

# BSC Consulting Engineers Pty Ltd

ACN 005 019 428

Managing Director  
 HARRY CARLIN-SMITH  
 B Sc, M Eng Sc, Dip CE, M ASCE, RPE Qld, FIEAust, CP Eng

Mr Neville Cambridge  
 Anthony R Prowse & Assoc  
 Suite 19, 96 Camberwell Rd  
 Hawthorn East

April 15, 2002

Copy for GTA

Dear Neville,

## RE: COSTING MULTI-STOREY CAR PARKS

Further to our telephone conversation this afternoon would you please provide:

- (a) Cost estimate of construction of car parks 1-6 on the attached plan,
- (b) List of reasons for costing.

The car parks are notional locations as part of the Doncaster Hill Project. Each park would be required to store 850 vehicles.

Costing should allow for:

- (a) Demolition of existing,
- (b) Service removals/relocation,
- (c) 2-storey basement,
- (d) Very environmentally friendly.

Maximum building heights have been specified as:

<u>Car Park</u>	<u>Height Max</u> (above ground)
1	4 Storey
2	6 Storey
3	3 Storey
4	3 Storey
5	10 Storey
6	8 Storey

Tel: (03) 9850 3212 Fax: (03) 9850 1633 Mobile: 015 818 980

Rear 37 Macedon Road, Lower Templestowe, Victoria, Australia 3107  
 PO Box 2010, Templestowe Heights PO 3107  
 E Mail: bsc A1@ozemail.com.au.



Quality  
 Endorse  
 Compar  
 ISO 9001:2000  
 Standard Australia



**PROWSE QUANTITY SURVEYORS PTY LTD**

Suite 8, 13 ~ 25 Church Street  
Hawthorn, Victoria 3122  
Tel: (03) 9852 7811  
Fax: (03) 9852 7044  
Email: [prowse@quail.net.au](mailto:prowse@quail.net.au)  
ABN 83 097 049 348  
ACN 097 049 548

**FACSIMILE TRANSMITTAL**

ATTENTION : HARRY CARLIN-SMITH DATE : 26-Apr-02  
FACSIMILE TO : BSC Consulting Engineers Pty Ltd  
FACSIMILE No. : 9850 1633  
TELEPHONE No. : 9850 3212  
SUBJECT : Proposed Doncaster Hill Car Parking Development - Six Site Study  
FROM : Ricky Lo  
ORIGINAL TO FOLLOW : YES  
NUMBER OF PAGES : 9  
(including this page)

**MESSAGE:**

Dear Harry,

Please find enclosed for your information and comments Stage 'A' cost plans for the above project.

Regards

Ricky

IF ANY PART OF THIS TRANSMISSION HAS FAILED  
PLEASE CONTACT THE SENDER ON (03) 9852 7811



**PROWSE QUANTITY SURVEYORS PTY LTD**

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Tel: (03) 9852 7811  
Fax: (03) 9852 7044  
Email: [prowse@quail.net.au](mailto:prowse@quail.net.au)

24 April 2002

Ref: 3038/1

BSC Consulting Engineers Pty Ltd  
Rear 37 Macedon Road  
Lower Templestowe VIC 3107

Attention: Mr H. Carlin-Smith

**COPY**

Dear Harry,

**RE: PROPOSED CAR PARKING DEVELOPMENT - SIX SITE STUDY  
DONCASTER HILL**

As requested, we have prepared a cost plan at Stage 'A' for the above project, based on information received by us up to 23 April 2002.

Our estimate of the anticipated total cost is set out below for each option, for a fixed price contract at December 2002 cost levels and a summary follows:

<i>includes 2 basement levels (3 levels above ground)</i>	Car Park 1 - six levels, multi-storey car parking area Comprising reinforced concrete construction. With lifts, ventilation and sprinklers. Costs include GST.	\$ 20,300,000
	Car Park 2 - eight levels, multi-storey car parking area Comprising reinforced concrete construction. With lifts, ventilation and sprinklers. Costs include GST.	\$ 19,700,000
	Car Park 3 - five levels, multi-storey car parking area Comprising reinforced concrete construction. With lifts, ventilation and sprinklers. Costs include GST.	\$ 21,100,000
	Car Park 4 - five levels, multi-storey car parking area Comprising reinforced concrete construction. With lifts, ventilation and sprinklers. Costs include GST.	\$ 21,100,000

- 2 -

Car Park 5 - 12 levels, multi-storey car parking area Comprising reinforced concrete construction, With lifts, ventilation and sprinklers. Costs include GST.	\$ 19,300,000
Car Park 6 - 10 levels, multi-storey car parking area Comprising reinforced concrete construction, With lifts, ventilation and sprinklers. Costs include GST.	\$ 19,500,000

Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of December 2002
- Cost escalation during construction
- Competitive tendering
- Contract contingency
- Professional fees
- Goods & Services Tax
- Boom gates and control systems
- Lifts and lift shafts

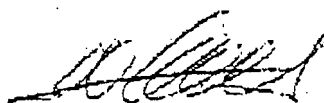
Allowances for the following have been excluded from our estimate:

- Loose furniture and equipment
- Cost escalation to tender after December 2002
- Adverse market conditions
- Authority contribution and headwork charges
- Abnormal ground conditions

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached a copy of our Stage 'A' cost plan for your information.

Yours faithfully  
PROWSE QUANTITY SURVEYORS PTY LTD



ANTHONY PROWSE

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 87097 049 548 A.C.N 097 049 548

PURPOSED CARPARKING DEVELOPMENT  
DONCASTER HILL CARPARKS  
Carpark 1

JOB 3038  
DATE 23/04/02  
FECA 24000.00  
UCA 0.00  
REF A/1

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>CARPARK 1 - 28m<sup>2</sup> per car assumed</b> Multi-storey carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	4,000.00	900.00	3,600,000
	Basement level 1	M2	4,000.00	750.00	3,000,000
	Ground level	M2	4,000.00	400.00	1,600,000
	Level 1	M2	4,000.00	460.00	1,840,000
	Level 2	M2	4,000.00	460.00	1,840,000
	Level 3	M2	4,000.00	460.00	1,840,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	8,000.00	25.00	200,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (6 Levels)	ITEM			150,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			60,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XB	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and Improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			9,000

**SUB-TOTAL** \$ 14,539,000

PRELIMINARIES (Included Above) - % \$ -

DESIGN VARIABLE 5.00 % \$ 726,950

COST ESCALATION TO TENDER 4.00 % \$ 610,638

COST ESCALATION DURING CONSTRUCTION 3.00 % \$ 476,298

CONTRACT CONTINGENCY 2.50 % \$ 408,822

PROFESSIONAL FEES 10.00 % \$ 1,676,171

LOOSE FURNITURE AND EQUIPMENT - Excluded ITEM \$ -

**SUB-TOTAL** \$ 18,437,879

GOODS & SERVICES TAX - GST 10.00 % 1,843,788

**ANTICIPATED TOTAL PROJECT COST** \$ 20,281,668

(Fixed Price Contract - Dec 2002)

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 849 548 ACN 097 049 545

PURPOSED CARPARKING DEVELOPMENT  
DONCASTER HILL CARPARKS  
Carpark 2

JOB 3038  
DATE 23/04/02  
FECA 24000.00  
UCA 0.00  
REF A/Z

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>CARPARK 2 - 28m2 per car assumed</b> Multi-storey carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	3,000.00	900.00	2,700,000
	Basement level 1	M2	3,000.00	750.00	2,250,000
	Ground level	M2	3,000.00	400.00	1,200,000
	Level 1	M2	3,000.00	460.00	1,380,000
	Level 2	M2	3,000.00	460.00	1,380,000
	Level 3	M2	3,000.00	460.00	1,380,000
	Level 4	M2	3,000.00	510.00	1,530,000
	Level 5	M2	3,000.00	510.00	1,530,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	6,000.00	25.00	150,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (8 Levels)	ITEM			170,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			60,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XS	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and Improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			9,000

**SUB-TOTAL** \$ 14,139,000

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 706,950
COST ESCALATION TO TENDER	4.00 %	\$ 593,838
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 453,194
CONTRACT CONTINGENCY	2.50 %	\$ 397,575
PROFESSIONAL FEES	10.00 %	\$ 1,630,056
LOOSE FURNITURE AND EQUIPMENT - Excluded	ITEM	\$ -

**SUB-TOTAL** \$ 17,930,612

**GOODS & SERVICES TAX - GST** 10.00 % 1,793,061

**ANTICIPATED TOTAL PROJECT COST** \$ 19,723,673

(Fixed Price Contract - Dec 2002)

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

PURPOSED CARPARKING DEVELOPMENT  
DONCASTER HILL CARPARKS  
Carpark 3

JOB 3038  
DATE 23/04/02  
FECA 24000.00  
UCA 0.00  
REF A/3

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	CARPARK 3 - 28m <sup>2</sup> per car assumed Multi-storey carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	4,800.00	900.00	4,320,000
	Basement level 1	M2	4,800.00	750.00	3,600,000
	Ground level	M2	4,800.00	400.00	1,920,000
	Level 1	M2	4,800.00	460.00	2,208,000
	Level 2	M2	4,800.00	460.00	2,208,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	9,600.00	25.00	240,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (5 Levels)	ITEM			150,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			60,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XB	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and Improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			9,000

<b>SUB-TOTAL</b>		\$ 15,115,000
PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 755,750
COST ESCALATION TO TENDER	4.00 %	\$ 634,830
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 495,167
CONTRACT CONTINGENCY	2.50 %	\$ 425,019
PROFESSIONAL FEES	10.00 %	\$ 1,742,577
LOOSE FURNITURE AND EQUIPMENT - Excluded	ITEM	\$ -
<b>SUB-TOTAL</b>		\$ 19,168,343
GOODS & SERVICES TAX - GST	10.00 %	1,916,834
<b>ANTICIPATED TOTAL PROJECT COST</b>		<b>\$ 21,085,177</b>
(Fixed Price Contract - Dec 2002)		

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

PURPOSED CARPARKING DEVELOPMENT  
DONCASTER HILL CARPARKS  
Carpark 4

JOB 3038  
DATE 23/04/02  
FECA 24000.00  
UCA 0.00  
REF A/4

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>CARPARK 4 - 28m2 per car assumed</b> Multi-storey carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	4,800.00	900.00	4,320,000
	Basement level 1	M2	4,800.00	750.00	3,600,000
	Ground level	M2	4,800.00	400.00	1,920,000
	Level 1	M2	4,800.00	460.00	2,208,000
	Level 2	M2	4,800.00	460.00	2,208,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	9,600.00	25.00	240,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (5 Levels)	ITEM			150,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			60,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XB	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and Improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			9,000

SUB-TOTAL \$ 15,115,000

PRELIMINARIES (Included Above) - % \$ -

DESIGN VARIABLE 5.00 % \$ 755,750

COST ESCALATION TO TENDER 4.00 % \$ 634,930

COST ESCALATION DURING CONSTRUCTION 3.00 % \$ 495,167

CONTRACT CONTINGENCY 2.50 % \$ 425,019

PROFESSIONAL FEES 10.00 % \$ 1,742,577

LOOSE FURNITURE AND EQUIPMENT - Excluded ITEM \$ -

SUB-TOTAL \$ 19,168,343

GOODS & SERVICES TAX - GST 10.00 % 1,916,834

**ANTICIPATED TOTAL PROJECT COST \$ 21,085,177**

(Fixed Price Contract - Dec 2002)



**PROWSE QUANTITY SURVEYORS PTY LTD**

ARX 83 097 049 548; ACY 097 049 548

**PURPOSED CARPARKING DEVELOPMENT**  
**DONCASTER HILL CARPARKS**  
 Carpark 5

JOB 3038  
 DATE 23/04/02  
 FECA 12000.00  
 UCA 0.00  
 REF A/5

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>CARPARK 5 - 28m2 per car assumed</b> Multi-storey Carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	2,000.00	900.00	1,800,000
	Basement level 1	M2	2,000.00	750.00	1,500,000
	Ground level	M2	2,000.00	400.00	800,000
	Levels 1, 2, 3 (In 3 no. floors)	M2	6,000.00	460.00	2,760,000
	Levels 4, 5, 6, 7, 8, 9 (In 6 no. floors)	M2	12,000.00	510.00	6,120,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	4,000.00	25.00	100,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (12 Levels)	ITEM			285,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			60,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XB	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			8,000

SUB-TOTAL \$ 13,834,000

PRELIMINARIES (Included Above) - % \$ -

DESIGN VARIABLE 5.00 % \$ 691,700

COST ESCALATION TO TENDER 4.00 % \$ 581,028

COST ESCALATION DURING CONSTRUCTION 3.00 % \$ 453,202

CONTRACT CONTINGENCY 2.50 % \$ 388,998

PROFESSIONAL FEES 10.00 % \$ 1,594,893

LOOSE FURNITURE AND EQUIPMENT - Excluded ITEM \$ -

SUB-TOTAL \$ 17,543,821

GOODS &amp; SERVICES TAX - GST 10.00 % 1,754,382

**ANTICIPATED TOTAL PROJECT COST \$ 19,298,203**

(Fixed Price Contract - Dec 2002)



**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 040 548 ACN 097 040 548

**PURPOSED CARPARKING DEVELOPMENT**  
**DONCASTER HILL CARPARKS**  
 Carpark 6

JOB 3038  
 DATE 23/04/02  
 FECA 14400.00  
 UCA 0.00  
 REF A/B

CLIENT: BSC CONSULTING ENGINEERS PTY LTD

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>CARPARK 6 - 28m2 per car assumed</b> Multi-storey carparking area comprising reinforced concrete construction with open sides and average facilities				
	Basement level 2	M2	2,400.00	900.00	2,160,000
	Basement level 1	M2	2,400.00	750.00	1,800,000
	Ground level	M2	2,400.00	400.00	960,000
	Levels 1, 2, 3 (In 3 no. floors)	M2	7,200.00	460.00	3,312,000
	Levels 4, 5, 6, 7 (In 4 no. floors)	M2	9,600.00	510.00	4,896,000
	<i>Extra over for the following</i>				
	Demolish existing 2 storey building	M2	4,800.00	25.00	120,000
	Boom gate and control system	ITEM			60,000
	Lift and lift shaft (10 Levels)	ITEM			265,000
	<b>SITWORKS AND EXTERNAL SERVICES</b>				
XP	Site Preparation and clean up	ITEM			40,000
XR	Roads, Footpaths and Paved Areas	ITEM			50,000
XN	Boundary Walls, Fences and Gates	ITEM			20,000
XB	Outbuildings and Covered Ways	ITEM			-
XL	Landscaping and Improvements	ITEM			100,000
XK	External Stormwater Drainage	ITEM			60,000
XD	External Sewer Drainage	ITEM			30,000
XW	External Water Supply	ITEM			30,000
XG	External Gas	ITEM			-
XF	External Fire Protection	ITEM			30,000
XE	External Electric Light and Power	ITEM			30,000
XC	External Communications	ITEM			9,000

SUB-TOTAL \$ 13,982,000

PRELIMINARIES (Included Above) - % \$ -

DESIGN VARIABLE 5.00 % \$ 699,100

COST ESCALATION TO TENDER 4.00 % \$ 587,244

COST ESCALATION DURING CONSTRUCTION 3.00 % \$ 458,050

CONTRACT CONTINGENCY 2.50 % \$ 393,150

PROFESSIONAL FEES 10.00 % \$ 1,611,355

LOOSE FURNITURE AND EQUIPMENT - Excluded ITEM \$ -

SUB-TOTAL \$ 17,731,510

GOODS & SERVICES TAX - GST 10.00 % 1,773,151

**ANTICIPATED TOTAL PROJECT COST \$ 19,504,661**

(Fixed Price Contract - Dec 2002)