

Carberry Park Toilet Amenities

1. General - as per attached plans

- Carry out all works as per plans and engineering.
- Work site to always fenced and secure.
- The Builder/Sub contractor is to verify all on site dimensions, levels and specifications prior to starting any works.
- All works to comply with but not limited to:
 - THE BUILDING CODE OF AUSTRALIA
 - THE PLUMBING CODE OF AUSTRALIA
 - AS1288 - GLASS IN BUILDINGS: SELECTION AND INSTALLATION
 - AS1428 - DESIGN FOR ACCESS AND MOBILITY
 - AS1562- DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
 - AS1668 - THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS
 - AS1684- RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
 - AS2601- DEMOLITION OF STRUCTURES
 - AS2870 - RESIDENTIAL SLABS AND FOOTINGS
 - AS2904 - DAMP-PROOF COURSES AND FLASHINGS
 - AS3000 - WIRING RULES
 - AS3500- PLUMBING AND DRAINAGE
 - AS3600- CONCRETE STRUCTURES
 - AS3660 - TERMITE MANAGEMENT
 - AS/NZS3666- AIR-HANDLING AND WATER SYSTEMS OF BUILDINGS
 - AS3700 - MASONRY STRUCTURES
 - AS3740- WATERPROOFING OF DOMESTIC WET AREAS
 - AS3786 - SMOKE ALARMS
 - AS4100- STEEL STRUCTURES
- Drawings shall be read in conjunction with any structural engineering documentation, relevant permits and referenced documentation within the permits.
- Finished ground level to slope away from the building min. 50mm in the first 1000mm.
- Energy efficiency to be in accordance with BCA Part 3.12
- All consultants & Contractors to read, review & understand their responsibilities with regard to the Work Health & Safety Act 2012 and all relevant codes of practice.
- All building rubbish to disposed of correctly, tip fees included.
- Site to be always safe and tidy.

2. Insurances — Copies of all relevant documentation to be supplied.

The Builder's attention is drawn to the Conditions of Contract and his liabilities thereunder, as follows:

- **Public Liability:** The Builder shall be solely liable for and shall indemnify the Owner in respect of and shall insure any legal liability, loss, claim or proceedings whatsoever

arising under any Statute (other than as provided in the next subclause) or at Common Law in respect of personal injury to or death of any person whomsoever arising out of or in the course of or caused by the execution of the works unless due to any act of neglect of the Owner or of other persons from whom the Owner is responsible. The amount of cover shall be no less than Twenty Million Dollars (\$20,000,000.00).

- **Worker's Compensation etc:** The Builder shall insure against any liability, loss, claim or by proceedings whatsoever whether arising at Common Law or by virtue of any Statute relating to Worker's Compensation or Employer's Liability by any person employed by him in or about the execution of the works and shall procure that every subcontractor (whether or not a subcontractor nominated in accordance with these Conditions) shall be insured against any such liability in the case of employees of such a subcontractor. The amount of cover shall be no less than Twenty Million Dollars (\$20,000,000.00).
- **Injury to Property:** The Builder shall be liable for and shall indemnify the Owner and shall insure against any legal liability, loss, claim, or proceedings in respect of any injury or damage whatsoever to any property, real or personal, in so far as such injury or damage arises out of or in the course of or by reason of the execution of the Works, PROVIDED ALWAYS that the same is due to any act of negligence, omission or default of the Builder, his servants or agents, or any subcontractor, AND SUBJECT ALSO as regards to loss and damage by fire and/or provisions contained in these Conditions. The amount of cover shall be no less than Ten Million Dollars (\$10,000,000.00).

The Builder's attention is drawn to the Conditions of Contract and his liabilities thereunder, as follows:

The Builder shall in the joint names of the Owner and himself insure against the loss and damage whether by fire and/or explosion and/or earthquake and/or lightening and/or storm and/or tempest and/or civil commotion and to the extent approved by the Owner.

3. Guarantees

- Where in this Specification, guarantees are called for, the Builder shall obtain written guarantees from the firms carrying out the work or supplying goods, address to the Owner and hand these to the Supervisor at the time of practical completion. The date for commencement of the guarantee period shall be the date of Practical Completion.
- The Builder is to ensure all staff hold relevant qualifications for the position being carried out, these qualifications are to be supplied to Council prior to commencement.
- Evidence of Daily Toolbox Pre-Start are to be submitted to Council weekly.

4. Setting Out

- The Builder will be responsible for providing a survey of the Site by a licensed surveyor showing lines and levels, the position of adjacent Buildings, and this together with the dimensions and levels of the working drawings shall be the 'accurately dimensioned drawings' referred to in the Conditions of Contract. The Builder shall verify dimensions, bearings, levels

and the existence of services and shall lodge any objections to the information supplied prior to commencing work.

5. Maintenance and Cleaning

The Builder shall:

- Make good all damage to work under construction as it occurs and in any case prior to Practical Completion.
- Keep the Site and Works clean at all times.
- Clean up and remove all debris from the site as it accumulates all to the satisfaction of the Supervisor. If rubbish is not cleared at least weekly and on completion of the project, it may be removed by the Owner at the Builder's expense.
- Maintain the public ways around the site in clean condition throughout the works area.

6. Protection of Site

- Take all necessary precautions against theft and vandalism on the site of the Works. NO claims for damage or theft done to the building, site or equipment through default of the Builder to take security precautions shall be allowed. Ensure the safety, and security of the property and the occupants is affected for the entire duration of the Contract.

7. Plant and Equipment

- The Builder shall provide all necessary miscellaneous items of plant and equipment including tackles, tools, cranes, hoists, gantries, rubbish chutes, mixers, pumps, scaffolding, timbering, braces, struts, forms, shutters, etc. require for the efficient and proper carrying out of the contract.

8. Site works and Excavation –

The work required to be executed within this section of the contract, includes the provision of materials and labour for the following work:

- Site Works, removal of vegetation/topsoil, etc., cutting and filling to attain the specified levels as shown on the drawings.
- Preparation of the site for construction of concrete slabs/raft slabs, etc.
- Making good of the site on completion including spreading previously removed topsoil
- All excavation works as per plan.
- New concrete floor and footings as per engineering.
- All concrete works to be tied in as per engineering.
- Concrete paths as per plan.

9. Plumbing and Drainage

- All plumbing work as per plan.
- The work required under this section includes the supply of labour and materials and fittings for the installation and testing of the following systems and works. Plumbing works shall be carried

out by Plumbing Contractors who are licensed and registered in the classification appropriate to the work being carried out and shall comply with the requirements of AS3500 and plumbing code of Australia.

- Plumber to provide **Notice of Works** 48 hours prior to works commencing and provide **Certificate of Compliance** and **Sewer service diagram** in compliant formats at completion of work.
- Supply and install all plumbing fixtures as per plan, Corona or equivalent.
- 2 External Taps.
- Unisex lift & change facility fixtures to be supplied by council, but to be installed by Council contractor.
- Sewer and stormwater to be connected to mains as required.

10. Electrical as per plan supplied by TLE

- The drawings supplied with the specification at the time of tendering are to be considered as diagrammatic only. The drawings however, together with the specification are intended to be self-explanatory and show the complete scope of the work required. All work set forth one document and not the other, shall be fully executed as intended to complete the project.

11. Concreter

- Provide the materials and workmanship necessary to produce concrete of the appropriate quality and form it into the concrete elements of the building.
The concrete elements of the building include all concrete items shown on the Architectural and Engineering Drawings, notations, details and as specified herein.
Concrete work includes cooperation with other trades, positioning or coring where necessary for ducts, pipes, conduits, etc. before pouring, casting in items provided by others such as dowels, weather bars, etc. forming rebates, recesses, dishings, gradings to falls, another necessary incidental specifically mentioned or not.
- All concrete works to be tied in as per engineering.

12. Construction

- Materials - All materials shall be limited to those permitted by the Australian Standard Specifications AS 4100 unless otherwise permitted by the written approval of the Structural Engineer.
- Unless otherwise specified, shall be new and of best quality of the respective kinds specified and all subject to the Supervisor's approval.
- The Builder shall remove condemned materials from the site at once; treat materials damaged on site as condemned; use proprietary materials and produce strictly in accordance with the maker's instructions and deliver to the site in their original unbroken containers and supply evidence, if required, of the quality of the materials.
- Where a job is required to have materials such as bricks, etc. placed or used in the work over several stages, the Builder shall satisfy the Supervisor by prior ordering and stockpiling or other approved means, that sufficient quantity of such materials is available to complete the

works matching throughout. Workmanship shall be up to first class standards, and to the approval of the Supervisor, who shall decide how far trade customs shall prevail.

- All works as per plans and engineering.
- Timber frames and trusses as per BCA.
- New Colourbond roof, fascia, and gutters as per plan. Colour to be determined.
- New steel roof battens and sarking.
- External cladding James Hardie Fine texture fitted to manufactures instructions.
- All electrical work as per plan. Lights and power points. Switch board on storeroom.
- Walls R2 insulation Ceiling R 3.5 insulation.
- All external doors and jambs to be aluminium with vented grill in bottom third of doors, for ventilation.
- All toilet partitions as per plan. To comply with BCA.
- Handrails in cubicles as per plan, to BCA.
- Cubicle partitions as per plan, in line with BCA. Colour to be determined.
- All internal walls sheeted to have villa board and Alupanel 1800mm high.
- 10mm gyprock ceiling with 90mm cornice, Ronda ceiling battens.
- Fibro eaves with 30mm x 11mm designer pine trim around walls.
- Mirrors above hand basins.
- Hand driers as per plan.
- Alupanel splash backs over hand basins.
- Alupanel 1800mm high in Unisex Lift & Change Facility.
- Breeze way floor to concrete finish.
- Concrete path between toilet block and VIC.
- All internal floors to be tiled with R12 tiles.
- All internal and external painted with 3 coats. Colour to be determined.
- Site to be left clean and Tidy at completion.