

A black and white photograph of a person's hand touching a tablet. The tablet screen shows architectural drawings or blueprints. The background is blurred, suggesting an office or construction site environment.

Base.

[baseservicesgroup.com.au](http://baseservicesgroup.com.au)

# Complete building services solutions

Base Services Group — Setting  
the Standard for ICA Excellence

VIC / QLD / NSW / NT / SA / TAS

# Who we are

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We are a team of ICA (independent commissioning agents), building services engineers, and commissioning managers with 30 years of expertise in successfully completing projects involving intricate construction, accreditation, engineering, and commissioning hurdles.

Our team's deep understanding of each construction and engineering discipline enables us to optimise the commissioning process, eliminate risk, and guide you through the project and protect your best interests. With our expertise in successfully completing some of the most intricate projects, BASE is well-equipped to handle the complexities of modern developments.





# Our Sectors

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- Residential
- Commercial
- Retail
- Build to Rent
- Education
- Health
- Infrastructure
- Data Centres
- Defense
- Correctional
- Government

“The value BASE brings to projects is straight-forward. We cut through ambiguity by focussing efforts on the right sequence of challenges. We solve critical problems by driving systematic pathways, maximising efficiencies and enabling all works to be completed with certainty.”

Adam Gangi, Managing Director



# Our Point of Difference

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Our diverse team, comprising GreenStar Accredited Professionals, ICAs, services engineers, and project managers, brings extensive expertise and experience spanning design, commissioning, and project management for Tier 1 projects throughout Australia.

## INDEPENDENT COMMISSIONING AGENT

Our ICAs ensure projects meet the highest standards of quality, functionality, and performance through independent commissioning support, system verification, issue resolution, and assistance in achieving green building certifications.

## SERVICES ENGINEERS

Our services engineers optimise your project's functionality and performance by conducting thorough design reviews, collaborating with stakeholders, providing expert advice on efficiency and compliance, and developing comprehensive commissioning plans.

## COMMISSIONING MANAGERS

Our experienced commissioning managers oversee the entire commissioning process, coordinating with all stakeholders, ensuring smooth project delivery, and verifying that all systems and equipment are installed, tested, and operating in accordance with design intent and client requirements.

BASE has developed our own "ICA Process", a streamlined and systematic approach that sets us apart in the industry. This process optimises project workflows, document handling, and acceptance procedures, providing our clients with a confident in achieving project efficiency, excellence, and risk mitigation through our transparent practices, comprehensive tracking tools, and attention to detail.



# Our Clients



“ The team at BASE provide exceptional customer service as they place their clients’ needs above anything else, ensuring their requests are actioned in a timely and efficient manner. Their relationships with key stakeholders in the industry have been extremely beneficial in achieving successful outcomes from complex and difficult situations. ”

# What We Do



## INDEPENDENT COMMISSIONING AGENTS

We work with building owners and developers to provide independent commissioning advice and assistance in accordance with all relevant industry standards.

- GreenStar Accreditation
- Commissioning Verification
- Sustainability Implementation
- Building Tuning Client Representative



## SERVICES & COMMISSIONING MANAGEMENT

We facilitate detailed and strategic approaches to services coordination, delivery and commissioning management. We implement effective procedures to achieve best outcomes for projects.

- Buildability Management
- Accreditation Management
- Services Management
- Engineering Management
- Commissioning Management
- Delivery Oversight
- Systems Integration
- Operational Upgrades



# Our National Presence



# Independent Commissioning Agents – ICA

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## ACCREDITATION SUPPORT

ICA simplifies the accreditation process for building owners by providing expert guidance and support throughout the building lifecycle. Our team ensures compliance with standards, conducts thorough reviews and inspections, collaborates with stakeholders, prepares application packages, and provides ongoing support. By partnering with ICA, owners and developers can navigate the accreditation process with confidence, achieving the highest levels of compliance, quality, and performance while minimizing risk and delays.

## BUILDING CERTIFICATION

We comprehensively collaborate with various authorities and governing bodies to ensure successful building certification.

## SUSTAINABILITY CERTIFICATION

We facilitate ESD initiatives in design, construction and operation to achieve the targeted NABERS, Green Star, WELL, and LEED ratings while improving energy efficiency, operating costs, and market value.

## COMMISSIONING CERTIFICATION

We ensure compliance with design specifications and standards through extensive reviews, advice, and verification for optimal building performance.

## BUILDING TUNING CLIENT REPRESENTATIVE

We monitor, tune, and validate building services systems on behalf of building owners for a minimum of 12 months after occupation. Our building tuning services ensure that buildings operate optimally as per the specifications and Green Star or NABERS requirements.

# Key ICA Deliverables & Accreditations

- Service Reviews
- Maintainability Reviews
- Commissioning Plans
- Documentation Review
- Process & Progress Reviews
- Witness Testing Matrices
- Installation Verification
- Efficiency Review
- Data Validation
- Commissioning Reports
- Witness Testing
- Operational Verification
- Building Tuning
- Soft Landings



MELTON HOSPITAL



# Independent Commissioning Agent Projects

HEALTHCARE



**AECOM**



CENTRE FOR NATIONAL RESILIENCE: MELBOURNE, BRISBANE, PERTH

1000 Bed, Infection Prevention Control



## COMMERCIAL & RETAIL



### CHADSTONE PLACE AND TERRACE

Office Building Redevelopment, Officeworks HQ & Outdoor Retail Precinct

- 5 Star Green Star Rating
- 5.5 Star NABERS Energy Rating
- 4 Star NABERS Water Rating
- 4.5 star NABERS IEQ Rating
- ILFI Zero Carbon Certification

## SOCIAL INFRASTRUCTURE



### WYNDHAM LAW COURTS

Judicial New Law Courts  
6 Star Green Star Rating  
Soft Landing Frameworks

## RESIDENTIAL



### ANURA SHORE

Two Towers Of 23 And 25 Storeys  
- 395 BTR Apartments And Retails

- 5 Star Green Star Rating
- 4 Star NABERS Energy and Water Rating
- 7.5 Star NatHERS Rating
- NCC Section J 2019 Compliance



COMMERCIAL



51 FLINDERS LANE  
530,000m<sup>2</sup> 139 & 15 Storey Towers 6  
Star Green Star Rating  
Platinum WELL Rating  
5 Star NABERS Energy Rating  
4 Star NABERS Overall Rating  
NCC Section J 2019 Compliance

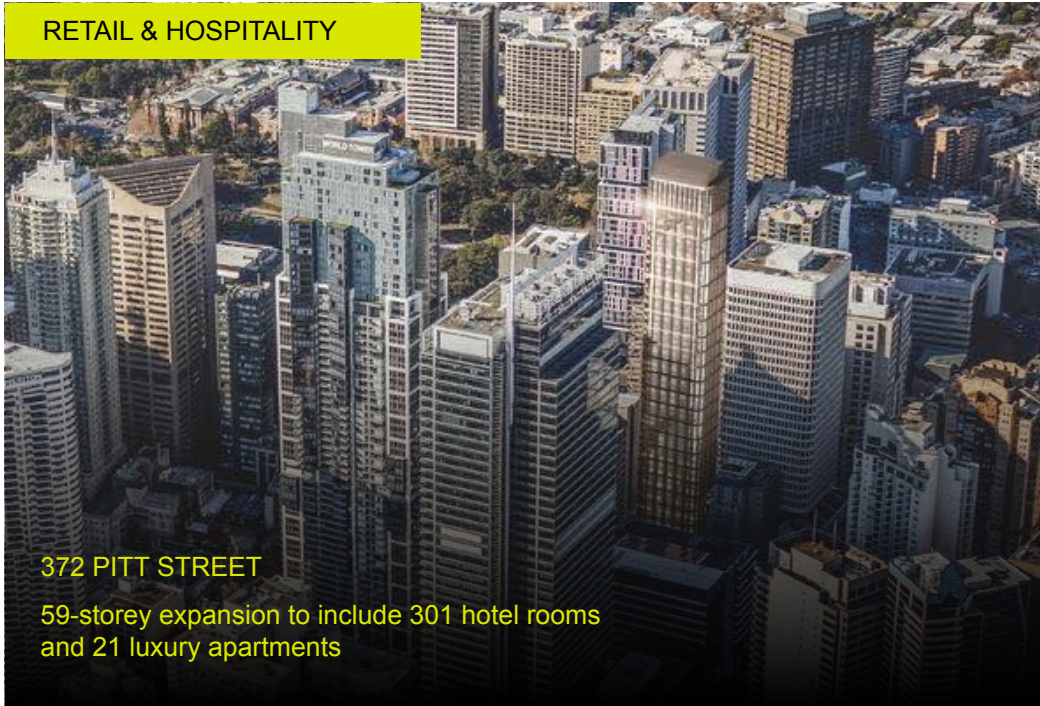
RESIDENTIAL & HOTEL

DESTINATION  
GOLDCOAST.™

DESTINATION GOLD COAST: TOWER TWO  
Two 63-Storey Towers with 5 Star Hotel & Luxury Apartments 5  
Star Green Star Rating  
4 Star NABERS Energy Rating  
Soft Landing Framework



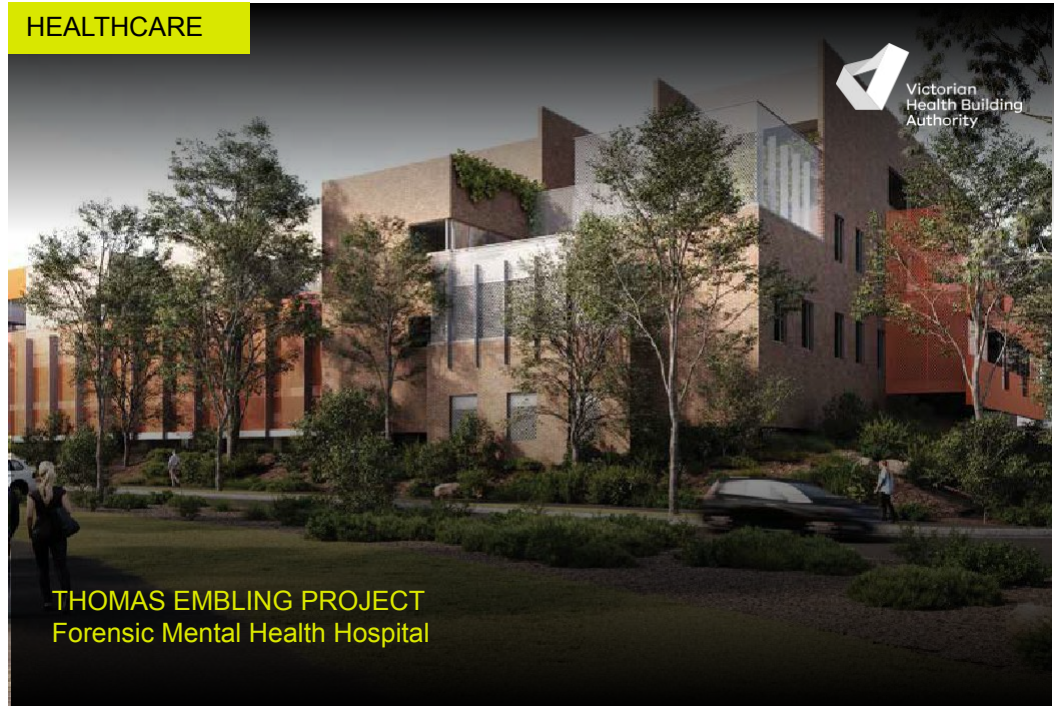
RETAIL & HOSPITALITY



372 PITT STREET

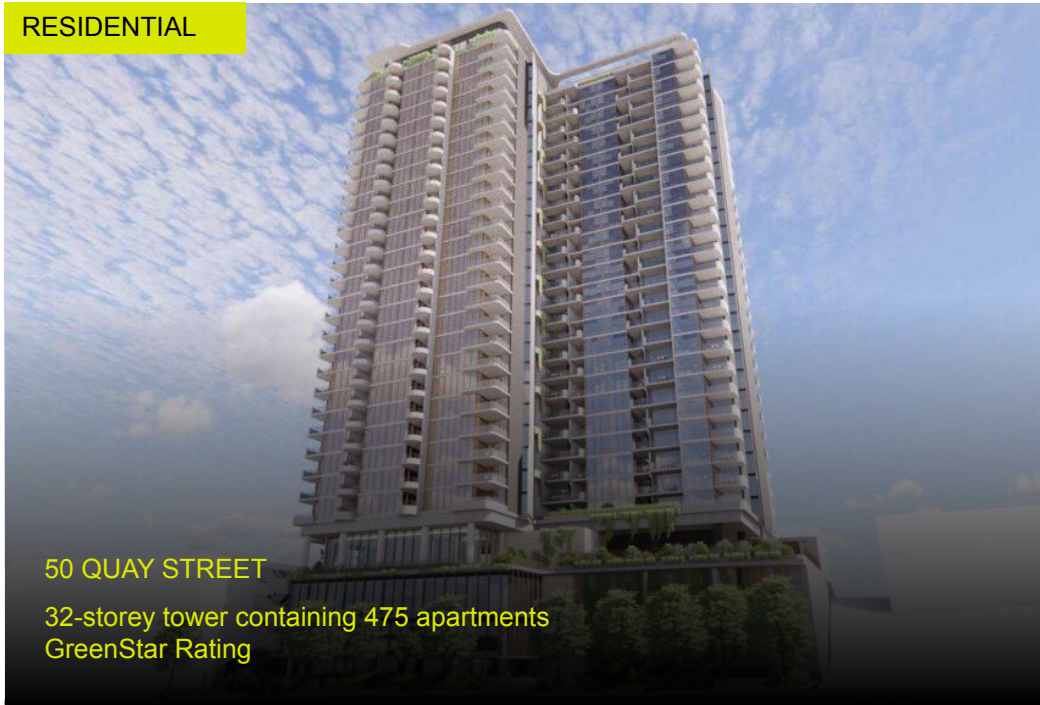
59-storey expansion to include 301 hotel rooms and 21 luxury apartments

HEALTHCARE



THOMAS EMBLING PROJECT  
Forensic Mental Health Hospital

RESIDENTIAL



50 QUAY STREET

32-storey tower containing 475 apartments  
GreenStar Rating

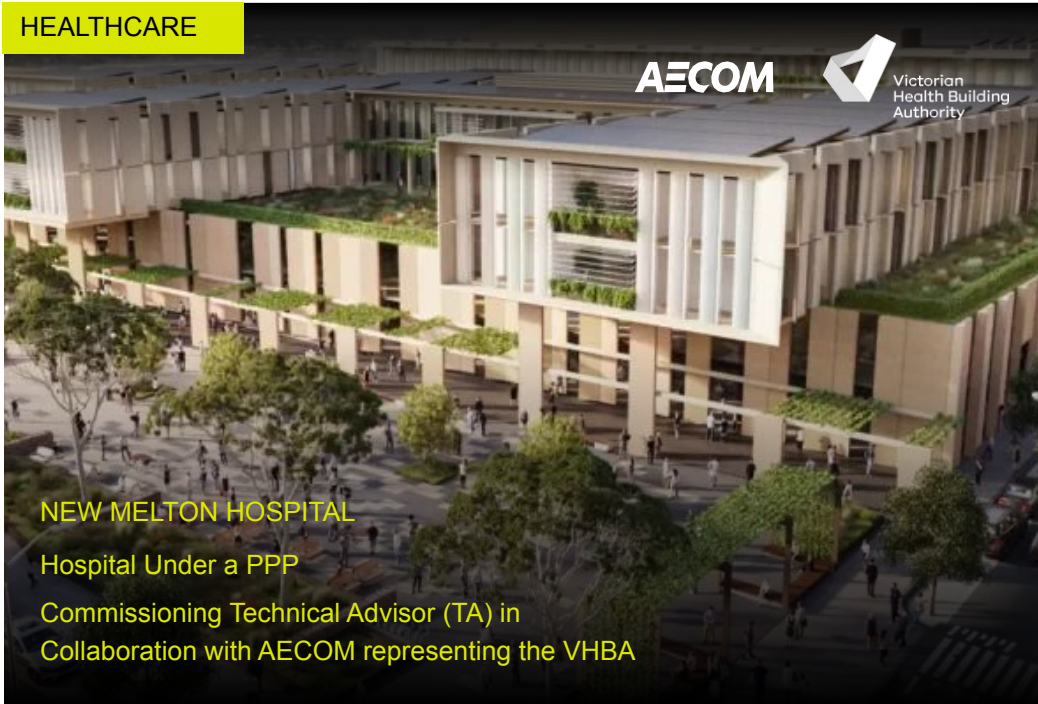
INFRASTRUCTURE



HOME OF THE MATILDAS  
FIFA Women's World Cup Football Centre 5  
Star Green Star Rating



HEALTHCARE



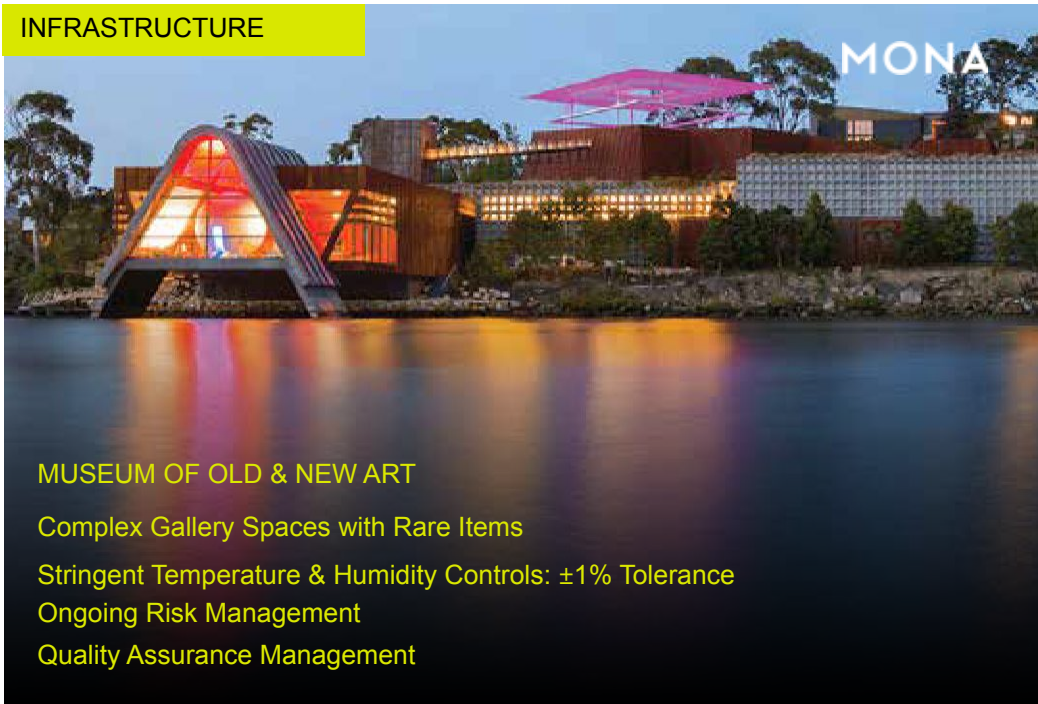
AECOM  
Victorian Health Building Authority

NEW MELTON HOSPITAL

Hospital Under a PPP

Commissioning Technical Advisor (TA) in  
Collaboration with AECOM representing the VHBA

INFRASTRUCTURE



MONA

MUSEUM OF OLD & NEW ART

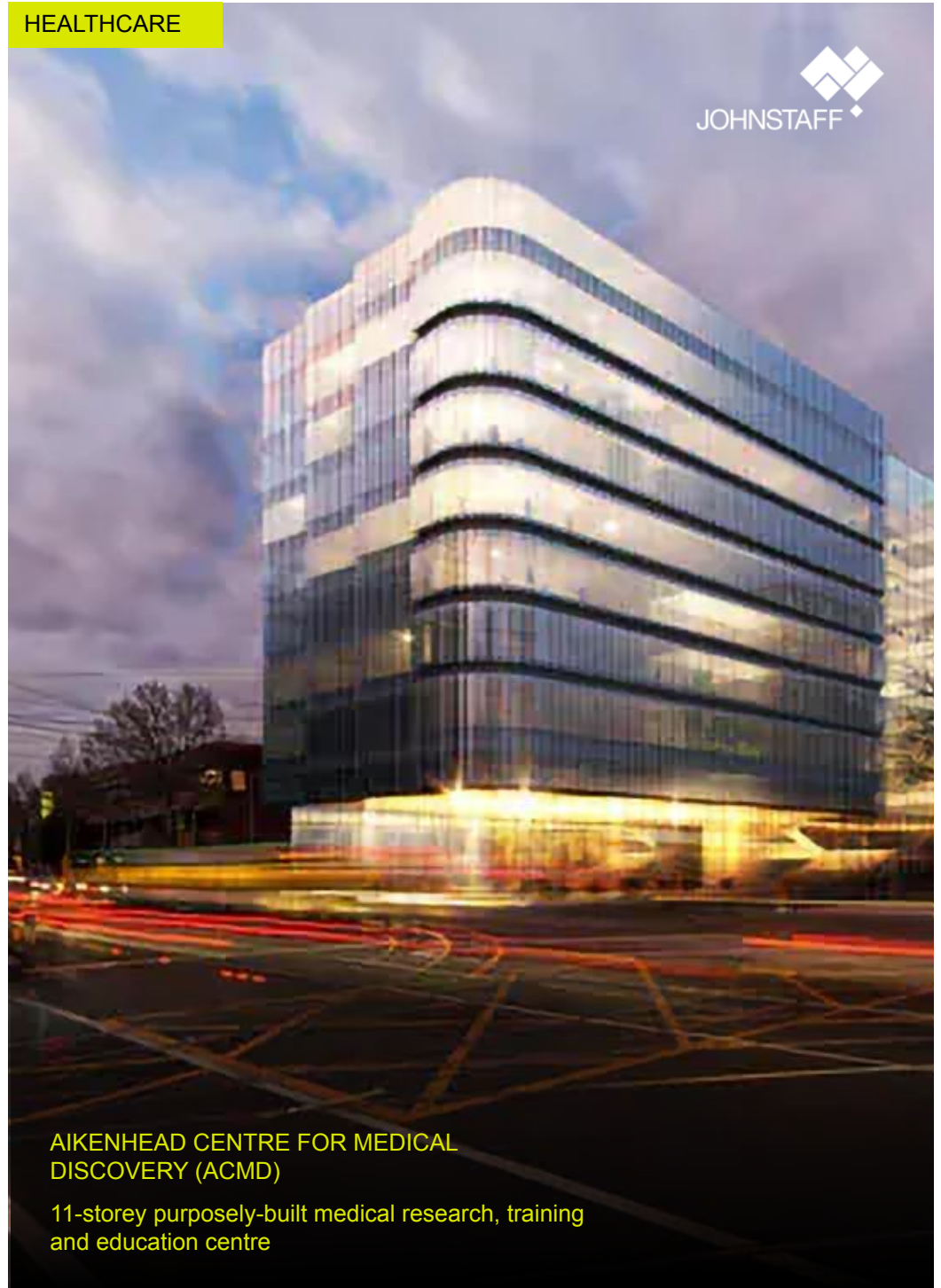
Complex Gallery Spaces with Rare Items

Stringent Temperature & Humidity Controls:  $\pm 1\%$  Tolerance

Ongoing Risk Management

Quality Assurance Management

HEALTHCARE



JOHNSTAFF

AIKENHEAD CENTRE FOR MEDICAL  
DISCOVERY (ACMD)

11-storey purposely-built medical research, training  
and education centre



HEALTHCARE



BALLARAT BASE HOSPITAL

Redevelopment and expansion including a multilevel hospital tower, new emergency, and an extra 100 beds

HEALTHCARE



ALBURY WODONGA HEALTH

New extension to the existing Medical Ward 2

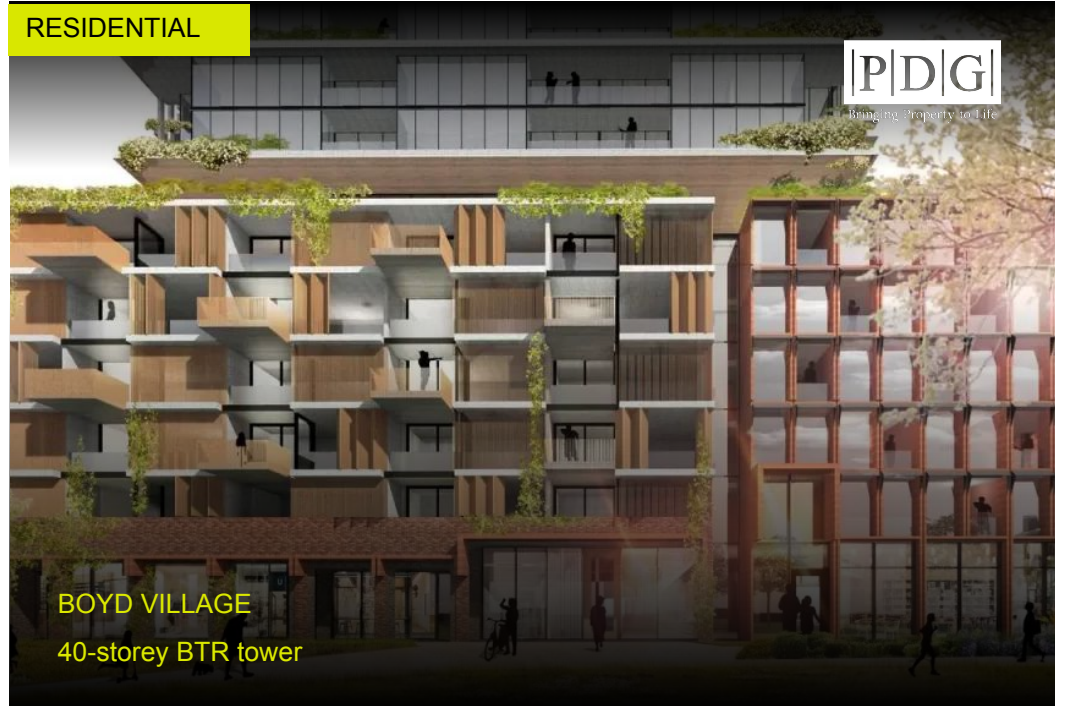
HEALTHCARE



BENDIGO KANGAN INSTITUTE

Redevelopment of the Broadmeadows Campus

RESIDENTIAL



BOYD VILLAGE

40-storey BTR tower



COMMERCIAL

HUNTER  
MASON

BP OFFICE PARRAMATTA  
Commercial Office Fit Out on level 42

HEALTHCARE

northwest

COOMERA HEALTH CAMPUS  
3-storey healthcare facility with GP clinic,  
onsite imaging and diagnostics, 3/6 OT day  
surgery and specialist consulting

HEALTHCARE

DuoProjects™

DRUID SITE ST VINCENT HOSPITAL  
12-storey PCA A-grade on-hospital campus  
for the clinical, teaching, research and  
development activities.

COMMERCIAL

PORT of BRISBANE  
Here for the future

ELECTROLUX DISTRIBUTION  
CENTRE AND SHOWROOM  
21,255m2 warehouse and  
1,570m2 office buildings



GOVERNMENT & INFRASTRUCTURE

DuoProjects™



GMHBA STADIUM

Construction of new grandstand and establishment of a cricket hub.

RESIDENTIAL

Brookfield



GRATTAN STREET STUDENT ACCOMODATION

49-storey student accommodation building with 465 beds and retail area

COMMERCIAL

JLL

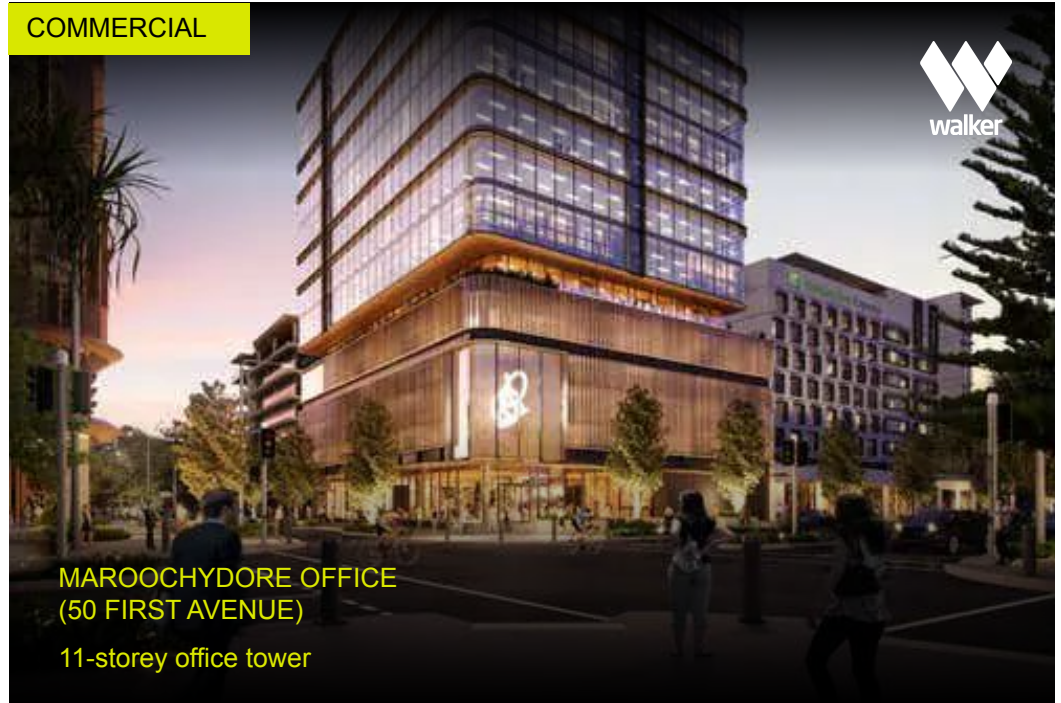


530 COLLINS STREET

Commercial fit-out located on level 2 & 3

COMMERCIAL

walker



MAROOCHYDORE OFFICE  
(50 FIRST AVENUE)

11-storey office tower



HEALTHCARE

aurecon

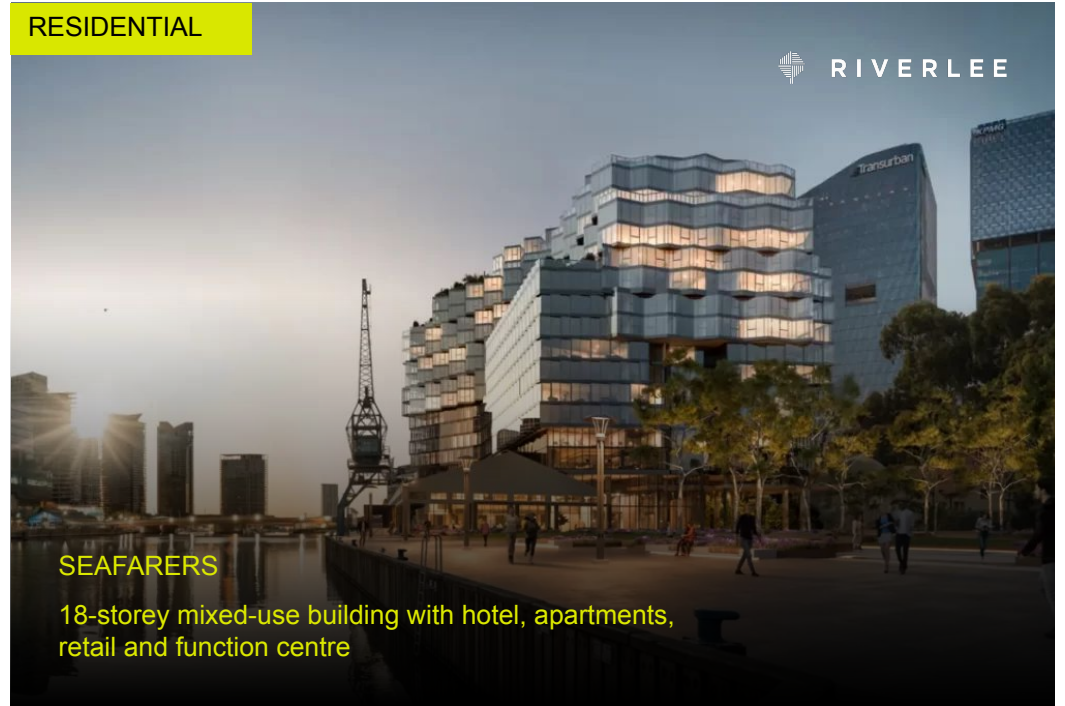


REDLANDS HOSPITAL EXPANSION

New intensive care unit and an increase in bed capacity

RESIDENTIAL

RIVERLEE

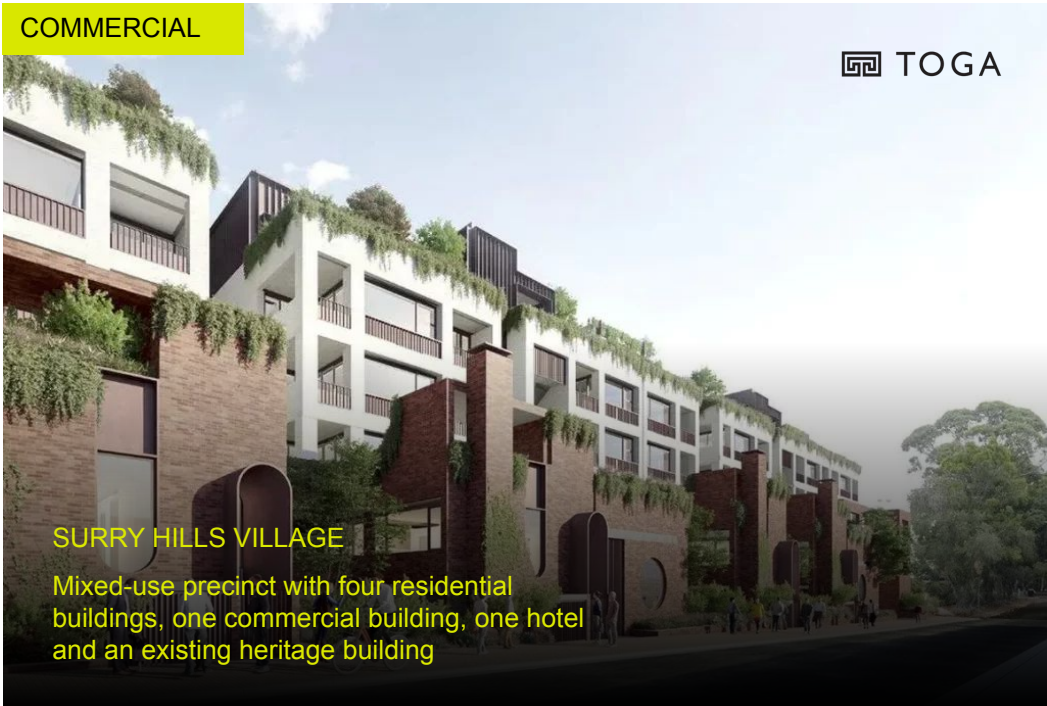


SEAFARERS

18-storey mixed-use building with hotel, apartments, retail and function centre

COMMERCIAL

TOGA



SURRY HILLS VILLAGE

Mixed-use precinct with four residential buildings, one commercial building, one hotel and an existing heritage building

GOVERNMENT & INFRASTRUCTURE

Built  
THE NEW WAY  
FORWARD



TRANSLATIONAL MANUFACTURING AT THE TRANSLATIONAL RESEARCH INSTITUTE

Australia's first purpose built biomedical translational manufacturing facility including commercial office spaces, labs and clean rooms.



RESIDENTIAL



UNILODGE

9-storey mixed-use development containing 604 rooms and ground floor retail premises.

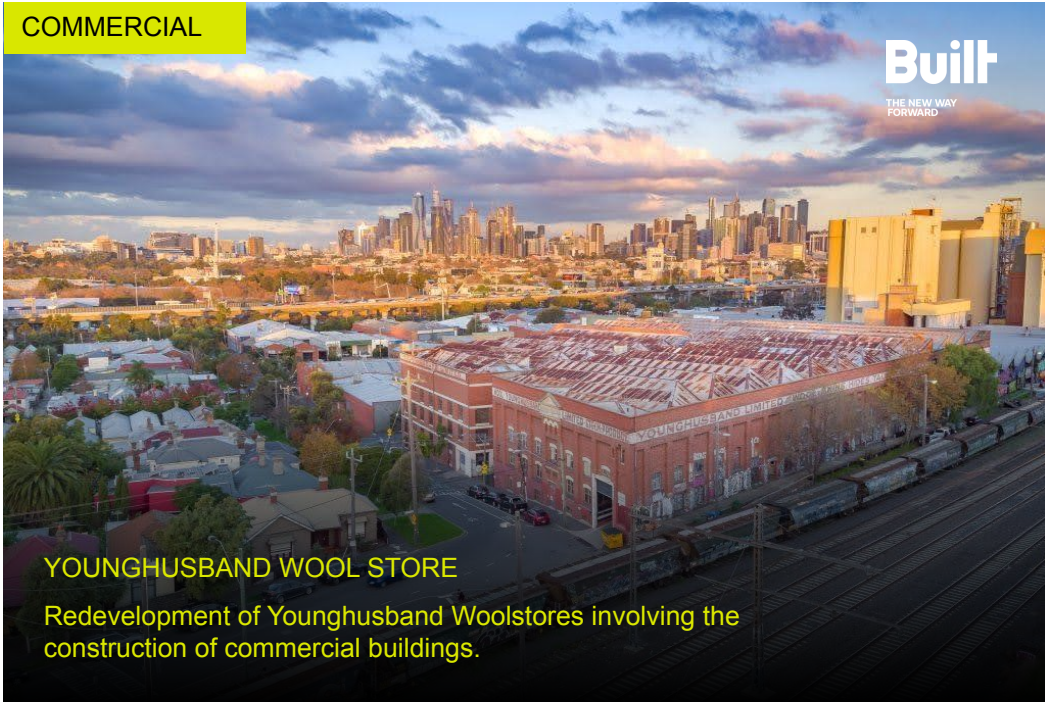
COMMERCIAL



WICKS PARK

12-storey mixed-use development with apartments, retail, and communal facilities.

COMMERCIAL



YOUNGHUSBAND WOOL STORE

Redevelopment of Youngusband Woolstores involving the construction of commercial buildings.



“ Adam’s strategic thinking and South East Water contacts resulted in a sewer diversion agreement that netted M&L significant additional ground floor retail space. While South East water were initially reluctant to consider the basement diversion, Adam’s focussed approach and reasoned argument resulted in an outstanding outcome for the development. ”

# Services & Commissioning Management – SCM

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## HEAD CONTRACTOR SUPPORT

The commissioning of building service systems is complex and requires a focused and strategic approach at each construction phase: from design through to delivery. We mitigate risk and deliver optimally performing and efficient buildings to owners and managers.

## BUILDABILITY MANAGEMENT

We assist project management teams by providing extensive design reviews and expert buildability analyses. We have programming and value management experience to guide service-related activities towards performance.

## SERVICES MANAGEMENT

We apply a holistic approach to integrate a buildings' services inclusive of electrical, mechanical, hydraulics, fire, lifts, AV, security, ICT, converged networks, and building twins.

## ACCREDITATION MANAGEMENT

Our trusted relationships within government and governing bodies allows us to achieve accreditations swiftly and efficiently. We save project teams time and cost.

## COMMISSIONING MANAGEMENT

We create, compile, review, and manage key elements of commissioning documentation for continual project success. Our strategic methodology delivers successful commissioning and project handover.

## ENGINEERING MANAGEMENT

BASE delivers top-tier commissioning and engineering outcomes for backbone infrastructure. We collaborate with trusted engineering firms, offer extensive oversight on all engineering service disciplines, add value to BIM, and pride ourselves on our proactive approach to project management.

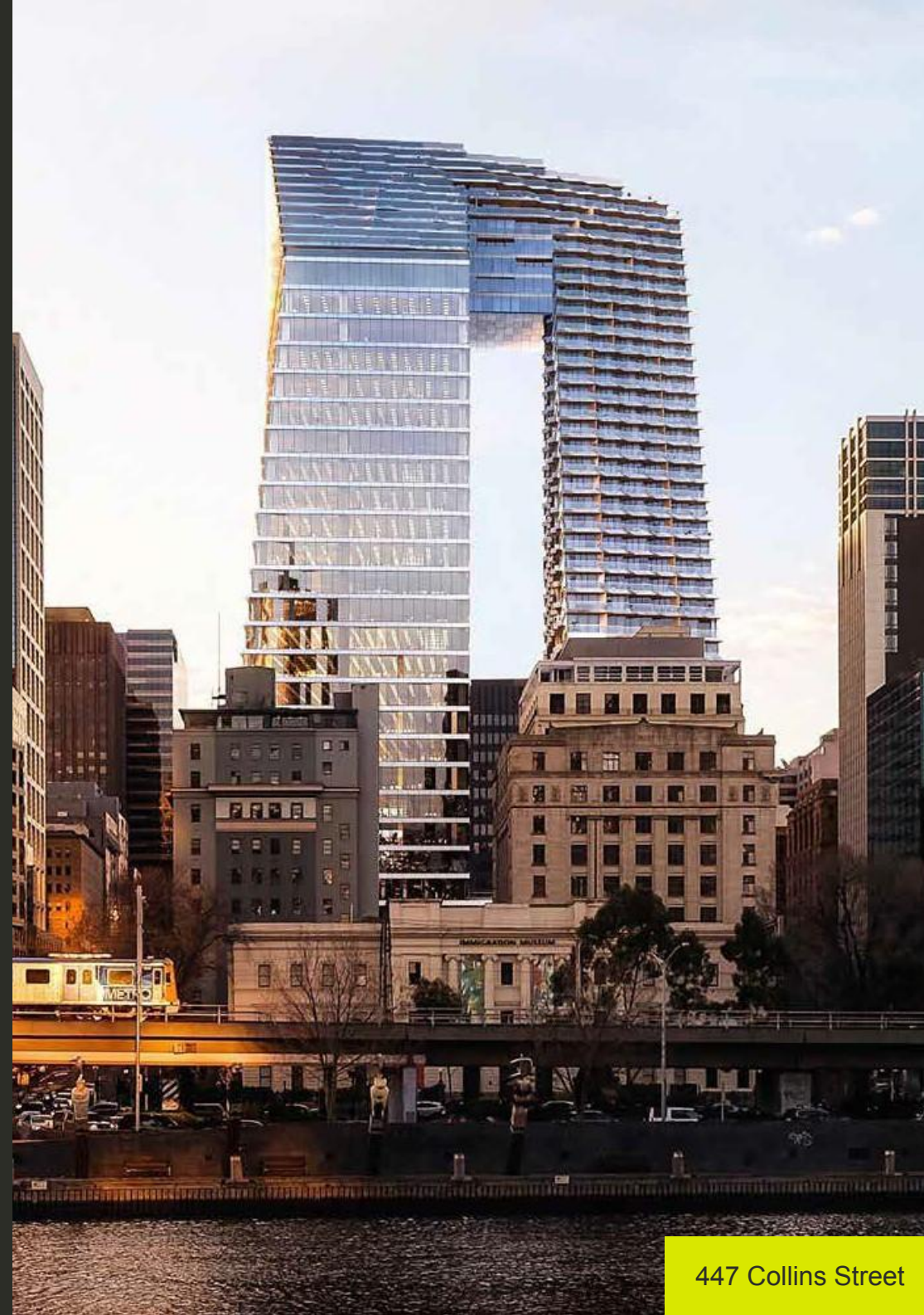
“

BASE's expertise has enabled the successful delivery of a range of our major projects over many years. They have a proactive approach and have proven their capabilities in services management on three of our landmark development projects: 700 Bourke Street for the NAB Head Office, 720 Bourke Street for Medibank, and now on 447 Collins Street whereby the team

finalised commissioning and building tuning to enable a unified handover.

”

Cbus Property

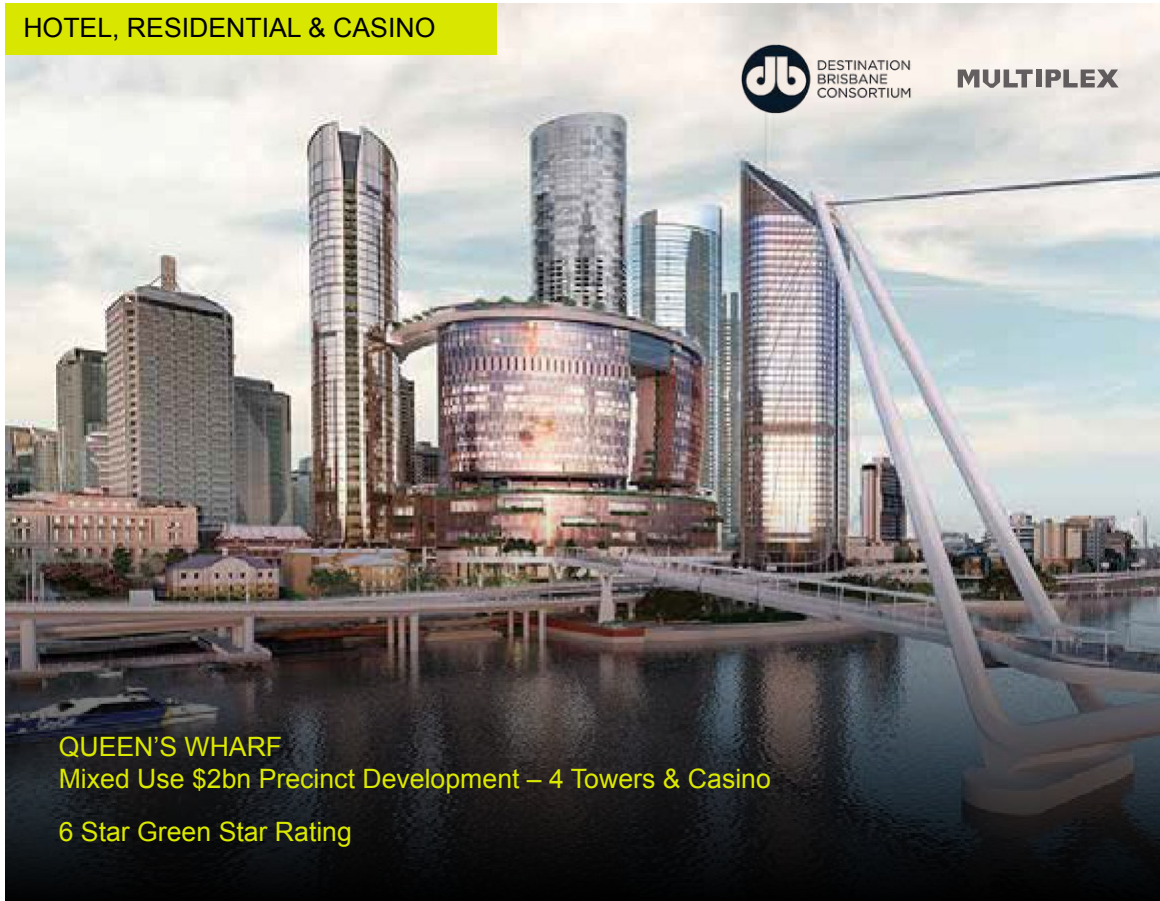


447 Collins Street



# Servicing & Commissioning Management Projects

HOTEL, RESIDENTIAL & CASINO



COMMERCIAL

Charter Hall

lendlease





CORRECTIONAL



Built

MARNGONEET CORRECTIONAL CENTRE  
300 Beds, Medium Security Facility  
Commissioning Management Services

CORRECTIONAL



CHISHOLM ROAD PRISON  
Maximum-Security Prison  
Commissioning Management Services

CORRECTIONAL



Built

METROPOLITAN REMAND CENTRE  
950 Prisoners Capacity, Maximum-Security Facility  
Commissioning Management Services

DATA CENTRES & CRITICAL FACILITIES



AIRTRUNK i210  
Data Hall Fit Out



CRITICAL INFRASTRUCTURE



NEXTDC M1, M2, M3

Critical Infrastructure Data Centre - Tier III & Tier IV Network Facilities

HEALTHCARE



WONTHAGGI HOSPITAL

4-Level Vertical Hospital Extension



CRITICAL INFRASTRUCTURE



MICROSOFT MEL04 DATA CENTRE

Critical Infrastructure Data Centre

The first data centre to be delivered, for Microsoft, in Victoria.  
BASE, in collaboration with the Kapitol Group, delivers the services design, coordination, commissioning, and integrated systems testing to the highest standard possible, to comply with Microsoft's stringent requirements.

CRITICAL INFRASTRUCTURE

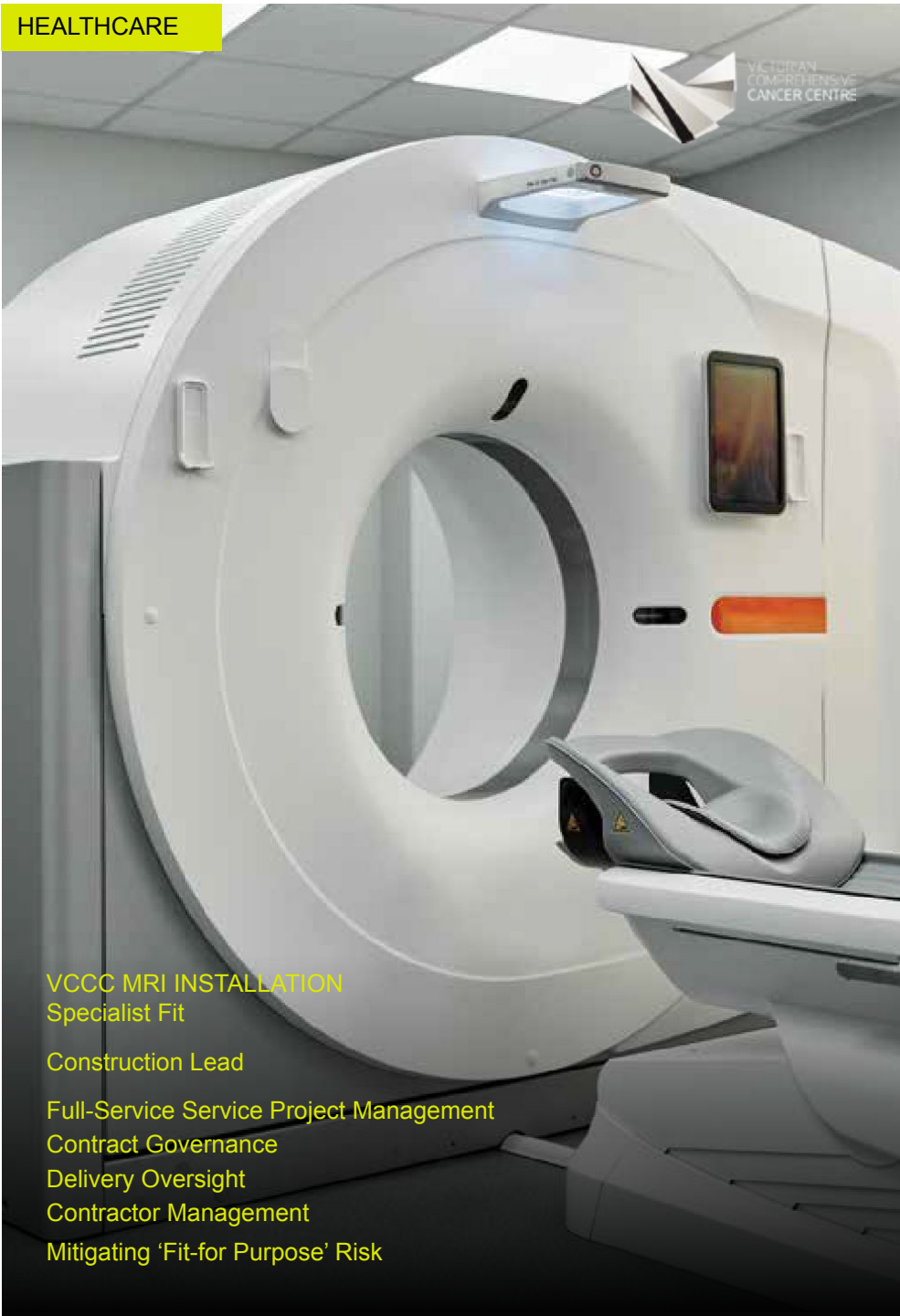


MICROSOFT MEL11 DATA CENTRE

Critical Infrastructure Data Centre

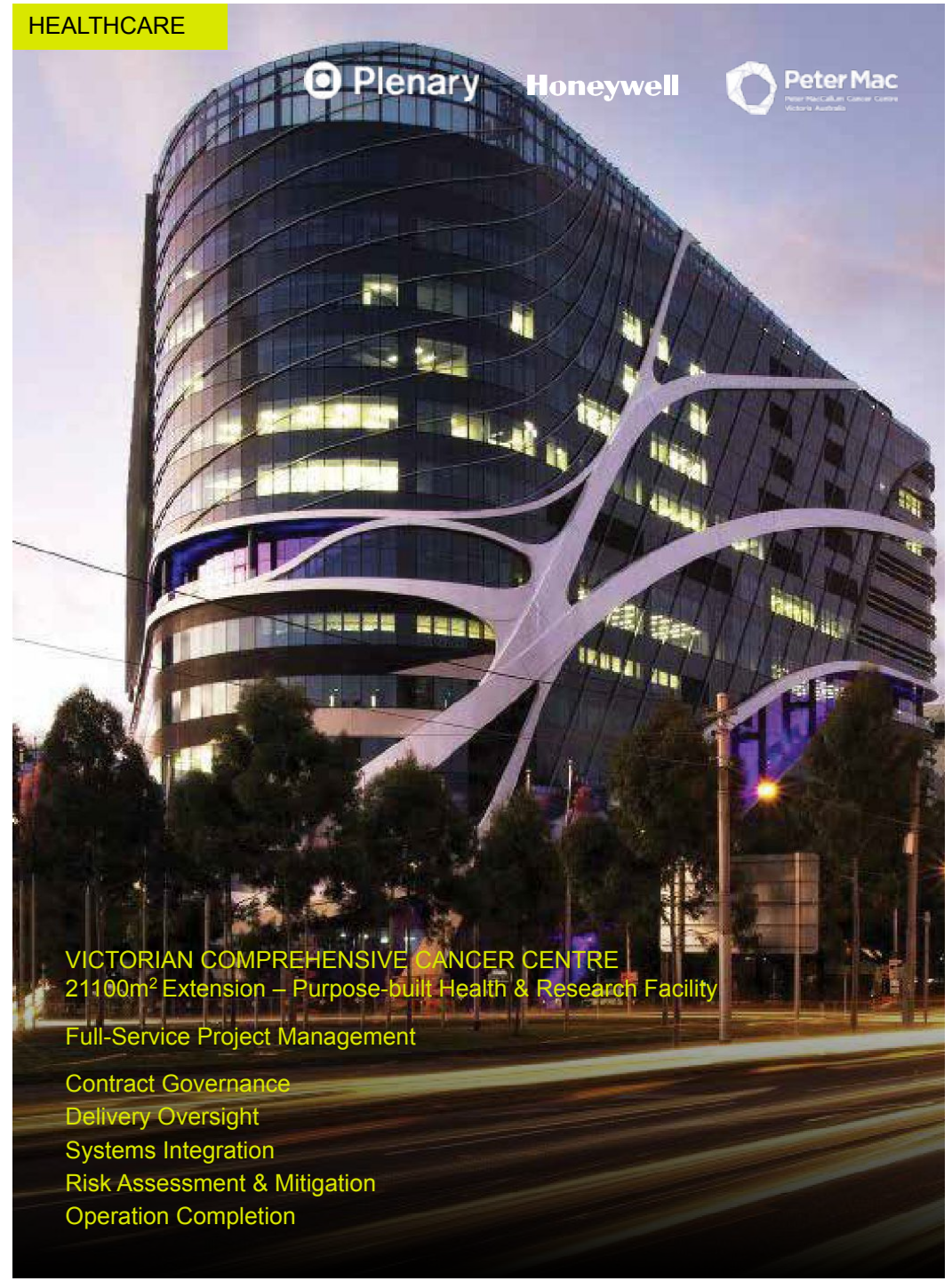


HEALTHCARE



VCCC MRI INSTALLATION  
Specialist Fit  
Construction Lead  
Full-Service Service Project Management  
Contract Governance  
Delivery Oversight  
Contractor Management  
Mitigating 'Fit-for Purpose' Risk

HEALTHCARE



VICTORIAN COMPREHENSIVE CANCER CENTRE  
21100m<sup>2</sup> Extension – Purpose-built Health & Research Facility  
Full-Service Project Management  
Contract Governance  
Delivery Oversight  
Systems Integration  
Risk Assessment & Mitigation  
Operation Completion



HEALTHCARE



Plenary Honeywell



AGRIBIO FACILITY  
Construction of PC2 Laboratories  
Contract Governance  
Procurement Oversight and Site Work Infrastructure  
Builder Appointment  
Third-Party Assessor Collaboration

COMMERCIAL & BUILD TO RENT



FLINDERS WEST TOWER TWO  
32-storey BTR tower with 472 apartments and two office floors



# A Single Point of Contact

When it matters the most, we rely on our reputation, networks, partners, and strong relationships with authorities to connect core building infrastructure.

## ENERGY



## WATER



## LIFE SAFETY



## GAS



“

Base Services Group have provided Honeywell with construction and services expertise and support, that has enabled us to deliver multiple complex projects in “live” environments at some of our most critical sites. The professionalism and inherent attention to detail that Adam and the BASE team bring to the table, reduces our risk and instils a high level of confidence of project success.

”



# Base.

[baseservicesgroup.com.au](http://baseservicesgroup.com.au)

VIC / QLD / NSW / NT / SA / TAS