RESPONSE TO TENDER 2100709TD

FOR

REMEDIAL AND WATERPROOFING WORKS

AT

SP52079 1 MCDONALD STREET, CRONULLA

GANELLEN ASSET SERVICES
BUILT ON EXPERIENCE

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1. INTRODUCTION AND COMPANY DETAILS

Since our inception Ganellen has established itself as a market leader in the provision of design and construction services undertaking in excess of $150m of project work. During this time we have completed several projects that have included significant heritage, façade restoration and building maintenance works.

Utilising this experience Ganellen Asset Services was established as a stand alone company dedicating their resources and experience on providing specialised services to building owners and property / facility managers including;

- Remedial repairs and rectification
- Façade restoration
- Painting
- Refurbishment Works

Ganellen Asset Services operates under the accredited Quality, OH&S and Environmental Management Systems established by Ganellen which ensures all works are completed to a standard that is the benchmark for this industry. In addition to the experience of the Ganellen Group the management team of Ganellen Asset Services have in excess of 35 years of experience both "on the tools" and holding senior managerial positions within the building maintenance industry. We look forward to being of service across all sectors of the industry including Education, Commercial, Residential, Health, Aged Care, Heritage, Government and Industrial.

Please find following our company contact details for your information;

Company:	Ganellen Asset Services Pty Ltd
Business / Postal Address:	30 Montague Street, Balmain, NSW, 2041
Telephone:	+61 2 9555 2444
Facsimile:	+61 2 9555 5600
Website:	www.ganellen.com

We are confident that our company's intellectual property, management style and systems can significantly enhance this project in the four key facets of time, cost, quality and safety.

Please contact the Business Operations Manager of Ganellen Asset Services, Brendan Lowry, for further information.

2. CAPACITY AND CAPABILITY

COMPLETED PROJECTS

Ganellen Asset Services as a company, and also its personnel, has extensive experience in the building maintenance industry across all sectors including projects in the Education, Commercial, Residential, Health, Aged Care, Heritage, Government and Industrial sectors. Further details of these projects can be seen on the individual project pages following.

WORKING RELATIONSHIPS

Client / Business Partner	Sector	Value	Contract Type	Duration
Baker Kavanagh Architects Client: John Baker Contact: 02 9318 9200	Various Sectors	Various	Provision of architectural services	2000 - 09
Warringah Council Client: Alan Shaw Contact: 02 9942 2531	Council / local Government	Various	Preferred supplier of painting services for a period of (3) three years	2009 - 12

GANELLEN ASSET SERVICES RECENT PREVIOUS PROJECTS

Project	Sector	Value	Contract Type	Completed
The Ambulance Service of NSW Client: The Ambulance Service of NSW Contact: John Cook Phone: 02 9320 7623	Government	$300,000 +	Various building repairs and painting	2009 - 10
The Scots College Client: The Scots College Contact: Glenn Shipp Phone: 02 9391 7600	Educational	$150,000 +	Various Repairs, Preparation and Painting Works	2009 - 10
Poets Corner – Redfern 43, 55 & 57 Morehead Street Client: The Department of Commerce Contact: Roopa Jogunoori Phone: 02 9852 0151	Government	$1.8m	Remedial Building Works – Concrete Repairs, Render Repairs, Spalling Repair & Painting	2009 – 2010
Sydney University – The Women's College Client: Sydney University – The Women's College Contact: Danny Wetherill Phone: 9517 5003	Educational	$150,000 +	Various refurbishment works to residential buildings located on campus	2009 - 10

GANELLEN ASSET SERVICES CURRENT PROJECTS

At present we currently have the following active projects and as such we have sufficient capacity to fully service this project.

Project	Sector	Value	Contract Type	Duration
Client: St Marys Parish Erskineville Contact: Father Barry	Religious	$150,000.00	External rectification works and painting	Current
Client: NSW Department of Commerce Contact: Bob Coughlan Phone: 02 9852 0164	Government	$5.6m	Remedial Building Works – Window Replacement, Concrete Repairs, Render Repairs, Spalling Repair & Painting	Current
Client: Cardno Engineering Contact: Geoff Cook Phone: 9496 7700	Property	$120,000 +	Roof replacement and remedial works	Current

MANAGEMENT EXPERIENCE

Ganellen Asset Service's business is focused on delivering exceptional outcomes for our clients through direct access to our extensive experiences as a company as well as individuals. This is achieved by undertaking select projects for key clients which allows each member of our senior management team to have individual and direct involvement in each of our projects. This "management style" ensures each of our clients receives maximum intellectual input from Ganellen Asset Services with the goal of enhancing the outcomes of each as a whole, not just the construction process.

Whilst Ganellen has been successfully operating for 10 years and Ganellen Asset Services for nearly 2 years our senior management team has in excess of 35 years combined experience in the building maintenance industry. In addition to our experience as the Ganellen team each senior management member has experience with delivering landmark building maintenance and painting projects including The Great Synagogue, Pier One, Observatory tower, Australian Film & TV and The Shore School. On the strength of our experience the client can be assured that their project will be delivered in a professional manner, by professional people utilising tested management systems and delivery strategies that will meet and exceed the project objectives of quality, time, cost and safety.

3. RESPONSE TO RFT

FOR SP50785, 1 McDonald St Cronulla NSW 2230

REPAIRS TO COMMON AND LOT PROPERTY AS HIGHLIGHTED IN REPORT 2100709REP SPECIFIC ITEMS OF WORK SCOPED WITHIN THIS DOCUMENT

Please note:
1. You are to visit site to view the works contained in this document
2. You are to read this document in its entirety
3. Scope must be adhered to
4. No alternatives are to be made without prior approval of the author.

1. Preliminaries and set up for all sections of work combined including all preamble conditions, separate dilapidation reports, bin hire and builders waste removal etc

$35,190.00

PLANTER BOX REPAIRS COMMON PROPERTY

2. Waterproofing of planter boxes, common property 4.1-4.1.6.5

$142,758.00

2a.PC allowance for replacement of plants

$10,000.00

PENTHOUSES WATERPROOFING AND RETILING PATIOS

3. Erect scaffolding 4.2.3

Included

4. Cutting of access panel in balustrade plinth and reinstatement of same 4.2.4, 4.2.12.1, 4.2.12.2

$12,000.00

5. Remove masonry wall and reinstate 4.2.5

Included

6. Removal of all tiles, bed and membrane 4.2.6, 4.2.7

$35,515.00

7. Installation of spitter pipes 4.2.8

Included

7a Unit rate for supply, coring and installation of spitters

$227.00

8. Application of new membrane system 4.2.6.1-4.2.6.2, 4.2.9 inc all special notes

$132,965.00

9. Application of elastomeric membrane to Masonry walls and concrete surfaces 4.2.10

Included

10. Laying of sand/cement screed bed and application of new tiles 4.2.11-4.2.11.1, 4.2.13-4.2.13.4

$58,108.00

10a PC allowance for supply of tiles only $70 per square metre (project total square metres required including wastage and place cost into right hand column)

$41,195.00

11. Removal of hoist 4.2.12.2

No cost, included in hoist hire

12. Rectification of planter boxes 4.2.14- 4.2.14.4

Included

INDIVIDUAL LOT PROPERTY REPAIRS

13. Unit 17C 5.1-5.1.9.3

$11,358.00

14. Unit 64C 5.2-5.2.11

$10,120.00

15. Unit 69C 5.3-5.3.27

$15,485.00

WATERPROOFING COMMON PROPERTY – ROOF AREA

16. Plant and Lift Room waterproofing 5.4-5.4.2

$154,880.00

17. HOME OWNERS WARRANTY INSURANCE

$5,000.00

LUMP SUM TENDER PRICE INCLUDING GST

$664,574.00

Estimated Project Time **Sixteen (16)** Weeks
Estimated Lead Time **Three (3)** Weeks

4. NOTES AND CLARRIFICATIONS

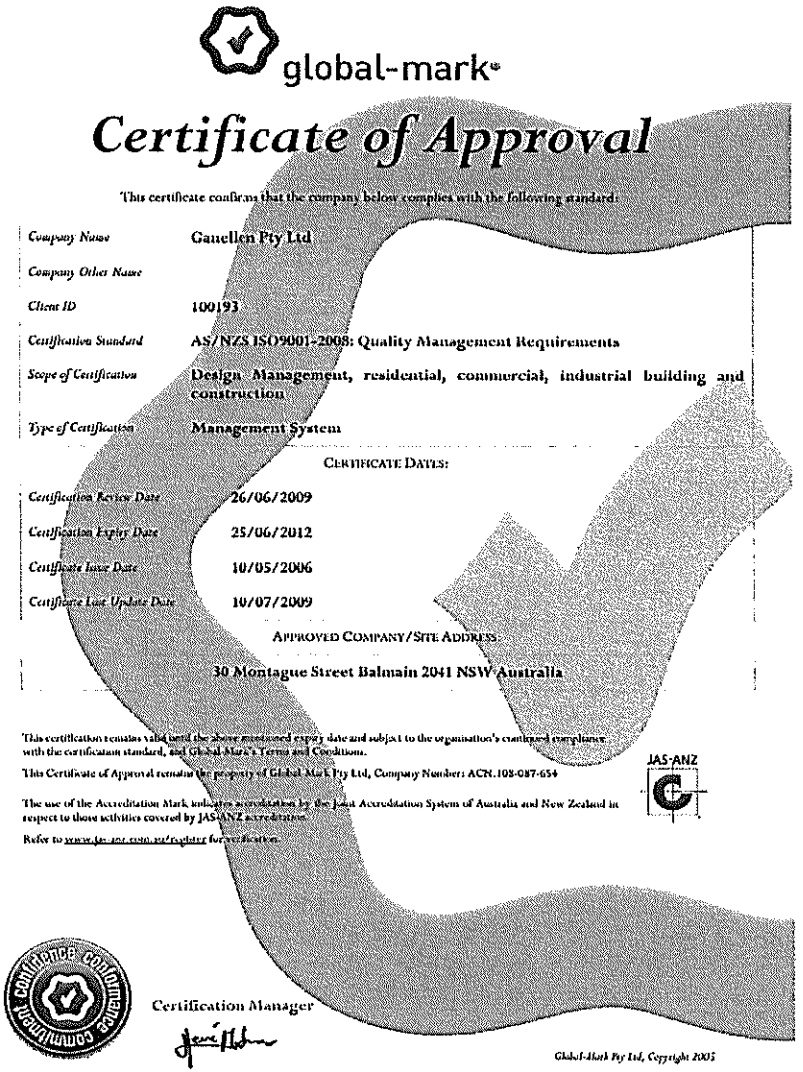
1. Our offer remains valid for a period of 90 days from the 21st June 2011
2. All figures include GST.
3. The works are to be undertaken during normal working / business hours
4. Allowances have been made for the installation of floor protection to the commons and corridors relating to the level where works are being completed
5. Allowances have been made for the installation of floor protection to the units in which works are being completed
6. No allowances have been made for the removal and re-instatement of unit windows or sliding doors
7. No allowances have been made for a rubbish chute as we are under the assumption that the client / engineer will be providing this during for the duration of the project.
8. No allowances have been for hire of materials lift, therefore should the twelve weeks lapse due to delays and inclement weather Ganellen will pass on these hire costs to the client
9. No allowances have been made for internal works to the penthouses
10. No allowances have been made for the supply and install of plants and shrubs to the planter boxes
11. No allowances have been made for works to planter boxes not nominated
12. All soil to from the common area planter boxes will be stored within the common walkway

5. QUALITY MANAGEMENT POLICIES

Quality

We advise that Ganellen Asset Services operate under certified quality system AS/NZS ISO 9001 – 2000. A copy of our certification is located on the following page.

Further our commitment to quality and safety is demonstrated by our qualification as a selected contractor with the Department of Commerce NSW for large works.



global-mark®

Certificate of Approval

This certificate confirms that the company below complies with the following standard:

Company Name	Ganellen Pty Ltd
Company Other Name	
Client ID	100193
Certification Standard	AS/NZS ISO9001:2008: Quality Management Requirements
Scope of Certification	Design Management, residential, commercial, industrial building and construction
Type of Certification	Management System

CERTIFICATE DATES:

Certification Review Date	26/06/2009
Certification Expiry Date	25/06/2012
Certificate Issue Date	10/05/2006
Certificate Last Update Date	10/07/2009

APPROVED COMPANY/SITE ADDRESS:

30 Montague Street Balmain 2041 NSW Australia

This certification remains valid until the above mentioned expiry date and subject to the organisation's continued compliance with the certification standard, and Global-Mark's Terms and Conditions.

This Certificate of Approval remains the property of Global-Mark Pty Ltd, Company Number: ACN.108-087-654

The use of the Accreditation Mark indicates accreditation by the Joint Accreditation System of Australia and New Zealand in respect to those activities covered by JAS-ANZ accreditation.

Refer to www.jas-anz.com.au/register for verification.

JAS-ANZ

Certification Manager

Global-Mark Pty Ltd, Copyright 2005

6. OH&S POLICIES

Ganellen Asset Services is committed to providing quality building maintenance services. Important towards this commitment is the occupational health and safety of all persons employed within the organisation, clients, subcontractors and those visiting the organisation, is considered to be of the utmost importance. Our policy is to provide and maintain safe and healthy systems of work for all our employees and contractors and to provide such information, training and supervision needed for this purpose. Resources in line with the importance attached to occupational health and safety will be made available to comply with all relevant Acts and Regulations and to ensure that the workplace is safe and without risk to health.

The promotion and maintenance of occupational health and safety is primarily the responsibility of management. Management at all levels is required to contribute to the health and safety of all persons in the workplace. To this end, it is management's responsibility to develop, implement and keep under review, in consultation with its employees, the Organisation's OHS Program.

Supervisors
Each supervisor is required to ensure that this policy and the OHS Program is developed and effectively implemented in their areas of control, and to support supervisors and hold them accountable for their specific responsibilities. Each first-line supervisor is responsible, and will be held accountable, for taking all practical measures to ensure:

- that in the area of their control the OHS Program is complied with and employees are supervised and trained to meet their requirements under this Program;
- that employees are consulted in issues which affect their health and safety and any concerns they may have referred to management.

Employees
All employees are required to co-operate with the OHS Policy and Programs to ensure their own health & safety and the health and safety of others in the workplace.

Contractors and sub-contractors
All Contractors and sub-contractors engaged to perform work on the organisation's premises or locations are required, as part of their contract, to comply with the occupational health and safety policies, procedures and programs of the organisation and to observe directions on health and safety from designated officers of the organisation.

Occupational Health and Safety Program
In order to implement the general provisions of this policy, a program of activities and procedures will be set up, continually updated and effectively carried out. The program will relate to all aspects of occupational health and safety including:

- OHS training and education, Identification of potential OH&S hazards and assessment of risks
- Develop and maintain safe working procedures;
- Consultation with employees, provision of OHS equipment, services and facilities;
- workplace inspections and evaluations;
- reporting and recording of incidents, accidents, injuries and illnesses; and;
- provision of information to employees, contractors and sub-contractors.
- Monitoring the OH&S performance of subcontractors & Review of the OH&S policy and programs regularly.

7. Jun. 2010 12:01 No. 4723 P. 1

NSW GOVERNMENT Services, Technology & Administration

L10 McKell Building 2-24 Rawson Place
Sydney NSW 2000
Tel 02 9372 8828 Fax 02 9372 8999
TTY 1300 301 181 ABN 54 825 095 406
www.commerce.nsw.gov.au

7 June 2010

Christopher Ahern
Commercial Manager
Ganellen Pty Ltd
ABN 52-084-147-222
30 Montague Street
Balmain NSW 2041

Fax 9555 5600

DSTA 2008 – 2010 Contractor Prequalification and Best Practice Accreditation Scheme

Dear Christopher

This letter is to inform you that your firm has successfully completed the accreditation process and has been assessed as meeting the requirements for Best Practice Accreditation under the NSW Department of Services Technology & Administration 2008 – 2010 Contractor Prequalification and Best Practice Accreditation Scheme. This has led to the Department's Panel of Assessors reaching agreement that the firm be accredited.

I take this opportunity to congratulate you and your team on this achievement.

Under the Scheme some of the benefits for accredited contractors include preference over non-accredited contractors for selective tendering opportunities for contracts valued from $2.5 Million. Accredited contractors may also receive preference over non-accredited contractors when Expressions of Interest are called by the Department and other users of the NSW Government Procurement System for construction, for the categories in which the firm is prequalified.

Thank you for your continued interest in the Scheme.

Yours sincerely

Sol Voron
Best Practice Manager
Policy Support Services

7. INSURANCE POLICIES

QBE Australia

POLICY NO: SHC00188 CAR

CERTIFICATE OF CURRENCY

This letter is to certify that our client's policy is current as detailed below. The policy referred to is current as at the date of issue of this certificate. This certificate is not a substitute for the Policy of Insurance issued to you. The policy, not this certificate, details your rights and obligations and the extent of your insurance cover.

Type of Policy:	Annual Contract Works, Plant & Equipment, Third Party Liability
Insured:	Ganellen Pty Ltd, Ganellen Building Maintenance Pty Ltd and/or all Principals, Financiers and Sub Contractors.
Period of Insurance:	From: 30/06/2010 To: 30/06/2011 at 4.00pm Plus 12 months maintenance period
Insured Activities:	Construction of New Domestic & Commercial Buildings & any Alterations or Additions as well as Project Managers, Office Occupiers, Property Owners and all other associated activities
Geographical Scope:	Anywhere in Australia south of the 25th parallel
Interest Insured:	All contracts on hand or commencing during the period of insurance up to practical completion plus maintenance / defects liability period.
Covering:	**Contract Works & Plant Equipment** Loss or destruction of or damage to the interest insured at the situation or whilst in transit (other than transit by sea) from any cause not otherwise excluded. **Public & Products Liability** Insured's legal liability to pay compensation in respect of:- i Personal injury (including Death), and ii Loss of or damage to property. Happening during the period of insurance as a result of an occurrence and in conjunction with the insured's business and/or products and/or completed operations.

Sums Insured:		
Contract Works		$ 15,000,000
Plant, Equipment, Tools		$ 20,000
Public Liability	(any one occurrence, unlimited in the aggregate)	$ 20,000,000
Products Liability	(any one occurrence and in the aggregate)	$ 20,000,000

SIGNED ON BEHALF OF THE COMPANY: _____ Date: 29 June 2010

Brad Graves - QBE Commercial Limited

QBE INSURANCE (AUSTRALIA) LIMITED
ABN. 78 003 191 035

RESOURCE underwriting pacific

CERTIFICATE OF CURRENCY
TO WHOM IT MAY CONCERN

This is to certify that the details outlined below are current as at 03 February 2011

THE INSURED:	GANELLEN PTY LTD, GANELLEN BUILDING MAINTENANCE PTY LTD, GANELLEN INFRASTRUCTURE PTY LTD
PROFESSIONAL BUSINESS:	Building Design and Construction Project Management Services
CERTIFICATE NUMBER:	10NTH-070-29155-330002795
TYPE OF INSURANCE:	Professional Indemnity
CONTRACT WORDING:	RUPPL - Design & Construct (31 March 2007) - amended
PERIOD OF INSURANCE:	05 February 2011 to 05 February 2012 at 4:00PM Local Standard Time
LIMIT OF INDEMNITY:	$10,000,000 each and every claim and in the aggregate any one Period of Insurance
EXCESS:	$20,000 each and every Claim (Costs Inclusive)
COVERAGE / EXTENSIONS:	As Per Contract Wording and/or Endorsements attaching to and forming part of the Certificate.
RETROACTIVE DATE:	Unlimited excluding known claims and circumstances
OUR PROPORTION:	100.00%
SECURITY:	100% Lloyd's Underwriters

All Certificates of Currency are issued by Resource Underwriting Pacific Pty Ltd on the basis that any Contract of Insurance referred to in a Certificate of Insurance can be legally cancelled at any time for non payment of premium

Any inquiries on this issue must be directed to the Insured or the Broker.

Resource Underwriting Pacific Pty Ltd
Lloyd's Coverholder
03 February 2011

LLOYD'S Underwritten by certain Underwriters at Lloyd's

Resource Underwriting Pacific Pty Ltd
ABN 51 051 374 228 AFS Licence No: 247340

Melbourne: 5th Floor, 22 William Street Melbourne VIC 3000 P: (03) 9629 3444 F: (03) 9629 1834 E: info@rupplteam.au

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Sydney Postal Address: PO Box Q193 Sydney NSW 1230

www.rupplteam.au

8. SELECTED GANELLEN PROJECT HISTORY

Please find following selected project data sheets and references for your information.