RTM CONSULTING

CAPABILITY STATEMENT
August 2026
Trinity Beach, Queensland

INDEPENDENT MECHANICAL SERVICES ADVISORY

Multi-million dollar projects, de-risked before they cost you.

RTM Consulting advises Australian government and commercial asset owners on complex mechanical services contracts — from tender and scope definition through delivery, commissioning and handover. Commercial rigour and technical depth from the same person.

$10M+
Annual turnover built from zero as Managing Director

25+ yrs
Building and leading mechanical and essential services businesses

7
High-criticality sectors delivered in, from ICU to corrections

153+
Projects advised across government and commercial facilities

CORE SERVICES

Three engagements that carry the most risk — and the most upside.

01
Contract & project management advisory
End-to-end management of complex mechanical services contracts — tender and scope definition through delivery, commissioning and handover.

02
Dilapidation assessments
Condition reporting, defect identification and remediation cost estimation for lease-end and asset transfer across mechanical, electrical and essential services.

03
Design strategy consultation
Bridging engineering design, financial modelling and operational delivery — so the system built is the system that can be run and funded.

ALSO ENGAGED FOR

Capital expenditure forecasting
Lifecycle capex models — chiller replacement, AHU upgrades, BMS refresh, plant room modernisation.

Planned maintenance programming
Preventive schedules for critical facilities, integrated with BMS and CMMS platforms.

Essential services testing
Fire dampers, smoke control, pressurisation and emergency HVAC, to AS/NZS and Building Regulations.

BMS & controls strategy
Specification, commissioning, optimisation, energy and alarm management, enterprise integration.

Technical engineering reporting
Asset condition, compliance status, risk and remediation — written to withstand audit and regulatory scrutiny.

HVAC & mechanical-electrical
Chilled water plants, air handling, cooling towers, VRF and ducted systems, controls interface coordination.

0419 030 161 · rob@rtmconsulting.au

SECTOR EXPERIENCE

Environments where downtime is not an option.

Hospitals & healthcare Operating theatres, isolation rooms, ICU and wards. Infection control air handling, pressure-regulated zones, medical gas interfaces, central energy plants. AS 1668.2 and health facility guidelines.	**Laboratories & clean rooms** Pathology, research, PC2/PC3 containment and pharmaceutical clean rooms. HEPA integrity testing, particle counting, room pressurisation, NATA-aligned verification.
Corrections Secure-environment mechanical services — hardened equipment, anti-ligature design, controlled airflow, corrections-specific engineering standards.	**Defence — naval & army** Defence-grade HVAC and refrigeration. Commonwealth security clearance, ASDEFCON procurement compliance, delivery on Defence estates.
Universities & education Campus-wide HVAC and BMS integration, lecture theatre conditioning, research laboratories, central plant management, capital works coordination.	**Performing arts & commercial** Acoustic-sensitive theatre design and low-noise air distribution; large-scale commercial HVAC, essential services compliance and energy optimisation.



Rob Marks
Managing Director
RTM Consulting Pty Ltd

0419 030 161
rob@rtmconsulting.au
Trinity Beach, Queensland

ABOUT

A commercially driven Managing Director who has run the delivery, not just reviewed it.

Over 25 years building, scaling and leading multi-disciplinary mechanical and essential services businesses across Queensland. Rob grew a start-up operation from zero to over $10 million in annual turnover, specialising in the delivery of complex HVAC, mechanical, electrical and essential safety services across government and high-criticality commercial facilities.

Deep technical expertise in contract and project management, capital expenditure forecasting, dilapidation assessment, planned maintenance programming, essential services testing and verification, and technical engineering reporting — all within the HVAC and mechanical-electrical discipline.

He now operates as an independent consultant through RTM Consulting, providing strategic and technical advisory services to government and commercial clients.

> **"Whether leading a facilities team as a Director or advising as a consultant, the value proposition is the same: deep technical expertise, proven commercial leadership, and a track record of delivering in the environments that matter most."**

SELECTED ENGAGEMENTS

$13M of critical plant. Zero downtime.

Recent Queensland projects delivered under Rob's leadership as Managing Director.
Each facility stayed operational through the changeover.

$13M	0 hours	3 of 3
Combined contract value	Facility downtime across all three projects	Live facilities kept operational through changeover

CONTRACT VALUE
$5.2M

HEALTHCARE · HOSPITAL

Chiller replacement at a live 24/7 regional hospital

Three ageing air-cooled chillers (811 kWr combined) replaced in stages, with two always in service. Also AHU fan retrofits, a new CSSD system with HEPA terminals, and dental, kitchen and laundry ventilation upgrades. Staging agreed with the hospital's engineering team before mobilising.

OUTCOME No clinical area lost cooling. Delivered at tender price with no variations.

CONTRACT VALUE
$4.2M

EDUCATION · RESEARCH LABORATORY

Chiller replacement serving a live research building

Two new 1200 kW air-cooled chillers, each with its own VSD pump, a 1400 L buffer tank and lead/lag staging, serving an applied science building and a live research laboratory. Changeover rehearsed, with the existing BMS held online as a backup cooling call.

OUTCOME Cooling maintained throughout. Closed out fully as-installed.

CONTRACT VALUE
$3.8M

EDUCATION · LABORATORIES

PC2 laboratory upgrade and campus chilled water conversion

Fume-cupboard and exhaust systems rebalanced, with a boosted VAV exhaust, outside-air VAVs, return-air dampers and BMS controls, to restore AS 2243.3 PC2 net inward airflow. Then a new chiller, switchboards and HDPE pipework linking two buildings, with six packaged DX units replaced by chilled-water AHUs. Changeovers planned with the client and existing plant verified.

OUTCOME Laboratories kept compliant and safe. Both stages on programme and budget.

QUALIFICATIONS, LICENCES & CLEARANCES

- Mechanical Services — Air-conditioning & Refrigeration (Limited Design) Licence
  No. 1158425
- Mechanical Services — Air-conditioning & Refrigeration (Unlimited Design) Licence
  No. 1158425
- Diploma in Mechanical Engineering
- Diploma in Project Management
- White Card · Working with Children / Police Check
- Defence security clearance

STANDARDS & FRAMEWORKS

- AS 1668.2 — mechanical ventilation
- National Construction Code
- Queensland Building Regulations
- Australasian Health Facility Guidelines
- ASDEFCON procurement framework
- Corrections engineering standards

INSURANCES & LIMITS

Professional indemnity	**$20 million**	Public liability	**$20 million**

CONTACT

Engaging RTM Consulting

Enquiries receive a response within two business days. The initial conversation is free and confidential.

01
You send the brief — scope, facility, stage, constraints.

02
A 30-minute call to test assumptions and identify exposure.

03
A written scope of works, priced, with a clear deliverable.

0419 030 161
rob@rtmconsulting.au
www.rtm-consulting.au

RTM CONSULTING