



TENDER SUBMISSION

5 COTTONWOOD PLACE OFFICE DEVELOPMENT (D&C)

Hamilton Hayes Henderson Architects

22 March 2024

07 5514 4900
mail@aldercon.com.au
aldergroup.com.au

Head Office (Gold Coast)
116 Siganto Drive, Helensvale QLD 4212
PO Box 1531, Oxenford QLD 4210

Brisbane Office
1/153 Racecourse Road,
Ascot QLD 4007

Ballina Office
1/19 Cherry Street,
Ballina NSW 2478

Date 22/03/2024.

Mr Robert Divens
Director and Partner
Hamilton Hayes Henderson Architects
8 Pacific Avenue
Miami QLD 4220

Dear Robert

RE: Tender Submission for 5 Cottonwood Place Office Development (D&C)

Alder Constructions are pleased to submit our **Design & Construct** tender proposal for the above-mentioned project, aligning with the provided documentation and clarifications outlined within our offer. Alder Constructions is a reputable construction company with 20 years of experience in delivering high-quality projects on time and within budget. We are confident in our ability to execute the 5 Cottonwood Place Office Development project requirements to the highest standards, aiming to meet your expectations.

Tender Sum (excluding GST)	\$6,947,497.00
GST 10%	\$694,749.70
Tender Sum (including GST)	\$7,642,246.70

1 ASSUMPTIONS & INCLUSIONS

In the development of our offer, we have made the following Inclusions:

- 1.1. This offer is based on the documentation provided during the tender period received up to the 01st March 2024.
- 1.2. Our design fees are based on the provided fee matrix, assuming all necessary scopes required by Alder are included. We've considered all services and deliverables expected by Alder and adjusted our pricing accordingly to ensure alignment and transparency throughout the project.
- 1.3. Clear and unimpeded access to the site will be provided at all times. Any modifications to this arrangement may impact our delivery schedule and/or incur additional costs.
- 1.4. We have incorporated an estimate for the connection fees to GCCC assets into our Lump Sum amount, which may be adjusted based on the final charges determined by GCCC. We highly recommend initiating these works promptly, considering the potential delays often experienced in council processes due to their substantial workload.
- 1.5. We have based out D&C fee on a proposed D&C duration of 30 weeks. Refer attached Program

- 1.6. Our pricing is inclusive of all the work outlined in this tender document. Should specific elements be chosen and excluded from our scope of work, we retain the right to reassess our pricing, methodology and sequencing accordingly.
- 1.7. We have assumed that all services are adequately capacitated and readily available directly outside the site boundary. Our offer does not include provisions for service upgrades, and only those services indicated on the preliminary design drawings have been considered.
- 1.8. Our tender is valid for a period of 60 days from the date of this offer.

2 EXCLUSIONS

We have excluded the following items from our D&C price:

- 2.1 Infrastructure Charges
- 2.2 Supply authority fees and charges.

3 ADDENDA

Addendum No and Description	Date Received
N/A	

Should our offer be under consideration, we would welcome the opportunity to review the agreement's contents with you in detail.

Our preferred procurement model for this project is an 80% Guaranteed Maximum Price (GMP) Design and Construct (D&C) Offer. Our project timeline indicates subcontractor engagement beginning at a 60% level, with design activities continuing as the GMP is finalised. This approach to the GMP ensures that the Principal benefits from competitive pricing within the subcontractor market while expediting project completion.

Upon submission of our D&C offer, we will provide complete transparency by disclosing all proposed subcontractors.

Should you have any questions or require further discussion on any aspect, please do not hesitate to reach out. We are available to address any queries you may have.

Yours sincerely,
Alder Constructions



Tyanna Childs
Contract Administrator
M: 0434575242

Email: Tyanna.childa@aldercon.com.au

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Attachments



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Appendix 1

Contractor Details

Alder Constructions has solidified its reputation as a leader in civil and infrastructure development, leveraging over 20 years of industry experience. Our growth trajectory has been marked by the evolution of a distinctive business mode, encompassing both civil engineering and construction divisions. This integrated approach equips us with the versatility and expertise needed to successfully deliver a wide range of complex and high-quality projects.

Our capabilities span the spectrum of civil and infrastructure endeavours, encompassing everything from earthworks, road construction, and bridge development to marine infrastructure, treatment plants, and specialised remediation projects. Additionally, we have garnered recognition for our excellence in constructing architecturally sophisticated commercial buildings across various sectors, a testament to our commitment to delivering exceptional quality and attention to detail.

Company Name:	Alder Constructions Pty Ltd
ABN:	31 106 657 470
Address:	116 Siganto Drive, Helensvale QLD 4212
Authorised representative:	Tyanna Childs 0434 575 242 Tyanna.childs@aldercon.com.au
Phone Number:	07-5514 4900
Email:	mail@aldercon.com.au
QBCC Licence No:	1066 730
QBCC Licence Details:	CONTRACTOR LICENCE NAME ALDER CONSTRUCTIONS PTY LTD LICENCE NUMBER 1066730 EXPIRY DATE 29/09/24 LICENCE CLASS BUILDER - OPEN COMPLETE DETAILS OF THIS LICENCE ARE AVAILABLE ONLINE WWW.QBCC.QLD.GOV.AU Build better.

Appendix 2

Offer Breakup

PROJECT: 5 COTTONWOOD PLACE OFFICE DEVELOPMENT

TENDER: ALDER CONSTRUCTIONS PTY LTD

DATE: 22/03/2024

TRADE BREAKUP		TOTAL Excl GST
DIRECT COSTS		
1	Civil Earthworks and Roadworks	\$ 190,705.00
2	Civil Stormwater	\$ 181,400.00
3	Concrete Place Package	\$ 114,900.00
4	Formwork	\$ 317,421.00
5	Reo Steel Supply	\$ 143,386.00
6	Concrete Supply and Testing	\$ 108,868.00
7	Concrete Grinding & Honing	\$ 17,221.00
8	Reo Steel Fix	\$ 69,955.00
9	Brick & Block Work	\$ 163,370.00
10	Structural Steel	\$ 351,840.00
11	Metal Roofing & Cladding	\$ 231,320.00
12	Sheet Metal and FC Cladding	\$ 430,176.00
13	Aluminium Windows & Doors	\$ 545,744.00
14	Roller Doors & Shutters	\$ 8,800.00
15	Architectural Metalwork	\$ 241,005.00
16	Doors, Frames, and Hardware Supply	\$ 47,750.00
17	Ceilings, Partitions, and Fitout Carpentry	\$ 411,549.00
18	Waterproofing	\$ 16,520.00
19	Painting	\$ 33,640.00
20	Toilet Partitions	\$ 14,025.00
21	Glazed Partitions	\$ 72,715.00
22	Tiling Supply and Lay	\$ 51,730.00
23	Floor Mats, Tactiles and Stair Nosing	\$ 10,502.00
24	Joinery and Fitments	\$ 15,040.00
25	Statutory Signage	\$ 2,024.00
26	Electrical and Data	\$ 427,520.00
27	Dry Fire Protection	\$ 69,500.00
28	Hydraulic Works	\$ 231,601.00
29	Sanitary Fixtures & Fittings	\$ 40,038.00
30	Mechanical Services	\$ 370,707.00
31	Lift Services	\$ 145,000.00
32	Landscaping Package	\$ 22,216.00
PRELIMINARIES		
33	Bonds, Guarantees and Insurances	\$ 69,247.00
34	Other mobilisation costs	\$ 55,105.00
35	Staff	\$ 609,846.00
36	Survey	\$ 23,000.00
37	General Running Costs	\$ 53,848.00
38	Cleaning and Rubbish Removal	\$ 62,386.00
39	Plant and Equipment	\$ 52,130.00

40	Scaffold and Access	\$	213,789.00
DESIGN AND APPROVALS			
41	Consultant Fees	\$	202,096.00
42	Fees & Approvals	\$	59,802.00
OVERHEADS AND MARGIN			
43	Overheads and Margin	\$	629,460.00
Sub-Total		\$	6,947,497.00
Total (Excluding GST)		\$	6,947,497.00
Goods and Service Tax (GST)		\$	694,749.70
TOTAL (Including GST)		\$	7,642,246.70

D&C Offer Breakup Clarifications

The following clarifications apply to our D&C budget estimate:

1 INCLUSIONS

Please note that our D&C Estimate encompasses the following:

- 1.1. Consultant fees for IFC & Construction as details in the Fee Matrix provided.
- 1.2. Q-Leave
- 1.3. Plumbing application and inspection fees.
- 1.4. Operational Works assessment fees.
- 1.5. BA Application fees.
- 1.6. Service connection application and permit fees (GCCC).
- 1.7. Rerouting existing services as depicted on plans.
- 1.8. High level pad footings
- 1.9. Mechanical and electrical services.
- 1.10. Wall tiles in amenities to 2m AFL.
- 1.11. The following PC Rates:
 - 1.11.1. Wet area wall tile supply at \$49.50/m²
 - 1.11.2. Wet area floor tile supply at \$49.50/m²
 - 1.11.3. Balcony tile supply at \$71.50/m²
 - 1.11.4. Lobby tile supply at \$55.00/m²

2 EXCLUSIONS

Please note that our D&C Estimate does not include the following:

- 2.1. GST.
- 2.2. Infrastructure Charges.
- 2.3. Supply authority fees and charges.
- 2.4. Infrastructure charges.
- 2.5. Authority connection fees.
- 2.6. Any payments to Veolia Waste Services.
- 2.7. Upgrade existing infrastructure.

- 2.8. Rerouting existing inground services not shown on plans.
- 2.9. Water meter.
- 2.10. Gas services.
- 2.11. Contaminated material treatment and removal.
- 2.12. Acid Sulfate Soils.
- 2.13. Transformers, HV works, Energex fees and charges.
- 2.14. Carpark lighting.
- 2.15. Foundation piling (if required).
- 2.16. Internal partition walls between indicative tenancies (shown dashed on plans).

Appendix 3

Schedule of Alternative Solutions / Cost Savings

ALTERNATIVE	SAVINGS
Realign Level 2 columns over Level 1 columns	\$31,800.00
Delete blade walls to North and South facades	\$165,000.00
Replace Cemintel Barestone and Territory with painted FC	\$109,000.00
Replace Louvreclad blades with local alternate supplier	\$63,000.00
Delete louvre windows on North and South facades	\$31,000.00
Replace honed blockwork to core with tiled blockwork	\$13,000.00
Replace internal glass walls with plasterboard	\$27,000.00
Delete exposed beams/coffering from ceilings and soffits	\$72,000.00
TOTAL SAVINGS	\$511,800.00

ATTACHMENTS

Appendix 4

Preliminary Program

Appendix 3

Preliminary Program



TENDER NUMBER T172
5 Cottonwood Place Office Development



ALDER CONSTRUCTIONS PTY LTD
ABN: 31 106 657 470
PO Box 1531
Oxenford QLD 4210
Australia
Telephone: (07) 5514 4900
Facsimile: (07) 55377 053

[illegible]

ATTACHMENTS

Appendix 5

Construction Methodology



PRELIMINARY CONSTRUCTION METHODOLOGY

5 Cottonwood Place Office Development (D&C)

Hamilton Hayes Henderson Architects

At Alder Constructions, we prioritise early planning and transparency in construction methodology. We understand that thorough planning is essential to mitigate unforeseen risks. Our construction and delivery approaches are guided by our dedication to ensuring safety, delivering high-quality work, and minimising the environmental and community impacts.

Alder Constructions maintains an integrated third-party certified safety, quality, and environmental management system. Additionally, we hold Federal Safety Accreditation, showcasing our adherence to government and industry standards, along with best practices.

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1 PROJECT DETAILS & SITE IDENTIFICATION

It is understood that the client intends to enlist the services of the chosen contractor for the Design & Construct of a new three-storey office development situated within the parking area behind the current commercial structure at 5 Cottonwood Place. This project encompasses associated civil and landscape works. The detailed scope of works comprises:

- Demolition of the existing hard stand.
- Construction of a three-storey office building along with all necessary new services.
- Installation of a sediment storage tank and a flood storage tank.
- Application of a new car park topping, inclusive of visitor bicycle parking facilities and updated line markings.
-



2 PROJECT MANAGEMENT

Alder Constructions maintains an open and collaborative attitude to project management and communications as a standard part of our approach to delivery. Successful project management begins with a well-resourced team alongside a well-documented suite of management systems and consistent communication.

Company-wide, Alder Constructions, utilises a cloud-based construction and project management platform – Procore used by site and office-based management, as well as our subcontractors.

The software system is comprehensive and assists with the day to day running of a project including:

- Maintaining up to date drawing register and library for all users to have access.
- Health and safety management including Site Specific Inductions, Safety Audits, Record Keeping.
- Quality Assurance management including Inspection Test Plans (ITPs), checklists and defect management.
- Distribution and management of all Requests for Information between both the Client and our Subcontractors.
- Weekly lookahead programmes.
- Overall Critical Path Programmes.
- Daily resourcing.
- Daily site management.

Procore will enable all parties to operate on real time with access to the most up to date and accurate information. It effectively integrates our sites, office, subcontractors and clients on critically important matters.

Following contract award, a comprehensive handover and project start-up is conducted with our project delivery team. Detailed project planning follows with site specific construction management plan encompassing health safety, environmental, quality and traffic management, construction programme refinement, risk assessment and mitigation and communication strategy.

This suite is developed by our dedicated Project Manager in line with contract documentation, with input from the wider delivery team and corporate support in WHS and Quality management. These management plans are then shared with our client, relevant stakeholders if required and project team, providing a comprehensive and transparent insight into our proposed construction method.

3 CONSULTATION & COMMUNICATION

A Project Communications Strategy will be implemented with the goal to promote clear and accurate communication between Alder Constructions and all relevant Stakeholders. Alder Constructions is a cooperative contractor who promotes flexibility and collaboration with our clients.

Our full-time, project-based Site Manager will be supported by the project delivery team including the Project Manager and Contracts Administrator. The Project Manager will spend time both onsite and, in the office, planning and co-ordinating with our supply chain. The Project Manager will also provide day-to-day assistance and provide the communication link of any site issues/queries with the appropriate stakeholder (client/ consultant/ other), this will free up the Site Foreman to focus on managing subcontractors, safety, quality environmental items, construction, and quality.

Alder Constructions' site team will hold a Daily Prestart meeting on site prior to the commencement of works. The Daily Prestart is an effective communication forum, to ensure that the subcontractors and other workers on site are aware of the day's activities, and that various risks are considered and coordinated between the teams. A record of the Prestart is kept on site and is required to be viewed and signed by all visitors to the site that day, which would include the Principal and its representatives.

4 DESIGN MANAGEMENT

Throughout the tender process, Alder Construction has engaged with our proposed design team to assist in developing schematics and advice to provide an offer that reflects the intent of the tender documents and addresses building methodologies which provide design efficiencies.

Our involvement in the design process enables integration and leveraging of our construction knowledge into the design process at an early stage. This optimises the design and delivery process and provides practical input into operational design objectives upfront. Our in-house cost planning expertise ensures projects are designed and delivered within budget.

During development of the IFC Documentation throughout the design phase, we will chair and minute weekly design meetings to facilitate stakeholder engagement. In addition, further specialised design meetings will be scheduled alongside these as and when they are needed.

A Safety in Design register will be prepared and maintained throughout the design process. As design documents are being developed, they will be distributed to the stakeholders for review and comment so these comments may be considered and/or included in the outcome.

Throughout this design phase we will further engage with our key subcontractors, and in particular our service trades and major structural trades to facilitate early and effective procurement as well as to consider their expertise in the final design of Construction documents.

4.1 CONSULTANT ENGAGEMENT

Consultants involved in the delivery of the project may be engaged either appointed by Alder Constructions to complete the specific design discipline or appointed by a Design and Construct Subcontractor contracted to Alder Constructions. The Project Manager will ensure the scope outlined in the consultant agreements align with the works reasonably required to complete the requirements outlined in the Principals Project Requirements. Prior to engagement of consultants Alder Constructions will carry out due diligence to ensure that Consultants are appropriately qualified and experienced, licensed/registered and insured for this value and scope of work.

4.2 DESIGN PROGRAM

A Design Program will be designed and included in the overall Construction Program, with clear milestones whilst considering building methodology and staging. The design program will reflect the time frames available for each discipline to design and document the works in advance of the project trade letting/procurement and sample design requirements. The design programme will be agreed by all D&C Consultants and Subcontractors, and resourcing allocated appropriately.

Alder Constructions propose that the design be progressed to 60%, with pricing commencing upon 60% design completion. A Guaranteed Maximum Price (GMP) tender will be submitted within 4 weeks based initially on the 60% design documents.

Alder Constructions GMP offer will align with 80% DD documentation which will complete the ECI process. Upon acceptance of the GMP the documents will be further developed to reach the Issued for Construction (IFC) stage.

Alder Constructions recommends this approach to enable continuous design progress while simultaneously developing an approved GMP price, thus reducing the overall program by approximately 4 to 6 weeks.

4.3 SAFETY IN DESIGN

All design work is undertaken within a structured framework that considers obligations in relation to the systematic identification of major risks and the subsequent application of appropriate control measures. A formal safety in design risk assessment shall be obtained from the Architect, Engineers, and Subcontractor Consultants for all components of the construction project, with each of the consultants or D&C contractors being responsible for maintaining a risk register associated with their corresponding design discipline. As per the Workplace Health and Safety Act, designers of structures are to ensure the design does not affect the workplace health and safety of any person during the construction of the structure. This is an obligation on those involved in the design of buildings to be used as workplaces to ensure they are designed so they can be used, repaired, and maintained in a safe manner.

4.4 CONSTRUCTION DOCUMENTATION

Upon Contract award, the Project Manager will establish the projects design management process to enable the understanding of the design status, procurement requirements and the Principals key design deliverables as noted in the contract documents.

Alder Constructions will be responsible for managing, lodging and obtaining Statutory Approvals (excluding Qleave by Client) and connections for the project and these processes may necessitate meeting with these user groups to resolve interface and technical matters including Building Certification and Approvals, Relevant Authorities and Connections.

As part of the design development phase, Alder Constructions has identified the following key deliverables that contribute to the design, aligning with the contract and PPR requirements, but also the Principals outcomes.

- Reconfirming compliance to the Contractual requirements and PPR.
- Design reviews and communication meetings.
- Confirming material selections and long lead time items.
- Form 15 certifications.

As part of the design finalisation phase, Alder Constructions has identified the following key deliverables that contribute to achieving IFC status. These include:

- Finalisation of design coordination reviews.
- Final dimensioning and Setout documentation.
- Finalisation of Design certifications.
- Procurement schedule finalisation.

Alder Constructions will provide a final drawing set to the Principal for final approval prior to commencement of site works. Upon acceptance of the Construction documentation by the Principal, the project will commence in line with the Approved for Construction documentation, also noted as “IFC” documents.

4.5 BUILDING CERTIFICATION

The provision of works certification from sub-consultants and subcontractors will be a contractual requirement to ensure that the work designed and constructed, conforms to the statutory requirements as a minimum.

Largely the review and discussion of the building certification items will occur in the Design Meetings. The project Building Certifier will be involved in the weekly Design Meetings to the extent required to do this. Additional focus sessions may be required to work through design items. Where the proposed solutions may impact the PPR, the Principal will be notified, and the items discussed until an acceptable outcome can be reached.

5 PROCUREMENT

As a standard part of our company-wide procurement process, Alder Constructions seeks value add on a whole-of-life basis. Our rigorous and comprehensive engagement and evaluation process ensures we consider the following with every proposal:

- Competitive price and value engineered solutions
- Past performance
- Safety, environmental and quality track records and certifications
- Skill of workforce
- Life cycle costs.

This provides assurance and confidence that we have engaged the right consultants and subcontractors to complete the prescribed works. Throughout the tender period Alder Constructions has engaged with subcontractors and suppliers with extensive experience in Residential construction.

6 PROGRAM & SEQUENCING

Alder Constructions' Program for the preconstruction stage of the works has made allowance for all deliverables and durations that have been provided in the Principal's Project Requirements.

During this time, the procurement and site planning process will also be carried out. The project team will also hold frequent meetings with the stakeholders to provide updates and discussion as the work progresses.

A preliminary program of works has been developed and we have attached this program to our offer including the Design Phase.

7 QUALITY MANAGEMENT

Alder Constructions' accredited Quality Management System (QMS) is implemented on each project we undertake and is setup to ensure compliance to the standards, legislation, client requirements and quality outcomes. Each project has a site-specific Quality Management Plan, developed taking into account the scope, program, delivery, procurement, inspections, handover and close out.

Inspection and Test Plans (ITP) will be developed by Alder Constructions project team in accordance with the project and client specifications.

8 HEALTH & SAFETY MANAGEMENT

Alder Constructions' goal is Zero Harm and providing a safe work environment for all personnel, subcontractors and our local communities. Alder Constructions maintains and implements an accredited Workplace, Health and Safety (WHS) Management System which addresses safe work procedures and relevant safety instructions for all works performed.

8.1 INITIAL SAFETY CONTROLS TO BE IMPLEMENTED

Alder Constructions will ensure the following controls are implemented upon site establishment:

- Complete Site-Specific Inductions.
- Ensure all relevant controls are implemented as nominated by our Management Plan and risk assessments.
- SWMS Induction.
- Ensure the correct PPE is used as per relevant SWMS prior to task.
- Ensure the relevant safety actions are in place prior to the commencement of tasks.

8.2 SUBCONTRACTOR MANAGEMENT

Subcontractors are required to adhere to our site entry conditions by participating in site induction, procure required PPE, have competencies and licences for required construction activities and understand our site health and safety expectations and requirements. When carrying out prescribed works, the subcontractors are required to adhere to their approved Safe Works Method Statements which every employee must read, understand, and sign prior to entering site and commencing works.

8.3 TRAFFIC & PEDESTRIAN MANAGEMENT

A site-specific traffic management plan will be issued prior to construction. When required, and in the order to minimise disruption during major works (i.e. concrete pours), accredited traffic controllers will be directing traffic around the worksite during the establishment/de-establishment with traffic control devices or when frequent short time road occupying is required.

8.4 PLANT & PERSONNEL INTERACTION

It is anticipated that the project is a constraint access site, hence, interaction between plant, personnel and traffic management will be crucial to the delivery of the project's success and safety. Adequate spotters and

positive communication including weekly planning and prestart meetings held daily will smoothen the mechanism of the site interaction.

9 PROJECT RISKS & MITIGATION

Alder Constructions have identified project specific risks which may arise in the performance of our works and measures to mitigate potential impact.

Key Risks	Mitigation Strategy
Completing Works in close proximity to tenants and shopfronts.	- Where impacted, to maintain access and fire egress to existing Buildings for tenants and patrons Alder Constructions will install temporary fence panels to delineate the site boundary. - Arrange regular coordination meetings with principles representative and other relevant stakeholders to coordinate works. - Alder Constructions will ensure all areas accessed are always clean and free of construction debris.
Interfacing / Impact with existing services	- Prior to interfacing or connecting new services to old services, thorough investigations will be required and consultation with relevant consultants and maintenance personal will take place prior to making connections so as to identify the extent of disruption to the centres operations. - Review of existing available drawings or plans; Services location- ground penetrating radar, potholing and Dial Before You Dig (DBYD). - Site investigations will be carried out to ensure that all services feeding these work areas are adequately isolated and capped off prior to commencement of works. Temporary protection will be provided to this area while these works are occurring. - If a service cannot be positively identified or if the risk level requires it, only vacuum excavation will occur. - Detailed programme will be submitted and coordination with project stakeholders identify any disruption in advance to ensure adequate notice is provided to the Superintendent and the Client. - Relevant permits will be submitted, and correct time frames allowed within programme.
Managing traffic to the surrounding area of the site	- Traffic controllers will be utilised during busy times and when interfacing with the centre. - Site access\egress point to the site will be installed and this point will have a barrier so as to ensure that vehicles and pedestrians are separated from each other. - Relevant traffic signage will be installed to aid traffic \ pedestrian flow near the sites.
Times for deliveries and concrete pours	Deliveries and concrete pumping will be coordinated with the relevant stakeholders. Parking and movements to the existing residents will be restricted during pour days.
Communication between parties	- Clear and concise communication with principals representatives, and Lifestyle Village management is very critical for the successful completion of this Project. - Communication with centre will be promoted by Alder Constructions and will be maintained during the delivery of the Project. - Daily prestart will be held with all site personal present to discuss work activities and potential safety risks for the day.
Noise	- Noise controls will be implemented in accordance with statutory requirements to ensure exposure limits are not exceeded through the Works. - Workers will be required to be in possession of hearing protection. The use of hearing protection will be coordinated through SWMS, site induction, daily prestart.
Dust	Will only strip hard surfaces and grass to areas where immediate works will be completed.

Key Risks	Mitigation Strategy
	- Water suppression will be used where possible. - Mitigate the use of plant and equipment on site during windy conditions or when windy conditions are predicted. - Dust during demolition will also be managed utilising water suppression on saw cutting equipment. The saw cutting equipment will have wet vacuum attachments to reduce the amount of water runoff. - The water capture in the wet vacuums will be disposed of at the relevant disposal site for this material type. - Consideration will be made in work methodology for methods for preforming tasks in ways that reduce dust or eliminate dust.
Excavation	- Investigation of as built will be carried out as well as services locations including pot holing to correctly identify existing services. All excavations near existing services will be completed via vacuum excavation. - A suitably qualified spotter will be present during all excavation works. - Excavation work will be carried out in accordance with legislation requirement and relevant codes of practice. - The procedure is intended to be followed for planning, which will consider excavation depth criteria, access and egress for trenches and excavations, barricades and signage, excavation around Live Services, prevention of collapse. Accountable managers will recognise the impact on surrounding community and stakeholders, soil types, site contamination, traffic and vibration effects, harmful gases and fumes, hazardous substances, water management, workspace, working unaccompanied, and noise. - Remediation will involve fall prevention and protection, ventilation, removal of hard material, PPE and Safety clothing and equipment, acoustic protection, lighting, material storage and temporary services. - Contaminated soils will be managed as references in contaminated soil and Environmental management Plan EN-201.
Overall Site Safety Management	- All works will be performed in accordance with legislation requirements, approved Safety management system, Alder Constructions Project specific Work Health and Safety Management Plan - Alder Constructions will have available on site and provide PPE for 4 daytime visitors, as per Preliminaries document, Section 2.2 Protection of people and Property, protective clothing.
Permits and approvals	Ensure all permits and approvals are in place prior to commencing any works.
Material lead times	- Early Identification of long lead time items and understand how the durations affect programme. - Due allowances to be considered within the delivery programme, works sequencing and procurement schedule. - Source alternative manufacturers of equal or better quality with improved lead times and value for money. This will be subject to approval by the Client and other relevant stakeholders.
Equipment / Material selection	Alder Constructions requests that sample and data sheets issued for approval by the Client and project consultants be reviewed and approved within the nominated time in the Contract.
Quality Assurance of works on site.	Ongoing site inspections by Alder Constructions during the construction phase to inspect all works installed and signing off on all Subcontractor and Alder Constructions QA\ITP sheets.
Documentation Control	- Alder Constructions will be utilising Procore for this Project in regard to Project correspondence and Contract documentation. - Alder Constructions' Quality Management system has strict provisions for Document Management, these are outlined in QA-500 Development and Control of Management System Documents and in QA-501 System Documents and Data Control. - Alder Constructions will ensure the latest documentation is always available on site and weekly reviews will be carried out to check documentation on site.

Key Risks	Mitigation Strategy
	• Current documentation will be made available through an online system to project stakeholders and notification will be issued when documentation is updated. • Site staff will communicate any document changes in the daily prestart.

10 ENVIRONMENTAL MANAGEMENT

Alder Constructions maintains and implements an accredited Environmental Management System which addresses environmental impact and mitigation strategies to ensure we protect our communities and preserve our flora, fauna and culturally significant landscape.

Alder Constructions highly values reuse, recycle and repurpose and always try to minimise the amount of waste, emission from haulage and landfill generated from our project.

10.1 EROSION & SEDIMENT CONTROL OF THE WORKSITE

After site compound is established, gully pit silt protections are installed at the road gully pits to prevent silt from entering the existing stormwater drainage. Silt socks will also be established along the kerb invert and spoon drain to catch silt run off should there be inclement weather events.

11 CONSTRUCTION MANAGEMENT

The below sections provide a brief outline of the works involved, and details how these works will be managed.

11.1 DILAPIDATION REPORT

A dilapidation report of the road reserve and the existing site surround features will be carried out prior to commencement and provided to the Principal for reference. A post-construction dilapidation survey will be carried out and provided to the Principal upon project completion.

11.2 SITE ESTABLISHMENT & LAYOUT

The site compound will be an isolated and fenced area consisting of site sheds, amenities for our contractors, and a central location through which Alder Constructions are able to hold project meetings, manage and administer our contractors, while at the same time providing an area for amenities, storage of materials and deliveries. The location for the compound is proposed due to its proximity to the work site. We are happy to discuss alternative locations with the Principal.

Please also refer to our Site Layout Plan on following page.



Please refer to Annexure 1 – Site Layout Plan.

Alder Constructions ensure strict sign in and sign out processes, which will be managed through our site office and site compound. Daily prestart meetings are integral to our control of trades on site, being the primary source of contractors being signed into site. Our processes can be adapted to suit any further requirements from the client.

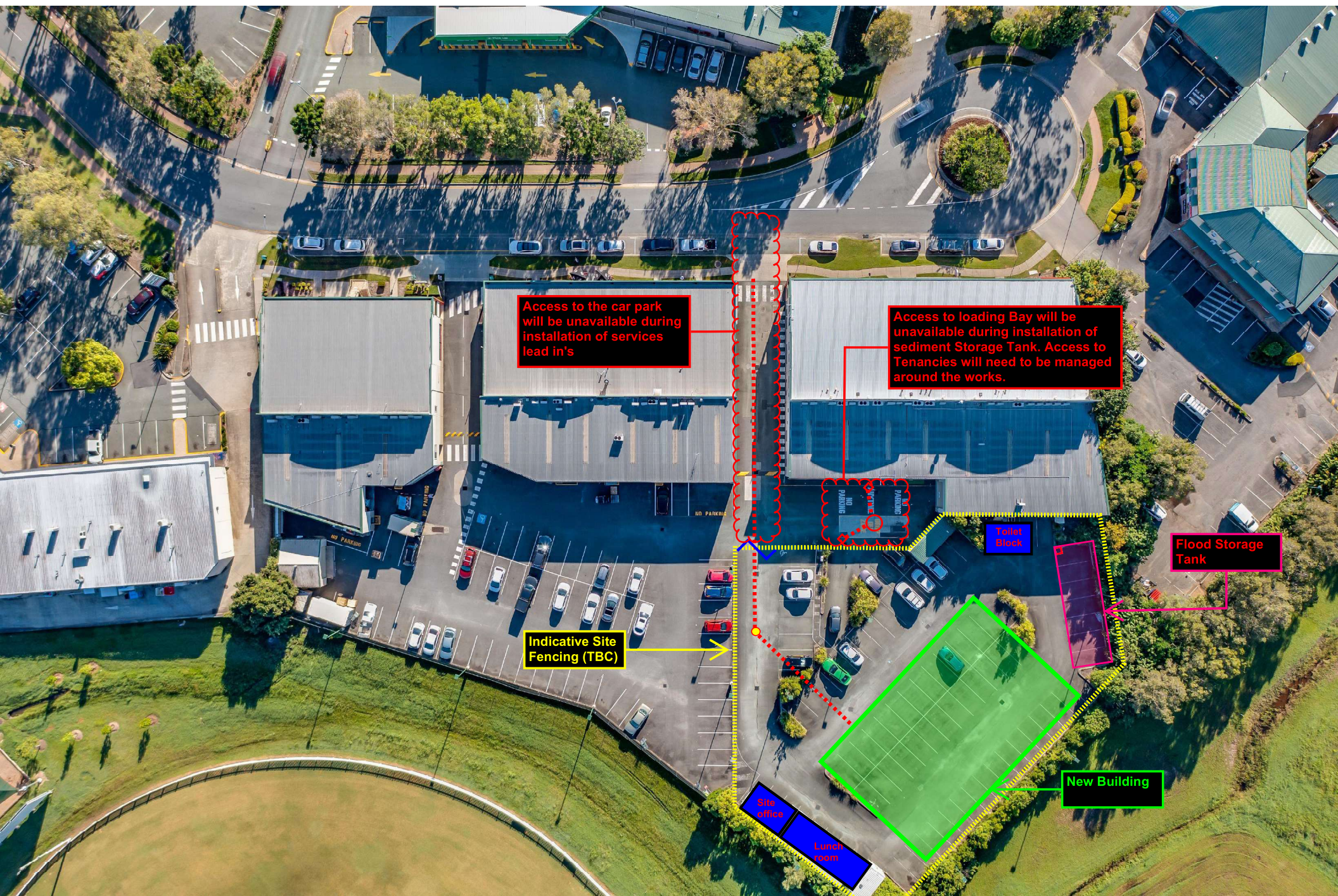
12 COMPLETION

Alder Constructions strive for a defect free, commissioned, and validated project. This ensures the works are ready to perform as intended. During construction defects will be managed through our construction management platform – Procore, to enable effective tracking and close-out for all defects.

Upon completion the works will be inspected by the Principal and stakeholders in conjunction with Alder Constructions, for compliance with the documentation and intent. All testing and validation will be completed and signed off by the stakeholders and our Site Office compound will be decommissioned and removed from site. This will mark the completion of the project and the commencement of the Defect's Liability Period.

ANNEXURE 1

Site Layout Plan



Access to the car park will be unavailable during installation of services lead in's

Access to loading Bay will be unavailable during installation of sediment Storage Tank. Access to Tenancies will need to be managed around the works.

Indicative Site Fencing (TBC)

Toilet Block

Flood Storage Tank

New Building

Site office

Lunch room

ATTACHMENTS

Appendix 6

Project Experience

Relevant Project Experience

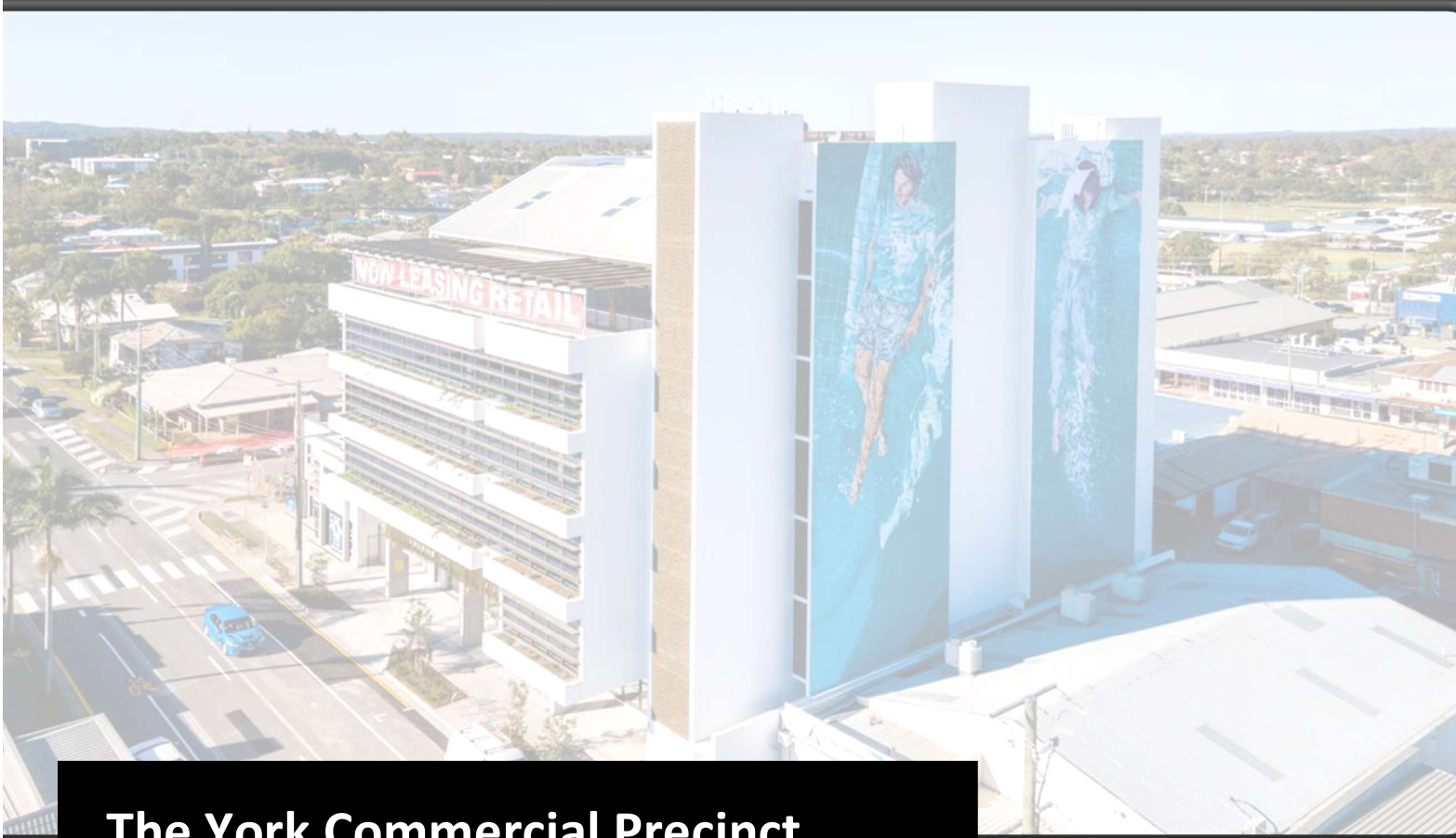
Alder Constructions showcases a wealth of experience in successfully executing projects within live operational settings, often characterised by tight site constraints, the need for pedestrian diversion and management, and substantial stakeholder and community engagement.

We possess a deep understanding of risks inherent in commercial construction and live environments, and we have full confidence in our skilled workforce to execute projects safely and efficiently.

Below, we present the following projects as evidence of our capability to navigate live operational environments while ensuring safe access to surrounding businesses and services.

PROJECT EXPERIENCE - SUMMARY

	Scope						
	Design & Construct	New Build	Amenities & Communal Facilities	Carparking & Civil Works	Live Operational Environment	Tight Site Constraints	Traffic / Pedestrian Management
The York Commercial Precinct	✓	✓	✓	✓	✓	✓	✓
M1 Connect Business Hub	✓	✓	✓	✓	✓	✓	✓
Alder Place	✓	✓	✓	✓		✓	✓
Colas Office - Gold Coast	✓	✓	✓	✓	✓	✓	✓
Energex Greenslopes Redevelopment		✓	✓	✓	✓	✓	✓
Energex Stafford Depot		✓	✓	✓	✓	✓	✓
Cleveland District State High School - New tuckshop & Engagement Centre	✓	✓	✓	✓	✓	✓	✓



The York Commercial Precinct

The development is inspired by the vision to revitalise Beenleigh as a compact and vibrant hub for the surrounding community.

The York redevelopment is a new mixed-use development comprising a 4,000m², seven storey commercial building project, with ground floor retail space and revitalisation of John Lane. The York will combine premium workspace with small office, home office (SOHO) opportunities and pedestrian access to John Lane. The regeneration of this underutilised space is an important symbol of the economic and social development in the local Beenleigh area and greater Logan.

WATCH OUR FLY THROUGH VIDEO // https://youtu.be/_PdOI-6AcGA

PROJECT VALUE:

\$16.4m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

ECI / DESIGN & CONSTRUCT



M1 Connect Business Hub

Alder Constructions have teamed up with Alder Developments to deliver the design and construction of a new multi-million dollar A-grade office complex with café facilities and basement parking, boasting 5,682 m² of commercial office space over 3 levels. This project is architecturally designed with high quality finishes, featuring an entry foyer with high level timber batten ceilings and halo lighting, feature entry stairs, full feature tiled floors and lift core areas as well as glazed curtain walls to foyer and internal tenancy frontages, external sunshades and awnings and a prominent facade offering prime exposure to the M1 Motorway.

With combined building and civil capabilities, Alder Constructions completed civil works and associated infrastructure including driveway, footpaths, external hardscaping and soft landscaping of garden areas which have been designed for streetscape beautification.

PROJECT VALUE:

\$13.3m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

ECI / DESIGN & CONSTRUCT



Alder Place

Alder Place is the result of the ongoing success of our company within South-East QLD and Northern NSW construction industry.

Alder Constructions' employees now enjoy the benefits of a high-quality corporate headquarters. The Alder Place corporate office is located on Siganto Drive, Helensvale and has direct exposure to both the north and southbound view of the M1 motorway.

PROJECT VALUE:

\$4.1m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

ECI / DESIGN & CONSTRUCT



Colas Office – Gold Coast

Alder Constructions was engaged to design and construct Colas' new office building to cater to their operational requirements and growth in the Gold Coast area. The scope of work included all necessary designs and approvals, concrete and pavement works, building foundations, and the construction of a two-story building with nine offices, meeting and board rooms, a reception area, kitchen facilities, storage room, and amenities. New services, such as drainage, water, electricity, and gas, were also installed. Additional works included extending the existing workshop awning adjacent to the new building and building a covered walkway between the existing workshop and the new office building.

Alder Constructions previously completed the design and construction of Colas' new Asphalt Batching Plant in 2021.

PROJECT VALUE:

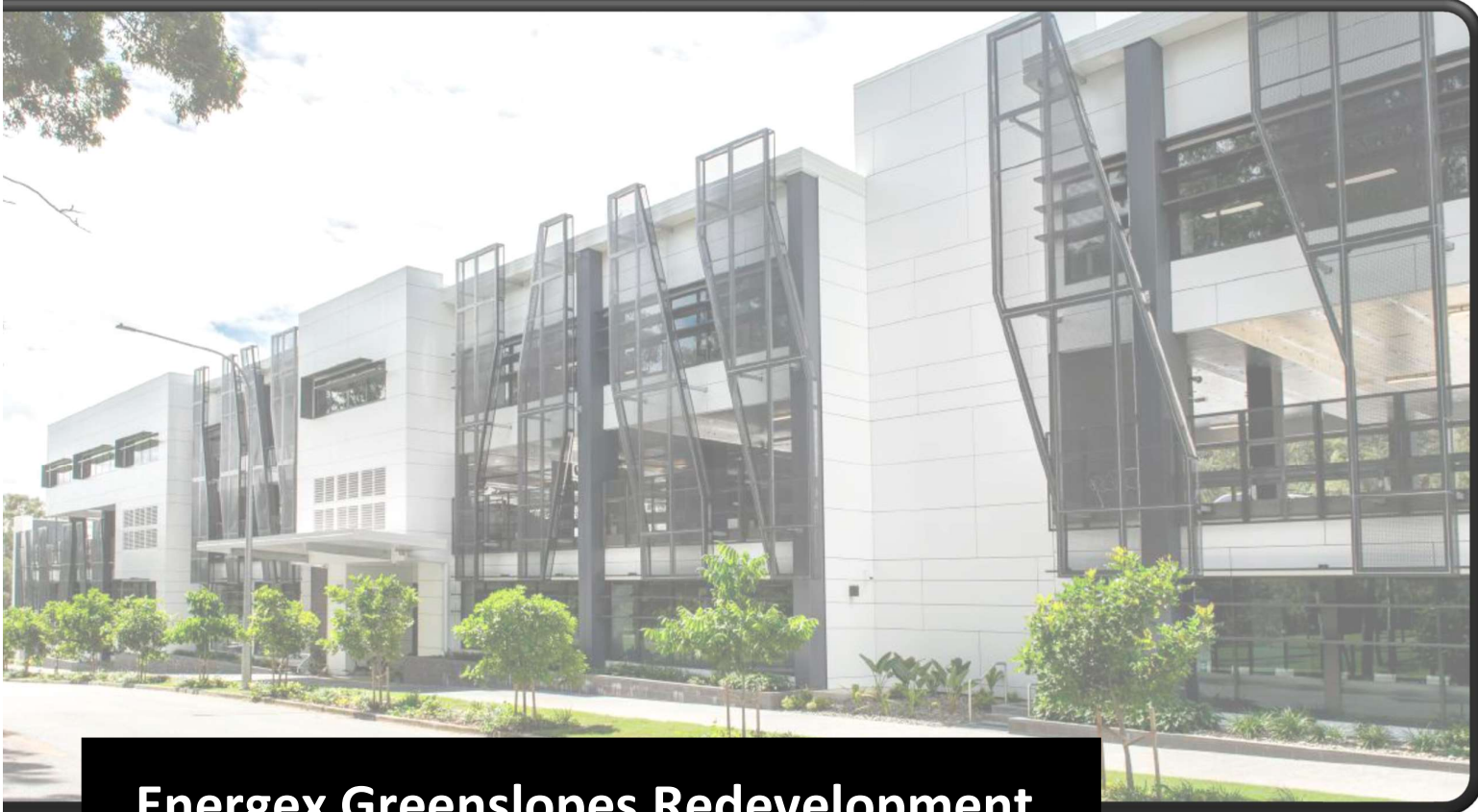
\$1.95m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

DESIGN & CONSTRUCT



Energex Greenslopes Redevelopment

Alder Construction has delivered the construction of a flagship project for Energex - Greenslopes Redevelopment Project. The multi-million dollar redevelopment of the site features a new 5000m², multi-level office complex plus extensive site improvements, new truck wash bays and streetscape beautification.

The new workspace is home to more than 200 Energex field, design and project staff from the existing depot and other Brisbane locations. The new site increases light vehicle parking to 130, cater for nearly 80 response vehicles and works seamlessly with the existing refurbished 3000m² warehouse.

PROJECT VALUE:

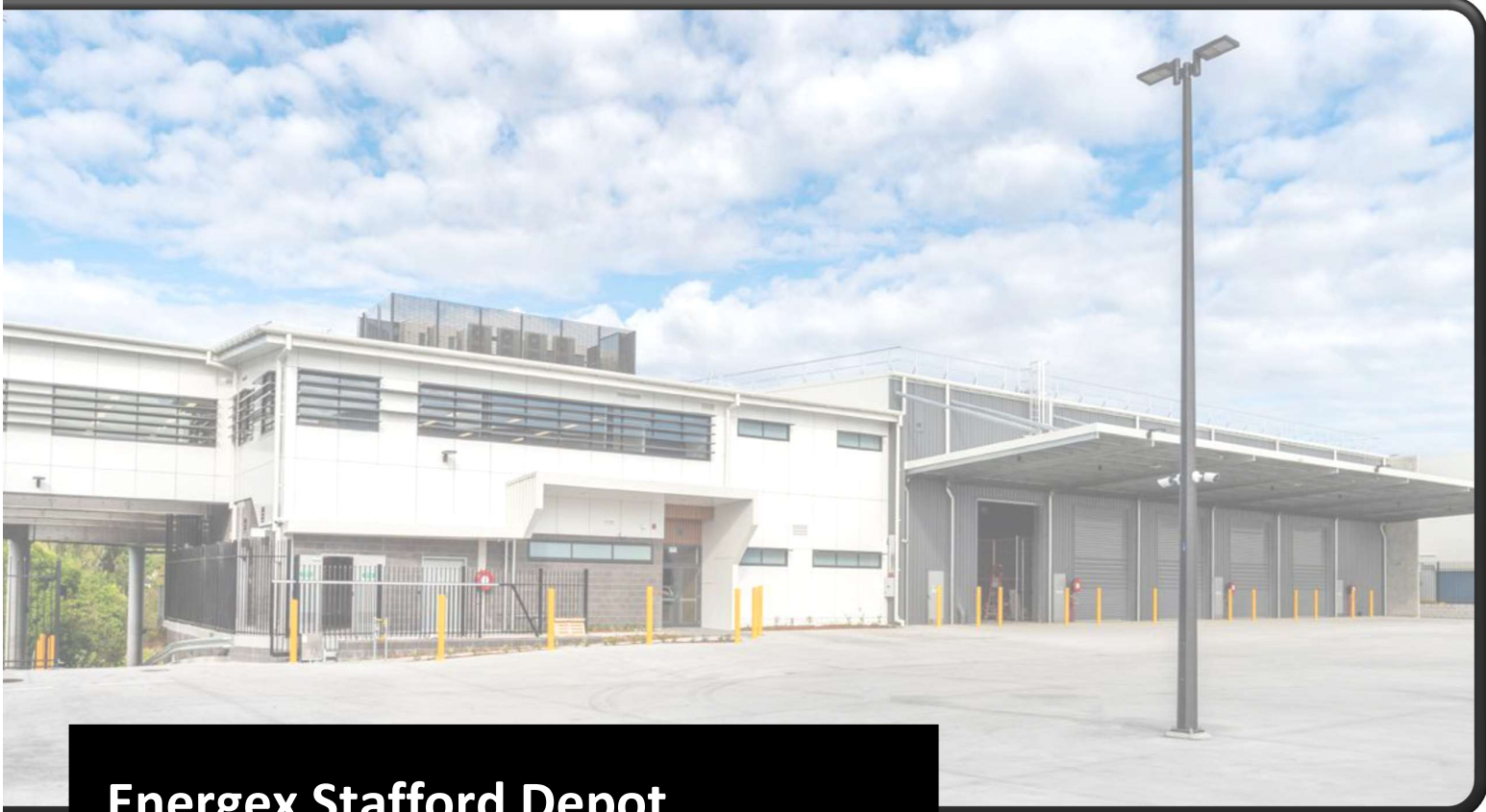
\$24.7m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

Construct Only



Energex Stafford Depot

Energex's crews now have improved access to Brisbane's inner northern suburbs and CBD with the new depot at Stafford completed. The Babarra Street depot is home to over 150 Energex field and support staff allowing them to respond more effectively to emergency outages and network maintenance in Brisbane's inner north. With the Stafford depot up and running, it houses 40 response vehicles, with a 2,040m² warehouse and 1,290m² contemporary office space.

Alder Constructions worked collaboratively with Ranbury, PDT Architects, Bellas & Reitano and WSP to deliver the new depot and is excited to continue the journey with Energy Queensland on the new Energex Greenslopes redevelopment project.

WATCH OUR FLY THROUGH VIDEO // <https://youtu.be/l0zTzaZ9-QY>

PROJECT VALUE:

\$12.9m

SECTOR:

BUILDING // OFFICE

DELIVERY MODEL:

Construct Only



Cleveland District State High School

The project featured the complete design and construction of a new single-storey Tuckshop and Student Engagement Centre. The newly constructed facility comprised eight offices, a conference room, a student kitchenette, a first aid room, and ambulant compliant amenities.

In addition to the main buildings, the project included several minor works such as an outdoor covered area that linked the two new buildings, a new walkway link to a nearby existing block, a new epoxy footpath, and the demolition and re-asphalting of the current carpark on the site. The works were completed on a site with a tight footprint, requiring detailed coordination and management of all activities.

Despite the tight site footprint, all works were coordinated with strict traffic and pedestrian management prioritising the safety of students and staff while minimising disruptions to school operations.

PROJECT VALUE:

\$3.9m

SECTOR:

BUILDING // EDUCATION

DELIVERY MODEL:

Design & Construct

ATTACHMENTS

Appendix 7

Insurance Certificates

Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000
Australia

O +61 2 9335 3200
www.chubb.com/au

Certificate of Currency

CHUBB®

Insured	Alder Group Pty Ltd; Alder Constructions Pty Ltd; Alder Development Pty Ltd; Alder L29 Pty Ltd; Alder L16 Pty Ltd; Alder Helensvale 1 Pty Ltd; York St Pty Ltd; Varsity Developments Pty Ltd; Alder Pimpama Pty Ltd; Alder Developments 1 Pty Ltd; Mark Otte
Policy Number	04PI013850
Coverage	Professional Indemnity
Limit	AUD 10,000,000
Chubb Capacity	100.00%
Policy Period	From: 30 September 2023 at 4:00PM L.S.T To: 30 September 2024 at 4:00PM L.S.T
Sent To	Tina Cuffe Via Email - tina@knightsbridgeinsurance.com.au
Insurer	Chubb Insurance Australia Limited ABN: 23 001 642 020 AFSL: 239687
Branch	Brisbane
Date	10 October 2023

This certificate merely provides confirmation of the existence of an insurance policy. The policy terms and conditions incorporate provisions which may enable us to cancel or vary the policy on the happening of prescribed circumstances or events (e.g. non-payment of premium). Therefore this confirmation of insurance is not to be construed as guaranteeing that the policy will remain in force throughout the period as set out above.

Signed for and on behalf of Chubb Insurance Australia Limited.



Authorised Employee

Interim Certificate of Insurance

Employer's information

Employer name	Alder Constructions Pty Ltd ATF the Alder Family Trust
ABN	14 456 100 925
ACN	106 657 470
Policy number	WNA040365013
Insurance type	Accident Insurance Policy

Statement of insurance

This certificate issued on **03 July 2023** is an interim Certificate of Insurance, which provides cover under the *Workers' Compensation and Rehabilitation Act 2003* for their:

- (a) legal liability for compensation; and
- (b) legal liability for damages.

The amount of insurance under the workers' compensation scheme is unlimited subject to the provisions of the *Workers' Compensation and Rehabilitation Act 2003* and the *Workers' Compensation and Rehabilitation Regulation 2014* and the employer's compliance with their requirements. In some instances, non-compliance can jeopardise an employer's insurance cover but will not prevent an injured worker from being compensated pursuant to the Act.

This interim Certificate of Insurance is valid from **01 July 2023 until 30 September 2023** when WorkCover insurance premiums are due.

A full Certificate of Currency will be available to the policyholder following payment of premium.

WorkCover industry classification

302016 - Non-Residential Building Construction

For more information, please contact us on 1300 362 128 or visit our website at worksafe.qld.gov.au.



Certificate of Currency

POLICY NUMBER: 04IK706381

INSURED: Alder Constructions Pty Ltd;
Alder Family Trust;
Alder Helensvale 1 Pty Ltd;
Alder Developments 1 Pty Ltd;
Alder Group Pty Ltd;
Alder L29 Pty Ltd;
Alder L16 Pty Ltd;
Alder Pimpama Pty Ltd ATF Alder Pimpama 1 Trust;
Alder Pimpama Pty Ltd ATF Alder Pimpama 2 Trust;

CLASS OF RISK: Annual Contract Works

PERIOD OF INSURANCE: From: 30 September 2023 at 4:00pm local standard time
To: 30 September 2024 at 4:00pm local standard time

INTEREST INSURED: **Material Damage**
\$17,000,000 any one contract

GEOGRAPHICAL LIMIT: Anywhere in the Commonwealth of Australia

SIGNED
(for and on behalf of QBE Insurance Australia)



CHASE UNDERWRITING PTY LTD
ABN 501 565 4808

This certificate:

- Is issued as a matter of information only and confers no rights upon the holder;
- Does not amend, extend or alter the coverage afforded by the policy listed;
- Is only a summary of the cover provided. For full particulars, reference must be made to the current policy wording;
- Is current only at the date printed.

ATTACHMENTS

Appendix 8

Capability Statement

Alder Constructions

As an industry leader, Alder Constructions sets the bar for innovation, deliverability and quality. We have a genuine focus on understanding and exceeding our client expectations, translating to longstanding relationship-first partnering with our clients, supply chain and community.

With a diverse portfolio of successfully delivered projects across South East Queensland and Northern New South Wales, our unique business model of building, civil and infrastructure capabilities enables us to genuinely find a personalised solution for each of our projects and our clients.

Our teams are committed to a people-first approach to safety and an end user mindset to quality, design and functionality and this ethos is complemented by our multiple industry awards.

Experience counts, and our teams are a testament to our continued growth and success. With decades of industry knowledge and combined construction services, our team continue to enhance and seek new innovative methodologies which can see refined programme management, value engineering and collaborative stakeholder engagement.

We work hard to develop and continually improve the project experience for our clients, community and stakeholders. They experience this through value-for-money, ongoing support and involvement, and quality project delivery.

This complements our whole-of-life vision for our clients and operating as their partner of choice, every time.



— relationship focused, performance driven

People + Business



Creating Connections

Our people are a high performing team, who value honesty, integrity and innovation and embed collaboration into everything that we do.

We know that great project delivery relies on having great people around us. We don't do things by halves, and always work to exceed our already high standards.

The value-add our people bring to projects is reflected in our ability to think outside the box, deliver innovative solutions and ensure all stakeholders are actively engaged throughout the process, delivering a win-win solution for all parties.



Greg Alder
Managing Director

Greg is the founder and Managing Director of Alder Constructions. He has decades of experience in all aspects of building, civil and infrastructure construction.

His experience across all levels of construction, and strong business acumen, is the foundation of our collaborative approach. His vision has brought engineering and construction teams together under one roof, as part of a growing business.

As a Managing Director, Greg offers leadership, mentorship and support to ensure our teams have the foundations to successfully deliver multiple projects.



Dean Cheffers
Director & General Manager

Dean joined the business in its infancy and he has worked closely with Greg over the decades to grow and develop the business to where it is today.

As a Director and General Manager, Dean oversees the entire operations of the constructions business. Dean is a focused relationship builder, who brings a wealth of knowledge and experience to his role as a leader, mentor and manager.

Senior Leadership



Tim Cadden
Building Manager

Tim's key strengths centre around his effective team management and client communication, together with a focus on relationships, safety and quality outcomes, effective planning, budget management and meeting client expectations. These traits combine to be the key contributors to overall successful project delivery. Tim oversees our commercial building operations in Queensland and Northern NSW.



Adam Taylor
Civil & Infrastructure Manager

Adam joined Alder as a Project Manager 10 years ago, and is now our Civil and Infrastructure Manager. Adam takes a hands-on approach to managing our growing project delivery team and overseeing the operational aspects of the Civil and Infrastructure team. Today, he oversees each aspect of our projects, from tender and stakeholder management through to project delivery and close-out.



Kristina Charchalis
Brand & Corporate Manager

Kristina understands the importance of a strong brand and efficient systems in the Engineering and Construction industries. She influences our success by working on our systems development, implementation and brand management. Day to day, she tailors strategies to market our projects and promote our people and culture.



Paul Fullwood
HSE & HR Manager

Every day, Paul manages Alder Construction's Integrated Management System. With a true passion for safe work practices and reducing environmental impact, he drives internal and external project auditing, training, incident management and compliance. He is known across the industry for his interest in developing safe methodologies and training.



Simon Green
BD & Estimating Manager (Building)

Simon has a detailed understanding of the project lifecycle, thanks to his experience across all aspects of property development and construction. Every day, Simon brings forward-thinking to our work-winning approach, with a focus on collaboration and building relationships.



Shane Pelczer
BD & Estimating Manager (Civil)

Shane joined Alder over 17 years ago and has a detailed understanding of our operations and civil and infrastructure business. Shane brings innovative thinking to our work-winning strategy, with strong industry connections and collaborative approach.



Mikela Alder
Accountant

Mikela joined the family business as group Accountant, ensuring compliance and accuracy in all our financial dealings. She handles our day-to-day finances, payroll, financial analysis, governance and reporting as well as statutory requirements.



Mark Otte
Quality Manager

Mark is known across the industry for his dedication to developing Quality Control and educating others in quality processes. He brings a wealth of knowledge and proactively ensures that we implement strong processes, above the industry standard, on each and every project we deliver.



People-first Culture

Safe at work, Safe at home

Our decades of practical site experience and proactive approach to zero harm are the foundation of our people-first culture. Our dedicated team of professionals provide workplace health and safety advice, support and guidance to our team, subcontractors, clients and all relevant stakeholders.

Our Workplace Health and Safety systems are Federal Safety Commissioner Accredited (FSC) , and independently certified to ISO 45001.



Environment & Sustainability

We take our environmental responsibilities seriously. We positively contribute to a sustainable way of business and constantly look for ways to reduce or offset our possible.

We are committed to promoting a culture of sustainability in our workplaces by managing our operations and integrating sustainability principles to offer value for money, seek competitive advantage through innovation, reduce construction waste and contribute to safe and healthy employees and communities. Our systems are certified to ISO 14001.



Quality Assurance

We pride ourselves on being master builders, delivering projects that exceed our client's expectations. We deliver an extremely high standard of construction, certified to meet ISO 9001.

Our systems enable us to consistently improve efficiency and effectively manage risk without compromising the product or outcome.



Our Commitment

We have developed and implemented initiatives around our social and economic contribution, supporting the communities and Local Government Areas in which we operate.

Our key objectives to contribute to social and economic development include:

- » Actively engaging local Indigenous groups to support Indigenous participation on our sites and align Indigenous workers with our subcontractor
- » Actively encouraging and coordinating work experience and training opportunities with schools with a trade based curriculum facilitating practical experience with our qualified subcontractor network.
- » Actively encouraging and supporting increased female participation on our sites through direct employment, subcontractor
- » Providing training opportunities through our partnership with Construction Skills Queensland (CSQ) and dedicated funding to contribute to upskilling our personnel and wider workforce
- » Assisting in the rehabilitation of our workforce. We have an established Return to Work partnership assisting injured workers in their journey back in to the construction workforce.
- » Contributing to regional communities we deliver projects by sourcing locally and staying locally. We also endeavour to engage local resources, subcontractors and suppliers where possible.
- » Directors and wider team.

We have demonstrated this engagement and benefit not only in our own local footprint, but in regional communities and key development areas.

Broadbeach Surf Life Saving Club

As a family owned business, we support charitable organisations that complement our values. Broadbeach Surf Life Saving Club is a local family-owned club with strong ties to our own team and their families.

Over our many years of operation, we have supported to the growth of the club through contribution of construction services to expand the club and provide revenue generating function room facilities as well sponsorship of their Nippers program.

Australian Industry Trade College

We have a long history of support of the industry's next generation of trades and construction professional beginning with the Australian Industry Trade College (AITC).

Our long and mutually rewarding history of working together originally stems from Alder Constructions completing the design and construction of their flagship campus in Robina. Since 2011, our Managing Director, Greg Alder was inspired by their vision and contributed to the growth of the College through his 9 year tenure as Board Member and Chairperson.

Alder Constructions continues to connect students with our subcontractor network to provide practical workplace experience.



Women in Construction

We believe in diversity. We support not-for-profit organisations Awesome Women in Construction (AWIC) and National Association of Women in Construction (NAWIC) so that we can play an active role in creating, encouraging and developing rewarding careers for women in the construction industry.



Experience + Tailored Solutions

Our Approach

New ways of thinking is a standard part of our project approach.

We bring our best minds together to solve your project challenges - everything from time to logistics, and buildability. We constantly work to minimise risk and disruption and make sure you have the best project outcomes.

Our experience in community and social infrastructure is multi faceted and has seen the delivery of exceptional facilities for not-for-profit organisations, government departments, local councils and private clients.

The expertise we bring across all construction disciplines ensures we can deliver a bespoke project experience for each and every client.

Civil + Infrastructure

Our foundations are grounded in civil engineering expertise. We have capabilities across all facets of civil and infrastructure, from earthworks, road and bridge construction to treatment plants and concrete remediation. Each of our projects demonstrate innovative construction methods and our problem-solving attitude.

Commercial Building

Successful projects start with collaboration. From early contractor involvement (ECI), through to design and construction or a classic build, there is no 'one size fits all'. Our inclusive approach means we find a personalised solution and are available every step of the way.

Design Management + Value Engineering

We provide value-for-money through the entire project lifecycle, from tender to completion. We have in-house design expertise and demonstrated experience developing and executing innovative construction approaches. Collaboration across all teams means you get the best people on your project.

Minor Works + Small Projects

Our diverse portfolio of works shows our capability across all projects, big and small.

No matter what the project, we bring the same innovative approach, smarter thinking and value-for-money.

Project Portfolio

Civil & Infrastructure

Our diverse range of civil and infrastructure projects highlight the depth of our capabilities to self-perform and deliver key infrastructure for local councils, government bodies and private clients.

What we do:

- » Road and carpark infrastructure
- » Bridges and concrete structures
- » Drainage and stormwater infrastructure
- » Parklands and community infrastructure
- » Pedestrian and cycleways
- » Retaining wall construction
- » Wastewater and water treatment plant works and storage tank construction
- » Concrete remediation
- » Slope stabilisation and land remediation
- » Marine construction and remediation
- » Earthworks and subdivisions
- » Electrical, communications, water and sewer service reticulation
- » Rail station construction and enabling works

\$6.4 million // Baycrown Pty Ltd // Pimpama QLD

Alder Constructions completed the construction and duplication of 1 km of dual lane pavements, shoulders, median island, civil service infrastructure and landscaping to the highly trafficked arterial under live traffic conditions.



Yawalpah Road Duplication Upgrade



Colas Asphalt Batching Plant

\$7.45 million // Colas Australia // Yatala QLD

Following the successful delivery of the 11 hectare, 15 lot industrial subdivision, Aspire Industrial Park, Alder Constructions delivered the design and construction of a purpose-built Asphalt Batching Plant for one of the buyers, Colas, a multi-national company in the construction and maintenance of roads and transport infrastructure. Alder Constructions successfully managed the full design process for Colas to ensure the facility was delivered to meet the operational requirements of the high impact business.

\$5 million // Sunshine Coast Council // Mooloolaba QLD

Alder Constructions completed a flagship project for Sunshine Coast Council as part of their Active Transport Plan. This stage featured the construction of a 3no. span, 66m long pedestrian and bicycle bridge across the environmentally sensitive marine area of Mayes Canal, providing a key piece of infrastructure improving access and safety for cyclists and pedestrian and reducing traffic congestion.



Mooloolaba Walk & Ride Bridge

Project Portfolio



Gold Coast Sand Bypass Jetty Upgrade

\$3.5 million // Gold Coast Waterways Authority // Southport QLD

In 2006, Alder Constructions completed the first significant upgrade to the Sand Bypass Jetty, with the complete overhaul of the existing timber decking. In 2019, Alder Constructions, completed the biggest upgrade to be undertaken since it was built in the 80s. This project involved the strengthening and widening of the jetty deck at each pump to enable critical jet pump maintenance works to be carried out effectively and safely.



Beaudesert Water Treatment Plant

\$5.5 million // Seqwater // Beaudesert QLD

Alder Constructions delivered the Design and Construction of 5ML reservoirs and associated works at Beaudesert Water Treatment Plant. The project featured the construction of two reinforced concrete reservoirs, both 8m high and 25m in diameter, connecting to the existing plant facility via an underground pipe network. The completion of this project provides a critical point of connection for the new 27km pipeline and SEQ water grid.

\$12.1 million // Alder Developments // Yatala QLD

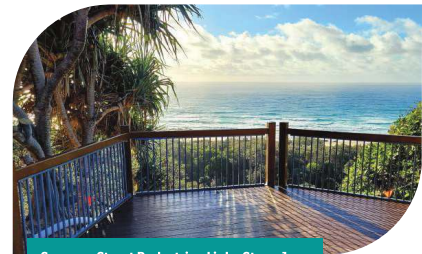
The 11 hectare green-field site comprises of 15 high-impact zoned lots ranging in size from 4,010m² to 8,985m². The project features a labyrinth of stormwater reticulation to effectively manage overland flow, bulk earthworks, sleeper and panel retaining walls, services network and trunk road extension. Alder Constructions worked collaboratively with Energex to oversee the relocation of major HV overhead powerlines, minimising disruption to existing works.



Aspire Industrial Subdivision

\$1.3 million // Redland City Council // North Stradbroke Island QLD

This project forms part of the greater Snapper Street Pedestrian Link, which is a regionally significant walking trail link on North Stradbroke Island. The logistically challenging project features environmental and cultural management, sealed road and services construction, composite timber boardwalk and viewing platforms and access ways.



Snapper Street Pedestrian Link - Stage 1

Project Portfolio

Building

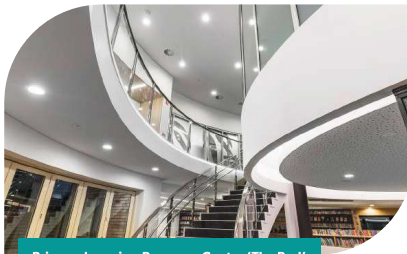
We understand the complexities of commercial construction and are equipped with the expertise and knowledge to produce high quality projects while minimising disruption.

What we do:

- » New build construction
- » Refurbishments and fit-out
- » Design management
- » Design and construction
- » Educational facilities
- » Retail precincts and showrooms
- » Commercial office
- » Multi-residential builds
- » Community, sporting and aquatic centres
- » Defence and air-side construction
- » Health and aged care facilities
- » New rail station construction and upgrades

\$4.5 million // Coomera Anglican College // Coomera QLD

Known as the 'Pod', this future-focused primary learning resource centre featuring innovative and immersive design, delivering a complete sensory learning space. This one of a kind building features extraordinary shapes, curves and voids, showcasing a 360 degree amphitheatre for virtual and augmented reality learning, a central circular learning space surrounded by switchable glass on the suspended level, learning booths and collaborative common spaces and facilities.



Primary Learning Resource Centre 'The Pod'



The York Commercial Precinct

\$16.4 million // InvestLogan & Alder Developments // Beenleigh QLD

The development is inspired by the vision to revitalise Beenleigh as a compact and vibrant hub for the surrounding community. The York redevelopment is a new mixed-use development comprising a seven storey commercial building project, with ground floor retail space and revitalisation of John Lane. The York also combines premium work space with study or home office space (SOHO) opportunities and pedestrian access to John Lane.

\$7.6 million // Automotive Holdings Group // Browns Plains QLD

With an overall footprint of 12,000m², this flagship dealership features architecturally detailed showroom and offices, state-of-the-art fully equipped workshop and 200 external parking bays and complete external showroom display area. Alder Constructions assisted during the design development and approval phases prior to construction works on the greenfield site. This early contractor involvement ensured delivery could be achieved within the tight timeframe.



Mazda Browns Plains Dealership

Project Portfolio



Gold Coast Hockey Centre

\$13.7 million // QLD Department of State Development // Labrador QLD

Alder Constructions delivered the refurbishment and upgrade of the Gold Coast Hockey Centre ahead of the 2018 Commonwealth Games, showcasing its combined civil infrastructure and building construction expertise. The works featured construction of a new club house, refurbishment of the existing club house, construction of two new FIH world standard hockey pitches, new entry road, carpark areas and landscaping.



Aura Apartments

\$33 million // Varsity Developments // Varsity Lakes QLD

This boutique multi-residential apartment development is perfectly located in Varsity Lakes with Lake Orr at its front door. Residents benefit from a suite of amenities including swimming pools, gym, sauna, spa, landscaped gardens and rooftop terraces with panoramic 360 degree views. The project features 4 multi-levelled residential towers, comprising of 120 apartments, all either 1, 2 or 3 bedrooms and all of high quality finishes.

\$2.5 million // The Orthopaedic Practice // Palm Beach QLD

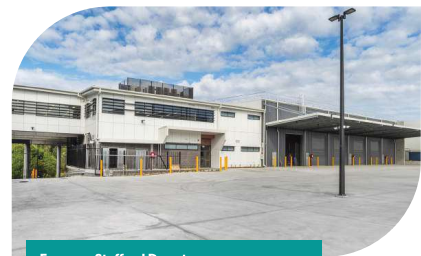
The facility was designed to accommodate new patient consultation and post-operation care, treatment, observation and rehabilitation. The new build features full-sized basement carpark with ground floor office and consultancy including patient waiting areas, doctor and professional health services suites, treatment rooms and amenities. Staging of work was required to navigate tight boundary constraints and minimise disturbance to neighbouring properties.



Centre for Bone & Joint Surgery

\$11.2 million // Energy Queensland Limited // Stafford QLD

The newest depot is home to over 150 Energex field and support staff allowing them to respond more effectively to emergency outages and network maintenance in Brisbane's inner north. With the Stafford depot up and running, it houses 40 response vehicles, with extensive warehouse and contemporary office space.



Energex Stafford Depot

Construction Excellence





Capability Statement

07 5514 4900
mail@aldercon.com.au
aldergroup.com.au

Head Office (Gold Coast)
116 Siganto Drive, Helensvale QLD 4212
PO Box 1531, Oxenford QLD 4210

Brisbane Office
1/153 Racecourse Road,
Ascot QLD 4007

Ballina Office
1/19 Cherry Street,
Ballina NSW 2478