

# Gundagai Swimming Pool Refurb

## 1. General - as per attached plans

- Carry out all works as per plans and engineering.
- Work site to always fenced and secure.
- All building rubbish to disposed of correctly, tip fees to be included in quote.
- Site to be always safe and tidy.
- 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.
- All consultants & Contractors to read, review & understand their responsibilities with regard to the Work Health & Safety Act 2012 and all relevant codes of practice.

## 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. Demolition & Excavation – As per plans**

- All demolition work as per plan.
- Remove fencing where required for extension.
- Remove existing concrete as required.
- Carry out excavation where required.
- Remove existing roof over proposed refurb and replace with new.
- Remove brick work eastern end as per plan for new extension.

#### **9. Plumbing and Drainage – As per plans**

- All plumbing work as per plan.
- All drainage as per plan.
- New copper piping as required.
- 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 to be Corona or equivalent.
- Relocate existing hot water services.
- Mop sink as per plan.
- Kitchen sink as per plan.
- Dishwasher as per plan.
- Cut concrete where required for new drainage.
- Connect storm water.

#### **10. Electrician – As per plans**

- All electrical work as per plans.
- Disconnect power remove existing metre box.
- Metre Box to be recessed into brickwork on Northern wall flush with brickwork.
- Location of metre box to be determined by using existing cables, if possible.
- Install temporary pole.
- 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.
- Relocate existing hot water service.

#### **11. Concreter – As per plans**

- 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.
- Expansion joints where required brickwork and concrete.
- Remove existing concrete as required.
- Tie new concrete into existing concrete.
- Cut concrete where required for new drainage.
- New concrete paving.
- Supply and lay 25mpa concrete.

#### **12. Construction – As per plans**

- 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.
- Extend roof steel framework over existing swim room. To extend eave line as per plan.
- All concrete floors, paths, ramps as per plan.
- Expansion joints where required brickwork and concrete.
- New footings and trench mesh as per engineering plan for new brick walls.
- Supply and lay new brickwork to match existing.
- Supply and install mesh as per engineering.
- New steelwork to match existing for extension.
- Supply and install new roof to match existing over extension.
- Extend roof line out over proposed extension.
- Solar for pool heating to be removed and installed at completion.
- New Facade.
- New fascia and gutter on extension.
- New Masonry walls.
- New timber walls.
- New roller door.
- Supply and install new windows.
- Supply and install new doorways jambs, doors and hardware.
- New cupboards and shelving.
- New kitchen sinks.
- Deep fryer and range hood.
- Auto doors.
- Storeroom Shelving.
- Served window.
- Anti-slip vinyl throughout.
- Bed first aid room.
- Fire requirements.
- All painting internal and external.
- All signage.
- Block out blind Office area.
- Cut concrete where required for new drainage.

- New fence post and tension wire.

### **13. Change Rooms - As per plans.**

- All works as per plans and engineering.
- New toilet & shower partitions. To comply with BCA.
- New basins & benches.
- New bench seating change rooms.
- New steel roof battens and sarking.
- New hooks change rooms
- New hand dryers
- New baby change tables.
- New cupboards and shelving.
- Mop sink.

### **14. Cleaning**

- The buildings and adjoining parts shall be progressively cleaned as necessary for completion of cleaning before the works are handed over.  
Cleaning shall be carried out so that rooms are closed up on completion and all work by other trades shall be complete prior to finishing cleaning.  
Other trades shall be advised of work not left 'as new', and work shall be made good before completion, including going over paint work and touching up as necessary.  
In addition to progressive cleaning as above, supplementary cleaning shall be carried out so that all parts are clean when the works are taken over.

### **15. On Completion**

- The works shall be left in order, fit and ready for occupation. All debris shall be removed from the site promptly. Debris shall be put immediately into containers as necessary for handling and disposed without causing dust nuisance or risk of injury.
- Testing - Prior to the works being taken over, all plant and items of equipment shall be adjusted, commissioned or finally tested and left in proper running order, and shall be tested and left in sound working condition free from leaks or faults of any kind.  
Special attention shall be given to the following: \* Plumbing fittings and services; \* Light and electric power installation; \* Mechanical services.