



IAN BAINSBRIDGE

Director of Operations,
Buildability and Fabrication.

'Having spent more than 24 years in high end construction across retail commercial, fitout and residential properties, through to prototyping and manufacturing, Ian is passionate about heritage places and finding workable solutions to complex buildability issues.'

Director of Operations, Buildability and Fabrication for Curio Projects Pty Ltd, Ian has over 24 years' experience in the construction industry both on the tools (16yrs) as a qualified tradesman and as a manager (8yrs) directing high end retail and commercial projects in the construction management arena. With a vast number of heritage projects in his portfolio, and a passion for devising pragmatic and creative design solutions, Ian is uniquely placed to provide clear, achievable heritage management solutions for complex projects – particularly in terms of ensuring design intent, value engineering, material suitability, integration with surroundings, durability and ultimately that quality and buildability are maintained in a safe and timely manner.

Ian often takes the lead on complex design management issues with a solid understanding of the importance of a respectful and sympathetic approach to heritage, on behalf of several of Curio's key clients, including, Mirvac, Built, Louis Vuitton and many NSW Government departments

Ian specialises in providing pragmatic, innovative heritage driven building and design solutions, always ensuring that the outcomes continue to connect with the project needs and values. He is highly experienced in setting broader strategic management frameworks for cultural heritage landscapes and heritage asset management. Ian is also currently the Managing Director of INexhibit Pty Ltd, a bespoke fabrication company that prides itself on being able to build the bespoke projects that others can't, with an attention to detail like no other.

EXPERIENCE

Curio Projects Pty Ltd - Nov 2019 – Present (2yrs, 4mths) Director of Operations, Buildability and Fabrication

Curio Projects Pty Ltd works closely with the government and private sector specializing in the provision of pragmatic heritage and archaeological solutions. Curio manage a wide-range of heritage projects from documentation and design phases through to DA approvals and construction.

Ian on a part-time basis provides consultive services to Curio, in relation to asset management schedules, building and construction design and methodology, materials selection, services integration, conservation and repair advice, interpretation design, costings, conservation schedules and defect management, along with manufacturing and production, as required.

BUILT Pty Ltd - Nov 2013-Nov 2021- (8yrs)

-Bid and Tender Support / Design Manager, Nov 2020 – Nov 2021 (1yr)
Looking to utilize his commercial knowledge and continue to leverage off the subcontractor relationships he had built, in late 2020, Ian moved into the BUILT Head Office to progress within the front-end bid and tendering team. Ian's role consisted of analysing RFT, PPR and other tender documents to develop scopes of work for contractors to tender. Ian led site inspections with contractors and consultants to identify key risks and put together the multimillion-dollar construction methodologies based on the conditions onsite and in complete alignment with the program, lead times and pricing received. After completing pricing comparison analysis with the estimating team, Ian identified any value engineering options, and creating a list of exclusions and clarifications, bid documentation inclusive of returnable

schedules and supporting information for presentation to the client during tender interviews. Ian was responsible for post tender clarifications and BAFO and once the projects were awarded, provided the methodology and project handover to the construction project team, along with ongoing technical support to ensure a seamless transition into the construction phase.

BUILT Pty Ltd - Nov 2013-Nov 2021- (8yrs)

-Assistant Project Manager / Site Manager- Nov 2013 – Nov 2020 (7yrs)

Ian initially commenced at Built as an experienced construction Foreman in 2013, quickly working his way up to Site Manager on fit out and heavy refurbishment projects (\$1m -\$54m). Using his commercial knowledge and the experience in his C.V, Ian pragmatically led as the link between the design team, consultants, stake holders and contractors. Ian then demonstrated himself to be a highly knowledgeable, detail-focused and commercially savvy Assistant Project Manager. As a result, Ian was entrusted to push forward into high end retail, successfully handing over Louis Vuitton Sydney Flagship (\$12m), Apple Flagship (undisclosed) and Gucci Flagship (\$15M) all in the heart of the Sydney CBD. These projects were all successfully completed in line with documentation, considering scope, budget, program, safety and most important international flagship quality.

Co-owner / Project Manager, Notron Pty Ltd - Feb 2005 – Nov 2013 (8yrs,9mths)

Notron Pty Ltd is a commercial fit out and detailed joinery company focused on office, retail, education and high-end residential fit out and refurbishment from \$50k-\$1m. Notron undertakes ground up residential building developments between commercial projects. Ian owned a co-share in this business for the latter part of his time

there. Notable projects Include; Cue flagship stores, Veronica Maine Flagship stores, Norths Rugby Club, Balmoral Boatshed, St Josephs College Library, Warrane College, Australian Institute of Management, Allan hall Partnership, Wentworth Chambers, Selborne Chambers, Michael McHugh Chambers, Bendon Lingerie, Vision Personal Training, Envie Gyms, 99 Walker St North Sydney, Ash Morgan Winthrop, General Pants, Flowers, Lightspeed, Yellow, Corpus Christie School, Opus Dei Church, Kincoppal Rose Bay Miranda Duplex, Gynea Bay Residences

Leading Hand / Workshop Foreman, Hi-Tek Fittings Pty Ltd – March 1998 – Feb 2005 (6yrs,11mths)

Hi-Tek Fittings is a fit-out company specialising in high end commercial and domestic fit out and high-end detailed joinery from \$50k-\$2m. Ian lead a team of 9 tradesmen detailed joiners as a working foreman. Notable projects include; Qantas Club Lounges, Peters of Kensington, South Sydney Juniors, Watches of Switzerland, Percy Marks Jewellers, Commonwealth Bank Heritage, South Sydney Graphic arts Club, Strathfield Golf Club.

EDUCATION & QUALIFICATIONS

Statement Of Attainment in Manufacturing and Engineering, TAFE NSW - 2001-2005

-CAD Drawing (AutoCad), Welding, Light Metal Fabrication, Fitting & Machining

Cert III Shopfitting, Kitchens and Detailed Joinery Trade, TAFE NSW - 1998-2000

-Trade Certificate Completed with Distinction

AWARDS

NSW Master Builders Award -Best Retail Fitout \$10-15M 2020 – Louis Vuitton Sydney Flagship: Ian was an integral part of the Built project team, leading from the trenches with Design management through to final completion of this high end fit out.

Metropolitan Award: Highest Average Mark in Shopfitting, Kitchens and Detailed Joinery Trade 2000

Master Builder Association Building Industry Proficiency award for Excellence 2000: For outstanding achievement in the Detailed Joinery Trade

REFEREES

Available upon request.

NOTABLE PROJECTS – (BUILT)

• **Liberty Place Live Environment ACP Façade Replacement Tender (\$16m)** - Developed scope, lead subcontractor site inspections, created methodology plans, created spreadsheets for received pricing, liaised with council to confirm access, crane and hoarding methodology, cold called market to access better coverage outside of our usual subcontractor base, created relationship with onsite building contacts to ensure ongoing access and ease of process, visited other Built sites to take onboard lessons learnt with mast climbers and swing stage scaffolds, reached out using previously formed relationships to gather information competitors would not have access to, added to clarifications and RFI's, checked lead times.

• **1 Market St Live Environment Podium and lobby Upgrade Tender (Undisclosed)** - Developed methodology, completed detailed compliant staging drawings and renders, chased pricing, lead subcontractor inspections, compiled pricing in spreadsheets, liaised with council and calculated council fees and worked out cheapest solution to staging, Work-shopped CLT and Mass timber methodology and chased V.E options. point cloud scanned the building perimeter, assisted to put together prelims, investigated major mechanical plant and substation disruption.

• **201 Elizabeth St Live Environment Major Mechanical, Façade and multi-floor upgrade Tender (\$20m)** - Completed staging diagrams, Lift stacking plan, Access routes, riser investigation, services cutover methodology and programme, large plant high level plant room delivery, Air handling unit management methodology, graphic renderings of works processes for tender interview, slab loading investigation, swing stage and mast climber scope, pricing for BWIC, access and council. created spreadsheets to calculate pricing, assisted to develop prelims

• **Jesse St Centre Live Environment Major Lobby, podium and public domain Upgrade Tender (\$23m)** - Completed detailed site inspection to develop scopes, developed methodology compliant to client expectation, work-shopped access pathways and very detailed staging plans that were compliant with DDA, Council, structural requirements and buildability, developed working document with critical notes, lead onsite estimating inspections, compiled pricing and chased subcontractors. Devised strategy for major mechanical plant replacement procedures liaised with council on piling rig and major crane operations.

• **Gucci Sydney Flagship Store Staged Live Environment Fit out (\$11m)** – Ultra high spec 3 floor retail fit out including façade lift and interconnection staircases.

-Duties Completed Initial methodology and staging plans pre-tender, developed scopes, compiled pricing, attended detailed client briefings and lead design workshops, liaised with council and landlord to finalise methodology and major crane lifts, managed high-risk workshops for hazardous tasks, lead landlord and other key stakeholder integration meetings on a weekly basis, prototyped façade as part of design development and managed the ITP sign off and certification requirements, managed onsite inspections daily for HSE and quality, lead weekly subcontractor meetings, maintained programme throughout the project in line with contract dates, managed progress payment claims and variation validation, kept detailed progress summary for weekly foreign client updates.

• **Apple Sydney Flagship Store fit out (Undisclosed)** -Ultra high spec 4 floor retail fit out including heritage aspects, interconnecting stairs, major mechanical plant upgrade.

-Duties -Established site, maintained staging and works sequencing programme, developed mechanical and fire services routing methodologies, developed engineered gantry system for hoisting large mechanical units, managed ITP process for services, managed progress payment claim status updates for subcontractors, devised covid management plan for evolving initial outbreak, lead weekly subcontractor and design development meetings. managed HSE for the site

• **Louis Vuitton Flagship Store fit out (\$10m+)** – Ultra High Spec four level fit out including major structural building and mechanical upgrades.

-Duties -Established client relationship pre award of contract, lead design

meetings with client, consultants and other stakeholders to overcome spacial issues, lead services consultants to integrate services into the heritage building and foreign procured joinery, designed hoisting gantry for vertical material and mechanical plant deliveries, managed the development of a full size staircase prototype interstate, developed strategy for live environment mechanical services upgrades, worked closely with Acciona to manage external building works during light rail corridor construction on George St, managed ITP sign off process, managed progress payment claims for subcontracts and programme status, wrote variation justification docs for head contract claims, worked closely with building management for works in other live tenancies and remediation of basement tanking, lead weekly subcontractor and client design meetings and workshops, developed heritage integration with design and major structural upgrades, facilitated archaeologist, piling contractor and engineering meetings to find best compromise for undeveloped scope items and their integration into the design intent. Site HSE plan and management of contractors

•**Arup Exchange Integrated Fit Out (\$18m)** -5 level 7800m2 office fit out with pressurized plenum subfloor mech system, 5 level interconnecting stairs, voids, bridges and sound lab.

-Duties -Lead design meetings with client and design team, managed 3 weekly site programmes, lead weekly subcontractor meetings, managed fit out integration with main base build and maintained communication lines for upcoming construction events. managed ITP process in line with base build expectations, completed chain of custody and maintained sustainability accountable records for green star rating, Developed processes for sound lab slab isolation and acoustic treatment integration, managed a peak of 230 contractors onsite over 5 floors, main contact for onsite HSE

documentation management, managed progress claims and variation to subcontractors contract, completed defects and post-handover variations, assessed final contract claims developed lifting methodologies for major structural installs.

•**Australia Square Podium Café construction and remedial works (\$6m)**

-Live environment remedial works to air intake shafts, mechanical services upgrades and construction of a radial glass cafe structure and modification of public domain levels to paving.

-Duties -Lead design meetings to develop prototypes with architect, developed methodology for concrete spalling remediation in 17m high air intake shaft, coordinated the modification of services in the live building without tenant disruption, liaised with council to develop delivery procedure for large crane lifts on public roadway, maintained ITP's and other quality related procedures, lead risk workshops for high-risk construction works, managed onsite HSE system, developed methodologies for structural connections.

•**25 King St Heritage building refurbishment(\$6m)** - Refurbishment and BCA upgrade of significant heritage building on a prominent CBD corner. Works consisted of new install of mechanical, wet and dry fire systems and their integration into the heritage building, asbestos removal, façade remediation, install of new lift and shaft.

-Duties -Lead structural engineer through heritage building complications, worked closely with heritage consultants to design pragmatic solutions to services integration, maintained records of heritage significant items and existing fabric, Site managed up to 80 contractors, workshoped friable asbestos removal process with heritage, council, landlord, SafeWork NSW and contractors, managed HSE and site schedules for labour, materials and deliveries, created detailed marked

up plans for lift shaft installation in line with impact on heritage building, lead weekly subcontractor meetings, advised consultants on findings associated with heritage building remediation, developed crane lift methodologies in line with council expectations.

•**Grosvenor Place EOT Refurbishment and Northern Forecourt (\$54m)** -Major staged refurbishment of EOT facilities, Northern forecourt upgrade and public domain.

-Duties -Lead subcontractor weekly meetings, workshoped high risk construction work processes and managed outcomes, lead design workshops on structural design issues, daily prestart and regular toolbox meetings, subcontractor HSE management, base building isolation of services notices, daily site diary, collection and review of subcontractor SWMS and HSE docs, recording of site attendance numbers, daily inductions and safety briefings, document control and review of shop drawings, updated 3 week look ahead programme, scheduled material deliveries, maintained site consumables, kept records of hired equipment and company assets.

•**Uber Fit out (\$6.5m)** -High end 2400m2 fit out over 2 consecutive floors with an interconnecting staircase installed.

-Duties - Workshoped high risk construction work processes and managed outcomes, developed methodology for major structural alteration works, daily prestart and regular toolbox meetings, subcontractor HSE management, base building isolation of services notices, daily site diary, collection and review of subcontractor SWMS and HSE docs, recording of site attendance numbers, daily inductions and safety briefings, document control and review of shop drawings, updated 3 week look ahead programme, scheduled material deliveries, maintained site

consumables, kept records of hired equipment and company assets.

•**H&M Flagship Sydney (Undisclosed)** - High end retail fit out in the Glasshouse arcade space across 4 levels. Works included heritage façade restoration, escalator install and lift install.

-Duties - Workshopped high-risk construction works for SWMS development, lead consultants through heritage façade structural design, managed design of temporary support structures, shop drawing reviews, facilitated weekly subcontractor meetings and daily prestart meetings, maintained a 3 week look ahead programme and overseas procurement schedule with warehouse, coordinated daily delivery sequence and materials placement around work areas, maintained site diary and contractor numbers log. Monitored SWMS and other high-risk work with task observation, held weekly apprentice support meeting.

•**Holiday Inn Darling Harbour** - Conversion of carpark into new hotel accommodation rooms. Works included heritage façade modification, Removal of ramps, slab extensions, basement excavation, fire rating upgrades

-Duties – Managed extensive ITP process for hotel rooms, lead structural design team with unexpected finds onsite and design development, developed methodology for temp propping needed to install structural beams within tight confines, identified subsoil drainage problems and designed new details for consultant sign off prior to works, found solutions for fire rating issues between rooms and managed retrofit of new system to existing services, site HSE plans, SWMS reviews and risk workshops, daily site diary and contractor numbers, ran weekly subcontractor meetings.

•**MLC Centre Retail (\$20m)** -Major retail redevelopment and refurbishment to martin place food court, public amenities, basement end of trip facilities, structural modifications to the basement levels.

-Duties – Worked with consultant design team to identify and develop system to enable drainage to the basement and perimeter subfloor walls, managed quality and ITP process for tanking and membranes, worked closely with contractors to lead set out of in ground services, coordinated temp works back propping locations, for crane operations on upper floors, held risk workshop for major structural beam delivery and installation, identified latent water leaks and developed methodology to remediate, set out levels for public domain works, managed contractor induction process, site diary and subcontractor number log, assisted P.M with job status updates and client report information.