	●		
Melbourne City Mazda Stage 1	\$1.4M	2019	●	●		●	●	●

PACCAR Parts

Office & Warehouse Extension

CLIENT

PACCAR Parts

ARCHITECT

DS Architects

COMPLETION

2025

VALUE

\$25m

The scope of work consists of the construction of Plant 3 Warehouse Extensions & Canopies, Plant 3 office refurbishment and a new 2 storey office building. The work scope also comprises landscaping, pavements and fencing.



Schreurs and Sons Devon Meadows

CLIENT

Schreurs & Sons

COMPLETION

2025

VALUE

\$24.6m

Schreurs & Sons is a design and construct (D&C) vegetable processing facility that we delivered in collaboration with the client. The facility includes an approximately 8000m² warehouse, with 2500m² of temperature-controlled areas designed for specific operational needs. The scope of works encompassed the design and installation of temperature-controlled storage areas, including two pressure-cooled rooms engineered for rapid temperature pull-down of produce to ensure efficient and consistent cooling performance. A high-care processing room was established as a dedicated area for ready-to-eat produce, incorporating pressurized air systems and advanced filtration to maintain hygiene and precise temperature conditions. Specialized loading docks were also installed to ensure temperature retention within the loading and unloading areas. This was achieved through the use of dock levellers and dock curtains, maintaining the integrity of the temperature-controlled environment during logistical operations.

Refrigeration systems were implemented with glycol-based cooling loops and temper loop controls to achieve accurate temperature and humidity management. Adiabatic condensers were integrated, offering energy-efficient operation with advanced components to ensure reliability and reduced energy consumption.



Aliro Industrial Logistics Facility

CLIENT

Aliro Group

COMPLETION

2023

VALUE

\$13.3m

Construction of 17,140m² 5-Star Green star high clearance warehouse and office facility which comprises a 36m super awning to the west of the warehouse, mezzanine office and dock office.

The scope of work also includes external pavements to suit B-double access, staff car parking and an extensive landscaping package including biofiltration rainwater gardens.





Lennon Mills

CLIENT

Perri Projects

ARCHITECT

Tandem Architects

COMPLETION

2023

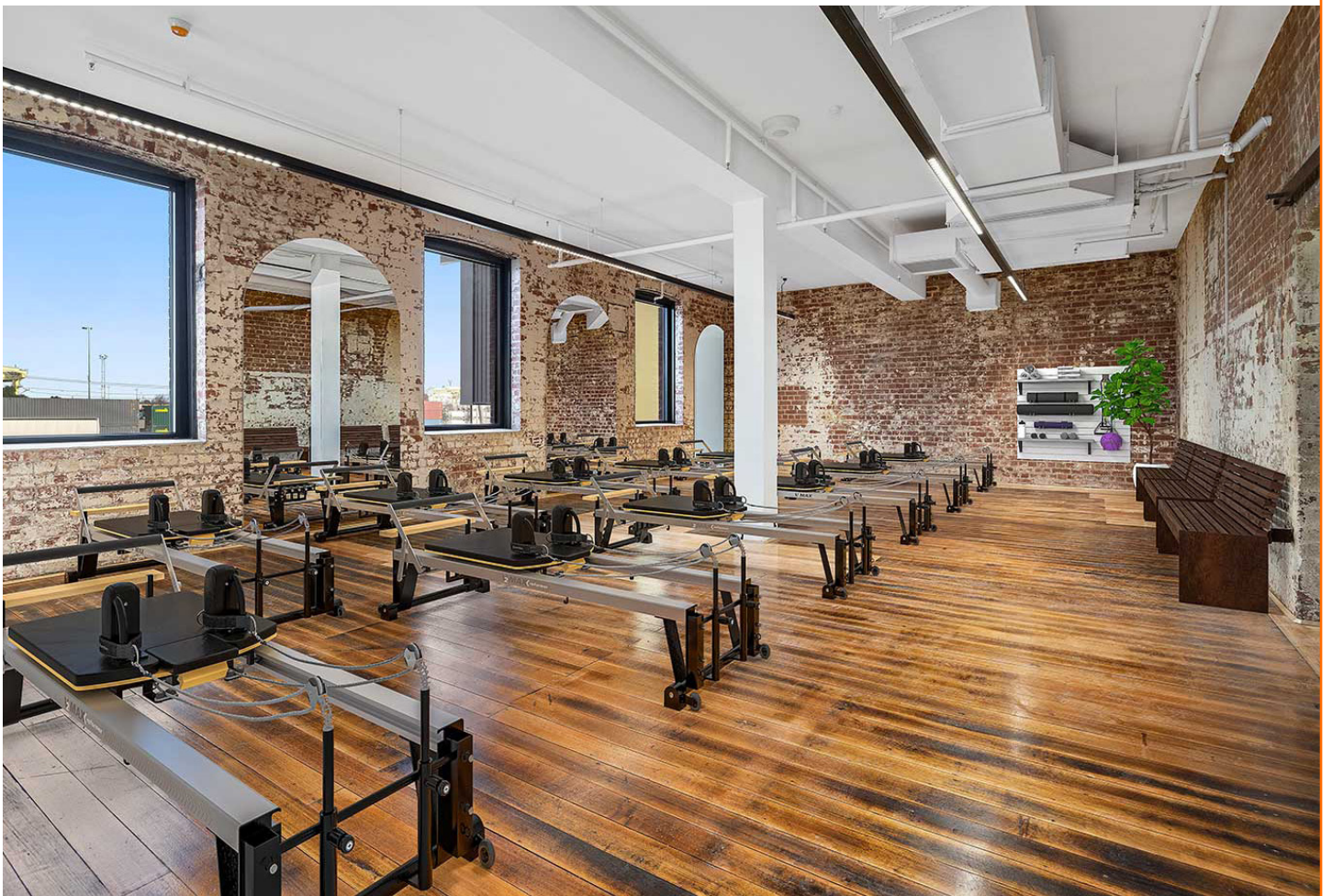
VALUE

\$26.58m

Lennon Mills brings the future of new industrial to the heart of South Kensington, combining design innovation with ultra-connected warehouses – all situated one train stop from the CBD.

The works involve the construction of eight warehouse tenancies, a three level office and refurbishment to existing Mills buildings onsite to accommodate contemporary office space. Landscaping and associated paving works are also provided within the scope.





4Ten Epping Industrial Estate Warehouse Facility

CLIENT

Frasers Property Industrial

ARCHITECT

Watson Young

COMPLETION

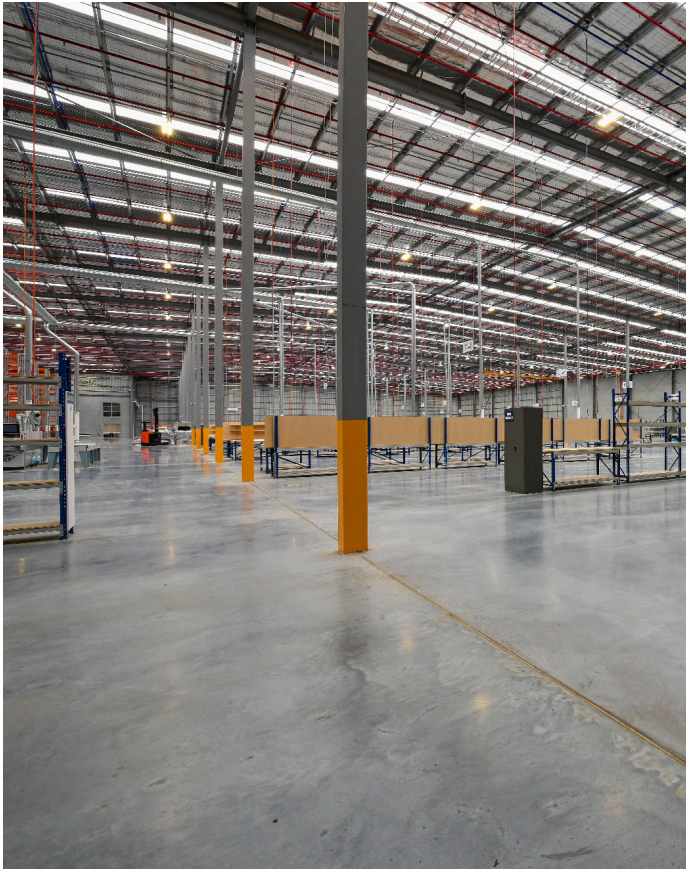
2022

VALUE

\$25m

The design and construct project encompasses three separable warehouse facilities leased to Crusader Caravans, Intelligent Engineering and Kitchen Warehouse. Each tenancy includes, an ancillary office, outdoor area, carparking, truck hardstand and landscaped areas throughout.





Dynon Road Hardstand & Rail

CLIENT

Qube Logistics

ARCHITECT

Spowers

COMPLETION

2021

VALUE

\$4.04m

The scope of work involves a design and construct procurement model working in a rail environment managing a contaminated site with the objective to minimise exposure for users and costs for the client to remove contaminated soil off site.

The project includes the demolition and reconstruction of 750 lineal metres of a dual gauge rail track for freight handling, the construction of 10,000m² hardstand pavement for Qube Logistics, in addition to the construction of a 1,000m² warehouse receiving facility for Bluescope Steel and the provisions for services, area lighting, water and sewer supply installation and structural foundation for a future 500m² office complex.





Port of Melbourne

Short Road Marine Maintenance Facility

CLIENT

Port of Melbourne Operations
Pty Ltd

ARCHITECT

Spowers

COMPLETION

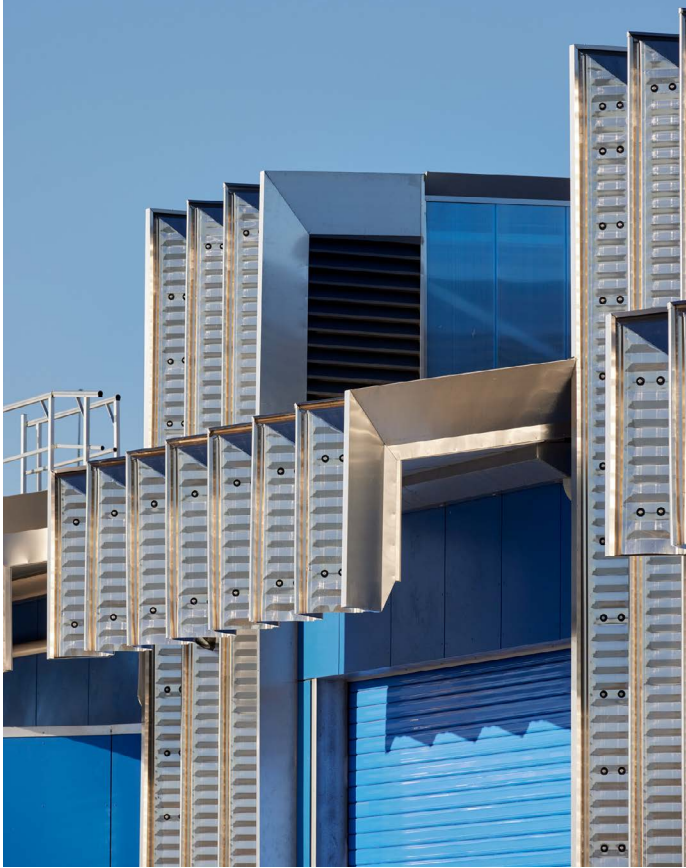
2021

VALUE

\$3.0m

The contract involves the construction of a new storage/warehouse and office facility with ESD and Greenstar credentials together with high capacity hardstand areas over 25m deep driven precast piles, concrete pavements to service the operations of the facility and solar panel installation. An elevated outdoor shelter together with associated landscaping works is also included.





Qube Warehouse

Altona

CLIENT

Qube Logistics

ARCHITECT

Concept Y Architecture

COMPLETION

2022

VALUE

\$8.97m

CONTRACT

Design & Construct

The design and construction of industrial premises comprising approximately 8,330m² food grade pallet storage warehouse including; associated operating hardstand, weighbridge, office (including server room), gate house, entry-exit gates, curtilage, controlled fork lift access to and from warehouse 1, car-truck parking off Blomberg Road, cross overs, landscaping and office refurbishment.

The project scope includes the demolition of existing infrastructure at Qube's intermodal terminal located at 21-43 Barnes Road and 1-5 Chambers Road, Altona North.

The design and construction of the facility will reflect the need to accommodate high volume truck, container storage and movements, together with the efficient receive, warehousing and dispatch of goods.





Qube Vic Dock Redevelopment & Warehouse

CLIENT

Qube Logistics

ARCHITECT

Gillon Consulting Group

COMPLETION

2015

VALUE

\$17.6m

CONTRACT

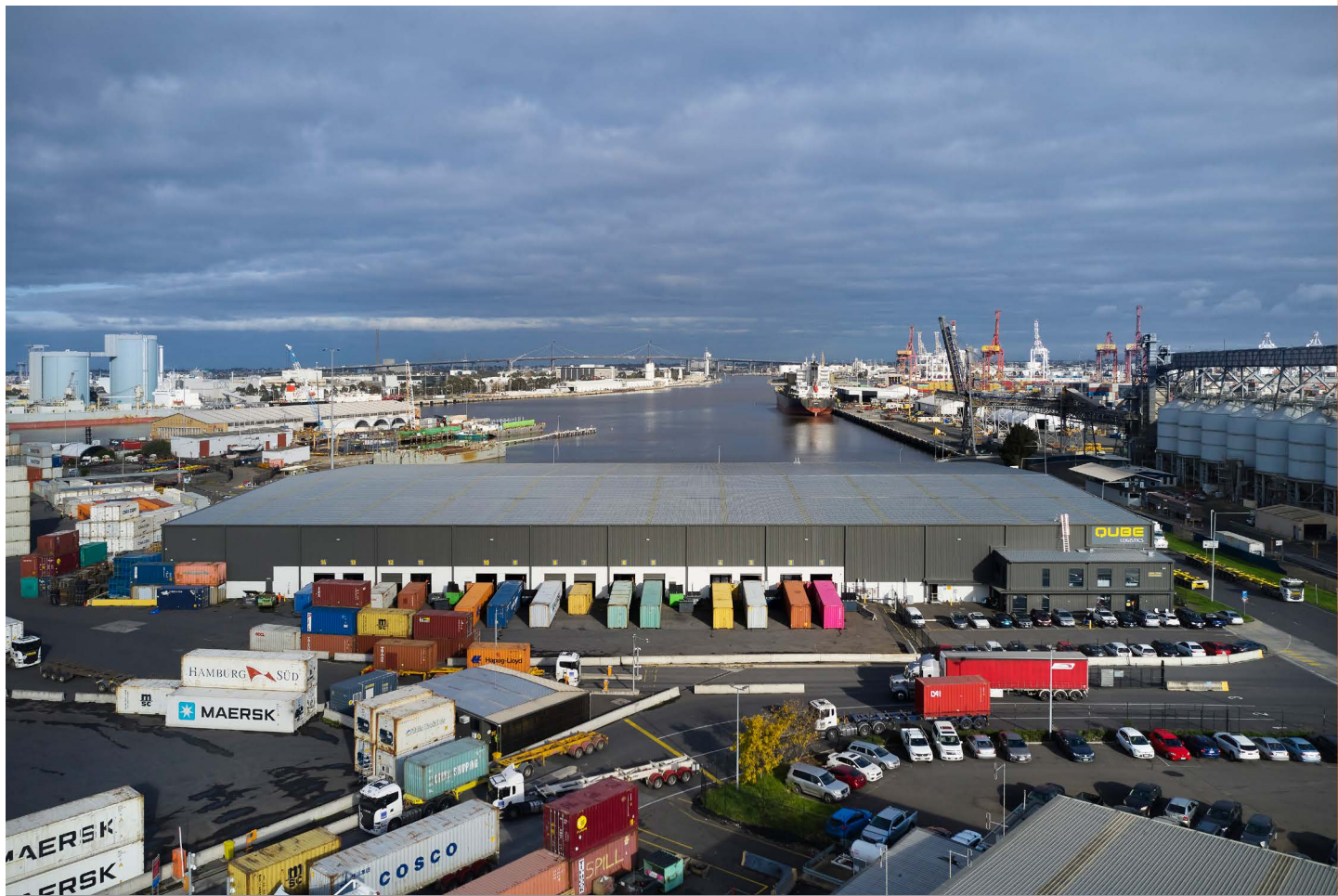
Design & Construct

The redevelopment of Vic Dock includes:

- site strip and demolition, earthworks consisting of cut, fill, trimming and compacting;
- hydraulics installation including trenching and backfill;
- electrical services installation including light poles and trenching;
- drainage installation, including grated trench installation, trenching and backfilling
- installation of heavy pavements consisting of: cement treated crushed rock installation, cement slurry application and asphalt and prime installation.

Qube provides warehousing and storage facilities to support the state's principle bulk and general cargo port operations. This project provides Qube with 11,600m² of warehouse storage facilities to compliment its existing operations.





National Tiles

CLIENT

Spargo Property

ARCHITECT

Marcos Jose Pty Ltd

COMPLETION

2023

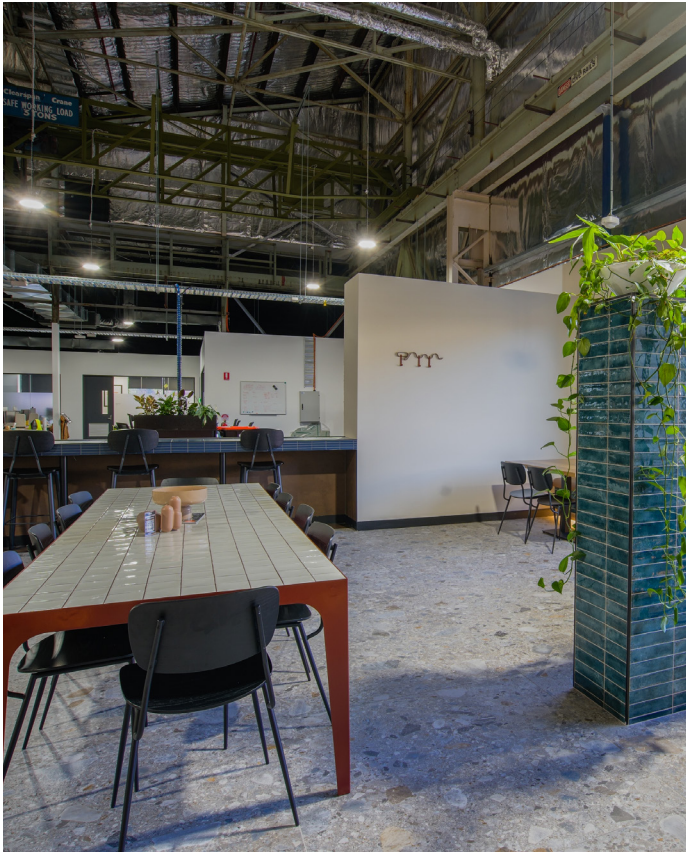
VALUE

\$5.98m

The scope of work comprises the partial demolition and structural modifications of the existing building elements including hazardous material removals, construction of new showroom, training area, office and trade and pick up area to be occupied by National Tiles.

The scope of work also comprises construction of 6 new factoriettes with truck access, amenities of toilets & tea points respectively in each, new roof & wall claddings to majority of external walls plus restoration to existing front brick facade.





Brighton BMW

Dealership, Showroom & Workshop

CLIENT

Stillwell Motor Group

ARCHITECT

ERA Architects

COMPLETION

2018

VALUE

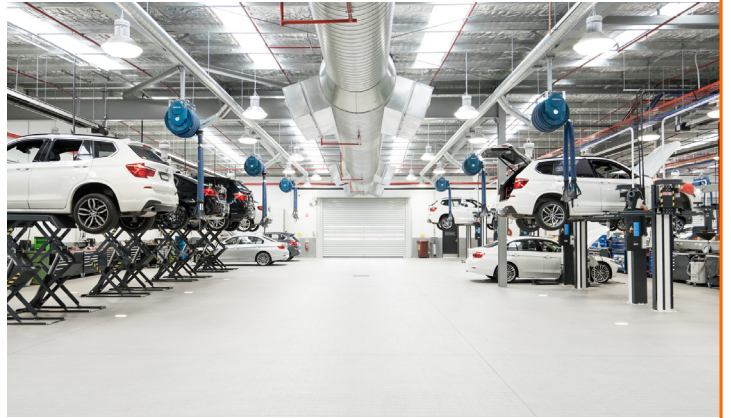
\$10.9m

The works comprise the redevelopment of the existing car yard on Nepean Highway Brighton to provide BMW with its newest and most modern dealership, workshop and detailing facility in Victoria. Works comprised the demolition of the existing facility, to make way for the construction of 3,000m² of showroom and office facilities over two levels and the construction of the 1600m² workshop to the rear of the development.

2Construct coordinated the procurement of imported tiles required for the Workshop floor as well as elements of the interior fit-out, enabling the dealership to open earlier than expected. Externally, new hardstand pavements were constructed following the roto-milling of existing asphalt pavements for the dealership's new car parking area.

2Construct navigated a difficult work site, removing contaminated soil in various locations and worked around high and low-level voltage power lines. During construction, 2Construct interacted with council while occupying council land, increasing pedestrian and vehicle traffic management.





Melbourne City Mazda

Stage 1

CLIENT

Automotive Holdings Group /
AHG

ARCHITECT

Techne Architecture + Interior
Design

COMPLETION

2018

VALUE

\$1.4m

2Construct were engaged under a construction management contract to facilitate the delivery of the project. The scope involved the rebranding and redevelopment of the existing Holden dealership in South Melbourne into the new Melbourne City Mazda dealership. The project scope includes the removal of existing sunscreens, entrance modifications, the replacement of external cladding, repainting of external walls, upgrades and refurbishment to the service centre, customer lounge and fit-out of the main showroom and office.



Alan Mance Mitsubishi Footscray

CLIENT

Alan Mance Motors

ARCHITECT

Finnis Architects

COMPLETION

2020

VALUE

\$700k

The redevelopment of the existing Footscray retail showroom focuses on consolidating the dealership to represent the Mitsubishi brand.

The works comprise of the relocation of existing services, redirecting and establishing the showroom's main point of entry, new pylon signage, landscaping, minor demolition work to the internal fitout and existing surfaces and the installation of new internal wall and floor finishes and external aluminium wall cladding to revitalise the interiors and facade with a contemporary aesthetic.



20 YEARS STRONG

Financial Confidence

500+

Projects Successfully Built.

ISO Certified



Fostering
Economic, Social,
and Environmental
Well-being



Socially Conscious Construction



2C
**MANAGING
COMPLEXITY**



Planning
Staged and programmed works.



Delivery
Smarter methodologies to diligent site practices



Completion
Confident demobilisation process.

Corporate Social
Responsibility



**SOLUTION
FOCUSED**



**Procurement Schedule
Vendor Management
Contract Creation
Electronic Signatures**

**Proactive
Procurement**

**DYNAMIC &
INTRICATE
DESIGN
CAPABILITY**



HAMMERTECH

One platform for all
your safety needs

Safety First



MANAGING COMPLEXITY

Design to Delivery.

Trusted
Construction
Partner



Integrated

CIVIC
BUILD
CIVIL

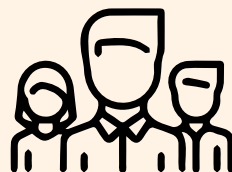
Capability



PARTNERING FOR
PROGRESS



Strong
Subcontractor
Network



Targeting

80%

Recycable Waste

Quality Assurance

ITPs & Inspections
Issue, NCR & Defect Tracking
Real-time Insights
Sign-off Workflow



REDUCE,
REUSE,
RECYCLE,
RECOVER,
TREAT,
DISPOSE

