



SKOPE

constructions

COMMERCIAL & INDUSTRIAL



Bringing
your
home
to
life



The Somfy story



somfy® Building
happiness

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OUR VISION AND MISSION

Skope Constructions is a growing, professionally operated building contractor specialising in the delivery of high quality aged and child care, residential, industrial and commercial projects in NSW and ACT.

Our vision is for Skope Constructions to be recognised for the way it excels in the provision of design, construction and project management services based on sound industry knowledge and best practice leading to the best possible outcome for our clients.

The Company prides itself in specialising in Commercial and Industrial projects, addressing diverse client needs.

Indeed, how we pursue our vision is as important to us as the vision itself, and our guiding principles include care, focus, integrity, performance, professionalism, quality and trust for mutual benefit.



ABOUT SKOPE CONSTRUCTIONS

Skope Constructions was incorporated in 2006 and is managed by John Carolan and Brent Carolan. Both John and Brent combine to provide over 25 years of experience in the disciplines of Construction and Project Management, Quantity Surveying and Property Economics. This includes the construction of over 100 residential, commercial and industrial projects covering a diverse range of construction methods and techniques.

Construction projects completed under their management have ranged between \$500,000 and \$15,000,000. Skope Constructions' structure and management systems have been developed to reflect our mission statement. We believe this provides our clients and design consultants with peace of mind in construction, administration and post contract maintenance.

Skope received a **Merit Award** at the **NSW Master Builders Association (MBA) Housing Awards** in 2018. The MBA provided the following comments: *"These alterations and additions to a semi-detached dwelling were characterised by complex site excavation and drainage, extensive structural-steel work, and the additional challenge of protecting the attached dwelling adjacent. The builder overcame these obstacles to produce a beautifully detailed execution of a demanding and elegant design. A most impressive result."*





COMMERCIAL/RETAIL

Construction, refurbishment, fitouts

RESIDENTIAL

Prestigious architecturally designed residences and medium density developments

PLANNING

Feasibility studies, Cost analysis, Budget estimates and planning input

CONSTRUCTION

Construction contracting, Project management, Construction management, Contract administration Programming and critical path management, Material sourcing, purchasing and handling, Site management and supervision, Budget control, Quality assurance, Work Health and Safety management, Industrial relations management

DESIGN

Value management, Design coordination, Quantity surveying and cost planning, Project team formation, Authority liaison

MAINTENANCE

Post Contract maintenance, General building maintenance, Remedial works, Minor works, Insurance/rectification work

SENIOR MANAGEMENT



JOHN CAROLAN

Director

John commenced his career in the construction industry in 1993. His industry experience includes roles as a Quantity Surveyor, Contracts Administrator, Project Manager and Construction Manager, extending into the residential, multi-residential, aged care, commercial, industrial, civil and retail sectors. In 1996 he graduated from The University of Technology Sydney with a Bachelor of Construction Economics and holds a Diploma in Project Management and an Advanced Diploma in WHS. John's experience in construction includes the estimating, administration and project management of over 35 single-dwelling prestige residential

projects; over 25 multi-residential projects and in excess of 40 commercial/industrial and civil projects. This includes multi-storey buildings, commercial facilities and prestige apartments across the Sydney basin. He has acquired a strong knowledge and appreciation for quality, combined with project deadlines and budgets whilst working with a number of the industry's leading consultants. As director of Skope Constructions, he provides the company with the necessary skills required for the successful delivery of construction projects.

BRENT CAROLAN

General Manager

After graduating with a Bachelor of Business, Brent joined Price Waterhouse, undertaking his Professional Year studies and becoming a Chartered Accountant and Certified Tax Adviser in 1995. Brent entered the construction industry in the role of Chief Financial Officer in 1995. Brent subsequently achieved a Diploma in Building and Construction, becoming a Licenced Building Supervisor. Brent's experience extends to residential, commercial and industrial construction as well as civil road and site remediation work.



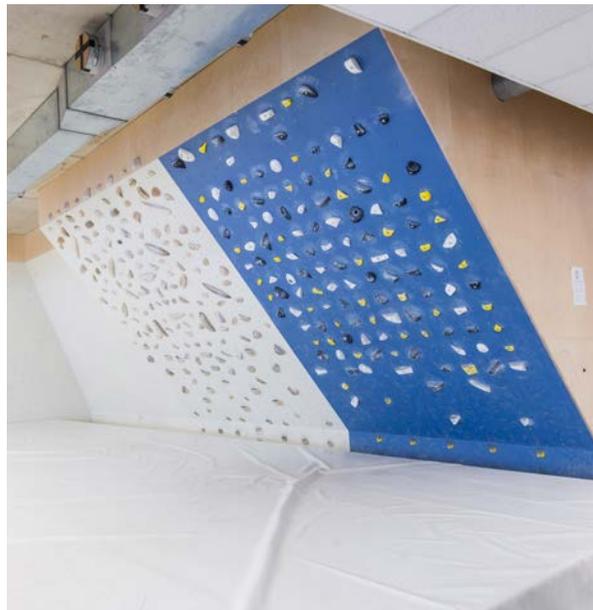
CASE STUDIES



PROJECT

9 Degrees Indoor Rock Climbing
Rydalmere, NSW
Client: 9 Degrees
Value: \$100,000
Category: Commercial Fitout

Our client, 9 Degrees operates a number of indoor rock climbing facilities across Sydney. Skope provided 9 Degrees with new administration and sanitary facilities for this facility, including assisting our client with the council approval process.





PROJECT

Queens Square Law Courts

Sydney, NSW

Client: MouldCam

Value: \$500,000

Category: Commercial

Our client "MouldCam" manufactures a number of interesting and revolutionary products with use of fiberglass and carbon fibre. On this particular project Skope was engaged to provide the necessary skills for the installation of a prefabricated ceiling in the ceremonial courtroom on the 22nd floor of the Federal Law Courts, Sydney. The ceiling consisted of 9 separate panels, each being approximately 9 metres long, 3 metres wide and weighing up to 500kg. Skope was responsible for the planning and installation of the hanging system, and the installation of the panels. A majority of this work was carried out during the night, including close consultation with the Construction Manager.





PROJECT

**60-62 Ivy Street,
Darlington, NSW**

Client: Chippendale Restorations Pty Ltd

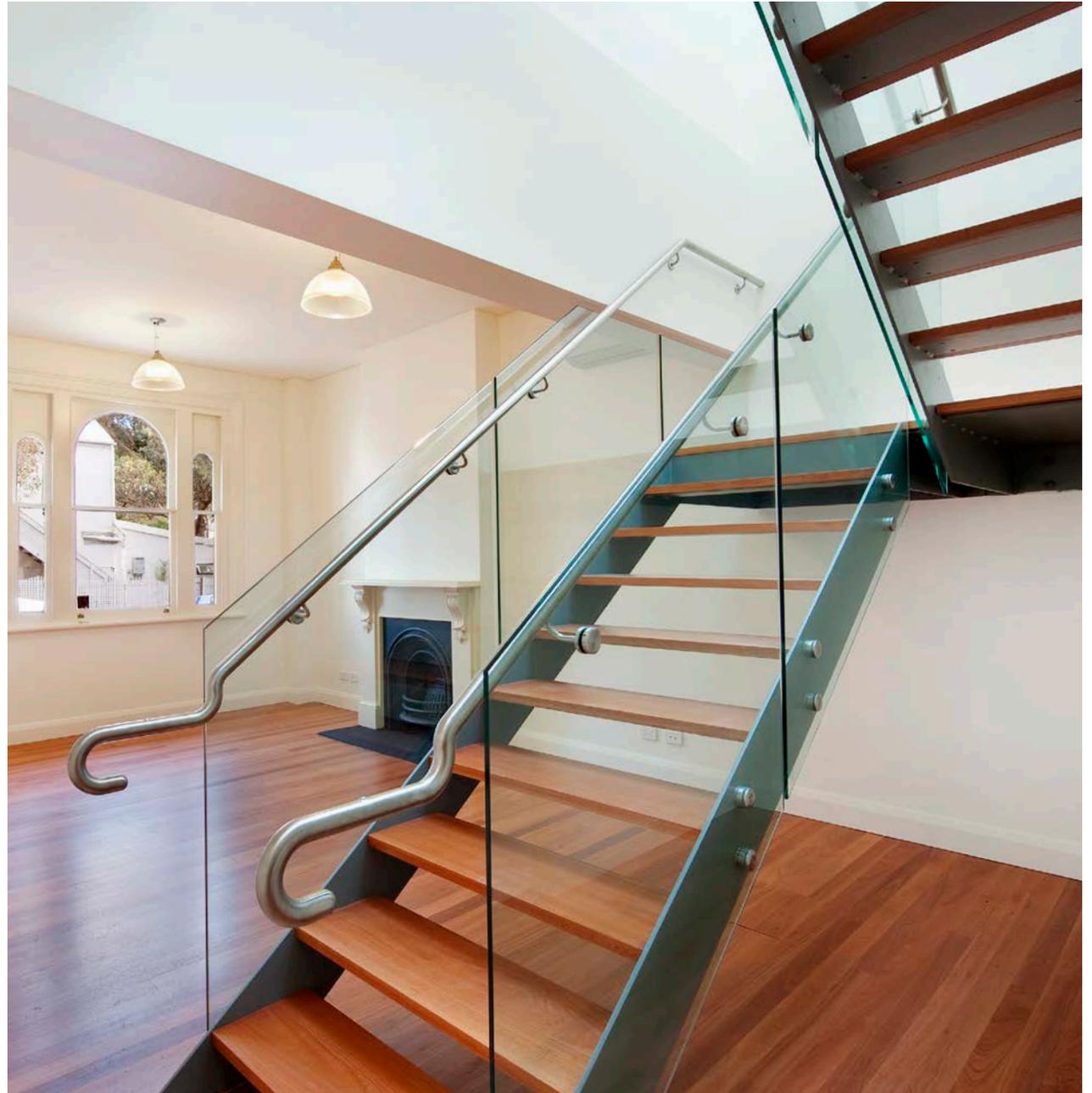
Value: \$1.5 million

**Category: Mixed use – 2 residential
units and 5 commercial tenancies**

This property originally consisted of a dilapidated terrace and adjoining warehouse.

The terrace has been converted into 5 commercial tenancies over two levels, incorporating Sydney Blue Gum flooring, structural steel stairs, frameless glass balustrades and an extension of the level one floor space to cater for the additional tenancies.

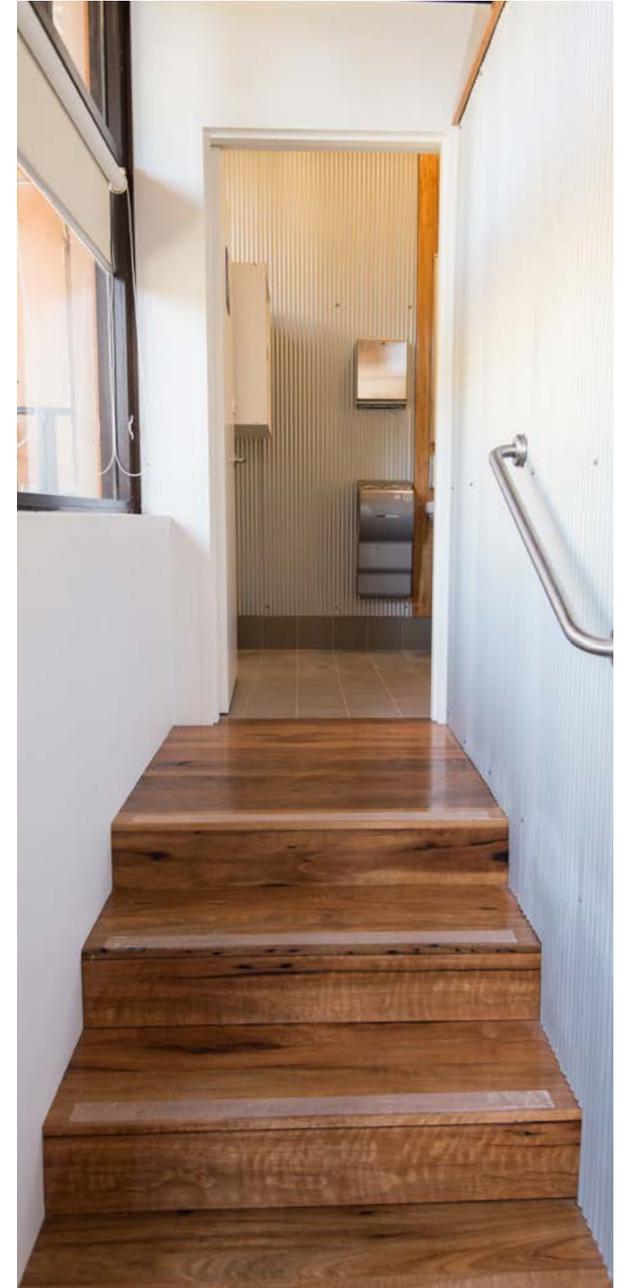
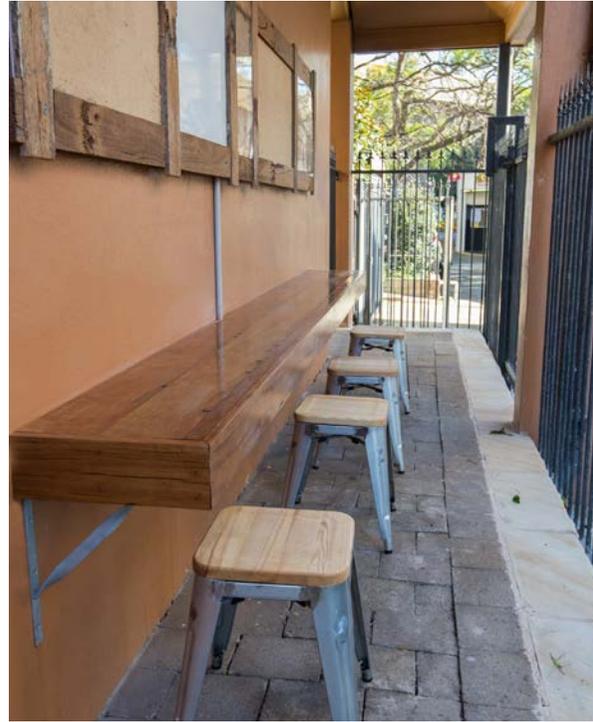
The residential units are of completely new construction, and consist of polished concrete floors, plus commercial aluminium and timber windows and doors. The structure consisted of structural steel, concrete and timber framing. The major project challenges included the removal and remediation of extensive amounts of in-ground contaminants, a sewer main extension running directly through the site, and incorporation of foundation piles down to adequate bearing material.



PROJECT

BaptistCare Cafe
174 Cathedral Street,
Woolloomoolloo, NSW
Client: BaptistCare
Value: \$100,000
Category: Commercial Fitout

BaptistCare's administration office in Woolloomoolloo required an extensive refurbishment, and the addition of a new cafe to the rear of the property. Skope assisted in the approval and design of the new cafe which is now utilised as a training facility for disadvantaged people returning to the workforce.





PROJECT

The Wayside Chapel

Kings Cross, NSW

Client: The Wayside Chapel

Value: \$150,000

Category: Commercial Fitout

The Wayside Chapel in Darlinghurst, Sydney provides essential support to homeless and distressed people, and has been doing so since 1964. Skope was asked to refurbish internal and external areas of the building including hard and soft landscaping, and completion of works left incomplete due to the insolvency of the previous contractor.

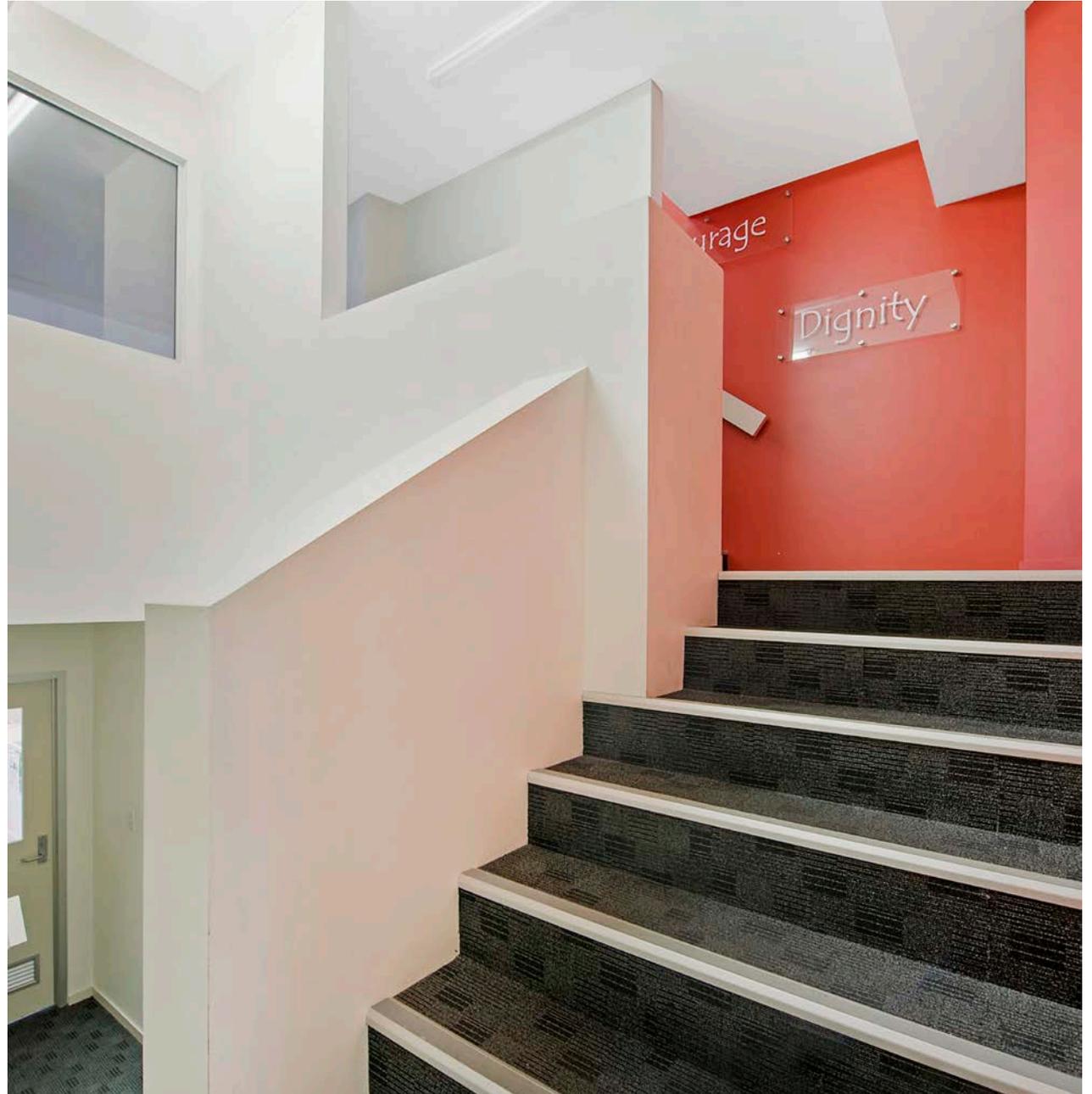


PROJECT

Medically Supervised Injecting Centre
66 Darlinghurst Road,
Kings Cross, NSW
Client: UnitingCare
Value: \$520,000
Category: Commercial/Medical

The MSIC has been operating since 2001, and by 2013, the administration/management area of the facility was fast becoming under-sized and incapable of servicing the centre's staff. Skope worked with the building owner, the Uniting Church of Australia, and architect Tone Wheeler of Environa Studio, to upgrade the entire administration area.

The work included the removal of internal concrete stairs, layers of finishes and services, extending back to 1980s night clubs and fast food facilities. The new works included the creation of a new mezzanine floor structure, stairs, services and associated finishes. The facade was also upgraded, with the addition of new window openings, removal and replacement of the existing awning, and a re-finish of the entire facade. All work was carried out whilst the facility remained operational over a six month period.





IDEXX
LABORATORIES
AUSTRALIA



PROJECT

Idexx Laboratories

Rydalme, NSW

Client: Idexx Laboratories

Value: \$1 million

Category: Commercial Fitout

Idexx Laboratories provides veterinary pathology services including animal health monitoring, veterinary clinical trials and biological materials services. Skope assisted Idexx with the movement of their entire existing facility into a new, larger facility. This included the stripout of their existing laboratory and office facilities and opening their new facilities within 6 weeks to minimise revenue loss. Skope provided a stunning new facility for Idexx, including new administration, laboratory, showroom and warehouse areas.





PROJECT

Somfy

Rydalmere, NSW

Client: Somfy

Value: \$200,000

Category: Commercial Fitout

Somfy offers specialised electrical connection and programming of motors and controls for internal and external shading devices. Skope was appointed as head contractor to provide a fitout for their new office, administration, warehousing and technical production areas in Rydalmere.







PROJECT

St Ives Shopping Village

St Ives, NSW

Client: St Ives Shopping Village

Value: \$120,000

Category: Commercial Fitout

Skope demolished and refurbished the St Ives Shopping Village administration office, including new joinery, services, office furniture and fittings. All works were completed over the Christmas closure period to minimise the disruption to their operations.



SKOPE

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