



# Capability Statement

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## Contact



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## Company overview

**Spec Services** is a leading specialist in facilities maintenance, cleaning and services, catering to large-scale construction, industrial, and commercial properties across the Australian Capital Territory and regional New South Wales.

Founded in 2014, we have spent the last 10 years setting the standard for high-quality service in the cleaning industry, whilst building a strong team of skilled professionals.

Our personalised and tailored approach ensures that we meet the unique needs of each of our clients. We take pride in providing specialised cleaning services that leave a lasting impression. Trust us to find a solution to even the most unique and technically challenging requirements.

**Spec Services - your trusted partner for comprehensive maintenance and cleaning services in ACT and regional NSW.**

Delivering expert cleaning solutions - on time, on budget, on spec!



# Our Purpose

At **Spec Services**, our values of inclusivity, responsibility, safety, and sustainability are at the heart of everything we do.

We are a proud women-owned business, recognized for our progressive management practices and forward-thinking corporate structure. We prioritise Indigenous culture, gender equality and the recognition of veterans within our team. We have a strong Women in Leadership program and are the 2024 Telstra Best of Business ACT State Winner in the *Accelerating Women* category. Above all else, safety is our highest priority, and we take every measure to ensure the well-being of our employees and clients.

In addition, our commitment to sustainability drives us to embrace environmentally responsible business practices, including working towards changing our entire fleet to electric vehicles. Through our work and values, we are committed to building a better, more equitable and sustainable future. We have been recognised at platinum level by the Healthier at work Government initiative for our cultural and sustainability programs.

**Our management practices reflect these values by prioritising Indigenous culture, gender equality and veteran recognition.**



# Our Services

Our extensive cleaning and maintenance services cater to a diverse range of industries, including construction and industrial sites, commercial and facilities management, biohazard cleaning and complex Data Centre cleaning. We specialise in site amenities, hardscape cleaning and sealing and industrial equipment rental for short and long-term projects.

Trust us to provide efficient and effective solutions that exceed your expectations, ensuring your premises remain safe, hygienic, and well-maintained.

## ► CONSTRUCTION AND INDUSTRIAL

Our construction cleaning service leaves your site clean and safe for use. We offer tailored and efficient cleaning for large-scale construction projects to meet your unique needs.

Capabilities include:

- Post construction cleaning
- Servicing of site amenities
- High-rise and Abseil
- Pressure washing, Hard scape and Facade
- Dust capture and suppression
- Basements and external areas



## ► COMMERCIAL CLEANING SERVICES

Our commercial and cleaning services offer customised and comprehensive cleaning solutions for both small and large-scale, public and private clients. We ensure a clean, hygienic and professional environment that leaves a lasting impression.

Our cleaning team hold a range of clearances, dependent on contract requirements, from National Police checks to WWVP and AGSVA.

Capabilities include:

- Janitorial and washroom services
- Carpets and soft furnishings
- Disinfection
- Periodical deep cleaning
- Basement and Carpark Cleaning
- Carpet cleaning
- Windows and Facades
- Supply of consumables

## > FACILITY SERVICES AND MAINTENANCE

We offer a comprehensive range of cleaning and maintenance services designed to maximize the functionality and aesthetic appeal of commercial and residential properties. For commercial buildings, we focus on maintaining both the assets and equipment within and around the facility, ensuring safety, functionality, and visual appeal. In residential settings, we provide tailored property maintenance services, including garden upkeep, handyman solutions, and specialized cleaning.

Our facilities services are crafted to meet the unique needs of hospitals, schools, and aged care facilities, delivering thorough maintenance and grounds-keeping solutions. At Spec Services, we are dedicated to creating safe, well-maintained, and welcoming environments for everyone who visits or works in these spaces.

Services include:

- Minor building works and medium-scale demolition tasks, such as drywall removal, plastering, and painting
- General handy-man and maintenance services
- Garden/grounds maintenance and care
- Pressure washing and hardscape cleaning



## > HAZARDOUS MATERIALS

Spec Services is a licensed and qualified provider of asbestos removal services, ensuring compliance with the highest safety and regulatory standards. Additionally, we hold IICRC Certification for the remediation and restoration of various environmental contaminants.

Our Hazardous Materials department is staffed by highly trained personnel, experienced in the complexities of a hazardous environment.

Specialist services include:

- Asbestos removal (Class A Removal License)
- Mould incursion and growth
- Lead, paint and dust
- Site Remediation and Decontamination
- Illicit drugs manufacture and contamination
- Pathogen and bacteria affected fluids
- Flood and sewage incursion
- Air quality testing, monitoring and control
- Sharps clean up
- Hazardous chemicals and materials
- Forensic and crime scene clean up
- Hoarding and squalor cleaning and restoration

## ➤ **HARDSCAPE CLEANING AND SEALING**

Spec Services provides customised hardscape cleaning solutions designed to improve the appearance, safety, and longevity of hardscape areas. Our expert team utilises specialised treatments and applications to restore a variety of surfaces, ensuring they look their best while remaining durable and safe.

From patios and pathways to driveways and plazas, we ensure durable and pristine results that make a lasting impression.

Our hardscape services include:

- Major public areas
- Building facades
- Graffiti removal
- Basements / carparks
- Hot water / pressure cleaning
- Specialist stone care, sealing and maintenance
- Surface strip and seal
- Stain Removal
- Moss and weed control



## ➤ **CLEANROOMS, DATA CENTRES AND GOODS MANUFACTURING FACILITIES**

Spec Services' highly trained specialist team is experienced and accredited in various aspects of clean room care. Our specialists have the skills and knowledge required to meet the necessary ISO standards for your project, ensuring precision, compliance and outstanding results.

If required, we conduct air quality and particle count testing to establish a baseline, followed by targeted remediation to achieve the desired results. With Spec Services, you can trust that your clean room environment will be maintained to the highest standard of safety and quality.

In the past, Spec Services has worked on projects with:

- Therapeutic Goods Administration
- Canberra Data Centres
- Geoscience Australia
- Canberra Hospital
- University of Canberra Hospital
- North Canberra Hospital
- CSIRO

## HERITAGE CLEANING

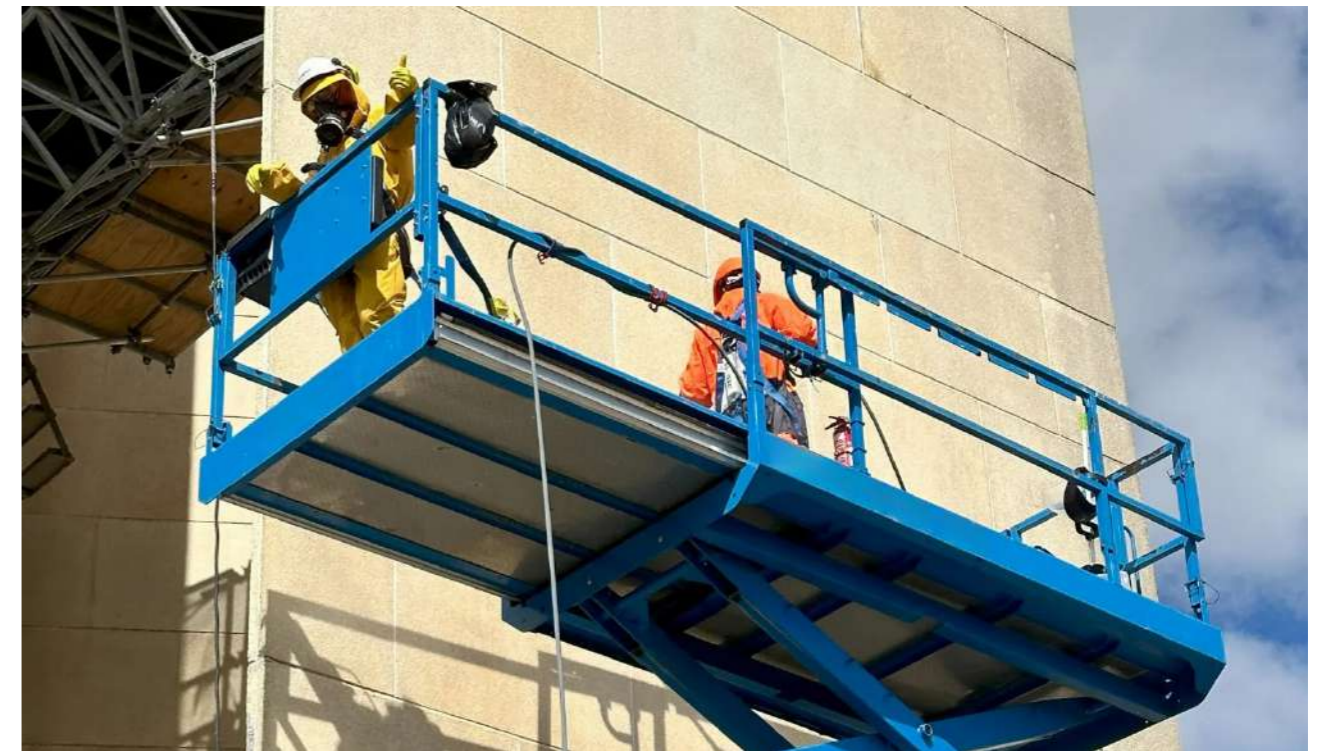
Preserving our cultural heritage is crucial for maintaining a connection with our past and ensuring that future generations can appreciate and learn from it. One essential aspect of heritage preservation is proper cleaning and maintenance of Australia's historical assets.

Variable scopes include, but are not limited to issues such as:

- Surface staining due to weathering, pollutants and bird or animal excrement
- Graffiti removal and surface protection
- Safe and efficient removal of hazardous materials, including lead paint, dust, mold and asbestos

Spec Services provides a skilled and trained team with vast experience in multi - faceted heritage projects, including works on:

- The National Library of Australia
- The National Carillon
- The Australian War Memorial
- Royal Military College Duntroon
- Old Parliament House



## EQUIPMENT RENTAL

We offer long-term and short-term industrial equipment rentals to our clients. We have a large variety of cleaning and maintenance equipment available to choose from, including:

- Air scrubbers, Negative Pressure Unit and H-class dust extraction systems
- Walk behind scrubbing machines and wet vacuums
- Mobile scaffold and ladders
- Industrial dehumidifiers and drying equipment
- Window cleaning systems
- Pressure washers and floor polishing machines
- Trailers





## Our Industries and Clients

Our services cater to diverse industries, from high-security facilities and educational institutions to corporate offices and medical centres. We value our clients and strive to exceed their expectations with our customised, end to end cleaning, maintenance and reinstatement solutions.

As part of our team, we have AGSVA cleared personnel. Our attention to detail, flexibility and ability to adapt to our clients' specific needs is appreciated by our long-term partners.

- ▶ Correctional
- ▶ Data Centres
- ▶ Goods / Manufacturing
- ▶ Government
- ▶ Education
- ▶ Construction
- ▶ Corporate
- ▶ Forensic & Medical
- ▶ Strata
- ▶ Commercial
- ▶ Aged care



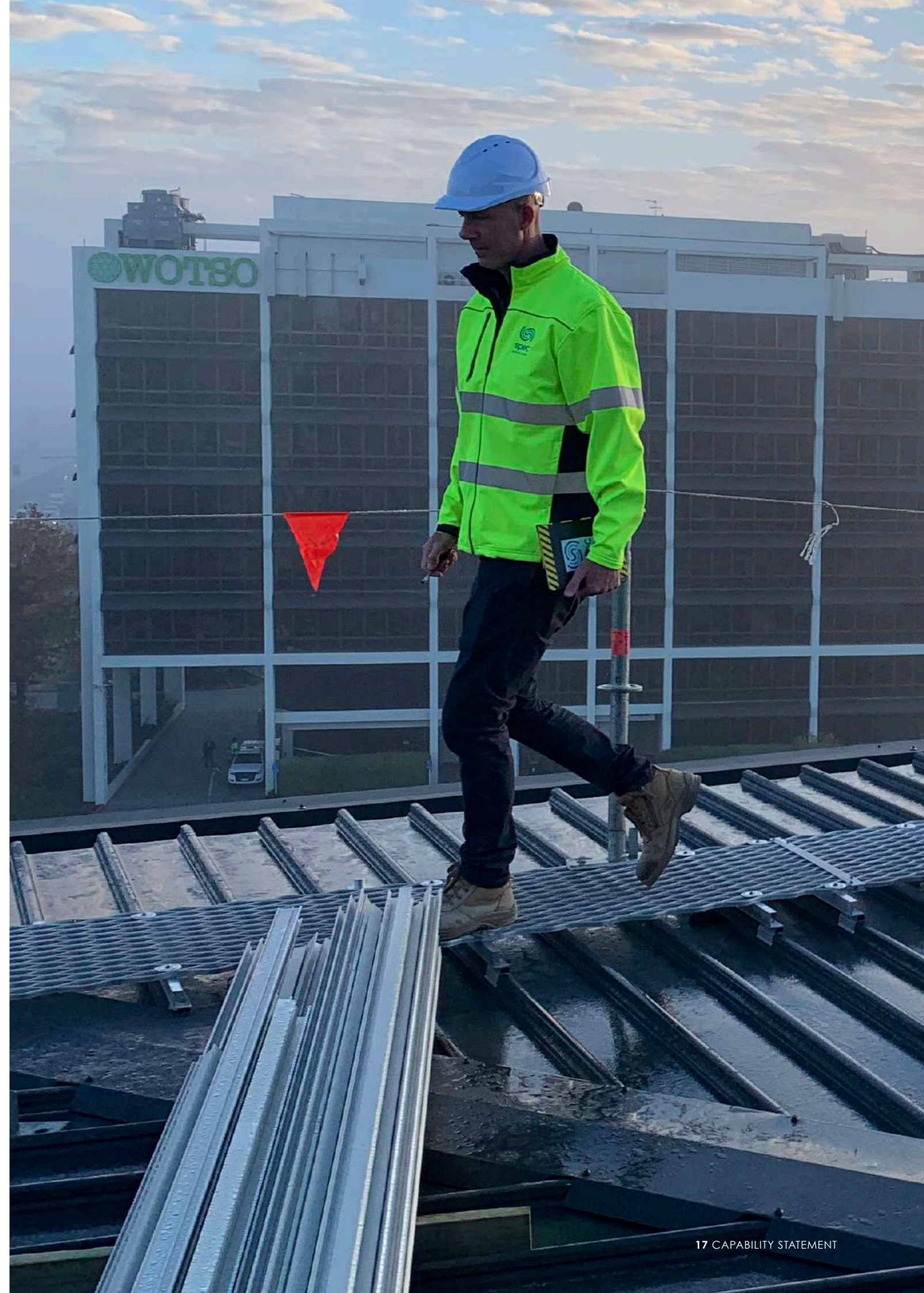


# Accreditation and expertise

Our commitment to excellence is exemplified through our accreditations from industry leaders, reflecting our dedication to maintaining the highest standards in every aspect of our work.

We are proud to prioritize securing local jobs, supporting veterans' employment, and upholding compliance with industry regulations. To ensure we consistently deliver superior service, we undergo regular external audits, reaffirming our expertise and our unwavering focus on quality and reliability.

- ▶ Supply Nation
- ▶ IICRC
- ▶ RIA
- ▶ Veterans Employment
- ▶ WGEA Compliant
- ▶ ISSA
- ▶ Secure Local Jobs Certification
- ▶ Contractor Compliance



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