

THE SHARD · LONDON · 2013

Twenty years on site. **Now on your side** of the table.

INDEPENDENT SENIOR PM ADVISORY AND PROGRAMME SERVICES FOR UK
FIT-OUT AND CONSTRUCTION

PROGRAMME REVIEWS · TENDER SCRUTINY · SENIOR PM ADVISORY · COMPLIANCE DOCUMENTATION

www.fitoutinsider.com

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WHO YOU ARE DEALING WITH

Built from delivery. Not from a classroom.

Dariusz Kubies MCIOB spent twenty years in UK construction, from labourer to Senior Project Manager, on some of London's most demanding sites: The Shard, the Royal Courts of Justice, the Science Museum Wonderlab, and phased programmes inside live, secure government buildings for the Ministry of Justice and the Home Office.

Career built at Overbury, Paragon (later Interserve and Tilbury Douglas) and BW: Workplace Experts.

Heritage, high security, live occupied environments, fast track programmes.

FitOut Insider is that experience, packaged as an independent practice. No tied suppliers. No vendor commissions. Every engagement delivered personally and signed in his own name.



WORKED ALONGSIDE

Turner & Townsend · Gardiner & Theobald · Faithful+Gould · Rider Levett Bucknall · Gleeds · Lendlease · Trident · Aura

CREDENTIALS

MCIOB CHARTERED 2019, FIRST ATTEMPT · NVQ L6 CONSTRUCTION MANAGEMENT ·
ASTA POWERPROJECT ADVANCED · JCT 2016 · NEC/ECC · 20 YEARS LONDON DELIVERY

As featured in Construction Management, the CIOB magazine.



AS FEATURED IN

Construction Management

The CIOB magazine · scan to read

CONSULTING

What I offer.

01 Programme & Tender Diagnostic

Send your tender programme, or a live programme under pressure. Within 48 hours you receive a written assessment: what is exposed, what is missing, what needs fixing before it costs you. No call required to start.

02 1-Hour Senior PM Advisory

Focused senior input on a specific issue, programme or decision. Bring the context, get a frank read.

03 Monthly Senior PM Advisory

Ongoing programme oversight, weekly check-ins, risk monitoring and direct access throughout your programme. For live fit-out and commercial programmes running over multiple months.

04 Candidate & Hire Technical Assessment

An independent technical review of a shortlisted senior PM or planner before you commit to hiring them. A structured conversation or CV and portfolio review, followed by a written assessment of technical fit.

05 Longer or Embedded Engagements

Multi-day programme reviews, embedded senior PM support, or ongoing project work. Scope and a day rate agreed in writing before anything starts. Remote, UK-wide, no open-ended time.

Also delivered on request: tender and baseline programme builds in Asta Powerproject, programme recovery, pre-construction planning, bid writing support, delivery-side analysis for delay and disputes work.

Fixed fees and day rates published at [fitoutinsider.com/consulting](https://www.fitoutinsider.com/consulting)

All services delivered remotely, UK-wide. B2B, day rate or fixed fee.

COMPLIANCE DOCUMENTATION

Site paperwork that actually holds up to scrutiny.

Twenty years writing this paperwork on live sites, backed by experience rather than templates. Written properly, turned around fast.

WHAT I COVER

RAMS, CPP & TOOLBOX TALKS

Risk assessments, method statements, Construction Phase Plans and toolbox talks. Written properly, turned around fast.

WIDER H&S DOCUMENTATION

Fire risk assessments, COSHH, permits to work and the rest of the H&S file your site or your client will ask for by name.

PORTAL EVIDENCE REVIEW

A document by document review of the evidence behind your Constructionline, Builders Profile or Once For All submission, known as SSIP (Safety Schemes in Procurement), so it survives scrutiny instead of bouncing back.

ENVIRONMENTAL & SUSTAINABILITY DOCS

CEMPs, SWMPs and BREEAM evidence, the paperwork increasingly required alongside H&S on tendered work.

QUALITY & CLOSE-OUT DOCUMENTATION

Quality plans, inspection and test plans (ITPs), O&M manuals, the H&S file and handover packs. The records that get expensive to fix after handover, not before.

GATEWAY 2 CONSTRUCTION DOCUMENTATION

Construction side documentation aligned to Gateway 2 requirements under the Building Safety Act. The methodology and control plan work itself, not the regulatory submission.

THE APPROACH

SCOPED, THEN WRITTEN

Every engagement is scoped individually before a word is drafted. No blanket packages, no guesswork.

WRITTEN FROM EXPERIENCE, NOT TEMPLATES

Nothing starts from a blank template. Every document is built from twenty years of writing this paperwork on live sites.

YOURS TO APPROVE

Your competent person reviews and approves everything before it is used. Nothing goes to site or to a portal without your sign-off.

Written and reviewed personally. I write every document myself, backed by twenty years of live UK fit-out delivery and MCI OB chartered since 2019.

Contact for a scoped quote at fitoutinsider.com/compliance

GUIDES

The knowledge, in more than one form.

Practitioner guides.

Written from delivery, not theory.

Asta Powerproject Fit-Out Playbook

The Commercial PM's Toolkit: payment applications and claims under JCT

From the Ground Up: a Site Manager's Blueprint to Project Manager

Still Standing: mental health in UK construction

As featured in Construction Management, the CIOB magazine.

Every penny to
Mates in Mind



THE FULL LIBRARY

Every guide in one place.

Scan to browse and buy the complete set of practitioner guides.

fitoutinsider.com/guides

One practice, two ways in: **advice** when you need it, **guides** when you want it written down.

THE PROBLEM

A programme can look finished and still be wrong.

What I see repeatedly, and help clients avoid:

ON LIVE PROGRAMMES

THE LOGIC IS COSMETIC

Colour coded, hundreds of activities, and sequences with no real links behind them. It holds on the page and falls apart in week 14.

THE FLOAT IS FICTION

Ten days of float that is actually two, hidden in preliminaries and optimistic durations. Nobody finds out until recovery meetings start.

COMMISSIONING GETS SQUEEZED

The last four weeks of every optimistic programme, compressed into a fortnight that has never been enough on any live job.

THE BUILDING IS NOT EMPTY

Sequences written for a clear site, on projects where the client never leaves. Occupied buildings change everything: hours, logistics, protection, phasing.

AT TENDER STAGE, BEFORE YOU COMMIT

PRICED BY SOMEONE WHO WILL NEVER BUILD IT

The bid programme is priced by people who will never stand on that site. Delivery inherits the promise.

DRAWN TO WIN, NOT TO DELIVER

Durations set to beat the competition, not the calendar. The clock starts on day one.

THE INTERVIEW PROMISES NOBODY COSTED

Commitments made in the settlement meeting that never reach the programme or the price.

An independent contractor-side eye, before commitment, costs a fraction of what these cost after it. That is the [Programme & Tender Diagnostic](#).

HOW IT WORKS

Direct. Remote. Fast.

01 Send or book.

Book directly online, or send the programme with a short brief. No gatekeeping, no introductory forms.

02 The work is done by the founder.

No account managers, no juniors, no handoffs. You deal with the Senior PM who ran these sites, from first contact to final document.

03 Written output you can use.

Every engagement ends in something concrete: a written assessment, a marked-up programme, an action list your team can execute on Monday morning.

04 Remote by design.

Delivered by video call, screen share and document exchange. Twenty years of London site knowledge, without London overheads. Response within one working day.



MAYFAIR HQ · 2024

Confidentiality: all work is commercial-confidential. Limited availability, quality over volume.



LINCOLN'S INN · 2012



THE SHARD · 2013



ROYAL COURTS OF JUSTICE · 2014



SCIENCE MUSEUM · 2016



MOJ 102 PETTY FRANCE · 2017-19



MEDWAY COUNTY COURT · 2023

PROOF

From the record.

"I would specifically single out praise for the professionalism and delivery skills of Dariusz Kubies, who has been consistently excellent through the programme. When there have been issues with staff, conflict between teams or challenges from clients, I have always turned to Dariusz, who has been both responsive and pragmatic. An absolute credit to your company."

PROGRAMME DIRECTOR · MINISTRY OF JUSTICE

"His strengths are he is very well detailed, proactive and his knowledge in risk awareness and programming. He will be a great asset."

PROJECT DIRECTOR · BW:
WORKPLACE EXPERTS

"The programme was very short, and it was all done in time and done brilliantly."

HEAD OF FACILITIES MANAGEMENT
· BBB

"The programme team delivered a high quality outcome within budget and to programme, within a large active HQ with c4000 staff present."

CHIEF PROPERTY OFFICER ·
MINISTRY OF JUSTICE

34

PROJECTS ON RECORD

17

LED AS PM/SPM

£1-17M

VALUES

8

GOVERNMENT & SECURE

6

LIVE-OCCUPIED

4

HERITAGE & LISTED

SELECTED DELIVERY TIMELINE

LINCOLN'S INN 2012 · THE SHARD 2013 · ROYAL COURTS OF JUSTICE 2014 · SCIENCE MUSEUM 2016 ·
MOJ 102 PETTY FRANCE 2017-19 · HOME OFFICE LUNAR HOUSE 2017 · MEDWAY COUNTY COURT 2023 ·
OLD PARK LANE 2024

The next programme decision you make is cheaper with a **second opinion.**

Dariusz Kubies MCIOB

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SCAN TO BOOK