



Advancing the Industrial Revolution

2CONSTRUCT INDUSTRIAL REPORT



Managing the complexity in constructing spaces to handle, store, distribute and receive.

2Construct has demonstrated knowledge and expertise to embrace all aspects of multi-faceted project delivery across building, civic and civil construction in the Industrial sector. Our full project lifecycle capability is supported by dedicated construction managers and design partners to manage planning, design and delivery. Over the years we have played a vital role across a range of infrastructure and civil construction projects by providing earthmoving and land development services.

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

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

By combining our capabilities in civil works and construction we can reduce contractual arrangements to save time and money for our project partners. Our ability to identify the best solutions and manage the full project lifecycle provides delivery certainty and ease of communications and operations for our clients.

We understand from experience the best solutions on how to handle, store, distribute and receive. With urban development rising the industrial revolution will demand:

- Opportunity to better utilise infrastructure and land
- Productivity and efficiency gains for businesses
- Increased take up of technology
- More sustainable and efficient ways of moving freight
- Improved environment, economic and community outcomes
- Reduced growth in greenhouse emissions
- Creating a 24/7 economy and more jobs

OUR VISION

To create a better built environment that provides best practice quality time and cost effectiveness for our clients.

The benefits our approach provides for mid and large-scale industrial projects

PLANNING

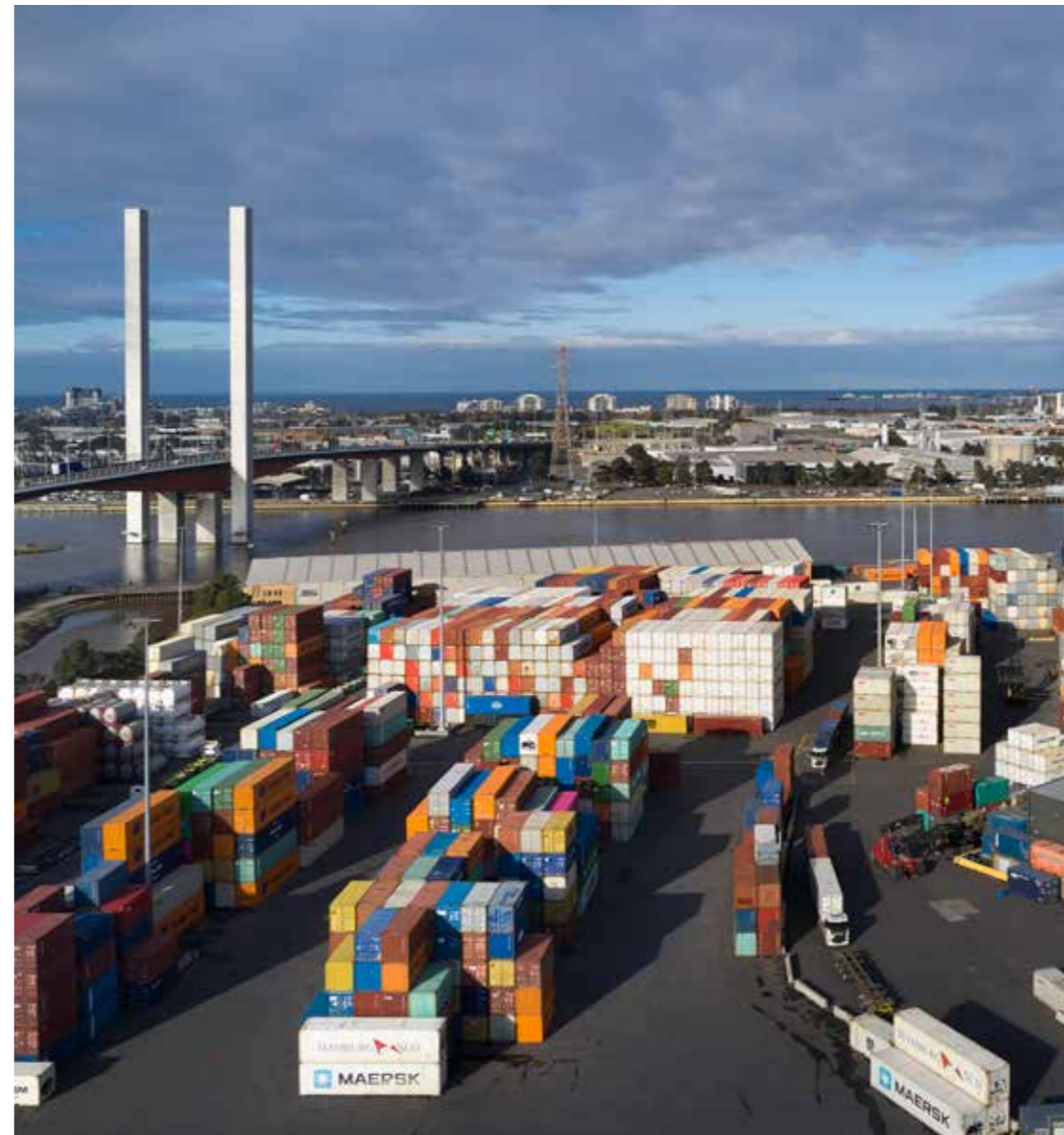
In the pre-construction phase we are always trying to improve the project cost and program, providing planning and advice to optimise procurement and eliminate delivery risks. We work closely with our clients to ensure their project feasibility and provide delivery outcomes within their budget.

DESIGN

Working in close collaboration with our supply chain and design consultants, we investigate, rationalise and resolve project designs to ensure buildability. This involves identifying a range of value management opportunities that improve the overall project budget and delivery pathway.

DELIVERY

With a flexible approach, our teams on the ground can manage challenging site logistics in complex environments, maintaining effective stakeholder management and communication to ensure a seamless delivery process. We can also maintain business continuity in live environments and facilitate early access for specialist trades to fit out completed works.



QUBE VIC DOCK REDEVELOPMENT & WAREHOUSE

BRIGHTON BMW DEALERSHIP



THE BENEFITS THIS PROVIDES FOR OUR CLIENTS

FOR PROJECT MANAGERS

- Quality assurance and quality outcome
- Finalising documentation to strict accord with our client's principal project requirements
- No downtime from existing operations if it's a brownfield development
- Dealing with a single entity. This not only creates financial savings but removes stress, allowing you to focus on your business
- Operational diligence, technical proficiency
- Early access and timing for clients

FOR DEVELOPMENT MANAGERS

- Commercial results and risk management for their business and shareholders
- Opportunity to better utilise infrastructure and land; productivity and efficiency gains for businesses; increased take up of technology; encourage more sustainable and efficient ways of moving freight, resulting in improved environment, economic and community outcomes
- Producing assets for the long term, generating returns for customers. Knowing that a project is of the highest standard, investment grade industrial development with a 40-year life
- Create a 24/7 economy and more jobs as well as other lifestyle and community benefits
- To better utilise infrastructure, reduce growth in greenhouse emissions
- Promote and encourage responsible design practices with a particular focus on sustainable and wellness design and operational outcomes across our developments

Unpacking, handle and storage requirements

There are steps we can take now to make a difference for the future of our cities and communities and to help the freight and logistics industry operate more efficiently and effectively to service us. There is an unprecedented demand for industrial and freight and logistics establishments.

Design, technology and innovation have generated solutions and different ways of undertaking freight and logistics activities – handling, storing, distributing and receiving goods – and an opportunity to further co-locate and mix uses. Increased land use efficiency can be achieved through vertical integration and co-location of land uses. In addition, to attract and retain freight-related businesses and workers, a range of amenities, services and facilities also needs to be provided.

Freight and logistics are now “a line of sight” from ports to intermodals, large storage distribution centres and distribution points for the last mile function. The way we distribute and handle goods, including the number of times we handle goods, has direct cost implications to businesses and consumers and the level of impact on our environment. The freight and logistics industry and supply chains are somewhat complex and includes a range of activities and processes. The modern freight and logistics firm competes on reducing pick up, delivery and consumption times, producing efficiencies in both the storage and delivery arms of the freight and logistics industry. It is key then, that the planning system appreciates wholistically the operation of these separate but connected components to assist in delivering potential productivity and efficiency gains.



QUBE VIC DOCK REDEVELOPMENT & WAREHOUSE



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CRUSADER CARAVANS & INTEL ENGINEERING
WAREHOUSE FACILITY

In the projects below we have supported vertical warehousing for our clients operations;

- Lennon Mills
- Crusader Caravans & Intel Engineering Warehouse Facility
- Port of Melbourne Short Road Marine Maintenance Facility
- Dynon Road Hardstand & Rail
- Fastline & SPEC Warehouse

Design, technology and innovation have generated solutions and different ways of undertaking freight and logistics activities – handling, storing, distributing and receiving goods – and an opportunity to further co-locate and mix uses.

Knowledge



QUBE WAREHOUSE

We work across every detail with our experienced design capabilities. This includes external facades, warehouses, office and warehouses amenities, pavements and external works.



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QUBE VIC DOCK REDEVELOPMENT & WAREHOUSE

APART FROM CRUCIAL STRUCTURAL CONSIDERATIONS OUR KNOWLEDGE EXTENDS TO;

Rationalising a design to add enhanced value

Buildability , efficiency, logistics, time, cost and materials are factored in from the design stage to bring a client's vision to life

Design and construct management of the pre-construction phase

Minimise constructability issues by becoming involved early in the project, enabling us to manage a project's cost, quality and duration more effectively and efficiently

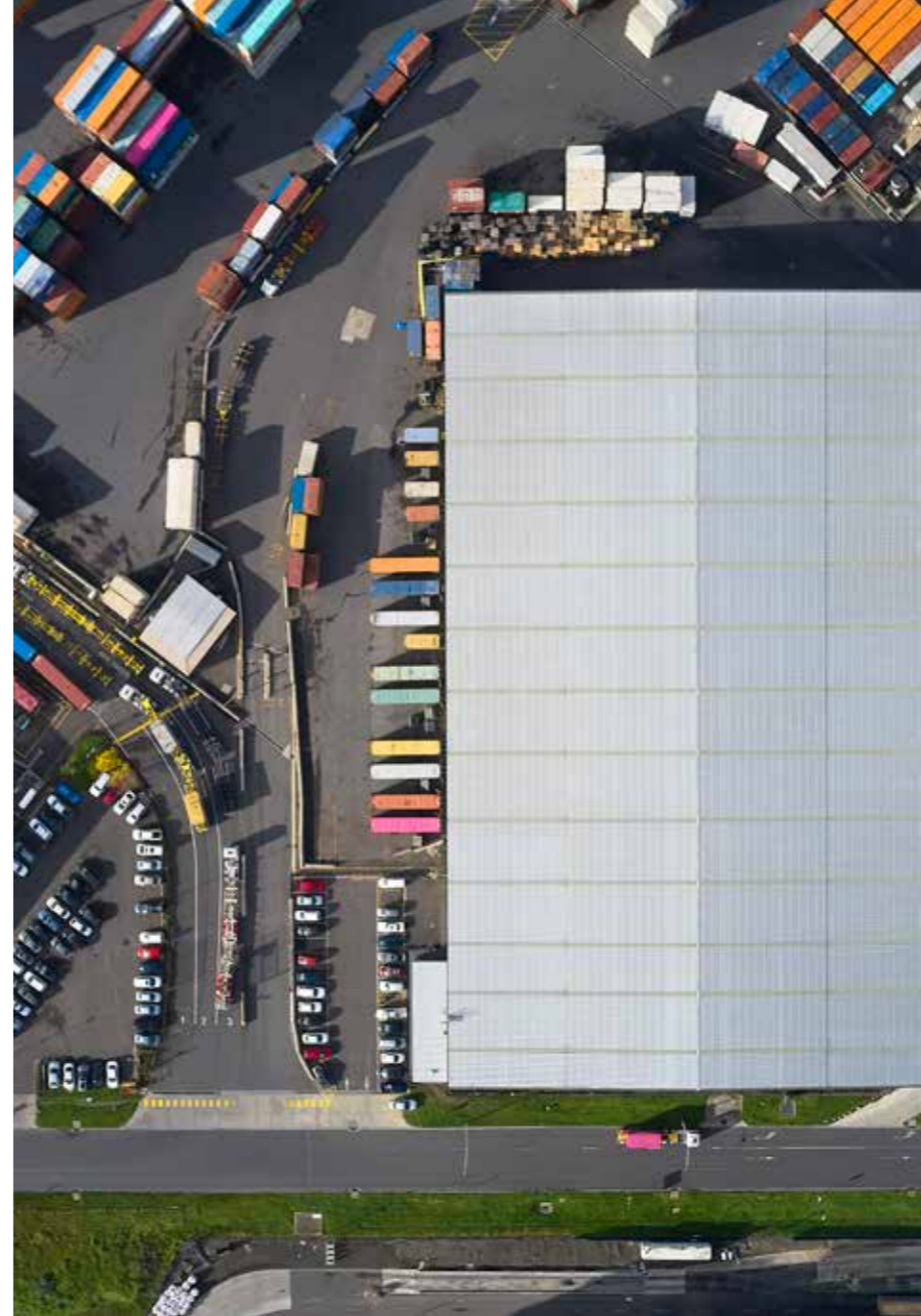
Moving Forward, Distributing and Receiving

Our cities and urban areas are being shaped by our new distribution, freight and supply chain networks. COVID-19 has brought with it the need for structural changes to mainstream land use frameworks, accelerating change that was already going on and which required responses and changes from the planning system. COVID-19 has highlighted the importance of freight and logistics on the planning map.

In a strategic planning context, it represented recognition and differentiated the importance of maintaining supply chains as an essential part of a community's infrastructure framework. Interestingly, crises are a catalyst for accelerating innovation. COVID-19 has provided an opportunity to innovate across a number of sectors, including freight and logistics. The industry is also ready to make a difference and leave a greener footprint on our urban environment with the ability to deliver innovative solutions.

A willingness to change government policy and frameworks is required to keep pace, where new opportunities and situations have evolved creating a different context of how the planning system needs to operate. It is not just a case of freight and logistics being responsive to planning but importantly, in these changed times, for the planning system to be responsive to the new distribution order. We need to use, understand and appreciate change in the creation of a planning system which is resilient and has the capacity to accommodate change. Successful urban solutions must come from private and public cooperation. Meeting predicted challenges requires creativity, investment and capacity to be responsive to disruptions. The planning system must provide a direction for the future and encourage and implement actions to achieve that vision.

If we keep doing things the same way, we will miss the opportunity to better utilise infrastructure, reduce growth in greenhouse emissions, create a 24/7 economy and more jobs as well as other lifestyle and community benefits.



QUBE WAREHOUSE

SUPPLY CHAINS

- Freight and logistics are an essential service
- Understand how freight trends influenced our urban environment with increased demand for warehouse space in the past year to retain more inventory and stock locally as global trade supply chains have become less reliable during this pandemic
- Understand the different ways to manage and facilitate the movement and location of freight activities to help create sustainable and liveable communities

The below projects are examples that accommodate high volume truck, container storage and movements, together with the receipt, warehousing and dispatch of goods;

- Alan Mance Mitsubishi Footscray
- Qube Warehouse Altona
- Qube Vic Dock Redevelopment & Warehouse
- Brighton BMW Dealership, Showroom & Workshop
- Melbourne City Mazda Stage 1
- Essendon Fields Toyota
- CEVA Warehouse & Distribution
- Coles Distribution Centre Perth Airport

BRIGHTON BMW DEALERSHIP



Managing Complexity in Design & Construction (D&C)



From project conceptualisation and design development, through to construction and completion, 2Construct is experienced in the end-to-end delivery of Design and Construction (D&C) projects for a diverse variety of government and private clients.

2Construct provides a broad spectrum of technical capabilities to resolve designs and project complexities and to determine the most optimum delivery pathways. Our early involvement on D&C projects enables 2Construct to manage a project's cost, quality and duration more effectively and efficiently. Clear and considered forward planning, collaborative stakeholder engagement and sub-contractor selection also plays an important part in the consideration of the design, helping to reduce the total project cost and construction timeframes.

Throughout planning and design resolution we are dedicated to realising our clients' and the end user's vision and development outcomes while laying the foundations for a successful delivery phase. Our D&C expertise sees us confirm the project scope and resolve the design in alignment with desired budgets, timelines and principal project requirements.

On all our D&C projects, 2Construct fosters an open and collaborative project team committed to realising client objectives and going out of their way to achieve the best project outcomes. Our D&C team consists of highly experienced professionals spanning estimation, contract administration, engineering, design and construction management. Our project leaders provide a single point of accountability and ease of dealings and remain flexible in their delivery approach.

Our proven D&C capabilities have seen us establish and maintain trusted partnerships and repeat business with clients across various sectors including local, state and federal government, education, aged care, warehouse and distribution, retail, commercial, sport and recreation, community and health sectors.

PARTNERSHIP AND COMMITMENT ACROSS WHOLE PROJECT LIFECYCLE

We treat every project as a flagship for our client, no matter its scale

Our approach to pre-construction phases such as cost planning, design and construction scheduling, tendering and staging, right through to the end result and after-care services allow our clients the greatest level of interaction

We work collaboratively with our clients to deliver a shared vision, backed up by the strong talent of our trusted sub-contractors and supply partners

The primary benefit is only dealing with a single entity. This not only creates financial savings but removes stress, allowing you to focus on your business

2CONSTRUCT'S D&C CAPABILITIES SPAN ACROSS THE ENTIRE PROJECT LIFECYCLE

01 Pre-Construction & Planning

- Risk and stakeholder workshops
- Design development workshops
- Procurement
- Geological surveys
- Managing council approvals & building



02 Design Management

- Buildability workshops
- Value management & innovations
- Early subcontractor engagement
- Inground works & footings
- Structural design
- FF&E Detailed Finishes



03 Validation

- Site investigations
- Services locations and auditing
- Engineering approvals
- Confirming risk management strategy
- Identifying critical path works



04 Buildability

- Resolving design clashes
- Mobilising & resourcing site teams
- Identifying programme efficiencies
- Services relocations
- Sustainability: ESD / Green Star



05 Completion

- Early access for fitout trades
- Staged handovers
- Early commissioning planning & activities
- Collaborative and staged commissioning strategy



06 Compliance

- Quality Assurance sign off
- Operations and maintenance procedures
- As-built handovers



07 Aftercare Services

- Ongoing operations and maintenance
- Building performance
- Defect liability period
- Aftercare service team



As a leading construction company trusted by industrial clients, we prioritise risk mitigation as part of our approach to ensure quality, environmental and safety requirements in the pursuit of the highest standard, investment grade industrial developments.

We develop tailored OH&S, Quality and Environmental procedures, and Safe Work Method Statements (SWMS) specifically for works on projects in industrial settings. This is all designed to mitigate risk, allowing us to focus on delivering innovative spaces.

ENVIRONMENTALLY SUSTAINABLE DESIGN

We deliver sustainable and wellness design and operational outcomes across our developments. Specific ESD strategies include;

- Building Safety / Safety in Design
- Biodiversity and habitat
- Climate and climate change adaptation
- Energy consumption with a focus on usage minimisation
- Greenhouse gas emissions
- Indoor environmental quality
- Material Sourcing
- Pollution prevention (during construction and beyond)
- Renewable energy
- Resilience to catastrophe / disaster
- Sustainable and ethical procurement, encouraging local procurement where practical
- Waste management (during construction and operation)
- Water consumption, re-use and recycling

QUALITY MANAGEMENT

Working with our team of professionals, you can be sure that your projects will always be completed to the highest standard of quality and performance. 2Construct operates under a Quality Management System accredited to ISO 9001:2015 standards.



Let's talk about how we can
add value to your industrial
facilities and spaces.

Visit us in Brighton or
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