



**Vera
builders**



**Capability
Statement**

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We build trust.

About Vera Builders

Dedicated to our clients and passionate about our work.

Vera Builders was established in 2016 and is an accredited member of Western Australia's Registered Builders. Vera Builders has carried out a number of high profile contracts within commercial and residential projects.

The company's director Kevin Garousi, have two decades of construction industry experience .

Vera Builders has leveraged this experience by establishing close working relationships with a qualified, high calibre and multi-faceted team of tradespeople and professionals to ensure that the highest quality outcomes are delivered.

Flexible and adaptable.

Although we maintain a formal approach to construction processes, we allow a degree of informality. For any special project needs, we welcome clients to discuss these with us.

Committed to a safe and fair workplace.

Vera Builders have implemented the below policies and ethics in the company:

- Occupational Health and Safety Policy
- Workplace Health and Safety Policy
- Environmental Policy
- Equal Employment Opportunity Policy
- Drug and Alcohol Policy
- Injury Management Policy

The quality of Vera Builders' workmanship and considerable skills in project management has resulted in consistent and strong client satisfaction at all stages of a project.

We are able to use our good relationships in the building and construction industry to subcontract works to experienced subcontractors.

Our vision is to provide efficient and high quality construction and maintenance services for our clients.

We build trust by..

- Delivering high standards of workmanship.
- Focusing on quality and exceeding expectations.
- Keeping stakeholders well informed at every stage.
- Resolving issues as soon as they arise.
- Having the expertise and experience needed to deliver.



That's the **Vera Builders** difference.

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Staff training

Equipping our staff with the right skills

Employees attend training courses both for general and special skills required by individual project needs. Vera Builders maintains a Training Matrix that outlines all training workshops and courses attended by employees.

The Training Matrix is available for inspection upon request at the training providers offices. All staff are adequately supervised in their specific work and given on-the-job training to improve their skills and motivation.

Vera Builders is committed to on-going employee training and employment, so that our people have the skills and knowledge to perform better in their roles.

Management Qualifications

Kevin Garousi

- Master Degree in Project Management.
- Bachelor Degree in Civil Engineering.
- Australian Registered Building Practitioner ((Individual) Registration 102178)
- Certified in Advanced Workside Traffic Management (AWTM & BWTM).
- Prepare work zone traffic management plans.
- Construction and Building Diploma with HIA.
- Accreditations to apply, monitor and report on compliance systems as well as to carry out the risk management process.

Ryan Shenan

- Bachelor Degree in Civil Engineering.
- Has completed several engineering related courses in Australia and overseas. These include:
 1. Work safely in construction.
 2. Project planning and control using Primavera P6.
 3. Structural steel fabrication and welding for engineers.
 4. Masonry building training.
 5. Excavation and retaining structures training.
 6. Construction on buildings with steel structures.
 7. Construction of buildings with concrete structures.

Our engagement of subcontractors

Vera Builders engages a wide range of specialist subcontractors. Each subcontractor is chosen for their quality of workmanship and timeliness in meeting project deadlines and proven competitiveness.

This enables us to have the capacity to resource the work within the timeframes specified, and allows us to provide back-up resources in case of breakdowns and heavy workload periods.

Capable of meeting all our project deadlines

Vera Builders have co-ordinated with other contractors during various projects to ensure contracted works are completed within very tight deadlines.

Such examples of past projects include:

- **Burswood Shared path and Retaining wall:** Due to the identification of asbestos on-site, the scope of works and timeframe changed, with works being delivered on-time.
- **Oberthur P.S. Traffic Improvement:** Due to the Christmas shutdown, available working days were shortened; however, the project's portion 1 was completed and delivered within the planned timeframe and portion 2 was delivered 4 weeks earlier.

We are able to use our good relationships in the building and construction industry to subcontract works to experienced subcontractors.



Our delivery team

A highly skilled and experienced multi-disciplinary team who work well together.

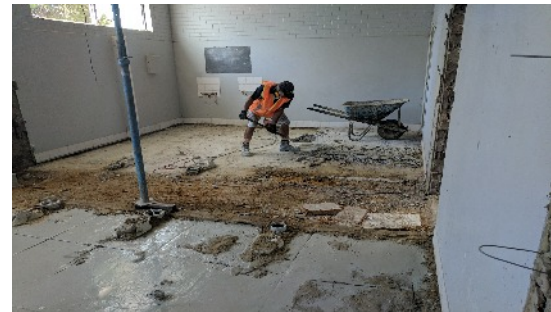
Vera Builders is committed to ensuring that we have a strong multi-disciplinary team so that the best outcomes are achieved for our clients.

It is important to Vera Builders to effectively lead and guide our multi-disciplinary team through effective project planning and development as well as project control and delivery.

We have put together a putting together an effective team where each team member brings their own unique skills and expertise. Everyone in the team works well together and shares the same vision for the company, which is essential to achieving high quality outcomes.



Our project team includes Project Managers, Project Estimators, Administrative Personnel, Site Managers, Tradesman and Apprentices.



Our approach to quality and environmental management

We take into account the impact our work may have on the environment and so we ensure that all our work practices are delivered to a high standard and are environmentally friendly.

Vera Builders is committed complying with relevant legislation, regulations and community standards. We place high importance on conserving resources, minimising waste and seeking improvement processes.

Training our staff.

We train personnel in ways to prevent pollution, utilise recycling procedures and undertake emergency response.

We also ensure that all personnel employed by us operate in a responsible manner and observe environmental legislative requirements and moral obligations.

Our approach towards project management.

We carefully consider environmental factors in the planning and methodology stages of each project.

It is important to us that we actively work with our clients to meet and exceed their site specific requirements.

These key controls are implemented, monitored, measured and reported throughout the construction period.

Our approach towards quality control

We have established and will maintain a quality system in accordance with the requirements of the AS/NZS ISO 9000 series of quality standards. We promote a performance standard of zero non-conformities.

We monitor and measure the effectiveness of our implementation of the Quality Management System through a program of audits and measurements to verify performance.

Our Resources and Facilities

Strong infrastructure to support our operations.

Our Perth Metropolitan Office at Brentwood is equipped with modern communication equipment including 24-hour phone/email access to the Managing Directors supported by an answering service. An online communication system is also available on our website.

Our current IT system incorporates relevant project applications software which include Primavera, Microsoft Project and Autocad.

Equipped with traffic management capabilities and accreditation.

As part of our commitment to safety, Vera Builders assesses traffic management requirements for each project, including adherence to a Traffic Management Plan as approved by Main Roads WA.

Our managers also hold advance and basic traffic management certificate.



Plant and Equipment

The best resources on hand, at our disposal, allowing us to be ready to take on any job

We have at our disposal a wide range of plant and equipment to use for any job, however complex or large.

We also have a vast range of demolition and clearing equipment, including brick and concrete saws, chainsaws. For transportation, we possess various light utilities and commercial trucks.

Additional plant and equipment is also available from other companies we are associated with.

Occupational Health and Safety Policy

Our commitment to a safe workplace.

Vera Builders has a strong commitment to safety. All employees hold current MBA Accredited Safety Induction Course “White Cards”.

Vera Builders endeavours to immediately deal with any concerns which are raised regarding inconvenience to members of the public and has at times completed (at its own expense) rectification work to damage caused by outside contractors, in an effort to maintain safe conditions and good public relations.

A **Vera Builders Safety Management Plan** is available for viewing upon request. This plan is able to be customised by using an individual Contract Safety and Health Plan overlay as required.

A **Vera Builders’ Accidents, Injuries and Incidents Report** for the last financial year is also available for viewing upon request.

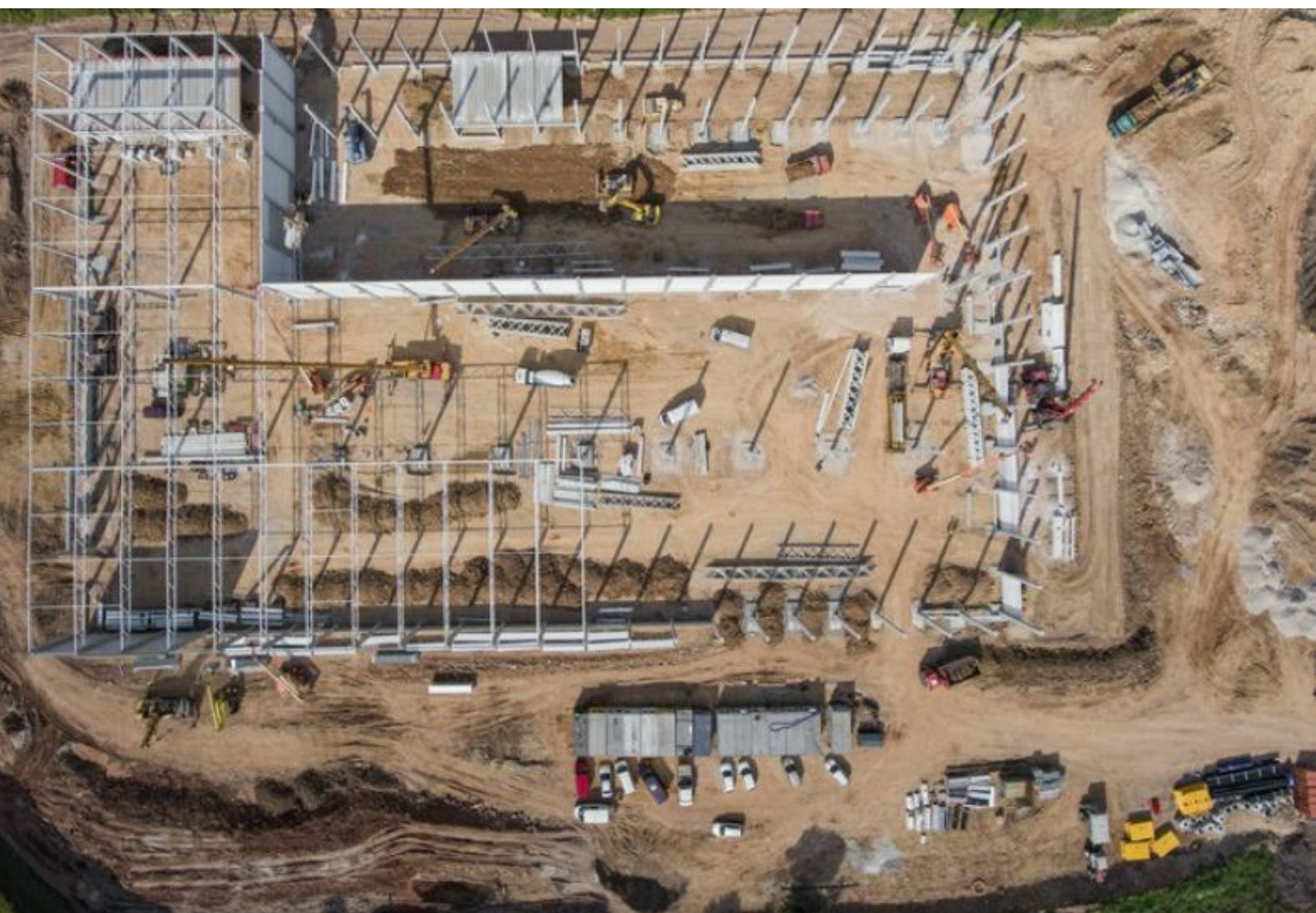
Vera Builders’ has a safe work record with no claims for public liability and has achieved Lost Time Injury, Duration and Incidence Rates well below industry average. Vera Builders is committed to achieving zero Lost Time Injury, Duration and Incidence Rates.



Insurance Policies

Protecting our people and our company.

- **Product and Public Liability Insurance**
- **Workers Compensation Insurance**
- **Professional indemnity Insurance**
- **Project Insurance**



We build trust.

| Registration

ACN: 620 706 265

ABN: 59 620 706 265

Building Registration No. 102383

| Contact

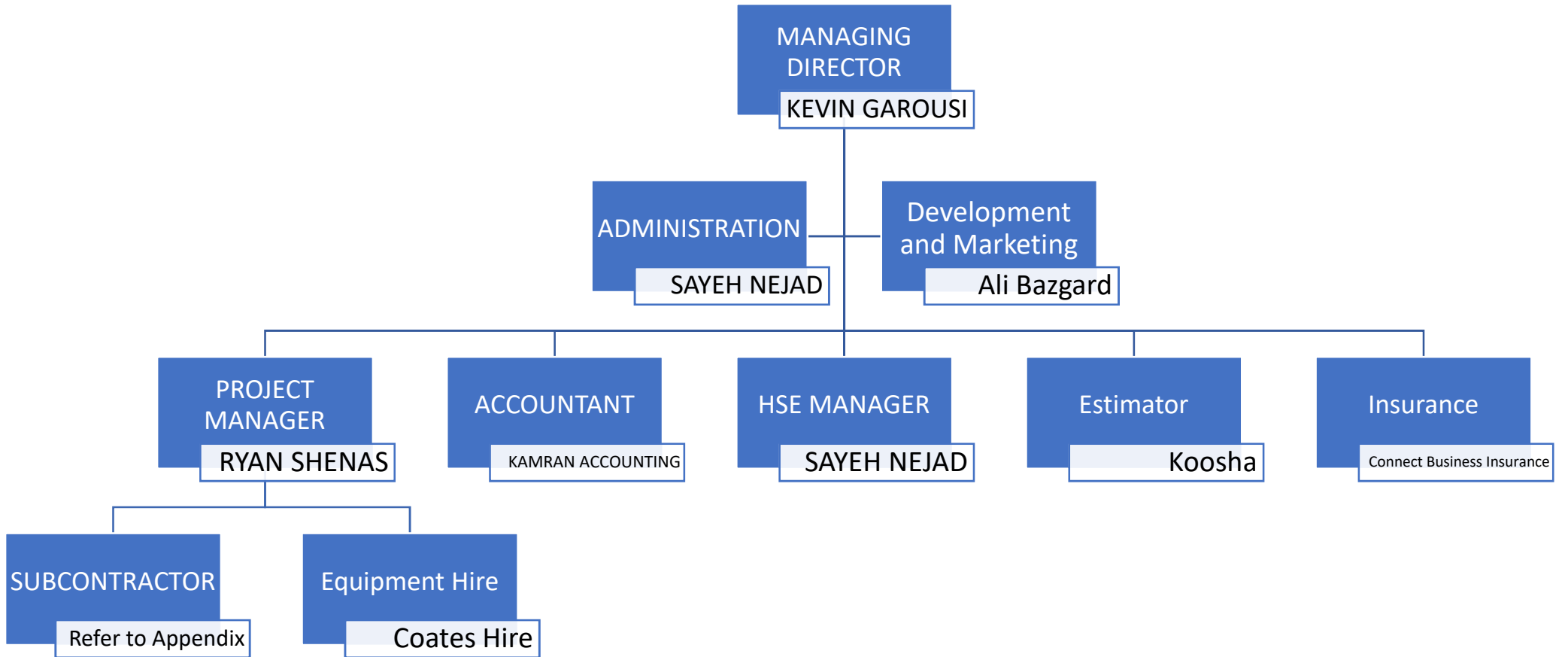
Email: admin@verabuilders.com.au

Web: www.verabuilders.com.au

Tel: 0499 426 388

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VERA BUILDERS ORGANISATIONAL CHART



KEVIN GAROUSI – DIRECTOR**E: kevin@verabuilders.com.au****PROFESSIONAL SUMMARY**

15 years of Construction experience. Kevin worked closely with commercial contractors all over Western Australia. He worked as a planning consultant on a wide range of health projects for the department of finance(BMW).

QUALIFICATIONS

- Feb 2009 | Mater Degree - Project and Construction Management
- Aug 2006 | Bachelor – Civil Engineering
- Registered building practitioner with Department of Commerce WA (Reg No.102178)
- Advance Traffic Management Accreditation
- CPC50210 Construction and Building Diploma with HIA

SKILLS

- Australian Registered Practitioner
- Certified advance traffic management (AWTM & BWTM)
- Proficient in project monitoring and preparation of manning histogram, earned value and cash flow;
- Good understanding of construction methods and details;
- Highly experienced in using Primavera P6 through a various range of projects
- Excellent task control to ensure deadlines are achieved;
- Excellent ability to determine and control project scope and deliverables;
- Proven ability in establishing the project plan and monitoring the activities;
- Proficient in critical path method analysis;
- Highly proficient using PMBOK standard and outstanding the project management;
- Highly professional in understanding the architectural, structural, civil, mechanical and electrical drawings.

PREVIOUS PROJECTS:

- Refurbishment works to Administration, Math and Student Services Blocks for Leeming SHS
- Darlington Hall accessibility upgrade
- Construction of Oberthur Primary school carparks and traffic improvement
- Construction of Double-storey residential house at Kingsley
- Construction of Burswood Shared path and retaining wall for the Department of Finance - BMW
- Redevelopment plans for SIHI projects including Narrogin, Northam, Merredin, Onslow, Kununoppin, Quairading and Katanning Health centers (as a planning consultant for the Department of Finance – BMW)
- GMA overhauls shut down the project
- Murdoch University – Bush Court West
- Roseberry Primary School redevelopment
- Byford Country Club

RESPONSIBILITIES FOR THIS PROJECT – POSITION: PROJECT MANAGER:

- Control the site safety and conduct activities in the Zero Harm environment
- Attendance in meetings with Client and Superintendent
- Liaison with stakeholder and resolve issues
- Support the procurement and control of the project program

ALI BAZGARD – DIRECTOR

Email: ali@verabuilders.com.au

PROFESSIONAL SUMMARY:

20 years Construction experience. Daniel worked for 12 years on major construction projects in middle east and central Asia before settling in Perth in 2010, since then Daniel has been involved in many large scale construction projects.

- Work Safety in the Construction Industry
- Project Planning & Control Using Primavera P6
- Structural Steel Fabrication & Welding for Engineers
- Masonry buildings
- Welding Process and Weld Inspection in building
- Excavation and Retaining Structures
- Construction of buildings with Steel Structures
- Construction of buildings with Concrete Structures

QUALIFICATIONS:

- PHD – University of Canterbury
- Master Degree – Tehran University
- BSc-Civil Engineering: KNTU

SKILLS

- 20 years of experience in Field/Project Engineering work in Oil & Gas, Mining and civil infrastructure projects (Civil construction, Earth works, Jetty, Pipe lines, Tanks, Pump stations, Substations, Paving, Roads, Bridges, Tailing dams and Airports)
- Solid leadership and supervision skills required for managing a team of engineers & technicians
- Experienced in developing project procedures, identifying applicable standards and codes, estimate project activities and relevant costs, plan and outline tasks and responsibilities to be delegated to team members
- Experienced in quality and quantity compliance inspection
- Highly developed interpersonal skills and concrete belief in effective relations with internal and external costumers
- Highly committed to company safety policies, and strongly promote zero accident culture within the team and the work environment.
- Experienced in resolution of conflicts found on site or raised by contractors and preparing of field inspection reports
- Project engineering; Project coordination; Construction engineering; Construction supervising
- Scheduling, Planning and Project Control (MS Project, Primavera P6); Cost control
- Quality Control; Quality assurance; Project documentation
- Workshop drawings (AutoCAD)
- Model Review (Navisworks)
- Quantity take off and Estimation; Procurement coordination
- Negotiation and liaison
- Time and budget management
- Sino Iron Project (Desalination Plant), Location: Cape Preston-Australia
- Persian Gulf Star Oil Refinery
- HDPE Plant, Ilam Petrochemical Co.
- Arya-Sasol LDPE plant
- Construction of 5th Golestan Bridge

- Karaganda-Asakarofka main road development

RYAN SHENAS– PROJECT MANAGER

Email: ryan@verabuilders.com.au

PROFESSIONAL SUMMARY:

with more than 20 years progressively responsible experience within the construction industry in small and large-scale projects. His key strengths are being able to adapt to many different situations.

QUALIFICATIONS

- BSc-Civil Engineering
- Registered Building Practitioner

SKILLS

- Proven track record of identifying labour, material, and time requirements by studying proposals, specifications, construction plans, and associated documents
- Possess a thorough understanding of fundamental construction principles
- Well versed in obtaining bids from suppliers and negotiating prices
- Highly skilled in calculating cost factors and prepares estimates
- Skilful at conducting individual studies to develop and establish related cost data
- Estimating experience in residential and commercial buildings, infrastructures, precast concrete structures and tilt-up panels industrial and oil and gas projects and preparing tenders

PREVIOUS PROJECTS:

- Kingsley Residence – construction of double storey dwelling incl. pool and external area
- Ascot waters residence – construction of double storey dwellings
- Booragoon residential dwellings
- Guildford Grammar School
- Regis Aged Care Facility
- Building 304 Curtin University
- Extension of Bethesda Hospital
- iFly indoor skydiving
- Swan Yacht Club Extension
- Perth Hardstand Remediation – City of Perth
- Warwick Hockey Facility

RESPONSIBILITIES FOR THIS PROJECT – POSITION: SUPERVISOR

Ryan will assist the team in the planning phase, preparation of the methodology and subcontractor's plan. He is also available to supervise the works on demand.

KOOSHA GAROUSI – ESTIMATOR

Email: estimating@verabuilders.com.au

PROFESSIONAL SUMMARY:

Professional project engineer with 10 years of experience in complex projects with solid experience in project estimation, project, evaluations based on price list and planning. He has been involved in several complex highways, urban roads, railways, subways, subdivisions, bridge, and water conveyance canal, tunnels and construction from \$1M to \$100M.

SKILLS

- Proficient in all phases of civil projects from conception to completion
- Investigating the contractors' statements and adjustment as per rules and conformity on contractual items, executive drawings, and announced agenda
- Experienced in leading and managing various subordinates including subcontractors, planners, quantity surveyors and estimators
- Proven record in dealing with a financial aspect of projects, cost estimation and completing projects within budget
- Experienced in recording works are completed and materials and equipment are used in the project
- Excellent communication skills with the ability to build strong relationships and liaise with key stakeholders, consultants, subcontractors and suppliers
- In-depth understanding of performance standards, quality assurance, laws, and procedures
- Proactively resolving problems and arranging corrections encountered against the project plan
- Strong teamwork skills with a positive attitude and outcome and ability to work independently

QUALIFICATIONS

- BSc- Architectural Science

RESPONSIBILITIES FOR THIS PROJECT:

- Koosha reviews the technical requirements of the project and coordinates the subcontractors.

VERA BUILDERS PERSONNEL AVAILABILITY FOR THIS PROJECT

Our core team members will be allocated to this project as below:

- Kevin Garousi (100%)
- Ali Bazgard (60%)
- Ryan Shenan (60%)
- Koosha Garousi (60%)
- Our subcontractors will be engaged in project progressively

Phone number (0499426388) will be available 24/7 for any urgent issue that may come up during the project timeline.

CONTINGENCY PLAN:

- In an emergency situation "Ryan Shenan" is available to allocate more time to this project.