

DELIVERING FOR EDUCATION

Creating the environment for learning and discovery



OUR CORE VALUES

○ Better Outcomes

○ Insightful Thinking

○ Thoughtful Actions

○ Sustainable Solutions



About Davis Langdon

Davis Langdon is a global firm providing consultancy services to the property, development, construction, infrastructure and related industries.

We employ a broad base of motivated professional staff whose skills and depth of experience ensures the excellence of our service and also combines to bring new focus to delivering outcomes to our clients.

Established in Australia over 55 years ago and in New Zealand over 57 years ago, Davis Langdon is now part of a worldwide organisation. With nearly 400 staff in 14 offices across Australia and New Zealand and around 110 offices in over 28 countries employing over 5,000 professional and support staff, we have access to an immense body of knowledge and experience.



www.davislangdon.com

MARKET LEADING EXPERIENCE

We undertake the full spectrum of educational work, bringing to the table a wealth of experience, skills and knowledge. Our portfolio includes programs of state-wide upgrades throughout Australia and New Zealand, PPP projects, iconic research and university buildings, TAFE facilities and individual school projects. Our clients include education departments in all states and regions, Catholic and other non-government school systems, independent schools, universities, TAFEs (Australia), Polytechs (NZ) and research institutes. Our projects range from pre-school centres to post-graduate facilities, from greenfield to highly sensitive heritage refurbishment.

PROFESSIONAL PROJECT MANAGEMENT

Taking responsibility, on your behalf, for overall project delivery is not an add-on to architectural services or business management but a coordinating and leadership role requiring specific experience, skills, management tools and reporting techniques. Educational projects usually are subject to intense interest by all parties. We place particular emphasis on timely, comprehensive and clear reporting – in person, in print and through our web-based project management system.

We find that different projects need different solutions. The right answers come from asking the right people the right questions. We appreciate the professional culture of education, and the financial and operational context that its projects sit within.

During the feasibility and masterplanning phases of your project, our specialist project managers assist you:

- to create a project team which is strong, focussed and effective
- to enroll all stakeholders in the project and make them participants in its ultimate success – we are aware of and understand the varying perspectives, priorities and anxieties which different end-users and stakeholders have
- to document a brief which is rigorous and realistic
- to uncover and test alternatives or options
- to ensure that you are building for the future, not the past

For the design and tender phases, our knowledge of the industry enables you to select the most suitable consultants and contractors. We actively manage the design process to keep the project within brief and budget, and on schedule. We conduct value management reviews and help you select the design and procurement methods best suited to your needs. We identify and manage risk.

As contract superintendent during construction, our particular focus is on the normal matters of managing the builder's intent as well as on quality and the contract. Safety, respect for the ongoing educational operations around the project and adherence to timelines are particularly critical. Our extensive experience gives us an informed appreciation of the special needs, hazards and 'hot buttons' in education.

We can provide assistance in a single discipline or any combination of integrated services, according to your needs:

- Project Management
- Cost Management
- Building Surveying
- Urban Planning
- Condition and compliance audits
- Engineering services review
- Property advice for acquisition or disposal
- Specification consulting – for clients rolling out a program or architects on a project

WHAT WE DO

- **FUNCTIONAL TECHNICAL BRIEF**
Manage the development of the brief to ensure clarity, brevity and ownership by all the project team, and to ensure it reflects the business investment decisions.
- **RISK AND VALUE MANAGEMENT**
Integrate processes for identification, measurement and management of risk and value and provide regular reports.
- **CONSTRUCTION ADVICE**
Explore issues of buildability, business and physical constraints and operational issues to ensure best value.
- **PLAN PROJECT COSTS**
Define project costs that align with the business plan and resolve strategies to control these costs.
- **PROGRAM MANAGEMENT**
Identify opportunities and risk throughout the design, procurement and construction programs.
- **PERFORMANCE MANAGEMENT**
Create a project culture and structure using 360 degree feedback to ensure rigorous adoption and continual improvement.
- **PROVIDE SPECIALIST ADVICE**
Provide urban planning, specifications, building code compliance and other specialists.
- **PROCUREMENT ADVICE**
Recommend the most appropriate procurement route to meet stakeholder objectives.
- **PROVIDE PROPERTY ADVICE**
Deliver a strategy for property ownership with key performance indicators and management structure.

EFFECTIVE COST MANAGEMENT

Davis Langdon enjoys esteem throughout the industry for its cost planning and cost management. Feasibility assessments, design, construction and operation of your building are all aligned to budget accurately and clearly so that good decisions can be made and the final cost is as approved. In particular, we provide:

- dialogue with the design team which is informed by thorough knowledge of educational architecture – this ensures that budgetary discipline is maintained and that design options are properly evaluated for cost
- extensive education-specific cost databases – our current experience in rolling out several hundred schools in each of the Australian states, together with education commissions in all regions of New Zealand, means that we have an excellent appreciation not just of building costs, but of regional variations and the probability of key local factors such as rock or soil-type
- experience with technical and engineering elements (for medical or scientific facilities for example) enables us to manage complex high-end projects

- area efficiency benchmarks for schools and universities – our library of projects developed over many years provides area data for all types of template and custom design
- life-cycle costing, including sustainability and ‘green’ knowledge
- detailed understanding of the reporting regimes required by the various Australian state, Commonwealth and Block Grant funding authorities, as well as by school and university councils, coupled with a working knowledge of the New Zealand Ministry of Education’s funding models

Our database of experience enables us to set benchmarks for design, building quality, cost and time so that our clients get best value.



Pentleigh and Essendon Grammar School, Moonee Ponds, Victoria, Australia

MANAGING THE PROCESS

- **DEFINE THE BRIEF**
We develop a functional technical brief which reflects the business investment decisions and deliver that brief into project team.
- **BUILD THE TEAM**
We define priorities and objectives – charge and manage team members to work effectively and cooperatively by deploying web-based systems to ensure the team is always up to date.
- **EFFECTIVE COMMUNICATIONS**
We implement a single point of contact for communications and reporting to facilitate decision making, provide an early warning system and a positive environment for idea and innovation.
- **CHANGE CONTROL**
Deliver effective, managed, flexible and disciplined change and document control systems.
- **RISK AND VALUE MANAGEMENT**
Integrate formal processes for identification, measurement and management of risk and value into the project management approach.
- **PROGRAM MANAGEMENT**
Define and manage an overall master program as well as design, procurement and construction programs with opportunities and risks clearly defined.
- **PROCUREMENT ADVICE**
Offer procurement advice, recommending the most appropriate procurement route to meet stakeholder objectives.
- **CONSTRUCTION ADVICE**
Explore issues of buildability, business and physical constraints and operational issues to ensure best value.
- **PERFORMANCE MANAGEMENT**
Create a project culture and structure that ensures procedures are rigorously adopted and allows for continual improvement.

URBAN PLANNING

For Government and non-Government education alike, planning considerations are increasingly complex and rigorous. Multiple stakeholders and layers in the planning process need to be managed. Our planners help clients to avoid pitfalls which can lead to community upset, project delay and escalating costs – or in the ultimate, an authority ruling from which there may be no appeal.

GREEN CONSIDERATIONS

We see environmentally sustainable development as a value which should permeate all aspects of a project. Like properly dealing with OH&S or DDA compliance, good design is a basic performance criterion and an education objective for our clients. We enable you to go further, to help you identify your sustainability objectives and provide the tools and management which will enable your aspirations to be achieved. We assist you to avoid the two most common failings: of nominating measures and standards which are unrealistic for budgetary or site-specific reasons; or at the other extreme, of ruling out all ESD initiatives as ‘unrealistic’ and missing perfectly achievable opportunities.

Research makes it clear that good environmental standards within a building improve learning outcomes in general. In addition, building performance can be expressed to students in an interactive, curriculum-related way. We have specialist staff to assist you and your consultant team create a facility which makes a genuine contribution to the environment and learning.

We’re focused on actively managing costs, supporting you through the planning process and keeping the environment at the top of our agenda.



Jane Foss Russell Building, University of NSW, Sydney, Australia

PROPERTY SERVICES

Disability access

Safety and equity are core, critical values in education but by no means straightforward and sometimes not cheap to put into practice. We can assist with:

- an audit service, not just for compliance but a pro-active approach to safety and to equity for the disabled
- adding value during design by anticipating future requirements which may prove very costly to retrofit

Asset services

Educational buildings and equipment are major assets to be managed and maintained efficiently. We assist school systems and individual organisations with all aspects of asset management including:

- excellent due diligence and negotiation advice for purchasers and leaseholders such as universities and schools operative in city locations
- condition audits, asset registers and depreciation regimes for owners

BUILDING SURVEYING

Interpretation of the Building Code requirements into design, best value and safe solutions demands attention to detail.

Advantages to our clients:

- minimising the impact of regulation requirements on the design but ensuring the facility meets safety standards
- advice on the likely future code requirements to enable proactive management
- establishment of essential services manuals
- performance-based designs that maximise advantages from the Building Codes
- liaison and negotiation with statutory authorities
- independent certification of designs and issuing of building permit approvals and occupancy permits
- fire safety measures that meet or exceed code requirements
- provision of building inspection reports and due diligence reports
- preparation of submissions to vary regulatory requirements to the relevant Appeals Board, local fire authority and local councils



Manea College, Bunbury, Western Australia
Courtesy of Cox Howlett & Bailey Woodland
Photography by Alison Paine

...create...

...innovate...

...achieve...

OUR OFFICES

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OUR SERVICES

Project Management

Cost Management

Building Surveying

Urban Planning

Specification Consulting

Infrastructure Verification Services

Technical Due Diligence

Property Performance Assessments

Make Good Assessments

Certification Services

Sustainability Services

DAVIS LANGDON & SEAH INTERNATIONAL

Arabian Gulf, Botswana, Brunei,
China, England, Hong Kong,
India, Indonesia, Ireland, Japan,
Kazakhstan, Korea, Lebanon,
Malaysia, Pakistan, Philippines,
Qatar, Russia, Saudi Arabia,
Scotland, Singapore, South Africa,
Spain, Thailand, United Arab
Emirates, United States of America,
Vietnam and Wales

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