



CAPABILITY STATEMENT

Education



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Education demands strong building blocks ▶

As specialists in property development advice and delivery, our Education team provides support across all stages of the project lifecycle. What sets us apart is our in-depth understanding of your needs, attention to detail, ability to engage with all stakeholders, and capacity to work safely in live environments.

We know schools and universities have deadlines that must be met. There is no room for error or delay and it is our job to mitigate any risk that stands between you and a fixed date of completion. Education facilities also work to a limited and finite budget. Staying true to that budget is paramount, hence our commitment to excellence in financial navigation.

Our role is to look after everything related to your project, from beginning to end, while you concentrate on raising others up through education.

Comprehensive range of services



Having access to a diverse and in-depth source of expertise means you can more effectively harness opportunities and respond to challenges. With us as your dedicated partner, you can look forward to a raft of best-in-class services, including:

Development Management

- Site acquisition
- Due diligence
- Feasibility studies
- DA design management
- Financial modelling (Estate Master)
- Review of planning controls
- Authority approvals
- Stakeholder management
- Funding assistance

Superintendency

- Contract administration
- Construction supervision
- Quality management
- Programme management
- Risk mitigation
- On-site issue resolution
- Environmental and WHS checking

Project Management

- Time, cost and quality management
- Stakeholder management
- Project reporting
- Project planning
- Design management
- Tender management
- Contractor procurement
- Preparation of building contract

Advisory and Consulting Services

- Highest and best-use analysis
- Site remediation methodology
- Independent certification
- State-significant developments
- Business case preparation
- Master-planning
- Fire safety/Building compliance
- Strata planning and registration
- Insurance matters

Expert guidance, every step of the way ▶

Support across all stages of the project lifecycle.

We are a unique, mid-tier consultancy that offers skills and support across all stages of the project lifecycle – from development management and project management through to superintendency and general consultancy. This gives us the ability to intelligently advise on the strategic, financial and operational implications of any project decision.

We know how to mobilise value.

As an educator or sector decision-maker, the differing demands on your time – students and staff, parents and everyday bureaucracy – can sometimes stretch you to the limit. Our singular focus is on optimising the result for your facility. You can be confident that our advanced planning, advisory and risk mitigation capabilities will unlock latent value across all stages of the project lifecycle.

Comprehensive perspective.

Our team of Associate Directors, Project Directors and Project Managers offers a diversity of technical qualifications in addition to construction management. Previously attained skills in structural engineering, quantity surveying, civil engineering and architecture feature among the team, adding pragmatic depth to analysis and advice.

Superior risk mitigation.

We offer a superior knowledge set in relation to risk mitigation. This includes minimising risk while term is in progress and ensuring we meet fixed deadlines within an allotted timeframe, e.g. completion of staged or entire works during term breaks. This is a result of working across the project lifecycle and a proactive attitude to relationship management. Problems will be encountered on all projects. We are expert at identifying those problems early and reducing their impact.

Your safety and security are everything.

We are committed to the safety of our people, your staff and visitors and, especially, your students. We not only comply fully with all WH&S legislation but also ensure any member or representative of our team who accesses your site complies with all current Working with Children requirements.

Financial navigation.

The money must work for a project to work. Generally, the education sector must adhere to very strict budgets. You are also under intense pressure to ensure transparency. We can assist with advice and support to achieve the optimum financial model for your project.



We listen closely to your needs

While the success of your project relies, partly, on our understanding of your sector as a whole, no two education facilities are identical. Circumstances, budgets, working environments and desired outcomes always vary; sometimes quite significantly. We listen closely, offer proactive advice wherever possible, and tailor our internal systems to your requirements – delivering the service you need, when you need it.

This dedication to communication and true partnership allows us to give you maximum return on investment through opportunity identification and adherence to best practice in managing time, cost, quality and risk.

Our senior team



Wayne Golledge
MANAGING DIRECTOR

As Managing Director of Impact Group, Wayne Golledge utilises his consummate leadership and strategic skills to spearhead the business to ever greater success. With Wayne at the helm, the company has grown exponentially over recent years. In large part, this growth is a result of his professionalism and commitment to nurturing a cohesive team that delivers on its promises.

Wayne offers 30+ years' experience in the industry – a career he began as a labourer whilst still in high school and, ultimately, as Managing Director of Impact Group since its inception in 1999.

He cares about his clients' businesses as much as they do, manages their budgets like they were his own, and consistently strives to align their business with the best-fit project manager.

He believes that great communication – both in-house and external – is the key to ensuring every project runs smoothly.

Wayne brings to his role a deep sense of empathy for client needs and priorities as well as exceptional commercial, operational and financial awareness.

He also understands that great people are the backbone of an organisation. With them at his side, successful projects are delivered time and time again.



Gerard Sleiman
CHIEF OPERATING OFFICER

For projects that need to be taken from insurmountable challenge to success story, no one achieves better results than Gerard Sleiman. This is demonstrated clearly in a recent, large project on which he managed to achieve approval of an extra floor beyond the height restrictions. He was able to justify the additional floor to Council and exceed a delighted client's expectations.

Gerard works extremely well across all sectors. His most compelling strengths are his technical ability, patience, communication skills, capacity to understand stakeholder requirements, and determination to ensure projects blend seamlessly into the wider community.

He understands you are not just building projects that people can afford to buy or lease. You, your tenant or your buyer also need to be able to cover ongoing services and maintenance costs. For this reason, Gerard ensures that all projects are exceptionally well-designed.

Gerard offers you an unwavering focus on Time, Cost and Quality. His other strengths are risk mitigation, planning, forecasting and budgeting. No matter how big or small the job, Gerard consistently employs a positive, motivated attitude, and a determination to deliver successful outcomes for his clients.

Project examples ▶





Arden Secondary School

Location:
Epping, NSW

Project Value:
\$24-million

Client:
Arden Anglican School

Arden Anglican School undertook the redevelopment of its Epping campus to improve current facilities and cater to the projected and anticipated student growth over the coming years. The works were staged to avoid any major inconvenience to the ongoing operation of the school.

Stage 1 involved construction of a multi-sport court, refurbishment of amenities, introduction of further accessible facilities, and renovation of common areas.

Stage 2 required the demolition of an existing building and the construction of a five-storey school building over one level of basement parking.

Stage 3 incorporated the refurbishment of an existing building for laboratory rooms.

The project was managed under an Early Contractor Involvement (ECI) process where we were required to drive the design process to achieve a final construction budget, in consultation with the preferred contractor. Construction then occurred during school hours requiring a high level of programme management to ensure minimal disruption to the students and teaching staff.





Brighton Preparatory School

Location:
Dolls Point, NSW

Project Value:
\$6-million

Client:
**The Presbyterian Church
Property Trust/ The Scots
College**

The Scots College, through the Presbyterian Church (NSW) Property Trust, procured a building in Dolls Point. Known as Primrose House, this 1891 building had been a hotel, school, home for boys, post-war convalescent home and, more recently, an administration centre for the local area health department. We were commissioned to manage the building's adaptive re-use into a preparatory school (Brighton Preparatory School), which included the partial removal of the building's external fabric and other elements to reveal the original envelope.

The project was completed on time and budget. The Scots College was extremely pleased with the way the project came together and the collaborative nature of all parties.





Domremy Catholic College

Location:
Five Dock NSW

Project Value:
\$10-million

Client:
Sydney Catholic Schools

Sydney Catholic Schools undertook to redevelop components of the Domremy Catholic College campus in Five Dock to improve facilities and cater to projected student growth over the coming years. This included construction of a new car park in the north-west corner of the site, demolition of the Darby Centre and Orleans Building, and construction of a new library, theatrette and junior hub.

The project had achieved approval from the Planning Authority when we commenced. Our role was to develop the design for tendering purposes with building contractors. We then negotiated the building contract and administered the contract during the construction works. The project delivery required an accelerated programme and working in a live environment. Our skills in programming and stakeholder management were paramount to the successful delivery of this project.





Get in touch

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