



LKS CONSTRUCTIONS (WA) PTY LTD

BUILDING AND CIVIL CONTRACTORS



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LKS strive to hand over projects on time and on budget.



LKS Constructions (WA) Pty Ltd are registered builders who undertake Government and Commercial Projects. Personnel with over 30 years' experience in Building and Civil Engineering.

LKS Constructions head office is based in Malaga and also operates out of the Fremantle Branch.

LKS Constructions personnel have a wealth of past experience in construction of buildings, civil and marine infrastructure. Working within fully operating environments, is one of the most exacting and potentially hazardous construction activities and requires construction and safety management by an organisation that recognises the issues and can cope with the stringent requirements of construction.

LKS staff specialises in commercial projects and has undertaken numerous different types of construction projects across multiple industries. These have included technically complex and unusual commercial and industrial projects, including repair and refurbishment, multi- discipline and green fields building works, along with building projects with large civil and structural engineering components.

Through the company's vast experience LKS staff is gaining a reputation as a high quality building contractor, servicing medium sized commercial and industrial construction, structural and civil engineering projects.



Photo: Beckenham Train Station

LKS believes in the continuous development of its employees and ensuring they are provided with the latest information and training. Through this, our staff are equipped to ensure a safe working environment.

Photo: WCIT Joondalup External Works



Our People and Clients

LKS Constructions prides itself on recruiting highly experienced and professional staff. This ensures that the service we provide our customers is to the highest standard.

In addition to LKS team, we utilise a core group of reliable and trustworthy suppliers and sub-contractors to ensure seamless project delivery. LKS has developed and refined this network over numerous years of project management and implementation by the LKS Director. LKS Constructions has the ability to source materials and labour from many companies.

LKS Constructions and their staff have achieved an excellent relationship with many government and private clients, with several repeat clients such as:

- Public Transport Authority (PTA)
- Fremantle Ports (FP)
- Building Management and Works (BMW)
- Western Power Corporation
- Programmed Facility Management
- Spotless Group
- Local Councils: City of Canning, City of Perth, Town of Claremont, City of Stirling.

LKS Constructions (WA) Pty Ltd is 100% West Australian owned and operated. LKS Constructions aims to have 100% of the works to be procured in Western Australia, and 100% of the local content to be from Western Australia. LKS Constructions use only local West Australian subcontractors who use wherever available local products and materials. This aims to maximise supply opportunities for competitive local businesses when bidding for contracts, of which generates employment and industry and economic development within Western Australia.

Photo: Art Work at Meltham Train Station



LKS was a finalist in the 2013 Master Builders Excellence Awards – Engineering competing against the major Perth Alliance project Perth City Link. LKS personnel have completed projects that have won Master Builder Awards including the Rockingham Rail Unit (finalist), PTA Perth Murray Street Information Booth (winner) both projects for Lakis Constructions.



Management Plans

LKS has established a comprehensive suite of regulatory management plans, procedures and performance tools to ensure that its contracts are administered in the highest professional manner and in accordance with the requirements of today's informed Clients.

The Management Plans cover:

- ◆ ISO9001:2008 Quality Assurance and Quality Control Certified,
- ◆ AS4801:2001 Occupational Safety and Health,
- ◆ ISO14001:2004 Environmental Management,
- ◆ AS 4292.1:2006 Railway Safe-Working, and
- ◆ MRWA Traffic Management



Safety Management

LKS Constructions has an occupational health safety management system based on AS/NZS 4801:2001. Whilst LKS Constructions does not currently have a certificate, we have undertaken work for Western Power, PTA, Fremantle Port, BMW, Programmed, and Spotless and have satisfied their strict conditions.

LKS Constructions are committed and bound by the following legislative documents which require the provision of a safe working environment for all personnel:

- Occupational Safety & Health Act 1984 (WA)
- Occupational Safety & Health Regulations 1996 (WA)

The site specific Safety Management Plan and the referenced documents found within will comply with all legislation designed to ensure the Health and Safety of LKS employees, subcontractors and visitors. Safety Plan addresses those risks associated with construction works onsite. It also addresses legislative requirements and provides guidance in a suitable framework to facilitate the successful implementation of LKS policies and procedure. The aim of the Safety Plan is to ensure the achievement and monitoring of uniform standards.

All LKS Site Supervisors and project team have undergone extensive formal OSH training and understand their roles and responsibilities.





Photo: Melville SHS Lift



Specialist Expertise in Construction

Construction in strict safety environments, specialist areas of building expertise and various technically challenging contract works include but are not limited to:

Public Transport Authority (PTA)

Working in a live, operating railway station requires certain skills. LKS has such expertise and all of its key staff have been trained in and are PTA accredited to relevant safe-working regulations. Completed upgrades include upgrades to toilets/tiling at Glendalough, Stirling and Midland Train Stations; and disability access upgrades and construction of car parks to four train stations: Kenwick, Beckenham, Meltham and Mt Lawley Train Stations. LKS has also completed an extension of a network of shunters path at the Nowergup Rail Depot, upgraded Transwa Bus Depot in East Perth.

Building Management and Works

The personnel at LKS have completed many contracts with BMW and under the Department of Housing Works. LKS is prequalified Level 2 Conventional. LKS successfully completed the Mt Hawthorn Primary School – Covered Areas and Ball Courts project and DCP Armadale Office Fit Out, East Maddington Primary School – Child and Parent Centre.

Marine / Maintenance Works at Fremantle Port

LKS have been awarded a maintenance contract for an expected term of seven years. The Project Team has enjoyed an ongoing contract works relationship with the Fremantle Ports and has developed an expertise in repairs, maintenance and refurbishment works in a marine environment. Working out of the LKS Fremantle Office, the highly experienced staff undertake marine works, jetty and wharf repairs including fender replacements. Other works include building maintenance road repairs and other civil works. LKS has successfully completed the \$6.8 Million Contract of installation of new fenders to Berth E at Fremantle Port.



For more detailed outline of these Projects please refer to the Recently Completed Projects Section.

Safety of all
staff is
paramount to
the company.



Photo: Meltham Train Station

LKS Constructions (WA) Pty
Ltd is 100% West Australian
owned and operated.



Photo: Canning Staging and War Memorial



Local Government Councils and Shires

LKS personnel have completed many contract works for different local councils over the past ten years. Completed works for City of Perth – Perth Town Hall demolition works, Northbridge Piazza tiling repair, garage repairs and the EPRA – upgrades to Perth Cultural Centre Fiji Room, the Town of Claremont – Scout Hall refurbishment, City of Stirling – Hamersley Recreation Centre, City of Perth Supreme Court Gardens Toilet Upgrade.

Western Power Live Yard Works

Working within Western Power's live yards, terminals and substations requires special attention, safe working accreditation and experience to carry out construction works that are often under live overheads with live cables buried below. LKS personnel are Western Power accredited. LKS has completed work on the Western Power Wembley Downs Substation - noise acoustic screens.

Programmed Facility Management

LKS Constructions successfully completed the contracts at Melville Senior High School disability access and miscellaneous works and West Coast Institute, Joondalup Cafeteria Refurbishment and ramp extension.

Spotless Group

LKS Constructions has been awarded a contract at WA Maritime Museum installation of structural steel stairs to the iconic HMAS Ovens Submarine.

Curtin University

LKS Constructions are a panel builder for Curtin University completing a demolition project to two buildings B541 and B140.

For more detailed outline of these Projects please refer to the Recently Completed Projects Section.



LKS Constructions Recently Completed Projects

| Project Name & Description of Works | Client | Date | Contract Value EX GST |
|---|--------------------------------------|----------------|-----------------------|
| <p>Elizabeth Quay – Station Park Fit Out</p> <p>Demolition, partitioning, general building, mechanical, fire, electrical, data/comm, hydraulics, security, cabinetwork & joinery, floorcoverings, wallcoverings, window treatments, signage.</p> | Metropolitan Redevelopment Authority | February 2016 | \$422K |
| <p>Supreme Court Gardens – Toilet Upgrade</p> <p>Demolition of toilets including asbestos ceilings, hydraulics and electrical works, roofing, new toilets, tiling, glazing, ceilings, painting, hardware and brickwork.</p> | City of Perth | February 2016 | \$282K |
| <p>Mindarie Senior College Amphitheatre Works</p> <p>Construction of a landscaped area with an Amphitheatre, a Covered Stage and a Car Park. Works include removal of trees, earthworks, bitumen, drainage, line marking, kerbing, limestone screen wall, reticulation, electrical and data.</p> | Spotless | February 2016 | \$325K |
| <p>WCIT Joondalup Deck and Associated Works - Construction of new deck including landscaping, concrete, structural steel, earthworks and paving.</p> | Programmed Facility | January 2016 | \$125K |
| <p>Palmrya Police Station</p> <p>Construction of a new public car park.</p> | Building Management & Works | December 2015 | \$80K |
| <p>Canning War Memorial</p> <p>Construction of the Memorial Wall, Memorial Path, the Grove, Stage and Canopy including a cantilevered event stage with a roof canopy over the existing lake, a memorial wall with a wreath-laying terrace, Lest We Forgot artwork, a 'ring' grove.</p> | City of Canning | November 2015 | \$1.2M |
| <p>East Maddington Primary School – Child and Parent Centre</p> <p>Construction of a new child care centre building. Internal works included ceiling finishes, cabinetry, painting, electrical, hydraulic, and mechanical. External works included demolition, earthworks, concrete foundations and slab, structural steel, brick work, roofing.</p> | Building Management and Works | September 2015 | \$1.2M |

| Project Name & Description of Works | Client | Date | Contract Value EX GST |
|--|--------------------------------|----------------|-----------------------|
| Driver Simulation Upgrade B604 Demolition, electrical, concrete, window & glazing, painting, metalwork, installation of the driver simulator. | Curtin University | September 2015 | \$75k |
| Demolition of buildings b140 and b541. Removal and reinstatement of marquee, electrical, hydraulic, landscape works, new paving, new limestone wall, new hand rails. | Curtin University | September 2015 | \$200K |
| HMAS Ovens - Structural Steel Stairs Manufacture and installation of structural steel stairs to Submarine at the Maritime Museum, Fremantle. | Spotless Group | September 2015 | \$200K |
| Department of Child Protection – Armadale Office Fit Out Ground floor and first floor complete office fit out included partitions, electrical, mechanical, hydraulic, flooring, painting, cabinetry and tiling. | Building Management and Works | May 2015 | \$1.6M |
| WCIT Joondalup Cafeteria Refurbishment Demolition and construction of cafeteria including removal of existing cafeteria and refurbishment included internal works: new doors/windows, electrical, painting, tiling, ceiling, framing and studwork, cabinetry, new toilets. External works included timber decking, paving, new access ramp, handrail, footings and hydraulics. | Programmed Facility Management | May 2015 | \$620K |
| Melville Senior High School – Disability Access and Misc Works Upgrade of ramp to meet the Disability Discrimination Act and construction of new lift. | Programmed Facility Management | May 2015 | \$525K |
| Mount Hawthorn Primary School – Covered areas and ball courts Upgrade included demolition, earthworks, site works, new drainage, pavement base and sub base, concreting, steelwork, roofing, electrical and plumbing system. | Building Management and Works | January 2015 | \$780K |



Photo: Kenwick Train Station

LKS is committed to our responsibilities in respect to quality, safety, health and the environment, which are integral to the way we do business.







Photo: Armadale Fit Out

| Project Name & Description of Works | Client | Date | Contract Value EX GST |
|---|----------------------------|---------------|--------------------------|
| <p>PTA DDA Upgrades - Kenwick Train Station Upgrade of operating train station, included platform works - removal and replacement of all edge angles, paving, hydraulics, demolition and electrical works. Demolition and construction of two new shelters with fibre glass FRP roofing. Upgrade to car parks included civil, hydraulics, electrical, concrete, paving and earthworks.</p> | Public Transport Authority | December 2014 | \$7.5M |
| <p>Fremantle Port Berth E New fenders system Cut openings existing concrete deck and install rear piling system, remove existing fendering system and bollards and kerbing. Install precast concrete sections after demolishing sections of the concrete deck at the wharf face and driving piles, install rear steel pile cap frames and CHS steel struts, install new fendering, and re-install bollards and kerbing.</p> | Fremantle Port | December 2014 | \$7.2M |
| <p>PTA Nowergup Rail Depot – Shunters Paths Upgrade Extension of shunters paths network currently existing within the Nowergup Rail Depot. To provide a safe access for personnel through the depot, along and across track between 3200 to 4000m.</p> | Public Transport Authority | 2014 | \$650K |
| <p>PTA DDA Upgrades – Beckenham Train Station Upgrade of operating train station, included platform works - removal and replacement of all edge angles, paving, hydraulics, demolition and electrical works. Demolition and construction of two new shelters with vitreous enamel panels. Upgrade to car parks including civil, hydraulics, electrical, concrete, paving and earthworks. Note: As station was operating, pedestrian and site workers safety was paramount.</p> | Public Transport Authority | 2014 | \$7.5M |
| <p>PTA Transwa Bus Depot – Upgrade Civil and roadworks, roofing upgrade, structural steel, hydraulics, concrete and electrical works. Note: As bus depot was operating, pedestrian safety was paramount.</p> | Public Transport Authority | 2013 | \$900k |

| Project Name & Description of Works | Client | Date | Contract Value EX GST |
|--|------------------------------------|------|-----------------------|
| <p>PTA DDA Upgrades – Meltham Train Station</p> <p>Upgrading of operating train station, including removal and replacement of all paving, hydraulics, electrical works including demolition. Upgrade to three car parks including civil, hydraulics, electrical, concrete, paving and earthworks. Note: As station was operating, pedestrian and site workers safety was paramount.</p> | Public Transport Authority | 2012 | \$4M |
| <p>PTA DDA Upgrades – Mt Lawley Train Station</p> <p>Upgrading of operating train station, including removal and replacement of all paving, hydraulics, electrical works including demolition and construction of new station shelter.</p> <p><i>Note: As station was operating, pedestrian and site workers safety was paramount.</i></p> | Public Transport Authority | 2012 | \$1.7M |
| <p>Claremont Scout Hall – Refurbishment to Offices</p> <p>Upgrade of existing scout hall to Town of Claremont offices. Works included new electrical, hydraulics, mechanical, new ceilings and partition works.</p> | Town of Claremont | 2011 | \$330k |
| <p>Perth Cultural Centre – Fiji Room Upgrades</p> <p>Replacement paving, upgrade to storage room including painting, cabinetry, lockers and construction of retaining wall in a public area</p> | East Perth Redevelopment Authority | 2011 | \$155k |
| <p>PTA Glendalough, Midland, Stirling Train Stations – toilet upgrades</p> <p>Demolition and replacement toilet partitions, tiling, painting, electrical works and new hardware in public areas – operating train stations.</p> | Public Transport Authority | 2011 | \$190k |
| <p>Kings Park Rio Tinto Naturescape (Concrete works only)</p> <p>Concrete footings for new pedestrian walkways</p> | Botanical Gardens | 2011 | \$55k |
| <p>Western Power - Wembley Downs Acoustic Barriers</p> <p>Installation of new acoustic barriers surrounding live transformers in a live and operating yard</p> | Western Power | 2010 | \$150k |



Quality Assurance

The LKS's goal is to achieve Best Practice Quality in all areas of operational practice. LKS intends to achieve this goal by recognizing that quality extends to all functions performed by the organisation and involves all facets of the organisation's operations.



Photo: Armadale Fit Out

It has been identified that the International Standard ISO 9001 – Quality Management Systems, is a worldwide recognised benchmark for efficient and effective business management systems leading to Best Practice. To maintain this leading position and to ensure an environment of continuous improvement LKS operates a Quality Management System compliant to the requirements of ISO9001.

The QMS applies to the all functions within the LKS business. The LKS Quality Business Management System consists of this Business Quality Manual, supported by the Operations Manual encompassing key functional areas and activities. All LKS personnel shall adhere to the requirements of the Manuals' requirements as pertinent to their scope of activities. The policy of LKS is to retain the majority of Management System documentation on the computer system – these constitute the original 'master' copies.

Details of document and record controls are defined in the Document Control section. The LKS Quality Policy has been defined, approved and authorised by the Managing Director, and displayed at key locations to communicate the LKS's philosophy of quality and continuous improvement to all stakeholders.

LKS Constructions will prepare a site specific quality system upon award of contract.



LKS's goal is to achieve Best Practice Quality in all areas of operational practice.



PTA Multiple Train Stations Disability Upgrades

Client: Public Transport Authority

Project Budget:

| | |
|-------------------------------|---------------------|
| Separable Portion 1 Mt Lawley | Value \$1.7 million |
| Separable Portion 2 Meltham | Value \$4 million |
| Separable Portion 3 Beckenham | Value \$7.5 million |
| Separable Portion 4 Kenwick | Value \$6.8 million |

Lead Architect: Coniglio Ainsworth Architects

PTA DDA Upgrades – Mt Lawley Train Station

Upgrading of operating train station, including removal and replacement of all paving, hydraulics, electrical works including demolition and construction of new station shelter.

Note: As station was operating, pedestrian and site workers safety was paramount.



PTA DDA Upgrades – Meltham Train Station



Upgrading of operating train station, including removal and replacement of all paving, hydraulics, electrical works including demolition. Upgrade to three car parks including civil, hydraulics, electrical, concrete, paving and earthworks.

Note: As station was operating, pedestrian and site workers safety was paramount.



PTA DDA Upgrades – Beckenham Train Station

Upgrade of operating train station, included platform works - removal and replacement of all edge angles, paving, hydraulics, demolition and electrical works. Demolition and construction of two new shelters with vitreous enamel panels. Upgrade to car parks including civil, hydraulics, electrical, concrete, paving and earthworks.

Note: As station was operating, pedestrian and site workers safety was paramount.



PTA DDA Upgrades - Kenwick Train Station



Upgrade of operating train station, included platform works - removal and replacement of all edge angles, paving, hydraulics, demolition and electrical works. Demolition and construction of two new shelters with fibre glass FRP roofing. Upgrade to car parks included civil, hydraulics, electrical, concrete, paving and earthworks.

Note: As station was closed, pedestrian management was in place.

Key Challenges: The main challenge was

working within a working train station, this then brings in additional factors such as electrified rail and working within an environment close to the public requiring pedestrian management and noise management, as well as traffic management. The health and safety of both the public and all employees working within the site was paramount. Ensuring our staff were highly trained for this job was key, particularly regarding on and around the tracks and overhead power lines.

Outcome: Kenwick was completed on time as per project forecast and within the budget specified.

Innovation/ Collaborative Aspects: LKS Constructions worked closely with the PTA project management team and Coniglio Ainsworth Architects design team to ensure the projects ran on time, within budget, to the highest quality and to the full satisfaction of the PTA. The excellent communication and team mentality between CAA, LKS and PTA ensured all four train station contracts were completed successfully.



Department of Child

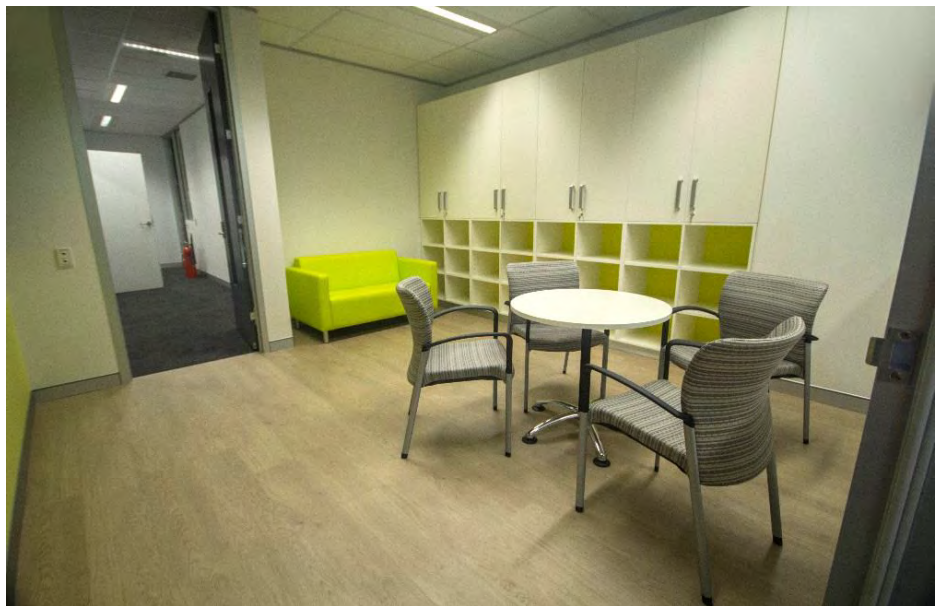
Protection, Armadale Office Fit Out – Ground Floor and Level 1

Client: Building Management and
Works

Project Budget: Final Contract
Value \$1,500,000 ex GST



Ground floor and first floor
complete new office fit out
included new toilets, partitions,
electrical, mechanical, hydraulic,
flooring, painting, cabinetry and
tiling. Completed on time, within
budget and to the full satisfaction
of the client.



The works were completed whilst
the upper levels of the building
were fully operational.

Lead Architect: Christou Group
Completed: May 2015





East Maddington Primary School Child and Parent Centre



Client: Building Management and Works

Project Budget: Final Contract Value \$1,173,000 ex GST

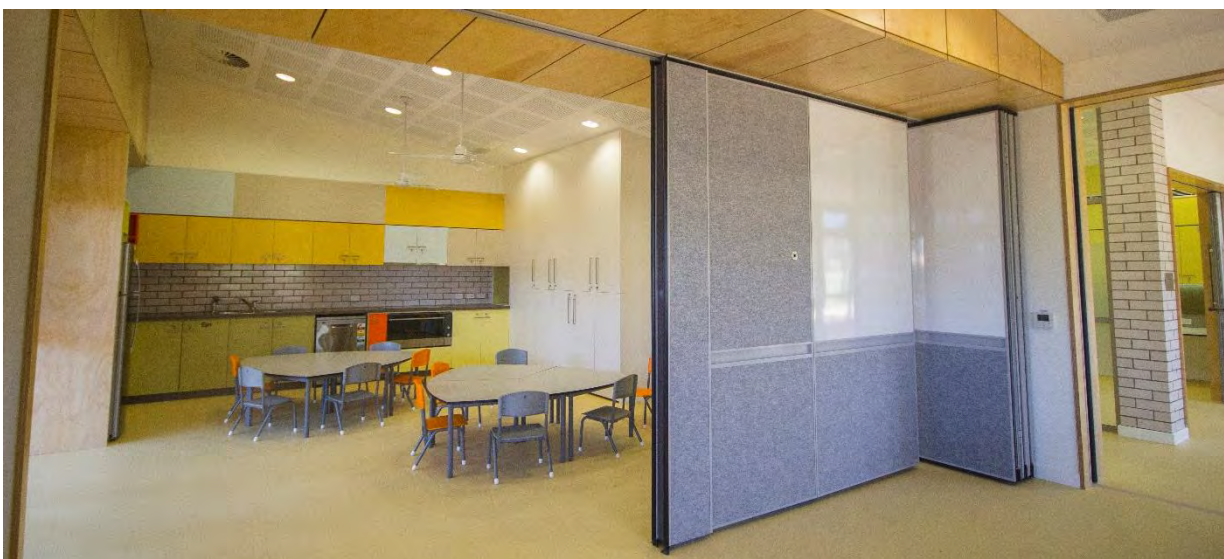
Construction of a new child care centre building. Internal works included toilets, ceiling finishes, cabinetry, painting, electrical, hydraulic, and mechanical. External works included demolition, earthworks, concrete foundations and slab, structural steel, brick work, roofing.

Lead Architect: TAG Architects

Completed: Completed on time, on budget and to the full satisfaction of the client.

Issues: A redundant bore liner was uncovered when the site was cleared.

Issue Managed: An RFI with photos was sent to the Superintendent advising him the existing redundant bore liner would clash with the new building. The Superintendent responded with details from the Consultant Engineer detailing the procedure to remove the bore liner. Methodologies and JSAs were put in place and the work proceeded.





West Coast Institute Joondalup – Cafeteria Refurbishment and Ramp Upgrade and Deck and Associated Works

Client: Programmed

Project Budget: Final Contract Value
\$529,000 exGST

Demolition and construction of cafeteria including removal of existing cafeteria and refurbishment included internal works: new doors/windows, electrical, painting, tiling, ceiling, framing and studwork, cabinetry, new toilet block. External works included timber decking, paving, ramp, handrail, footings. Also construction of new deck including landscaping, concrete, structural steel, earthworks and paving.

Completed: July 2015 (Cafeteria Refurbishment) and January 2015 (Deck and Associated Works)

Issues: The structural steel column brackets as designed by the Engineer would clash with the aluminium sliding doors. The Architects and Engineers drawings did not correspond.

Issues Managed: A site meeting was held with the structural steel contractor and the sliding door contractor. Various options were discussed. An RFI was sent to the Architect with an explanation and request to meet on site with the Engineer. The Engineer provided an alternative detail that was issued as an Architects Instruction to proceed.





Elizabeth Quay – Station Park Fit Out



Client: Metropolitan Redevelopment Authority

Project Budget: Final Contact Value \$422,000 ex GST

Demolition, partitioning, general building, mechanical, fire, electrical, data/comm, hydraulics, security, cabinetwork & joinery, floorcoverings, wallcoverings, window treatments, signage.

Lead Architect: Marshall Kusinski Design Consultants

Completed: March 2016



Supreme Court Gardens Toilet Upgrade

Client: City of Perth

Project Budget: Final Contact Value \$282,000 ex GST

Demolition of toilets including asbestos ceilings, hydraulics and electrical works, roofing, new toilets, tiling, glazing, ceilings, painting, hardware, brickwork.

Lead Architect: Michael Conner Holton Connor Architects

Completed: March 2016

Issues: Our site was within the fence line of a second contractor that started a month after us. This was potentially a safety, access to site and parking problem.

Issues Managed: A meeting was called for with the second contractor and their Client (City of Perth). The City of Perth agreed to cut back trees and provide track plates for site access. Fencing arrangements were agreed and access monitored.



WA Maritime Museum – HMAS Ovens Submarine Structural Steel Steps

Client: Spotless

Project Budget:

Manufacture and installation of structural steel stairs to Submarine at the WA Maritime Museum, Fremantle.

Lead Engineer: GHD

Completed: October 2015

Issues: Working in close within maritime security area, time constraints.



Mt Hawthorn Primary School – Covered Area

Client: Building Management and Works

Project Budget: Final Contract Value \$716,000 ex GST

Upgrade includes demolition, earthworks, site works, new drainage, pavement base and sub base, concreting, steelwork, roofing, electrical and plumbing system, all within an operating primary school.

Lead Architect: ZMH Architects

Completed: December 2014





Canning Staging and War Memorial

Client: City of Canning

Project Budget: Final Contact Value \$1,220,000 ex GST

Construction of the Memorial Wall, Memorial Path, the Grove, Stage and Canopy including a cantilevered event stage with a roof canopy over the existing lake, a memorial wall with a wreath-laying terrace, with Lest We Forgot artwork.

Lead Architect: Coniglio Ainsworth Architects

Completed: November 2015

Issues: As LKS Constructions took over this incomplete project from a building company that went into administration, LKS, City of Canning and CAA worked closely as a team to finish this job before Remembrance Day.

Issues Managed: Working closely as a team ensured the project success.





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