PROFESSIONAL PROJECTS

CLOSURE | DEMOLITION | REMEDIATION | PROJECT DELIVERY

CAPABILITY STATEMENT

Specialist knowledge.
Practical management.
Professional delivery.

Specialist demolition, decommissioning and project delivery advisory services, supporting clients from early strategy through execution and close-out. From closure planning and scope development through tendering, procurement, commercial management and delivery oversight, Professional Projects provides practical expertise grounded in real project experience.



01 WHO WE ARE

Specialist support for complex closure, demolition and project delivery requirements

Professional Projects is a specialist demolition, decommissioning, remediation and project delivery advisory business supporting asset owners, developers, consultants and project teams across Australia.

We bring practical contractor-side demolition knowledge into projects before physical works. Our goal is to help clients define the right scope, understand cost and risk, procure the market effectively and maintain informed oversight through execution.

Our capability combines closure and asset upgrade planning, demolition methodology, constructability, tendering, estimating, commercial management and onsite project delivery. The objective is not to add another layer of management; it is to improve the decisions that determine project cost, risk, programme and execution performance.

OUR FOCUS

- Closure Studies & Decommissioning Planning
- Front-End Project Development & Delivery Planning
- Feasibility, Options & Methodology Development
- Demolition Scope Development
- Demolition Planning & Constructability
- Tendering, Estimating & Procurement Support
- Cost Planning & Commercial Management
- Project Management & Delivery Oversight
- Project Controls, Risk & Change Management
- Remediation, Hazardous Materials & Contaminated Land Interfaces
- Regulatory, Permitting & Approval Support
- Contractor Procurement & Management
- Project Asset and Value Recovery
- Project Close-Out & Handover

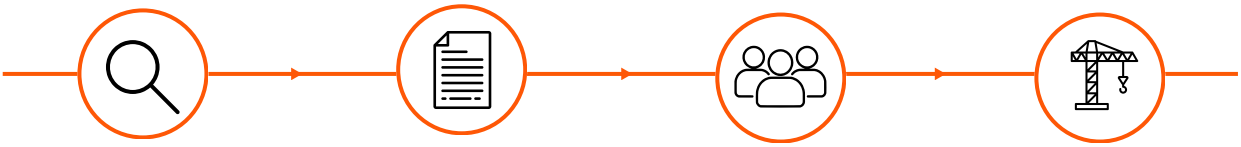
THE OBJECTIVE

Plan properly. Define the scope. Allocate risk intelligently. Control cost. Deliver safely. Make way for what comes next.

02 PROJECT DELIVERY MODEL

One specialist demolition perspective carried through the complete project lifecycle

Professional Projects can be engaged for a single workstream or retained across the full project lifecycle. Continuity helps ensure that assumptions made during study and procurement remain practical when the project reaches site.



01 STUDY & FRONT-END PLANNING

Understand the asset, closure liability, likely methodology, quantities, key risks, waste and material-recovery opportunities, programme and indicative cost.

02 SCOPE

Turn the preferred strategy into a clear, measurable and constructable demolition work package with defined interfaces, outcomes and commercial structure.

03 PROCURE

Take the package to market, manage tender queries, assess methodology and programme, normalise commercial submissions and identify scope gaps, qualifications and value opportunities.

04 DELIVER

Support mobilisation and execution with project management, demolition oversight, contractor coordination, commercial control, programme management and close-out.

WHERE WE ADD VALUE

- Bring demolition expertise into the project before cost and risk become fixed
- Challenge assumptions that may drive unnecessary contractor contingency
- Test methodology, plant, access and programme against real delivery constraints
- Build market-ready work packages that can be compared fairly
- Maintain continuity from study assumptions through procurement and delivery
- Support informed client decision-making by bringing practical project and delivery experience, while working alongside appropriately qualified technical specialists.

A SPECIALIST CLIENT-SIDE RESOURCE

The greatest opportunity to reduce project cost and risk is before the contractor is appointed. Professional Projects helps clients define scope, identify risks and develop practical delivery strategies before going to market. Investing early creates greater cost certainty and reduces unnecessary allowances, variations and delays during delivery.

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03 ADVISORY & CLOSURE STRATEGY

Understand the liability and determine a practical path to execution

Professional Projects provides specialist demolition and project delivery input into closure planning for industrial facilities, mining sites, processing plants, manufacturing assets, energy infrastructure and other end-of-life or redevelopment environments.

A closure estimate is only valuable if the underlying strategy is practical and deliverable. We test assumptions around plant and equipment, production rates, quantities, access, waste streams, scrap recovery, engineering requirements, remediation interfaces and programme duration before they become embedded in the closure liability.

By improving the quality of the information upfront, we help clients better understand their likely closure liability, establish more realistic budget requirements and make informed decisions around timing, strategy and future investment.

- Concept and feasibility closure studies
- Pre-feasibility and options assessment
- Decommissioning and demolition assessments
- Asset registers and quantity take-offs
- Closure liability and demolition cost estimates
- Plant, labour and resource modelling
- Programme and schedule development
- Demolition methodology and sequencing
- Hazardous-material and remediation interfaces
- Waste forecasting and disposal strategy
- Scrap, salvage, reuse and recycling assessments
- Asset recovery opportunities
- Temporary works and engineering requirements
- Access, logistics and operational interfaces
- Procurement and contracting strategy
- Execution and mobilisation planning

ASSET CLOSURE & TRANSITION

Support can extend from shutdown and decommissioning strategy through material recovery, demolition, remediation and preparation of the site for its next use.

04 | SCOPE & PROCUREMENT

Better demolition procurement starts with a better scope

Professional Projects assists asset owners, developers, consultants and project teams in developing demolition packages that are clear, measurable, constructable and commercially efficient.

The aim is to define the required end state and critical project constraints without creating unnecessary cost through over-prescription, duplicated responsibilities, unclear interfaces or inappropriate risk transfer. A well-developed package gives contractors a fair basis to price the work and gives the client a stronger basis for comparison and contract administration.

Focus specifications on the required outcome, constraints and minimum controls, allowing competent contractors to develop efficient means and methods rather than forcing unnecessary methodology and contingency into the tender.

SCOPE DEVELOPMENT

- Site inspections and asset reviews
- Existing information and drawing review
- Demolition Scope of Works preparation
- Asset boundaries and live interfaces
- Demolition quantities and material schedules
- Required outcomes and completion criteria
- Access, logistics and plant constraints
- Engineering and temporary works requirements

PROCUREMENT SUPPORT

- Hazardous-material/remediation interfaces
- Waste, recycling, scrap and salvage requirements
- Client/contractor responsibility allocation
- Pricing schedules and tender deliverables
- Tender queries and clarification management
- Technical evaluation and contractor interviews
- Scope-gap and contingency review
- Value engineering and award recommendations

OUTCOME-BASED WHERE PRACTICAL

Set clear outcomes, constraints and minimum controls without over-prescribing methodology, allowing competent contractors to develop efficient and competitive solutions.

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05 PROJECT DELIVERY

Carry the adopted strategy through mobilisation, execution and close-out

Professional Projects provides specialist project management and delivery support in complex demolition, decommissioning and remediation environments. Our role can range from independent client-side advice to embedded project leadership or targeted demolition oversight.

- Client-side project and programme management
- Project Director / Senior Project Manager support
- Contractor and subcontractor management
- Mobilisation and site establishment planning
- Programme development and recovery planning
- Plant, labour and resource planning
- Productivity and progress monitoring
- Executive and client reporting
- Demolition methodology and sequencing reviews
- Engineering and temporary works coordination
- SIMOPS and live-asset interface planning
- Hazardous-material and remediation coordination
- Waste, recycling and material-recovery strategy
- Stakeholder and specialist consultant coordination
- Completion and handover planning
- Lessons learned and project close-out

DEMOLITION EXPERTISE THROUGH DELIVERY

Mechanical demolition, high-reach strategy, structural dismantling, crane-assisted dismantling, heavy industrial/process plant, material processing, scrap recovery, live-plant interfaces, complex sequencing and remediation interfaces can all be considered within the wider project controls framework.

PRACTICAL DELIVERY FOCUS

Maintain control through mobilisation and execution with clear responsibilities, realistic project durations and informed project oversight.

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06 | COMMERCIAL & PROJECT CONTROLS

Commercial decisions grounded in an understanding of how demolition work is actually delivered

Commercial management is treated as part of project delivery, not a separate reporting exercise. Scope, programme, productivity, resource decisions and contract position are considered together so emerging exposure can be identified early.

ESTIMATING & COST

Plant and labour build-ups, production assumptions, preliminaries, subcontractor pricing, disposal costs, scrap/salvage considerations, budgets and cost-to-complete.

PROCUREMENT

Market engagement, bid levelling, tender clarification, pricing normalisation, contractor interviews, technical/commercial comparison and award recommendations.

DELIVERY CONTROLS

Progress monitoring, productivity tracking, resource forecasting, progress measurement, risk and opportunity tracking, project reporting and recovery planning

CONTRACT & CHANGE

Variation assessment, claims review, scope change, invoice review, contract administration support, cost reconciliation and commercial close-out.

EASY-TO-BUY SPECIALIST REVIEWS

- Demolition tender review
- Demolition budget estimate
- Tender readiness / scope-gap review
- Independent contractor proposal review
- Project Audits
- Cost-to-complete review
- Programme / productivity review
- Project recovery assessment

COMMERCIAL FOCUS

Clear scope, realistic production assumptions and transparent cost build-ups improve tender confidence and reduce the likelihood of downstream variation disputes.

07 WHY PROFESSIONAL PROJECTS

Specialist advice should improve the decision, not simply add another layer of management.

Professional Projects is differentiated by practical contractor-side experience combined with client-side project, commercial and procurement thinking.

CONTRACTOR-SIDE EXPERIENCE

Advice informed by experience pricing, planning and delivering demolition work, not solely by desktop assessment.

EARLY SPECIALIST INPUT

Introduce demolition knowledge before scope, cost and risk assumptions become embedded.

COMMERCIAL UNDERSTANDING

Understand how scope, risk allocation, programme and contract terms affect contractor pricing and behaviour.

EXECUTION-FOCUSED

Test recommendations against real plant, people, access, methodology, sequencing and productivity constraints.

INDEPENDENT PERSPECTIVE

Challenge assumptions, interrogate contractor proposals and support informed client decisions.

CONTINUITY

Carry the same demolition logic from study and scope through procurement, mobilisation, execution and close-out.

SPECIALIST INTEGRATOR

Professional Projects does not seek to replace structural engineers, environmental specialists, occupational hygienists, geotechnical engineers or other licensed professionals. We coordinate the specialist inputs required for the demolition and closure strategy, identify responsibility boundaries early and keep the overall package focused on safe, practical and commercially sound delivery.

THE POSITION

A specialist demolition and decommissioning adviser that can represent the client through the difficult part of defining, procuring and delivering complex projects.

08 | EXPERIENCE OF KEY PERSONNEL

Selected experience gained during previous employment

The projects below represent experience gained by Professional Projects' key personnel during previous employment and are not represented as contracts undertaken directly by Professional Projects Pty Ltd.

BP Kwinana Refinery - WA
$30M+ programme | Project Director experience

Strategic and commercial oversight of major refinery demolition and decommissioning, including programme, resources, client interface and multidisciplinary project leadership.

BP Bulwer Island Refinery - QLD
$25M+ | Project management experience

Extended refinery decommissioning and enabling programme involving demolition planning, commercial management, subcontractors, hazardous-material interfaces and client reporting.

Ford Geelong Facility - VIC
$10M | Multi-year programme

Progressive strip-out and demolition of a major former automotive manufacturing facility with staged delivery, hazardous-material coordination and redevelopment interfaces.

Australian Defence - Naval Assets
National programme | Marine deconstruction

Naval deconstruction and asset-recovery experience involving complex dismantling, logistics, environmental controls and material recovery.

Woodside - Karratha, WA
LNG / industrial demolition

Planning and delivery experience within a major LNG environment requiring live-plant interfaces, detailed sequencing, compliance and project controls.

BOC Air Separation Unit - Kwinana
Process plant | Live industrial precinct

Demolition of specialist process infrastructure requiring detailed coordination of access, surrounding operations and demolition methodology

Chemical & Industrial Facilities
Australia-wide experience

Additional project experience across chemical/process facilities, manufacturing, stacks, scrubbers, tanks, remediation interfaces and scrap optimisation.

United Kingdom Demolition
Birmingham & wider UK | 2010-2018

Extensive experience delivering a broad portfolio of demolition projects across the UK over eight years, spanning commercial, industrial, heritage and manufacturing sectors from tender through to safe completion.

Business-first thinking, backed by proven demolition and decommissioning experience.

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09 | TOM EGAN
FOUNDER & DIRECTOR

15+ years of demolition and decommissioning experience across Australia and the United Kingdom.



15+ YEARS
Industry experience

UK + AUSTRALIA
Cross-market experience

PROJECT LEADERSHIP
Senior delivery leadership

INDUSTRIAL
Complex asset environments

Tom Egan is a demolition and project delivery professional with more than 15 years' experience across complex industrial, infrastructure and resources environments in both the UK and Australia.

Having started his career in Birmingham at 18, Tom has built his experience from the ground up, developing a detailed understanding of the commercial, technical and operational decisions that shape successful demolition and decommissioning projects. His career has progressed from early project and commercial functions through to senior leadership of major demolition programmes, giving him a practical understanding of projects from initial planning and tender strategy through to execution, commercial management and close-out.

In Australia, Tom has worked across refining, oil and gas, Defence, LNG, chemical processing, automotive manufacturing and heavy industrial environments, holding senior project, operational and state leadership responsibilities.

Professional Projects was established to bring that experience directly to clients. Tom's focus is on applying practical demolition and delivery knowledge earlier in the project lifecycle, helping clients better define scope, understand risk, develop realistic budgets and make informed decisions before those decisions become costly to change.

CAREER PERSPECTIVE

Tom's experience across pre-construction, commercial management, operations and senior project leadership underpins the Professional Projects approach, bringing delivery knowledge to the front end so projects can be better scoped, realistically priced, intelligently procured and properly planned before mobilisation.

10 HOW WE WORK

Professional Projects develops project systems around the actual risk profile of the work and the requirements of the client, regulator and delivery environment.



SAFETY

Risk-led planning, clear hold points, competent resources, defined interfaces and practical controls before execution.



ENVIRONMENT

Waste hierarchy, material segregation, recycling, contamination controls and specialist environmental input where required.



COMMERCIAL

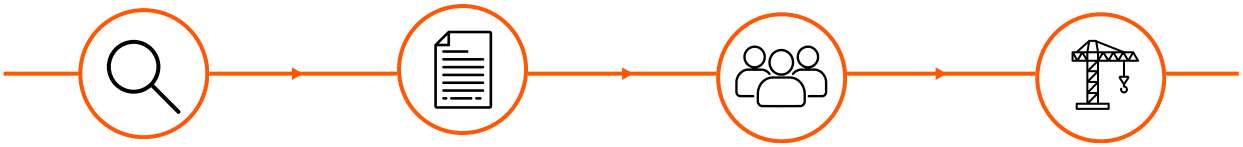
Transparent assumptions, disciplined scope management, forecasting and early identification of commercial exposure.



QUALITY & GOVERNANCE

Clear documentation, reporting, change control, procurement records, lessons learned and continuous improvement.

Project-specific licences, demolition engineering, hazardous-material removal and specialist environmental services are coordinated through appropriately qualified parties where required. Professional Projects maintains clear responsibility boundaries so specialist obligations are identified early and built into the project strategy.



01 STUDY

02 SCOPE

03 PROCURE

04 DELIVER

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