



PLEXXCON

CAPABILITY STATEMENT

Brisbane | Sunshine Coast | Gold Coast

www.plexxcon.com.au

OUR ETHOS



The Plexxcon approach to every project follows one simple principle – understand our client’s goals and develop a methodology to suit their environment. Our priority is to eliminate our clients project concerns by providing innovative solutions and taking a pragmatic approach towards safety throughout all stages of the project.

People are our greatest asset; therefore, they must be setup to prosper. Every one of our team is empowered to reach their full potential not only in the workplace but for life in general. Our clients in turn benefit from our experience, dedication and understanding in everything we do. Our teams are well versed in delivering challenging and complex projects and building strong relationships with our clients, consultants, and subcontractors. We understand the role collaborative relationships play in delivering a successful project and build this through open and honest communication. We pride ourselves on the realistic and transparent approach we instill across all projects and teams. Plexxcon create leaders, all working together to ensure the highest quality of projects are delivered for our clients.

Regards,

Peter de Vuyst
Director



ABOUT US

Plexxcon commenced full operations in early 2021 as a specialist contractor focusing on complex commercial and industrial construction projects throughout South East Queensland.

Our team have extensive experience working in operational and live environments, ensuring building users and the public are not at risk whilst the work is completed in a quality and compliant manner. Technically challenging projects are our core business, and can be managed from initial concept to final handover. Traditional lump sum, design and construct or managing contractor arrangement contracts can be undertaken depending on the clients requirements or nature of the project. We undertake majority of works typically in the \$250,000– \$15,000,000 range.



Commercial



Retail



Industrial



Health



Education



Aged Care



Community



Body Corporate

Working relationships with our clients, subcontractors and suppliers are of the utmost importance to us, therefore we will go out of our way to ensure all parties are satisfied. Continual engagement with all stakeholders ensures our projects are delivered as planned without compromise. Our Director, Peter de Vuyst has over 20 years of construction experience, and is hands on within the business on every project. Plexxcon have implemented structured operating systems for ISO accreditation in Safety, Quality and Environmental.

OUR SERVICES



CONSTRUCTION & REFURBISHMENT

Commercial construction projects are a major part of our business. From minor internal refurbishments, extensions or brand new buildings our team can bring your concepts to life.

Operational sites are no issue, as our process and systems will allow your business to operate seamlessly during the construction process.

Our major clients include Local Councils, State Government, Shopping Centres, Body Corporates and private building owners.



REMEDICATION & REPLACEMENT

As buildings age, issues become apparent such as corrosion, concrete cancer and services failure. Our team have years of experience in identifying causes of failure even before they come apparent.

Multi-staged processes are generally adopted to tackle current issues and prevent future failure. Whether it be a full building concrete cancer repair or replacement of critical infrastructure and services, Plexxcon are here to guide you through the process and bring your building back to health.



HAZARDOUS MATERIALS

Older buildings have a high probability of containing hazardous products due to the materials that were historically used. When it comes time to undertake remedial or renovation works these generally need to be dealt with by removal. Our team have extensive experience in hazardous material removal to ensure the safety of workers, ongoing building users and compliant controls are fully implemented in accordance with WH&S standards.



CAPITAL WORKS PROJECTS

Commercial and Body Corporate managed buildings have planned projects which need to be carried out at certain ages, or when failure starts to occur. Plexxcon can implement staging or processes to complete roof replacements, façade cladding or window upgrades whilst maintaining operation. Advice can be provided on economical and best practice options for discussion.



EARLY CONTRACTOR INVOLVEMENT

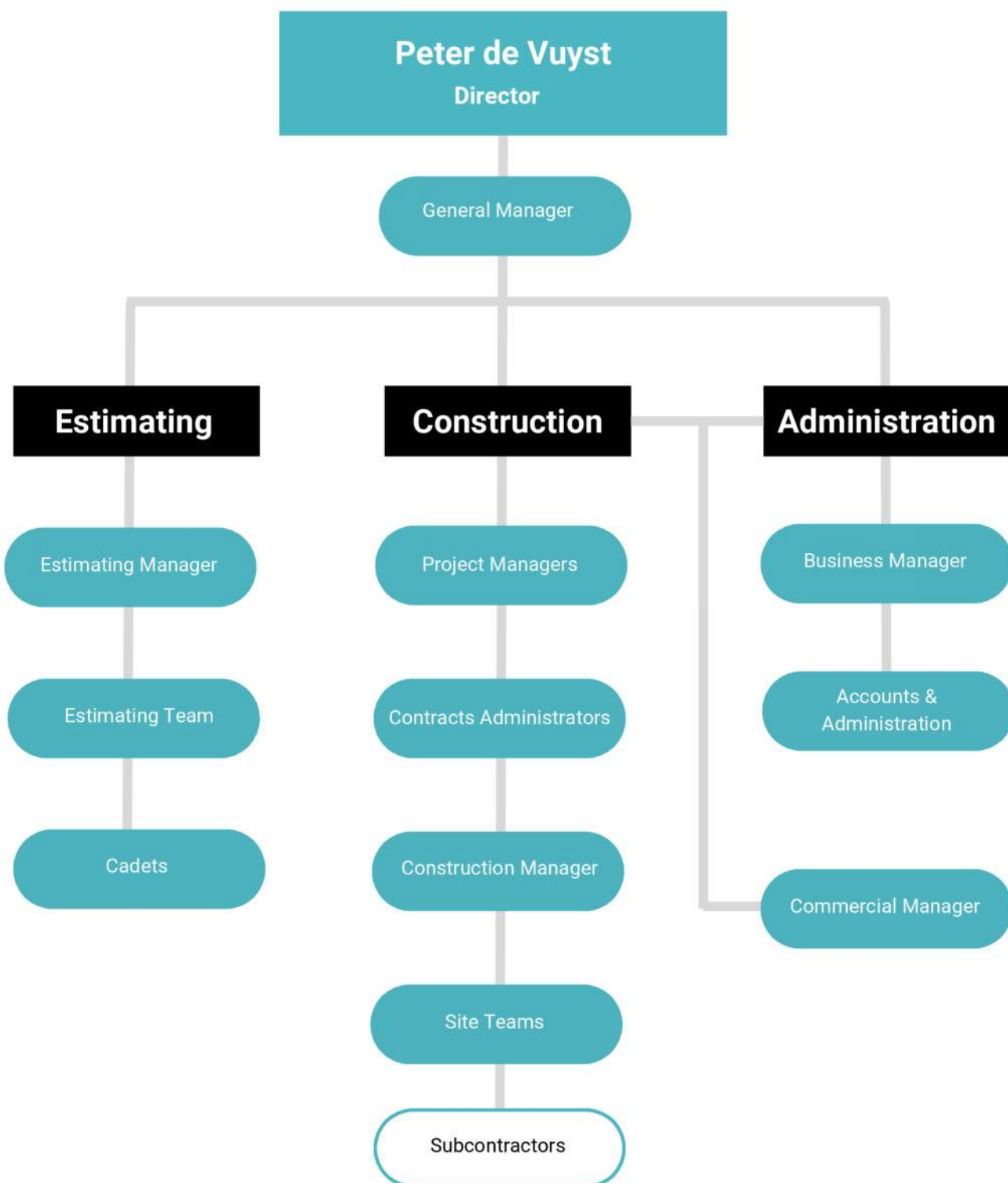
Planning takes place long before a project comes to fruition, and taking the wrong path can lead to excess cost and time. Our team like to take part in the Early Contractor Involvement (ECI) process, which will provide the design team our experience, guidance, and input on constructability issues. It has been proven as an effective process in achieving an economical outcome particularly in difficult to scope or highly complex projects.



CONSTRUCTION CONSULTING & BUDGETING

Before a project can progress to documentation stage, a lot of work goes into pre-planning and budgeting to set the owners expectations and prepare for the expenditure. Our services include high level project programming, methodology writing and development, and cost planning to achieve this. Decades of experience and involvement where required from our specialist subcontractors will far exceed the initial cost for this service.

OUR TEAM STRUCUTRE



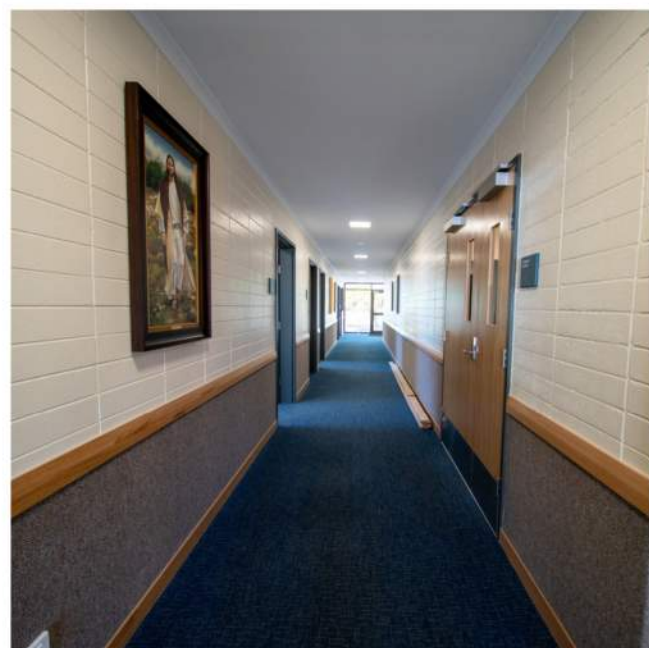


Name and Address of Company	Eight 3 Constructions Pty Ltd t/a Plexxcon 18/344 Bilsen Road, Geebung QLD 4034
Name of Directors	Peter de Vuyst
ABN / ACN	50 628 398 087 / 628 398 087
Total Number of Staff	30
Details of Relevant Licences	QBCC Builder (Open) - 15105455, Category 4
Quality Assurance System	ISO 9001:2015 Accredited
Safety Management System	ISO 45001:2018 Accredited
Environmental Management System	ISO 14001:2015 Accredited
Pre-Qualification	PQC Registration Number 4887, Level 3 up to \$10,000,000, D&C
Annual Construction, Plant & Liability	\$20,000,000
Work Cover	Queensland
Public Liability	\$20,000,000
Professional Indemnity	\$10,000,000

Memberships	Operating Systems
<ul style="list-style-type: none"> - Queensland Master Builders Membership #085450 - Mates in Construction 	<ul style="list-style-type: none"> - Jonas Premier Financial Management System - HammerTech Safety Management System



KEY PROJECTS



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS MANLY REFURBISHMENT

MANLY, QLD

PRIVATE SECTOR | PROJECT VALUE \$2.3M

We are delighted to have recently completed the refurbishment of the Church of Jesus Christ of Latter-Day Saints Manly Meetinghouse.

Plexxcon were engaged in 2023 to completing emergency propping works as the trusses were failing structurally, after several months of design and planning Plexxcon were then engaged to complete the full refurbishment project. This project's scope of works included an extension to the existing meetinghouse to create additional TA rooms, a full re-roof of the meeting house and new truss installation, services upgrades throughout and a full refurbishment of all existing internal rooms inclusive of all services, finishes and furniture.



KEY PROJECTS



INDUSTRIAL FACILITY: MAJOR REMEDIATION AND RECTIFICATION WORKS

MURARRIE, QLD

INDUSTRIAL | PROJECT VALUE CIRCA \$12M

This complex construction project involved major remediation and rectification works at an industrial facility on Gibson Island. One of the primary tasks was the demolition of more than 3,500 square meters of deteriorated insulated ceiling panels. The project team ingeniously designed an access system that utilised the facility's 35-ton gantry crane, creating a cantilevered scaffold access system and catch deck. This allowed the demolition crew to safely work 20 meters above the live factory floor without interrupting the facility's 24/7 operations.

Once the insulated ceiling was removed, the next challenge was to dismantle and remove the facility's original 1950s 350-ton gantry crane. Given the building was constructed around the crane, the project team had to remove a large section of the upper roof and split the gantry crane into three components for extraction. This involved 3D scanning and modelling the entire area, removing bracing trusses in the roof structure, and temporarily bracing the eastern elevation with over 20 tons of structural steel. All this was accomplished without disrupting facility operations.

Simultaneously, Civil fibercrete hardstand works were completed to support the large 350-ton and 250-ton mobile cranes required for the dual lift of the old gantry crane. The lifting operation was executed over 48 hours with back-to-back shifts while maintaining 100% production for the facility. Once on the ground, the gantry crane components were cut into smaller pieces and transported off-site for scrapping. The roof structure was then lifted back into place and welded into position over a 24-hour period.

As the first tower crane was erected, the project entered its next phase: the progressive installation of a suspended access system hung from the trusses above the factory floor. This required loading materials onto the roof and installing a 700-square-meter access system in four stages, totalling over 2,800 square meters. The project works progressed from east to west and involved hazardous materials containment, lead paint blasting and decontamination, application of industrial coatings to trusses and roof structure, replacement of purlins with stainless steel purlins, installation of 60mm insulated roofing, and the installation of over 1,300 linear meters of fire pipe and 300 sprinkler heads. The erection of a second tower crane allowed the work to flow seamlessly. All these tasks were performed whilst maintaining the full operation of the facility during the 18-month project.

In addition to these critical path works, the southern facade, measuring over 3,400 square meters, underwent extensive concrete remediation and window replacement.

KEY PROJECTS



STAMFORD PLAZA BASEMENT FIT-OUT

BRISBANE, QLD

COMMERCIAL / HOSPITALITY | PROJECT VALUE \$2.1M

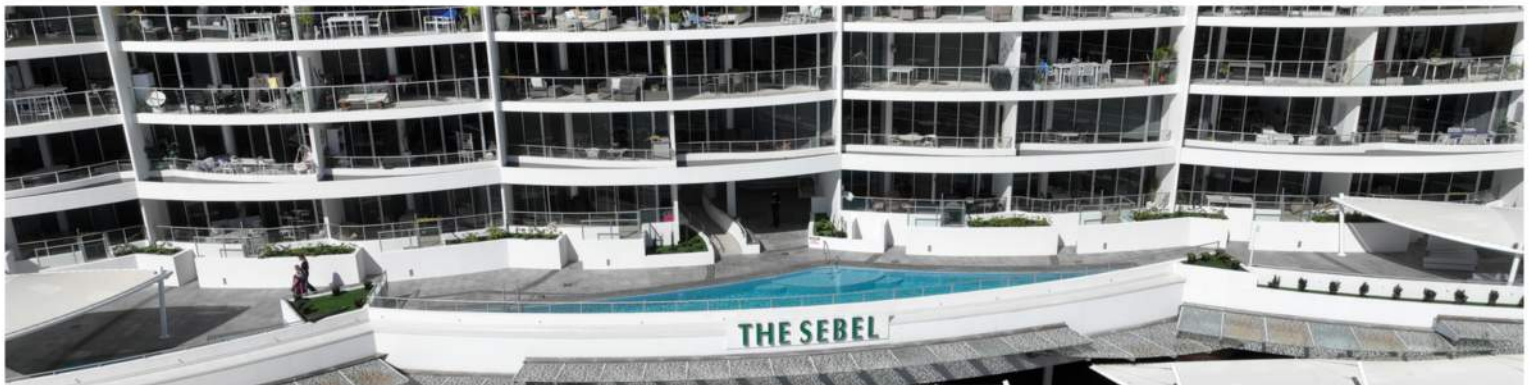
Plexxcon completed works on the Stamford Plaza Basement Fit-Out Works under a Design and Construct Contract.

The Hotel was flooded in the February 2022 floods and required a full fit-out of staff offices, laundry areas, bathrooms & changerooms, kitchen/dining areas and storage rooms.

The scope of works included new walls, linings, services, joinery, furniture and finishes. The project was completed on time and on budget.



KEY PROJECTS



SEBEL MAROOCHYDORE POOL DECK REFURBISHMENT

MAROOCHYDORE, QLD

BODY CORPORATE | PROJECT VALUE \$1.9M

Plexxcon were engaged for the Design and Construct of the Sebel Maroochydore Pool Deck Refurbishment, a transformative project aimed at revitalising the hotel's outdoor leisure facilities.

This comprehensive refurbishment involved the demolition of three existing pools and spas located on the podium level of the building that were leaking and causing water ingress issues to the tenancies below. Following demolition, our team undertook critical remediation works to the pool's undercroft area, ensuring the structural integrity and longevity of the new works. The project then progressed into the re-establishment and refurbishment of the new pools, designed to enhance the guest experience and reinstate this premium amenity for the hotel. Additionally, the project scope included surrounding landscaping and make-good works, creating a refreshed and inviting space.

Adding to the complexity of this project, all works were carried out on the podium level at the front of the hotel while the hotel remained fully operational. This required meticulous planning, innovative construction techniques, and close collaboration with the hotel management and relevant stakeholders to minimise disruptions to guests and staff while delivering a high-quality outcome.

At Plexxcon, we are committed to executing projects that enhance commercial spaces while maintaining a seamless experience for our clients and their customers. The Sebel Maroochydore Pool Deck Refurbishment is a testament to our expertise in delivering high-end construction solutions in live environments, ensuring minimal disruption and maximum quality.

KEY PROJECTS



C&K OXLEY CHILDCARE DEVELOPMENT

OXLEY, QLD

EDUCATION | PROJECT VALUE \$3.1M

Plexxcon have completed the construction of the C&K Oxley Childcare Development.

This project involved a full internal fit out including staff offices, four classrooms, multiple bathroom and changeroom amenities, a hospitality quality kitchen & dining areas. External features of the development include an 18 car space carpark, 725 square meters of outdoor playscape, multiple landscaping zones and a wrap-around veranda.

Plexxcon were able to aid the Design Team and Consultants in the early stages of planning; which enabled a streamlined process from procurement of Subcontractors and Suppliers through to works on site.



MAURI FLOUR MILL PROJECT CRANE

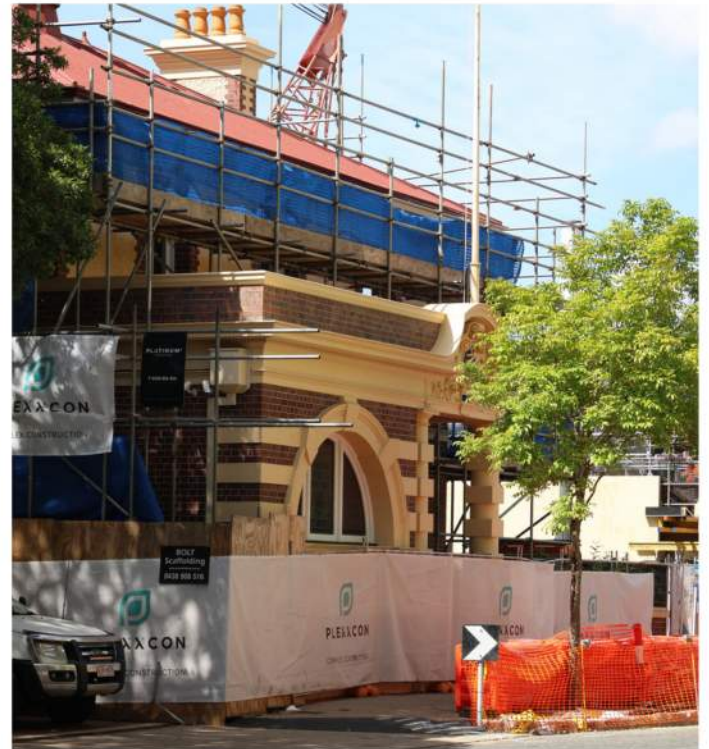
MOOROOKA, QLD

INDUSTRIAL | PROJECT VALUE \$12.7M

Plexxcon were engaged for the Design and Construction of the Mauri Flour Mill Project Crane project. The works consist of four separable portions, over three larger stages of works, with works commencing on site mid November 2023 into late 2025.

The works involve upgrades to the existing warehouse throughfare, installation of a new mezzanine floor facilitating new offices, staff amenities and raised storage, reconfiguring an existing carpark, construction of a link bridge for personnel access, waterproofing an existing wheat silo to conform with previous flood levels, construction of an acoustically sealed compressor room and mains water connection diversion works.

A large and encompassing portion of the works is the external hardstand upgrades, designed for the improvement of truck movement and access on site. Each stage of construction poses an additional safety requirement as the Mill is to remain live during all portions of the works. Mitigating these works will involve intricate internal traffic and pedestrian management and planning, along with the cooperation and input from the Mauri site team.



PORT & NAVAL OFFICE HERITAGE PROJECT

BRISBANE, QLD

HERITAGE SECTOR | PROJECT VALUE \$4.9M

Plexxcon have been contracted for two stages of works on the Port & Naval Offices Heritage buildings in Brisbane City.

These heritage listed buildings were originally built in 1901; due to the ageing of the building we were engaged to complete beam remediation, facade restoration and soffit repairs due to weather damage and rotting.

Stage two of works have commenced in early 2025 with the additional heritage remediation being completed in conjunction with the roof replacement and restoration works. Due to this building's heritage listing and its well known location the team have been heavily involved with the design and heritage consultants to ensure the proposed works were going to satisfy the Client's expectations as well as the Heritage requirements.

We are pleased to be partnering with the Client and Consultants again on stage two this year.



VENUE 114 RECTIFICATION WORKS & PV SOLAR INSTALLATION

BOKARINA, QLD

PUBLIC SECTOR | PROJECT VALUE \$2.9M

Plexxcon were engaged to undertake comprehensive remediation and rectification works at Venue 114 in Bokarina, a well-regarded community and events facility. This project is focused on enhancing the longevity, sustainability, and structural integrity of the building, ensuring it continues to serve the local community for years to come.

Our scope of work included the full replacement of the existing roof, remediation and rectification works. In addition, we are conducting structural rectifications to ageing parts of the facility. A significant aspect of this project is the installation of photovoltaic (PV) solar panels, aligning with sustainability initiatives and reducing the building's overall energy footprint.

All works are being carried out while ensuring minimal disruption to the venue's ongoing activities, requiring careful planning, coordination, and execution with the Client. At Plexxcon, we take pride in delivering high-quality construction solutions that enhance and future-proof commercial spaces.

This project exemplifies our expertise in commercial construction, remediation, and sustainable building practices, reinforcing our commitment to delivering results that not only meet but exceed our clients' expectations.



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