

pbs PREMIER
BUILDING
SOLUTIONS

CAPABILITY STATEMENT

2025





Premier Building Solutions SA acknowledges the Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters, and communities. We pay our respects to Aboriginal and Torres Strait Islander cultures, and to Elders past and present.

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BUILDING EXCELLENCE THROUGH PARTNERSHIP

Premier Building Solutions (SA) Pty Ltd (PBSSA) is a leading commercial construction company delivering high-quality projects across South Australia. Since 2016, we have successfully completed over 400 projects, establishing ourselves as specialists in commercial construction, fit-outs and renovations in the \$50,000 to \$4 million range.

2016 Founded	400+ Projects Completed	\$50K - \$4M Project Range
ISO 9001 Certified	ISO 14001 Certified	ISO 45001 Certified

VISION STATEMENT

Building with purpose, passion, and precision. We embrace challenges, inspire positive change in our community, and deliver visionary solutions with confidence, empathy, and tenacity—always keeping it simple, supportive, and striving for excellence.

SECTOR EXPERTISE



Education



Healthcare



Local Government



Commercial



Hospitality



Retail

Thank you for considering Premier Building Solutions for your upcoming project. As Managing Director, I am pleased to present our capability statement demonstrating our expertise and commitment to delivering outstanding commercial construction outcomes.

What sets PBS apart is our proven ability to:

- › Complete complex projects in operational environments with minimal disruption
- › Navigate strict compliance requirements across various sectors
- › Deliver consistently on time and on budget
- › Maintain clear communication throughout every project phase

Our portfolio includes successful projects for leading organisations including Wallis Cinemas, Golden Grove High School, Flinders Medical Centre, BAE Systems, Nova FM, and numerous local government authorities. Each project showcases our commitment to quality, safety and client satisfaction.

I personally assure you that PBSSA has the capability, experience and dedication to deliver your project successfully. This commitment is shared by our directors Keith Felix and Jared Repen, who join me in leading a team of highly skilled construction professionals.

I welcome the opportunity to discuss your project requirements at your convenience.

Yours sincerely,

Ray O' Connor



Ray O' Connor
Managing Director



Keith Felix
Director



Jared Repen
Director

CONTACT DETAILS



Registered business Name	Premier Building Solutions (SA) Pty Ltd
Trading name	As above
Date of registration	31/10/2016
Registered business address	Unit 9/60-66 Richmond Road, Keswick, SA 5035
Main place of business	Unit 9/60-66 Richmond Road, Keswick, SA 5035
Postal address	PO Box 128, Unley, SA 5061
Website address	pbssa.com.au
ABN	80 615 631 715
ACN	615 631 715

PRIMARY CONTACT DETAILS

Name	Ray O'Connor
Title	Managing Director
Place of business	Unit 9/60-66 Richmond Road, Keswick, SA 5035
Postal address	PO Box 128, Unley, SA 5061
Telephone numbers	P: 1300 010 638, M: 0434 545 373
Email address	ray@pbssa.com.au



Project: Your Foot Doctor

BUSINESS BACKGROUND

HISTORY OF BUSINESS

Premier Building Solutions (SA) Pty Ltd (PBSSA) was formed in 2016 by directors Jared Repen, Keith Felix and Ray O'Connor, extending the capabilities of sister company Premier Linings.

Today, PBSSA employs over twenty people and maintains relationships with multiple local subcontracting businesses across specialised trades. Our portfolio includes diverse clients such as:

- › BAE Systems
- › Ventia
- › Spotless
- › Various Local Government Organisations
- › QBE Home Owners Warranty Insurance

NATURE OF BUSINESS

Premier Building Solutions (SA) Pty Ltd is a proprietary limited company specialising in commercial construction, fit-outs and renovations. We maintain a focused operation delivering projects typically ranging from \$50,000 to \$4 million.

QUALITY, SAFETY & ENVIRONMENT

**PBSSA holds
triple certification:**

- › ISO 9001:2015 (Quality Management)
- › ISO 14001:2015 (Environmental Management)
- › ISO 45001:2018 (Safety Management)

**This integrated
system ensures:**

- › Tight project scope control
- › Strict system adherence
- › Integration of client requirements and expectations
- › Comprehensive quality assurance





FULL RANGE OF SERVICES

PBSSA provides commercial services across diverse procurement models:



Construction Services

- › Refurbishments and reconfigurations
- › Retail and office fit-outs and de-fits
- › Property upgrades and remodelling
- › Capital works
- › Extensions
- › Project management
- › Insurance works



Operational Environments

- › Healthcare & aged care
- › Defence
- › Education & early learning
- › Offices & real estate
- › Disability services
- › Retail
- › Public facilities
- › Facilities management
- › Sporting clubs & organisations
- › Hospitality

*"Retail refits have many extra bits and pieces, particularly negotiations with building SM and building management. Ray was able to navigate these negotiations effectively and provide a detailed scope that was easy to assess. **We use PBS because they are approachable, collaborative and provide tailored solutions.**"*

Chris Dickson, Senior Project Manager | APP Corporation, Adelaide

MAJOR CUSTOMERS AND SERVICES SUPPLIED

CUSTOMER AND SERVICES SUPPLIED	
	<p>FLINDERS MEDICAL CENTRE</p> <p>\$1.5M – Hospice & Palliative Care sound mitigation works</p> <ul style="list-style-type: none"> > Occupied healthcare environment > Complex sound mitigation works > Medical gas system modifications > Service relocations while maintaining operations > Strict infection control protocols > Relocation of Medication Room > Relocation of Doctor's Office > Sensitive environment > Plumbing, Electrical, Stainless Steel, Joinery, Flooring and Carpentry components used in the job
	<p>LOCAL GOVERNMENT ASSOCIATION SOUTH AUSTRALIA</p> <p>\$1.2M – Amenities upgrade (350 sqm)</p> <ul style="list-style-type: none"> > Upgrade of male, female and disabled toilets across 4 levels > Tiling, partitions, ceilings, basins and mirrors
	<p>NOVA</p> <p>\$350K – Upgrade broadcast studios (400 sqm)</p> <ul style="list-style-type: none"> > Acoustic panelling and sound mitigation works across 4 studios > Electrical, carpet, painting and carpentry works
	<p>MORIALTA CONSERVATION PARK</p> <p>\$330K – Public toilet upgrade (70 sqm)</p> <ul style="list-style-type: none"> > Complete internal demolition of existing amenities > New sanitary ware installation > Wall repairs and rendering > New compliant toilet partition systems > Complete internal painting > Electrical services upgrade > Epoxy floor coating to all toilet areas
	<p>ORORA</p> <p>\$350K – Commercial amenities upgrade (350 sqm)</p> <ul style="list-style-type: none"> > Contemporary joinery and breakout spaces > Upgraded plumbing infrastructure > New climate control systems and LED lighting throughout

CUSTOMER AND SERVICES SUPPLIED



X-GOLF WINDSOR GARDENS

\$550K – Commercial fit-out and renovation (600 sqm)

- › Installed 6 state-of-the-art simulators, central to the venue's experience
- › Built a fully equipped kitchen and bar area to serve guests
- › Constructed new toilets and sewer lines to meet venue requirements
- › Added custom office space and dedicated storage areas
- › Polished concrete floors for a sleek, modern finish
- › Installed soundproofing throughout to maintain ambiance
- › Chose lighting and unique decor to match the architect's vision



165 GRENFELL STREET

\$250K – Amenities upgrade (80 sqm)

- › Removed existing toilet areas on levels 1 and 2
- › Installed new sanitary fixtures and fittings
- › Added new toilet partition system
- › Completed floor and wall tiling
- › Upgraded electrical and hydraulic systems
- › Repainted all renovated surfaces
- › Ensured cleanliness, safety, and minimal disruption in an occupied building



ELDERCARE KENT TOWN

\$150K – Facility unit upgrade (60 sqm)

- › Demolished old joinery, wall linings, and floor coverings, and safely removed asbestos
- › Installed new aluminum windows and doors for a modern, refreshed look
- › Upgraded services, including electrical, mechanical, hydraulic, and fire detection systems
- › Retiled wet areas and kitchen, providing durable and stylish finishes
- › Installed new joinery to enhance functionality and aesthetics
- › Painted all existing and new surfaces for a cohesive, polished appearance



CRY BABY BAR

\$280K – Facilities upgrade (550 sqm)

- › Fit-out of bar, toilets, cool room and service bar area
- › Epoxy coating of concrete flooring
- › Installation of tables and booths, including upholstery works

CUSTOMER AND SERVICES SUPPLIED



GOLDEN GROVE HIGH SCHOOL

\$380K – Classroom and facility reconfiguration (525 sqm)

- › Reconfigured classrooms for accessibility, adding an accessible toilet, shower, and kitchenette
- › Merged two office spaces into one
- › Ensured wheelchair-accessible doorways
- › Scheduled noisy work for holidays and after hours to limit disruption



THE PICCADILLY

\$2.2M – Cinema restoration (2400 sqm)

- › Restored original art-deco features, including terrazzo flooring, timber panelling, and feature glass
- › Successfully designed and constructed a new candy bar, and dining area, and added two lifts for accessibility
- › Renovated foyers, spiral staircase, and bathrooms
- › Used preservation techniques to protect historical elements including ceiling troughs, original terrazzo, and windows
- › Managed structural changes, safety systems, and complex heritage requirements



YOUR FOOT DOCTOR PODIATRY CLINIC

\$140K – Clinic renovation (96 sqm)

- › Relocated and renovated an existing 1973 property to create a modern clinic
- › Ensured compliance with health and fire safety standards, including infection control and accessibility
- › Installed specialised healthcare features including vinyl flooring and stainless steel bathrooms for easy cleaning
- › Recycled materials, such as doors, to support sustainability
- › Managed the project, coordinating contractors and maintaining clear communication with the client

“Premier Building Solutions are a very good business who always deliver what they say they will. Challenges are inevitable in every project, and PBS are very, very skilled at handling them.”

Steve Sgoutas, Projects Team Leader | City of Salisbury

PREMIER BUILDING SOLUTIONS – DIFFERENTIATORS

PBSSA has built its reputation on providing innovative, responsive, value for money service through:



Delivering on promises

Careful planning with built-in contingency to ensure certainty of delivery



Fostering effective safety cultures

Regular training and visible safety leadership, operating within our certified Integrated Management System



Guaranteeing our work

100% satisfaction guarantee, with all work warranted to quality standards and industry guidelines

GENERAL ACCREDITATIONS AND AFFILIATIONS

PBSSA holds:

- › Builders License: BLD 278182
- › Master Builders (SA) Membership
- › DCSI Clearance (compulsory for all employers and contractors)
- › Return to Work SA (Work Cover)
- › White Card
- › CM3 Accreditation

CONFIRMATION OF LICENCES AND PERMITS

PBSSA confirms it holds all licenses and permits required under law to undertake services:

Builders License: BLD 278182

CONFIRMATION OF ECONOMIC CAPACITY, FINANCIAL STABILITY AND INSURANCE

PBSSA confirms:

Economic and Financial Stability:

Capacity to provide multiple simultaneous services in the \$50,000 - \$4,000,000 bracket

INSURANCE

INSURANCE	LIMIT OF LIABILITY
Public Liability Insurance	\$20 Million
Professional Indemnity Insurance	\$10 Million

CONFIRMATION OF LEGAL RESTRICTIONS

PBSSA confirms that the company or its principals are not currently or previously subject to any of the following:

- › Refusal to issue, cancellation or suspension of any occupational licenses or professional registration or accreditation in South Australia or any other jurisdiction
- › Unfavourable judgements or rulings for breaches of equal opportunity laws, work health and safety laws, workers compensation laws and/or other law relating to the workplace;
- › Refusal to issue, cancellation or suspension of insurances
- › Unfavourable judgements or rulings, or orders issued, for breaches of environmental laws;
- › Convictions or unfavourable judgements or rulings for anti-competitive behaviour or unfair business dealings; or:
- › Other matters, including pending action in relation to any of the above, that have created or would create a conflict of interest or that would otherwise materially impact on our ability to carry out the duties, obligations or functions of a Supplier.

"PBS did a really good job. I would certainly hire them again for future projects. What stood out to me was their excellent communication and the fact that despite the challenges, they still managed to meet our tight deadline."

Sue Ruciak, Business Manager | Golden Grove High School





Project: Golden Grove High School



SERVICE METHODOLOGY

UNDERSTANDING CUSTOMER REQUIREMENTS

PBSSA ensures effective understanding of customer requirements through:

PROJECT INITIATION:

- › Scheduling kick-off meetings with client and all key stakeholders
- › Recording and seeking clarification of all requirements
- › Integration with management systems, policies and procedures

DOCUMENTATION INTEGRATION:

- › Quality System Manual
- › PBSSA Handbook: Policies and Procedures
- › Integrated Management System Manual
- › Quality Management Plan (for larger projects)
- › Previous customer feedback and evaluation forms
- › Client Information Sheet

The Project Manager serves as first point of contact for all formal and informal meetings and briefings, with additional PBSSA personnel attending as appropriate.

SCOPE VARIATION MANAGEMENT:

- › Regular formal and informal meetings with clients
- › Impact mitigation through innovative construction methodologies
- › Clear documentation of changes

ESTABLISHING EFFECTIVE WORKING RELATIONSHIPS

With customer personnel:

- › Ensuring correct lines of communication and reporting
- › Compliance with all media protocols to protect client reputation
- › Agreed level of meetings and reporting
- › Exceeding expectations through innovative methodologies
- › Building trust through on-time, on-budget delivery
- › Requesting and responding to feedback
- › Adapting business model based on lessons learned
- › Zero unplanned disruption to operational environments
- › Transparent, timely and relevant reporting
- › Celebrating success



PLANNING AND DELIVERY

INTEGRATED APPROACH:

- › Resource availability confirmation
- › Detailed works planning using Microsoft Project
- › 'Project Start Up' checklist completion
- › Scheduled project meetings
- › Site safety and quality walks per Quality Assurance Guidelines
- › Continuous quality process monitoring
- › Measurement and Reporting

MANAGEMENT THROUGH AROFLO & SITEBOOK SOFTWARE ENABLING:

- › Regular quality assurance audits (ISO4501, ISO9001, ISO14001)
- › Customer surveys during and after completion
- › Project KPI reporting including:
 - ›› Non-conformances
 - ›› Workplace incidents/injuries
 - ›› Supplier/subcontractor cost increases
 - ›› Work load against available capital

ENVIRONMENTAL AND SAFETY CONTROLS OUTLINED IN:

- › Safety Management Plan
- › Environmental Management Plan
- › Relevant subplans

MAINTAINING RECORDS

- › Electronic storage on local server
- › Cloud-based software backup
- › Administration Team management under Managing Director oversight

MANAGING COSTS

- › Constant financial position review by Managing Director
- › Close collaboration with financial controller
- › Direct Project Manager involvement in cost management

IDENTIFYING AND MANAGING RISKS

RISK MANAGEMENT TOOLS INCLUDE:

- › Project Risk Assessments
- › Risk Management Procedure
- › Project Start-up Checklist
- › WHS Responsibilities Information Sheet
- › WHS Management Plan
- › WHS Safety Policy
- › Plant and Safety Checklist
- › Site Safety Inspection Checklist
- › Site Safety, Quality and Environmental Checklist
- › Business Objectives Plan
- › WHSE Environmental and Risk Management Plan
- › Context and Risk Assessment

SERVICE PROCESS DIAGRAM

UNDERSTANDING REQUIREMENTS

- › Kick-off meetings to clarify project needs
- › Integrate with existing systems and documentation
- › Manage scope changes through client meetings

ESTABLISHING EFFECTIVE WORKING RELATIONSHIPS

- › Ensure clear communication and protocols
- › Collaborative approach with suppliers
- › Ethical behavior and contract compliance

PLANNING AND DELIVERY

- › Detailed scheduling and resource management
- › Continuous quality monitoring through audits
- › Site visits and safety/environmental controls

MEASUREMENT AND REPORTING

- › Regular quality assurance audits
- › Customer feedback surveys
- › KPI tracking for non-conformances, incidents, costs

MAINTAINING RECORDS

- › Centralised electronic document storage
- › Cloud backups and administrative oversight

MANAGING COSTS

- › Proactive financial monitoring by management
- › Direct project manager involvement in costs

IDENTIFYING RISKS

- › Adapt based on lessons learned and client feedback
- › Celebrate successes to build trust



"PBS was very knowledgeable and responsive to our needs and helped us navigate the complex process of restoring the Piccadilly to its former glory."

Ben Huxtable, Wallis Cinemas

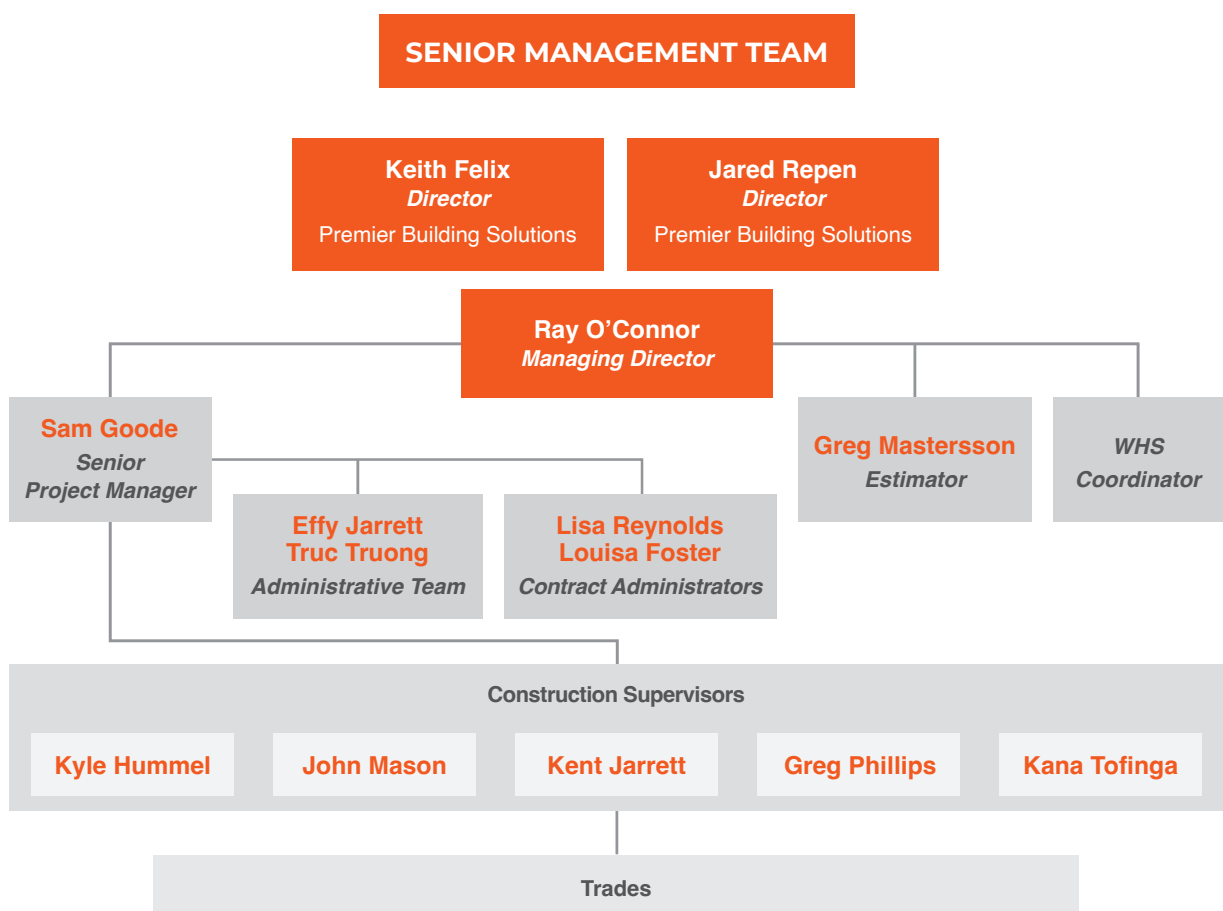


Project: Piccadilly Cinemas

BUSINESS CAPACITY AND CAPABILITY

AVAILABILITY OF EXPERIENCED PERSONNEL

PBSSA's organisational structure for provision of Building Contractor Services is presented below:





KEY PERSONNEL

Our team brings together diverse expertise across commercial construction:

EXECUTIVE LEADERSHIP



RAY O'CONNOR - MANAGING DIRECTOR

- › With 30 years' construction industry experience
- › Hands-on expertise from carpentry through to project management

QUALIFICATIONS:

- › Diploma of Building and Construction Management
- › Diploma of Work Health and Safety
- › Cert IV in Occupational Health and Safety
- › Cert IV in Frontline Management
- › Licensed carpenter

SIGNIFICANT PROJECT EXPERIENCE:

- › Piccadilly Cinema restoration (\$2.2M)
- › Flinders Medical Centre Palliative Care (\$1.4M)
- › BAE Australia high-compliance laboratory fitouts (\$250K)
- › Multiple education sector projects including Golden Grove High School (\$380K)
- › Extensive experience in operational facilities including Flinders University School of Nursing (\$3M)

EXECUTIVE LEADERSHIP

KEITH FELIX – DIRECTOR



- › 25+ years construction industry experience
- › Expertise in client relationship management
- › Focus on quality control and safety compliance
- › Specializes in problem-solving through methodical approaches

JARED REPEN – DIRECTOR



- › 25+ years industry experience
- › Strong financial management background
- › Expertise in sustainable project delivery
- › Focus on team development and contractor relationships

ESTIMATING

GREG MASTERSSEN – ESTIMATOR



- › Expert in estimating, budgeting, and project delivery
- › Proactive communicator, keeping clients informed
- › Tech-focused, optimising processes for efficiency

PROJECT DELIVERY TEAM

SAM GOODE – PROJECT OPERATIONS MANAGER



- › 25+ years in residential and commercial construction
- › Leads operations with a focus on quality, safety, and client satisfaction
- › Skilled in guiding clients through the building journey
- › Committed to team development and project success

LOUISA FOSTER - CONTRACT ADMINISTRATOR



- › Background in architecture, drafting and legal studies
- › Supports trade procurement, contracts and site startups
- › Tech-focused with growing skills in construction software
- › Collaborative team player with a passion for design

LISA REYNOLDS – CONTRACT ADMINISTRATOR



- › 10 years' experience in structural engineering and construction
- › Skilled in resource planning, team alignment and project coordination
- › Experienced across government, council and private sector projects
- › Calm, methodical and known for keeping projects on track

CONSTRUCTION SUPERVISORS

KYLE HUMMEL



- › 12 years carpentry and construction experience
- › Specialist in fit-outs and complex builds
- › Skilled in project management and site supervision
- › Known for clear communication and quality results

JOHN MASON



- › Expert in demolition and modular construction
- › Skilled in managing large-scale projects
- › Proactive problem-solver, ensuring smooth project transitions
- › Strong background in quality control and site operations

KENT JARRETT



- › Background in telecom design and project coordination
- › Brings structure and problem-solving to site supervision
- › Works closely with contractors and clients for smooth delivery
- › Values teamwork and continuous improvement in construction

GREG PHILLIPS



- › 25+ years construction experience
- › Specialised in refurbishment projects
- › Expert in program monitoring and quality oversight
- › Strong background in mechanical services

KANA TOFINGA



- › Experienced in high-end residential builds and complex renovations
- › Skilled in supervising subcontractors and liaising with clients and stakeholders
- › Known for calm leadership, clear communication and quality-focused delivery
- › Brings a hands-on, team-oriented approach to every project

ADMINISTRATIVE TEAM

TRUC TRUONG - ASSISTANT ADMIN



- › Attention to detail and creative problem-solving
- › Key contributor to efficient administrative processes
- › Focus on seamless operations and communication

EFFY JARRETT - ACCOUNTS AND OFFICE MANAGER



- › Experienced in finance, office, and project administration
- › Proactive problem-solver with a focus on efficiency
- › Strong leadership and adaptability from a sporting background
- › Committed to team culture, safety, and project success

PLANNING AND MANAGING SERVICE PROVISION

THE PROJECT MANAGER'S ROLE INCLUDES:

- › Resource availability management (internal personnel and subcontractors)
- › Timeframe adherence
- › Stakeholder consultation
- › Risk identification and management
- › Estimating process management
- › Design documentation review for constructability
- › Detailed project planning
- › Procurement of subcontractors and materials
- › Identification of long-lead items

THE MANAGING DIRECTOR ENSURES:

- › Adequate cash flow
- › Quality control
- › Implementation of appropriate policies and procedures
- › Communication to all project personnel
- › Support for commissioning and handover documentation

PROVIDING THE SERVICES

PROJECT MANAGER'S OPERATIONAL RESPONSIBILITIES:

- › Management of all projects at operational level
- › Site-based support coordination
- › Resource and head-office support provision
- › Reporting process management
- › Project management personnel recruitment/contracting
- › Regular site visits
- › Management of PBSSA personnel and subcontractors across multiple sites
- › Client liaison
- › WHS legislation compliance enforcement

AVAILABILITY OF PERSONNEL TO SUPPORT SERVICE PROVISION

SUPPORT FUNCTIONS PROVIDED BY:

- › Administrative team
- › Managing Director
- › CFO
- › Administration Staff
- › On Site Staff
- › Project Delivery Staff

AVAILABILITY OF VEHICLES, EQUIPMENT FACILITIES, SYSTEMS AND RESOURCES

VEHICLES

- › Ten (10) vehicles for management positions
- › Access to additional vehicles as required

FACILITIES

- › Administrative and management headquarters: Richmond Road, Keswick
- › Secure storage facility: Prospect Road, Gepps Cross

SYSTEMS

- › Building Management Software (SiteBook) for project delivery management
- › Integration capability with client-preferred systems
- › Quality Management System including documented policies and procedures (ISO 9001, ISO 14001, ISO 45001)

RESOURCES

Human Resources approach:

- › Internal core team
- › Specialist subcontractor engagement
- › Multiple relationships maintained across each discipline
- › Peak construction capacity management through established subcontractor networks



Directors conduct regular site visits for safety walks with the Project Manager and Project Team.

SUBCONTRACTORS

Premier Building Solutions engages specialised subcontractors as an integral part of our project delivery model.

We prioritise local and South Australian businesses, selecting subcontractors based on quality, on-time delivery, innovation, and safety standards.

Strong relationships, fair terms, and contingency planning ensure reliable project outcomes.

SUBCONTRACTOR SERVICE AREAS (AS PER EOI SECTION 6 – SCOPE OF REQUIREMENTS)

Audio visual	Automatic doors	Building & construction project delivery
Building management systems	Carpentry	Ceilings and walls linings and insulation
Cladding, roofing and guttering (stormwater management)	Concrete (slabs, footings, piers, pavements and precast / tilt-up)	Specialised structural demolition
Design and construct	Design services	Demolition, asbestos removal and disposal
Earthworks and civil	Electrical, data and telecommunications	Environmental remediation
External building landscaping (including furniture, pavements, fencing and gardens)	Fire protection services	Flooring
Glazing	Heritage building restoration preservation	Industrial cleaning
Joinery, cabinet making, shop fitting	Locksmith	Masonry (blockwork and brickwork)
Mechanical heating ventilation and air conditioning services	Metalwork (stainless steel)	Painting
Pest control	Plumbing	Roof access and working at heights safety
Roller shutters, doors and windows	Salt damp remediation	Scaffolding, hoarding and temporary services and facilities
Security and access control	Signage, wayfinding, signwriting	Solar PV systems
Structural steelwork (design, fabrication, coating and erection)	Tiling	Vertical transport (lifts and escalators)







BUSINESS EXPERIENCE

PBSSA has developed expertise in managing diverse stakeholder groups, protecting client reputation, following strict security protocols, and maintaining the highest safety and environmental standards.

PROVISIONS OF SERVICES FOR SIMILAR ORGANISATIONS

PBS has worked closely with the following organisations:

GOVERNMENT SECTOR EXPERIENCE

- › Adelaide City Council
- › City of Tea Tree Gully
- › City of Salisbury Council
- › City of Onkaparinga Council
- › City of Mitcham
- › City of Playford
- › Rural City of Murray Bridge
- › City of West Torrens
- › City of Marion Council

Experience includes:

- ›› Working within government procurement frameworks
- ›› Complex stakeholder management
- ›› Public access management
- ›› Compliance with local government regulations
- ›› Community impact consideration

DEFENCE & HIGH SECURITY

- › BAE Systems
- › JLL - Services Australia
- › Spotless/Downer (State Government Contractor)
- › Broadspectrum (Federal Government Contractor)

COMMERCIAL & INSURANCE

- › APP Corporation
- › QBE Home Owners Warranty Insurance Experience includes:
 - ›› Commercial risk management
 - ›› Insurance claim works
 - ›› Detailed documentation processes
 - ›› Quality assurance systems

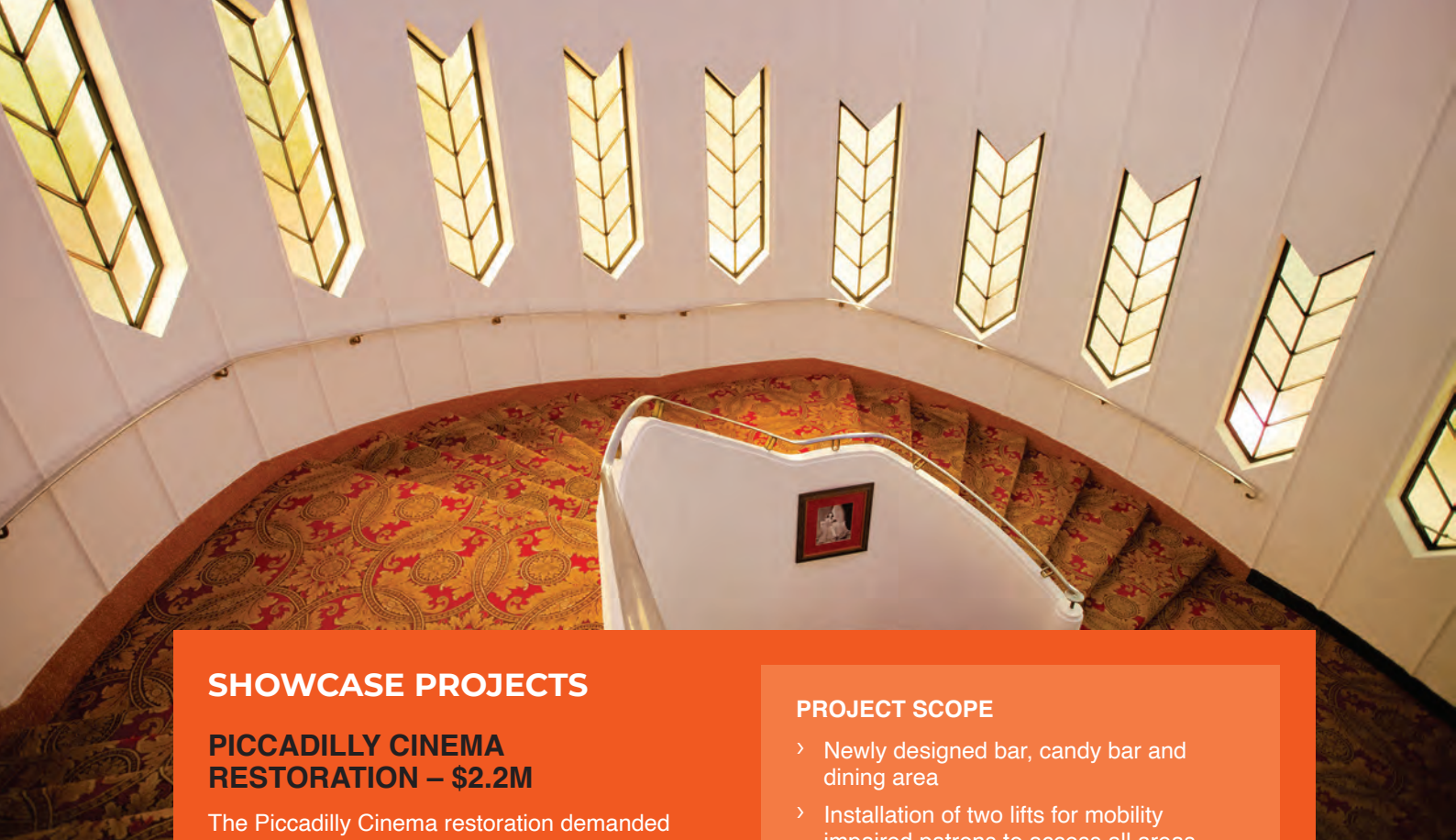


Project: X-Golf

Through our experience with major organisations, PBSSA has developed expertise in managing diverse stakeholder groups, protecting client reputation, following strict security protocols (especially around vulnerable people), and maintaining the highest safety and environmental standards.

PBS has successfully delivered numerous complex projects since joining Premier Building Solutions, as demonstrated in the following profiles. These showcase our capability across various procurement models, stakeholder groups, and industries.





SHOWCASE PROJECTS

PICCADILLY CINEMA RESTORATION – \$2.2M

The Piccadilly Cinema restoration demanded a careful and considered approach to preserve its heritage features while upgrading facilities for modern use. Working closely with the Wallis family, we demonstrated exceptional workmanship and project management, coordinating like a well-orchestrated team to deliver superior results.

Despite incorporating 16 additional variations during the project, including unexpected structural requirements and bathroom upgrades, we completed the works with only a two-week extension to timeline.

The project successfully integrated numerous historical and modern features, from original terrazzo flooring to contemporary building services, creating a venue that honours its art deco roots while meeting modern patron expectations.

PROJECT SCOPE

- › Newly designed bar, candy bar and dining area
- › Installation of two lifts for mobility impaired patrons to access all areas
- › Renovation of downstairs and upstairs foyers
- › Restoration of heritage spiral staircase
- › Complete renovation of male and female toilets
- › Integration of historical features including tiles, terrazzo flooring, timber panelling
- › Custom joinery and feature glass installation
- › Specialised restoration of original window frames and door features
- › Strategic concealment of modern services within heritage fabric
- › Structural modifications for lift installation
- › Installation of noise reduction and heat control measures





BRITISH & AMERICAN TOBACCO ADELAIDE – \$300K

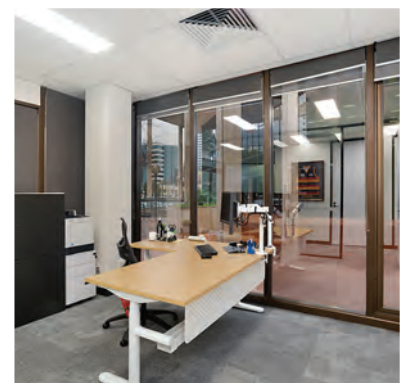
This project involved the refurbishment of an existing office including the complex demolition of two existing tenancies.

PBS consulted extensively with the client to design a new floor plan meeting their specific requirements, including a Conference Room divided by an operable acoustic wall and a totally sound-isolated Video Conferencing Room.

Through careful project management and innovative solutions, we delivered beyond client expectations and ahead of the set timeframe.

PROJECT SCOPE

- › 450m² professional office environment
- › Demolition of existing internal walls
- › Installation of glass panels throughout
- › Complete painting package
- › New floor coverings throughout
- › Full electrical upgrade
- › Installation of client-selected joinery
- › Supply and installation of new furniture
- › Redesign and installation of mechanical services
- › Design and construction of lighting requirements
- › Integration of audiovisual systems
- › Creation of specialised meeting spaces
- › ACM (Asbestos Containing Material) removal
- › Wet area upgrades
- › Glass and aluminium works
- › Roof repairs





FLINDER MEDICAL CENTRE PALLIATIVE CARE UNIT – \$1.5M

Working within an operational healthcare environment, this project demanded exceptional attention to infection control and service continuity.

PBS managed the complexities of medical facility requirements while delivering significant upgrades.

Through careful planning and strict adherence to healthcare protocols, we maintained full operational capability throughout the works, ensuring no disruption to critical patient care services.

Our management of medical gas systems and service relocations demonstrated our capability in high-compliance environments.

PROJECT SCOPE

- › 1,600m² occupied medical facility
- › Complex sound mitigation works to existing and new walls
- › Relocation and reinstatement of rooms, fixtures and fittings
- › Removal and replacement of services including:
 - › Medical gases
 - › Electrical systems
 - › Plumbing infrastructure
- › Installation of sound-proof walls and ceilings
- › Complete painting of new and existing surfaces
- › Integration with operational medical systems
- › Implementation of infection control measures
- › Coordination with medical staff and facility management





GOLDEN GROVE HIGH SCHOOL – \$380K

The reconfiguration of learning spaces for students with disabilities required careful consideration of both educational and accessibility requirements.

Working closely with school administrators, we delivered spaces that promoted a comfortable and calming atmosphere while meeting strict Department of Education standards.

Our team's ability to work around school schedules and maintain minimal disruption was crucial to the project's success, ensuring students' learning experiences remained uninterrupted throughout the construction period.

PROJECT SCOPE

- › Shifting and merging of office spaces
- › Complete upgrade of toilets and changing facilities including:
 - » Accessible toilet installation
 - » Disability-friendly shower room
 - » Compliance with current accessibility standards
- › Installation of wheelchair-accessible doorways
- › Built-in kitchenette for student use
- › Specialised acoustic treatments
- › Integration of learning support equipment
- › Modification of existing services
- › Compliance with Department of Education requirements
- › Implementation of inclusive design principles





CRY BABY BAR – \$280K

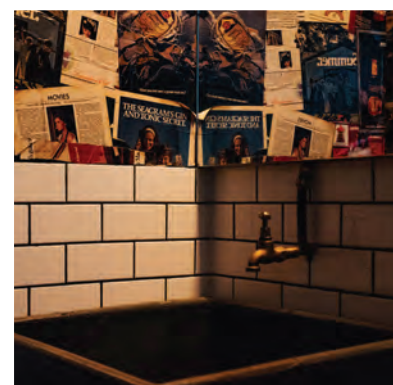
This highly architectural bar fit-out in Adelaide's west end demonstrated our ability to manage complex projects within tight constraints.

Despite limited site access and a fast-tracked programme, we successfully delivered a sophisticated venue that perfectly realised the client's vision.

Working collaboratively with architects and stakeholders, we navigated numerous challenges including restricted delivery access and council requirements.

PROJECT SCOPE

- › 200m² hospitality venue fit-out including:
 - › Main bar area
 - › Toilet facilities
 - › Cool room installation
 - › Service bar area
- › Specialised flooring works:
 - › Ground concrete preparation
 - › Epoxy coating application
- › Custom joinery installation:
 - › Tables and booth seating
 - › Bar cabinetry
 - › Storage solutions
- › Complete painting services
- › Mechanical services installation
- › Hydraulic services including grease arrestor
- › Electrical and lighting systems
- › Integration with heritage building requirements
- › Compliance with Adelaide City Council regulations
- › Implementation of disability access requirements





Project: 91 King William Street



VALUES

OUR CORE VALUES

PBSSA's values shape every aspect of our operations and relationships, driving positive outcomes for our clients, team, and community.



PARTNERSHIP

Accountability

We accept responsibility and deliver on our promises

Client focus

We understand and uphold our clients' values

Ethical practice

We maintain transparent, fair dealings with all stakeholders

Community connection

We actively contribute to local communities.



DEDICATION

Quality

ISO 9001 certified, continuously improving our delivery

Safety

Creating a zero-harm workplace through Mates in Construction partnership

Wellbeing

Supporting physical and mental health initiatives

Development

Investing in our people and local capability.



EXCELLENCE

Sustainability

Leading environmental practices in construction

Innovation

Seeking better solutions for our clients and community

Inclusivity

Championing diversity in construction

Professionalism

Maintaining highest standards of conduct



We expect all employees and subcontractors will aim to understand and uphold client values and will select and induct subcontractors accordingly.

Our comprehensive approach includes:

- › Mates in Construction membership
- › Suicide prevention training for management
- › Regular toolboxes and fundraisers

- › Work Health and Safety Policy
- › Rehabilitation and Return to Work Policy
- › Social Media Policy
- › Inclement Weather Policy
- › Fitness for Work Policy
- › Discrimination, Bullying and Harassment Policy
- › Communication and Consultation Policy

The Managing Director ensures Project Managers have current information available onsite.

Our environmental commitment includes:

- › Partnership with Adelaide Resource Recovery (ARR) for comprehensive recycling of construction and demolition materials
- › On-site waste sorting and regular site cleaning
- › Protection of heritage elements through consultation with local councils
- › Energy-efficient head office featuring LED lighting, dual flush toilets, sensor lighting and energy-efficient appliances

When best-for-project, PBSSA prioritises subcontractors in the following order:

- › Organisations within the local project area
- › South Australian companies
- › National companies

Our preferred subcontractors are predominantly local South Australian companies with proven records in quality, cost effectiveness, and timely delivery.

We maintain transparent, ethical practices across all operations. This includes:

- › Fair dealings with all stakeholders
- › Clear grievance resolution processes
- › Commitment to continuous improvement through lessons learned
- › Expectation of ethical conduct from all subcontractors



As Directors of Premier Building Solutions (SA) Pty Ltd, we confirm our capability to provide the full range of services indicated in this document. We are committed to delivering excellence through partnership and welcome the opportunity to discuss any aspect of our capability statement in detail.



Ray

Ray O'Connor
Managing Director



Keith

Keith Felix
Director



Jared

Jared Repen
Director

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