



**PREMIUM CONSULTING
ENGINEERS**

9-25 Queen St, St Marys

Mechanical Service Fee Proposal

Prepared for:

Elias Nahas
Tricon Property Pty Ltd
39 Briens Rd, Northmead NSW 2152

Date:

13 September 2023

Prepared by:

Felix Ye
Premium Consulting Engineers
ABN: 36 627 724 029
Suite 802, 299 Sussex Street Sydney 2000

T: 0426 076 689 E: felix@pcen.com.au

ATT: Elias Nahas
Tricon Property Pty Ltd
39 Briens Rd, Northmead NSW 2152

Reference: 308000ZO
Date: 13-Sep-2023
Revision: 2

Dear Elias Nahas,

RE: 9-25 Queen St, St Marys

Thank you for giving us the opportunity to submit this fee proposal for our Mechanical Service for the captioned project.

Premium Consulting Engineers provides innovative and best practice engineering solutions with a strong focus on high quality, close collaboration, and exceptional customer service. Together with our clients, PCE delivers bespoke services and collaborates with project stakeholders from project start to completion, to ensure the best project outcome.

We have advanced expertise and extensive experience in residential/mixed use applications. We believe our following unique would best support your projects:

- High-/low-rise apartment engineering specialist. Have successfully delivered design of prestigious residential developments.
- Fully compliant to NSW Engineering Scheme: BDC C9 Mechanical Certifier, DBP Mechanical Design Practitioner
- Seamless collaborations with Developer, Architects and other consultants to streamline the design process
- Our tailored solutions are highly cost effective and achieve the best project outcome.

Please refer to the details on our proposed project stage, service scope, and the required key design basis information. We will endeavour to deliver quality, accurate and timely services.

Yours faithfully,

Felix Ye
Director, MEP
M: 0426 076 689
E: felix@pcen.com.au

1 INTRODUCTION

We have prepared this submission in response to an invitation of Elias Nahas from Tricon Property Pty Ltd for the provision of our consulting services for 9-25 Queen St, St Marys.

2 GENERAL SCOPE OF WORKS

2.1 Overview

The general scope of our service comprises design development and construction documents stages. We have priced as per the information set provided as detailed in section 2.2 Information provided.

2.2 Information Provided

We have prepared this submission by using following information:

- Email sent from Yenny Tjandra on 29 August 2023, with mech drawings and architectural plans.
- The project is a mixed-use develop and consists of:
 - 3 levels of Basement car park consists of 128 car spots.
 - 14 Commercial units Ground Level to Level 2.
 - 8 Levels of Apartment units from Level 3 to Level 10.
 - Approximately 48 apartments.

2.3 MECHANICAL SERVICES

2.3.1 Mechanical Services - Extent

The extent of mechanical service will comprise:

- Car park ventilation system.
- Garbage exhaust.
- Fire pump room ventilation.
- Stair pressurization and relief systems.
- Air conditioning system design to apartments.
- Air conditioning system design to other communal area as required.
- Air conditioning system design to commercial tenancies, warm shell.
- Ventilation system to commercial tenancies as required.
- Toilet and laundry ventilation to apartments.
- Rangehood exhaust system to apartments.
- Outside air system design for noise affected apartments.
- Plant room ventilations, including storage rooms, main switch room, grease arrest room, garbage rooms, etc.
- Other ventilation to AS 1668.2.
- Electrical services associated with mechanical plant and equipment.
- Coordinate with architect, electrical, hydraulic fire service and other relevant parties.

2.3.2 Mechanical Services - Deliverables

Design Development	PDF spatial sketch as required DWG drawings as required 3 coordination meetings
Construction Documents	PDF spatial sketch as required Equipment specification Full set of drawings in PDF and AutoCAD 2D 3 coordination meetings D&BP Act class 2 building design declaration

2.3.3 Mechanical Services - Clarifications

We have not yet allowed for the following in our scope of service and fee.

- Fire engineering;
- Assessment of compliance with environmental noise regulations;
- Preparation of Performance Solutions where Deemed to satisfy requirements of the BCA do not suit the project requirements;
- Refrigeration systems to cool rooms and freezers;
- Revit modelling and documentation.

2.4 CAR PARK VENTILATION CFD SERVICE

Car Park Ventilation CFD scope of services will be as clarified below:

2.4.1 CFD (Computational Fluid Dynamics) - Extent

- Car Park Ventilation CFD scope of services will be as clarified below:
- Review of all drawings relevant to the car park design.
- Creation of a three-dimensional model for the car park suitable for the CFD simulations.
- CFD ventilation simulations to assess the performance of the proposed design. This will provide a basis on which to compare subsequent designs.
- CFD ventilation simulations for up to three design changes. This includes altering natural ventilation openings, supply/exhaust flow rates, re-locating jet fans, etc.
- Preparation of a Technical Report detailing the results and recommendations.

2.4.2 Car Park Ventilation CFD - Deliverables

- PDF spatial sketch as required
- Car park CFD ventilation report
- NSW regulated design and submission
- 1 meeting

2.4.3 Car Park Ventilation CFD - Clarifications

We have allowed 3 off model simulation/modification, if additional simulations are required (for example, in the event of still unacceptable CO levels) then these will be discussed with the client and will be subject to a variation.

We have not allowed fire engineering solution for jet fan which might affect sprinkler performance, this will need to be addressed by fire engineer on the job.

3 PCE Capabilities

3.1 Expertise

We specialise in providing tailored engineering solutions with a strong focus on high quality, close collaboration, and exceptional customer service.

All our consultants are qualified and knowledgeable professionals. We have extensive experience in Mechanical and CFD Performance solution.

3.2 Qualification

Our team of engineers are highly experienced and fully qualified. Our qualifications relating to this project include:

- MIEAust, M.AIRAH, CPEng, NER, RPEQ
- BDC C9 Mechanical Certifier, DBP Mechanical Design Practitioner



3.3 Project Experience

We have enormous experience in this area. Some of our previous works are:

- 8 Dumaresq Street, Campbelltown (tqm Construcion, Mixed-Use with Apartments, \$450m)
- 93 Forest Road, Hurstville (DKO Architects, 4 towers, 550 apartments and commercial/retail)
- 26 Elizabeth Street, Liverpool (Rothe Lowman Architect, \$300m)
- Grosvenor Place, 225 George Street, Sydney (Sydney Sky Scraper Chiller replacement, \$100m)
- 2-4 Cambridge Street, Epping (Zhinar Architects, 83 Mixed-Use Apartments, \$90m)
- 38 Cudgegong Road, Rouse Hill (Zhinar Architects, 295 Apartments, \$200m)
- 'Crownview', 373 Crown Street, Wollongong (mixed-used twin tower, 149 apartments)
- 'Regent', 58-68 Regent Street, Kogarah (PBD Architects, 12-storey, 96 high-end apartments, \$80m)
- 'Grand Auburn', 5-7 Northumberland Road, Auburn (Zhinar Architects, mixed-used, 116 apartment, \$11m)

3.4 Project Resources

Our key personnel proposed for this project are as follows:

Director/Mechanical Engineer - Felix Ye (ME CPEng NER RPEQ DBP)

We confirm that we will not engage any sub-consultants.

4 INSURANCE DETAILS

We currently hold the following insurances to as required by authorities

Insurance type	Insurer	Amount
Professional indemnity	Allianz	\$10,000,000
Public Liability	CGU	\$20,000,000

Copies of insurance certificate are available upon request.

5 CONDITIONS OF ENGAGEMENT

We confirm that this will be a direct commission from your firm.

You may accept the offer by completing the Signature of Acceptance form at the end of this document, but if you do not, your continued instructions to us will constitute your acceptance of the offer.

6 FEE

6.1 Fee Proposal Details

We are pleased to outline below our lump sum fees for the provision of services to be undertaken in accordance with the aforementioned scope of service.

Please tick	Services	Amt. ex.GST	Amt. in.GST
<input type="checkbox"/>	Mechanical-Kick off	\$8,450	\$9,295
	Mechanical-Design Development	\$8,450	\$9,295
	Mechanical-Construction Document	\$8,450	\$9,295
	Mechanical Services Total	\$25,350	\$27,885
<input type="checkbox"/>	Car Park Ventilation CFD -Kick off	\$4,500	\$4,950
	Car Park Ventilation CFD -Final Report	\$4,500	\$4,950
	Car Park Ventilation CFD Services Total	\$9,000	\$9,900

6.2 Hourly Rates

Any additional work required beyond the scope defined will be charged at hourly rates. The following rates (GST exclusive) are current to project completion.

Project co-ordinator	-	\$320 per hour
Engineer	-	\$280 per hour
Administration	-	\$150 per hour
Site Visit/Meeting(extra)	-	\$450 per 3 hour section inclusive travelling

6.3 Claiming of Fees

Payment is due within 14 days of the date of invoice.

Our fee will be invoiced at the beginning of each design stage.

7 SIGNATURE AND APPROVAL

RE: 9-25 Queen St, St Marys

Client

Company:

Full Name:

Signature:

Engineer

Premium Consulting Engineers

Felix Ye

Director/Mechanical Engineer

NSW Fair Trading C9 Certifier

NSW Fair Trading Professional Engineer

M.E CPEng NER RPEQ

M: 0426 076 689



Date:

13 September 2023

TERMS AND CONDITIONS

- 1 The Consultant shall provide to the Client the consulting services described in the accompanying letter together with such other services as may be agreed from time to time (the "Services").
- 2 The Consultant shall provide the Services with such skill, care and diligence as is generally exercised by competent members of the consulting profession performing services of a similar nature, at the time the Services are provided.
- 3 The Services will be performed at either or both the site of the project (the "Site") or at other places reasonably required by the Client. Where the locations of the Consultant's work are not under the Consultant's control (including the Site), the Client must provide reasonable access to allow the Consultant to fulfil its obligations (including to provide the Services).
- 4 The Client shall, at its own cost, as soon as practicable make available to the Consultant all information, documents and other particulars relating to the Client's requirement for the project as is necessary for the Consultant to carry out the services as expressly set out in this Agreement (the "Requirements"). The Consultant is entitled to rely on such information, documents and other particulars as are provided by the Client pursuant to or in connection with this Agreement.
- 5 The Client shall pay to the Consultant:
 - a) the Fee and the Reimbursable Expenses as set out in the accompanying letter together with such other amounts in respect of other services agreed to be provided;
 - b) reasonable adjustments to the Fee and the Reimbursable Expenses to reflect the additional costs, expenses, liabilities, losses or other amounts incurred or suffered by the Consultant in the performance of the Services and arising out of or in connection with any event or matter beyond the Consultant's control; and
 - c) to the extent that amounts payable under this Agreement are not expressed to be GST inclusive, an additional amount for the GST incurred by the Consultant in relation to the supply of the Services ("GST").
- 6 The Consultant may claim payment in accordance with the times set out in the accompanying letter or, if no time is set out, monthly in arrears. The Client must pay to the Consultant, without set-off or deduction:
 - a) the amount payable under this Agreement for the Services provided during the relevant period, within 15 days of the Consultant's
 - b) the GST payable under this Agreement for the Services provided during the relevant period, within 15 days of receiving a valid tax
- 7 If the Client does not pay the Consultant in accordance with this Agreement then, without prejudice to any other rights or remedies the Consultant may have, interest will be payable from the date of invoice until payment at a rate per annum equal to the Unsecured Personal Overdraft Rate as most recently published by Westpac, plus 1% per annum.
- 8 To the maximum extent permitted by law:
 - a) subject to paragraphs (b), (c) and (d) below, the Consultant's liability to the Client arising out of or in connection with this Agreement (including the performance or non-performance of the Services), whether under the law of contract, in tort, in equity, under statute or otherwise, shall be limited in aggregate to the amount specified in the accompanying letter or \$300,000, if no amount is stated in the letter.
 - b) the Consultant is not liable to the Client in respect of any indirect, consequential or special losses (including loss of profit, loss of business opportunity and payment of liquidated sums or damages under any other agreement);
 - c) the Consultant shall be deemed to have been discharged from all liability in respect of the Services whether under contract, in tort, in equity, under statute or otherwise, at the expiration of the period specified in the accompanying letter, or if no date is specified, on the expiration of 3 years from the completion of the Services;
 - d) if, and to the extent that, any of this clause is void as a result of section 68 of the Trade Practices Act 1974 (Cth), then the Consultant's liability for a breach of a condition or warranty is limited to:
 - (i) the supplying of the relevant Services again; or
 - (ii) the payment of the cost of having the Services supplied again.
- 9 Subject to the Client complying with its obligations under the Agreement, the Consultant grants to the Client a non-exclusive, royalty-free and irrevocable licence to use (and allow others to use) any intellectual property (including all drawings, reports, specifications, bills of quantity, calculations and other documents, including "works" as defined in the Copyright Act 1968 (Cth) created or produced by the Consultant) arising out of provision of the Services ("IP Rights") for the purposes of completing the Project. As between the Client and the Consultant, the ownership of the IP Rights vests in the Consultant.
- 10 Neither the client nor the Consultant shall disclose to third parties or use for any purpose (other than providing or benefiting from the Services) any information provided by the other unless:
 - a) required by law;
 - b) the information is already generally known to the public; or
 - c) the other consents to the disclosure.

All documentation and materials containing confidential information provided by one party to the other shall be returned upon request.
- 11 Any dispute or difference ("Dispute") between the Client and the Consultant may be notified by a party to the other party and the parties
 - a) firstly meet to negotiate, in good faith, resolution of the Dispute; and

- b) secondly, if negotiation fails to achieve a resolution of the Dispute within 5 working days of the notification of the Dispute, attend mediation, administered in accordance with procedures as set out by the Institute of Arbitrators and Mediators Australia, provided that this provision shall not prevent the Consultant from instituting legal action at any time to recover moneys owing by the Client to the Consultant.
- 12 The Client may, without prejudice to any other rights or remedies it may have, by written notice served on the Consultant terminate its obligations under this Agreement:
- a) if the Consultant is in breach of the terms of the Agreement and the breach has not been remedied within 28 days of a written notice served by the Client on the Consultant specifying the breach and requiring the breach to be remedied; or
 - b) upon the Client giving the Consultant 60 days' written notice of its intention to do so; or
 - c) if the Consultant informs the Client that it is insolvent, becomes bankrupt, or becomes subject to any official management, receivership, liquidation, provisional liquidation, voluntary administration, winding up or external administration ("Insolvency Event").
- The Consultant may, without prejudice to any other rights or remedies it may have, by notice in writing served on the Client suspend its obligations under this Agreement:
- 13 The Consultant may, without prejudice to any other rights or remedies it may have, by notice in writing served on the Client suspend its obligations under this Agreement:
- a) immediately by written notice if the Client has failed to pay in accordance with this Agreement; or
 - b) if the Client is in breach of any of the other terms of the Agreement and the breach has not been remedied within 10 working days (or longer as the Consultant may allow) of a written notice served by the Consultant on the Client specifying the breach and requiring the breach
- 14 The Consultant may, without prejudice to any other rights or remedies it may have, terminate its obligations under this Agreement:
- a) if the breach referred to in clause 13(a) has not been remedied within 5 days of a written notice served by the Consultant on the Client specifying the breach and requiring the breach to be remedied; or
 - b) if the Client is in breach of any of the other terms of the Agreement and the breach has not been remedied within 28 days of a written notice served by the Consultant on the Client specifying the breach and requiring the breach to be remedied; or
 - c) upon the Consultant giving the Client 60 days' written notice of its intention to do so; or
 - d) if an Insolvency Event occurs in relation to the Client.
- 15 If the Consultant considers it appropriate to do so, it may, with the Client's prior approval, which shall not be unreasonably withheld or delayed, engage other consultants to assist the Consultant in specialist areas. The other consultant shall be engaged at the Client's risk, cost
- 16 Neither party may assign, transfer or sublet any obligations under this Agreement without the written consent of the other. Unless stated in writing to the contrary, no assignment, transfer or subletting shall release the assignor from any obligation under this agreement.
- 17 In the interpretation of this Agreement, no rule of construction applies to the disadvantage of one party on the basis that it put forward this Agreement or any part of it.