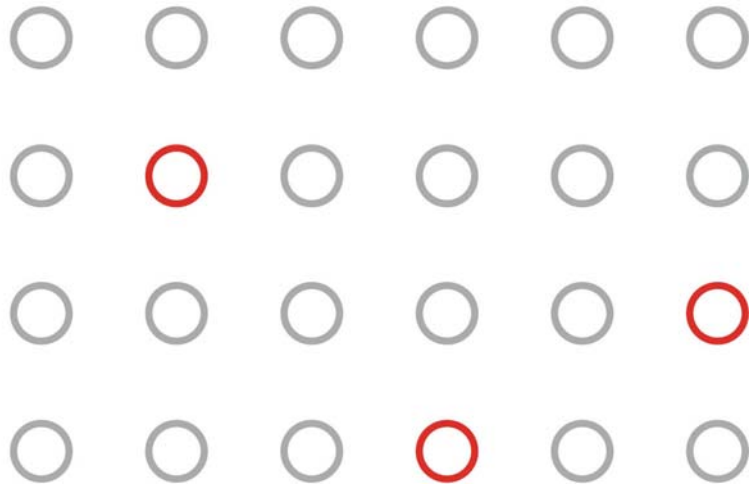


Specification Consulting



OUR APPROACH

Davis Langdon Specification Consulting brings to Australia significant experience gained in our UK practice through their specialist group of Davis Langdon Schumann Smith, arguably the premier architectural specifications consulting company in the world.

Based on this strength Davis Langdon has grown a truly international specifications capability with staff in offices on five continents. We have produced and coordinated specifications in every sector.

We recognise the need to prepare appropriate specifications, protecting the design intent and reflecting the contractual conditions.

SPECIFICATIONS

Specifications are a key contract document, contractually more important than the drawings. The larger the project, the greater the need for clear, concise, coordinated information between the design and construction parties.

We understand that good specifications:

- reflect and support the design intent
- support the form of contract and procurement route
- clearly define contract scope and quality
- confirm procedures and responsibilities

- establish quality and performance benchmarks
- articulate programme requirements
- reflect national and regulatory standards
- be coordinated with other contract documents

The result is a project specification that protects the design intent at the interface of design and construction, therefore reducing the exposure to claims and cost increases.

WEB-BASED DOCUMENT SYSTEM

Davis Langdon has developed a master specification for the Australian market, using formats and presentation familiar to the local construction community, supplemented and enhanced by our international experience.

Our specifications are written using a propriety web-based document production and management system called Integrated Construction Suite (ICS).

Every specification originates from the master document and is developed as the design develops, with a full audit trail. The system is database-driven rather than word processor based, allowing the implementation of global modifications, tracked changes and controlled content. It can be reached anytime, from anywhere and can access the knowledge and

experience of all our offices in a single, unified system.

The system includes capabilities for:

- managing client specific documents from a content and visual perspective
- access to our international baselines
- integration of QA/QC procedures
- granular multi-level permissions for all users
- document revision control
- project collaboration
- context-sensitive help and guidance notes
- custom designed features

OUR CONSULTANCY SERVICE

Our continuous expansion reflects the growing involvement in the design process of contractors and specialist suppliers, as well as the increasing complexity of modern buildings and sophistication of construction techniques.

Together with the greater commercial maturity of architectural practices, this increase in collaboration has generated the need for a new kind of service – focused on preserving and accurately communicating design intent between all parties to the contract.

We recognise that procurement documentation on major fast track projects involves the integration of



information prepared by different consultants. We carefully coordinate this process to ensure that the documentation does not conflict or repeat critical information.

We therefore work closely with the designer to truly understand the building then evolve and deliver specifications that reflect that understanding.

This collaborative team effort ensures that the architectural team does not lose the skill of specification production but is enhanced through meetings and a professional integral approach with all staff involved.

THE PROCESS

The core of our approach is a system we have developed over the years in which technical references are developed to index the structures and assemblies that make up the building.

Clients are encouraged to use the technical references instead of notes on the drawings, thus creating a project-wide vocabulary for discussing and developing the project documents.

The technical references are then expanded into outline specifications during design development and carry forward into the structure of the full specifications for the contract documents.

The technical references shown on the drawings are built with our indexing system on the Technical Reference Sheet which enables easy navigation between the drawings and specification.

The method described is not written in stone. Our process is adaptable to the requirements of the client and the complexity and schedule of the project.

Ultimately, our aim and the core of our service is to articulate the architect's design in the best possible way.

ESD – THE FUTURE ROLE OF SPECIFICATIONS IS HERE NOW!

Davis Langdon is committed to sustainability and the preservation of the environment. With the world population's increasing awareness on these issues and the impact of the built environment on global warming, Davis Langdon Specification Services continues this commitment.

Key to delivering a successful green project is the correct use of the specification.

Where projects are targeting a building rating, through tools such as the Green Star suite, the correct use of specifications can assist in verifying the eligibility of the sustainability initiatives and the associated compliance requirements. This ensures that the specification sections are unambiguous, clearly defined and compliant with the intent and requirement of the credit.

Projects often find that submissions often fail in the first instance because the specifications respond poorly to the project in regard to the credit criteria and compliance requirements set down in the technical manuals. The process isn't rocket science but the failure of design team members to adequately understand the intent of the credit and translate the specific requirements into the contract documents is quite common.

As a general rule, depending on what is written within the contract, the specification takes precedence over the drawings. Within a project designed on an environmentally sustainable basis, this is critical as the specification is a record of what was required at tender stage and defines 'the buy' at the contract stage of the project.

A signed contract with a clear, concise and unambiguous specification defines what the client is buying and what the contractor is delivering. Drawings continuously evolve to convey the design. On ESD projects this especially holds fast in terms of the engineering services where there is the potential for performance specifications to come into play.

Our belief is that rating tools are going to increase the emphasis on specification clauses and will be looking for templates outlining the minimum requirements associated with each of the credits. This way the specification will be leading the data collection and the basis of the submission, making the specification an even more critical piece of the design documentation. The services engineers will also have to improve their processes and documentation, and generate compliant clauses or engage people such as Davis Langdon Specification Services to generate them.

The specification plays a critical part in documented evidence and is probably more important in the assessment process than any other piece of the design documentation.

Davis Langdon have developed an innovative ESD delineation tool for reporting Green Star targets. This clearly defines who, where and how the points are recorded, ensuring the client's chances of getting the results they are seeking first time are greatly increased.

MORE INFORMATION?

For further information, please contact:

Mark Bray – Principal and National Leader of Specifications Consulting

Phone: +613 9933 8800

Mob: +61 400 414 499

mbray@davislangdon.com.au

www.davislangdon.com/ANZ