St Ignatius, Riverview
“The Therry Project”

Quasar Constructions
Education Portfolio
2016
Dear Aleks,

QUASAR Constructions Commercial (Pty Ltd) is buoyed by the announcement that we will be partnering St. Ignatius College, on the much-anticipated Therry Project. We look forward to working closely with ESPY Management, PMDL Architects, and all Consultants to delivering an exceptional learning environment to the Students, Staff, Alumni & extended St. Ignatius community.

Based upon our extensive educational portfolio of educational projects, St. Ignatius can be absolutely assured that Quasar has the intellectual property, proactive management processes, and practical buildability to execute all facets of the works to be undertaken within the scope of The Therry project.

During the last 12 months Quasar has delivered on behalf of Meriden an Anglican School for Girls, Strathfield (2016 MBA Award Winner for Excellence in Education projects up to $20M), a boarding wing project for Frensham School for Girls (Mittagong), and the new Chapel for Tara Anglican School for Girls (North Parramatta). All of these projects have been executed within live and sensitive school environments (particularly the Meriden project which has very limited access and immediate proximity to classrooms). In short, Quasar are well versed and highly capable to undertake this signature build within the private school's sector of The Therry project for St. Ignatius College.

Quasar has an extensive and enviable portfolio of successfully delivered projects within the Sydney independent private schools. Our clients include; Trinity Grammar School, The Scots College, Mosman Prep, Knox Grammar, PLC Croydon, St. Augustines College, St. Lukes Grammar, Ravenswood School for Girls, PLC Armidale amongst an additional 19 private schools. During our 20 years of commercial works, QUASAR has become extremely proficient in delivering successful educational projects both within Sydney and across regional NSW; a portfolio encompassing heritage, traditional, and contemporary educational projects. Education sector projects are core to the Quasar business model.

We are confident with our sensibility, sector specific expertise and proactive management approach we can proactively partner ESPY Management & PMDL Architects teams to ensure delivery; on time, on schedule, with value and exceeding the quality expectations of all stakeholders.

Quasar takes pride on our ability to execute with minimal disruption to students, teachers, concurrent users of the immediate area, and the adjoining workplaces. At Quasar safety is non-negotiable, and best illustrated in Quasar being awarded the 2015 MBA Award for Excellence in Safety.

Our management will support and continuously oversee our team to guarantee a premium level of quality, professional support and project management processes are applied to all aspects of the project.

Kind regards

JAMES GWYNNE
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Why Quasar for The Therry Project?

The Quasar business model is based upon building and maintaining client relationships and in turn gaining repeat work and steady growth. We see The Therry project as an opportunity to deliver a signature project to the greater St. Ignatius community and build steadfast working relationship with ESPY & PMDL into the future. Our educational experience and extensive network with engineers and consultants ensure that we are across all of our St. Ignatius Colleges/PMDL requirements from initial design, letting of contracts, through to project management, commissioning and handover.

Excellence
Excellence is not a destination but a never ending journey. For Quasar, every milestone is a new benchmark. Every challenge we face is an opportunity to excel. Every achievement is a step to greater heights. We see The Therry project as a chance to exhibit our benchmark educational capacity, and ensure an ongoing and positive relationship with all ESPY, PMDL, and St. Ignatius.

Quality
Our projects are thoroughly planned and backed with a strong focus on quality control. We strive to use only the best quality materials and engage only the most reputable quality trades people and sub-contractors. Exceeding the industry standards and requirements is our commitment to St. Ignatius, ESPY and PMDL.

Passion
At Quasar we enjoy what we do and are extremely passionate about every project we deliver. We have the desire and drive to provide remarkable service whilst always maintaining a positive attitude and a high level of enthusiasm. Our proposed Therry project team have been briefed on the project and invigorated to be part of this signature project.

Safety
As reflected in our 2015 MBA Safety Award, our number one priority is the safety of our employees, subcontractors, client, project stakeholder and the general public. Safety coincides with production and quality and is an integral part of our business. At Quasar safety is non-negotiable, not only will we be compliant with all relevant statutory requirement, but implement additional stringent controls to mitigate risk and potential dangers to all students, staff and sub-contractors.

Dedication
Quasar dedicates every moment of the project to maintaining a high level of client satisfaction. We dedicate ourselves and our resources to achieving and maintaining this on every single project. Quasar has a thorough understanding of the processes and protocols expected when delivering within the Tier 1 Private School domain, and can be relied upon to deliver a risk-free and seamless project journey.

Innovation
We strive to develop innovative methods to construct projects more efficiently and take challenging issues and turn them into opportunities for creative solutions.

On time & Budget
Quasar prides itself on its commitment and reputation to get projects completed on time and on budget. This is achieved through consideration and planning of all design, financial and construction parameters of the project and continued monitoring of these parameters from project inception to completion.

Collaboration
At Quasar we understand that the solutions we deliver are the sum of our collective talents, and we believe the best results stem from integrating a mix of perspectives, talents, and experiences. Our teamwork approach to working with ESPY, PMDL & St. Ignatius, engineers, and all other project stakeholders, inspires the project team to make their best contributions, promotes communication and celebrates shared accomplishments on behalf of our clients.

Integrity
At Quasar, adhering to the highest ethical standards of personal and business conduct allows us to make smart, deliberate decisions with the utmost integrity at all times. As this is the foundation of our operations and success at every level, all employees are responsible for considering the ethical implications of each decision and action, urged to challenge assumptions, raise alternatives, seek out diverse perspectives, and treat others with respect at all times.
We are the building partner who cares, respects and acquires pride in the fulfilment of the clients aspirations. Achieving first class outcomes for our clients is the cornerstone of our business. With a blue chip reputation and a rapidly growing client portfolio since our inception in 1997, Quasar has consolidated its position in Australia’s construction industry for quality, economy and on time projects.

We think laterally – exploring and applying new ways to investigate your brief and design the most efficient and optimum solutions.
These qualities form the benchmark for ensuring a service that delivers optimum integrity, diversity, safety, flexibility and competitiveness.

Recognised for our expertise, Quasar encompasses a wide project portfolio spanning community, commercial/industrial, education, retail, aged care, medical, residential, specialist buildings, hospitality and entertainment.

Quasar’s approach to providing a fully integrated service gives us a unique point of difference, working with a wealth of knowledge and experience, industry influence and a fast growing reputation ensuring seamless end-to-end project delivery.

Our client referrals and repeat business attest to our relationships and quality of work. Building mutually beneficial and sustainable relationships with our client base has a direct impact on our core business and reputation; therefore our philosophy reflects our corporate values and reinforces our commitment to the highest standards of integrity.

We pride ourselves on strong management, continual research and development, technological advancement, astute planning and above all – customer satisfaction
ABOUT QUASAR

DELIVERY

Quasar draws upon its expertise to develop innovative and cost-saving solutions. We recognise that each project is unique and through our strategic management we have developed highly sophisticated delivery systems to ensure we successfully achieve all your project goals including:

- Site administration systems – logistics, safety, procurement, industrial relations, human resources; programming / staging systems
- Cost control systems
- Contract administration and reporting systems

We implement the newest technology both on site and administratively. For our clients this provides complete reassurance that your project is in the hands of the best resources available.

SERVICES

Through cost and value engineering combined with a thorough analysis of our client’s feasibility models, we are able to identify the most efficient and profitable project delivery methodology.

Our various elements of project delivery methods include:

- Construction management
- Lump sum contract
- Negotiated contract
- Design and value management
- Design and Construction (D&C)

Our advisory teams maintain a strong focus on:

- Cost planning & feasibility studies
- Design
- Value engineering
- Construction programming & staging
- Project management & delivery

We service our clients on projects in the city and across all rural centres, submitting an array of project types across sectors including:

- Retail
- Community & civic
- Commercial & industrial
- Corporate interiors
- Education
- Health & aged care
- Hospitality & entertainment
- Specialist buildings
“Quasar is most definitely my builder of choice, their effort and budget sensitivity in relation to Southlands Shopping Centre is what I look for in a partnership.”

Mark Hovey – Project One Pty Ltd

“Quasar Constructions performance as the Head Contractor for a large 40,000m2 project – engaged under a D&C – are acknowledged and commended. Quasar completed the development successfully within all of the prescribed conditions as set by the client. Quasar’s team excelled and outstandingly managed all of the Project’s deliverables extending to compressed time frame, budget requirements and high quality finishes. Without any hesitation, we highly recommend Quasar Constructions to be considered as the Head Contractor for future projects.”

Roy Vigdor – Director – Artro Management

‘The Quasar Team’ is our greatest asset. Our culture, structure, flexibility and proactive approach ensure our strong track record in delivering quality projects with fast tracked programmes.
MANAGEMENT TEAM

JAMES CRAWFORD
Managing Director

As Managing Director of Quasar, James draws on over 20 years experience in all facets of site and project management with an impressive portfolio of commercial projects.

He has leveraged this expertise to evolve Quasar into the diverse company it is today with projects across varying sectors.

James’ strong personal philosophies and convictions are reflected throughout the company. He derives satisfaction from producing quality work for quality clients and believes the finished product is the best testament for winning new works. James holds overall responsibility and drives the strategic direction of the business, ensuring that all clients are provided with the highest level of performance possible.

GREG ROSS
Construction Manager

For over 30 years Greg has been a Project Manager working across all types of construction development and engineering projects. He is responsible for the management and coordination of all aspects of projects and enjoys working closely with the team to successfully achieve or exceed the performance, safety, time and quality goals of the client and Quasar.

Greg’s experience ensures the successful management of all projects; he maintains liaison with clients and other stakeholders to establish and build good relationships and he enacts effective administration, contractual and programming procedures. In this way “best practice” construction methods and procedures are applied to ensure all stakeholder outcomes are realised.

GARRY HONAN
Chief Financial Officer/Advisor

Gary is the Managing Director of a successful accountancy firm and has over 10 years of practical experience and knowledge; in his role as adviser, Gary provides sound and practical guidance in respect of financial/operational planning and implementation.

Gary provides Quasar with a precise level of financial management and understanding to ensure that each proposed project will be thoroughly evaluated and professionally managed.
GRAEME SHAW
Project Director

Graeme’s esteemed reputation is based on over 30 years of industry experience and an impressive project portfolio. Since 1997 he has been an instrumental part of the success of Quasar and has been involved in its transformation into a highly professional, ethical and proactive company.

Highly respected by his peers, contractors, clients and architects, he retains a hands-on approach and contact with clients above and beyond his role. He uses his personal expertise to guide Quasar employees through the critical pre contract and establishment phases of projects.

Graeme is the Operations Manager for Quasar, he implements procedures on a macro level, guiding policies and overseeing the operations of the company to ensure the quality of all projects.

JAMES GWYNNE
Business Development Manager

James joined the Quasar team in 2015 as the Business Development Manager. James brings with him extensive exposure to the commercial construction industry. His practical construction knowledge and experience along with his communication skills and empathy have proved invaluable in maintaining exist clients relationships and developing new relationships.

Having previously worked as a CA and PM James understands the front end side of the construction industry with particular understanding of the education, retail, and commercial sectors. James has a broad understanding of project delivery, cost solutions and the value of a proactive problem solving approach to all projects.

James’ educational endeavours include two undergraduate degrees in business, and a Masters in Business, James has built close relationships architects, project managers, commercial builders, engineers and property consultants. James is apt to handle all the stages of the project lifecycle from financial concept, feasibility studies, DA approval, sourcing and utilising consultants, tendering, construction and marketing through to completion.

CHRISS LUU
Chief Estimator

Quasar’s Chief Estimator, Chris Luu, brings unique insight into the construction industry through eight years of practical estimating experience and his accomplished academic background, including a Doctor of Philosophy (PhD) in Construction Management.

Chris manages Quasar’s estimating department carrying out tendering and cost planning on a range of projects ranging from commercial, industrial, residential, and retail with a variety of design and construct, hard dollar and negotiated contracts.

Chris’ holistic approach to cost planning and feasibility studies enables him to seek alternative buildability solutions for clients, in most instances reducing the cost and improving the efficiency of the design and construction process. The benefits flow through to Quasar’s clients through cost and time savings, assisting them to achieve their business goals.
RICHARD MCMAHON
Senior Project Manager

Drawing on his extensive experience in the ‘design and construct’ process over the last 30 years, Richard assists and advises clients in “fast tracking” their developments to realise substantial cost and time savings, improving on conventional construction techniques. During the 80s, Richard also worked as a services coordinator for Thiess Watkins Constructions on commercial projects ranging from $15m to $20m.

He brings an impressive portfolio of work across the residential, retail, commercial and industrial sectors and is recognised for his specialist knowledge in the construction of upmarket residential developments, evidenced through high quality buildings.

VIC PARATORE
Project Director

With over 30 years of design and construction experience, Vic has been involved in all facets of the commercial, residential and industrial projects throughout this career.

Vic brings an extensive range of experience in the design and construction packaging of projects specialising in the last ten years in the hospitality, club and hotel sector of the market.

Vic has a keen sense of planning for difficult staged projects, and the experience to deliver time and quality satisfaction within all facets of the design construction phases and delivery process of all projects. Vic brings an intrinsic quality to an already highly motivated and dedicated team within Quasar.

SERGE YOUNAN
Project Manager

Serge has 15 years experience in the building industry, a degree in engineering and a diploma in building.

Serge's experience covers all the demands of today's builders. Serge has excellent planning, financial management and organisational skills with the ability to meet deadlines within short time frames. Serge works collaboratively with key stakeholders during the design process of D&C contracts.

Serge's tertiary qualifications, comprehensive attention to detail, maturity and professional approach all facilitate successful and rewarding relationships with clients to ensure our projects are delivered to the highest possible standards.
“Quasar recently completed the redevelopment of three heritage listed buildings owned by Mosman Preparatory School. The quality of the outcome has been very positively received by the school and its community, the neighbours and Mosman Council. Workmanship was of a high standard. A number of latent conditions and last minute client changes were able to be accommodated through good planning, management and lateral thinking.”

Ross Gardner – Gardner Wetherill Associates

“Quasar’s overall performance has been excellent on a project with such a tight program and budget constraints. Quasar undertook the project with a complete professional approach. They controlled the project without undue disruption to the intended process achieving quality outcome to the satisfaction of the Sydney Anglican Schools Corporation.”

Kyle Watson – Capital Works Project Coordinator – Sydney Anglican Schools Corporation
RECENT PROJECTS
BY SECTOR

RETAIL PROJECTS

Eastpoint Shopping Centre (current) | Kellyville Shopping Centre | Harvey Norman, Penrith
Woolworths Jordan Springs | Victoria Galeries | Woolworths, Glendale
Masters Marsden Park | Fantastic Furniture, Wagga Wagga | Woolworths, Kempsey
Dan Murphy’s Wagga Wagga | Luxford Court Shopping Centre | Northmead Shopping Centre
Kooringal Mall | Glenmore Park Town Centre | Kmart, Mt Druitt
Masters Wagga Wagga | Carnes Hill Shopping Centre | Coles, Helensburgh
Masters Hoxton Park | Woolworths, Prospect | Kippax Fair, ACT
Masters Albion Park Fairfield Forum | Bi-Lo, Moss Vale | Woolworths, Bowral
Southcity Shopping Centre – Stg II | Bi-Lo Heilensburg | Dan Murphys, Tuggeranong
Woolworths, Griffith | Bi-Lo Wonthaggi | Clarinda St Mall, Parkes
Chipping Norton Shopping Centre | Nowra Shopping Centre | Target, Liverpool
Southlands Shopping Centre, Penrith | Northbridge Plaza | Coles, Jesmond
Ashfield Mall | Toys R Us, Penrith | Woolworths, Mt Druitt
Spotlight Homebase, Wagga Wagga | Illawong Shopping Village | Ballina Central
Big W, Jesmond | Gordon Shopping Centre | Dan Murphy’s Orange
Coles, Epping | Wyoming Shopping Centre | Super IGA Orange
Winnemale Village Centre | Kmart, Hornsby | Redcliff Shopping Centre

AGED CARE & COMMUNITY PROJECTS

Anglican Retirement Village | The Ponds | Kurrajong Nursing Home
Lifestyle Manor Bondi Apartments | Kite Street Medical Centre | Castle Hill Baptist Church
Allowah Children’s Hospital | Alphabet Cottage Child Care Centre | Pennant Hills Baptist Church
Dorothy Henderson Court | Hope Town Quays, Balmain | Glenmore Park Anglican Church
Baptist Services Marsfield | Karagi Court (Australian Unity) | St Stephens Anglican Church
Baptist Services Baulkham Hills | Katoomba Medical Centre | St Peters Catholic Church
Mowll Village (ARY) | Illawarra Medical Centre | Religious Society of Friends
Infants Home Ashfield | Medical Centre, Bathurst | St Pauls Anglican Church
Allure Apartments | North Sydney Medical Centre | Our Lady Queen of Dolours Church
Baimain Apartments | Orange Day Surgery | St Philip Neri Church
MERIDEN ANGLICAN SCHOOL FOR GIRLS

DESCRIPTION OF WORKS

- Project Location: Strathfield, NSW
- Client: Meriden Anglican School
- Project Value: $28 Million
- Project Duration: 16 months

Meriden Anglican School for Girls is located in central Strathfield.

Alterations and additions of 2 new rooftop tennis courts added to the existing Turner building. The new sports building comprises of a “State-of-the-Art” structural steel truss spanning 33m long and 6m high for internal olympic standard tennis courts and basketball courts.

The alterations requires strengthening the existing structure of the Turner building to accommodate the new olympic standard tennis court as the roof of the building.

With very tight access to the site from Margret St, the programming and traffic management challenges were overcome with strategic plans from project management techniques.

2016 MBA AWARD WINNER - IN EDUCATION (VALUE $10M- $15M)
TARA ANGLICAN SCHOOL FOR GIRLS

DESCRIPTION OF WORKS

- Project Location: Mason Drive, North Parramatta, NSW
- Client: Tara Anglican School for Girls
- Project Value: $5 Million
- Project Duration: 10 Months

This project is the construction of a brand new 3 level Chapel for the Tara Anglican School.

The project is constructed of reinforced concrete slabs, Dinel and concrete walls, block walls, metal cladding and using structural steel for the roof framing.

There are 18 different wall types with curved and angled walls. A State-of-the Art Rolling machine was used to create the roof.

The project is proceeding at a pleasing pace, and will be completed mid to end January 2017.

“Under Construction”
ST MARY STAR OF THE SEA COLLEGE

DESCRIPTION OF WORKS

- Project Location: Harbour Street, Wollongong, NSW
- Client: St Mary Star of the Sea College
- Project Value: $13 Million
- Project Duration: 10 months

Quasar was awarded the additions and alterations to the Star of the Sea College located at Harbour Street Wollongong.

The construction works entails the building of a New Gymnasium and the Extension of Block D to provide additional Classrooms and Balconies.

During the design and tender stage, Quasar provided a detailed Methodology to the School with respect to Staging Plans and the Services co-ordination of the Mechanical, Electrical and Fire Services required to be maintained and operational whilst the School was still functioning.

The Services Operations play a pivotal role in the overall scheduling of the Construction Programme.

“Quasar is to be congratulated for their efforts at the end of last week, over the weekend and first thing this morning for getting the school ready for day one of Term Three - a great effort. To get the school ready for the opening was an achievement and this milestone should not go unnoticed.” - Ian Thompson – Midson Group
SCOTS COLLEGE

DESCRIPTION OF WORKS

- Project Location: Bellevue Hill, NSW
- Client: Scots College
- Project Value: $9 Million
- Project Duration: 42 weeks

The project was state of the art and first of its kind. The trade training centres secured funding from the Commonwealth Government which allowed for the building of commercial kitchens, dry stores, a cook room and training area.

The building was located between the existing gym and library with facilities making it possible to cater for functions held in the existing gym. To meet the budget constraints Quasar used lightweight steel construction connected to a masonry breezeway.

“The preparatory school was a difficult project that took a collaborative approach between all parties. Quasar proved to be very much part of that team and their attention to detail was proven in the excellent building handed to us at completion.” - Mr Steven Adams – Scots College
PRESBYTERIAN LADIES COLLEGE
LEARNING CENTRE

DESCRIPTION OF WORKS

• Project Location: Croydon, NSW
• Client: Presbyterian Ladies College
• Project Value: $8 Million
• Project Duration:

The project was the first of its kind, a four storey state-of-the-art research facility for students of the 21st century. This outstanding four storey, state-of-the-art research centre embraces and encourages digital literacy and investigation.

“The way Quasar managed and delivered PLC Croydon is truly a master stroke.”

John West – NBR$ Architects
ST LUKES GRAMMAR SCHOOL

DESCRIPTION OF WORKS

- **Project Location:** Tango Avenue, Dee Why NSW
- **Client:** Sydney Anglican School Corporation
- **Project Value:** $9 Million
- **Project Duration:** 12 months

This was a state-of-art project encompassing a two level car park, with general learning areas (including two art rooms and primary gym space), and on level three a multi sport area.

Construction was achieved by redeveloping the original tennis court and parking area. The very restricted access rendered the entry of equipment and removal of 10,000m³ of excavated rock most difficult. Site personnel had to adhere to full occupational health and safety requirements.

“Working with Quasar over a number of projects has been a great experience. Their professionalism and dedication to each project and the ease at which they solve any issues makes the construction process a pleasure to be involved with. Their commitment to ensure the unity of a team is rare in this industry.” - Peter Calf – Midson Group
FRENSHAM SCHOOL FOR GIRLS
MITTAGONG

DESCRIPTION OF WORKS

• Project Location: Range Road, Mittagong, NSW
• Client: Frensham School for Girls
• Project Value: $4 Million
• Project Duration: 10 Months

New extension to existing boarding house facilities to accommodate 30 new students. Alterations and additions to internal amenities, dormitories, staff rooms, and communal areas.

Significant to this project, is the external cladding and cladding design. Quasar partnered TKD Architects to the successful delivery in a live and sensitive environment.

“Under Construction”
TRAMSHEDS
HAROLD PARK

DESCRIPTION OF WORKS

• Project Location: Glebe
• Client: Mirvac
• Project Value: $40 Million
• Project Duration: 16 months

Opening to much media fanfare in October 2016, this iconic development has returned a once lifeless heritage building into a vibrant, cosmopolitan retail mecca.

With the directive of delivering a European style open market place to the Inner West, as the project objectives, Quasar were engaged to deliver a once in a lifetime retail opportunity. Underpinning this project was the restoration and adaptive reuse of the Tramsheds and heritage listed facade.

Forming one of the key elements of the Harold Park redevelopment, the Tramsheds is now home to a community scale supermarket, market food halls, boutique retailers, cafes, restaurants and a gymnasium as well as 500sqm of community space dedicated to the City of Sydney Council.

“Harold Park can now become an example of ... how to do sustainable development, how to provide for the new community and the surrounding community.” - Clover Moore - Lord Mayor of the City of Sydney.
CONTACT US

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FLEXIBLE

RESPONSIVE

ADAPTIVE