

CORPORATE PROFILE  
Community – Sports & Recreation

# EXEMPLO

**As construction specialists across a wide range of markets, segments and building applications – we approach clients to partner with us as stakeholders.**

We have been at the forefront of many landmark projects and less-known buildings. Scale, challenge, and complexity all combine to offer the opportunity to plan and build in a way in which everyone engages to deliver an outstanding result.” Not just a process. We see ourselves as constructive in approach and innovative in our processes. And why would you want it any other way?

Buildings that will;

- Stand the test of time.
- Meet the needs of today’s communities – and invite tomorrow.
- Presents a fulfilment of everyone’s investment.
- Demonstrate the potential of clever design and crafted construction.
- Creates the opportunity for our people to demonstrate their industrial capacity.

At Exemplo Constructions®, we aim to realise every client’s project’s full potential.



# PARTNERING FOR EXCELLENCE

Total no of projects delivered **40+**

Total value of projects delivered **2bn+**

## CORE CAPABILITIES

Being at the forefront of many successful building projects has ensured that consistently delivering exemplary results. Timelines, specifications and, of course, meeting client expectations is a capability that comes from deep experience in the field. Also, empathy with stakeholders and an orientation to find the way through the challenges that inevitably arise. We have led many project teams across various industry sectors in diverse and challenging circumstances.

Our principles and experience in the field have consistently reaffirmed our belief that excellent outcomes are generated from the quality of collaboration set up from the start. We stay close to our clients – **communication is vital.**

We see the project in its community context – where and how is it impacting? Where is future value being created? We are highly aware of and engaged in safety requirements – risk is central to all decisions. And finally – we solve problems through transparency, simplicity and consistent engagement with stakeholders

- We bring a deep sense of curiosity and engagement to our client's project needs.
- Our deep experience in the field and tacit knowledge enables us to add value from day one discussions.
- We pre-empt potential breakdowns and lead in their resolution or mitigation.



**650M+**  
Education



**400M+**  
Community



**400M+**  
Health & Aged Care



**700M+**  
Sport & Rec



**200M+**  
Commercial

# OUR SERVICES

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## As qualified architects and construction specialists, we are highly capable and experienced industry specialists.

From developing the initial brief to handover, we will actively seek out quality and value, and proactively manage the project. Partnering with all stakeholders to achieve the optimum result.

Given our breadth and depth of experience and credentials, Exemplo can work across a range of contracting models – adding value to the project regardless of model chosen.

### LUMP SUM

The conventional, construct-only option. Adding value through early identification of issues and opportunities, “looking outside the square” to innovate without material change to design, all aimed to reduce cost, and risk, build in quality and enable a simply better outcome

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### EARLY CONTRACTOR INVOLVEMENT

Successful projects demand and are rewarded by identifying options and alternatives, early input on buildability, costing, and, importantly, design input to result in the best outcome. Successful projects will also require strong and confident liaison with all external stakeholders (including Councils).

Identifying, managing, and mitigating risks - acting early to ensure a smooth project delivery with no surprises.

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### DESIGN & CONSTRUCT

Evaluating, developing, and finalising documentation to align with clients’ outcomes in concert with code compliance and regulations. From the outset, we are poised and resourced to recognise potential benefits. Importantly we can deliver design outcomes within the build process. And finally, we naturally bring a strong sense of collective success across diverse stakeholders in the life of your project. We partner with stakeholders and consultants to achieve a timely and optimal outcome.


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### CONSTRUCTION MANAGEMENT

Exemplo Constructions® can provide the lead role in effective project management. Bringing transparency, and deep expertise in all elements and pricing that design and clients’ budget align.

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A wide-angle photograph of a modern indoor sports hall. The floor is made of light-colored wood and is marked with various colored lines for basketball and other sports. In the background, there are two basketball hoops on metal stands. The walls are made of light-colored wood panels. A scoreboard is mounted on the wall to the right. The ceiling is high with a complex metal structure and several large lights. The overall atmosphere is bright and professional.

**“At every step of the way on the project, Lakshu has always been the catalyst and force for its success. He seems to be able to set the scene for the best performance of others – regardless of job, role or stakeholder. It takes a depth of experience and professional practice to transform challenges into possibilities.”**

**Jon Couston**

Head of Infrastructure & Operations, Western Bulldogs

# CAPABILITY & EXPERIENCE



We have a strong and diverse experience in the Community/Sports & Recreation sector. And a deep affinity for the lived and enjoyed experience that projects deliver. Following the handover of a project, its rewarding to see this firsthand; and the felt value of its occupants.

Our experience includes the following projects;

- St Albans Leisure Centre and Health & Wellbeing Hub, Brimbank City Council (\$55m)
- Narrandjeri Multipurpose Stadium, Darebin City Council (\$30m)
- RSEA Park administrative and training facilities, St Kilda Football Club (\$30m)
- Ikon Park Redevelopment, Carlton Football Club (\$50m)
- Olympic Park Community Centre, Collingwood Football Club (\$30m)
- SPLASH Craigieburn Leisure & Aquatic Centre, Hume City Council (\$37m)

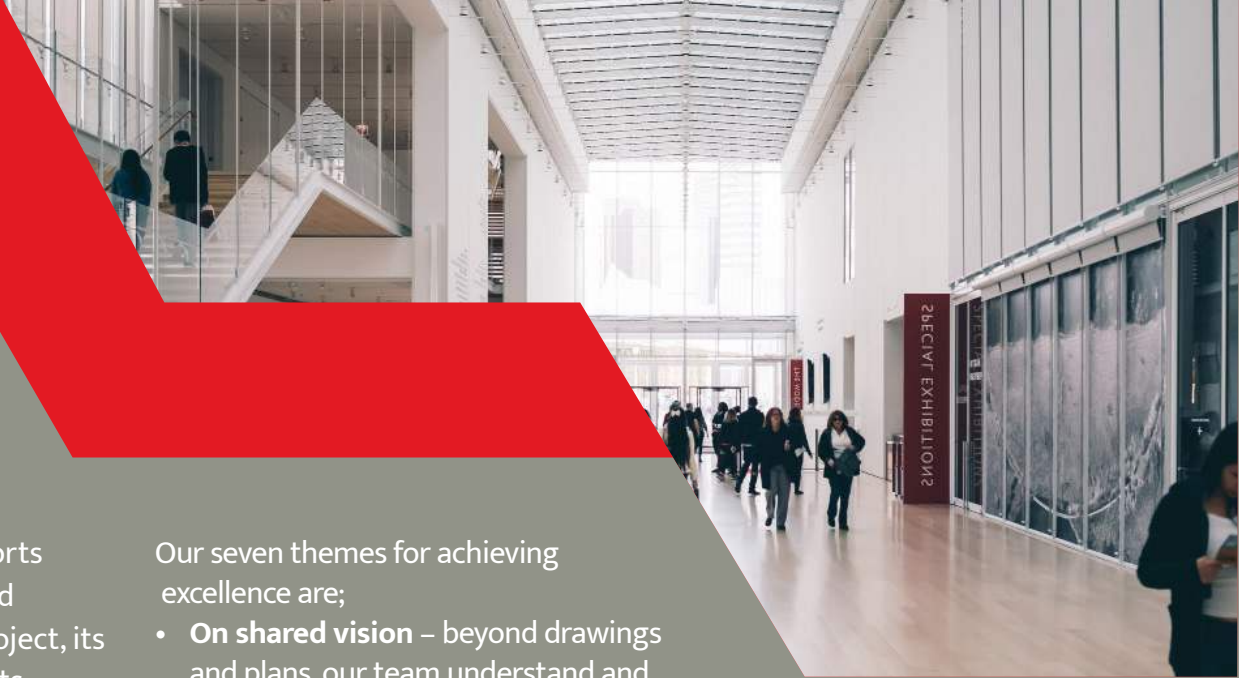
We have learnt that the key critical success factors and drivers of success in this sector are to ensure that we partner with the organisation from the very early outset;

Our seven themes for achieving excellence are;

- **On shared vision** – beyond drawings and plans, our team understand and collaboratively share the vision, impact, and project outcome.
- **On local impact** - we are careful to ensure that the construction experience is minimal for neighbours and local ambience is maintained
- **On project planning** – being acutely aware of the need to meet timing planned – and the consequences if not.
- **On build quality** – where often the regularity and intensity of use challenge materials and finish.
- **On financial planning** – ensuring that financial budgets are understood and met.
- **On functionality** – maintenance - its ease and effectiveness is an ever-present question to be answered in our process.
- **On Standards & Regulatory Requirements** – ever vigilant to all needed for compliance.

Rather than post-handover complaints, our mission is for the building to elicit praise and felt benefit from its occupants. We aim for an experience of lived enjoyment and excellence – not simply structure and space.

And finally - our underlying sense of purpose is for a building which retains and expresses value – now and in the long term – seen for its enduring qualities & quality.



# MANAGEMENT PROFILE

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Managing Director:  
**Lakshu Adaikalavan**



**An industry leader in construction for over twenty years, many at a senior executive level and now as managing director of Exemplo Constructions®. Broadly experienced across all sectors – including Commercial, Community, Sports & Recreation, Health & Aged Care and Education.**

Projects have ranged in scope from niche to landmark and scale from \$200k to \$200M. A strong capacity to deliver major projects gained from six years as General Manager of a Tier 2 construction firm in Victoria.

Lakshu holds a degree in architecture, is a registered commercial builder and technically strong across all procurement models. Notably, he is fluent at any stage of the project process – design, development, finalisation, and delivery. Adding value at every step. Capability and deep experience in the field enable the best value outcome for all stakeholders. Broadly and strongly connected to clients, consultants, and contractors. Strong capacity to use communication skills to set the context for collective success.

Passionate and driven to excel, skilled in finding the way to engage all in buildings to be proud of and a legacy of value left to current and future owners.

EXEMPLO

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