



Curriculum Vitae

Grahame Vile **Managing Director,** **BAAM Consulting**



Capabilities

Grahame's experience since 1996 has been predominantly in building asset management with a strong focus on strata titled Units. Specific skills include:

Management of difficult projects where strata bodies and Unit owners/tenants must be kept informed of technical and commercial matters

Defect assessment and investigation procedures

Large projects (up to 330 Units) with potential remedial works in the order of \$15 million

Coordination of investigation teams including general and specialised contractors

Water penetration investigations and concrete deterioration investigations and reporting.

Development of remedial and restoration scopes of work

Technical due diligence inspections and reports, dilapidation surveying and reporting, residential pre-purchase inspections.

Preparation of refurbishment proposals and sinking fund assessments and forecasts for strata schemes

Risk management systems and provision of risk assessment reports.

Rope access inspections of building facades and structures.

Structural aspects of remedial design, and coordination of design sub-consultants.

Design of minor structures including support and restraint of modular structures.

Qualifications / Training

- Master of Engineering Studies, Sydney University
- Bachelor Engineering (Civil), University of Technology, Sydney
- The Institute of Arbitrators & Mediators Australia - NSW Chapter

Industry & Professional Associations

- Australasian Corrosion Association, NSW branch Treasurer 2013-present; President 2011-2012; Vice President, 2009-2010,
- Concrete Institute of Australia, Durability Task Group 1
- Company member Strata Communities Australia (SCA) formerly ISTM
- Member Australasian Concrete Repair Association (ACRA)
- Member Institution of Engineers Australia
- Member College of Investigative & Remedial Consulting Engineers of Australia (CIRCEA); Hon. Secretary 2013-Feb 2017;
- Board of Professional Engineers Queensland Government (RPEQ: 13262)

Relevant Experience

Dalgety Square, Jones Street, ULTIMO

Defect assessment and liaison with Office of Fair Trading representatives in establishing extent and nature of control joint, rooftop terrace and wet area waterproofing deficiencies, internal courtyard balcony deterioration and rectification measures, and water penetration of façade. Coordinate tenders and reconcile with recommendations to client. Liaise with specialist consultants in completion of works outside our expertise. Approximate remedial cost \$4.5M, excluding fire protection issues assessed by others.

Quay North, John Whiteway Drive, GOSFORD

Defect assessment and liaison with appointed loss assessors and Office of Fair Trading representatives in establishing extent and nature of building defects, including terrace waterproofing, tiling, render repairs and other general defects. Coordinate tenders and reconcile with recommendations to client, appoint tenderers and project coordination including assessment of variations to original scope. Contractor and client liaison. Approximate remedial cost \$3.2M.

Landmark, Pacific Highway, CHARLESTOWN

Defect assessment and liaison with client, builder's representative and legal team to establish extent and nature of insulation, water ingress, corrosion damage, tiling, cavity construction, window adequacy and rooftop cladding and drainage detailing deficiencies. Coordinate localised investigations, attend testing by Builder's representatives. Prepare Expert Defect report.. Coordinate issue of tenders and reconcile with recommendations to client. Approximate remedial cost projected to above \$5.0M.

Relevant Experience continued . . .

Dee Why Parade, DEE WHY

Condition assessment and reporting on defective building works including balustrade construction, balcony membraning, fire separating details, ventilation and facade skim-coat rendering. Provide remedial scope of work, tender reconciliation, liaise with insurer's representatives and periodic attendance during the work. Remedial works approx. \$1.8M.

Hawkesbury Ave, DEE WHY

Condition assessment and reporting on cause of and remediation of defective facade render and recommend remedial scope of work. Remedial works estimated in the order of \$380,000.

Carpark, Donald Street, NELSON BAY

Condition assessment of carbonation and chloride ingress of Council carpark. Provide recommended options for prioritised repairs and monitoring. Approximate remedial works expected to be \$500,000

Water Tank Condition Assessment, TEA GARDENS

Coordination of localised condition assessment adjacent to leaking cracks in water tank walls arising near time of construction. Develop discussion paper setting out remedial options for various scenarios. Provide recommended options for repairs of differing service lives. Approximate remedial works in the order of \$500,000, depending on options implemented.

Noise and temperature effects - Insulation of Residential Rooves, SYDNEY

Assessment and specification of insulation to residential concrete slab rooves at Jones St ULTIMO, Anzac Pd, MAROUBRA, Cumberland St, THE ROCKS and Macquarie St, PARRAMATTA to address habitability and noise-generation issues. Works completed in the latter two by the client, in other cases the respective construction contractors, with no adverse performance reported since installation. Approximate cost of remedial works in the order of \$0.5M.

Also investigated noise sources in steel framed metal clad roof of a 59 Lot medium rise development at Charlestown (incomplete due to client priorities) and identified inadequate insulation and installation of cladding and lining systems as significant contributors.

Basement Water ingress, O'Riordan Street, ALEXANDRIA

Coordinate investigations into volume of water ingress, likely paths, condition assessment and remedial Scope and Specification of 3 level basement carpark. Liaise with specialist subconsultants to assess suitability of cathodic protection system and polyurethane injection system to address water ingress and restore durability. Remedial works were required in the order of approximately \$250,000.

Design Capabilities to NCC and associated Australian standards

Carry out design load assessment for dead, live, wind, earth pressure and earthquake for minor structures including retaining walls, slabs and footing systems, beams, walls, structural modifications of existing structures, and support and restraint of modular buildings. Application of in-house spreadsheets and TEDDS structural design package.

Concrete Durability and Remediation

Grahame completed a Master of Engineering Studies at Sydney University in 2001 focused on concrete deterioration causes assessment and remediation. He maintains an active involvement in ACA committees, and is one of ACRA's presenters.

Grahame's durability experience includes:

- Serving on NSW Branch committee of the Australasian Corrosion Association since 2006,
- One of the Presenters for the Australasian Concrete Repair Association (ACRA) concrete repair one-day short courses, including review of course materials since 2012,
- Committee member of Concrete Institute of Australia Durability Task Group 1 in 2013-14. Speaker for CIA's Forensic and Durability national roadshow in 2013,
- Concrete condition assessment and remedial specifications for structures including water treatment infrastructure, grandstands, car parks, pavements, and strata buildings,
- Coordinating investigation teams including general and specialised contractors and consultants, application of non-destructive test methods, and developing risk-managed solutions including packaging works to accommodate funding and occupational needs.

Publications

- 2001 "*Evidence, Inspection and Testing of Concrete Deterioration*" ACA Corrosion and Prevention Conference, Newcastle. Presenting author, with Stuart Reid
- 2001 "*Review of Concrete and Reinforcement Deterioration Processes*" ACA Corrosion and Prevention Conference, Newcastle. Presenting author, with Stuart Reid

Co-authored Papers

- 2006 "*Marine Structures – Maintenance to Ensure Economic Whole of Life Performance*" Maritime Structures Seminar, Brisbane, with Frank Papworth and Marton Marosszky.
- 2008 "*In ground Concrete Durability*" Australian Geomechanics Society, Pit to Port Seminar, Newcastle, with Frank Papworth. Presenting author.
- 2009 "*Risk Management and Financial Modelling provide the Rationale for Durability Design*" IEAust Regional Conference, Grafton, with Frank Papworth and Marton Marosszky. Presenting author.

Invited speaker Presentations

- 2005-2011 Invited speaker to Cement & Concrete Services seminars on concrete repair, presenting on *Concrete Repair Specifications from the Consultant's perspective*. Seminars held in Brisbane, Melbourne and Sydney.
- 2011-2012 ACA Corrosion Roadshows, invited speaker on *Philosophy of Asset Management*, and *Corrosion and Risk Management* Presented in Wollongong, Sydney and Newcastle.
- 2013- Present: ACRA (Australasian Concrete Repair Association) Concrete Repair one-day seminars, presenter.
- 2013 Concrete Institute of Australia (CIA) – *Forensic Engineering in Concrete Structures* national roadshow, presenting on the Forensic process and its application to concrete durability.