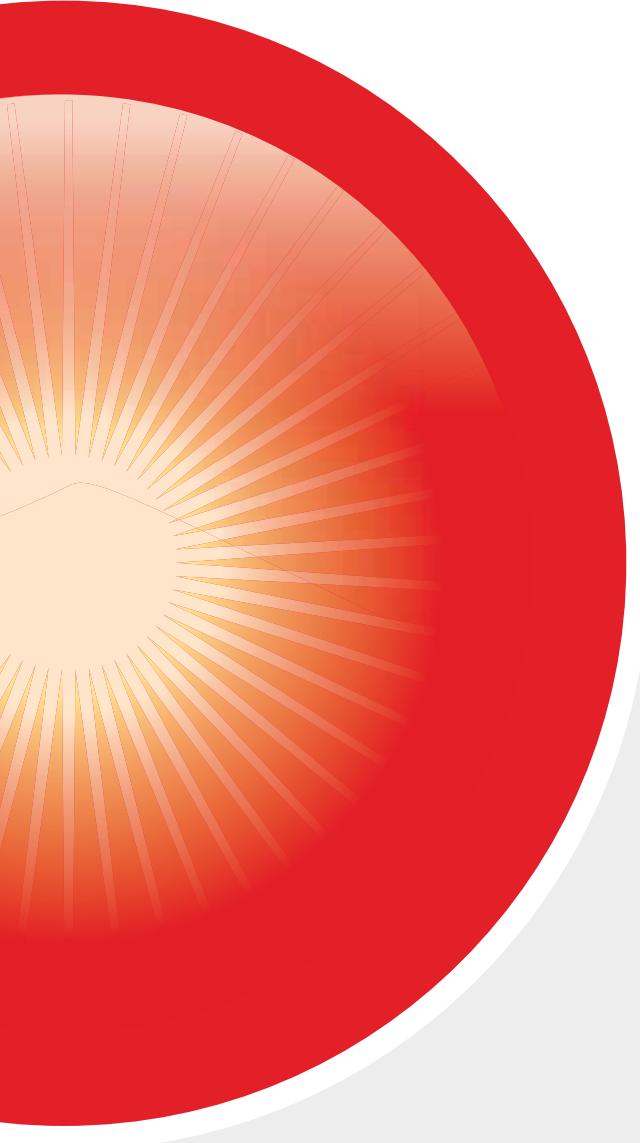




DESIGN | REFURBISH | FITOUT



INTERIORS  
CAPABILITY STATEMENT



## At Red Eye we

- Stand apart from competitors with our proven track record in delivering
- Provide cost effective technical solutions enabling projects to be completed on time and within budget
- Undertake technically demanding projects utilising our extensive industry experience in construction
- Value honesty and integrity to ensure objectives are achieved
- Deliver award winning building projects recognised for Excellence in Construction by Master Builders Association

## WHY PARTNER WITH US?

**WE ARE CONDUCTORS** – taking the lead in design to drive solutions that achieve the best outcomes

**WE TAKE OWNERSHIP** – of design risk and don't pass down to our consultants and contractors

## About Red Eye

Red Eye Interiors is a stand-alone design and construct interior fitout company within the Red Eye Constructions Group.

Identifying a growing market need, Red Eye Interiors was established to provide professional design, refurbishment and fitout services for interior projects between \$250 thousand to \$2 million.

Supported by the proven expertise of its parent company, the combined construction and buildability pedigree of Red Eye Interiors is a given. Our experienced design expertise attached to every project is a clear point of difference.

With immediate access to two in-house key trades, joinery and electrical, we have far greater control over costs and programme, assuring we keep our promises on cost control and project delivery.

”

Our experienced design expertise attached to every project is a clear point of difference

## Our Approach

- Initial deep understanding of client needs and creating an effective working brief
- Sketch planning, preliminary budgets and programmes to prove project viability, approval to proceed
- Due diligence on proposed premises
- Design development and documentation based on approved scheme
- Fixed price offer and confirmed programme
- Management of authority approvals process
- Construction planning, programme and delivery
- Handover and move-in management



# Services - Engagement & Delivery Process

## LETTER OF APPOINTMENT

### STEP 1 | PRELIMINARY STAGE

#### THE BRIEF

- Dig deep questions
- Sort client needs from wants
- Explore current workplace trends
- Reverse Brief

✓ Approval to proceed

#### SKETCH

- Sketch plans with options
- Explore alternative ways of working
- Confirm option to proceed
- Sketch sign off

#### PROJECT VIABILITY

- Preliminary budget/order costs
- Preliminary programme
- Sign off
- Authority to proceed

### STEP 2 | DEVELOPMENT STAGE

#### DESIGN

- Based on approved budget & programming
- Develop "look & feel"
- Sample/Finishes boards
- 3D sketches
- Due diligence • Authorities compliance

✓ Contract – Letter of Acceptance • Costs • Programme • Scope • T&Cs

#### DOCUMENTATION

- Develop documents for costing
- Specifications & schedules
- F.F. & E selection
- Details
- Document packages

#### COMMISSION

- Fixed costs
- Confirmed programme
- Design compliance confirmed
- Authority submission
- Authority to proceed

### STEP 3 | DELIVERY STAGE

#### DELIVERY

- Formal handover to construction
- Daily construction programme
- Site set-up
- Construct to programme
- Defects rectifications

#### HAND OVER

- Final client walk through
- No defects
- Client formal acceptance
- Relocation
- Final claim

✓ Project completion client sign off

#### FOLLOW UP

- Post 6 month walk through
- 12 month defects & warranties
- Minor works as required • 6 monthly contact

# Our Services

Red Eye has developed a reputation for delivering quality interior fitout projects to the commercial and health sectors.

Our niche is completing demolition and refurbishment to existing buildings involving work within occupied premises such as hospitals, medical centres and shopping centres.

Early engagement is key. We walk beside our partners in both design and development phases to achieve the best solutions covering time, cost and quality.

## DESIGN

- Collaborative approach with design
- Workspace design - fit for purpose
- Management of regulatory applications and approvals

## REFURBISH

- Planning and programming
- Re-modelling base building facilities
- Strip-out, make-goods and remediation
- Live (operational) facilities

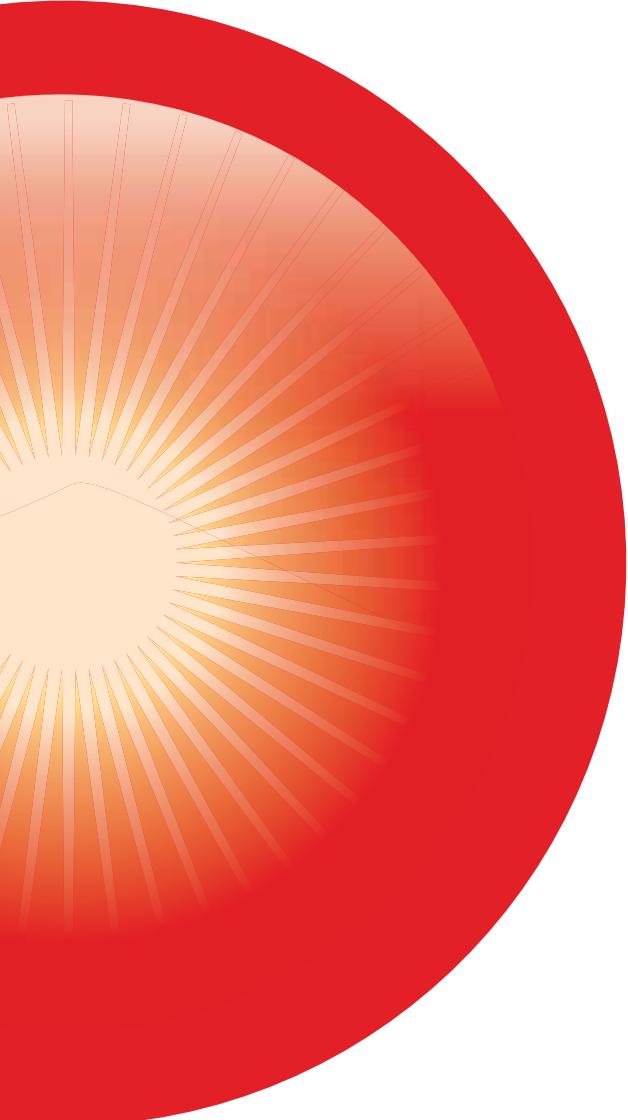
## FITOUT

- Planning and programming
- Live (operational) facilities
- Construction management
- Site supervision and trade coordination

”

Our niche is completing demolition and refurbishment to existing buildings involving work within occupied premises...





## Our Support Services

### TRADES - JOINERY & ELECTRICAL

In 2011, Red Eye adopted a strategy to provide in-house trade services through joinery and electrical.

This has given our fitout market offering a key point of difference, enabling our project teams to work closely with joinery and electrical throughout both the planning and construction stages to confidently program all required fabrication and installation.

The result is far greater control over costs, site co-ordination and program, ensuring our project delivery is always on budget and on time.

## Joinery

All joinery elements are manufactured at our Central Coast workshop using state of the art automated machinery and software systems. All work is checked for quality control before being dispatched to site for installation by our dedicated team.

With extensive experience in delivering small and large scale commercial joinery projects to exacting quality standards and tight timeframes, our team often delivers projects while our client remains fully operational.

Our full range of joinery services includes CAD design and shop drawings, on-site fabrication and installation of custom designed joinery – reception counters, feature walls, workstations and systems furniture for commercial, retail, dental and medical fitouts.

Red Eye's extensive knowledge of different materials and processes enables us to execute a wide variety of finishes and provide your specific architectural joinery requirements.

### JOINERY SERVICES INCLUDE

- Design & Drafting
- On site workshop fabrication
- Office Workstations
- Systems furniture
- Freestanding furniture
- Commercial Office and Retail fit out
- Medical and Health installations

## Electrical

A critical path trade for our fitout projects, Red Eye Interiors developed our electrical and data services division to better manage design, costing and co-ordination when it comes to the effective installation of complete operating power and data infrastructure.

Our team of highly experienced electricians is involved in the careful planning and co-ordination of the many parties working to ensure the essential services of our clients are maintained at all times.

Having a clear understanding of all facets of electrical and data reticulation makes the overall project delivery process transparent and timely from rough-in, to fit-off, right through to final commissioning.

Our services include all general electrical works, data and communications installations, audio-visual networks, structured cabling systems, fire and EWIS, substation and switchboard upgrades.

### ELECTRICAL SERVICES INCLUDE

- General electrical rough in and fit off
- Data and communication installations
- Sub-station, Submains and Switchboard upgrades
- Scope confirmation and power logging
- Security systems
- Nurse Call systems
- Fire and Ewls

”

“...our team often delivers projects while our client remains fully operational.”





## TUGGERAH LAKES PRIVATE HOSPITAL

KANWAL - CENTRAL COAST REGION, NSW

Description: New Private Hospital

Client: Healte Care

Market: Health

\$18M

VALUE

Design & Fitout

2019

COMPLETED

### PROJECT OVERVIEW

Tuggerah Lakes Private Hospital is another Red Eye building project for a valued repeat client. It houses three state of the art operating theatres with all necessary modern support facilities, 20 recovery beds, 30 private rooms, a related medical suite, radiography and pathology partners, and an on-site café. Pre and post operation facilities are also provided within the facility. The project required a large component of joinery items which were manufactured at Red Eye's own joinery factory and installed according to programme. The co-ordination of this critical trade was made easier because of the high level of control over manufacture and delivery to site of the many individual elements required to complete the fitout.

### FITOUT SCOPE - 2500M<sup>2</sup>

- Main Entry Reception and Waiting Area Screens
- Admission Reception Counters and Nurse Stations
- Staff Rooms & Amenities
- Impatient Recovery Beds
- Private Rooms - Bedhead & Storage Joinery
- Medical, Radiology and Pathology Consulting Suites
- Café





## BROKENWOOD WINES

POKOLBIN - HUNTER VALLEY REGION, NSW

Description: Winery Cellar Door, New Restaurant with Museum

Client: Brokenwood Wines Pty Ltd

Market: Commercial

\$5.2M

VALUE

Fitout

TYPE

2018

COMPLETED

### PROJECT OVERVIEW

Brokenwood Wine's new cellar door is the largest facility of its type in the Hunter Valley. To cater for members and a growing number of wine tourists, it houses tasting facilities, two restaurants, a wine museum and a large lounge area. As well as building the structure, Red Eye was responsible for the interior fitout, especially the extensive detailed architectural joinery installation, all built and installed by Red Eye's joinery division. The natural timber wall and ceiling panelling were also provided by our in-house tradesmen.

### FITOUT SCOPE - 1400M<sup>2</sup>

- Main Entry Reception and Wall Cabinetry
- Restaurant & Cafe Fitout
- Feature Timber Panelling and Ceilings
- Feature Lighting Install
- Polished Concrete Floors
- Toilet & Bathroom Amenities





## SOMA HEALTH HUB

GREGORY HILLS – SOUTH WEST SYDNEY REGION, NSW

Description: Medical Health Hub Precinct

Client: Private Developer

Market: Health

\$12.8M

VALUE

Design & Fitout

2018

COMPLETED

### PROJECT OVERVIEW

Soma Wellness is a new concept in offering one-stop full range associated medical health services in a welcoming village atmosphere. It features an integrated GP, dental, allied health and other medical services within a high quality food retail and lifestyle shopping environment. Red Eye was engaged for the base building construction and associated fitouts. Red Eye's joinery division supplied and installed all architectural joinery required to complete various fitouts involved.

### FITOUT SCOPE

- General practice medical centre fitout
- Administration office joinery
- Base building joinery, tea rooms, staff amenities, toilet partitions, storage units
- Detailed timber wall panelling





## VISION EYE INSTITUTE

HURSTVILLE - SYDNEY REGION, NSW

**Description:** Eye Day Surgery & Specialist Treatment Facility

**Client:** Vision Eye Institute

**Market:** Health

**\$3.4M**

VALUE

**Fitout**

**2018**

COMPLETED

### PROJECT OVERVIEW

A purpose built, state of the art facility offering the latest optical surgery and treatment techniques. Specialist operating theatres, treatment rooms and purpose built facilities offer a modern, comfortable work environment for doctors, patients and staff.

### FITOUT SCOPE - 800M<sup>2</sup>

- Main Entry Reception and Waiting Areas
- 24 x Bed Ward
- Clean & Dirty Utility
- Toilet & Change Facilities / Staff Amenities
- Staff Offices
- Doctors Rooms & Consult Specialist Rooms
- Wavelight Treatment Room & Operating Theatre
- Assessment & Laser Treatment Rooms
- Patient Holding & Recovery Bays Areas
- Comms Room & File Services





## WELLBEING PSYCHOLOGY CENTRE

EMU PLAINS - SYDNEY REGION, NSW

Description: Consulting Office Fitout

Client: Private Business

Market: Health

\$370K

VALUE

Fitout

TYPE

2017

COMPLETED

### PROJECT OVERVIEW

Wellbeing Psychology Centre is a counselling practice providing services for a wide range of mental health issues. To prepare for the fitout of a variety of consulting rooms and support spaces, Red Eye was commissioned to upgrade the base building warehouse to a level suitable for proposed uses. These works included a new entry, mezzanine floor, and comprehensive services upgrades.

### FITOUT SCOPE - 300M<sup>2</sup>

- Upgrade of base building fabric
- New entry suite in existing roller door installation
- New mezzanine floor
- Services upgrade from warehouse operation to suit medical uses
- Upgrade of wall linings and new suspended ceilings
- New toilet facilities and staff amenities
- Polished concrete flooring





## MAITLAND PRIVATE HOSPITAL STAGE 2

MAITLAND – HUNTER VALLEY REGION, NSW

Description: Private Hospital

Client: Healte Care

Market: Health

\$5.2M

VALUE

Refurb. & Fitout

TYPE

2017

COMPLETED

### PROJECT OVERVIEW

The refurbish and fitout works involved construction in five (5) work zones within the existing working hospital and included the demolition and upgrade of two operating theatres to expand its size and update with the latest State-of-the-art theatre equipment.

### FITOUT SCOPE - 650M<sup>2</sup>

- Holding Bay – 2 Beds
- Dirty & Clean Utility
- Discharge Lounge
- Stage 1 & 2 Recovery
- Entry Waiting Area incl. Reception and Lobby
- Interview & Consulting Rooms
- Sterile Store & General Store room
- Staff Toilet & Change Facilities / Staff Amenities
- 2 x New Operating Theatres
- Anaesthetic Bay and Scrub Bays



## DENTAL SURGERY FITOUTS

PLENTY VALLEY & POINT COOK – MELBOURNE REGION, VIC

Description: Dental Surgery Fitouts

Client: Pacific Smiles Group

Market: Health



\$450K

VALUE (EA)

Design & Fitout

2016

COMPLETED

## PROJECT OVERVIEW

The two fitouts are part of the expansion of Pacific Smiles Group through Victoria to meets the local community's rapidly growing need for dental services. The works involved co-ordination within the shopping centre and neighbouring tenancies ensuring minimal disruption to services.

Red Eye were engaged to undertake the design in consultation with its architect and engineers whilst in consultation with Pacific Smiles to ensure the project brief was delivered in the fitout works.

## FITOUT SCOPE - 140M<sup>2</sup> (PLENTY VALLEY) / 120M<sup>2</sup> (POINT COOK)

- New State-of the- Art Dental Surgery Rooms
- Entry Waiting Area incl. Reception
- Shopfront Façade
- Office Area
- Steri Room
- Digora Utility
- Plant Room
- Staff Kitchen and Amenities area





## MAITLAND PRIVATE HOSPITAL

MAITLAND - HUNTER REGION, NSW

Description: Private Hospital

Client: Healte Care

Market: Health

\$10M

VALUE

Design Refurb. & Fitout

2015

COMPLETED

### PROJECT OVERVIEW

Upgrading Maitland Private Hospital from the existing mental health ward to accommodate Rehab and Medical involved, substantial demolition works whilst the facility was operational and the subsequent refurbishment, expansion and installation of State-of-the-art cardiac catheter labs, Intensive care and coronary care units.

### FITOUT SCOPE - 2500M<sup>2</sup> (THREE LEVELS)

- New 44 bed rehabilitation ward
- Dining, recreation, consulting, group consulting rooms,
- New mental health ward
- State-of the-Art cardiac catheter labs
- Intensive care and coronary care units





## CENTRAL COAST GROUP TRAINING

TUGGERAH – CENTRAL COAST REGION, NSW

Description: Learning and Business Centre

Client: Central Coast Group Training

Market: Commercial

\$2.6M

VALUE

Fitout

TYPE

2014

COMPLETED

### PROJECT OVERVIEW

This project involved the construction of the base building shell and fitout of a new learning and business centre comprising offices, open plan workspaces, start-up suites, a training room for 30 people, and a dedicated hospitality training facility. Staff lunch and breakout areas and general amenities were also provided.

### FITOUT SCOPE - 1500M<sup>2</sup>

- Flexible training spaces with fit for purpose amenities
- Joinery supply and installation throughout
- Partitioning and services
- Internal finishes and fitments





## THE HILLS CLINIC

KELLYVILLE - SYDNEY REGION, NSW

Description: Mental Health Clinic

Client: Pulse Health

Market: Health

\$350K

VALUE

Fitout

TYPE

2012

COMPLETED

## PROJECT OVERVIEW

Hills Clinic is a specialist practice bringing together complementary therapists of different disciplines to provide comprehensive psychiatric treatment programmes accessible to all ages, genders and cultures. Red Eye was engaged to fitout the space for the clinic's specific needs, including a large component of joinery which was built and installed by Red Eye's in-house joinery service. With a tight time frame, it was critical for joinery installation to be managed internally, and not with potential significant disruption often encountered with an external joinery contractor.

## FITOUT SCOPE

- Entry Waiting Area incl. Reception and Lobby
- Interview & Consulting Rooms
- Break-out Rooms
- Single & Multi Accommodation Rooms
- Bathrooms
- Kitchen
- Staff Base Offices
- Toilet Facilities / Staff Amenities





## PRP RADIOLOGY FITOUTS

WOLLONGONG, SYDNEY, CENTRAL COAST, CENTRAL WEST, NSW

Description: Radiology Fitouts

Client: PRP Diagnostic Imaging

Market: Health

# \$230-650K

VALUE

Refurb. & Fitout

# 2010-12

COMPLETED

### PROJECT OVERVIEW

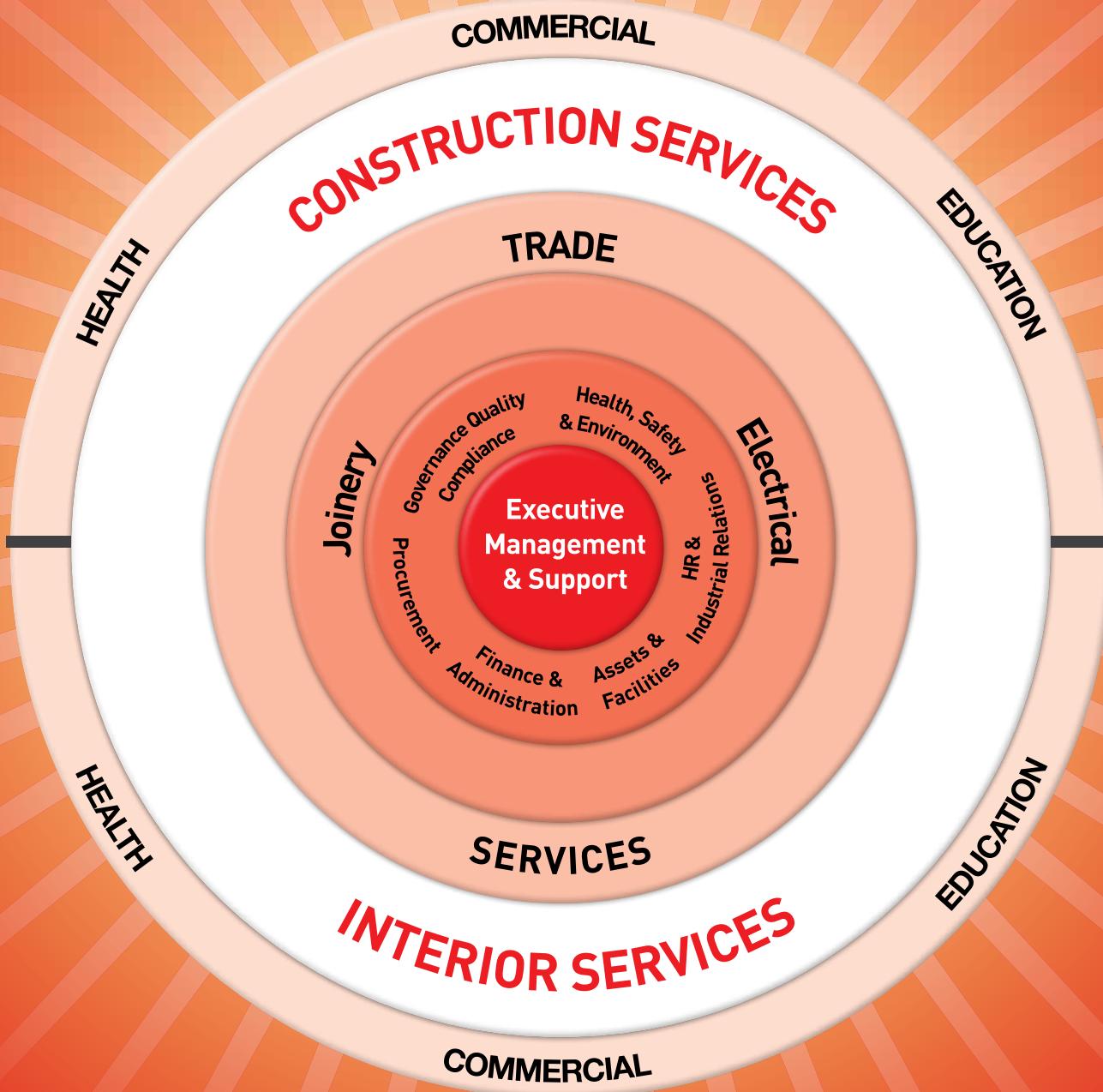
Radiology fitout and extensions for PRP Diagnostic Imaging provided clients access to the most advanced technology and world-class radiologist expertise in a safe, caring environment.

Red Eye were engaged to undertake the fitout works at five regional centres, all in accordance with PRP guidelines.

### FITOUT SCOPE

- X-Ray / MRI / CT / Ultrasound Rooms
- Entry Waiting Area incl. Reception
- Shopfront Façade
- Office & Administration Rooms
- Change Rooms
- Plant Room
- Toilet Facilities
- Staff Kitchen and Amenities area





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