



SHIRE OF WICKEPIN

RFT 3-2020/2021:

Construction of One 4x2 Executive Home



MODULAR WA – 2019 HIA AWARD WINNERS

Best Transportable Home (Perth) – Best Transportable Home / Excellence in Customer Service (Mid West)

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6th November 2020

Chief Executive Officer
Shire of Wickepin
77 Wogolin Road
Wickepin WA 6370

Dear Mark,

RFT 03- 2020/2021 – Construction of One 4 x 2 Executive Home

Please find attached our tender submission for the above mentioned project. Modular WA is an award winning construction company based in Wangara, Western Australia. The business commenced operations in July 2016 and has already completed a significant number of commercial projects and private residential houses throughout regional Western Australia. Please refer to our submission for further information on these projects.

The people in our team possess extensive experience when it comes to providing modular building solutions and turnkey residential building projects. The directors of Modular WA, Wayne McGrath, Jason Sjoland and Errol Davies have worked together for many years and have successfully delivered turnkey modular building projects for clients such as the Housing Authority, BHP Billiton and Woodside. Both Errol Davies and Wayne McGrath are registered builders with extensive project management experience. This experience coupled with the strength of the Wyllie Group as its major shareholder demonstrates that Modular WA has the personnel and resources required to successfully deliver a project such as the one detailed above.

The Modular WA team are keen to showcase their strengths and skills by delivering outstanding residential modular building projects to clients throughout Western Australia. Please refer to the attached Capability Statement for information relating to the experience of our key personnel, business management systems, manufacturing facilities and onsite installation and project management capabilities.

We thank you for the opportunity to submit this proposal and we hope that our dedicated and experienced team can be of assistance to you. We have attached a list of clarifications on the following page in relation to our submission. Please feel free to forward any queries that you may have with any of the attached documents or pricing to myself (errol@modularwa.com.au) or Jason Sjoland (jason@modularwa.com.au).

Yours faithfully,
Modular WA



Errol Davies
Director

Tender Clarifications

1. **Site Classification** - Our tendered price is based on a site classification of 'A' to 'S'. The tendered price includes an allowance to provide a soil test report to confirm the soil classification
2. **Professional Surveying** - Our tendered price includes a full site feature and contour survey by a professional licensed land surveyor. We have also allowed for the surveyor to re-instate all boundary pegs at the same time.
3. **Design** - Please note that the internal design layout provided can be modified at the Shire's request without incurring additional cost, providing kitchen and wet areas do not materially increase. Modular WA has an innovative and experienced design team happy to work with the Shire to ensure the design satisfies the Shire's requirements and preferences. This can include providing alternative external elevation options should the Shire wish to explore design elements different to those in our tender submission.
4. **Internal Ceiling Height** - Please note that our submitted price includes ceiling heights at 2700mm.
5. **Energy Efficiency** - The house design will comply with a six star energy rating as required by new building codes effective May 2020. We have had external consultants assess the house for energy efficiency to achieve a true six star rating. Please note our tendered price is NOT subject to further energy efficiency assessment.
6. **Insulation** - Our submitted price includes the supply and installation of internal wall insulation as requested in your tender documents. This is in addition to R1.3 anticon to the roof, R4 ceiling insulation and R2 insulation to the external walls.
7. **Underground Power Pillar** - Our tendered price is based on a power pillar location as detailed on the site plan included in our home design.
8. **Bushfire Attack Level** - No allowance has been made for a Bushfire Attack Level (BAL) report or any building upgrades. The site BAL rating will be treated as 'BAL Low' as per the DFES Map of Bushfire Prone Areas.
9. **Hard Digging, Rock Breaking or Latent Conditions** - Our tendered price makes no allowance for hard digging, rock removal or any other latent conditions. There is no allowance to remove any material such as rubbish, debris, rock or asbestos contamination that may exist below the surface.
10. **Earthworks** - Our tendered price includes a provisional sum allowance for onsite earthworks to strip the site, cut and fill and compact the site ready for delivery of the building. It also includes backfill as required to bring the lot to level and prepare the site ready for the installation of concrete paving. The allowance is subject to details of the full site contour survey, the determined finished floor level of the home and required amount of cut and importing of clean fill. Please refer to the pricing schedule.

11. **Retaining Wall** - Our tendered price includes a provisional sum allowance for concrete panel and post retaining to the left hand boundary, the rear boundary and 8.0 metres at the rear of the right hand boundary. Refer to the site plan included in our home design for the extent of the retaining. The provisional sum amount is detailed in the pricing schedule. The allowance is subject to details of the full site contour survey, the determined finished floor level of the home and subsequent finished ground levels over the site. The height of the retaining walls detailed on the site plan is based on a visual inspection of the site and has been set at a the level required to have the finished floor level of the house at the same level as the ground on the lot to the Eastern side of lot 50.
12. **New Fencing and Gates** - Our tendered price includes supply and installation of new Colorbond fencing and gates as detailed on the site plan and addenda. Please refer to the pricing schedule. No allowance for removal and replacement of existing fencing.
13. **Landscaping** - No allowance. By Shire.
14. **External Structures and Grano Works** - Our tendered price includes a double lock up garage with remote sectional door and 6 x 4m Colorbond shed as per the plans and addenda provided in our submission. The shed will be powered with one double GPO internally, internal 1200mm LED batten light and an external LED sensor light. Please refer to the pricing schedule and addenda for details. Concrete is included to shed floor, garage, driveway, crossover (6m x 6m), front path and clothesline area as per plan.
15. **Sewer System** - Our tendered price includes connection of drains to the sewer junction at the location marked on the site plan. No allowance for hard digging, dewatering or rock obstructions that may be encountered during excavation for of the septic system. Our price assumes a sewer junction depth not exceeding 1.2 metres.
16. **Stormwater Drainage** - Our tendered price includes all downpipes to be connected and plumbed to storm water soakwells.
17. **Air Conditioning** - Our tendered price includes reverse cycle split system air-conditioning to the Kitchen/Dining/Family (7kW), separate front living room (3.5kW) and all 3 bedrooms (2.kW).
18. **Television Reception** - Our tendered price includes the supply and installation of two VAST decoder boxes and a satellite dish to enable effective TV reception.
19. **Clothesline** - Our tender price includes a rotary clothesline as per our plan and addenda.
20. **Security Screens** - Our tendered price includes the supply and installation of diamond mesh security screens to all opening sections of windows, sliding and hinged doors.
21. **Telephone Service** - Our tendered price includes the installation of a conduit and draw wire from a location immediately below the meter box on the house to the Telstra service pit. We have made no allowance for the installation of the communications cable or the supply of and operable telephone.

22. **Delivery of Homes**- Our tendered price is based on clear, unrestricted access to the site for the delivery of the modular home. We have made no allowance for the removal or relocation of any existing infrastructure or other obstacles that may prevent delivery of the modular home onto the building lot.

23. **Line Lifting** - Our tendered price makes allowance for a full day of overhead power line lifts by Western Power during the transport of building modules to the site address.

24. **Defects Liability** - Our tendered price includes a 12 month defects liability period.



A dark grey, textured rectangular banner with a thin orange border. The text "Tenderer's Offer" is centered in the banner in an orange, sans-serif font. The background of the page features a repeating pattern of light grey, three-dimensional geometric shapes.

6 TENDERER'S OFFER

6.1 FORM OF TENDER

Chief Executive Officer
Shire of Wickepin 77 Wogolin Road
WICKEPIN WA 6370

I/We MODULARIS PTY LTD t/a MODULAR WA

(BLOCK LETTERS)

of 31 CHALLENGE BOULEVARD, WANGARA WA 6065

(ADDRESS)

ABN 42 610 173 316 ACN (if any) 610 173 316

Telephone No: 08 6454 0919 Facsimile No: N/A

E-mail (if any): errol@modularwa.com.au

In response to RFT 3-2020/2021 Construction of One 4x2 executive home either transportable or built on site.

Under and subject to the Conditions of Tendering annexed hereto I/we, the undersigned hereby Tender the following sum to complete the Works referred to in the Request for Tender.

FOUR HUNDRED THIRTY SEVEN THOUSAND, EIGHT HUNDRED AND SIXTY SIX DOLLARS


(AMOUNT IN WORDS)

(\$ 437,866)

(Numerals)

And I/we undertake to perform the work under the Contract in accordance with Minor Works and Services General Conditions of Contract attached to this Request and Specification, Drawings, which documents I/we have examined, and I/we agree that this Tender shall remain binding on me/us for ninety (90) calendar days from the date of the Tender closing or forty-five (45) days from the Council's resolution for determining the Tender whichever is the later unless extended on mutual agreement between the Principal and the Tenderer in writing and shall not be withdrawn during that period.

Dated this 6 day of November 2020

Signature of authorised signatory of Tenderer: 

Name of authorised signatory (BLOCK LETTERS): ERROL DAVIES

Position: DIRECTOR

Address: 31 CHALLENGE BOULEVARD, WANGARA WA 6065

Witness Signature: 

Name of witness: (BLOCK LETTERS): JASON SJOLAND

Address: 31 CHALLENGE BOULEVARD, WANGARA WA 6065

6.2 TENDERER'S RESPONSE

The following checklist has been provided to assist you with your submission. Where it is necessary to provide additional information please ensure that all documents are clearly marked with the relevant Attachment title to assist the evaluation panel with their assessment.

(NOTE: All pages within Part 6 are to be completed and returned to the Principal as they form part of your Tender submission).

6.2.1 ORGANISATIONAL PROFILE

Attach a copy of your organisation structure and provide background information on your company and label it "Organisation Structure" .	"Organisation Structure"	Tick if attached <input checked="" type="checkbox"/>
If companies are involved, attach their current ASC company extracts search including latest annual return and label it "ASC Company Extracts" .	"ASC Company Extracts"	Tick if attached <input checked="" type="checkbox"/>

6.2.2 REFEREES

Attach details of your referees, and label it "Referees" . You should give examples of work provided for your referees where possible.	"Referees"	Tick if attached <input checked="" type="checkbox"/>
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6.2.3 AGENTS

Are you acting as an agent for another party?	NO	
If Yes, attach details (including name and address) of your principal and label it "Agents" .	"Agents"	N/A

6.2.4 TRUSTS

Are you acting as a trustee of a trust?	NO	
If Yes, in an attachment labelled "Trusts" : (a) give the name of the trust and include a copy of the trust deed (and any related documents); and (b) if there is no trust deed, provide the names and addresses of beneficiaries.	"Trusts"	N/A

6.2.5 SUBCONTRACTORS

Do you intend to subcontract any of the Requirements?	YES	
If Yes, in an attachment labelled "Subcontractors" provide details of the subcontractor(s) including: (a) the name, address and the number of people employed; and (b) the Requirements that will be subcontracted.	"Subcontractors"	Tick if attached <input checked="" type="checkbox"/>

6.2.6 CONFLICTS OF INTEREST

Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract?	NO	
If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with and label it “Conflicts of Interest” .	“Conflicts of Interest”	N/A

6.2.7 FINANCIAL POSITION

Are you presently able to pay all your debts in full as and when they fall due?	YES	
Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more?	NO	
If you are awarded the Contract, will you be able to fulfil the Requirements from your own resources or from resources readily available to you and remain able to pay all of your debts in full as and when they fall due?	YES	
In order to demonstrate your financial ability to undertake this contract, in an attachment labelled “Financial Position” include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.	“Financial Position”	Tick if attached <input checked="" type="checkbox"/>

6.2.8 QUALITY ASSURANCE

Does your organisation have any quality assurance or quality assurance systems?	YES	
If you propose to subcontract, does your subcontractor have a “third party” quality management system in place?	YES	
Supply evidence or details of your quality assurance position and where relevant of your supplier’s or subcontractor’s position, in an attachment labelled “Quality Assurance” .	“Quality Assurance”	Tick if attached <input checked="" type="checkbox"/>

6.2.9 INSURANCE COVERAGE

The insurance requirements for this Request are stipulated in the Special Conditions. Tenderers are to supply evidence of their insurance coverage in a format as outlined below or in an attachment labelled “Insurance Coverage” . A copy of the Certificate of Currency is to be provided to the Principal within 30 days of acceptance.				“Insurance Coverage”	Tick if attached <input checked="" type="checkbox"/>
Type	Insurer – Broker	Policy Number	Value (\$)	Expiry Date	
Public Liability	XL Insurance	AU00010918LI20A	\$20,000,000	30/06/2021	
Workers Compensation	CGU Insurance	O/17-59	\$50,000,000	01/07/21	
Professional Indemnity					

6.2.10 OCCUPATIONAL SAFETY AND HEALTH

Tenderers must complete Part 8 "Tenderer's Safety Record" and submit it marked " Tenderer's Safety Record ".	"Tenderer's Safety Record"	Tick if attached <input checked="" type="checkbox"/>
Tenderers must complete Part 7 "Contractor's Occupational Health and Safety Management System Questionnaire and submit it marked " Contractor's Health & Safety Questionnaire ".	"Contractor's Health & Safety Questionnaire"	Tick if attached <input checked="" type="checkbox"/>

6.3 SELECTION CRITERIA**6.3.1 COMPLIANCE CRITERIA**

Please select with a yes or no whether you have complied with the following compliance criteria:

Description of Compliance Criteria		
(a)	Compliance with the Specification contained in the Request.	YES
(b)	Compliance with the Conditions of Tendering this Request.	YES
(c)	Compliance with attendance at any mandatory tender briefing or Site inspection.	YES
(d)	Compliance with the Quality Assurance requirement for this Request.	YES
(e)	Compliance with all necessary Licences and Registrations..	YES
(f)	Compliance with and completion of the Price Schedule.	YES

6.3.2 QUALITATIVE CRITERIA

Before responding to the following qualitative criteria, Tenderers must note the following:

- All information relevant to your answers to each criterion are to be contained within your Tender;
- Tenderers are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- Tenderers are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- Tenderers are to address each issue outlined within a qualitative criterion.

A) Relevant Experience Describe your experience in completing similar projects. Tenderers must, as a minimum, address the following information and label it “Relevant Experience” : <ul style="list-style-type: none"> (a) Provide details of similar work; (b) Provide scope of the Tenderer’s involvement including details of outcomes; (c) Provide details of issues that arose during the project and how these were managed; (d) Demonstrate sound judgement and discretion; (e) Demonstrate competency and proven track record of achieving outcomes; and (f) Complete Part 9 – “Project Reference Sheet”. 	Weighting 20%	
	“Relevant Experience”	Tick if attached <input checked="" type="checkbox"/>

B) Tenderer’s Resources Tenderers should demonstrate their ability to supply and sustain the necessary: <ul style="list-style-type: none"> (a) Plant, equipment and materials; and (b) Any contingency measures or back up of resources including personnel (where applicable). As a minimum, Tenderers should provide a current commitment schedule and plant/equipment schedule in an attachment and label it “Tenderer’s Resources” .	Weighting 20%	
	“Tenderer’s Resources”	Tick if attached <input checked="" type="checkbox"/>



Pricing

6.4 PRICE INFORMATION

Tenderers **must** complete the following Price Schedule. Before completing the Price Schedule, Tenderers should ensure they have read this entire Request.

6.4.1 DISCOUNTS

Are you prepared to allow a discount for prompt settlement of accounts?	NO	
If you are offering different discounts for different periods, or other discounts such as volume discounts, detail them in an attachment labelled " Discounts ".	"Discounts"	Tick if attached <input checked="" type="checkbox"/>

6.4.2 PRICE BASIS

Are you prepared to offer a fixed price?	YES*	
If No, please indicate how your proposed price variation mechanism differs from the one outlined above. Supply details and label it " Price Variation Mechanism ".	"Price Variation Mechanism"	

***PLEASE NOTE: Price is fixed subject to the provisional sums as outlined on schedule.**

6.4.5 PRICE SCHEDULE

Tenderers must complete the following Price Schedule. Before completing the Price Schedule, Tenderers should read this entire Request for Tender.

The Tenderer shall price all tasks in the Price Schedule. The prices entered shall fully cover all the obligations of the Contractor under the Contract.

BREAK DOWN OF LUMP SUM

No.	Task	Amount
Design		
1	Architectural plans	\$ 1,800
Construction		
2	Preliminaries	\$ 8,270
3	Site Works (P/S for Earthworks & Retaining)	\$ 38,090
4	Construction - Lot 50 Smith St	\$ 314,895
5	Reverse Cycle Air Conditioning to Home	\$ 13,200
6	Services - Connection to power, water, sewer, & phone	\$ 21,804
	TOTAL LUMP SUM PRICE (EX GST)	\$ 398,060
	TOTAL GST COMPONENT	\$ 39,806
	TOTAL LUMP SUM PRICE (INC GST)	\$ 437,866

FOUR HUNDRED THIRTY SEVEN THOUSAND, EIGHT HUNDRED AND SIXTY SIX DOLLARS

Amount in words:

No.	Task	Amount (ex gst)
Environmental/Energy Efficient Initiatives		
1	Grid Connected Solar Power 3.5kw	\$ 5,166
2	Grid Connected Solar Power 5kw	\$ 6,366
3	Solar Hot Water System - Upgrade to a 300L Solarhart HWS on roof, in lieu of Rinnai 26 gas instantaneous hot water unit.	\$ 4,147
Optional Alternatives		
4	Provisional Sum for Wood Fire	\$ 2,500
5	Stone Benchtop to Kitchen - Provide 20mm EssaStone benchtops to Kitchen, in lieu of standard laminate.	\$ 4,261
6	Kitchen Splashback - Raise tiled splashback over benchtops up to rangehood height throughout.	\$ 246
7	Cooking Appliances - Upgrade to 900mm wide appliances, in lieu of 600mm.	\$ 744
8	Dishwasher - Supply and install a freestanding underbench dishwasher.	\$ 924
9	Fridge Tap - Provide a cold water connection to fridge recess.	\$ 216
10	Ceiling Fans - Add a ceiling sweep fan to each bedroom,	\$ 882
11	Ceiling Fans - Add a ceiling sweep fan to Living, Dining and Theatre.	\$ 662

6.4.3 SCHEDULE OF RATES FOR LABOUR AND DAYWORKS

The Tenderer shall list below the hourly rates payable for various occupational groups which may be employed on the Site including any applicable Goods and Services Tax (GST).

ITEM	RATE PER HOUR (ex GST)	GST Component	RATE PER HOUR (inc GST)
Planner or Draftsperson	\$110	\$11	\$121
Supervisor	\$115	\$11.50	\$126.50
Building Tradesperson	\$110	\$11	\$121
Labourer	\$95	\$9.50	\$104.50
Plant Operator	\$110	\$11	\$121

6.4.4 SCHEDULE OF RATES FOR PLANT HIRE

Tenderers shall list the hourly rates for the hire of all types of constructional equipment used on the Site for clearing, earthworks, excavation, compaction, laying of pipes, construction of manholes, grading of surfaces and watering.

The rates shall include allowance for an experienced operator, fuel consumable sores, maintenance, overheads, GST and profit and are for the plant specified or equivalent, based on the Contractors standard working week.

ITEM	RATE PER HOUR (ex GST)	GST Component	RATE PER HOUR (inc GST)
Front End Loader	\$140	\$14	\$154
Skid Steer Loader	\$50	\$5	\$55
Tip Truck with Trailer	\$100	\$10	\$110
Twin Cab Work Ute	\$40	\$4	\$44
5 Tonne Excavator	\$95	\$9.50	\$104.50
1.5 Tonne Excavator	\$50	\$5	\$55

Working week for these rates is Monday to Saturday for 10 hours/day.



modularwa

Project Design

 Construction Program



COLOURS AND LANDSCAPING ARE INDICATIVE, FOR PRESENTATION PURPOSES ONLY

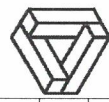
CLIENT: SHIRE OF WICKEPIN

ADDRESS: LOT 50 (#14) SMITH ST.
WICKEPIN, WA 6370

HOUSE TYPE: CUSTOM 4 x 2

Rev	Description	Date
A	Issued for tender	17.02.2020

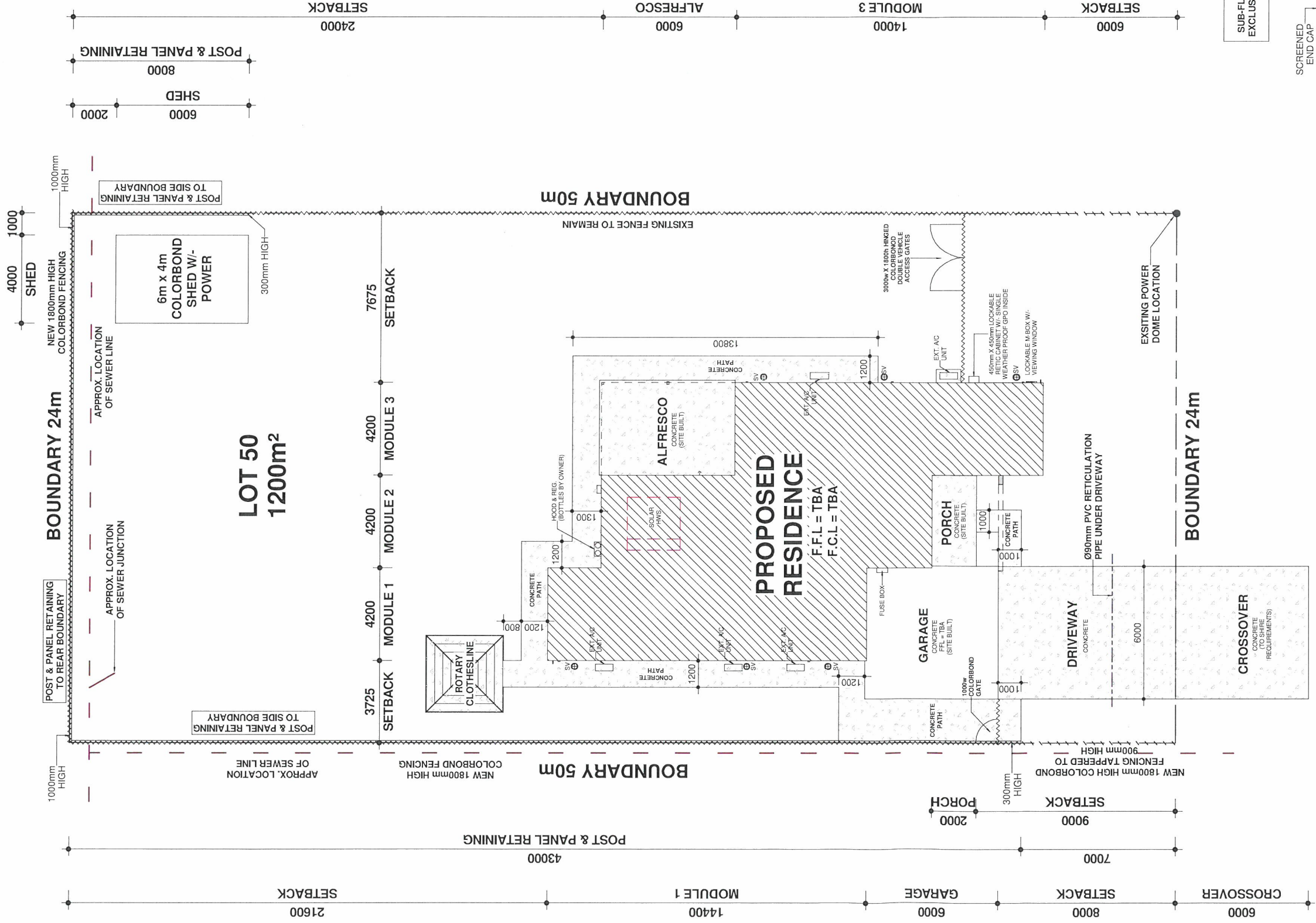
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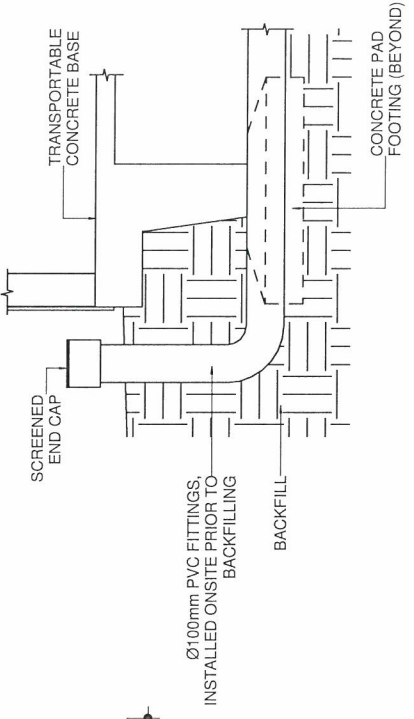
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Builders reg # 101630

Use figured dimensions in preference to scaled.
All dimensions to be verified and checked on the job. © Copyright



NOTE:
SUB-FLOOR VENT TO HAVE A 2m RADIUS EXCLUSION ZONE FROM CENTER OF HOOD & GAS REG LOCATION



SV SUB FLOOR VENTILATION
A101 1 : 20

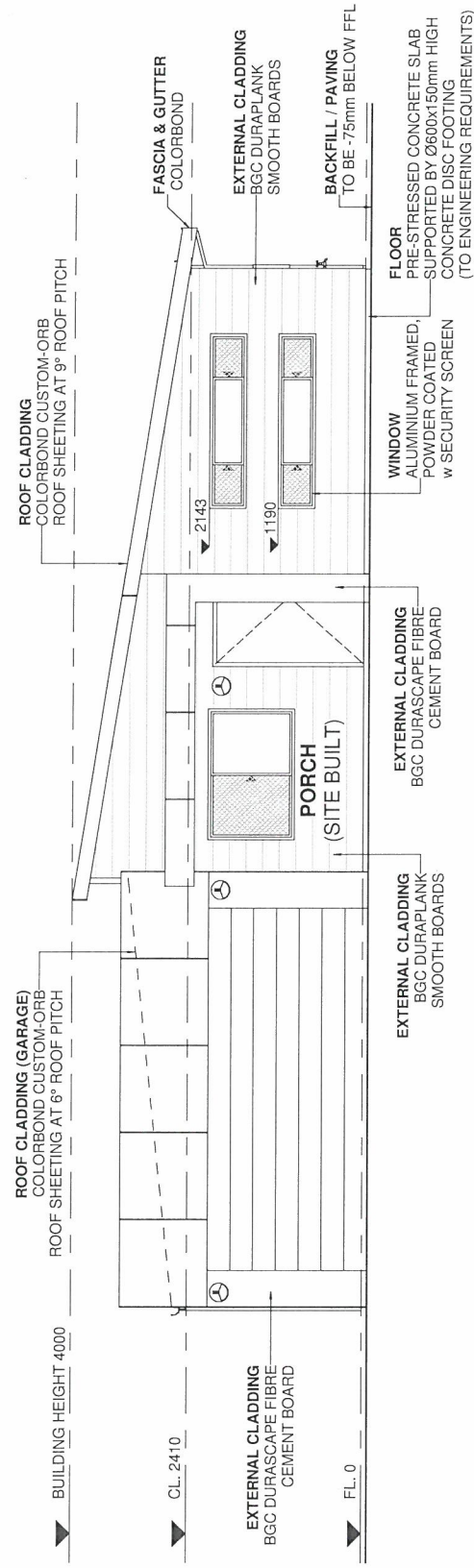
1 SITE PLAN
A101 1 : 200

CLIENT:	SHIRE OF WICKEPIN	
ADDRESS:	LOT 50 (#14) SMITH ST. WICKEPIN, WA 6370	
HOUSE TYPE:	CUSTOM 4 x 2	
JOB No.	20020	
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As indicated	A101	
Rev	Description	Date
A	Issued for tender	17.02.2020

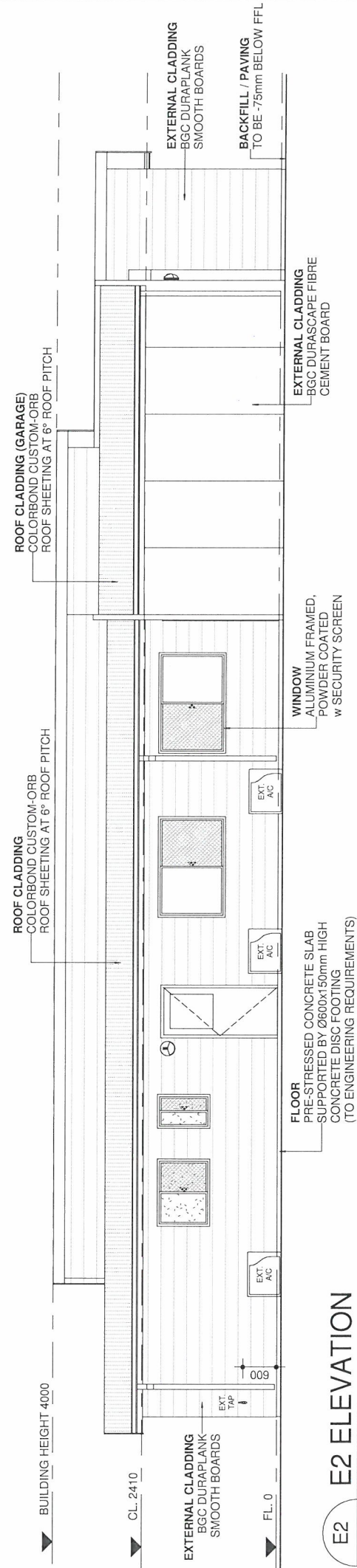
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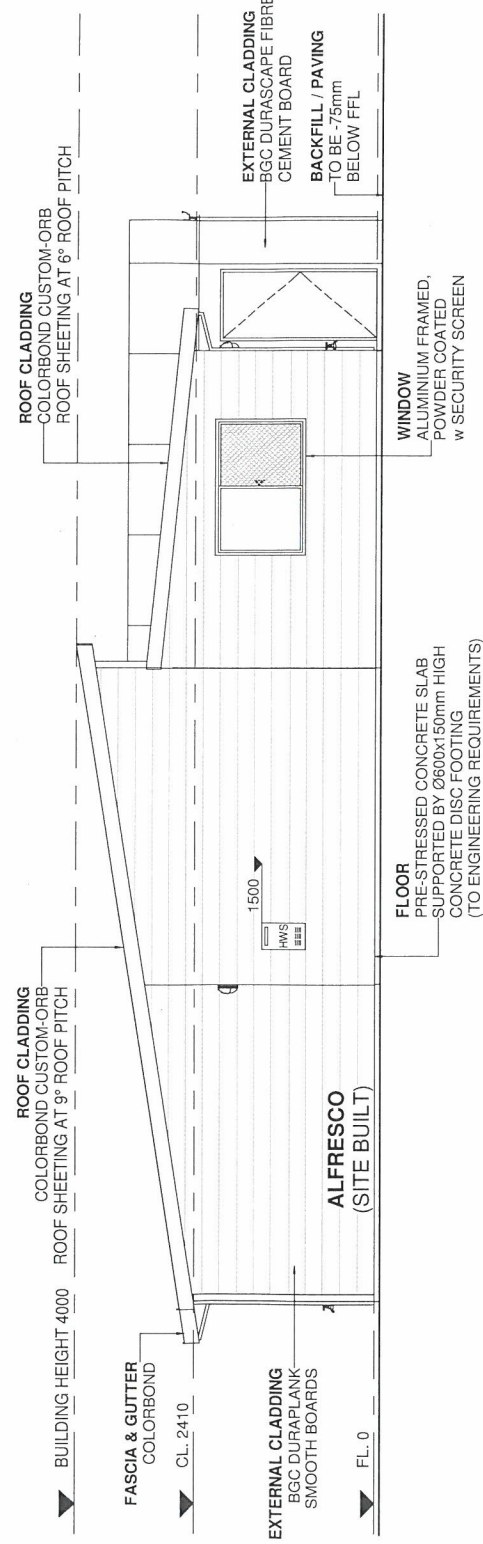
Use figured dimensions in preference to scaled.
All dimensions to be verified and checked on the job. ©



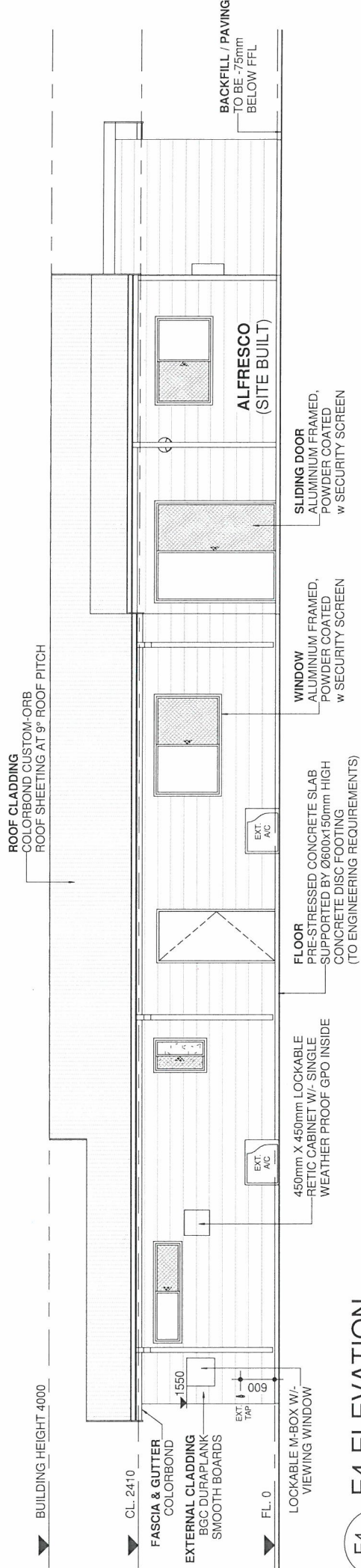
E1 E1 ELEVATION
A103 1 : 100



E2 E2 ELEVATION
A103 1 : 100



E3 E3 ELEVATION
A103 1 : 100



E4 E4 ELEVATION
A103 1 : 100

CLIENT: SHIRE OF WICKEPIN
ADDRESS: LOT 50 (#14) SMITH ST.
WICKEPIN, WA 6370
HOUSE TYPE: CUSTOM 4 x 2

Rev	Description	Date
A	Issued for tender	17.02.2020

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DATE:	27/02/2020 9:37:30 AM
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ELECTRICAL LEGEND

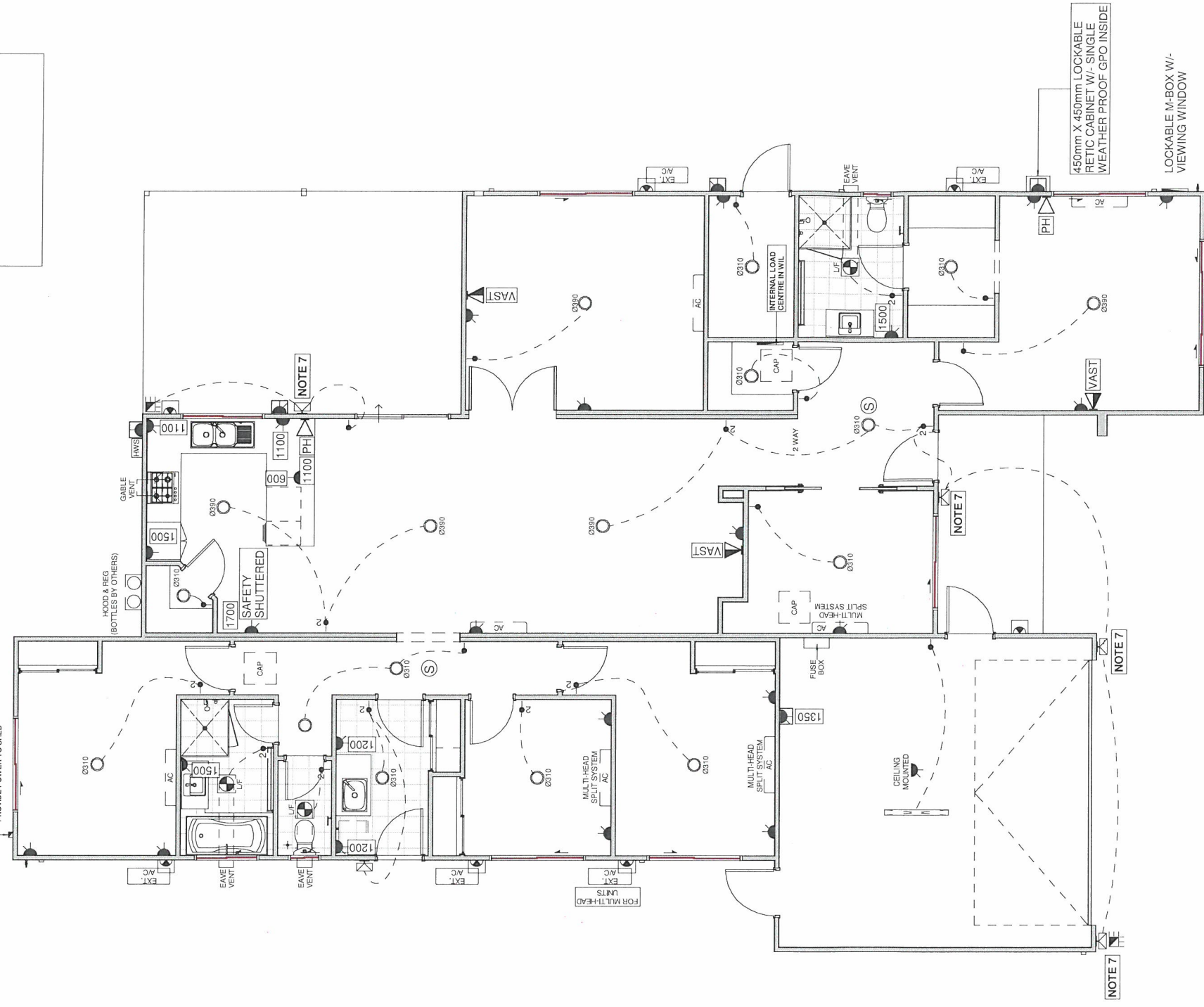
○	CEILING LIGHT - L.E.D OYSTER FITTING
○	DOWNLIGHT
▣	EXTERNAL WALL LIGHT
▣	EXTERNAL WALL LIGHT - UP/DOWN
▣	2x36W L.E.D. SURFACE MOUNTED BATTEN
⚡	MOTION SENSOR
⚡	SINGLE GPO
⚡	DOUBLE GPO
⚡	QUAD GPO
⚡	SINGLE WEATHERPROOF GPO
⚡	DOUBLE WEATHERPROOF GPO
⚡	ISOLATION SWITCH
⚡	AIR CONDITIONER UNIT ISOLATOR
△	PHONE & DATA OUTLET
△	VAST TV POINT
⚡	LIGHT SWITCH
Ⓢ	HARDWIRED SMOKE DETECTOR c/w BATTERY BACKUP
⚡	EXHAUST FAN FLUMED
LF	LIGHT / FAN
⊕	CEILING FAN w LIGHT
⚡	METER BOX

ELECTRICAL NOTES:

- ALL ELECTRICAL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL
- ALL LIGHT SWITCHES TO BE 1200HT ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
- INTERNAL GENERAL POWER OUTLETS, PHONE & DATA POINTS TO BE 300HT ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
- EXTERNAL GENERAL POWER OUTLETS AND EXTERNAL ISO SWITCH TO BE 1350HT ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
- EXTERNAL LIGHT FITTINGS TO BE 1900 HT ABOVE FINISHED FLOOR LEVEL - MEASURED TO UNDERSIDE OF FITTING
- POWER TO DISHWASHER RECESS, ELECTRIC OVEN, RANGEHOOD, HOT PLATE, SOLAR HOT WATER SYSTEM.
- EXTERNAL LIGHT TO BE CONNECTED TO MOTION SENSOR.

1 ELECTRICAL PLAN

A104 1 : 100



DGPO & LIGHT PROVISION FOR SHED

CLIENT: SHIRE OF WICKEPIN

ADDRESS: LOT 50 (#14) SMITH ST.

WICKEPIN, WA 6370

HOUSE TYPE: CUSTOM 4 x 2

Rev

A Issued for tender

Description

Date

17.02.2020

JOB No. 20020

DATE: 27/02/2020 9:37:30 AM

DRAWN: ZY

CHECKED: BT

REV: A SHEET

SCALE: 1 : 100

A104



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T: 08 64540919 F: 08 64540918

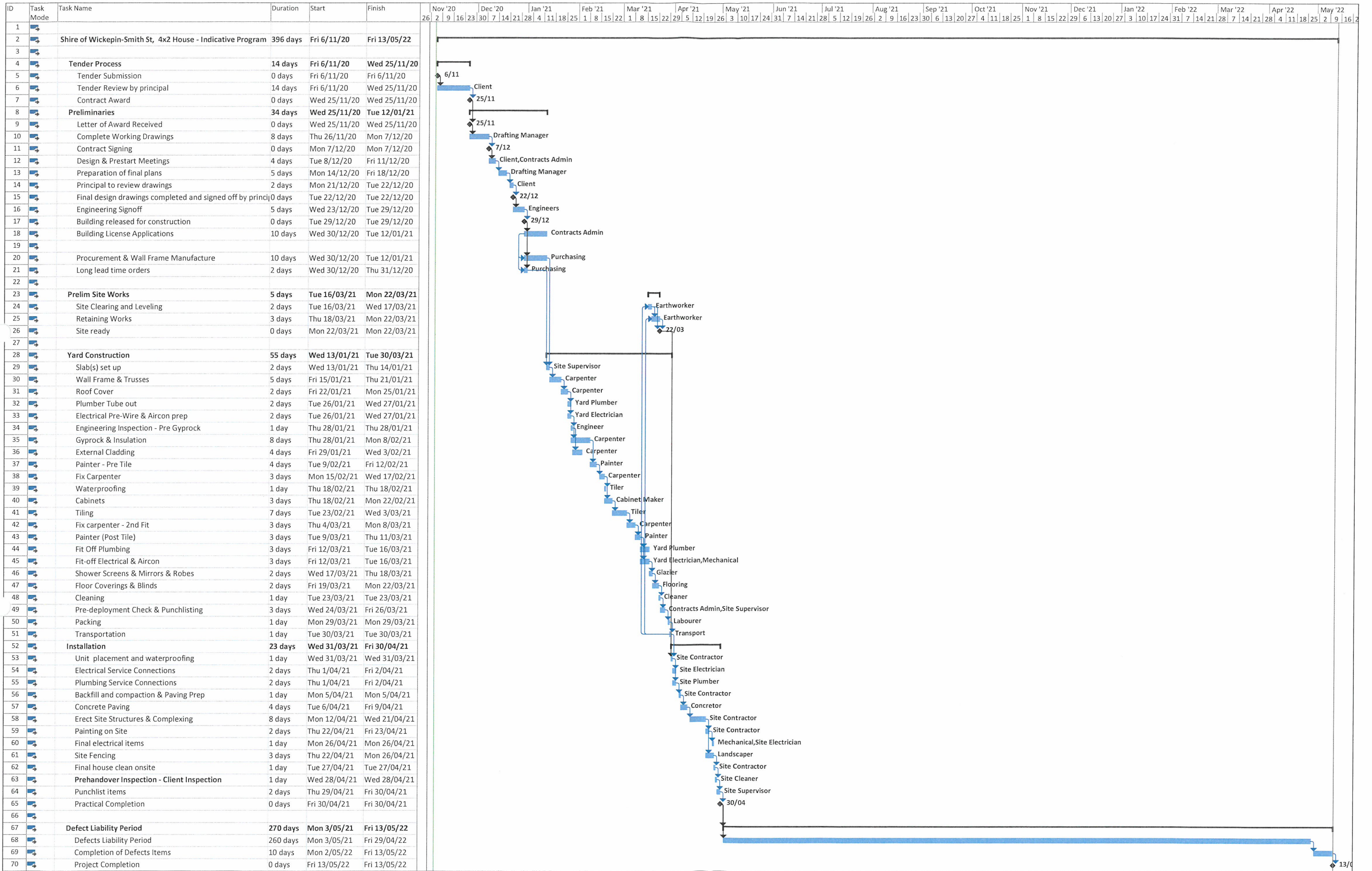
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Builders reg # 101630

22

Use figured dimensions in preference to scaled. All dimensions to be verified and checked on the job. © Copyright



Project: Shire of Bruce Rock 2019 Date: Thu 5/11/20	Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only	Manual Progress
	Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Deadline	
	Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Progress	



Addendum to Specification



JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

SPECIAL NOTES 1) This selection should be read in conjunction with the General Specification for full details
 2) Details contained herein take precedence over the General Specification, with Variations to Contract dated later than this document taking precedence thereafter

<p>1</p>	<p>PRELIMINARIES</p> <p>DEPOSITS/FEES TO SHIRE</p> <p>Kerb Bonds</p> <p>APPROVALS</p> <p>Planning Approval Building Approval Water Corporation</p> <p>Power Service Septic System Approval Demolition Approval BAL Report Soil Report Contour and Feature Survey</p> <p>INSURANCES</p> <p>Home Owners Indemnity</p>	<p>No Allowance</p> <p>No Allowance - Not Applicable By Builder By Builder - Standard Water Service Application only <i>No allowance for Water Corporation Headworks Fees</i> Builder to connect to existing power pillar at left hand front corner of lot No Allowance No Allowance Not applicable, building to be constructed to 'BAL-Low' rating. By Builder By Builder</p> <p>By Builder</p>
<p>2</p>	<p>TERMITE TREATMENT</p> <p>Refer 'Modular Framed Construction' Specification for further details</p>	<p>By Builder</p>
<p>3</p>	<p>MATERIALS</p>	<p>Refer 'Modular Framed Construction' Specification for further details</p>
<p>4</p>	<p>SITE ALLOWANCES</p> <p>SITE PREPARATION</p> <p>ONSITE PLUMBING</p> <p>ONSITE ELECTRICAL</p>	<p><i>Provisional sum allowance for site preparation, subject to contour survey.</i> Includes preparation of the site ready for delivery of the building including compacted sand pad, backfilling and preparation ready for installation of concrete by Builder. No allowance for hard digging or rock removal. Install retaining walls as detailed on site plan. Fill site to top of retaining wall.</p> <p>Internal plumbing join up of modules by Builder. Install waste water drains and connect to existing sewer junction Standard water service to be connected to house by Builder</p> <p>Internal electrical join up of modules by Builder. Builder to install and commission external A/C units Connection from building to power pillar by Builder Builder to install communications cable conduit with draw wire. Supply and installation of hot water system by Builder.</p>

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

<p>5 CONCRETE FLOOR Concrete Footings (std) Additional Footings as per Engineer</p>	<p>Footings and slabs to Engineers Specification. Ø600 x 150 high concrete rings suitable for 'A' or 'S' class site. No allowance - subject to soil classification being undertaken on contract award. Any additional footings (if required) to incur an additional cost.</p>
<p>6 FRAMES Steel Wall Frames</p> <p>External Door Frames Sliding Door Frames Internal Door Frames</p>	<p>Refer to General Specification As per Engineers design specifications</p> <p>Hardwood timber with double rebate Aluminium supplied as per Window Manufacturer 10 bend Deluxe metal profile</p>
<p>7 ROOF STRUCTURE Steel Roof Frame Structure Eave Linings</p>	<p>Refer 'Modular Framed Construction' Specification for further details As per Engineers design specifications Fibre cement with plastic joint strips</p>
<p>8 EXTERNAL</p> <p>EXTERNAL WALL CLADDING Main Wall Cladding Colour to be Selected: Feature Cladding: Colour to be Selected: Entry Door Frame Colour: Entry Door Colour:</p> <p>ROOF CLADDING Type Colour to be selected:</p> <p>GUTTERS Type Colour to be selected:</p> <p>FASCIA AND BARGE Type Colour to be selected:</p> <p>DOWNPIPES Type: Colour to be selected:</p>	<p><i>Note: Fibre cement product screw holes are not filled</i></p> <p>BGC 230mm Duraplank Smooth Boards (std) TBA Builders Standard Range BGC Duragrid Panel TBA Builders Standard Range TBA Builders Standard Range TBA Builders Standard Range TBA Builders Standard Range</p> <p>.42 Corrugated Colorbond TBA Builders Standard Range</p> <p>Colorbond Slotted Settlers TBA Builders Standard Range</p> <p>.60 Colorbond TBA Builders Standard Range</p> <p>Connected to stormwater pipework and run to stormwater soakwells. 90x45mm Colorbond TBA Builders Standard Range</p>
<p>9 INTERNAL LININGS</p> <p>INTERNAL WALL LININGS Wall linings Shower wall linings Wet area wall linings</p>	<p>Refer 'Modular Framed Construction' Specification for further details 10mm Plasterboard with external corner beads 9mm water resistant FRC lining board to shower walls 10mm wet area plasterboard to bathroom, ensuite, WC and laundry trough walls</p>

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

<p>9a INSULATION Builders Blanket</p> <p>Roof Area Ceilings External Walls Foil to external walls</p> <p>10 CEILINGS Ceiling Lining Ceiling height to main house area Cornice Type Raked Ceilings</p> <p>11 WINDOWS AND DOORS</p> <p>Colour to be selected:</p> <p>Obscure windows Type Obscure windows Location</p> <p>FLY SCREENS</p> <p>BARRIER SCREENS</p> <p>(Colour to match selected windows:)</p> <p>13 DOORS</p> <p>EXTERNAL DOORS EXTERNAL ENTRY Glazing (if applicable) Entry Door Sidelight External Laundry Door Internal Doors</p> <p>DOOR STOPS</p> <p>DOOR FURNITURE Entry Door Furniture Colour to be selected:</p> <p>Store & Laundry Door Furniture Colour to be selected:</p> <p>Internal doors Colour to be selected:</p>	<p>R1.3 50mm builders blanket to underside of the roof decking over internal floor area (std)</p> <p>R3.0 insulation to internal roof area ceilings (std) R2.0 insulation batts to external walls (std) Perforated Anti-glare foil to external walls (std)</p> <p>10mm Plasterboard Ceilings to main area at 2700mm unless otherwise specified 55mm covered cornice To Living/Dining/Kitchen</p> <p>Sliding aluminium with key locks as per plan. Keylock handles to all sliding doors TBA Builders Standard Range</p> <p>Satinlite Bathroom, Ensuite and WC's</p> <p>To all aluminium windows and sliding doors.</p> <p>Stainless steel security screen to front entrance door. Aluminium diamond mesh barrier screens to sliding sashes of windows, laundry door and dining slider. TBA Builders Standard Range</p> <p>Solidcore routed pattern entry door Not applicable Not applicable Corinthian clear glazed No.7 half light solid door Note: Gap between door and floor shall be approximately 20mm above concrete floor. Redicote flush panel (Std)</p> <p>Door buffers to all internal doors Mushroom stops to all external swinging doors</p> <p>TBA Builders standard range TBA Builders standard range</p> <p>TBA Builders standard range TBA Builders standard range</p> <p>TBA Builders standard range TBA Builders standard range</p>
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JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

	Privacy Sets	To bathroom, ensuite, master bedroom and WC
14	MOULDINGS	
	Window Reveal Linings	Flush plasterboard to all wet areas and internal windows (std)
	Skirting Boards	66 x 18 Splayed Profile
	SHELVING	
	Pantry	4 x Melamine shelves
	Linen	4 x Melamine shelves
	Broom	Single melamine shelf
	Robes	Single rail with melamine shelving and drawer unit.
	WIR	Single rails with melamine shelving and drawer unit.
15	CABINETS	<i>Cabinet door and benchtop colour selections TBA</i>
	KITCHEN	
	Laminate Benchtop Profile	40mm thick substitute square form (6mm radius) Note: Upgrade option provided for stone benchtops, refer to pricing schedule.
	End panels	Laminate pre-finished board to match door facing colour
	Door facings	Laminate pre-finished board with ABS edging to all edges
	Bank of small drawers	As detailed on plans
	Kickboards	TBA - Builders standard range.
	Dishwasher Recess	Freestanding opening as per plan dimensions. Stop cock and single GPO to dishwasher recess by Builder.
	Soft closers	Soft closers to all door and drawers
	Handles Type and Colour	TBA Builders standard range
	Handles Position	Vertical to all doors and horizontal to drawers
	BATHROOM	
	Benchtop Profile	40mm thick substitute square form (6mm radius)
	Door facings	Laminate pre-finished board with ABS edging to all edges
	Kickboards	Tiled kickboards
	Soft closers	Soft closers to doors only
	Handles Type and Location	TBA Builders standard range
	Handles Position	Vertical
	ENSUITE	
	Benchtop Profile	40mm thick substitute square form (6mm radius)
	Door facings	Laminate pre-finished board with ABS edging to all edges
	Kickboards	Tiled kickboards
	Soft Closers	Soft closers to doors only
	Handles Type and Location	TBA Builders standard range
	Handles Position	Vertical
	LAUNDRY	
	Benchtop Profile	40mm thick substitute square form (6mm radius)
	Door facings	Laminate pre-finished board with ABS edging to all edges
	Kickboards	Tiled kickboards

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

<p>Soft Closers Handles Type and Location Handles Position</p> <p>16 PLUMBING</p> <p>FIXTURES:</p> <p>KITCHEN Sink make and model Sink Tapware Tapholes Fridge recess stop cock</p> <p>BATHROOM Vanity make and model Vanity Tapware Tapholes Bath make and model Bath Tapware Hobless Shower Shower Tapware</p> <p>ACCESSORIES Towel Rails Soap holder</p> <p>WC's</p> <p>Toilet roll holder Toilet Suite</p> <p>ENSUITE Vanity make and model Vanity Tapware Tapholes Hobless Shower Shower Tapware Toilet Suite</p> <p>ACCESSORIES Towel Rails Toilet roll holder Soap holder</p> <p>LAUNDRY Trough make and model Trough Tapware Tapholes WM Recess Tapware WM Recess Taps Location</p>	<p>Soft closers to doors only TBA Builders standard range Vertical</p> <p><i>Note: All internal pipework to be copper. Refer to Clarifications for alternative option.</i></p> <p>Clark 'Punch' 1200mm inset double end bowl Classico Sink Mixer (51093) 1 taphole Not included - refer to Pricing Schedule for optional upgrade price.</p> <p>White vitreous china Caroma Carboni II inset with chrome plug washer Classico basin mixer (50093) 1 taphole White acrylic Stylus 'Maxton' 1525 with 40mm chrome plug and washer. Classico mixer bath set with Niseko 170 spout (58094) Hobless shower recess (std) Classico mixer shower set with moda bracket HS205 (56111)</p> <p>2 x 1200mm double chrome towel rails Star soap dish (86995)</p> <p>Star toilet roll holder (86993)</p> <p>Everhard closed couple 4.5/3 smart flush suite with concealed pan. 4 star wels rated.</p> <p>White vitreous china Caroma Carboni II inset with chrome plug washer Classico basin mixer (50093) 1 taphole Hobless shower recess (std) Classico mixer shower set with moda bracket HS205 (56111)</p> <p>Everhard closed couple 4.5/3 smart flush suite with concealed pan. 4 star wels rated.</p> <p>2 x 1200mm double chrome towel rails Star toilet roll holder (86993) Star soap dish (86995)</p> <p>Everhard Benchline 45L stainless steel inset cabinet Classico Sink Mixer (51093) 1 taphole Akita laundry set On wall above WM recess</p>
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JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

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Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

20	WALL AND FLOOR TILES	<p><i>Prime cost allowance of \$44.00m² retail for supply of floor and wall tiles.</i></p> <p><i>Maximum tile selection size of 300x300 to wet area floors.</i></p> <p><i>Maximum tile selection size of 400x200 to wet area walls.</i></p> <p>WALLS:</p> <p>400mm above kitchen bench (std) 1 row of skirtings to wet areas 1 row above vanities and basins 400mm above trough and WM 2000mm high tiling to showers 400mm above baths</p> <p>FLOORS:</p> <p>Tiling To entry, kitchen, passage, family, dining & wet areas as detailed on plans. Mitring to tiling throughout where required.</p>
21	ELECTRICAL	<p>Light switches and power points to be white.</p> <p>Light switches and power points heights as nominated on plan.</p> <p>Power Source Single phase supply with RCBO trip safe earth leakage and short circuit/overload protection to every circuit.</p> <p>Meter Box 450x450 galvanised metal painted to match residence</p> <p>LIGHT FITTINGS</p> <p>LED oyster lights as per plan (std) Haneco HANCL15W300R Multi LED oyster lights as per plans LED oyster lights as per plan (std) Haneco HANCL25W400R Multi LED oyster lights as per plans</p> <p>POWER POINTS</p> <p>Double GPO's as per plan As detailed on plans Single GPO's as per plan As detailed on plans Double weatherproof GPO (std) as per plan As detailed on plans</p> <p>EXHAUST FANS</p> <p>Location: Bathroom Fan/light combo with backdraft dampner flued externally Ensuite Fan/light combo with backdraft dampner flued externally WC's Fan/light combo with backdraft dampner flued externally</p> <p>Television points Location Living and Theatre rooms</p> <p>TV Antenna Supply and install VAST satellite dish with decoder box Builder to supply certificate of signal test.</p> <p>Telephone Point 2 x phone points, as detailed on plans Telstra lead in by Owner via Telstra licenced agent.</p> <p>Data Points As detailed on plans</p>

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

Smoke Alarms as per plan

Hardwired with battery back up

Air-Conditioning

No allowance - separate optional upgrade price provided, refer to Price Schedule.

22 PAINTER

Note: Allowance of 2 colours for external wall claddings and eaves linings. Allowance of 1 internal wall colour. Door jambs architraves and skirtings to be done in the same colour. Different percentage is allowable for no extra cost.

INTERNAL PAINT COLOURS

LIVING

TBA

KITCHEN

TBA

DINING

TBA

ENTRY

TBA

PASSAGES

TBA

BED 1

TBA

BED 2

TBA

BED 3

TBA

BED 4

TBA

STUDY/OFFICE

TBA

BATHROOM

TBA

ENSUITE

TBA

WC's

TBA

LAUNDRY

TBA

CEILING & CORNICE COLOUR

Flat White ceiling paint throughout

DOORS, FRAMES, REVEALS ETC

Colour: TBA

SKIRTINGS

Colour: TBA

EAVES LINING

Colour to be selected:

TBA Builders Standard Range

23 WINDOW TREATMENTS

Type

Vertical Blinds

Colour

TBA Builder's Standard Range

Location

All windows and glass sliding doors excluding Ensuite, Bathroom, WC & Laundry

JOB No: 20020

Phone Home:

Client: SHIRE OF WICKEPIN

Phone Work:

Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

24 FLOOR TREATMENTS

CARPET

- Type
- Colour
- Location

Trevor's Carpets - TBA from Builder's standard range
TBA Builders Standard Range
To Study and Bedrooms, including robes.

TILES

Tiles to all other areas as detailed on plans as per Section 20 - Wall and Floor tiles.

25 ONSITE WORKS

EXTERNAL STRUCTURES

Type

- Floor Type
- Roof Colour
- Gutter Colour
- Posts, Trusses, Rafters and Purlin colours

*Shadow Grey to underside of exposed roof sheets.
Fixed and installed to manufacturers specifications.*

Alfresco / Veranda

- Concrete - by Builder
- To match residence
- To match residence
- To match residence

Type

- Lining
- Ceiling Colour
- Internal Wall Lining Colour
- Cladding
- Cladding Colour
- Roof Colour
- Gutter Colour
- Door
- Door Colour
- Floor Type
- Posts, Trusses, Rafters and Purlin colours

Garage

- 6mm Hardiflex with plastic joint strips
- Flat white ceiling paint
- TBA Builders Standard Range
- TBA Builders Standard Range
- TBA Builders Standard Range
- TBA Builders Standard Range
- TBA Builders Standard Range
- Remote control sectional door, profile TBA and flush panel PA door as detailed.
- TBA Builders Standard Range
- Concrete by Builder
- TBA Builders Standard Range

Type

- Cladding
- Door
- Floor Type
- Lighting
- Power Outlets

6m x 4m Shed

- Colorbond Steel, colour to be selected from Builder's range.
- Colorbond rollerdoor, colour to be selected from Builder's range.
- Concrete by Builder
- LED Batten Light internally as detailed
- 1 x Double GPO internally as detailed

FENCING

0.9m and 1.8m high Colorbond fencing with single PA gate and double hinged vehicle access gates to front as detailed on per plans.

GRANO AND/OR PAVING

- Type
- Location

100mm grey grano with F63 mesh
Carport, crossover, porch, alfresco and perimeter to extent as shows on plans.
Install grated drain to front of carport and connect to stormwater system for drainage to roadside drain.

JOB No: 20020

Phone Home:

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Site: LOT 50 SMITH STREET WICKEPIN

Mobile:

I/We have accepted that this document is the final selections chosen and that these details are now complete.

I/We acknowledge that any changes to these documents after prestart will incur a \$200 Late Variation Fee

Signed:

Owner..... Owner.....

Signed by Builder..... Date.....



3.2 Tenderer's Response

The text "Company Profile" is centered within a dark grey horizontal band. The text is rendered in a light orange, lowercase sans-serif font. The band has a subtle, repeating geometric pattern of interlocking cubes. The entire page is framed by a decorative border at the top and bottom consisting of a repeating pattern of light grey interlocking cubes.

COMPANY PROFILE:

Modular WA is an award winning modular construction company based in Wangara, Western Australia. The business commenced operations in July 2016 and has already completed a significant number of commercial projects and private residential houses throughout regional Western Australia. Modular WA's team possesses extensive experience when it comes to providing modular building solutions and turnkey commercial building projects. The directors of Modular WA, Wayne McGrath, Jason Sjoland and Errol Davies have worked together for many years and have successfully delivered turnkey modular building projects for clients such as Water Corporation, Housing Authority, BHP Billiton and Woodside.

Company Directors	
Name:	Wayne McGrath
Position:	Director / Business Development Manager – Modular WA Executive Chairman – Wyllie Group
Name:	Errol Davies
Position:	Director / General Manager – Modular WA
Name:	Jason Sjoland
Position:	Director / Financial Controller – Modular WA
Name:	Todd Morcombe
Position:	Director – Modular WA Operations Manager – Wyllie Group


MODULAR WA - A 2019 HIA AWARD WINNING COMPANY:

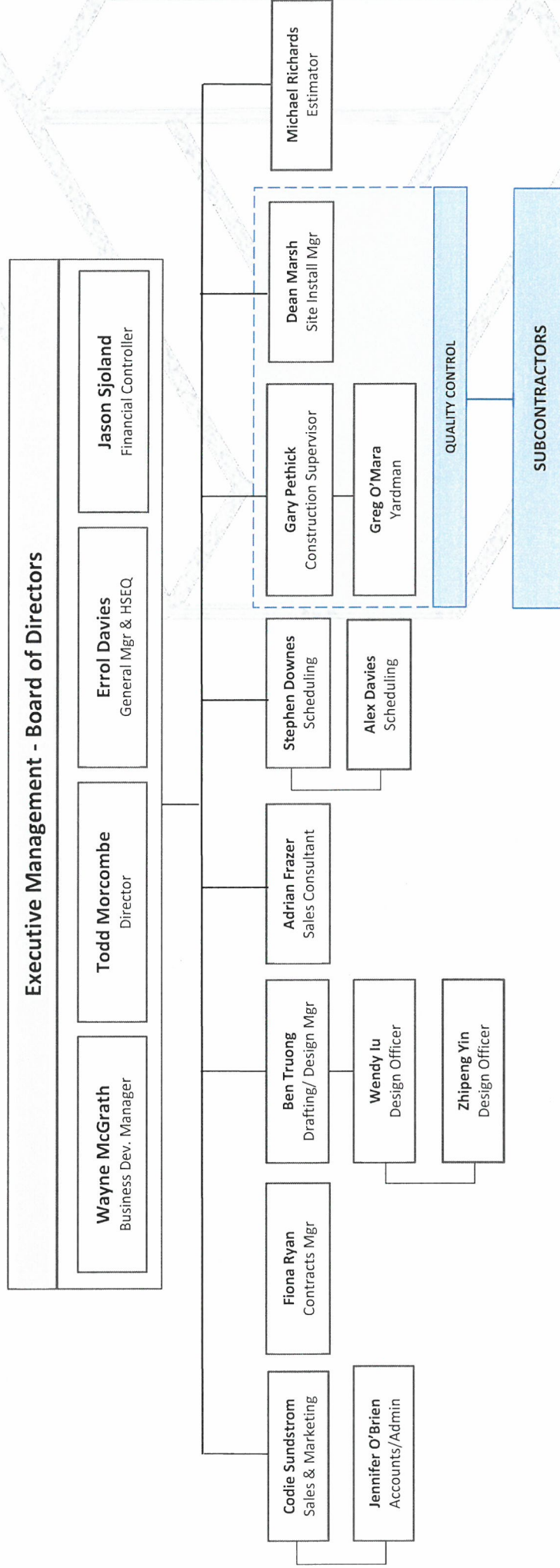
- Best Transportable Home (Western Australia)
- Best Transportable Home (Perth)
- Best Transportable Home (Mid West)
- Excellence in Customer Service (Mid West)



Organisational
Structure

Modular WA – Organisation Structure

Current Commercial/Residential Team



Note: No further staff will be required for this project. Please refer to individual curriculum vitae for full detail of staff experience and capability.

The title "ASIC Extract" is centered in a light orange font on a dark grey background. The background has a subtle, repeating geometric pattern of interlocking cubes. A thin orange line is visible above and below the dark grey area.



ASIC

Australian Securities & Investments Commission

Australian Company

MODULARIS PTY LTD

ACN 610 173 316

Extracted from ASIC's database at AEST 14:50:12 on 05/02/2020

Company Summary

Name: MODULARIS PTY LTD

ACN: 610 173 316

ABN: 42 610 173 316

Registration Date: 13/01/2016

Next Review Date: 13/01/2021

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office: PERTH WA 6000

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

A dark grey horizontal bar with a repeating geometric pattern of interlocking cubes. The word "Subcontractors" is centered in the bar in a light orange font. There is a small white circular mark on the left side of the bar.

PROPOSED SUBCONTRACTORS & LOCAL CONTENT

Modular WA will always, when economically sustainable, engage suppliers and sub-contractors based in the local economy. Modular WA only uses local Western Australian sub-contractors and suppliers and our experience is the local businesses provide the best outcome for both Modular WA and the client. Modular WA's team of manufacturing subcontractors all have years of experience in the modular industry as we use the same manufacturing team for each project built in our yard. This combined with our comprehensive quality control procedures ensures that every building is finished to the same high standard. All contractors engaged by Modular WA operate under a site specific HSEQ Management Plan and undergo site specific inductions prior to commencing works.

MANUFACTURING SUBCONTRACTORS – WANGARA FACILITY

COMPANY	DESCRIPTION OF WORKS	LOCATION
B&R Painters	External/internal painting	Eden Hill, WA
Diamond Cut Tiling	Tiling	Jindalee, WA
ESD Australia	Certification consultants	Cloverdale, WA
Prompt Engineering	Certification consultants	Wangara, WA
Elite Pest Control	Termite barrier installation	Wangara, WA
Homeland Carpentry	Carpentry	Margaret River, WA
KS Ceilings	Internal linings	West Swan, WA
Northshore Electrical	Yard electrical	Wangara, WA
Living Electrical & Data	Yard electrical	Wangara, WA
Quality Carpentry	Carpentry	Greenwood, WA
Trevor's Carpets	Carpet/vinyl supply & installation	Osborne Park, WA
Stewart's Plumbing	Yard Plumbing	Quinn's Rocks, WA
Westcape Joinery	Cabinetry	Wangara, WA
WA Universal Rigging & Cranes	Transport of Modules	Wangara, WA

ON-SITE SUBCONTRACTORS & LOCALLY SOURCED CONTENT

COMPANY	DESCRIPTION OF WORKS	LOCATION	PERSONNEL
Cuballing Building Company	Complexing, retaining and fencing	Cuballing	4
Narrogin Earthmoving and Concrete	Earthworks and supply and install concrete	Narrogin	5
Narrogin Electrical Service	Electrical and Air Conditioning	Narrogin	2
Gearings Plumbing Service	Plumbing	Bullsbrook	2

A dark grey horizontal bar with a repeating geometric pattern of interlocking cubes. The text "3.2.8 Quality Assurance" is centered in a light orange font. There are two white circular punch holes on the left side of the bar.

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Quality Policy Statement

Modular WA is committed to implementing and maintaining a quality management system that will improve efficiency and productivity to ensure that all our services meet the requirements of our Customers.

The quality management system shall be in accordance with the requirements of AS/NZS ISO 9001 quality management systems standards.

The aim of this policy and all associated procedures is to ensure that we fully understand and comply with our Customers requirements at all times.

The objectives of this policy are to:

- Provide adequate resources to establish, implement and maintain the quality management system.
- Communicate this policy to all employees through inductions, training and ongoing example in the workplace.
- Ensure the management system is implemented on all sites.
- Promote a culture standard of zero defects performance
- Monitor and measure the effectiveness of the implementation of the system through a programme of audits to verify performance

Each workplace shall establish appropriate performance indicators to ensure these objectives are being met.

The senior management of Modular WA is committed to this quality policy and to the systems developed to deliver its objectives. Senior management supports staff in their commitment to:

- Comply with the quality system
- Continually improve the quality system
- Strive for excellence in the delivery of services

The Modular WA quality management system assures our customers of our ongoing commitment to provide them with cost-effective, value-based solutions.

1. Purpose [\(return to index\)](#)

This Project Quality Plan (PQP) is the prime document for the management of quality for all works undertaken by Modular WA. The Plan provides information and guidance on how Modular WA will meet all quality requirements and must be read in conjunction with the HSEQ Management plan and Integrated Management System manual.

By implementing this management plan, Modular WA aims to:

- Provide assurance to customers that its products and services will meet the customer's specified requirements.
- ensure that purchased items conform to specification before incorporating them in the works;
- plan and control work processes;
- plan and carry out inspection and testing to verify that the work processes are effective and that all finished work complies with the Contract;
- ensure careful selection of subcontractors and confirmation that their work complies with the contract;
- acknowledge and rectify any nonconforming work and improve work processes to prevent recurrence of nonconformities;
- keep orderly records to demonstrate that the works comply with the contract; and
- improve procedures and work practices when opportunities are identified to minimise errors, waste and product nonconformities

2. Introduction – Project Description

Client Name:	Shire of Wickepin
Principal Contractor:	Modular WA
Contract Number:	RFT 3-2020/2021
Location:	Lot 50 Smith Street Wickepin
State/Territory:	Western Australia
Supervisor/ Manager:	Errol Davies

The Project is located at the Lot 50 Smith Street Wickepin Western Australia.

The works comprises of the design, engineering and construction of one 4 x 2 executive home and ancillary structures and infrastructure. The project will be constructed in accordance with the requirements set out in the scope of work, drawings and specifications that make up the Contract.

The main activities to be carried out during the project include but aren't limited to:

- Detailed design, documentation of the specification and engineering
- Construction of one modular transportable home
- Mobilisation to site and site establishment
- Transportation of the modular building to site
- Civil works in preparation for the installation of the modular building
- Installation and commissioning of all plumbing, electrical, communication and mechanical services
- Installation of concrete paving to the garage, verandahs, paths and aprons
- Retaining walls and fencing
- Demobilisation from site
- Commissioning and handover of the buildings including preparation of operation manuals and MDR's

3. Works Program

All work will be carried out in accordance with the Contract construction program. The construction program will be monitored and updated progressively and records kept in project files.

4. Working Hours

Working hours shall be **7am to 5pm Monday to Saturday**.

Works outside these hours will require written approval from the Modular WA Project Manager and the Client.

5. Project Management Responsibilities

The Project Manager has the overall responsibility for the management of quality on the project. The Works Supervisors are responsible for all site construction activities. The Project Quality Representative is responsible for the inspection of works to ensure quality control is verified and documented.

The Project Manager is responsible for the following planning activities:

- implementing the Project Quality Plan for the duration of the project;
- overseeing the preparation, maintenance and implementation of this plan;
- preparing the works program for the project;
- liaison with the client on project issues, including disposition of any non-conformance;
- liaison with regulatory agencies regarding requirements for approvals, licenses, permits and authorities;
- selecting plant and equipment that is safe and meet regulatory requirements;
- assessing and monitoring the capability of service providers in the supply chain, and verifying that they meet quality requirements;
- providing service providers in the contract chain with the quality plans and any updates;

- approving subcontractors' quality plans and systems;
- authorising corporate quality management system procedures; and
- planning and implementing training and induction for the project, including establishing competence needed

The Works Supervisor is responsible for the following activities:

- implementing this Project Quality Plan and associated procedures;
- Inspecting the works to confirm quality standards are being maintained;
- receiving, in-process and final (or acceptance) inspection and testing;
- identifying/recording quality problems;
- initiating/recommending solutions through designated channels;
- controlling further processing/delivery/installation of nonconforming product until deficiencies or unsatisfactory conditions have been corrected; and
- controlling monitoring and measurement devices.
- checking that trades have certificates of competency; and
- keeping Project records

Employees and sub-contractors are responsible for the following:

- Working in a safe manner without risk to themselves and others;
- Complying with the PQP;
- Reporting all incidents to the Works Supervisor;
- Reporting any faulty tools or plant to the Works Supervisor;
- Complying with site rules;
- Correctly using all personal protective equipment; and
- Complying with emergency and evacuation procedures.

The Project Quality Representative is responsible for:

- Report nonconformities to the Project Manager and project team..
- Arrange for testing and survey services from providers.
- Notify the project team of impending hold points and witness points.
- Report on the effectiveness of procedures and control measures to the Project Manager and Project Team.
- Assist the project Manager and Works Supervisor in carrying out inspections.
- Control the movement and storage of records.
- Ensure that project records are created (that is, checklists are completed and signed off; forms are filled-in with complete and accurate data).
- Ensure that records are filed in accordance with document control procedures such that they can be easily retrieved when required
- Protect records from loss, damage, tampering and corruption.

- Respond to the client's requests for records and the client's record-keeping requirements.
- Ensure that identified records are delivered to the client at the times set out in the contract documents.

6. Project Delivery Team Contact Numbers

Contact details are included in Attachment A.

(Note - this contact list will be prepared on tender award).

7. Communications Management

On-site Communication

The Project Manager (Works Supervisor in his absence) is the contact point for all quality, issues and emergencies on site. Emergency contact numbers are detailed in Attachment A and displayed on notice boards at the work site.

Regular site meetings (weekly or as required) in the form of toolbox talks are held to discuss project progress and actual outputs against targets; and to discuss other issues such as incidents/accidents, near misses, non-conformances, corrective actions and improvements.

Work team members are required to notify the Works Supervisor of any quality, safety or environmental issues on site.

External Communication

The Works Supervisor and the Project Manager are the designated 24-hour emergency contacts for external authorities. They have the authority to take any action on site as directed by an authorised officer of any relevant external authority. (See Attachment A for the 24-hour contact numbers).

Communication With Subcontractors

Contact names and phone numbers for subcontractors are kept on site in a Subcontract Register. The Works Supervisor and Project Manager are the designated contacts for subcontractor matters.

Community Liaison

When required all relevant authorities and others affected by project works will be informed of the project activity and timeframes. In the event of interference with the work of other lawful activities, Modular WA will ensure that affected members of the public are so advised through an appropriate means of communication.

Enquiries about the works from external parties will be recorded and tabled at Project control meetings.

Complaints

Any complaints concerning any aspect of the project will be registered, investigated and recorded. A register will be maintained that shows the details and nature of the complaint, the complainant and actions taken as a result of the investigation. It cross-references any Non-Conformance reports or other relevant documentation.

If an environmental complaint (such as a complaint regarding noise or pollution) is received, a written report is prepared and given to the clients' representative within one (1) working day. This report includes details of the complaint, action taken to correct the problem and proposed measures to prevent the occurrence of a similar incident.

The Project Manager ensures that any complaint received is investigated promptly and that appropriate action is taken

8. Control of Documents

The key elements of document control are approval, distribution and control of superseded documents. In addition, there must be evidence of control in the form of records. The Project Manager authorises the PQP and approves changes during the project. The Project Quality Representative is the document/records controller on site. Controlled copies are issued to the client if required. Any enquiries concerning the adequacy of the PQP should be directed to the Project Manager.

Responsibilities of the document controller for all project documents include:

- creating and maintaining document registers including:
 - a project document register
 - registers of copy-holders
- distributing copies of new and updated documents to registered copy holders
- ensuring that out-of-date documents are withdrawn from circulation
- keeping documents safe from tampering or corruption.
- managing and communicate document changes

The document controllers will establish a register of document holders. Document controllers keep records that demonstrate that all intended recipients of documents have received them and taken appropriate action with out-of-date copies.

9. Purchasing and Procurement

Modular WA ensures that all purchased product (including subcontractor's work) conforms to contract requirements.

All purchased products (including subcontractor's work) are subject to verification to ensure conformance to contract requirements. All materials and equipment used for the works will be of the highest quality and will be entirely suitable for the use to which they were designed. Goods delivered to the manufacturing yard or site is subject to receiving-inspection by the project team member who takes delivery.

All subcontractors who provide services for the project must either:

- have independent management systems, verified and audited by Modular WA, or
- be controlled directly by Modular WA personnel in compliance with this plan.

All purchased products are handled, stored, combined with other products, installed and used in accordance with the manufacturer's recommendations.

10. Subcontractor Management

Selecting and Engaging Subcontractors

Modular WA engages only suppliers and subcontractors who have the right competencies and experience to perform the work satisfactorily.

In the project planning process, the Project Manager identifies work to be subcontracted and determines:

- the method of selecting subcontractors — from preferred suppliers list, by tender, Expression of Interests or other means

- the method of assessing subcontractors
- the type and level of subcontractor control required
- All subcontractors and suppliers will be engaged in accordance with the procedures detail in the HSEQ Management plan

The Project Manager prepares a list of potential subcontractors and assesses them against contract requirements.

Managing Subcontractors On-Site

The Project Manager applies a level and type of control to subcontractors appropriate to the risks associated with the subcontracted works.

Modular WA provides site induction to subcontractors on site by:

- informing the subcontractors of their responsibilities
- identifying those Modular WA staff (Project Manager and Works Supervisor) who have authority to direct subcontractors to stop work if their activities breach safety, quality or environmental requirements

Modular WA provides instruction on any systems or documentation that the subcontractor is expected to work under or use. Modular WA monitors all subcontractors' work for compliance with quality requirements. This is done through inspections and audits. All materials and equipment used for the works will be of the highest quality and will be entirely suitable for the use to which they were designed. Only appropriately licensed and/or qualified skilled tradesman will be employed for the delivery of the works. Any materials or workmanship which is of an inadequate quality or not complying with specifications will be rejected.

11. Hold and Witness Points

A **hold point** is a point in a process beyond which work may not proceed without the authorisation of a designated organisation or authority.

A **witness point** is a point in a process where Modular WA must give prior notice to the designated organisation, client or authority that work is ready for inspection.

A **process** is a series of interrelated construction or maintenance activities. These include the temporary works and the manufacture of items that result in a constructed product.

The Project Manager ensures that hold and witness points are clearly identified as part of the Inspection and Test Plans (ITP) checklist.

- Witness point notifications are completed when the client is notified.
- Hold points are completed when the client authorises the hold point release.

The Works Supervisor identifies (or labels) product that is subject to a hold or witness point to ensure that further work is not performed until authorised.

12. Inspection and Testing

To demonstrate conformity of products delivered to specified requirements, inspection and testing is carried out as follows:

Receiving Inspections of Incoming Goods

Before supplied product is used in the works a receiving inspection is carried out to ensure that purchased product conforms to what has been ordered from the supplier.

In-Process Inspection

Progressively during construction of the works, in-process inspection and testing is carried out. In-process inspections, tests and surveys are detailed on the Inspection Test Plan (ITP). Modular WA has identified, planned and documented all construction processes in the construction program and ITP.

These documents establish:

- the hold points and inspection and test points for each process
- the acceptance criteria at check-points in each process
- they identified records and information to be supplied for each process.

ITP's contain checklists that, once completed, are the principal records of process and product conformance. The Works Supervisor and PQR review each process while in progress to evaluate how effectively the work methods achieve product conformance. Improvements are implemented where necessary in consultation with the project team.

Final Inspection

To demonstrate conformity of the work to specified requirements a final or acceptance inspection and testing is carried out. Any nonconformity is managed in accordance with the non-conformance procedure through the project Corrective Action Register (CAR). The Project Manager is responsible for the final check that all inspections and tests have been completed.

13. Non-Conformance Control

Non-conformance is defined as a deviation from documented procedure or contract requirement which directly affects the quality or service life of the product or service.

Some examples of non-conformance are:

- Failing to pass an inspection and test
- Poor workmanship
- Materials and equipment used not as specified
- Deviation from specified tolerances
- Exceeding specified requirements

Non-conforming products or services are reported through the CAR.

Nonconforming product is product that fails to meet specified requirements. This generally means that product fails inspection at an inspection point, or test results shows that the product does not comply with specifications.

Nonconforming product must be reported to the Works Supervisor, who:

- raises a non-conformance report (NCR)
- ensures that the nonconforming product or lot is not used or covered up
- decides how the nonconforming product should be dealt with, in consultation with the Project Manager when necessary.

The Works Supervisor is primarily responsible for taking appropriate action to address non-conformances.

Corrective and preventive action

Corrective action is action taken to:

- discover and eliminate the underlying cause of problems and non-conformance and prevent its recurrence
- provide documentary evidence of problems being addressed
- provide a record of the events and circumstances that inform decisions and direct changes to the system
- Ensure that top management is made aware of all of the above.

Preventive action seeks to identify and address potential problems. Both corrective and preventive actions are dealt with using the same processes and forms and with the same roles and responsibilities. The following paragraphs describing the corrective action process also apply to preventive action.

Triggers for corrective action include (but are not limited to):

- recurring non-conformances, suggesting a gap in Modular WA systems
- internal audit, or an audit by the client that shows the Modular WA systems do not fully address the client's requirements
- the client issuing a non-conformance notification
- a workplace OHS incident or site environmental incident.

The requirements of the corrective action process are as follows:

- Once raised non-conformance must be brought to the attention of the project manager.
- The project manager must act on the request.
- Only the project manager is authorised to close the non-conformance within the CAR
- The project manager must close the item in the CAR within an acceptable timeframe.

14. Training

All project management personnel and site personnel receive initial induction training on the Project Quality Plan including their roles and responsibilities in meeting the project's quality assurance requirements. Site staff are also trained in the technical procedures including the requirements of Inspection and Test Plans (ITPs).

Specific training needs are identified at the commencement of the project or during project review meetings.

The Project Manager, in conjunction with the Works Supervisor identifies:

- Staff members who require training
- The qualifications or skills required
- The type of training required.

Training is provided as needed. Only appropriately licensed and/or qualified skilled tradesman will be employed for the delivery of the works.

Informal training through toolbox meetings is also delivered when required in topics such as specific methods of work, appropriate use of trades tools, hold and witness points, non-conformance, corrective action and record keeping, etc.

Details of the skills and competencies of the organisation's employees on site is kept on project records

15. Project Records

Modular WA is committed to ensuring that all records required to manage the project according to the contract requirements, as well as our own requirements, are created, stored and disposed of according to specified requirements.

Project Records are any record generated to document the execution of the project but not including records that are commercial-in-confidence or relate to staff confidential matters.

16. Project Forms

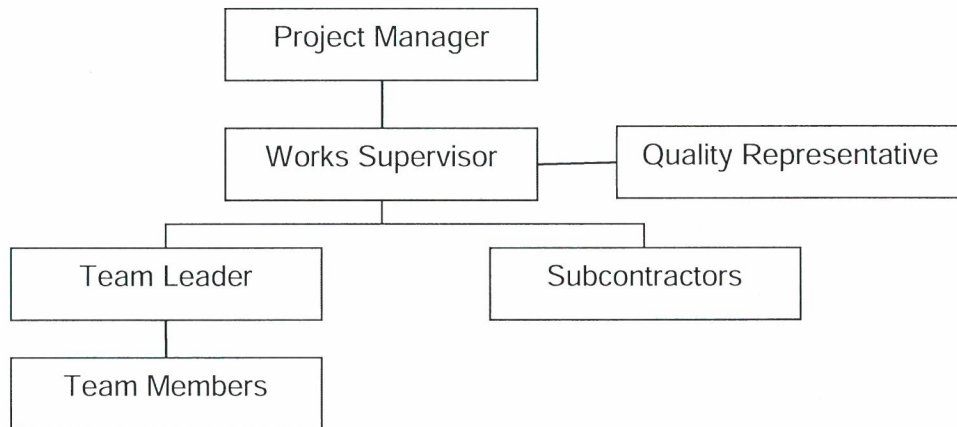
Project forms to be used in this project will be identified in Project Document Register. Records generated as works progress are filed in project records.

APPENDIX A – PROJECT CONTACT NUMBERS

Complete details below and then delete this box

ORGANISATION DETAILS			
Business or trading name and address:			
ACN/ABN:		Contractor licence No:	
Telephone:		Facsimile	
Email:		Mobile:	
Name of director or manager:		Telephone:	
Insurances (Attach copies of certificates of currency)	Company	Policy number	Expire date
Workers compensation			
Public liability			
Professional indemnity			
Sickness and accident			

Project Delivery Team - Organisation Structure



PROJECT CONTACT DETAILS		
	Contact Name	Contact No.
Emergency Services:		000
Ambulance / Fire / Police		000
Poisons Information:		131126
First Aiders:		
Utilities:		
Water		131 375
Electricity		131 351
Gas		131 358
Telephone		132 203
Dial Before You Dig:		Ext 702
EPA:		
24 hour Pollution Line:		6467 5600
Project Manager (*):		
Works Supervisor (*):		
Quality Representative:		
Other contacts:		

(*) These contacts are available on a 24-hour basis.
 Both persons have the authority to halt the progress of the works if required.

3.2.9 Insurance Coverage

Business Pack Insurance Certificate of Currency

QBE Insurance (Australia) Ltd
Head Office
Level5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy Number 70U198956BPK

Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From 01/07/2020
To 30/06/2021 at 4pm

This certificate acknowledges that the policy referred to is in force for the period shown.
Details of the cover are listed below.

The Insured

MODULAR WA MODULARIS PTY LTD
ABN Number Not Provided

Cover Details

Location 31 CHALLENGE BOULEVARD,, WANGARA WA 6065 **Risk Number** 1
Business HOUSES, PREFABRICATED, ASSEMBL
Interested Party None Noted

Property Section

Particulars	Total Sum Insured	Excess
Buildings	\$1,040,000	\$500
Contents	\$115,000	\$500

Reinstatement / extra cost conditions apply
Earthquake excess as per the policy wording

Business Interruption Section

Particulars	Total Sum Insured	Excess
Additional increased cost of working Indemnity period 12 months	\$250,000	
Outstanding accounts receivable	As per the policy wording	
Claim preparation costs	As per the policy wording	



MODULARIS PTY LTD
LVL 1, 34 COLIN STREET
WEST PERTH WA 6005

07 July, 2020

Certificate of Currency

The policy referred to is current as at the date of issue of this certificate and whilst a due date has been indicated it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

Policy Number:	24C 8458209 04
Type of Policy:	MOTOR COMMERCIAL
Expiry Date:	30/06/2021
Insured:	MODULARIS PTY LTD
Mortgagee/Interested Party:	
Situation of Risk:	ANYWHERE WITHIN AUSTRALIA UNLESS OTHERWISE RESTRICTED
Property/Sum Insured:	<ul style="list-style-type: none">• 2011 MAZDA BT-50 REG: 1DOT485 COMPREHENSIVE• 2018 MITSUBISHI TRITON REG: IGNJ861 COMPREHENSIVE

This is to certify cover has been granted in terms of the company's Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extent of your insurance cover.

Authorised by
Oliver Sheen
CGU Underwriter



Contact: Suzanne Kealley
Direct Line: 08 9264 2917

CGU Workers Compensation
Product

46 Colin Street
WEST PERTH WA 6005
GPO Box M929 PERTH WA 6843
Tel: 1300 307 952 Fax: 08 92642899
Email: cguworkersdirect@iag.com.au

**EMPLOYERS' INDEMNITY INSURANCE
CERTIFICATE OF CURRENCY**

Tolehouse - Adcor Risk Consultants
Level 1
34 Colin Street
West Perth WA 6005

1. STATEMENT OF COVERAGE

The following insurance policy covers the employer's liability under the Workers' Compensation and Injury Management Act 1981.

This certificate is valid from: to

The information provided in this certificate is correct at:

2. EMPLOYER'S INFORMATION

Policy Number	State	Work Cover Number	ABN
<input type="text" value="O/17-59"/>	<input type="text" value="Western Australia"/>	<input type="text" value="WC10205158"/>	<input type="text" value="42610173316"/>

Legal Name

Trading Name

Premium (Industry) Classifications

3. IMPORTANT INFORMATION

Other Interested Parties

Common Law Cover

Greg Mathews
CGU Workers Compensation

EIL1003

Employers are required to ensure a valid certificate is available for inspection at their principal office or place of business.

Allianz Global Corporate & Specialty

Contract Works Certificate of Currency

THIS IS TO CERTIFY THAT

The undernoted **Contract Works Insurance** is current for the period specified and is issued in accordance with the terms, conditions, definitions, limitations and exceptions noted therein:

NAMED INSURED: Modularis Pty Ltd trading as Modular WA

POLICY NUMBER: 99-0006085-CMD

PERIOD OF INSURANCE: From: 30th June 2020 at 16:00 Hrs. Local Standard Time
To: 30th June 2021 at 16:00 Hrs. Local Standard Time

TYPE OF COVER: Annual Contract Works Policy

LIMITS OF LIABILITY: Maximum Contract Value \$1,200,000
Legal Liability Not Insured

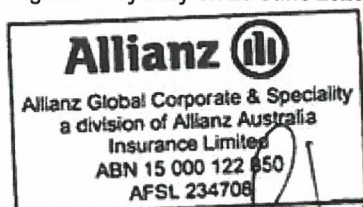
TERRITORIAL LIMITS: Anywhere in Western Australia subject to a maximum of 10% of turnover relating to projects north of the 26th Parallel

INTERESTED PARTY(S): Nil

This Certificate is issued as a matter of information only and confers no rights upon the holder. It does not amend, extend or alter the coverage afforded by the Policy/Policies listed. It is provided as a summary only of the cover provided and is current only on the date of issue. The Insurance granted by this Certificate is subject to the terms, exceptions, conditions and warranties of the Contract Works Policy No. 99-0006085-CMD held by Allianz Global Corporate & Specialty in the name of Modularis Pty Ltd Trading as Modular WA.

This insurance is also subject to any modifications made by endorsement to the above mentioned policy at any time during the period of insurance as detailed above.

Signed in Sydney on 29 June 2020



For and behalf of
Allianz Global Corporate & Specialty
A division of Allianz Australia Insurance Ltd
ABN 15 000 122 850

Business Pack Insurance Certificate of Currency

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy Number 70U198956BPK

Cover Details

Location 31 CHALLENGE BOULEVARD,, WANGARA WA 6065 **Risk Number** 2
Business HOUSES, PREFABRICATED, ASSEMBL
Interested Party None Noted

Theft Section

Particulars	Total Sum Insured
Contents	\$25,000
Stock	Not Insured
Theft without forcible entry	\$5,000
Tobacco, cigarettes, cigars	Not Insured
Liquor	Not Insured
Excess	\$500

Glass Section

Particulars	Total Sum Insured
External and internal glass	Replacement value
All additional benefits as per the policy wording	\$5,000
Excess	\$500

End of Certificate



Certificate of Currency

This is to certify the insurance policy detailed below is current and in force.

Insured Companies

Modularis Pty Ltd T/As Modular WA and Norfolk Homes,

Type of Policy

Primary Public and Products Liability

Policy Number

AU00010918LI20A

Period of Insurance

30 June 2020 to 30 June 2021 at 4:00 pm AEST

Territorial Limit

Worldwide excluding the United States of America and Canada

Limit of Liability

Public Liability	AUD 20,000,000 any one occurrence
Products Liability	AUD 20,000,000 any one occurrence and in the aggregate
Civil Liability	AUD \$5,000,000 any one occurrence and in the aggregate during the Period of Insurance
	Retroactive date 7/4/2020
	Professional Services Building Services

For full details regarding coverage refer to the policy documentation.

Signed on behalf of XL Insurance Company SE



.....
David Mutton
Senior Underwriter
Casualty | Insurance

Date: 26 June 2020

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6.2.10 - Occupational Health & Safety

7 CONTRACTOR'S OCCUPATIONAL SAFETY AND HEALTH MANAGEMENT SYSTEM QUESTIONNAIRE

This questionnaire forms part of the Principal's Tender evaluation process and is to be completed by tenderers and submitted with their Tenders and labelled as "Contractor's Safety & Health Questionnaire". The objective of the questionnaire is to provide an overview of the status of Contractor's safety management system. Contractors may be required to verify their responses noted in their questionnaire by providing evidence of their ability and capacity in relevant matters.

OSH Policy and Management	YES	NO
<p>Is there a written company health and safety policy? If Yes, provide a copy of the policy. Comments Refer to attached HSEQ Management System</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the company have an OSH Management System? If Yes, provide details. Refer to attached HSEQ Management System</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the OSH Management System audited or reviewed on a regular basis? If Yes, provide details of last audit and outcomes. Yes, HSEQ Management System is audited regularly and updated as required. Refer to attached internal audit document M QA S0017.</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is there a company OSH organisation chart? If Yes, provide a copy. Comments Yes, refer to company Organisational Chart.</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are Health and safety responsibilities clearly identified for all employees? If Yes, provide details. Yes, refer to M QA S001 - HSEQ Management System</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are line managers held accountable for health and safety performances? If Yes, provide details. Yes, refer to M QA S001 - HSEQ Management System</p> <hr/> <hr/> <hr/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Safe Work Practices and Procedures	YES	NO
<p>Has the company prepared safe operating procedures or specific safety instructions relevant to its operations? If Yes, provide a summary listing of procedures or instructions. Comments Yes. Please refer to attached examples of Safe Work Method Statements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are safe operating procedures or specific safety instructions issued to employees? If Yes, please explain how this is done. Yes, refer to M QA S001 - HSEQ Management System</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the company have any permit to work systems? If Yes, provide a copy of a standard incident report form. Yes. Please refer to M QA S001 HSEQ Management Plan and attached incident report forms/procedures.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Which company personnel are responsible for investigating incidents? Modular WA Project Managers and Supervisors.</p>		
<p>Do incident reports contain prevention recommendations? Who is responsible for implementing remedial measures recommended? The directors of Modular WA.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are these procedures to maintaining, inspecting and assessing the hazards of Plant operated/owned by the company? If Yes, provide details. Yes. Please refer to M QA S001 HSEQ Management Plan</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are their procedures to storing and handling hazardous substances? If Yes, provide details. Yes. Please refer to M QA S001 HSEQ Mgmt Plan and the M ENV P002 Spill Prevention and Response documents.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are there procedures for assessing and controlling risks associated with manual handling? If Yes, provide details. Yes. Please refer to M QA P004 Manual Handling procedure.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Occupation Safety and Health

Describe how safety and health training is conducted in your company?

Refer to attached HSEQ Management System document -
OSH inductions and meetings are conducted regularly.

Provide a summary or examples of safety and health training courses provided for, or undertaken by employees during the past 12 months.

M HR P000 Training Matrix is available on request.

Is a record maintained of all training and induction programs undertaken for employees in your company?

If Yes, provide examples of safety training records.

Yes. Training matrix available on request.

Provide details of any company safety induction programs for company employees and or/Sub contractors.

All contractors engaged by Modular WA must agree to operate under a site specific OSH Management Plan prior to commencing works, and undergo a site specific induction. Refer to HSEQ management system for further information.

Safety and Health Workplace Inspection

	YES	NO
Are regular health and safety inspections at work Sites undertaken? If Yes provide details. <u>Yes. Please refer to M QA S001 HSEQ Management Plan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are standard work place inspection checklist used to conduct health and safety inspections? If Yes, provide details or examples. <u>Yes. Please refer to M QA F003 HSEQ Site Inspection.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Who normally completes workplace safety and health inspections? <u>Modular WA Project Managers and Supervisors.</u>		
How are workplace safety and health inspection reports dealt with? <u>Please refer to M QA S001 HSEQ Management Plan.</u>		
Is there a procedure by which employees can report hazards at workplaces? If Yes, provide details. <u>Yes. Please refer to M QA S001 HSEQ Management Plan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Safety and Health Consultation

YES NO

Is there a workplace safety committee?
If Yes, provide details.

Are there guidelines on procedures governing the safety committee operation?

Are there employee elected health and safety representatives
If Yes, provide details.

Is there a company safety officer?
Comments:

Errol Davies - HSEQ & General Manager

Safety and Health Performance Monitoring

Is there a system for recording and analysing and safety performance statistics?
If Yes, provide details.
Please refer to M QA S001 HSEQ Management Plan.

Is safety performance on the agenda of management meetings?
If Yes, provide details.
Yes, weekly management meetings are held as well as regular HSEQ meetings

Is senior management involved in analysis of safety performance statistics?
Yes, during management/HSEQ meetings.

Has the company ever been convicted of an occupational health and safety offence?
If Yes, provide details.

No - MWA has not been subject to any cautioning or persecution.

SUPPORTING HSEQ DOCUMENTATION

Please note, all HSEQ documentation referenced in this questionnaire can be accessed and downloaded using the following link.

<https://www.dropbox.com/sh/5709duanmmm1cu/AACKs1O3xJbnx3pSKXKTmL1ya?dl=0>

8 TENDERER'S SAFETY RECORD

Complete the following details and submit with your Tender labelled as "Tenderer's Safety Record".

Project	Date of Accident/Notice	Accident or Infringement Notice	Reason	Time Lost
Residential Project Wangara	1/08/2017	Accident	Cut hand on sign while flicking dry and paint brush	0
Residential Project Wangara	8/12/2017	Accident	Cutting up roof iron. Holding iron with pliers. Pliers slipped with iron springing back onto leg.	0
Residential Project Wangara	24/01/2018	Accident	Hand slipped whilst securing cable resulting in cut to hand	0
Residential Project Wangara	12/02/2018	Accident	Banged shin on edge of roof sheet	0
Residential Project Wangara	28/04/2018	Accident	Damage to house whilst loading	0
Residential Project Wangara	10/05/2018	Accident	Drilling through stud, drill slipped cut wrist	0
Residential Project Wangara	28/06/2018	Accident	Damage to house whilst loading	0
Residential Project Wangara	10/08/2018	Accident	Cleaner tripped and fell when filling bucket with water	1
Residential Project Wangara	14/08/2018	Accident	Injured back when lifting roll of vinyl	1
Residential Project Wangara	21/01/2019	Accident	Counter weights slid off back of truck	0
Residential Project Wangara	16/06/2019	Accident	Slipped and bruised ribs	0



A. Relevant Experience

Relevant Experience

Modular WA have successfully delivered a diverse range of projects throughout Western Australia. Our clients have recognised the ability of Modular WA to deliver cost effective modular solutions with a focus on quality, program and customer service.

Please refer to the Project Profiles for further information on individual contracts.

RECENT CONTRACTS OF A SIMILAR NATURE:

CLIENT	DESCRIPTION	CONTRACT VALUE	CONTRACT PERIOD
Shire of Quairading	3 x Caravan Park Cabins	\$270,000	May 19 – Aug 19
City of Busselton	3 x Caravan Park Cabins	\$317,000	Ongoing
Northam Eco Village	4 x Village Display Homes	\$1M + 250K/unit	Ongoing
RSL Care WA	Jurien Bay Village Units	\$1.2M + 250K/unit	Ongoing
Water Corporation	6 x Modular Offices	\$989,000	July 18 – Oct 18
Shire of Bruce Rock	2 x Executive 4x2 Residences	\$615,000	2017 & 2018
Meadowbrooke	Lifestyle Village Living Units	\$735,000	July 17 – Aug 18
Shire of Wiluna	5 x Staff Houses	\$1,375,000	April 18 – July 18
Shire of Yalgoo	Multi-Purpose Sports Facility	\$800,000	April 18 – Jan 19
Beachlands Village	Seaspray Village Units	\$650,000	Underway

REFEREES FROM MOST RECENT CONTRACTS:

CLIENT	H&H Developments	CONTACT	Kevin Davidson
LOCATION	Osborne Park	TELEPHONE	Available on request
CONTRACT VALUE	\$1.2 Million + \$250K/unit	CONTRACT PERIOD	Ongoing
DESCRIPTION	Jurien Bay Village - RSL Care WA Lifestyle Living Units 4 x display homes, 4 x respite units, 3 x private units with further underway.		

CLIENT	Shire of Wiluna	CONTACT	Angela Hoy
LOCATION	Wiluna, WA	TELEPHONE	08 9981 8000
CONTRACT VALUE	\$1.38M	CONTRACT PERIOD	April 18 – July 18
DESCRIPTION	Staff Housing Project – 5 x Turnkey Homes		

CLIENT	Shire of Carnamah	CONTACT	Ian Walsh
LOCATION	Carnamah, WA	TELEPHONE	08 9951 7005
CONTRACT VALUE	\$285,000	CONTRACT PERIOD	Apr 18 – Oct 18
DESCRIPTION	Design & Construct 3 x 2 Staff House		

CLIENT	Shire of Bruce Rock	CONTACT	Darren Mollenoyux
LOCATION	Bruce Rock, WA	TELEPHONE	08 9061 1377
CONTRACT VALUE	\$615,000	CONTRACT PERIOD	2017 & 2018
DESCRIPTION	2 x Executive 4x2 Residences in 2017 and 2018		

Previous Projects

Modular WA has a capable and highly experienced board of directors and project management team with extensive expertise in delivering modular solutions of any size - from small residential contracts to large scale commercial installations. Some notable recent projects include the Jurien Bay Village, a Multi-Purpose Sports Facility in Yalgoo, as well as a number of modular offices for the Water Corporation.

Wayne McGrath, Jason Sjoland and Errol Davies have worked together for many years and have successfully delivered turnkey modular building projects for clients such as the Housing Authority, BHP Billiton, Rio Tinto and Woodside. Both Errol Davies and Wayne McGrath are registered builders with extensive project management experience.



LIFESTYLE UNITS

Client:	Preston Green Pty Ltd
Project:	Meadowbrooke Lifestyle Estate
Location:	Boyanup, Western Australia
Contract Value:	\$970,000
Contract Period:	July 2017 - Ongoing

Overview:

Meadowbrooke Lifestyle Estate is a premium over 55's lifestyle village supremely positioned on the edge of Boyanup – an active country community. It sits on the banks of the Preston River and neighbours the beautiful Ferguson Valley.

Scope of Works:

Design, construct and install 4 x custom modular lifestyle units to the Meadowbrooke Lifestyle Estate. The project includes custom design and sales support, transport and site installation including service connections, concrete paths and driveways with site built verandahs and carports to all units.

Features:

The village offers 10 different designs ranging from 1x1 to 3x2 homes. The range showcases modern interiors and functional spaces. The Meadowbrooke homes are tailored to each client's needs and are fitted with accessible solutions where required to ensure maximum security and comfort.

Solutions:

Modular WA works extensively with Meadowbrooke to provide a quality prestart and sales support service that ensures all homes meet client's expectations. Due to the site's multiple Bushfire Attack Level ratings, Modular WA provides advisory guidance to the client and consults expert design compliance specialists to ensure all homes comply with BAL construction ratings. Adhering to the client's strict timeline requirements, our homes are rapidly built and completed on site in just 12 weeks. This demonstrates that Modular WA has the resources and expertise to deliver a high quality product, on time and within budget.



STAFF HOUSING PROJECT

Client:	Shire of Wiluna
Project:	Staff Housing 2018
Location:	Wiluna, Western Australia
Contract Value:	\$1.375 Million
Contract Period:	January 2018 – July 2018

Overview:

In 2018, Modular WA was successfully awarded the tender for the supply and installation of five staff houses for the Shire of Wiluna. The township of Wiluna is located in the Northeastern goldfields of Western Australia approximately 800 kilometres from Perth. The staff housing will be used by the Shire of Wiluna to accommodate a number of permanent employees in housing that is specifically designed for the harsh environment in this remote region of Western Australia.

Scope of Works:

The project included the custom design, construction, transportation and site installation of the 5 homes. Work on site in Wiluna included earthworks, service connections, concrete paths and driveways, site built carports, fencing and landscaping.

Features:

The 3 bedroom 2 bathroom homes showcase modern interiors and functional spaces. The home design utilized materials & fixtures that ensure easy maintenance and suit the harsh environment of the North-Eastern Goldfields. The main bathroom of each home includes design features to improve access and external doors and windows were fitted with security screens to provide maximum security and comfort.

Solutions:

The Modular WA contracts and design and drafting teams worked closely with the Shire of Wiluna to ensure the homes met the client's design brief and expectations. To meet the client's strict timeframe requirements, all 5 homes were built and transported to site within 12 weeks. Project management on site in Wiluna was critical to the overall success of the project and Modular WA engaged the services of an experienced and well equipped local contractor to ensure the onsite installation process was completed on time and to a very high standard of workmanship.



RSL CARE WA LIFESTYLE UNITS

Client:	RSL Care WA
Project:	Jurien Bay Village
Location:	Jurien Bay, Western Australia
Contract Value:	\$1.3 million + \$250,000 per additional unit sold.
Contract Period:	September 2016 – Ongoing

Overview:

Jurien Bay Village offers resort style living with superb facilities for over 50's. Assisted by funding from Royalties for Regions, the village services the growing aged population in the regional community.

Scope of Works:

Design, construct and install full turnkey lifestyle units and respite centre to Jurien Bay Village. Includes transport, crange and site install of all units as well as custom design consultation and sales support.

Features:

The village offers six different two and three bedroom designs showcasing contemporary interiors. All designs intend to accommodate the modern, coastal lifestyle whilst being fitted with accessible solutions where required to ensure maximum security and comfort.

Solutions:

Constructing homes for an estate calls for precision planning due to the restrictions faced when installing modules onto tightly fit blocks. Modular WA works extensively with our expert transport and logistics specialists so that installations are carried out ensuring maximum cost efficiency and minimal disruption to the site. Adhering to our client's strict timeline requirements, our homes are rapidly built and transported to site in just 12 weeks. This demonstrates that Modular WA has the resources and expertise to deliver a high quality product, on time and within budget.

"Our board and senior management team have a very high professional regard for the Modular WA team and their modular homes."

- Kevin Davidson, Managing Director and CEO

RSL Care WA



SHIRE OF BRUCE ROCK

Client:	Shire of Bruce Rock
Project:	Executive 4x2 Residence
Location:	Bruce Rock, Western Australia
Contract Value:	\$320,000.00
Contract Period:	August 2017 – December 2017

Overview:

As part of a local development agreement with Landcorp, the Shire of Bruce Rock (situated 245km east of Perth) called on tenders for the construction of a new residence. The contract was awarded to Modular WA in June 2017.

Scope of Works:

Design, construct and install a four bedroom, two bathroom executive residence. Work on site in Bruce Rock included complexing of modules and the installation of a fully enclosed lock up double garage, spacious alfresco area and front verandah.

Features:

With sprawling living areas and a luxurious master suite, the executive residence features separate study and theatre rooms. The residence includes a secure enclosed double garage complete with verandah and a dining room that opens out onto the entertainer's alfresco.

Solutions:

The tender design brief was very specific and detailed. The Modular WA design team demonstrated their ability and flair in interpreting the clients design brief by providing a final design that is contemporary, energy efficient and focused on taking advantage of the homes country setting. Engagement with local Bruce Rock contractors was crucial to the success of the project. Work performed by these contractors included painting, construction of external structures, plumbing and electrical work. Final installation of the fully ducted reverse cycle air conditioning system was also completed on site. The systems ducting was installed throughout the building during the yard manufacturing process reducing the resources and time required to complete and commission the system on site



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9 PROJECT REFERENCE SHEET

Complete the following details and submit with your Tender labelled as "Project Reference Sheet".

Project	Description	Contract Value	Contract Duration	Client Details
Shire of Yalgoo	Design, Construct and Install Multi-Purpose Sports Facility	\$800,000	Apr 18 – Jan 19	Silvio Brenzi Shire of Yalgoo 0417 484 840
Water Corporation	Construct and Install 6 x Modular Offices in various locations across WA	\$989,000	Jul 18 – Oct 18	Peter Cockeril Water Corporation 0408 120 730
Public Transport Authority	Design, Construct and Install Bookings Office in Albany	\$170,000	Mar 19 – Jun 19	Available on Request
Shire of Wiluna	Design, Construct and Install 5 x Turnkey Modular Houses for Staff Housing Project	\$1.375m	Apr 18 – Jul 18	Angela Hoy Shire of Wiluna 9981 8000
Jurien Bay Village	Design, Construct and Install 4 x Display Homes, 4 x Respite Units and a number of private residential sales including client design and sales consultation.	\$1.3m + 250K/unit	Ongoing	Chris Harrison H&H Developments 0413 120 631
Northam Eco Village	Design, Construct and Install 4 x Display Homes with client design & sales consult.	\$1m + 250K/unit	Ongoing	Chris Harrison H&H Developments 0413 120 631
City of Wanneroo	Design, Construct and Install Emergency Services Administration Office	\$271,000	Apr 17 – Aug 17	Available on Request
Margaret River Independent School	Construct and Install of 2 x Modular Classrooms	\$220,000	Jul 18 – Sept 18	Available on Request
Department of Biodiversity	Design, Construct and Install 2 x Ranger's Accommodation Houses	\$470,000	Apr 18 – Aug 18	Available on Request
Shire of Bruce Rock	Design, Construct and Install 2 x Executive Residences	\$320,000 \$295,000	2018 & 2019	Darren Mollenoyux Shire of Bruce Rock (08) 90611 377
Shire of Quairading	Design, Construct and Install 3 x Caravan Park Cabins with disabled access.	\$270,000	May 19 – Aug 19	Available on Request
Department of Communities	Design, Construct and Install Housing for the Narrogin Agricultural College	\$270,000	Apr 19 – Oct 19	Available on Request
Shire of Carnamah	Design, Construct and Install 1 x Staff House	\$285,000	Apr 18 – Oct 18	Available on Request

Note: This schedule is a summary of recently completed projects.
For more information please visit our website: modularwa.com.au/commercial



12 October 2017

To Whom It May Concern,

Over the course of the past 12 months RSL Care WA have utilised the services of Modular WA's team on a range of matters including, but not limited to, the following:

- Home designs, pricing, construction and customer service for homes in stage 2 of our Jurien Bay Retirement Village;
- Repairs and maintenance to existing homes at the Jurien Bay Retirement Village;
- Modular WA senior management and team members have attended and provided assistance with Open Day events to promote exhibition homes;
- Assistance with advertising;
- Presentations to our Board to assist with modular home strategic and operational planning considerations;
- More recently Modular WA has provided design and pricing advice for exhibition homes at our Geraldton Retirement Village; and
- Have co-located one of our Sales Manager's within their head office to assist with sales, customer service, and gain a greater appreciation of the modular construction process.

Our Board and senior management team have a very high professional regard for the Modular WA team and their modular homes and are aware that this view is shared within our industry sector in Western Australia.

We have no reservations regarding Modular WA's professional competence, reliability, honesty and integrity and recommend them to you.

Should you require further information do not hesitate to make direct contact with me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kevin Davidson'.

Kevin Davidson MVO, OAM
Managing Director and CEO

MENORA

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corporate@rslwvh.com
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GERALDTON

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EASTERN HILLS

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JURIEN BAY

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corporate@rslwvh.com
www.rslcarewa.com.au
Facsimile: (08) 9652 0495

16 August 2016

Modularis Pty Ltd
Trading as Modular WA
P O Box 1786
WANGARA WA 6947

To Whom it May Concern

I have known Wayne McGrath personally and professionally for a number of years and have had the pleasure of conducting business with Wayne on several occasions.

As the original Owner and Managing Director of McGrath Homes, Wayne has always been an astute businessman who manages his Companies efficiently and ethically, ensuring that the Company runs to his extremely high standards.

As former employees of Wayne McGrath's the team at Modular WA have been assembled due to their vast knowledge and experience in the Modular building industry. Their strong work ethic and expertise will ensure that every building leaving the Modular WA yard will be completed to the highest standard possible.

The abovementioned team assisted Thomas Building with the supply and installation of architecturally designed accommodation units to Karratha for the Ranges project and provided the units on time while constantly providing a high level of service.

I would not hesitate to recommend Wayne and his team and I am confident that they will deliver the quality product and high standard of service that they always have.

Please feel free to contact the undersigned should you require any further information.

Yours faithfully,



Alan Thomas
Director Thomas Building

Shire of Yalgoo
37 Gibbons St
Yalgoo WA 6635
Telephone: (08) 9962 8042
Fax : (08) 9962 8020
Email: pa@yalgoo.wa.gov.au



Enquiries: Silvio Brenzi
Telephone: (08) 9962 8042

15 May 2019

RE: Shire of Yalgoo Reference.

In April 2018 the Shire of Yalgoo awarded a contract to Modular WA for the design, construction and installation of a Multi Purpose Sports Facility to service the needs of the users of the sporting fields and rifle range located adjacent to the building. The building also provides facilities and space for the enjoyment and use of the Shire of Yalgoo residents and community groups. It was the Shires desire to provide a building that incorporated design elements the provided a highly aesthetic appeal, making the building unique and of appropriate scale for the Yalgoo community.

The design and construction submission provided by Modular WA at time of tender impressed the Shire assessment team as it included a modular building design that encompassed the Shires design objectives at a cost that was in line with budget expectations. The Modular WA submission included extensive building specification detail, clear contract and scope clarification and explanation and a clear and concise program of works. The submission gave the impression of a business that was experienced, well resourced and capable of completing the project. I am pleased to say that Modular WA reinforced this impression by executing the project in a cooperative manner with a focus on quality and attention to detail.

The staff of Modular WA demonstrated significant expertise in all facets of the project including contract and project management. This expertise is supported by their Wangara based construction yard and administration center, which, as evidence during my numerous visits to the facility, provides an impressive base for management of this type of project. The project was completed on time and I am pleased to say that Modular WA demonstrated their ability to manage the installation and commissioning of remote area projects during the installation of the building in Yalgoo. The installation of the building was managed by their on site project team and disciplined subcontract workforce.

I take this opportunity on behalf of the Shire of Yalgoo and the Yalgoo community to thank Modular WA for delivering a building that has already become a focal point of community life. I strongly recommend Modular WA to any individual, local government authority or other organization who requires or is contemplating the installation of a modular building.

Yours faithfully,

Silvio Brenzi
C.E.O. Shire of Yalgoo

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10 TENDERER'S RESOURCES SCHEDULE

10.2 – TENDERER'S HUMAN RESOURCES SCHEDULE

Staff Name	Position	Role	Details of Availability
Errol Davies	Director/General Manager	Project & HSEQ Management	Entire Project
Jason Sjoland	Director/Financial Controller	Project Financial Control & Scheduling	Entire Project
Dean Marsh	Site Installation Manager	Site Installation Management, Quality Control	Entire Project
Gary Pethick	Construction Supervisor	Construction Supervision, Quality Control	Entire Project
Michael Richards	Estimating & Sales Manager	Project Estimation	Entire Project
Alex Davies	Procurement & Scheduling	Procurement & Scheduling	Entire Project
Ben Truong	Design & Drafting Manager	Design, Drafting and BCA Compliance Management	Entire Project
Fiona Ryan	Contracts Manager	Contractual control & administration.	Entire Project

Note: Refer to Key Personnel Profiles for further information on staff experience.

With over 20 years of business and project management experience in the construction industry, Errol Davies has been instrumental in the successful delivery of many residential and commercial modular building projects across Western Australia including works for BHP Billiton, Woodside and RIO Tinto.

Experience

Modular WA • Director/General Manager • 2016 – Present

Management of all business operations including budgets and finance, sales and business development and construction.

Project Manager • Dome Project Management • 2015 – 2016

Verification and validation of new Perth Children's Hospital
Managed project team to validate the 4500 room building for client acceptance.

Project Manager • Megara Constructions Pty Ltd • 2015

18 apartment, 3 storey residential development contract.
Program implementation and delivery, fit out supervision, quality control including development and management of subcontractor scope of work.

Construction and General Manager • McGrath Homes • 1994 – 2014

Management of all business operations including budgets and finance, sales and business development and construction. Project and contract administration including supervision of construction work and fit out. Design and specification development including supervision of process, material selection and procurement.

- BHP – Newman Accommodation Project 1 & 2 – 180 x Houses
- RIO Tinto – Wickham Accommodation – 80 x Houses
- Ranges Karratha – 42 x Short Term Accommodation Units

Expertise

- Project Management
- Procurement & Scheduling
- Business Development

Qualifications

Building Practitioner and Contractor Registration 9711

As an accounting and finance professional, Jason has over 10 years experience within the modular industry. Having dealt with a range of large companies such as BHP, Woodside, Rio Tinto whilst also catering to private customers, Jason has gained the experience to be able to deliver projects of any size.

Experience

Director / Financial Controller • Modular WA • 2016 – Present

Design & Estimation for various residential projects.

Establishment of business systems, designs, licensing & registrations.

Monthly financial reporting & analysis, cash flow forecasting, project cost management.

Financial Controller • McGrath Homes • 2007 – 2016

Strategic financial analysis, contract financial reporting & project planning.

Scheduling, project management and analysis.

- BHP – Newman Accommodation Project 1 & 2 – 180 x Houses
- BHP – Town Accommodation Project 1 & 2 – 37 x Houses
- RIO Tinto – Wickham Accommodation – 80 x Houses
- Ranges Karratha – 42 x Short Term Accommodation Units
- Woodside Karratha Housing – 10 x Houses

Expertise

- Financial Reporting & Analysis
- Client Liaison
- Project Cost Management
- Project Estimation & Scheduling
- Project Management

Qualifications

- Bachelor of Business Major – Finance & Accounting
- CPA Member

Dean has worked on a number of large mining and rural WA modular construction projects working closely with various clients including local government, Chevron, BHP and Rio Tinto, As a result dean is now vastly experienced in all aspects of the modular construction industry.

Dean also has experience with two storey modular construction having been an integral part in the design, compliance and delivery of residential two storey developments in parts of WA.

Experience

Project Manager / Modular WA / 2018 - Present

Project and site installation management for clients such as Water Corp, Department of Biodiversity, Conservation & Attractions and various local governments.

Project Manager / Pindan Modular / 2017 - 2018

Project management of various modular construction projects.

Project Manager / McGrath Modular / 2011 - 2017

Project management of multiple major modular installations including:

- 2016/17 – Wheatstone Housing Project – 50 x Homes – \$24.7M
- 2014/15 – Rio Tinto South Wickham Expansion – 80 x Homes – \$38.6M
- 2015 – Glasson – Two Storey Multi Unit Modular Development – \$2.1M
- 2012/14 – Ranges, Karratha – 73 x Resort Style Apartments – \$7.9M
- 2011/12 – BHP – Newman Accommodation Project – 32 x Homes – \$15.1M

Expertise

- Project Management
- Quality Control
- Client Liaison
- HSEQ Management
- Scheduling
- Estimating
- Site Management
- Supervision

Qualifications

Senior First Aid

Trade Qualified Joiner and Registered Builder

Construction Project Management, Supervision and Site Management

SCHEDULER

Stephen has over 30 years experience in the construction industry and is a trade qualified carpenter, however he also possesses extensive expertise in Drafting, Estimating, Scheduling and Construction Supervision. Stephen has played key roles in a vast number of projects including government developments and mining accommodation camps.

Experience

Scheduler • Modular WA • 2017 – Present

Scheduling and procurement of commercial & residential construction projects.

Scheduling and Procurement Officer • McGrath Homes • 2007 – 2017

Drafting, scheduling and procurement for commercial & residential buildings.

Advising thermal performance and energy efficiency compliance strategies.

Providing technical support to drafting and administration departments.

- Chevron Pindan – Onslow Housing Project – 50 x Houses
- BHP Billiton – Newman Accommodation Project 1 & 2 – 180 x Houses

Project and Technical Support • Fleetwood Corporation • 1996 – 2007

Drafting and supervision of modular park homes and cabins.

Various Positions • Trade Carpentry • 1977 – 1996

Lead and foreman carpenter both for various companies such as Geraldton Building Company and as a self-employed subcontractor.

Expertise

- Scheduling and Procurement
- Construction Supervision
- Quality Control
- Estimating
- Technical Support

Qualifications

Work Safely in the Construction Industry – NRT – 2017

Building Thermal Performance (Residential) – Association of Building Sustainability – 2008

Housing Estimating – Housing Industry Association Limited – 2002

Associated Diploma in Architectural Drafting – WA Department of Training – 1995

Certificate of Trade Studies (Carpentry and Joinery) – Geraldton Technical College - 1980

Ben is a competent draftsman having spent 10 years in architectural and structural design. Specialising in modular design, Ben has previously been involved in projects such as the Perth Airport Office Complex, Fraser Range Project and Osprey Village in South Hedland.

Experience

Drafting and Design Manager • Modular WA • 2016 – Present

Design and detailing for various residential & commercial modular projects.

- DPB – Office Complex – underway.
- RSL Lifestyle Village – Modular Homes – underway.

Draftsman • Fleetwood Pty Ltd • 2012 – 2016

Architectural & structural detailing.

Steel Wall Frame & Roof Truss detailing.

Estimating, supervision & document control.

- Office Complex – Perth Airport
- Dept. of Housing – Osprey Village South Hedland – 200 x Houses
- Offices, Control Rooms, Kitchen & Amenities – Fraser Range Project

Various Positions • TR Homes, Lowrie Construction, Ecofit • 2007 – 2011

Control & switch room structural detailing, supervision, scheduling.

Steel Wall Frame & Roof Truss detailing of modular buildings.

Expertise

- Architectural Detailing
- Modular Structural Detailing & Design
- Estimating
- Design Supervision
- NCC / BCA Compliance

Qualifications

Diploma in Mechanical Engineering Technology / CAD Technology – ACMT – 2004 – 2006

CONSTRUCTION SUPERVISOR

After 20 years experience within the construction industry, Gary is a registered builder with considerable expertise in construction management. Gary has worked on projects that range from modular administration offices to up-market two storey metropolitan homes.

Experience

Construction Supervisor • Modular WA • 2017 – Present

Supervision of modular construction projects, project management, quality control, liaison with trades and compliance monitoring.

- RSL Care WA – Jurien Bay Village: Independent Living Units
- DBP – Faculties Administration Office
- City of Wanneroo – Emergency Services Building, Two Rocks

Construction Supervisor • Platinum Homes • 2012 – 2017

Construction supervision of up-market residential homes (single and two storey), progress reporting, scheduling and procurement, practical completion inspections.

Building Supervisor • SCHO Homes Pty Ltd • 2010 – 2012

Registered Builder / Supervisor • Emporio Homes • 2010

Construction Manager • McGrath Homes • 1998 – 2010

On-site construction of new homes throughout Perth metropolitan area, supervision from earthworks through to handover, client and trade liaison, scheduling, budget and quality control.

- Project management of up to 20 two-storey homes concurrently.
- Construction management of over 250 x homes.

Various Positions • Classic Construction/Rapley Wilkinson • 1995 – 1998

Expertise

- All aspects of Construction Supervision
- Project Management

Qualifications

Registered Builder (Reg. No. 13149)

Trade Certificate in Cabinetmaking – Department of Employment and Training

BCA Energy Provisions Course – HIA

'HC' Class WA Driver's Licence (No. 3412486)

Fiona is an expert in her field - having over 10 years experience as Contract Administrator for McGrath Homes, Fiona has been involved with a vast number of residential and commercial construction projects across Western Australia.

Experience

Contracts Manager – Modular WA

Preparation & execution of contract documentation, managing project deadlines, prestart consultancy and variation control. Council and certifier liaison, building & planning applications.

Contracts Administrator – McGrath Homes

Preparation & execution of contract documentation, reviewing and implementation of procedures, management of assistant staff, council and certifier liaison, building & planning applications.

Major contracts executed include:

- BHP Newman – 180 x Houses
- BHP Newman – 37 x Houses
- Rio Tinto – 80 x Houses
- Ranges Karratha – 42 x Short Term Accommodation Units
- Private Owner – Port Hedland – 8 x Multi-storey Units
- Private Owner – Denham – 10 x Units
- Various classrooms for education institutions
- Various Shire housing throughout WA

Expertise

Client Liaison

Execution of Contract Documentation

Prestart & Variation Control

Contract Negotiation

Council Approval & License Applications

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Our name may be new, but the people behind it are brimming with experience. Led by Wayne McGrath and backed by the financial strength of the Wyllie Group, we have assembled a team that has worked together for many years and contributed to some of WA's best known and innovative commercial modular projects. These include buildings for land estates, remote accommodation, offices, classrooms and resort accommodation to name just a few.

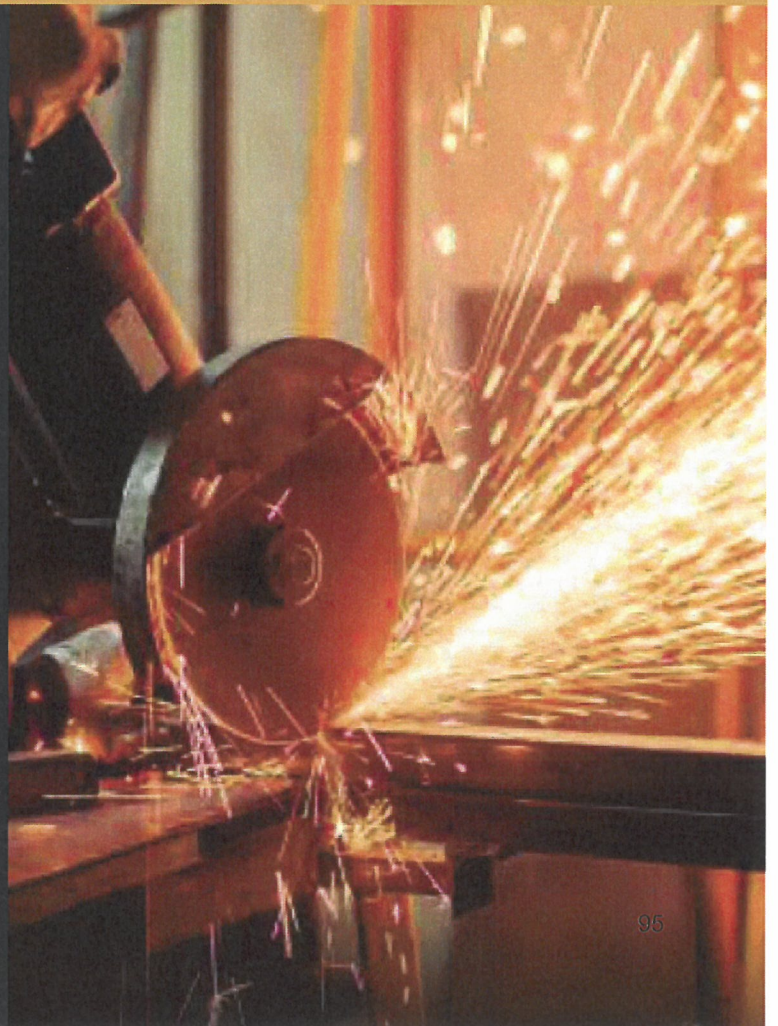
We're commercial

With over 90 years of combined experience in the industry, the team at Modular WA has been responsible for delivering some of the largest modular and prefabricated commercial building projects in WA. No matter where your project is in WA, we have the experience and can build cost effective solutions for nearly any market.

Modular WA knows what it takes to deliver projects on time, on budget and to the very highest level of quality. Highly knowledgeable and skilled staff are able to supply a product and level of customer service which is second to none.



“Delivering cost efficiency to our clients without the sacrifice of quality.”





COMMERCIAL

- Corporate Offices
- Health Care Facilities
- Government Facilities
- Hospitality and Tourism
- Mining and Resources
- Agriculture and Farming
- Recreation and Training

RESIDENTIAL

- Metropolitan and Remote Housing
- Single and Multi-Storey Apartments
- Granny Flats
- Park Homes and Cabins
- Government and Indigenous Housing

EDUCATION

- New Primary/Secondary School Developments
- Classrooms
- Science and Home Economics Buildings
- Day Care Centres
- Sports Facilities
- Administration Buildings

VILLAGES

- Lifestyle Villages
- Tourist and Caravan Parks
- Student Accommodation
- Affordable Housing Developments





• We're for WA

Modular WA is all about keeping it real. As a proud locally owned WA Company, we know it's the people that build our communities and enterprises and we're committed to employing those that reside in our great state. With every commercial project we undertake, we employ both locally at our Perth based manufacturing yard (during the construction process) and also in the local community to finish our projects.

We engage and rely on local trades, including earthwork contractors, concrete workers, plumbers and electricians to bring our buildings to life on the ground.

We're for sustainability

Sustainable Design + Construction

Modular WA has an unwavering commitment to quality, from superior materials to meticulous construction methods. It all adds up to the design and construction of industry leading, energy efficient, low maintenance modular buildings.

From cyclones, to heat waves and freezing lows, our modular buildings are built to withstand everything WA throws at them. So if you're living and working in Karratha or Marble Bar, you will keep the heat out while reducing energy consumption. And if you are living and working in Albany or Esperance, you can kick back in warm comfort when the mercury plunges.

Our buildings always achieve a high level of energy efficiency. Whether it's our high quality lightweight external cladding delivering superior ambient temperature control or our formaldehyde free insulation protecting you from health, dust and odour issues, Modular WA has considered every detail.

Our ability to construct a large component of the building "offsite" has a substantial impact on the efficient use of materials and reduces the waste generated during the construction process. This is good for the environment as it dramatically reduces the amount of waste going to landfill. Recycling forms a big part of our commitment to waste reduction with materials such as steel being recovered and recycled.



We're for strength

When you partner with Modular WA, you have peace of mind that your investment is based on a solid foundation of both financial strength and quality control. Modular WA is backed by the Wyllie Group, which allows us to apply all of the resources necessary to produce modular building solutions of any size with complete confidence that the project will be delivered on time.

The reputation of our experienced Modular WA team is undeniably strong, which is no surprise given they have all taken a relentless approach to enforcing exceptional standards of quality control throughout their careers. It's this approach, which has guided the development of Modular WA's own systems and processes, which ensures every project is finished to the very highest guarantee of quality.

We're for safety

Modular WA's Occupational Safety and Health Policy is based on a belief that the well-being of people employed at work, or people affected by our work, is a major cornerstone of the way we do business and must be considered in all aspects of our operations. People are our most important asset, and safety and health in the workplace is everyone's responsibility with every person being treated with equal priority, including members of the public.

Modular WA, led by its senior management strives to achieve an outcome of zero harm in the workplace and will comply with all relevant legislative requirements. We will also train and encourage all workers to strive to achieve our goal of a zero harm workplace.

Modular WA has established an Integrated Safety Management Plan to ensure our occupational health and safety goals and procedures are clearly communicated to all stakeholders and to ensure compliance with all relevant Occupational, Health and Safety legislation. All personnel working on or entering our work sites will undergo a specific induction process to make sure they have the information and training they need to work safely and to encourage others to do the same.



B. Tenderer's Resources



Financial Ability

The page features a decorative geometric pattern of interlocking cubes in light grey, which is mirrored at the top and bottom. A dark blue horizontal bar with a thin orange border runs across the middle of the page. The text "Financial Ability" is centered within this bar in a light orange font. There are two circular punch holes on the left side of the page, one near the top and one near the bottom.

FINANCIAL ABILITY / FINANCIAL STATEMENT:

Modular WA's extensive experience coupled with the strength of the Wyllie Group as its major shareholder demonstrates that Modular WA has the personnel and resources required to successfully deliver modular projects of all sizes.

Should Modular WA be considered for this project, we can provide a profit and loss statement, financial returns and contact details for a referee from our accountants on request.

We can confirm that Modular WA is in a position to pay for all of its debts as they fall due, and has sufficient working capital to complete the project as required.

FINANCIAL REFEREES:**JASON WINDOWS**

Elton Holmes
(08) 9351 3400

COMBINED METAL INDUSTRIES

Michael Elsegood
(08) 9309 1303

HARVEY NORMAN COMMERCIAL

Rhys Cheetham
(08) 9204 0624



A dark grey, textured horizontal band with a repeating geometric pattern of interlocking cubes. The text "Plant & Equipment" is centered within this band in a light orange-brown, sans-serif font. A small white circle is visible on the left edge of the band.

Tenderer's Resources, Plant and Equipment

Modular WA's extensive experience coupled with our purpose-built manufacturing facility and the strength of the Wyllie Group as its major shareholder demonstrates that Modular WA has the personnel and resources required to successfully deliver modular projects of all sizes.

Should Modular WA be considered for this project, we can provide a profit and loss statement, financial returns and contact details for a referee from our accountants on request.

We can confirm that Modular WA is in a position to pay for all of its debts as they fall due, and has sufficient working capital to complete the project as required.

Please refer to the following page for our manufacturing Plant and Equipment detail.

The following list contains equipment that will be utilised onsite:

- Front End Loader
- Skid Steer Loader
- Tip truck with Trailer
- Twin Cab Work Truck
- 5 Tonne Excavator
- 1.5 Tonne Excavator



MODULAR WA - 31 CHALLENGE BOULEVARD - PLANT & EQUIPMENT LIST

Equipment Description	Type of Work	MAKE	MODEL	YEAR
Yard Ute – Light Vehicle	Transport	Mazda	Bravo	2011
Site Installation Ute – Light Vehicle	Transport	Mitsubishi	Triton	2017
Forklift (Crown)	Movement of goods	CROWN	CG33P	2012
Forklift (Nissan)	Movement of goods	NISSAN	UG1F2A35U	N/A
Welder (350i) x2	Welding	WIA	Weldmatic 330i	2016
Portable Welder (200i)	Welding	WIA	Weldmatic 200i	2016
Drill Press	Steelworks	N/A	N/A	N/A
Cutting and Crimping Machine	Steelworks	COLROL	10860-9-16	2016
Air Compressor	Steelworks	BLACKCAT	N/A	2016
Bottle Jack 20T	Levelling house slabs	KC TOOLS	RJ20000	2016
Blower LXT (Makita)	Yard maintenance	MAKITA	DUB361	2016
Man Cage	Tarp-up for transport	MANUFACTURED LIFTING EQUIPMENT	250KG	2016
14" Drop Saw (Makita)	Steelworks	MAKITA	2814NB	2016
5" Grinder(Hitachi)	Steelworks	HITACHI	G135B3	2016
Heavy Duty Drop Saw (DeWalt)	Steelworks	DEWALT	DW872-KE	2016
Tipping Bin – Heavy Duty	Yard cleaning	TRADESALES	3m3 Galvanised	2016
Tipping Bin – Medium x 3	Yard cleaning	N/A	2m3	N/A
Tipping Bin – Small x 6	Yard cleaning	N/A	1m3	N/A
Cutting and Crimping Machine	Steelworks	COLROL	88770S07	2007
Forklift Tyne Extensions	Movement of goods	LOADSET	3M	2016
Scaffold Bays	Working at heights equipment	ADVANCED / ALULITE / GLOBAL SCAFFOLD	N/A	VARIOUS / 2016
Crib Room	Staff amenities	N/A	N/A	N/A
WAH Static Line Equipment	Working at heights equipment	N/A	N/A	N/A
Various Hand Tools: Weld Shed	Various	N/A	N/A	N/A

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Current Commitment Schedule

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10 TENDERER'S RESOURCES SCHEDULE

10.1 – TENDERER'S COMMITMENT SCHEDULE

COMIITMENT SCHEDULE					
Project Name	Description	Location	Value	Commenced	Completion
Various Clients	Private Residential Homes	Varios WA	4,000,000	Various	Various
Grounded Construction	RIO Brockman 4	Tom Price	1,100,000	Oct-20	Jan-20
Shire of Cue	Residential Housing Project for Shire	Cue	975,000	Jul-20	Dec-20
Ramelius Resources	Varios Minesite Buildings	Mnt Magnet	550,000	Sep-20	Dec-20
Shire of Lake Grace	Residential Housing Project for Shire	Lake Grace	450,000	Aug-20	Dec-20
Shire of Cranbrook	Short Stay Unts	Franklin River	250,000	Nov-20	Feb-20
Silver Tree School	Admin office building	Parkerville	300,000	Oct-20	Jan-21
Water Corporation	Admin office building	Derby	600,000	Sep-20	Feb-21