



FITOUT

# **EXPANDED CAPABILITY STATEMENT**

|                                               |    |
|-----------------------------------------------|----|
| ABOUT PELICAN PROJECTS                        | 03 |
| OUR POSITIONING                               | 04 |
| CORE CAPABILITIES                             | 05 |
| OUR APPROACH                                  | 06 |
| SECTORS WE DELIVER IN                         | 07 |
| SERVICE OFFERING – DETAILED BREAKDOWN         | 09 |
| SAFETY, QUALITY & ENVIRONMENTAL<br>MANAGEMENT | 10 |
| DELIVERY METHODOLOGY – EXPANDED               | 11 |
| PROJECT EXPERIENCE – SUMMARY EXAMPLES         | 12 |
| WHY CHOOSE PELICAN PROJECTS                   | 13 |
| OUR PEOPLE                                    | 14 |
| CONTACT                                       | 15 |





# ABOUT PELICAN PROJECTS

Pelican Projects is a specialist commercial fitout contractor delivering high-quality, design aligned and technically coordinated environments across hospitality, retail, commercial offices, education, government, medical, aged care and light industrial sectors. We operate at a scale that allows us to deliver complex, multi-level projects while retaining the service, communication and flexibility of a hands on, mid tier contractor.

Founded on the principles of craftsmanship, structured delivery and strong client relationships, Pelican Projects has grown into a trusted contractor capable of meeting demanding project requirements with consistency, transparency and reliability. Our team brings extensive sector experience supported by a collaborative culture and an uncompromising focus on quality.

Pelican Projects sits uniquely between boutique fitout specialists and national construction companies, bringing together:

- The systems, processes and discipline of large commercial builders
- The accessibility, responsiveness and personal service of a smaller team
- The capability to deliver complex, multi-stage and highly detailed interior environments

This structure allows us to work effectively in operational, safety-critical and time-restricted environments without compromising on finish quality or client experience.



# CORE CAPABILITIES

Pelican Projects provides a comprehensive suite of fitout and refurbishment services including:

- Commercial office fitouts
- Hospitality and F&B fitouts
- Retail tenancies and multi-site rollouts
- Medical & allied health fitouts
- Industrial and warehouse offices
- Government and institutional environments
- Corporate interiors and education facilities
- Complex refurbishments and building upgrades
- Adaptive re-use projects
- Make-goods and strip-out works
- Minor works and ongoing maintenance

Additional specialised services include:

- Design management and coordination
- Early Contractor Involvement (ECI)
- CAD documentation and spatial planning
- Services integration planning
- Council and certifier coordination
- Value engineering & constructability analysis
- Risk and staging methodology planning



Our approach is defined by clear communication, structured project control and a commitment to delivering high-quality work efficiently and safely. Each project is managed by a dedicated team who oversee planning, procurement, delivery and close-out with a strong emphasis on transparency and collaboration.

Key elements of our approach include:

- Early risk identification and mitigation
- Strong relationships with subcontractors and suppliers
- Frequent reporting and client touchpoints
- Staged sequencing for live environments
- Clear safety planning and daily risk assessments
- Quality-led decision-making throughout procurement and delivery



## COMMERCIAL OFFICE

We design and deliver functional workplaces that support productivity, collaboration and wellbeing. Projects include:

- Multi-level office refurbishments
- New workplace fitouts
- Meeting rooms, boardrooms and training spaces
- Kitchens, breakout areas and staff amenities
- End-of-trip facilities
- Executive suites and reception areas

## HOSPITALITY & FOOD RETAIL

We understand the operational requirements of food and beverage environments. Our team specialises in:

- Restaurants, cafés and bars
- Specialty hospitality venues
- Commercial kitchens
- Service counters and displays
- Operational back-of-house design

## MEDICAL & ALLIED HEALTH

Medical environments demand precision and compliance. We deliver:

- Consulting rooms
- Treatment rooms
- Reception & waiting areas
- Specialist facilities
- Compliant storage systems
- Medical-grade finishes



## RETAIL

Retail fitouts balance brand experience with operational efficiency. Our services include:

- New retail tenancies
- Store refurbishments
- Kiosks and mall installations
- Multi-site rollouts
- Signage and visual merchandising integration

## INDUSTRIAL & SPECIALIST FACILITIES

We deliver office, amenities and specialty support spaces within industrial environments, focusing on durability, efficiency and compliance.

## GOVERNMENT & EDUCATION

Our experience includes operational government facilities, learning environments and community spaces requiring strict adherence to safety, accessibility and asset requirements.





# SERVICE OFFERING

## DETAILED BREAKDOWN

### Fitout Delivery

- Full project management
- Subcontractor supervision
- Services integration
- Construction methodology development
- Comprehensive staging plans for occupied premises
- Material and finishes installation
- Coordination with landlord and building management

### Joinery & Custom Fabrication

Our team partners with experienced joiners to deliver:

- Bespoke reception desks
- Banquette seating
- Custom cabinetry and storage
- Feature timber and stone elements
- Detailed hospitality joinery

### Trade Delivery

- Plastering and partitions
- Ceilings and acoustic systems
- Flooring, carpet, timber and vinyl
- Electrical, lighting and data
- Plumbing and hydraulics
- Mechanical and HVAC
- Fire services and ANZCO requirements
- Painting and decorative finishes

### Design Coordination & ECI

Our early engagement services streamline delivery by:

- Producing detailed construction programs
- Checking documentation against existing site conditions
- Reviewing design for services conflicts
- Preparing value engineering options
- Forecasting long-lead items
- Ensuring design intent aligns with real-world buildability

# SAFETY, QUALITY & ENVIRONMENTAL MANAGEMENT

## Safety

Our safety framework is based on industry best practice and includes:

- Comprehensive WHS Management Plans
- Inductions for all personnel
- Daily SWMS and risk assessments
- Toolbox talks and training sessions
- Monitoring of site access and safety equipment
- Zero-harm philosophy

## Quality

We embed quality at every stage through:

- Detailed procurement processes
- Joinery shop drawing review
- Services coordination checks
- Hold points and witness points
- QA inspection regimes
- Defects management programs

## Environmental Management

- Efficient waste separation
- Reduced environmental footprint practices
- Responsible material selection
- Dust, noise and contamination minimisation



## 1.

### **Pre-Construction**

- Preliminary site investigations
- Budget and scope validation
- Staging and access planning
- Initial design and services review

## 2.

### **Design Coordination**

- Consultant alignment
- Services conflict resolution
- CAD documentation updates
- Buildability analysis

## 3.

### **Procurement**

- Tendering and subcontractor engagement
- Material and finishes approvals
- Lead-time analysis
- Workshop drawings and samples

## 4.

### **Fitout Delivery**

- Site establishment
- Staged construction sequencing
- Services installation and testing
- Joinery installation
- Finishes and detailing

## 5.

### **Quality Assurance**

- ITP compliance
- Ongoing inspections
- Services commissioning
- Independent verification as required

## 6.

### **Handover & Close-Out**

- As-built documentation
- Warranties and manuals
- Client training
- Final defects inspections





# PROJECT EXPERIENCE

## SUMMARY EXAMPLES

### OFFICE PROJECTS

- Multi-storey workplace fitouts
- Large-scale refurbishments in live environments
- New office spaces with integrated technology
- EOT facilities, meeting suites and breakout spaces

### HOSPITALITY PROJECTS

- Restaurants and cafés
- Commercial kitchen upgrades
- Venue refurbishments
- Bars and specialty food retail

### MEDICAL PROJECTS

- Health clinics
- Dental practices
- Allied health spaces
- Treatment rooms and consulting suites

### RETAIL PROJECTS

- Full tenancy fitouts
- Rollouts and refresh programs
- Mall upgrades
- Integrated signage packages





# WHY CHOOSE PELICAN PROJECTS

- Proven track record across multiple sectors
- Strong communication and reporting
- Practical, cost-aware construction methodologies
- High-quality finishes and craftsmanship
- Reliable team with consistent delivery
- Flexible and responsive approach
- Repeat client relationships
- Ability to work in operational environments

Pelican Projects is supported by a multidisciplinary team including:

- PROJECT MANAGERS
- SITE MANAGERS & SUPERVISORS
- DESIGNERS & COORDINATORS
- CONTRACT ADMINISTRATORS
- SKILLED TRADES
- SUPPORT & COMPLIANCE STAFF

We prioritise collaboration, proactive problem-solving and client-focused delivery.



# Pelican PROJECTS

 11/60 MARIGOLD ST, REVESBY NSW

 [INFO@PELICANPROJECTS.COM.AU](mailto:INFO@PELICANPROJECTS.COM.AU)

 [WWW.PELICANPROJECTS.COM.AU](http://WWW.PELICANPROJECTS.COM.AU)

 0409 119 119