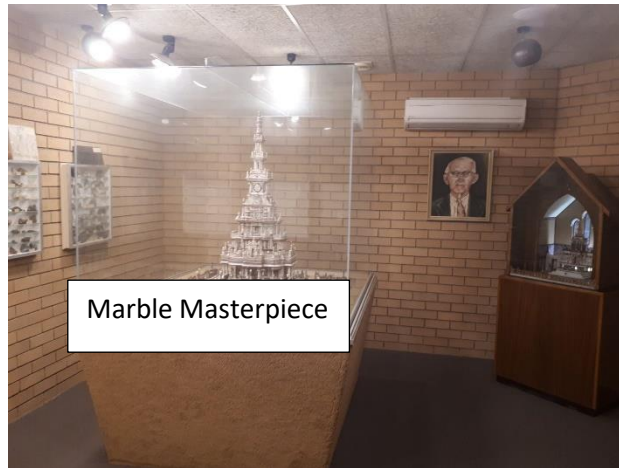


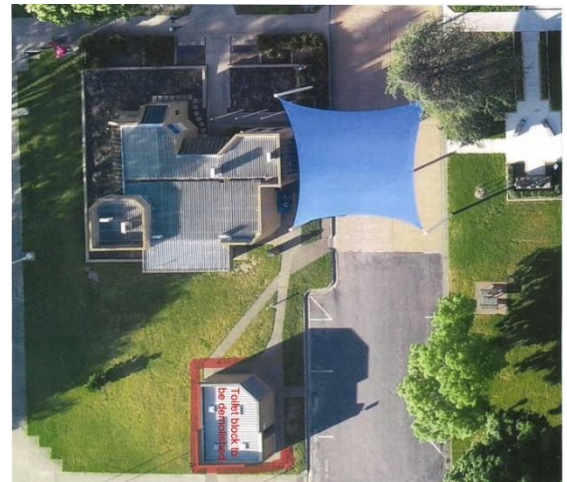
Scope of works VIC Refurbishment

Marble Masterpiece must be protected and not damaged for duration of works. Councils' recommendation is for a timber frame construction around and over the top to protect the marble masterpiece covered with form ply.



1. General

- Carry out all works as per plans and engineering (attached Woehler design & drafting plans/engineering).
- Work site to be always fenced and secure.
- All demolition works to be carried out as per plan.
- All tip fees be included in quotation.
- Disconnect power and temporary pole to be installed.
- 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.
- Smoke alarms to be in accordance with BCA Part 3.7.5
- 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.

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.

Scope of works- As per attached Woehler design & drafting plans/engineering.

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

- The work required under this section includes the supply of labor 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.
- All plumbing works as per plan.
- Down pipes to be connected to stormwater.
- Two external taps, one at rear of building and one on Carberry Park side.
- Supply and install all plumbing fixtures as per plan. Corona or equivalent.
- All plumbing as per plan connected to mains.
- 80 Litre hot water on outside of building with safety cage surround. Connected to Kitchen, WC hand basin and cleaners sink.
- 1.5 bowl kitchen sink with mixer tap.
- All fixtures in accessible WC to comply with Accessible AS 1428.

10. Electrician – Design Drawings



Meter Bank to be relocated outside.

- 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.
- Server Rack for data. Sufficient room for Security equipment which is to be handled by Council.
- Design & Construct lighting Art Display Room
- PP - 31 Double Power Points
- D – 9 Data Points
- Exit Emergency Lighting x 2
- Smoke alarms to be hard wired back to security x 7.
- Air Conditioning – Design at construct ducted heating & cooling. Office, staff room, coach terminal, art display & main reception area. One Mitsubishi air conditioner unit to be removed, decommission and relocate to office area.

11. Concrete

- 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.

- Concrete paths as per plan.
- All concrete works to be tied in as per engineering.

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.
- New timber frame as per plan.
- New trusses as per plan.
- New steel roof battens and sarking.
- New Colourbond roof, fascia, and gutters as per plan. Colour to be determined.
- Eaves to be lined with fibro and trimmed with 30x11 designer pine trim.
- Doors, door jambs and windows as per plan. Colour to be confirmed.
- 66 mm Designer pine architrave skirting where required.
- All door furniture to be compliant with Accessible AS 1428 and BCA Fire egress.
- Door stops on doors.
- All internal and external areas where required, doors, skirting and trims are to be painted with three coats of Dulux acrylic paint or equivalent.
- Ceiling insulation R4.
- All ceilings to be suspended ceilings with vinyl face gyprock panels.
- New timber walls to have R2 wall insulation.
- Villaboard in wet areas. Paint finish after skirting tile.
- All other internal walls to be 10mm gyprock.
- R12 tiled floor and skirting tile in cleaners' room.
- R12 tiled floor and skirting tile in Accessible Unisex WC.
- Wet areas to be waterproofed.
- Mirror is to be installed above handbasin within new staff toilet.
- Laminated storage cupboard in cleaners' room with cleaners sink, hot and cold water.
- External cladding is to be James Hardie Fine Texture, as per plan.
- Mechanical Services – Design & Construct – Reuse new split system. Location to be noted on plan.

13. 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.

14. 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.