

Curriculum Vitae

Scott Leighton Smith (2020)

MANAGING DIRECTOR · FAIQS · MAIB · RI Professional

As the retired managing director of one of Australia's most respected quantity surveying firms specialising in the detailed measurement of complex projects, Scott specialises in the preparation of Builder's Bills of Quantities and the provision of expert witness and litigation support for construction disputes involving commercial and large-scale residential projects.

In addition to his extensive QS experience, Scott has provided consulting services on issues affecting the construction industry, lectured in project management and contract administration and written cost books on alterations and additions.

In 1991, Scott was awarded the *Professional Excellence Award* by the Queensland Chapter of the Australian Institute of Building for research and development of a computer program for the construction industry.

EDUCATION

- Expert Determination Course, Institute of Arbitrators and Mediators Australia (IAMA), 2011
- Advanced Professional Certificate in Arbitration, Adelaide University and IAMA, 2001
- Professional Certificate in Arbitration, Adelaide University and IAMA, 2001
- Expert Witness Course, Australian Institute of Quantity Surveyors, 2000
- Adjudicator Security of Payments, IAMA, 2000
- Master of Project Management, University of Technology, Sydney, 1991-1993 (coursework only)
- General Arbitration Course, IAMA, 1991
- Bachelor of Building (Hons), University of New South Wales, 1972-1975

WORK HISTORY

Leighton Kesteven Corporation Pty Ltd

Jan 2014 – present

Scott retired from Project Analysis Pty Ltd in December 2013. He continues to undertake expert witness consultancy as engaged.

Scott has worked on over 180 legal matters as a costing expert (with 24 of them since he retired from PA).

Scott has been appointed as the sole costing expert on matters, recently completing reports on:

- a. The cost of a complex residential project with issues on fire rating with intumescent paint, waterproofing and other issues in 101 apartments in Victoria Ave, Chatswood in excess of \$14m;
- b. A high-rise residential project at Breakfast Point with the cost to rectify defects worth approximately \$2.8m involving 5 parties; and
- c. Residential project at Bankstown where Scott was the court-appointed referee on the cost of the defects rectification.

Project Analysis Pty Ltd (“PA”)

1985-Dec 2013

Since founding PA in 1985, Scott built the firm to be one of Australia’s most respected quantity surveying firms specialising in the detailed measurement of complex projects.

PA employed up to 28 people and specialised in the following two areas:

- Builder’s Bills of Quantities, and
- Expert witness and litigation support.

Builder’s Bills of Quantities – PA provides detailed measurement of complex projects to builders who rely on the firm’s accuracy to price and construct projects. Builder’s Bills of Quantities are required to be more detailed and accurate than Client’s Bills of Quantities, which are able to contain inaccuracies and may be adjusted.

Over the last 15 years, PA has produced over 1,400 Builder’s Bills of Quantities with a construction value in excess of \$20 billion (constant \$).

Recent key projects include:

- Dr Chau Chak Wing Building at the University of Technology, Sydney as designed by Frank Gehry (\$120 million construction cost);
- Chris O’Brien’s Life House at Royal Prince Alfred Hospital (\$150 million construction cost);
- the new Royal Adelaide Hospital (\$1,400 million construction cost). Scott priced the Cost Plan 3 for this project; and
- HNA Defence Project in Adelaide (\$400 million construction cost).

As managing director, Scott’s role included the supervision of measurement, detailed measurement of complex aspects of the construction projects and preparation of cost plans. A list of the types of projects measured by PA is set out in Annexure 1 as at Scott’s retirement in 2013.

Expert witness and litigation support – Scott regularly acted as an expert witness and provided litigation support for disputes involving commercial, civil and residential construction projects. In the last 33 years, Scott has appeared as an expert witness and/or provided expert reports in over 180 construction disputes. Scott’s work as an expert involves the preparation, assessment and quantification of claims.

Key construction dispute matters that Scott has appeared as an expert witness and/or provided an expert report include:

- *WBA v Seana Constructions* (2010)
- *James Hardie v Entact Clough* on Attakarn Prasit Embassy Apartments Bangkok (2000-2004)
- *Nemeth v Prynew and Ors* on rebuilding of a residence at Darling Point (2001-2006)
- Adelaide Light Towers Project for professional indemnity insurer for engineer (1997-1999)
- Gateway Plaza Circular Quay (1987- 1989) for three major services contractors
- Auckland Children’s Hospital (1987-1991) for major services contractor
- Browns Plains Shopping Centre: *Leda Holdings (Qld) v James Hardie* (1994-1996)
- Capalaba Shopping Centre: *Leda Holdings (Qld) v James Hardie* (1994-1996)
- 159 Clarence St, Sydney (Red Cross Building) for insurance company (2014).
- WIN Stadium West Stadium Roof collapse for insurance company (2014).
- 9 Hill Rd Wentworth Point, 244 apartments defect cost report (2016)
- The Hermitage, Breakfast Point – sole costing expert (2017)
- Victoria Gardens – sole costing expert (2019).

CIDA consultancy – in 1993, Scott undertook a consultancy with the Construction Industry Development Agency (**CIDA**). This consultancy involved reviewing the different sectors in the construction industry in Australia and providing data on the top 20% (measured on revenue turnover) of architects, engineers, quantity surveyors, builders and sub-contractors on a State-by-State basis. The review assisted in determining the criteria for the Code of Practice for Tendering.

Government reviews – Scott acted as a core consultant to Price Waterhouse Urwick on a number of reviews of State Government departments including:

- Queensland Department of Housing review of efficiency and effectiveness of Day Labour force (1994)
- NSW Department of Public Works, Maintenance and Construction branch review of efficiency and effectiveness of Day Labour force (1988 and 1990)
- State Transit Authority review of efficiency of maintenance of bus depots in Eastern region of Sydney (1990)
- State Rail review of efficiency and effectiveness of Day Labour force (1990), and

- Maritime Services Board (1987), lecturing in estimating and review of maintenance branch.

University of Technology, Sydney

For five years, Scott was a part-time lecturer in Estimating for the Faculty of Design, Architect and Building at the University of Technology, Sydney.

Scott also lectured in project management and contract administration at the University of Technology, Sydney.

W. McNamara Pty Ltd

1977-1984

As the Chief Quantity Surveyor for McNamara, Scott was involved in preparing estimates for tender, vetting subcontractor's quotes, recommending subcontractor's prices, pricing variations, negotiating variations with client and subcontractors, preparing claims, preparing progress claims, preparing and vetting final statements, programming and attending site meetings.

Key projects included:

- Major refurbishment to Westpoint Shopping Centre
- Westpoint Shopping Centre Office Tower
- Gosford Marketown
- Leichhardt Marketown refurbishment
- 12 storey McNamara Centre, Parramatta
- Rural Press, North Richmond Sydney
- Long Bay Goal Hospital and Administration Building
- Parklea Prison
- Blacktown Technical College Refurbishment
- MWS&DB Chemical laboratory, West Ryde
- Rural Press North Richmond
- Blacktown Technical College Stage 3
- Council Chambers Blacktown
- Hexham Warehouse Davids Holdings
- Office Building Blacktown
- Bidwell School
- School for the Hearing Impaired Castle Hill
- Gilroy College Castle Hill
- Springwood Police Station
- Botany Warehouse
- Blacktown RSL Extension

Cordell

1975 –1977

Scott was the editor and estimator for Cordell's Building Costs Book for NSW, Queensland and Victoria for new construction, alterations and additions.

Scott wrote the Cordell's Cost Book on Alterations and Additions.

INDUSTRY VIEW OF PROJECT ANALYSIS

In 2010 when updating PA website, PA sought testimonies from building estimators for whom PA had worked for many years. Some of the comments were:

Tony Irving Estimating Manager, Richard Crookes Constructions Pty Ltd

We have engaged Project Analysis on over 300 projects over the last 14 years and have always found their alignment for quality and business ethics to resonate with ours. We have no hesitation in recommending Project Analysis to our clients and other building contractors."

Keith Mackinder Estimating Manager Hansen Yuncken Pty Ltd

"Project Analysis is our first choice Quantity Surveyors for the preparation of Builder's Bills of Quantities for our tender purposes.

They are extremely thorough in the work they do and produce a very professional end product. Suffice to say they set the benchmark for this service in the Sydney construction market."

Mark Ainsworth Chief Estimator Building and Major Projects Building, Construction and Infrastructure Division AJ Lucas Group Limited

I have worked in partnership with Project Analysis for the last 17 years since their move to Sydney and for nearly 30 years with the principal Scott Smith on a diverse range of commercial construction and civil projects.

Project Analysis simply offer a rare (in my experience) combination of expertise, accuracy, timeliness and cost effectiveness

Stephen Edwards Estimating Manager Cockram Constructions NSW Pty Ltd

"In 10 years of working closely with PA I have been incredibly impressed with their skill and constant diligence in producing BQ's that accurately reflect the Scope. This service goes a long way to allowing Cockram to allocate the right risk profile to the projects we tender. They are simply the best at what they do! "

A Referee's view

Scott was the costing expert witness before Janet Grey on the Nemeth v Prynew and Ors which involved detailed assessment of construction costs over an extended period of time.

Janet Grey comments in Referee's Report in the matter of Nemeth v Prynew and Ors para 671

*I accept that Mr Smith has considerable experience in pricing work of this kind and found him to be an independent and highly professional witness. His evidence was, therefore, credible and accordingly for the reasons outlined, **I find** that the rates used by Mr Smith were reasonable ..*

SPECIFIC RELEVANT EXPERIENCE ON NSW PUBLIC SCHOOLS

Public and High Schools

Between 1996 and 2009, PA prepared detailed Bills of Quantities for some 55 NSW public and high schools for building contractors to prepare tenders, including Glenmore Public, Nirimba Public, Lake Munmorah High, Dubbo High, Wadalba High Stage 2, Chifley Senior Campus, Great Lakes Joint Education Campus, Mt Annan High, Kellyville High, Avoca Public, Anna Bay Public, Bermagui Public, Canley Vale Public and Banora Point Public.

PA had a detailed knowledge of the NSW Public Works standard designs for public schools, including the Schools Facilities Standard, Specifications and detailed drawings.

BER Schools

Scott's initial involvement in the BER schools' project, was when the IPO issued the seven standard drawings to the Managing Contractors who were tendering for the 13 NSW regions. PA measured the Bills of Quantities for the initial seven standard buildings and further buildings as were issued to all the Managing Contractor tenderers.

At a subsequent meeting at the IPO I meet Mr Vince Shaw and he advised me that the standardisation of the Bill of Quantities for the buildings was a great benefit to the IPO.

PA also measured BER Schools in Victoria and Queensland for various builders.

Illawarra Region and South East Region

Richard Crookes commissioned PA to undertake the measurement and pricing of the 235 school projects in the Illawarra region and the South East region.

This entailed measuring and pricing projects from Stanwell Tops in the north, Eden in the south, Jindabyne in the south-west and Wee Jasper in the West.

PA also measured and priced some 2,500 variations for Richard Crookes on these school projects.

Scott worked with Margo Kouvaris , the Regional Program Director for the Illawarra and South East Region for the Integrated Program Office for Building the Education Revolution and she provided the following reference after the completion of the BER Schools Project as follows:

"I am so pleased that Scott was engaged by RCC on the BER program representing the Illawarra and South East Region, in my capacity as Regional Program Director at the time, he certainly restored my faith in quantity surveyors.

His work was always professional and of the highest standard. I valued his professional opinion and believe he was an invaluable asset to RCC and for the region. I would rank Scott as one of the most knowledgeable quantity surveyors in the industry in Sydney. In particular, outside of the DEC, I don't believe anyone else has an equivalent knowledge of NSW school building design and their associated costs. I highly recommend Scott Smith and Project Analysis for any project, and look forward to the opportunity to work with Scott again myself."

I also worked with Mr Tony Grippi, Richard Crookes' Project Director on the BER schools. He commented that:

"I would like to, on behalf of the team at RCC to personally thank you and your organisation for the first class service and professionalism that Project Analysis (PA) brought to the program.

"The prompt, comprehensive and accurate responses and the integrity in which all your team performed is a credit to your organisation. Additionally, the sheer volume and demanding time frames in which information was required and in which PA delivered is much appreciated and demonstrates the capacity and depth of the organisation.

"Once again, thank you and we very much look forward to working with you and your team on the next project."

When I retired from PA in December 2013 PA had completed some 350 projects for Richard Crookes (the BER schools being one of the 350 projects).

Sydney South Region

Abi Group commissioned PA to undertake the measurement and pricing of approximately 100 school projects in the Sydney South region. Ralph Beattie Bosworth ("**RBB**") undertook the 100 or so schools for the Abi Group. RBB used our standard Bill of Quantities measurements for all their pricing.

Orgill Review

I was invited to the Eminent Quantity Surveyor discussions with Mr. Brad Orgill and Mr. David Chandler for the Orgill Taskforce Report on the BER Schools.

ANNEXURE 1 – LIST OF TYPES OF CONSTRUCTION PROJECTS UNDERTAKEN BY PROJECT ANALYSIS

Type Of Construction Project	Number Of Projects	Value Of Project (\$M)
Budgets/Cost plan	94	530
Commercial	121	2430
Car Showroom	11	123
Church	16	62
Civil	26	89
Clubs	27	207
Court/Justice	6	97
Community/Government	34	303
Carpark - Multi-storey	11	84
Defence	45	1,608
Education buildings	76	761
Fit-out	27	101
Gaols/Prisons	16	412
Grandstand	5	66
Hospital/Medical	95	2,016
Hardware/Bulky Goods/Discount	10	50
Hotel	17	367
Industrial	67	849
Library	6	25
Museum	6	43
Nursing Home/Aged Care	52	354
Olympics	5	25
Police	23	190
Portable buildings	4	196
Residential – high rise	205	3,018
Reinforcement	16	22
Railway	9	75
Shopping Centre	57	1,027
School – Public	85	1,244
School – Private	104	376
Structure	52	256
Public swimming pool	4	101
Zoos	9	138

Further details about these projects may be found at www.projectanalysis.com.au