

THE VAUGHAN REPORT

Winter
2017

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PFD FOOD SERVICES AMPLIFIES OPERATIONS

*Cover
Exclusive*



Artist Impression PFD Food Services, Knoxfield

Australian owned industry heavy weight PFD Food Services, are expanding operations with a new distribution facility in Melbourne's East.

Tracing their company lineage back to the 1940's, PFD Food Services have proven themselves a commanding force in Australia's \$29 billion wholesale grocery market.

Set to open in late 2017, the building boasts 25,500m² of high grade office and refrigerated warehouse.

Positioned on the prominent corner of Ferntree Gully and Henderson Roads, PFD's new facility will reside opposite the company's existing head office in Knoxfield.

The market success of PFD Food Services can be attributed to strong corporate governance and a strategic approach to business development. Carefully planned acquisitions and

staged organic growth, which has assisted in the diverse product portfolio offered by PFD.

Appointed under a Design and Construct contract methodology, Vaughan Constructions has begun work on the \$36 million project. Managing Director, Andrew Noble noted that "This most recent appointment by PFD Food Services cements Vaughan's reputation as the leading Design and Construct contractor for the food and beverage sector."

PFD Food Services, CEO Kerry Smith outlined the importance of appointing a builder with a like-for-like business structure. "Partnering with a contractor who had similar business synergies to our own was important. Vaughan's wholly Australian owned business model, supported by a strong family ownership framework appeals to PFD Food Services" said Ms Smith.

"This most recent appointment by PFD Food Services cements Vaughan's reputation as the leading Design and Construct contractor for the food and beverage sector."

ANDREW NOBLE – MANAGING DIRECTOR, VAUGHAN CONSTRUCTIONS

DEAKIN UNIVERSITY REVITALISING AUSTRALIAN MANUFACTURING

Deakin University is breathing new life into Australian manufacturing, with the appointment of Vaughan Constructions to build their \$13 million ManuFutures centre.



Located within the University's Waurn Ponds campus, the facility will promote and support advanced manufacturing in regional Australia.

Connecting the best of Deakin's creative and research minds, with manufacturing start-ups and existing businesses will have a positive effect on an industry which is experiencing a 7% decline in employment, according to a May 2016 ABS report.

Housing up to 15 companies at a time, the centre will stimulate growth within the greater Geelong region with a focus on high-skill, high-value jobs that can survive in today's competitive international markets.

SIGMA SIGNS ON FOR PERTH DISTRIBUTION CENTRE

Construction has begun on leading full line wholesale pharmacy and distribution specialist Sigma Healthcare's new, \$60 million warehouse and distribution centre in Western Australia.

An official sod turning ceremony was held in late May to celebrate the start of what will prove to be a hallmark project, on the Swan Brewery Industrial Estate.

Located in Perth's southern suburb of Canning Vale, local Mayor Paul Ng welcomed development of the 15,000m² facility, noting "we are so pleased that Sigma Healthcare has chosen Canning Vale as a place to do business."

Sigma Director, David Manuel outlined that once operational the new distribution centre will support communities such as Kununurra, over 3,300 kilometres north, and Esperance, some 700km south, and everywhere in between.

Fully equipped with advanced material handling systems to significantly improve order fulfilment and distribution operations, this key piece of national infrastructure will provide Western Australian pharmacies, hospitals and other healthcare providers improved service and greater access to medications.

With origins dating back to 1912, Sigma is also responsible for the management of over 1,200 branded and independent pharmacy stores including; Amcal, Guardian, PharmaSave, Chemist King and Discount Drug Stores.

This new project is expected due for completion in early 2018.



Sigma Sod Turning Ceremony

EARLY LEARNING LANDS IN LYNBROOK

Specialist early learning provider Little Learning School, will soon open their doors in the City of Casey.

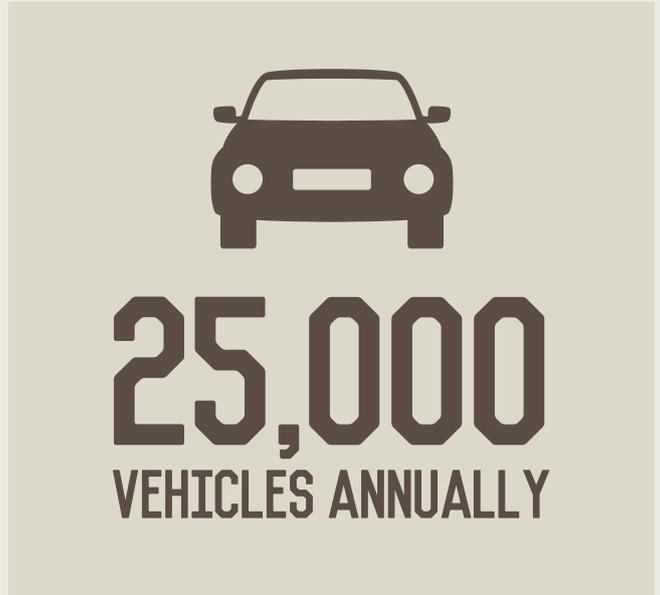
The growing population of young families in Melbourne's south east has created a high demand for local educational services and childcare.

Operating since 2004, Little Learning Centre's provide high quality learning in a caring environment.

Vaughan Constructions has been commissioned to complete the design and construction of the new Northerly Road facility, which is expected to open in early 2018.

SYDNEY'S NEWEST JAGUAR LAND ROVER

High Street Parramatta will soon be home to motoring excellence with the construction of a new Jaguar Land Rover dealership. Early construction work has begun in the busy automotive precinct in Sydney's south west.



Operated by Trivett the retail unit of Inchcape Australia, this new facility will expand the group's dealership network to 24 locations nationwide, selling over 25,000 vehicles annually.

The Vaughan built facility will be spread across two levels and will boast a luxurious design consistent with the leading brands demand for bench marking quality.

Construction is expected to be completed later this year.



Early·Learning·Centre



DAVCOR'S ROBOTIC REVOLUTION

Lock and access control specialist, Davcor have recently relocated to the company's new office and warehouse facility in Minchinbury, NSW.

Relocating from their existing 6,000m² Moorebank facility, Davcor significantly reduced their operational footprint to 1,517m².

The 4,483m² space saving was made possible by the installation of advanced robotic technology.

The project includes a fully automated warehouse with auto-storage systems and a double storey office and showroom.

Appointed via a competitive tender process, Vaughan completed a detailed value management process which identified several possible design changes, equating to significant savings across the total contract value.

Davcor CEO Marc Cohen said he was "beyond impressed" with the finished product, which provided a better design solution and exceeded operational and performance requirements.

With an exceptionally tight project program Mr Cohen outlined his thanks to Vaughan Constructions "for delivering such a quality building in a ridiculously small time-frame, everything went off without a hitch."



Davcor, Moorebank

PODIUM POSITION FOR TEAM VAUGHAN



Vaughan Constructions secured a place on the podium at Melbourne's Corporate Triathlon in March.

Taking third place honours in the Construction and Trade Division, Team Vaughan Two achieved 39th position in the 920 team field.

Contract Administrator, Laura Foley proved herself a strong contender, as the first female swimmer to complete the course.

Congratulations to all participants on the successful completion of this hallmark event.



Image: Eric Law, Mark Byrne, Andrew Noble

VAUGHAN SECURES LEADING INDUSTRIAL IDENTITY

Vaughan Constructions continues to expand operations with the appointment of leading industrial property specialist Mark Byrne.

As Director and National Development Manager, Mr Byrne will be responsible for leading, growing and evolving Vaughan's development and marketing teams to ensure the continued sustainable expansion of our wholly Australian owned business.

Working previously for Vaughan Constructions from 2002 to 2008, Mark has spent the past eight years founding and expanding Equimax Property Solutions.

Providing objective advisory services in commercial real estate, construction, asset management and property development, Equimax Property Solutions success can be attributed to Mark's commitment to exceptional customer service.

In addition to his executive role, Mark will guide and support Vaughan Constructions through the next phase of the company's evolution and growth, bringing additional expertise to the existing Board of Directors.

Discussing his recent appointment Mark stated "It is with great pleasure that I accept my new role. I look forward to once again joining the Vaughan team to continue the company's 62 year legacy of challenging the boundaries of construction and development."

Managing Director, Andrew Noble commented on the announcement noting "Vaughan Constructions consider Mark's appointment as a coup for the business and we look forward to leveraging his depth of experience to further enhance our product offering and service provided to our clients".

The changes announced last month strengthen Vaughan Constructions' national development model and positively position the company to continue enjoying long term sustainable growth.

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