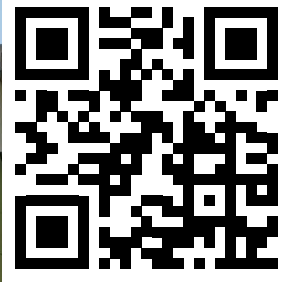


Community

Capability Statement



An aerial photograph of the Mentone Grammar Bayview Precinct. The image shows a large, modern, multi-story school building with a light-colored facade and large windows. In the foreground, there is a large, green artificial turf sports field with white and yellow markings. Several students in white uniforms are playing soccer on the field. To the left of the field, there is a blue basketball hoop. The school building has a sign that reads "MENTONE GRAMMAR" and a crest. In the background, there is a residential neighborhood with houses and trees, and a range of mountains in the distance under a clear sky.

VISION

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

MISSION

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

MENTONE GRAMMAR BAYVIEW PRECINCT



MENTONE
GRAMMAR

Company Profile

PENINSULA GRAMMAR
LEARNING & INNOVATION
CENTRE



2CONSTRUCT MANAGE THE COMPLEXITY THAT'S INHERENT IN LARGE, MULTI-FACETED CONSTRUCTION PROJECTS. OUR INTEGRATED CONSTRUCTION CAPABILITIES, ATTENTION TO DETAIL AND STRONG COMMUNICATION ENSURE THAT 2CONSTRUCT PROJECTS ARE DELIVERED ON TIME, ON BUDGET AND TO YOUR ABSOLUTE QUALITY SATISFACTION.

Our team is made up of experienced operational staff and skilled site personnel, including project managers, contract administrators, site managers, design managers, and health & safety professionals. With a strong track record in delivering high-profile projects across all facets of the construction industry, we bring expertise and precision to every build.

Since our establishment in 2004, 2Construct has successfully delivered over 500 projects, valued up to \$40 million, under various contract types, including Construct Only, Design & Construct, and Construction Management. We also offer Early Contractor Involvement, Budget Development, Feasibility, and Cost Planning services, providing comprehensive support from concept to completion.



**DUNCAN
MCPHERSON OAM**

**CO-FOUNDER &
MANAGING
DIRECTOR**

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



**PETER
RAHILLY**

**CO-FOUNDER &
CONSTRUCTION
DIRECTOR**

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



**PAUL
MCDONALD**

**NON-EXECUTIVE
DIRECTOR**

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



**HAMISH
MCPHERSON**

**DIRECTOR/
CONSTRUCTION
MANAGER**

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



**AARON
COMERFORD**

**DIRECTOR/
CONSTRUCTION
MANAGER**

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



**THOMAS
MCPHERSON**

**DIRECTOR/
CONSTRUCTION
MANAGER**

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



**TONY
VENIER**

**SENIOR DESIGN
MANAGER**

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



**DANIEL
PELUSO**

**ESTIMATING
MANAGER**

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

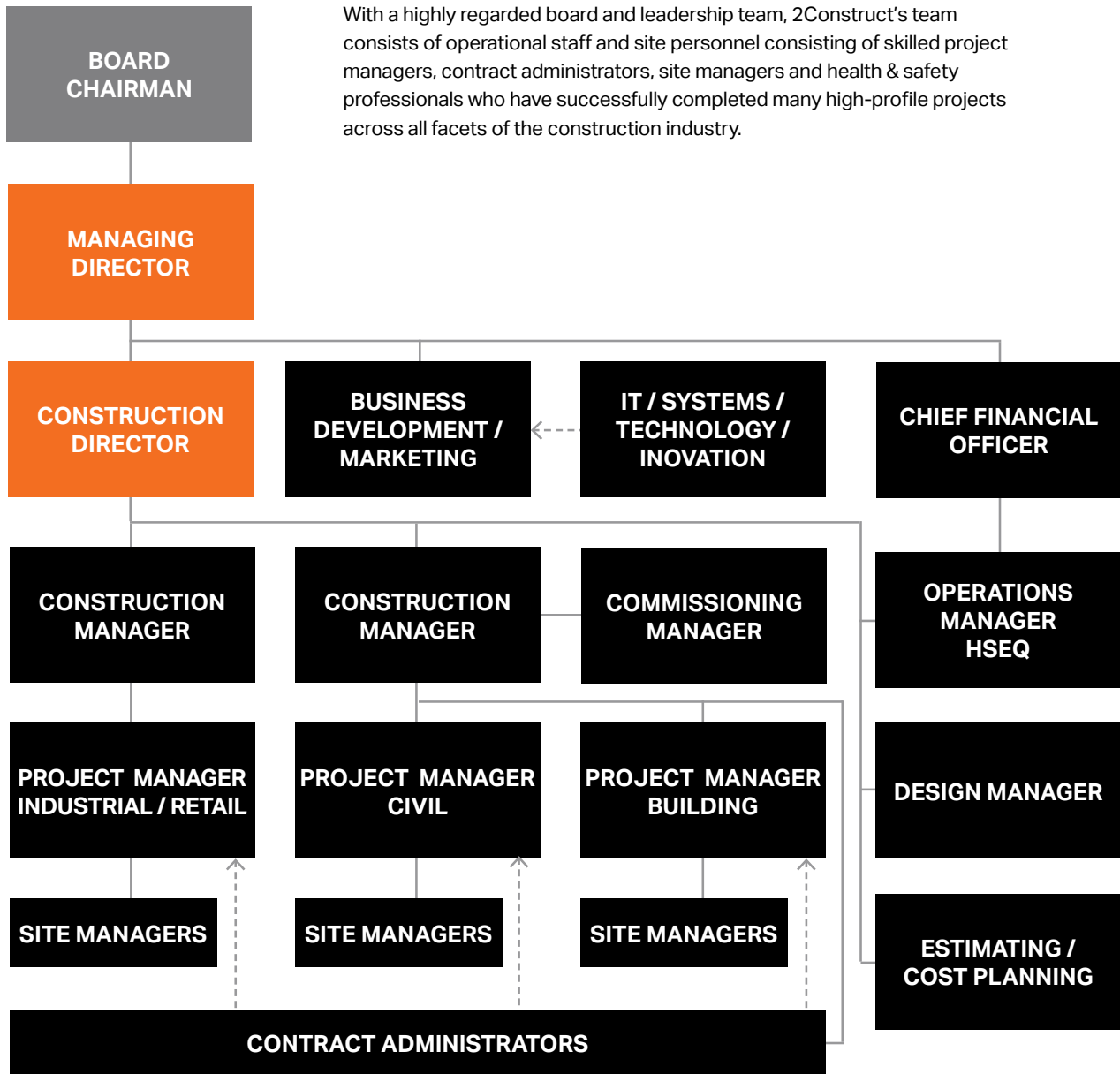


**JOHN
POPE**

**CHIEF
FINANCIAL
OFFICER**

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

Organisation Chart



“

Their attention to detail ensured that an excellent quality finish was achieved. Of particular note was the team's ability to communicate effectively with the Architect and the Consultant team throughout the duration of the works.

2Construct were able to maintain the construction program and to the delight of both Council and the Carrum Surf Life Saving Club achieved handover of the new facility on schedule as planned, which enabled the Club to commence operations out of the new facility for their 2023-24 beach patrol season.

JUSTIN COLLIN
SENIOR PROJECT MANAGER
CITY OF KINGSTON



Design Management

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

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

Benefits you will receive from 2Construct include:

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



**TONY
VENIER**

**SENIOR DESIGN
MANAGER**



**BARRY
GARGAN**

**DESIGN
MANAGER**



**CHRISTIAN
BATTISTA**

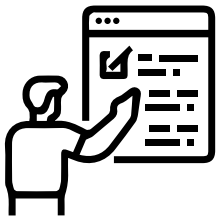
**DESIGN
COORDINATOR**



Managing Complexity for Community Clients

Community infrastructure should be welcoming, accessible, affordable and functional to meet the evolving needs of the community and be financially and environmentally sustainable. As the population continues to grow and change, so too does the community's demand for infrastructure and facilities.

2Construct manages project complexity for community clients across the entire delivery experience, from contract award to providing an effective and efficient project delivery that leads to successful completion and handover.



Planning: Significant growth presents its challenges; however, it also provides new and exciting opportunities for councils. 2Construct help replace existing outdated infrastructure that no longer meets the community's requirements. The diversity of our communities shows that design and function of community infrastructure and services need to balance and respond to a variety of needs. Diversity, access and inclusion is critical, a one size fits all approach is no longer appropriate. Factors including sustainable design aspects, decanting processes and temporary works are important considerations.



Delivery: From smarter methodologies to diligent site practices, 2Construct are flexible in all interfaces with community stakeholders and residential tenancies, ensuring a practical and pragmatic approach. We also plan projects to schedule high-impact works, demolitions and hazardous material removal at appropriate hours and maintain a flexible approach to programming that enables our teams to work around community calendars.



Completion: Your new and expanded community facilities will provide existing and future residents and visitors with diverse, dynamic and enjoyable places to work, live and play. We approach our projects with a fit for purpose mentality, ensuring a smooth transition to new facilities and a defect free handover. Each 2Construct project includes a dedicated commissioning manager to lead an early training and handover process that ensures a confident demobilization process and no requirements for further works.



Our company has earned recognition for being leaders in community projects, delivering many high-end fit for purpose, critical communal facilities. These projects have been a significant part of 2Construct's portfolio throughout our 21 years of operation. The benefits this provides for our clients. this provides for our clients



FOR PROJECT MANAGERS

- Financially and environmentally sustainable
- Strong stakeholder communication is maintained across the project lifecycle
- Smart staging and sequencing of works ensures there is no unplanned disruption to the local community's operational continuity and sporting timetables
- Effective workforce management ensures the appropriate behaviours are upheld by workers



FOR PROCUREMENT MANAGERS

- Enable a range of inclusive programs, services and spaces for people to connect and thrive within community facilities
- Rigorous pre-planning of works eliminates risk and ensures the most efficient site set up and management
- Collaborative stakeholder engagement processes enables the most effective day to day communication
- A dedicated site manager monitors project progress and maintains communication across all channels and designated stakeholders



FOR COUNCILS AND COMMUNITY ORGANISATIONS

- A smooth and seamless project delivery experience with minimal fuss
- Delivery certainty with the project achieving all time, cost and quality objectives
- Flexibility and commitment to maintaining sporting timetables and community events
- Ensure that new and expanded community facilities provides existing and future residents and visitors with diverse, dynamic and enjoyable places to work, live and play.



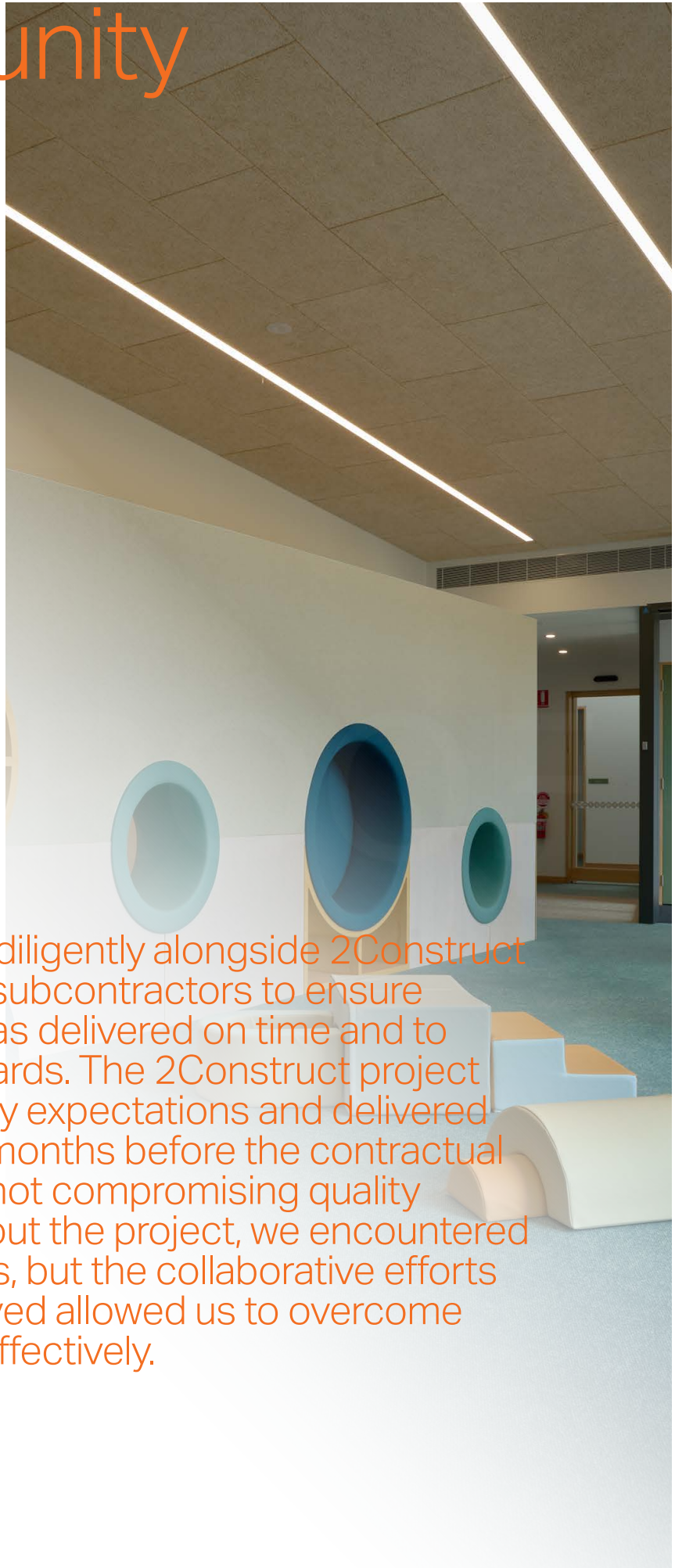
Community

2Construct help design and build flexible facilities that are functional, sustainable, vibrant, safe, accessible and welcoming. Community infrastructure plays a critical role in providing social spaces for all ages, cultural backgrounds and abilities, sharing knowledge, creating connections and a sense of belonging, as well as promoting and enhancing the health and wellbeing for all members of the community.

“

Our team worked diligently alongside 2Construct and their team of subcontractors to ensure that the project was delivered on time and to the highest standards. The 2Construct project team exceeded my expectations and delivered the project three months before the contractual completion date, not compromising quality finishes. Throughout the project, we encountered various challenges, but the collaborative efforts of all parties involved allowed us to overcome these obstacles effectively.

DENZIL PONSONBY
PROJECT MANAGER - CAPITAL WORKS
MONASH CITY COUNCIL



Project	Value	Finish
Footscray Community Arts Precinct	\$5.9M	2025
Aboriginal Gathering Place	\$5.8M	2025
Dorrington Child & Family Hub	\$6.2M	2025
Guide Dogs Redevelopment Stage 3	\$19.4M	2024
Southern Peninsula Youth Hub	\$10.6M	2024
Ferntree Gully NIDO Childcare Centre	\$3.5M	2024
Carrum Surf Life Saving Club	\$3.9M	2023
Aspendale Life Saving Club	\$4.7M	2022
All Souls Mausoleum	\$4.9M	2022
Korumburra Community Hub	\$6M	2023
Guide Dogs Redevelopment Stage 2	\$5.6M	2021
Keilor Mausoleum Stage 4	\$7.47M	2021
Sandringham Library & Maternal Child Health	\$3.57M	2020
Edithvale Life Saving Club	\$5.2M	2019
Burnside Community Centre Stage 2	\$2.2M	2018
Bridge Road Children & Community Centre	\$4.7M	2015
Mayone-Bulluk & Community Centre	\$3.2M	2015
Ashburton Library & Learning Centre	\$4.5M	2013
Mount Lilydale Mercy College Chapel	\$1.3M	2012
St Kevin's Church	\$1.4M	2012



Footscray Community Arts Precinct

CLIENT

Footscray Community Arts

ARCHITECT

MGS Architects

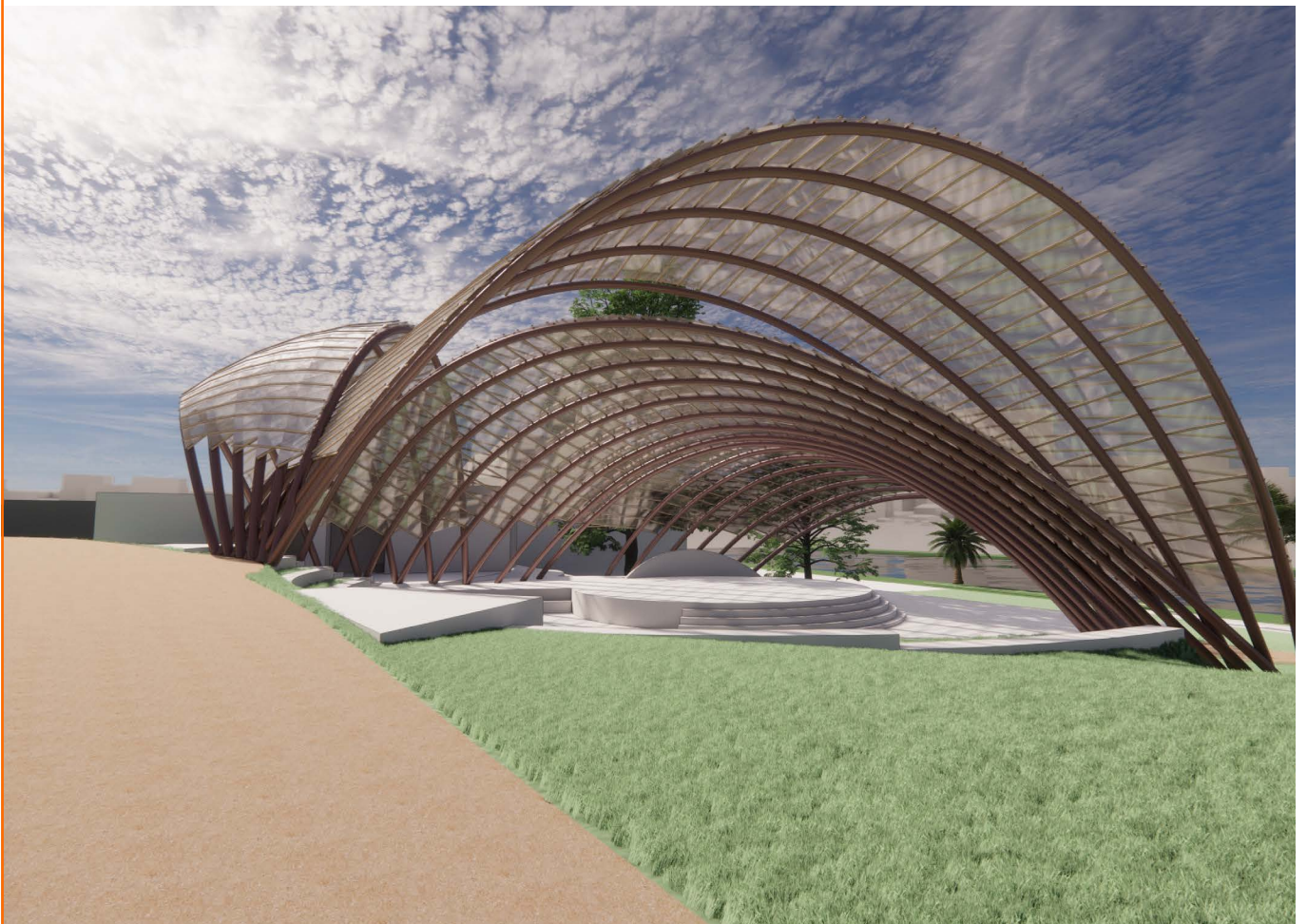
COMPLETION

Estimated 2025

VALUE

\$5.9m

The scope of work comprises construction of a new outdoor performance venue, new amenities building, upgrade of existing landscaping, development of new pathways and creation of outdoor gathering spaces including in-situ seating.



Aboriginal Gathering Place

CLIENT

City of Whittlesea

ARCHITECT

FJC Studio

COMPLETION

Estimated 2025

VALUE

\$5.8m

The Aboriginal Gathering Place will be a welcoming, inclusive and culturally safe space where Aboriginal people can enjoy a sense of belonging, with access to programs and services that strengthen culture and enhance wellbeing. The scope of work comprises construction of the Welcoming Building which includes 2 consulting rooms, administration office, meeting room and amenities. The scope also comprises the construction of the Gathering Building which includes a multipurpose room, healing room, kitchen and amenities. The works also include surrounding paving and decking.



Quarry Hills

Civil and Associated works

CLIENT

City of Whittlesea

ARCHITECT

Stantec

COMPLETION

Estimated 2025

VALUE

\$5.5m

The scope of work comprises installation of truck infrastructure, construction of carpark and roads for the Granite Hills Major Community Park & Aboriginal Gathering Place.



Ferntree Gully NIDO Childcare Centre

CLIENT

Paradyce Pty Ltd

ARCHITECT

Insite Architects

COMPLETION

2023

VALUE

\$3.5m

2Construct successfully completed the construction of the Ferntree Gully NIDO Childcare Centre, a state-of-the-art facility designed by Insite Architects. The 84-place centre features five classrooms, a reception area, an office, a kitchen, and three engaging outdoor playscapes. As part of the project, we implemented an extensive soft landscaping package to create a welcoming and stimulating environment for children and constructed front car parking area for convenient access. The project exemplifies our commitment to delivering exceptional early childhood education facilities that cater to the needs of both children and their families.



Dorrington Child and Family Hub

CLIENT

City of Monash

ARCHITECT

AOA Christopher Peck

COMPLETION

2025

VALUE

\$6.2m

This new Dorrrington Child and Family Hub will significantly enhance the health and development of children and families in the Monash community. It aligns with our ongoing commitment to improving access to early childhood services. The Hub will feature two 33-place kindergarten rooms with outdoor learning environments, a versatile multi-purpose room for playgroups and individuals with sensory processing differences, and a dedicated space for our Maternal and Child Health programs, including a parents' lounge, day stay sleep rooms, and a peaceful courtyard garden.





Guide Dogs Victoria Kew Campus Redevelopment Stage 3

CLIENT

Guide Dogs Victoria

ARCHITECT

FPPV Architecture

COMPLETION

2025

VALUE

\$19.4m

Stage 3 of the Guide Dogs Victoria Kew Campus redevelopment provides a world-class active training and education centre of excellence. The 'sensory campus' was designed to seamlessly integrate people with vision loss, guide dogs and campus employees in a way that will stimulate and heighten the sensory experience.

The scope of work comprises an Education Centre including Multipurpose Education Space, multisensory play space, male and female bathrooms and one accessible bathroom, residential Accommodation Space including nine bedrooms with ensuites, shared kitchen, shared lounge area and five sensory breakout spaces, administration spaces including open plan office space, reception area with lobby, seven meeting rooms, kitchenette and utility space, boardroom, executive office, multipurpose room, male and female bathrooms and one accessible bathroom.

The scope also includes a Sensory Garden with children's garden and play area, new footpaths and integrated footpaths, upgraded road infrastructure and parking, water, electrical, communications and fire services at the site on Chandler Highway.





Southern Peninsula Youth Hub

CLIENT

Mornington Peninsula Shire
Council

ARCHITECT

JMA Architects

COMPLETION

2024

VALUE

\$10.6m

The Southern Peninsula Youth Hub will provide a variety of local care support services and programs, as well as a drop-in space for people aged 10 to 25.

The scope of work involves the construction of a new pavilion at the Olympic Park Recreation reserve in Rosebud comprising of classrooms, meeting rooms, work spaces, recreation & art spaces. The scope of work also comprises construction of new paving and associated landscaping.





Carrum Surf Lifesaving Club

CLIENT

City of Kingston Council

ARCHITECT

Cohenleigh Architects

COMPLETION

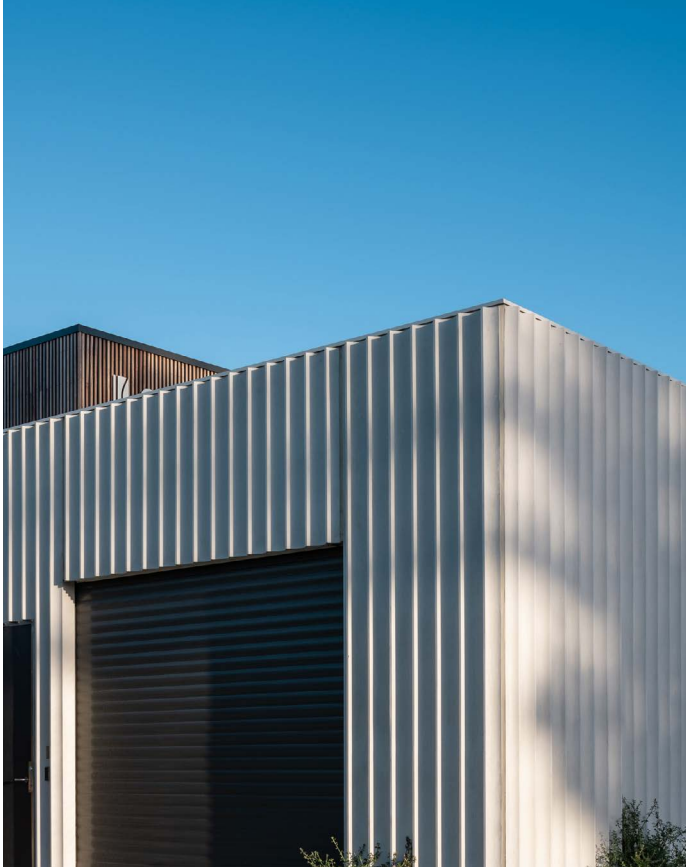
2023

VALUE

\$3.9m

The project encompasses the extension of the existing two-storey Surf Life Saving Club as well as extensive refurbishment works to the existing amenities. New extension works involve the construction of new changeroom amenities, equipment storage zones and active training room on the ground floor. The first floor comprises of new Lifesaver Facilities including storage rooms, office space and cleaners along with a new beachfront balcony.





Aspendale Lifesaving Club

CLIENT

City of Kingston Council

ARCHITECT

NBRS Architecture

COMPLETION

2022

VALUE

\$4.7m

The project encompasses the construction of a new two-storey lifesaving club comprising training rooms, kitchen, observation, first aid, patrol, member, and public facilities. The works also include access ramps, timber walkway, external paving, retaining walls and landscaping.

The club has served the community for over 80 years. Replacing the current aged building will ensure the club can continue to provide this vital community service to the tens of thousands of visitors who visit Aspendale beach each summer.





Korumburra Community Hub

CLIENT

South Gippsland Shire Council

ARCHITECT

fjc studio

COMPLETION

2023

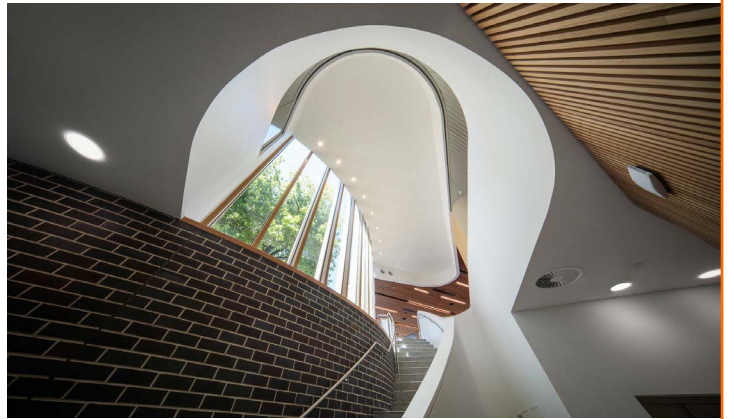
VALUE

\$6m

The Korumburra Community Hub development is a component of the South Gippsland Council's Korumburra Revitalisation Project which aims to reinvigorate the town centre and meet the needs of the community.

The scope of work consists of the construction of a two-storey concrete and steel structure Community Hub comprising flexible spaces, kitchen, consultation rooms, classrooms, office with amenities, support facilities and extensive site works which include, pavements, services upgrades and landscaping.





Guide Dogs Victoria Kew Campus Redevelopment Stage 2

CLIENT

Guide Dogs Victoria

ARCHITECT

FPPV Architecture

COMPLETION

2021

VALUE

\$5.6m

The redevelopment for Stage 2 comprises of the construction of the café, veterinary base building, veterinary fitout and associated civil works.

The new split level building comprises of a relaxing café space overlooking the adjacent Yarra Trail, public toilet facilities; veterinary clinic including consult and specialist surgery rooms with associated facilities, dog and cat wards, reception and public waiting area, staff breakout area with kitchen, change rooms and bicycle storage facilities.

Site works upgrades include new customer car parking connecting to the existing access roadway and extensive underground services upgrades. All works being undertaken are within a sensitive live operating environment to minimise disruption to the college's requirement for dog exercising and circulation, with the existing main entry road being maintained for access to the campus.





Keilor Mausoleum

Stage 4

CLIENT

The Greater Metropolitan
Cemeteries Trust

ARCHITECT

Bent Architecture

COMPLETION

2021

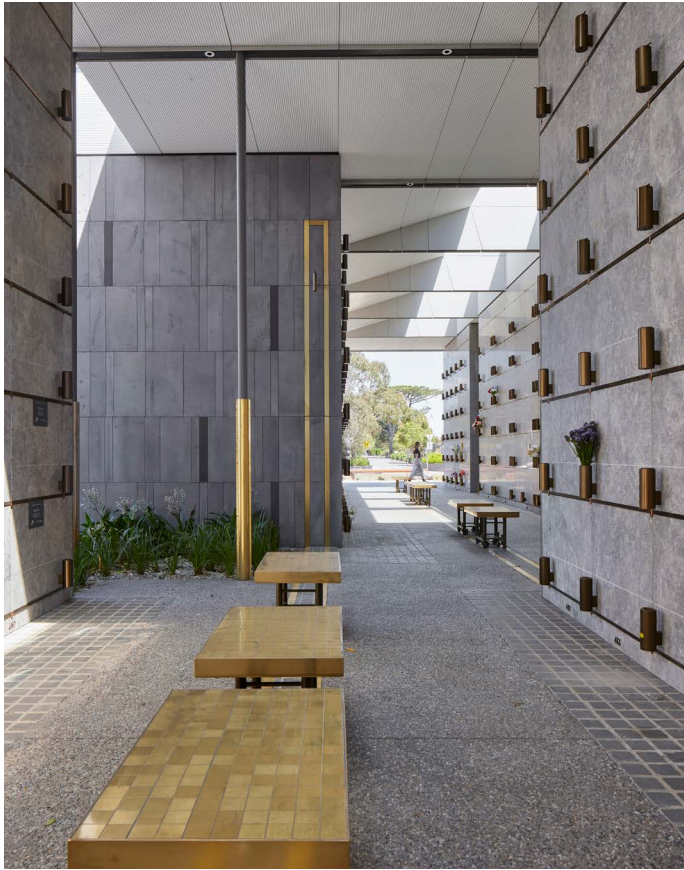
VALUE

\$7.47m

The purposeful, contemporary Stage 4 extension incorporates the delivery of 774 mausoleum crypts, storage space, site excavation and levelling, upgrade of services and irrigation infrastructure, reconfiguration of landscaping including new car parks, access driveways and street furniture.

The covered, unenclosed building with bluestone cladding evokes the sense of remembrance through its monumental tactility. The mausoleum is connected with nature, with the landscape design playing a symbolic and significant part of the memorial's ambience harmonising elegantly with the existing building and its surrounding context.





Sandringham Library & Maternal Child Health Redevelopment

CLIENT

Bayside City Council

ARCHITECT

Croxon Ramsay

COMPLETION

2020

VALUE

\$3.57m

The project is to provide a part demolition and full refurbishment of the existing Sandringham Library and Community building to allow for a library expansion and to provide for a new Maternal Child Health Service.

The scope includes a total fit-out of the new library and maternal health areas, significant joinery works, feature acoustic baffles, plasterboard ceilings including circular skylights, services upgrades, a roof replacement, electrical/mechanical and hydraulic services, and stormwater/drainage upgrade.





Edithvale Life Saving Club

CLIENT

City of Kingston

ARCHITECT

Hede Architects

COMPLETION

2019

VALUE

\$5.2m

AWARDS

2021 MBAV Award Winner

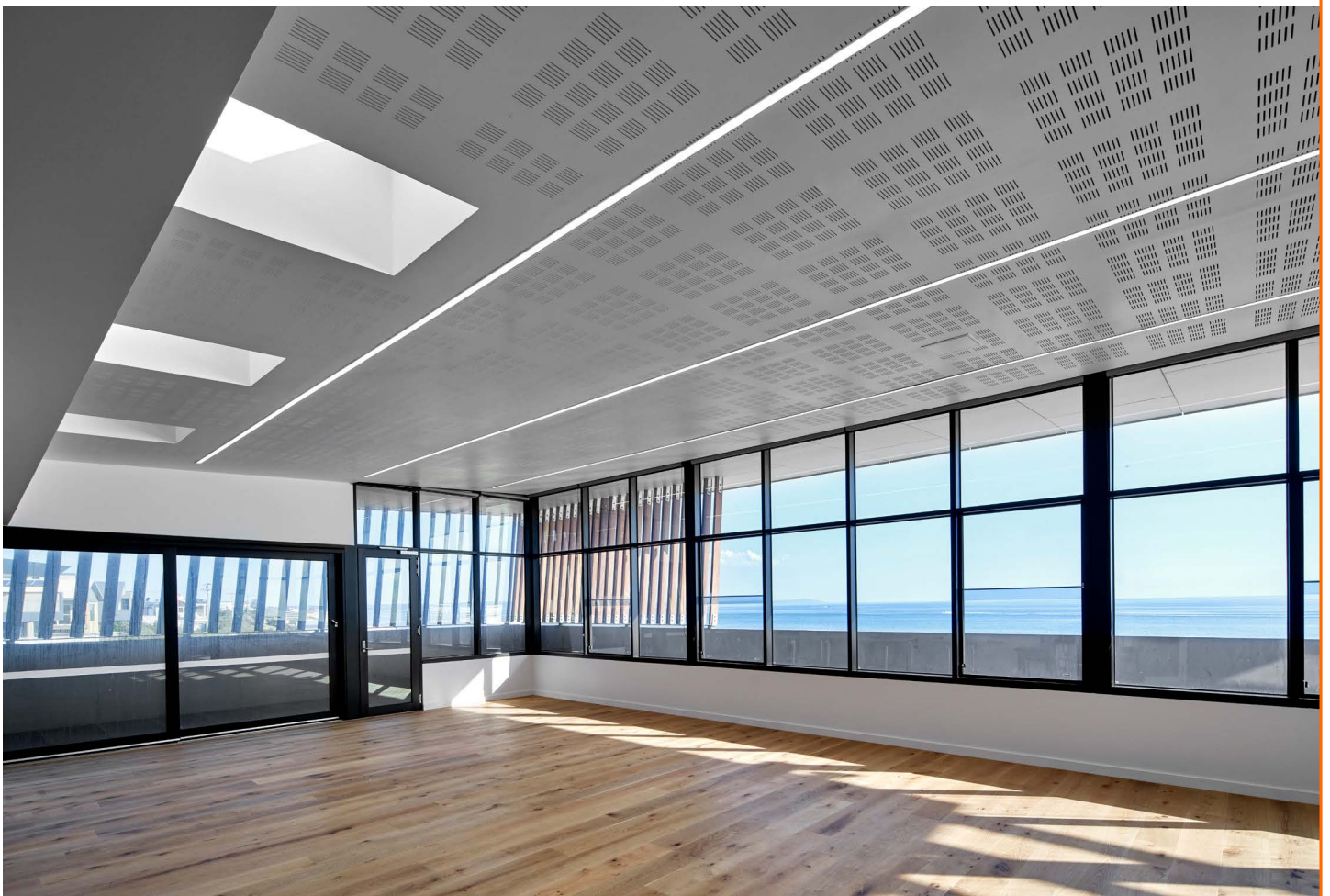
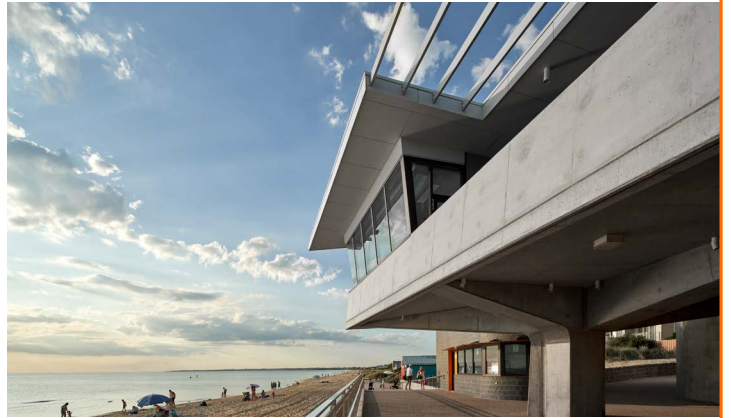
Excellence in Construction

\$3-5m

The Edithvale Life Saving Club facility is a partnership between Kingston Council and the Victorian Government. The new state-of-the-art facility ensures the club can continue to provide vital community service to more than 22,000 visitors who visit Edithvale beach each summer.

The facility accommodates the club's growing membership by increasing storage space, providing greater room for training and social activities, a kiosk, office, public amenities, surveillance areas to improve the club's visibility of the beach and upgrading surrounding hard and soft landscaping.





All Souls Mausoleum Springvale Botanical Cemetery

CLIENT

Southern Metropolitan
Cemeteries Trust

ARCHITECT

WEBB+

COMPLETION

2022

VALUE

\$4.9m

The project comprises the construction of a new Mausoleum inclusive of 220 Crypts, 60 Columbaria, two courtyard gardens and a covered link between Stage 1 and the existing Padre Pio mausolea complex.

Stage 1 will incorporate the construction of shared public space and key infrastructure to ensure that it appears complete and is connected to the existing Padre Pio mausolea complex and will minimise Stage 2 construction time and disruption to our clients.



Burnside Community Centre

Stage 2

CLIENT

Melton City Council

ARCHITECT

Hede Architects

COMPLETION

2018

VALUE

\$2.2m

Through consultation with the local community, Melton City Council identified the need to provide additional support services for the senior residents with the local community. This project allows for the extension to the existing Early Years Centre and provides for a 510m² single-storey extension, incorporating Meeting and Community Rooms, Public Amenities and a small Commercial Kitchen.

Due to the anticipated increase in the facility's use, the existing carpark has also been extended by approximately 1200m² to accommodate the additional traffic flow.



Bridge Road Children & Community Centre

CLIENT

Melton City Council

ARCHITECT

Terence Carey Architects

COMPLETION

2015

VALUE

\$4.7m

Construction of the new 1500m² Children's and Community Centre on a green fill site in Melton. The building is single storey, comprising of a ground slab, structured steel and timber super-structure. Masonry, metal cladding and compressed sheet will completed the external envelope. The facility will accommodate; kinder rooms, occasional care rooms, community rooms and staff work / lounge areas.





Ashburton Library & Learning Centre

CLIENT

City of Boroondara

ARCHITECT

Whitefield McQueen Irwin
Alsop

COMPLETION

2013

VALUE

\$4.5m

The Ashburton Library and adjacent Community Centre were upgraded to enhance the community experience by modernising current facilities on site. The centre provides the community access to shared multipurpose rooms, meeting rooms and a dedicated community centre administration office. The library remained operational during construction and was later refurbished and extended to increase formal and informal seating areas, as well as providing lounge-seating areas, larger children's area with new parent and child facilities and increased quiet study areas. Externally the facility features decorative pavements, timber decks, 100k litre underground stormwater detention system.

Budget Achieved: with over \$200k of provisional sum adjustments. Variations to original contract sum due to unknowns and scope changes in refurbishing an old facility.

Project Complexities: managed site in a tight busy shopping precinct. Building completed in stages with temporary facilities provided for Library to continue operating.





Mount Lilydale Mercy College Chapel

CLIENT

Y2 Architecture

ARCHITECT

Y2 Architecture

COMPLETION

2012

VALUE

\$1.3m

This project encompasses the construction of a new chapel on the college grounds for Mount Lilydale Mercy College at 120 Anderson Street, Lilydale.

Scope of works include demolition and excavation of site surfaces and preparation of building platform, construction of a single storey building comprising worship space, meeting space, bathroom and other internal areas, as well as Implementation of hard and soft landscaping, including masonry retaining walls, terrace paving and drainage.





Mayone-Bulluk & Community Centre

CLIENT

City of Casey

ARCHITECT

Programmed Facility
Management

COMPLETION

2015

VALUE

\$3.2m

With the City of Casey being home to one of Victoria's highest populations of newborns to four year olds, this new facility boast three kindergarten rooms, two maternal and child health consulting rooms and space for playgroups and community groups to use for programs, meetings, training, networking and socialising.

The new facility meets the demand for quality education, care, health and support services for children and their families. entry canopy.



St. Kevin's Church

CLIENT

Smith & Tracey Architects

ARCHITECT

Smith & Tracey Architects

COMPLETION

2012

VALUE

\$1.4m

Refurbishment and extension of the existing St Kevin's Parish Church in Hampton Park works comprised the re-orientation and total refurbishment of the church layout and additional floor areas to accommodate a new kitchen, piety room, vestry and sanctuary. The existing building will be re-roofed to allow additional steel structure allowing for a raised lantern roof and feature entry canopy.



20 YEARS STRONG

Financial Confidence

500+

Projects Successfully Built.

ISO Certified



Fostering
Economic, Social,
and Environmental
Well-being

Socially Conscious Construction



BINGO INDUSTRIES



2C
MANAGING COMPLEXITY



Planning
Staged and programmed works.



Delivery
Smarter methodologies to diligent site practices



Completion
Confident demobilisation process.

Corporate Social
Responsibility



**SOLUTION
FOCUSED**



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

**Proactive
Procurement**

**DYNAMIC &
INTRICATE
DESIGN
CAPABILITY**



HAMMERTECH

One platform for all
your safety needs

Safety First



MANAGING COMPLEXITY

Design to Delivery.

Trusted
Construction
Partner



Integrated

CIVIC
BUILD
CIVIL

Capability



Strong
Subcontractor
Network



Targeting

80%

Recyclable Waste

Quality Assurance

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



REDUCE,
REUSE,
RECYCLE,
RECOVER,
TREAT,
DISPOSE

