Base.

CAPABILITY STATEMENT



The Independent Commissioning Authority



Complex buildings are not ready when they look complete.

They are ready when their systems are proven.

BASE verifies the performance of complex buildings and critical infrastructure before handover, before occupancy, and before problems become expensive.



The risk hides in the gap between finished and proven.

A building can stand before it is ready to serve its purpose. The facade is complete. The handover is booked in. The program says finished. But none of those things answer the question that matters: Does it actually work?

The systems clients depend on most are often the least visible: power, cooling, fire integration, controls, redundancy pathways and the connections between them.

In a data centre, those systems are the business. In a hospital, they can affect patient safety. In a correctional facility, they form part of the operating model. In a public building, they carry accountability beyond the project team.

That gap between completion and proven performance is where operational, financial and reputational risk lives.

BASE exists to close it.





"BASE's expertise has enabled the successful delivery of a range of our major projects over many years. They have proven their capabilities in services management on three of our landmark developments."

Cbus Property

Different responsibilities.
Same standard.

Complex projects need two things: a builder who can reach handover with control, and an owner who can accept the asset with confidence.
BASE supports both. The role changes, but the standard does not.

INDEPENDENT COMMISSIONING AUTHORITY

FOR: OWNERS, DEVELOPERS
& GOVERNMENT CLIENTS

BASE acts independently of the delivery chain and represents the owner's interests. We independently verify that building systems are installed, commissioned, integrated and performing in accordance with the design intent and owner's requirements before acceptance.

We give the client assurance and confidence before responsibility changes hands.

SERVICES COMMISSIONING MANAGEMENT

FOR: BUILDERS
& HEAD CONTRACTORS

BASE works within the project team to create the commissioning framework, coordinate testing, manage system readiness, track documentation and resolve issues before they become an issue at handover.

We give the builder structure and pathways before commissioning becomes pressure.

DATA CENTRE COMMISSIONING

FOR: HYPERSCALE
& ENTERPRISE OPERATORS

BASE commissions critical infrastructure across all six testing levels, as Commissioning Authority for owner–operators or Commissioning Manager for contractors. From Factory Acceptance Testing through integrated systems testing and handover, we verify that power, cooling, redundancy and controls perform before live load.

We prove the systems the facility depends on, before the workload does.

CLEAR ROLES. NO CONFUSION.

BASE's role is defined at the start of every engagement.

When we act for the owner, we act independently of the delivery chain. When we act for the builder, we manage commissioning delivery from within the project team.

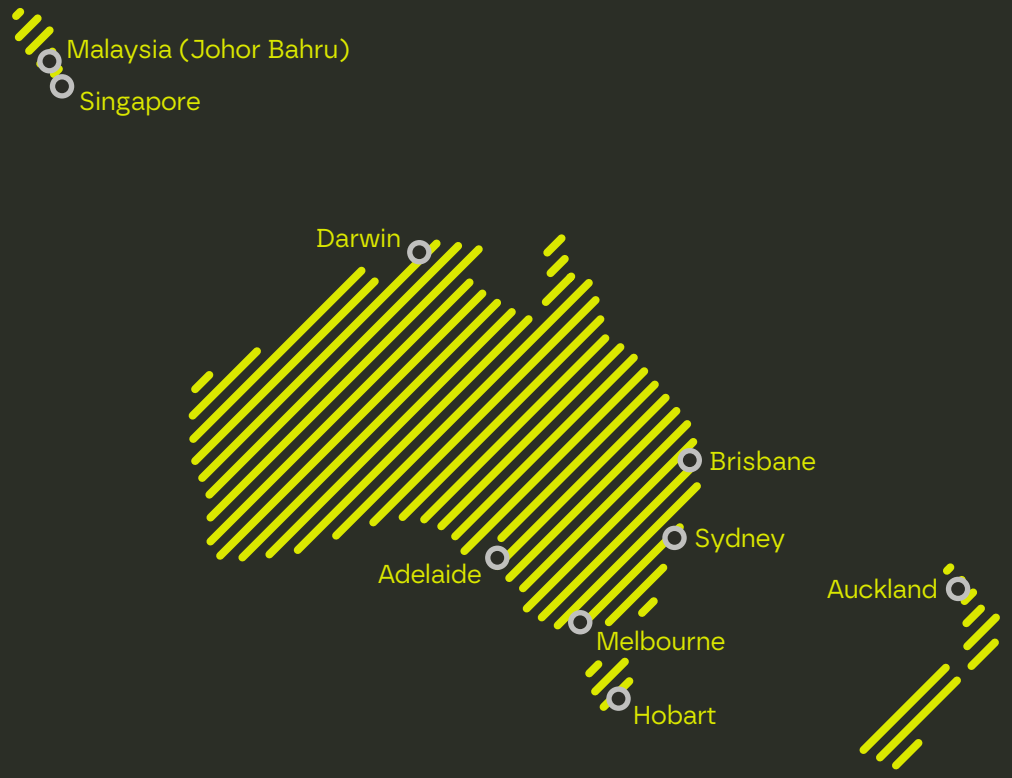
In both roles, the goal is the same: proven performance, defensible evidence and fewer late surprises.

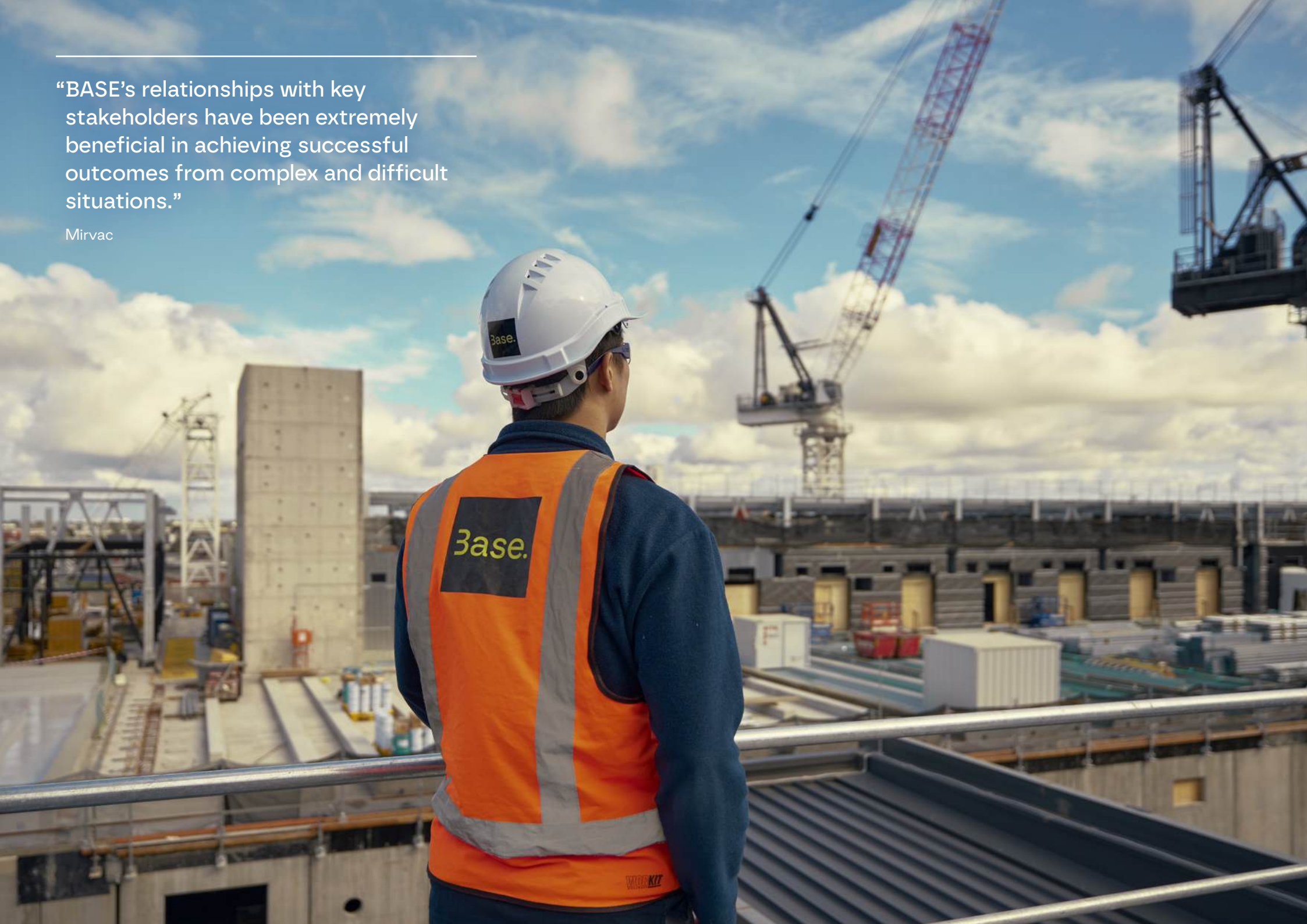
OUR SECTORS

- → Data Centres
- → Government Infrastructure
- → Defence & Correctional
- → Healthcare
- → Education
- → Commercial
- → Hospitality
- → Build-to-Rent

OUR ASIA-PACIFIC OFFICES

Wherever the project is, the team is local, with the wider BASE network behind them.





"BASE's relationships with key stakeholders have been extremely beneficial in achieving successful outcomes from complex and difficult situations."

Mirvac



Key Projects

NEXTDC M1, M2, M3, D1, S6 & B2

Keeping 110 MW moving through the testing sequence.

Across NEXTDC's Melbourne portfolio — M1 (15 MW), M2 (60 MW), M3 (27 MW) and D1 (8 MW), 110 MW of IT capacity in total — BASE supported commissioning management, including electrical expansion and recommissioning works.

The challenge was sequence as much as scale. Power, cooling, fire suppression, redundancy pathways, BMS and controls all had to be staged, tested and verified in the right order. A gap at one level could delay everything behind it.

BASE managed the delivery team's commissioning readiness, coordinating testing, tracking documentation, managing interface readiness and resolving issues before they disrupted later stages.

Working across multiple NEXTDC facilities gave BASE practical familiarity with the operator's standards and Commissioning Authority expectations.

WHY IT MATTERED

Commissioning discipline protected the sequence, reducing the risk of late rework, retesting and operational delay.



DATA CENTRE

KAPITOL NEXTDC

New Melton Hospital
Verified performance for a PPP hospital.

New Melton Hospital is being delivered under a Public–Private Partnership for the Victorian Health Building Authority.

In a PPP, commissioning verification cannot rely on the contractor's assurance alone. The owner needs independent evidence that building systems are planned, tested and verified against the required performance standard.

In healthcare, that standard carries real consequence. HVAC, infection control, medical gases, power reliability and life–safety systems are part of how patients are kept safe.

BASE was engaged as Independent Commissioning Technical Adviser, working with AECOM to represent the VHBA through design review, commissioning plan assessment, witness testing and operational readiness reporting. At every stage, BASE reported to the owner, not the delivery party.

WHY IT MATTERED

The VHBA gained an independent evidence trail before the point where a system failure could carry clinical, operational and public accountability consequences.



HEALTHCARE

AECOM

Victorian Health Building Authority

Museum of Old and New Art (MONA)

Commissioning gallery environments where the margin for error is ±1%.

±1%, across any 24-hour period. That was the temperature and humidity tolerance MONA's new gallery and rare-artefact spaces had to hold — the band within which a collection of irreplaceable works could be safely displayed.

At that precision, the building services were not a backdrop to the collection, they were what protected it.

BASE acted as Independent Commissioning Agent for MONA, independently verifying that the gallery and conservation environments would perform within those tolerances under operational conditions.

The role included assessment, verification and ongoing quality assurance across the environmental systems, confirming performance was maintained not just at handover, but throughout operational tuning.

WHY IT MATTERED

The gallery's environmental systems either hold the line or they don't. BASE gave MONA independent assurance that they would, before the collection was ever placed in their care.



GOVERNMENT & INFRASTRUCTURE

MONA

Queen's Wharf Brisbane
Commissioning structure across a $2bn precinct.

Queen's Wharf Brisbane is one of Australia's most complex mixed-use developments: four towers, casino, hotel, residential, retail and public realm in a live city environment.

At that scale, systems share interfaces, dependencies and consequences. A problem in one rarely stays in one.

BASE worked inside Multiplex's delivery team as Specialised Commissioning Manager, building and running the commissioning program from framework to handover — tracking tools, testing matrices, reporting structure and discipline-by-discipline coordination across construction, testing and operational transition.

The project's 6 Star Green Star rating also required commissioning evidence that was documented, defensible and aligned with design intent.

WHY IT MATTERED

BASE kept precinct-scale commissioning visible, sequenced and accountable, reducing the risk of late surprises and handover disputes across shared infrastructure.



HOTEL, RESIDENTIAL & CASINO

DESTINATION BRISBANE CONSORTIUM

MULTIPLEX

MPI Plant Health & Environment Capability Facility (PHEC)

Proving the systems protecting New Zealand's biosecurity.

The Plant Health and Environment Capability facility in Mt Albert, Auckland — developed for New Zealand's Ministry for Primary Industries — was built to contain and diagnose the biological threats that affect the country's primary industries and ecosystems.

Across a circa 12,500m² site, it combined PC1, PC2 and PC3 containment laboratories, Post Entry Quarantine greenhouses and diagnostic services, each built to demanding containment and resilience standards.

The systems maintaining those barriers were the facility's whole purpose.

BASE acted as Independent Commissioning Agent for MPI, verifying that the containment, environmental and building services systems performed as required across laboratories, quarantine greenhouses and supporting infrastructure.

WHY IT MATTERED

In a containment facility, a system that underperforms is a national biosecurity risk. MPI needed independent proof, not simply the deliverer's assurance, that the barriers would hold.



GOVERNMENT & INFRASTRUCTURE

SOUTHBASE

Ministry for Primary Industries
Manatū Ahu Matua

Selected experience across environments where performance cannot be assumed.

Data Centres & Critical Facilities

Microsoft · NEXTDC · AIRTRUNK · aws

Healthcare

VIDA Victorian Infrastructure Delivery Authority · Western Health · Albury Wodonga Health · Bayside Health | Regional

ACMD™ · Queensland Government | Queensland Health · NSW Government NSW Health

Government & Infrastructure

Development Victoria · Magistrates' Court of Victoria · GMHBA Stadium · Corrections, Prisons & Parole

Commercial, Retail & Mixed-Use

Queen's Wharf Brisbane · gpt · Riverlee · Fortis · Time & Place · PDG · cbus property

walker · Charter Hall · Gurner™ Group · scape

Built for scrutiny.

Complex projects are judged by more than completion, they are judged by evidence.

BASE works within the frameworks, certification systems and operational standards that govern complex buildings and critical infrastructure.

greenstar NABERS WELL LEED

We work directly with project teams, assessors, certifiers and authorities to ensure commissioning evidence is documented, defensible and aligned with operational requirements.

BSRIA CIBSE Inspiring people. Transforming places. AIRAH HVAC&R FOR A BETTER WORLD

ISO 14001 certified Equal Assurance ISO 45001 certified Equal Assurance ISO 9001 certified Equal Assurance CIDB MALAYSIA



"The professionalism and attention to detail the BASE team bring to the table reduces our risk and instils a high level of confidence in project success."

Honeywell

The earlier commissioning is planned, the fewer surprises emerge later.

Whether you are accepting a building or delivering one, BASE helps reduce uncertainty before it becomes exposure.

We bring commissioning structure to the moments where complex projects need it most.

→ Before design gaps become site issues.

→ Before interfaces become disputes.

→ Before testing becomes a formality.

→ Before handover becomes pressure.

→ Before responsibility changes hands.

Bring BASE in early. Prove the building before people depend on it.



Because standing isn’t enough. It has to serve.

Base.