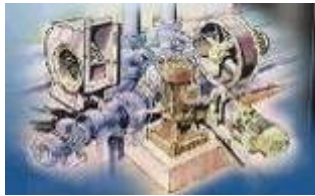


## COMPANY PROFILE

*“Engineering & Compliance Support*

## Professional Expertise



### ▲ Hazard Assessment of Equipment

🔥 Forensic (Probable cause) Assessment

🔥 Essential Services Audit

🔥 Contingency Plan for Building Services

🔥 Energy Management and Audit

🔥 Asset register and Management Systems

🔥 Maintenance Management Services

Mechanical, Electrical & Fire Protection Design

🔥 Infrared building services plant & equipment condition assessment

🔥 Water Quality, Air Quality, Material Hazard Analysis, Hygiene, and Risk.

### ▲ Hazard Assessment of Equipment and WH&S

We provide an equipment hazard assessment service for plant and equipment items detailing individual plant concerns.

#### 🔥 Forensic Engineering

We investigate probable cause and suggest approaches, procedures or modifications to overcome recurrences. We use the very latest equipment and accepted procedures in these assessments. Our tool in this endeavour includes the use of IR Thermography which find mould in ductwork, static water in condenser systems, poor sealing, failing equipment, etc.

#### 🔥 Essential Services Audit

We provide inspection, audit and endorsement based upon (AS 4655-2005: Auditing of Fire Safety Systems) of performing essential services and other fire safety measures installed within the built environment.

Ian is an accredited practitioner fire safety #F043175A and Alex is an accredited practitioner fire safety #F050590A (accredited for all 37 categories)



We provide Access Design Assessments based upon AS 1428 for access by those with mobility, visual or hearing impairments



## 🔥 Contingency Plan for Building Services operations

Continuance of building operations and property systems should be addressed by all property owners, property managers, and even tenants in buildings to avoid potential catastrophic problems and disruptions.

Audits, risk analysis and contingency advice is carried out to effect readiness for disruptions to building services, with the aim being to provide a building manual detailing the process of quickly restoring equipment to operation (where possible).



## 🔥 Energy & Water Management and Audit



Analysis of energy consumption with comparative analysis provides us with the ability to identify opportunities for energy reduction programs and techniques. In many cases this leads to capital works proposals with usually much better than 30% return on investment. We can also arrange "NABERS" (National Australian Building Energy Ratings Scheme) Based Audits by NABERS accredited assessors.

## 🔥 Asset register and Management Systems

Due diligence audits of drawings, plant and machinery provide the first step toward effective: ---

## 🔥 Maintenance Planning & Management Services



We recommend the WebFM-MPlan™ system (this meets the requirements of NSW LGA Sect 428) see [www.webfm.net](http://www.webfm.net) for more about this.

Once the plan and schedules have been established, we can provide site specific, developed "performance based periodic maintenance schedules" and tender documents for the service disciplines of: Mechanical, Water Treatment, Hydraulic, Fire Protection, Lift and Cleaning Services.

We provide supervision of these maintenance agreements and audit the contractor's achievement of the agreed Key Performance

Indicators (KPI's).

## 🔥 Mechanical, Electrical & Fire Protection Assessment & Design

**NDIBS** provides, in house and through our network of associates, experienced engineers accredited to design for their particular disciplines, including **close control air conditioning**, **thermal comfort**, **smoke control systems**, **fire suppression systems**, **fire detection systems**, building communications, etc.

## 🔥 Project Co-ordination Services



**NDIBS** does not provide, in house but uses our network of associates, experienced engineers who are experienced in project co-ordination from minor remedial works to >\$50million total building refurbishment, installations of capital equipment, etc.

## 🔥 Facility Operations Management Support

We provide engineering advisory support for commercial, retail and institutional properties and managing agents. We also offer training for customers facilities operations and maintenance staff.

## 🔥 Hygiene, and Risk.



cooling tower risk management reviews and audits, material hazard management, risk (OH&S) review and management systems, **Electromagnetic Site Safety Management, Equipment Evaluation**, Work Safety Review, **Noise**, CO2, Lighting Levels and **InfraRed-Thermography**.



## 🔥 Back-up

**NDIBS** provides, in house and through our network of associates, experienced engineers and project managers covering all building services disciplines

Incorporating completed projects into the Customer Services System (for corrective action requests) ensures remediation is effected in a timely manner.



### **COMPLEMENTING NDIBS IS A NETWORK OF BUSINESS PARTNERS WHO WORK ON JOINT PROJECTS OR MARKET INDEPENDENT APPLICATIONS AND/OR SERVICES**

#### ***“NDIBS - EXPERIENCE AND EXPERTISE”***

The expertise to provide the services, described above, is provided by our Director, **Ian Childs**, with 48-years of working within the building services environment. Other associates include a number of Engineering and Services Compliance Managers previously employed by some of Australia’s largest Institutions and had direction for the engineering and operations for these portfolio’s Australia wide.

**NDIBS** provides downloadable guides for the industry:

<http://www.fireassess.com.au/html/guides.html> as well as presentations:

<http://www.fireassess.com.au/html/presentations.html>,

#### ***“PROFESSIONAL BUSINESS PARTNERS”***

The strategy of **NDIBS** is to build up our network of professional Business Partners throughout Australia via our EA, IPEA, AMCA, AIRAH, AIES, CIBSE, AFA, FPAA, MPA, etc. networks and relationships. It is believed that this is the most effective way of ensuring top quality service and support to all of our clients.

Our client list includes: property managers, strata managers, large corporations, building owners managing their own portfolios, education institutions, health organisations and government departments.

**NDIBS** is focused on providing the best solutions for the installation, operation and maintenance advisory for your services within your built environment and on your grounds.

**NDIBS** has a strong alliance with [WebFM.net](http://www.webfm.net) and they provide what is arguably the best system for creating on line production of “**operations and maintenance manuals**” (OMTrack™) and “**maintenance forecast planning**” (MPlan™).





# Fees

**NDIBS** can provide our fee structure for the various services which we provide with all costs indicated being inclusive of GST (as required by ACCC).

*Unless specifically designated otherwise, terms are 21 days from invoice and with 1% compounding late payment fee applied monthly from issue date whereupon, once 120-days have passed the debt is automatically forwarded to a collection agency including any late payment fees plus any and all agency recovery fees, commissions and expenses associated with the debt recovery, shall be added to the debt to be recovered.*

Non-tendered fees are at either a specific quoted fee or at our ½ day / day rate + expenses and shall include the 21 day term for payment with the late payment arrangements detailed above.

For Building Operations Maintenance Management Customers – ask about our customer incentive scheme. It's a great way to reduce our service costs to you.

Copies of insurance "certificates of currency" for Professional Indemnity, Public Liability and Workers Compensation cover, sample reports, etc. are available on e-mail request and will be provided electronically in "Portable Document Format" Adobe.PDF (requires Adobe Acrobat Reader ver.10 or later – free download from [www.adobe.com](http://www.adobe.com)).

If you have any queries please contact Ian Childs



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VoIP: [09600005@mynetfone.com.au](mailto:09600005@mynetfone.com.au)

1300-AS4655 / 1300-274655

Skype (business): [ian@ndibs.com.au](mailto:ian@ndibs.com.au)

or e-mail 🌐 [ian@ndibs.com.au](mailto:ian@ndibs.com.au) / [alex@ndibs.com.au](mailto:alex@ndibs.com.au)

[www.fireassess.com.au](http://www.fireassess.com.au)

**Teleconferencing** capable using: Hello, Hello2, Bria, WeChat, Zoom, Fuze, AmazonChime, Twitch, WebexMeet, Meet, Hangouts, Teams, Bluejeans, GoToMeeting, Messenger, Skype, SkypeBusiness. Prefer Cisco-WEBEX: <https://ndibsfireassess.my.webex.com/meet/ian>



**ENGINEERS AUSTRALIA**  
Society of Building Services Engineers



INSTITUTE OF PLANT ENGINEERS OF AUSTRALASIA

IAN IS A FELLOW MEMBER & PAST STATE PRESIDENT AND PAST NATIONAL VICE PRESIDENT



MEMBER SOCIETY OF FIRE SAFETY

INSTITUTE OF ENGINEERS AUSTRALIA

IAN IS A COMPANION MEMBER OF THE INST OF ENGINEERS AUSTRALIA

IAN IS SYDNEY CHAIRMAN OF EA'S SOCIETY OF BUILDING SERVICES ENGINEERS

IAN IS A MEMBER OF THE SOCIETY OF FIRE SAFETY

ALEX IS A MEMBER OF THE SOCIETY OF FIRE SAFETY

FIRE PROTECTION ASSOCIATION OF AUSTRALIA

IAN IS A PROFESSIONAL MEMBER OF THE FIRE PROTECTION ASSOC OF AUST

ALEX IS A MEMBER OF THE FIRE PROTECTION ASSOC. AUST.

CHARTERED INSTITUTE OF BUILDING SERVICES ENGINEERS

IAN IS A PAST STATE EXECUTIVE COMMITTEE MEMBER NSW

STANDARDS AUSTRALIA

IAN IS ON THE TECHNICAL COMMITTEE MECHANICAL SERVICES (ME/62)

AUSTRALIAN INSTITUTE OF EMERGENCY SERVICES – FOUNDATION MEMBER



**STANDARDS Australia**



## CURRENT MAJOR PROJECTS

### **Assessment and endorsement of fire safety measures based upon AS4655-2005 for:**

Endeavour Energy Facilities & Network

Create NSW Property Portfolio

Port Botany ELGAS, Terminals & Qenos

Miscellaneous customers including: Quay Apartments, CPSU, Stamford Grand, Telstra Datacentre St.Leonards, etc.

### **Periodic (4-yearly) independent fire safety assessments for NSW Health for:**

St. George Hospital Complex

Sutherland Hospital Complex

Albury Hospital

Garrawarra Centre

Murrumbidgee Local Area Health District (35 patient care facilities)

Southern NSW Local Health District (18 patient care facilities)

### **Preparation and presentation of AMCA fire & smoke damper installers workshops and certifiers examinations – Australia wide.**

Preparation and presentation of Legionella & Microbial Control workshops.

Provision of Cooling Water Risk Management Plans (RMP) re revised NSW Public Health Regulation (Legionella Management) for various customers (5 yearly).

### **Provision of Building Services Engineering Support to WebFM.**

**Add hock Building Services Engineering Support to Miscellaneous customers including:** SHFA, ARUP, Cromwell, Telstra, Red Cross, RailCorp, 5D, AFP, etc.

## PREVIOUS MAJOR PROJECTS

### **Assessment and endorsement of fire safety measures based upon AS4655-2005 inclusive of infrared condition reporting for plant & equipment, plus accessibility assessment to AS1428.1-2009 for:**

City of Sydney owned property portfolio

University of Sydney Campus' throughout NSW

NSW Government Property portfolio (Government Offices & Agency Offices)

Periodic (4-yearly) independent fire safety assessments for NSW Health for:

John Hunter Hospital, Belmont Hospital, Wallsend Hospital +

QLD Health Mackay Hospital

Cooling Water Risk Assessment & Plans for CBA Branches VIC & NSW +

Governor Phillip & Governor Macquarie Office Towers +

IBM Datacentres Sydney Metro.



# TOOLS & INSTRUMENTS (GADGETS & TOYS)



Cameras



Infrared thermographic camera  
Anemometer m/s (avg/max/actual)+Temp



Borescope camera with 3m extension

2x CO2/RH/Temp loggers



Log IAQ



Differential atmospheric pressure gauge



Moisture



Noise logging



Measure LHW Area Angle



Measure illumination



Newton (Door open force)



Rooftop assessment by drone