

FHS

CAPABILITY
STATEMENT



WHO ARE WE

UNLOCKING YOUR PROJECT'S FULL POTENTIAL

EXCELLENCE IN PROJECT MANAGEMENT AND
DEVELOPMENT

**ACCOUNTABILITY.
COLLABORATION.
MINIMISE RISK.
DELIVER RESULTS.**

At FHS, we create an environment that prioritises collaboration with our clients and engages with leading consultants, contractors, and suppliers to structure project deliverables that protect our clients throughout the entire project journey.

From project inception to completion, we are dedicated to delivering results that exceed our clients expectations.

CONSTRUCTION SERVICES

- QBCC Open Builders License
- New Build Construction
- Building Remediation Services
- Renovations
- Refurbishment
- Body Corporate Work



CLIENT-SIDE PROJECT MANAGEMENT

- Project design and optimization
- Consultant engagement
- Scoping and procurement
- Time and cost planning
- Procurement
- Quality management
- Building approvals
- Stakeholder management
- Obtaining statutory approvals
- Construction management
- Risk management
- Contractor engagement
- Project reporting
- Programme Management



DEVELOPMENT MANAGEMENT

- Initial concept planning
- Council Consultation
- Options analysis
- Identification of key risks
- Market research
- Product selection



SUPERINTENDENT SERVICES

- Progress assessment
- Review and advise on contract conditions
- Contractor disputes resolution
- Review and issue payment claims
- Assess and issue variations



CONSTRUCTION MANAGEMENT

- Construction Programming & Methodologies
- Tender Submissions
- Site Management / Supervision
- Contract Administration
- Construction Estimating
- Quantity Surveying
- Safety Advisory



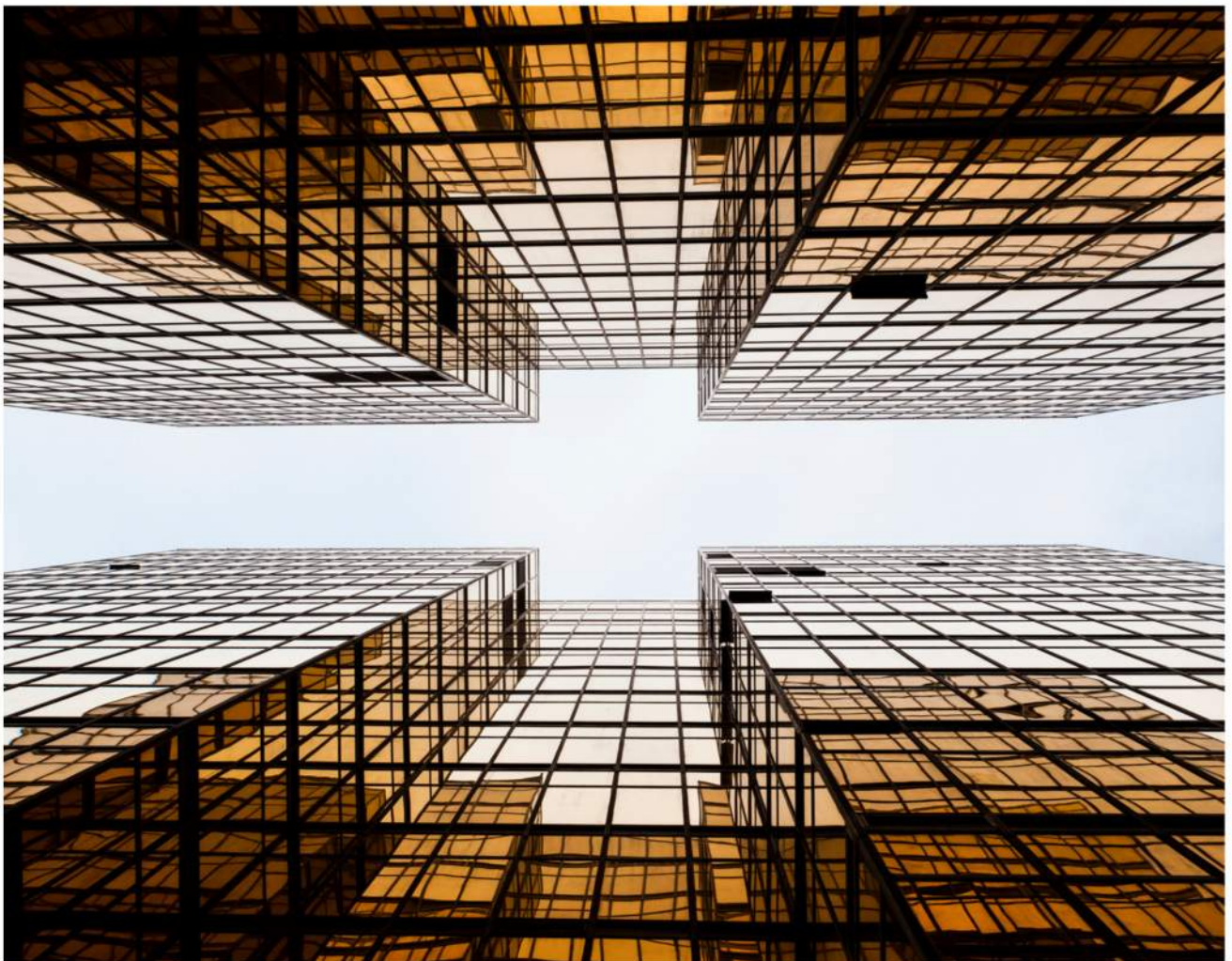
QUALITY ASSURANCE

- Independent Programme and Project Review
- Project Risk Assurance
- Routine health-checks and consequential deep-dive reviews
- Distressed assets assurance reviews
- Lenders Representative



RISK ADVISORY

- Market assessment and analysis
- Due Diligence
- Feasibility studies
- Cash flow analysis
- Sales and marketing strategies



DIRECTORS

Combined Experience and Background: Directors Fergus Schmalkuche and Hamish Schmalkuche excel in construction management, property development, and development management.

Their expertise ensures project success and quality assurance.



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FRESHWATER CLUBHOUSE EXTENSION

Project Completion: ONGOING

Project Value: \$750k

Roles: Head Contractor

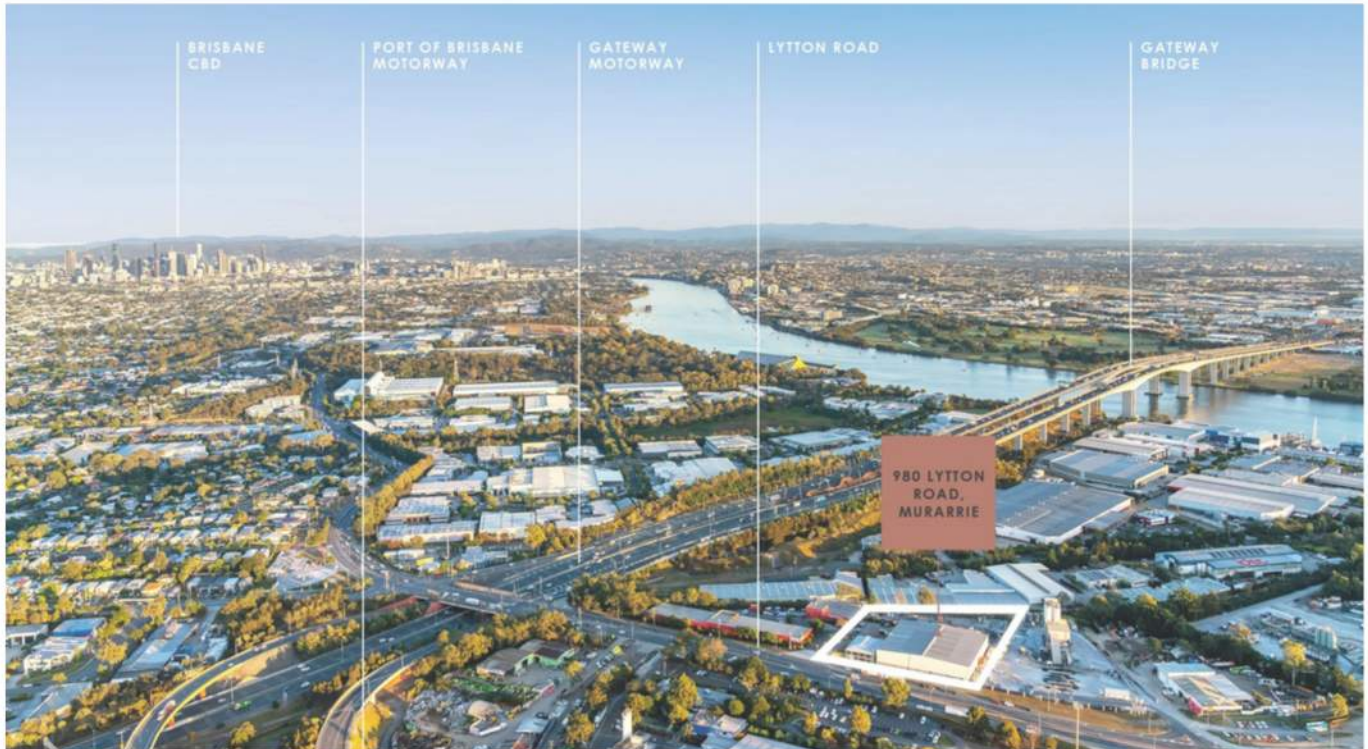
Detail: FHS Build has been engaged to design and construct an extension to the existing clubhouse and bowls club at Ingenia's Freshwater community. Scheduled to commence in January 2025, construction is expected to be completed by April 2025.

The project involves extending the games room area and reconfiguring the internal office, salon, and crafts room to accommodate increased capacity. Additionally, the works include the installation of a new library lounge to enhance community facilities.

Referee:

Justin Blumfield - Ingenia Communities

Details can be provided on request.



980 LYTTON ROAD

Project Completion: ONGOING

Project Value: \$7 Million

Roles: Project Manager / Superintendent

Detail: FHS Build has been engaged as the Superintendents for the 980 Lytton Road Project, overseeing two concurrent developments.

The first project, now completed, involved the refurbishment of an existing industrial warehouse and office. Upgrades included new bathrooms, painting, flooring, and office layout improvements. The warehouse received fire services upgrades, polished flooring, and general maintenance.

The second project is the construction of a new industrial building featuring approximately 1,850m² of total GFA, including modern office spaces. Valued at \$6.5 million, this project is progressing on schedule and is expected to be completed by mid-2025.

Referee:

Sophie Nash - Centennial Property Group

Details can be provided on request.



1 GOBLE ST, HENDRA RENOVATIONS

Project Completion: ONGOING

Project Value: \$800k

Roles: Design & Construction Project Management

Detail: FHS Build has been engaged to design and construct a comprehensive renovation at 1 Goble Street. The project includes a full backyard landscaping refurbishment featuring a wellness centre, gym, pergolas, and pool upgrades. Interior enhancements include upgrading lighting throughout, installing multiple EV charging stations, repainting all internal walls and ceilings, upgrading joinery, and enhancing electrical, access control, security, and AV systems. Additional works include installing new draperies, art, and furniture. Carpentry works encompass replacing doors, frames, and cornices, along with other adjustments. The renovation also features the installation of natural stone finishes throughout the house.

Referee:

Mark Haycox - Blast Group

Details can be provided on request.



MCWHIRTERS BUILDING

Project Completion: ONGOING

Project Value: STAGE 1: \$900k | Stage 2 & 3: TBC

Roles: Project Manager / Superintendent

Detail: FHS Build is managing the McWhirters Building Remediation Project in conjunction with Matland Group. Stage 1 works, currently ongoing, include plant deck restoration with stormwater upgrades, structural fall improvements, and waterproofing installation. Additional works involve metal roof replacement and upgrades, detailing service penetrations, upgrading box gutters and stormwater systems, water testing balconies, covering exposed electrical cable trays, and replacing electrical cables.

Stages 2 and 3 remain in the planning, design, and approvals phases. FHS Build is overseeing all aspects of the project from design through to delivery, collaborating with stakeholders, consultants, engineers, subcontractors, and suppliers to restore the building while adhering to regulatory requirements and budgetary constraints.

Referee:

McWhirters Body Corporate

Details can be provided on request.



SOMERSET APARTMENTS RENOVATIONS

Project Completion: ONGOING

Project Value: \$300k +

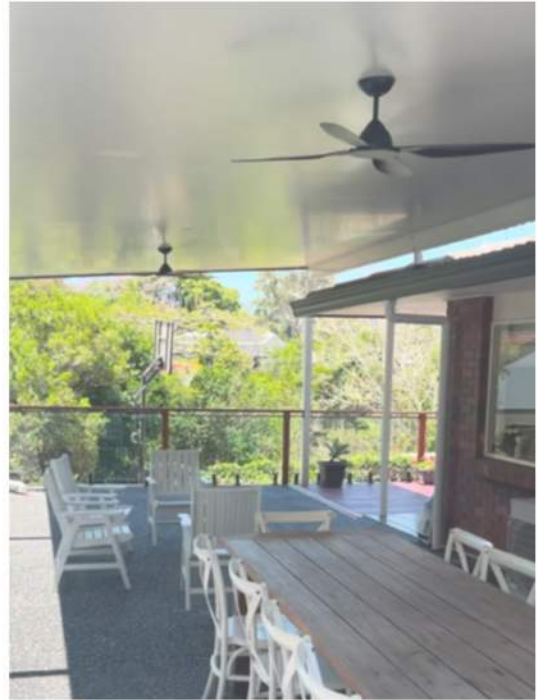
Roles: Head Contractor

Detail: FHS Build has partnered with Aura Holdings to enhance the Somerset Apartments through a series of strategic improvements. This project encompasses the installation of operable aluminium screens on balconies to provide residents with adjustable privacy and shade. Additionally, we are constructing a new storage facility to increase the building's utility and convenience. The project also includes the fit-out of one apartment and various smaller remediation jobs to maintain and enhance the building's overall integrity.

Referee:

Ben Volkman

Details can be provided on request.



12 PICTAVIA STREET

Project Completion: August 2024

Project Value: \$200k

Roles: Head Contractor

Detail: FHS Build successfully completed a house renovation and extension project. The scope included creating a new elevated outdoor living space with off-form concrete seating, balustrades, an exposed aggregate slab, and landscaping. The project also involved a full refurbishment of the pool and the installation of new glass pool fencing. The works were completed on schedule and within budget.

Referee:

Tim Rose

Details can be provided on request.



OCEANS MOOLOOLABA

Project Completion: July 2024

Project Value: \$1Mill

Roles: Project Manager / Construction Manager

Detail: FHS have partnered directly with the owner to design and construct the penthouse renovation at Oceans Mooloolaba. Operating within an active building environment brings inherent complexities, but we have adeptly navigated these challenges to ensure a seamless process with minimal disruptions. Demolition activities were conducted with careful consideration to mitigate impact on neighbouring tenants, demonstrating our commitment to maintaining a harmonious environment throughout the project duration. Through effective communication and meticulous planning, all stakeholders, including subcontractors, consultants, and suppliers, collaborate closely to deliver a renovation of exceptional quality and functionality.

Referee:

Kimberly Robinson - Owner

Details can be provided on request.



SEACHANGE COOMERA

Project Completion: August 2024

Project Value: \$100 Million +

Roles: Project Manager

Detail: FHS has been engaged by Ingenia Group as the Client-Side Project Manager for Seachange Coomera. Our responsibilities encompass builder management, client reporting, oversight of progress claims, handling RFI's, addressing design queries, and incorporating purchaser input. FHS plays a crucial role in ensuring the seamless handover and successful delivery of this project. Fergus' involvement as Project Manager/Supervisor from project inception underscores the trust placed in FHS by Ingenia.

Referee:

Paul Brumpton - Ingenia Communities

Details can be provided on request.



22 CONSTANCE STREET

Project Completion: July 2024

Project Value: \$200k

Roles: Superintendent

Detail: FHS was engaged as the Superintendent for the 22 Constance Street project, acting on behalf of Centennial Property Group and collaborating with Matland Group to deliver the remediation and refurbishment. The project included extensive carpentry work, ceiling and partition installations, electrical upgrades, painting, and mechanical services. Once the structural remediation works were complete, the office fit-out was re-established.

Referee:

Dan Goodrum

Details can be provided on request.



REDLANDS HOSPITAL TRANSIT LOUNGE EXPANSION

Project Completion: 2023

Construction Value: \$755k

Roles: Project Management, Contract Administration & Estimation

Detail: FHS, in partnership with Le Luxe Design and Construct, managed a project from start to finish, with Fergus leading the tender submission for Metro South Health. Despite initial resource constraints, Fergus filled multiple roles, including site manager, project manager, construction manager, and contracts administrator. This complex hospital expansion involved firewall demolition and reconstruction, adhering to strict infection control measures. Fergus's hospital expertise ensured precise work area isolation and effective dust and noise management. The design, coordinated with Base Architecture, adapted to onsite changes, while Fergus ensured compliance with medical service codes. The fast-tracked project reached 95% completion before June 30, earning praise from Metro South Health and Le Luxe Design and Construct.

Referee:

Nick Karaitiana (Metro South Health – Principal Project Manager)

Scott McInnes (Le Luxe Design and Construct – Director)

Details can be provided on request.



BRICKWORKS PLACE IMPROVEMENTS PROJECT

Project Completion: 2023

Construction Value: \$1.1 Million

Roles: Contract Administration

Detail: FHS served as the external Contract Administrator, partnering with Plexxcon on a shopping centre improvement project. Conducted within an operational centre, the project focused on staged resurfacing of polished concrete floors, done after hours for curing. We also managed the refurbishment of internal and external bathrooms, ensuring facility access with staged work and temporary toilets. Additionally, we provided extra seating to boost revenue and adapted the design to meet client needs. Fergus led all trades and oversaw the project from design to successful handover.

Referee:

Ray Cantrell (Arc Consult – Director)

Peter de Vuyst (Plexxcon- Director)

Details can be provided on request.



BEAUDESERT HOSPITAL RING ROAD REPLACEMENT

Project Completion: 2023

Construction Value: \$933k

Roles: Project Management, Site Management, Contract Administration & Estimation

Detail: FHS PM oversaw the Beaudesert Hospital Ring Road Replacement project for Le Luxe Design and Construct, handling the entire project management, including the tender submission.

This project was complex due to its critical role as the main entry road to Beaudesert Hospital. We maintained access for the hospitals loading dock, QAS driveway, and helipad during construction. Through effective planning and collaboration with subcontractors, we managed to reduce the project duration by two weeks.

Referee:

Scott McInnes (Le Luxe Design and Construct – Director)

Kellie Poppeliers (Metro South Health – Logan Hospital Program Manager).

Details can be provided on request.



PA HOSPITAL EPOXY REMEDIATION

Project Completion: 2023

Construction Value: \$500k

Roles: Project Management, Contract Administration & Estimation

Detail: FHS PM, in collaboration with Le Luxe Design and Construct, managed this project comprehensively and also undertook the tender process. Requested to streamline the project for Metro South Health, it entailed the installation of 1200m² of waterproof sheet membrane. Fergus worked closely with key subcontractor Danlaid Contracting to develop a method that allowed the entire membrane installation process, including preparation, gluing, and laying, to be completed in a single day, mitigating exposure to the elements. This approach ensured client satisfaction and minimized potential duration increases. FHS PM successfully delivered the project ahead of the June 30 deadline, despite certain complexities related to service penetrations and roof safety equipment, which were adeptly resolved through collaborative solutions, preserving the project's 20-year warranty.

Referee:

Scott McInnes (Le Luxe Design and Construct)

Scott Mullins (Metro South Health – Project Manager)

Details can be provided on request.

WHO WE WORK WITH



AURA Holdings
Ben Volkman



CENTENNIAL PROPERTY GROUP
Sophie Nash



Ingenia Communities
Justin Blumfield

**Metro South
Health**



Metro South Health
Kellie Poppeliers

**PRADELLA
PROPERTY**

PRADELLA PROPERTY
John Pradella



WHITTLES STRATA SERVICES
Aleksandra Drapinska

WHO WE WORK WITH



PROJX Australia
Louka Vitale



CARBONE DEVELOPMENTS
Tony Carbone



SCATTINI CONSTRUCTION
Bob Scattini



PLEXXCON
Peter De Vuyst



MATLAND GROUP
Brodie Ireland

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