



GROWTH | INTEGRITY | DETERMINATION

# CAPABILITY STATEMENT

## COMPANY PROFILE

Over 200 commercial, civil and infrastructure projects completed for 147 clients across regional NSW with outstanding results and client feedback.

Lyons Project Management is a value-based, professional Company with comprehensive knowledge of current construction best practice, technical specifications, legislation, contracts, controls and systems.

Company formation stemmed from a passion to develop professionalism of client-side construction Project Management in regional areas. Over 150 years combined industry experience in commercial and civil construction has seen Lyons Project Management deliver feasible, quality results while supporting client objectives. We aim to add value and professionalism to every project.

Beyond construction, the expert team at Lyons Project Management offers a range of services to complement our Project Management including Quantity Surveying, Assessment and Condition Reports, WHS Investigations and Inspections.

Capability evidenced by:

- Pre-qualification NSW Government Scheme 1191 (Consultants in Construction up to \$9M)
- Pre-qualification NSW Government Scheme 0005 (Performance and Management of Services)
- LGP Preferred Contractor Certification
- ISO Certification in Safety, Quality and Environmental Management Systems
- Certified ICAM WHS Investigation
- BCRP Certified

***Take the risk out of your next project with Lyons Project Management***



## INTRODUCING OUR TEAM



**Terry Lyons** – *Director, Lead Project Manager*

Terry has been involved in the construction industry for over 25 years. This experience has given him a remarkable insight and knowledge of the industry and how it operates. His passion for professionalism and analytics is supported by extensive qualifications including an MBA, Degree in Construction Management and Diploma in Architectural Technology. Terry is passionate about bringing professional and exceptional construction Project Management services in regional NSW. He continues to build Lyons Project Management on the foundation of strong values. Away from work, Terry has a passion for family, adventure racing and football.



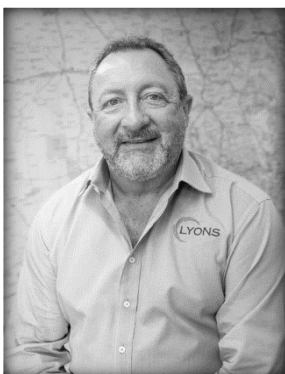
**Katie Lyons** – *Director, CEO*

Katie's ambition for continuous improvement and excellence in all aspects of business, is a key motivator for directing LPM's strategic approach. Initiating and delivering strategy and quality systems at the highest standard is a demonstrated, innate skill. Building a values-based team of exceptionally trained and technically adept Project Managers is a key driver to achieve the LPM Company Vision. Diplomas in Project Management and Construction Management complement her experience. Katie finds her work/life balance with her family and friends, competing in triathlons, running trails or volunteering on community committees and in regional events.



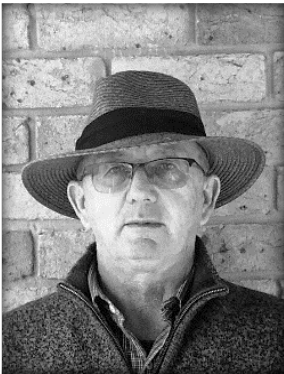
**Jono Aloe** – *Program Manager/Lead Project Manager*

Jono has significant experience in large, multi-million-dollar commercial projects. Well suited to high pressure, professional environments, he is a skilled problem solver and adaptable to project complexities. A Bachelor Degree in Construction Management and studying towards a Masters of Business Administration backs up Jono's practical knowledge. He is proficient in Contract Management and leadership, ensuring best practice and efficiencies for clients. He has been recognised with an MBA Excellence in Construction Award. Jono is committed to getting the most out of life, spending his time in the outdoors with friends and family or volunteering for RFS.



**Wayne Gale** – *Senior Project Manager*

Wayne has operated in the building and construction industry, in various formats and functions, for over 35 years. His carpentry background backs his proactive and intuitive approach, supported by extensive qualifications in Project Management and WHS. From Contract Building to taking multi-million dollar projects from conception to completion, Wayne is a PM force to be reckoned with. Commitment to, and understanding of, regional NSW motivates Wayne to provide superior results to clients. With kids now grown, Wayne and his wife enjoy traveling and supporting their children in their teaching and NRL careers.



**Andrew Fenwick – Senior Project Manager**

Andrew has extensive experience delivering complex construction and capital works projects. He is a highly skilled operator as a Project Director, Planning and Controls Manager and Business Unit Manager. Andrew started his career in Project Management and progressed to lead high profile business units where he demonstrated exceptional success in operational management and business development. A wealth of practical expertise ensures he is a versatile asset to any project. Andrew leads the farm life and takes every chance to be healthy and active. From Ironman to Yoga, this grit and balance spills over to working for clients.



**Justin Brame – Senior Project Manager and Construction Manager**

Justin is a self-motivated, highly accomplished individual. He has a diverse project portfolio and has significant construction and contract knowledge. Justin has extensive experience in construction management and asset inspections. His cabinetmaker background gives him practical skills and proficiency in analysing project scope and documentation creates a powerful combination that allows clients to be confident their Project is in good hands. Now an empty nester, any spare moment away from work Justin is spending time with his wife exploring restaurants and local cultural experiences.



**Brian Irvin – Senior Project Manager**

Brian has operated in the building and construction industry for over 34 years. He has extensive experience as a Project Manager, estimator, building consultant, building surveyor, accredited certifier, maintenance manager, and contract administrator. A proactive and intuitive practitioner supported by extensive qualifications in Building Surveying, Applied Science, Project Management and Access Consulting. From Mayoral Commendation multi-million-dollar projects, Brian is commitment to regional NSW and providing superior results to clients. With kids now grown, Brian and his wife enjoy traveling, fishing and music.



**Nathan Weeks – Project Manager**

Nathan is highly skilled in customer service, operations management, and team building. Complementing our team with a strong leadership and management style, Nathan personifies Project Management – encouraging collaboration towards the common goal. He possesses excellent skills in administration and software applications. With tertiary education in Business Administration, Reading Plans and Construction Management, Nathan continues to deliver projects at the highest level. When away from work, the whole family of 6 are successful cyclists and involve themselves in community events and volunteer opportunities.



**Trent Simmons – Safety and Quality Officer/Project Manager**

Trent has over 15 years involvement in the construction industry. He is exceptional in relationship building and teamwork. Trent compliments our team with his extensive, practical knowledge of construction. He is highly accomplished and qualified in applied WHS and has completed a Cert IV in Project Management to formalise his already outstanding ability to manage projects. As a previous small business owner, he is skilled in communication and motivation. Trent is a community and family man and keeps busy fishing, camping and hiking while also being a committed RFS and Church volunteer in his spare time.



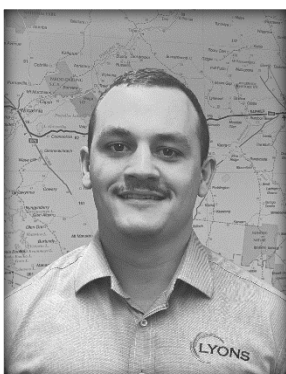
**Emily Ross – Contract Administrator**

Em is a self-motivated, adaptive employee who has excellent interpersonal skills and extensive experience collaborating in a team to achieve results. She has an eye for detail and desire to complete work at the highest standard. Em demonstrates exceptional aptitude in Contract Administration and financial management. In a previous work life, she has 10 years of experience building and developing business relationships within her community while promoting beneficial lifestyle choices within those communities. Out of the office you will find Em active in the community playing AFL or Touch Football.



**Phil Munro – Contract Expert**

Phil is a highly experienced operator, proficient at all aspects of procurement, particularly Contract preparation. His strategic and precise manner ensure projects are delivered professionally and accurately for the Client. A professional achievement includes establishing Purchasing Guidelines and processes to streamline purchasing, which achieved a documented saving of \$250,000. Personally, Phil was a Professional Golfer 1980 to 2000, Head Club Professional Collinsville Golf Club 2 years, Head Professional Wonthaggi Gold Club 4 years and Assistant Professional and Teaching Professional Dubbo Golf Club 3 years.



**Kurt Davenport – Contract Administrator**

Kurt is a dynamic team player who looks to achieve key business deliverables through effective and efficient processes. His meticulous work ethic will give our clients maximum quality results on their projects – Kurt will lift a project to an outstanding level. Already securing a Bachelor of Security Studies and Diploma of Management and Leadership, he has kept the momentum going to begin studies in a Master of Project Management. Kurt is a family man and is committed to the Army Reserves where he has achieved outstanding accolades.

## PROJECT MANAGEMENT

Leading and collaborating with clients to achieve project objectives. Specialists in all project phases from initiation to handover, we can take on all or part of your project requirements.

Lyons Project Management have technical, legislative and practical expertise in commercial, civil and infrastructure construction as demonstrated in our services below.

**Initiation**

- |                              |  |
|------------------------------|--|
| Initial Site Visit           | Project Management Plans (including Project Brief, Service Delivery and Communication Plans) |
| Document review and analysis | Stakeholder Management   |
| Document control and sharing |  |

**Planning**

- |   |  |
|---|--|
| Develop Scope of Works  | Tender design, approval, distribution, addendums, collection, evaluation and recommendation. |
| Arrange Access to Site Visit for Consultants                  | Contract development and execution (GC21/MW21 or Client preferred)                           |
| Design Development and Concept Designs                        |  |
| DA Design, Pre-DA lodgement meeting, DA Submission, CC Design |  |

**Execution**

- |                                       |  |
|---------------------------------------|--|
| Start-Up Meeting                      | Contract Administration                                      |
| Site Establishment                    | Health, Safety, Environmental and quality (HSEQ) Inspections |
| Schedule establishment and updates    | Detailed Progress Reports                                    |
| Extensions of Time and Variations     | Progress Claims invoice & recommendation to pay              |
| Request for Information               | Project Control Group Meetings                               |
| On site assessment of Progress Claims | Progress photos and drone imagery                            |
| Updating Payment Certificates         |  |

**Monitor and Control**

- |                                     |   |
|-------------------------------------|---|
| Funding Deed administration         | Completion documentation and administration |
| Defects and Defect Liability Period | Client Feedback                             |
| Occupation Certificate              | Lessons Learned                             |



## QUANTITY SURVEYING

Lyons PM offer expert Quantity Surveying for all cost estimating requirements. We can estimate and monitor the cost of a construction project, protecting financial interests and ensuring you, the client, receives the best value for money from the design, construction and operation of your asset. Estimating is one of the most critical elements in construction. Good estimating can win work and ensure budgets are accurate.

### Estimating & Analysis Services

Trade Based Cost plans

Elemental Cost Plans

Concept Cost plans

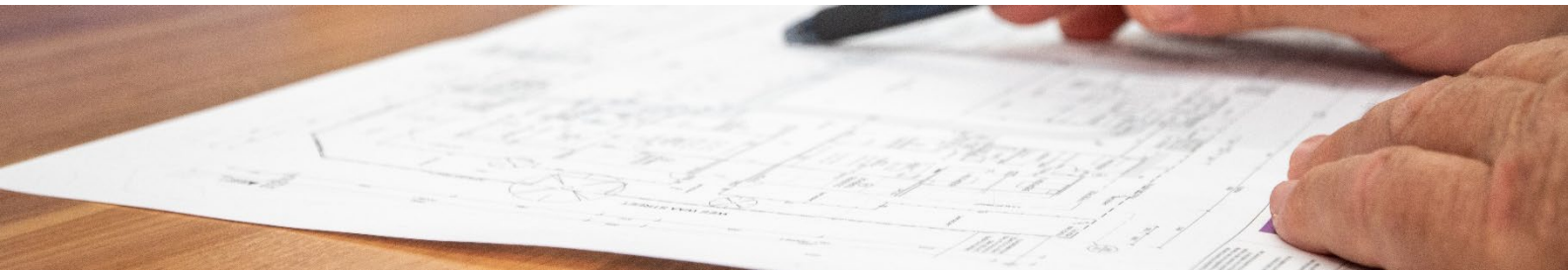
Progress Claims

Tender preparation and assistance

Bank reports

Expert Witness

Assessment and negotiation of variations



## WHS INVESTIGATIONS AND MANAGEMENT SYSTEMS

We offer some stand alone or integrated specialised services to Clients to assist in delivering their own objectives and strategies.

### WHS Investigations

Investigations into a WHS notifiable incident is a legal requirement. These investigations need to be handled in a time critical and sensitive manner by a qualified provider.

Lyons PM are qualified with ICAM Investigations. Our team understands the investigation methodology and have the knowledge and skills required to effectively lead and facilitate incident investigations.

### WHS Inspections

Qualified and exceptional experience in WHS inspections, we can offer this as a standalone service or combined in a Construction package. We provide thorough assessments by qualified WHS officers and clear and functional reporting with improvement measures.

### System Certification

A requirement for many Government and Corporate Tenders. Internally, they are important for maintaining efficient work processes.

Lyons PM have assisted multiple companies in developing and certifying their Safety, Environmental and Quality Systems to ISO Standards. We have a broad and thorough knowledge of process and will assist with analysis of current systems, alignment with current ISO Standards and offer improvement opportunities.



### Asset Capture and Assessment

Providing detailed registers of organisational assets for record, reporting and valuing purposes. We can work within your own asset registers or produce our own.

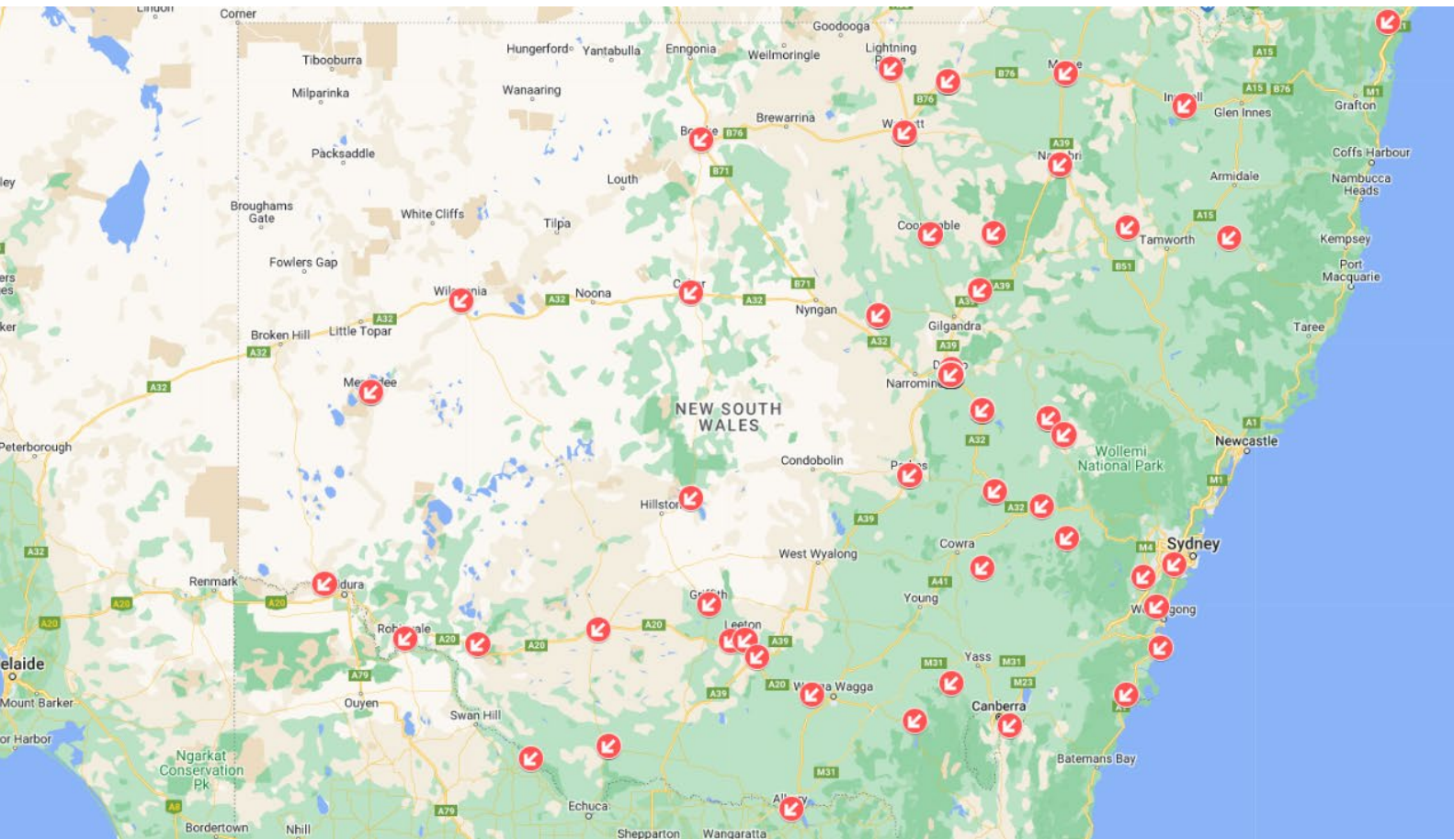


## EXAMPLES OF SUCCESSFULLY DELIVERED PROMINENT PROJECTS ACROSS NSW

CLIENT	PROJECT MANAGEMENT	VALUE
Taronga Zoo	Western Plains Zoo Portfolio of Construction Project work	\$40M
Water NSW	Maintain Capability Program	\$36M
LALC (DPIE Funded)	Roads to Home design and construction infrastructure and subdivision program across indigenous communities including asbestos remediation	\$20M
NSW DCJ	Upgrade and restoration of Wellington Correctional Facility	\$30M
Westhaven	Capital works including SDA housing, commercial offices & master planning	\$40M
Water NSW	Rural Flood Recovery Program	\$10M
BGIS	Statewide Asset Capture of DCJ assets	\$15M
LAHC	Multi-residential units in Griffith	\$9M
NSW DCJ	Five affordable housing dwellings in Walgett	\$3.5M
Parkes Showground LM	New Pavilion and Grandstand refurbishment at Parkes Showground	\$6.2M
Rural Fire Service NSW	New buildings, upgrades and infrastructure for four separate regions	\$10M
Lachlan Shire Council	Condobolin Library extension and refurbishment	\$600K
Western Area Health	Hospital Paediatric Unit refurbishment and upgrades	\$1M
Walgett Shire Council	Portfolio of projects in the council area including waste disposal facility upgrades, playgrounds, main street beautification and sporting facilities	\$5M
Sisters of Charity	Archives and Heritage Centre	\$4M
Walgett Shire Council	Portfolio of Council construction Projects	\$3.5M
Warren Museum	Design and construction of new Museum in a heritage building	\$3.5M
Coonamble Council	New SES Facility	\$1.5M
Bogan Shire Council	New build of 4 purpose-built Seniors Living Units	\$1.2M
Bogan Shire Council	New build of Community & Youth Centre and Medical Centre Extensions	\$1.8M
Maverick Biosciences	Commercial Building, Dubbo	\$2.2M
TFB Constructions	Commercial and Warehouse building, Dubbo	\$1.8M
Central West Leadership Academy	Significant Refurbishment of existing school	\$2.9M
CLIENT	QUANTITY SURVEYING	VALUE
Dubbo Regional Council	Dubbo Regional Sports Hub	\$50M
Parkes Shire Council	Western Entry Masterplan	\$11M
Dubbo Regional Council	Dubbo Cycling Club relocation	\$9M
Coonamble Shire Council	Coonamble Fire Control Centre Master Plan	\$3M
Property NSW	Proposed fleet parking facility	\$3M
Bourke Shire Council	New Council Chambers	\$15M
UGL & Cardno	New CRN Control Centres in Bathurst & Orange	\$5M



## CURRENT AND PAST PROJECT LOCATIONS



## VALUES



### GROWTH

IMPROVEMENT OF SELF AND OTHERS



### INTEGRITY

GENUINE MORAL FAIR



### DETERMINATION

WORKING WITH PURPOSE AND GRIT

## QUALIFICATIONS AND SKILLS WITHIN THE TEAM

### MASTERS DEGREES

Business Administration                      Project Management

### GRADUATE CERTIFICATE

Project Management                      Business Administration

### BACHELOR'S DEGREES

Construction Management              Project Management                      Building  
Architecture                              Teaching                                      Sport Tourism  
Security Studies

### DIPLOMAS

Architectural Technology              Construction Management              Project Management  
Diploma Business Management      Government Contracts and              Management and Leadership  
    Procurement

### CERTIFICATES

Project Management                      Cert IV in Frontline                      Cert IV Administration  
    Management  
Applied Management                      Cert IIV in Business                      Cert IV WHS

### CERTIFICATES OF COMPETENCE

Aboriginal & Torres Strait Islander      Fundamentals of Erosion and              OHS Construction Induction  
Cultural Competence                      Sediment Control  
DiSC profiling                              Follow Safe Manual Handling              Modern Slavery  
Plan Assessment Activities &              Human Synergistics 360 LSI              Development Dimensions  
Processes                                      and GSI                                      International Card Sort  
Working at Heights                              Confined Spaces                              Elevated Work Platforms  
OHS requirements, Policies &              GC21 General Conditions of              Incident Investigation  
Procedure in Construction              Contract  
Participate in Assessment              SWMS Development &                      Assess Competence  
Validation                                      Review  
ICAM Investigation Training

### OTHER

Remote Pilot Accreditation for              Internal Auditor: Participate              Crisis Management &  
Drone use up to 2kg                      in a Quality Audit                      Investigation  
First Aid                                      Management Systems                      Waterproofing – Best Practice  
    Auditing                                      Applications  
High Risk work licence - Forklift              Contribute to the                      Statement of Attendance:  
trucks Materials Hoist & Dogging              Implementation of                      Hazardous Substances & Noise  
    Emergency Procedures                      Management

**Personal CVs available upon request**

## TESTIMONIALS

*Lyons Project Management has provided myself and the team with exceptional professional support in relation to compliance training and design. Terry is so easy to work with, taking the time to understand our needs, providing value adding advice and delivering an excellent end result.*

**Karen Sutton**

Leadership and Capability Manager, WaterNSW

*What has impressed us has been Lyons Project Management's ability to quickly troubleshoot the issues and look for alternatives rather than become bogged down.*

**Gary O'Brien**

Land Manager, Parkes Showground

*The communication has been very clear and we have been consulted whenever necessary. This has helped council get our projects completed well. The Project Manager has worked very hard. We are very happy with the end result of this project.*

**Derek Frances**

General Manager, Bogan Shire Council

*Lyons Project Management is an integral partner of the Maverick Biosciences team. Terry has continually demonstrated broad capability in Project Management, Construction Management, Internal Fit-out and Information Systems. The expansion of Maverick into world class life science manufacturing facilities would not have been as seamless without Terry's flexibility, expertise and commitment to a job done right the first time. I would recommend Lyons Project Management to anyone looking for a collaborative partner to support their business.*

**Ben Rogers**

COO, Maverick Biosciences

*I have found the team to be very capable, professional and client focused, [the Project Managers] are committed to project outcomes in challenging circumstances.*

**Paul Simpson**

Senior Program Manager, DCJ

## REFEREES

**Inspector Paul Metcalfe**

0437 678 116  
District Manager  
NSW Rural Fire Service

**Leslie Johnston**

0437 861 552  
Program Manager  
DPE - Roads to Home Program

**Des Wheeler**

0418 636 880  
Director  
Maverick Biosciences

**Derek Francis**

0427 264 261  
General Manager  
Bogan Shire Council

**Ian Whipple**

02 6801 4349  
Building Asset Manager  
Dubbo Regional Council

**Campbell Drake**

0431 903 866  
Senior Lecturer – Faculty of Design,  
Architecture & Building  
University of Technology Sydney

**Luke Robinson**

0428 470 478  
Director  
Chill-Rite Air Conditioning & Refrigeration

**Gary O'Brien**

0427 650 544  
Parkes Showground Land Manager  
Parkes Showground

## OUR GUARANTEE



*To work alongside you to achieve your goals, at the highest standard*