

# **PROPOSED RETIFICATION WORKS**

to

**UPPER FLOORS OF BULDING BLOCKS A B C D E F G**

at

**CATHEDRAL PLACE**

**41 GOTHA STREET, FORTITUDE VALLEY**

**BRISBANE**

for

**CATHEDRAL PLACE COMMUNITY BODY CORPORATE**

**MCP106902**



**MLA ARCHITECTS Pty Ltd**

13 ST ANDREW AVE  
ISLE OF CAPRI, GOLD COAST, 4217  
P: +61 7 5598 3840  
M: +61 418 752 905  
E: [liussi.architect@bigpond.com.au](mailto:liussi.architect@bigpond.com.au)

## TABLE OF CONTENTS

**This Specification comprises the following Sections:**

Table of Contents	1 page
Forward	1 page
Conditions of Tendering	
Form of Tender	
Copy of Annexure	2 -- 13
SECTION 1. Preliminaries	1 – 14
SECTION 2. General Requirements	1
SECTION 3. Work Section	1
SECTION 4. Materials and Workmanship	1
SECTION 5 Detail Specification	1 – 35
SECTION 6. Schedule of Contract Drawings	1 – 2
SECTION 7: A1 Express Plan Approval Service Report	1 – 9

## **FORWARD**

As a result of a fire occurring in the upper floor of Block H an audit was conducted by A1 Express Plan Approval Services Pty Ltd to determine if any BCA non-compliance issues occurred. Numerous areas of non-compliance were found in all blocks in that the building did not provide fire containment protection.

The purpose of the tender is to engage a contractor to bring the building into compliance with the requirements of the BCA.

## CONDITIONS OF TENDERING

### 1. NATURE OF TENDER

---

**BASIS:** The tender price shall be consistent with the proposed Contract being paid on a Lump Sum basis and not subject to adjustment for rise and fall in costs.

**CONDITIONS OF TENDERING:** These Conditions of Tendering are for the tendering process only and will not form part of the Contract

### 2. TENDER DOCUMENT

---

**DOCUMENTS FOR TENDERING:** The tender documents shall comprise the General Conditions of Contract nominated in 'CONTRACT DOCUMENTS - PRELIMINARIES', a copy of which is available from Standards Australia, and the following documents issued by the Principal:

- Conditions of Tendering;
- Form of Tender;
- Copy of the Annexure;
- Specification;
- Drawings (one copy of each) numbered as listed in the 'SCHEDULE OF CONTRACT DRAWINGS'.

### 3. ADDENDA

---

**WRITTEN ADDENDA:** No explanation or amendment to the tender documents shall be recognized unless in the form of a written addendum thereto issued by the Principal.

**RECEIPT FOR ADDENDA:** The Tenderer shall acknowledge, on its Form of Tender, the receipt of each and every addendum to the tender documents issued by the Principal and received by the Tenderer during the tender period.

### 4. DISCREPANCIES, ERRORS AND OMISSIONS

---

**NOTIFICATION:** Should the Tenderer find any discrepancy, error or omission in the tender documents, he shall notify the Principal in writing or by facsimile thereof, on or before the closing date for tenders.

### 5. SUBMISSIONS OF TENDER

---

**FORM OF TENDER:** Submit the tender upon the Form of Tender provided.

**ACCOMPANYING DOCUMENTS:** Notwithstanding any other conditions of tendering, the following documents shall be completed in full and submitted with the Tender, in the number of copies indicated:

- Returnable Schedules:
  - Schedule of Prices – General;
  - Schedule of Tenderer's Insurance Commitments;
  - Preliminary planning information form.

- Sample of the unconditional Bank Guarantee proposed by the Tenderer.
- Time and Performance Schedule showing the order of work and periods for carrying out the various parts of the work described in the tender documents.

Form of Schedule: Either a bar graph or a preliminary summary network.

REJECTION: Any tender that is not accompanied by these completed documents required under this clause may be rejected.

ALTERATIONS: The Tenderer shall not alter or add to any tender document except as required by these Conditions of Tendering.

NAME AND ADDRESS: The tender shall state:

- (if the Tenderer is a person): the full given names, surname and address of the Tenderer
- (if the Tenderer is a firm): the names in full of each member of the firm
- (if the Tenderer is a company): the name of the company and the address of the registered office of the company.

SIGNING: The Tenderer shall sign the Tender, or if the Tenderer is a corporation, affix its common seal in the manner prescribed by its articles of association or otherwise appropriately and formally have the Tender signed and signature witnessed.

## **6. LODGEMENT OF TENDER**

---

SEALED ENVELOPE: Enclose Tender in a sealed envelope endorsed with the name of the work and closing date.

LODGEMENT: Lodge the Tender at the place nominated for lodgement of tenders, by the date and time given.

EMAIL, FACSIMILE OR 'FAXPOST' TENDER: An email, facsimile or 'Faxpost' tender must include a copy of the tender, all documents required to be lodged with the Tender, any qualifications, conditions or alternatives applicable and must be transmitted prior to the time for lodgement of tenders.

ORAL TENDERS: An oral tender will not be considered.

LATE RECEIPT OF TENDER: A tender received after the date and time stated will be considered only if it is sent by prepaid post, in time to be delivered to the place of lodgement of tenders in the ordinary course of mail within the time stated for receiving tenders.

PLACE FOR LODGEMENT: At the office of the Principle, **Cathedral Place Community Body Corporate, 41 Gotha St, Fortitude Valley, Brisbane, 4006.**

CLOSING DATE AND TIME FOR LODGEMENT: **2 pm on 17<sup>th</sup> December, 2014.**

VARIATION OF DATE AND TIME: The lodgement date and time may be varied only by written notice from the Principal.

## **7. INFORMAL TENDER**

---

REJECTION: Any tender may be rejected which does not comply with any requirement of or contains provisions not required or allowed by the tender documents.

## **8. PREREQUISITES OF ACCEPTANCE**

---

**REQUIREMENT:** Notwithstanding any other requirements of the tender documents the Principal may, before any tender is accepted, require a Tenderer to submit any or all of the information listed below.

**SUBMISSION TIME:**

Generally: Within 3 working days of having been asked to do so.

**REQUIRED INFORMATION:**

- An estimated monthly cash flow schedule.
- A financial statement demonstrating the Tenderer's ability to carry out the Works.
- Details of the Tenderer's current projects in excess of \$10,000 estimated cost.
- Evidence of registration or licensing of contractors/tradesmen when required by an Act or Ordinance.

**FAILURE TO SUBMIT:** Should the Tenderer fail to submit any of the information so required in the time stipulated by the Principal, the Principal may thereupon treat the tender as informal.

## **9. ACCEPTANCE OF TENDER**

---

**OBLIGATION:** The Principal shall not be bound to accept the lowest or any tender.

**NOTICE IN WRITING OF ACCEPTANCE:** A tender shall not be deemed to have been accepted unless and until notice in writing of such acceptance is handed to the Tenderer or is sent by prepaid post, or is sent by facsimile, or is left at the address stated on the Form of Tender for the service of notices.

**COMMENCEMENT OF CONTRACT:** On acceptance of its tender the Tenderer shall execute the Contract as required by the Agreement.

**EVIDENCE OF CONTRACT:** Unless and until the Agreement is executed the Tender and the tender documents together with the notice in writing of acceptance of the Tender shall constitute the Contract between the Principal and the successful Tenderer.

## **10. ALTERNATIVE PROPOSALS**

---

**ACCEPTABLE:** Alternatives to the tender documents will be considered.

**INFORMATION REQUIRED:** Where an alternative is tendered, a Tenderer shall include a fully detailed description and shall state clearly the manner in which it differs from that specified.

**CONFORMING TENDER:** If a Tenderer submits an alternative he shall also submit a conforming tender.

## **11. COMPLETION TIME**

---

**TIME REQUIRED:** State the time within which the Tenderer undertakes to complete the Works. The time for Practical Completion will be derived from the time stated by the successful Tenderer.

**SIGNIFICANCE OF TIME:** The time stated will have a bearing on the tender selection.

DIFFERENT TIMES: A Tenderer may, if he wishes, submit different tender prices for different times.

**12. VALIDITY PERIOD**

---

VALIDITY PERIOD: Tenders shall remain valid for a period of 60 days from the expiration of the date of closing of tenders.

**13. ENQUIRIES**

---

PERMISSION TO VISIT THE SITE: Permission to visit the site must first be obtained by contacting:

Mr. Maurice Liussi, telephone No.: (07) 5570 1778 or (0418) 752 905

ENQUIRIES: Enquiries of a tendering or technical nature should be directed by email to:

Mr. Maurice Liussi, [liussi.architect@bigpond.com](mailto:liussi.architect@bigpond.com)

ANSWERS: Answers will be by email.

**FORM OF TENDER (LUMP SUM)**

for materials to be provided and workmanship  
to be employed in the refurbishment of:

**"Cathedral Place"**

at

**Gotha Street  
Fortitude Valley  
Brisbane**

**Tender to be submitted by**

**To:** Cathedral Place Community Body Corporate MCP106902  
41 Gotha Street  
FORTITUDE VALLEY Qld 4006

**Tender Submission:**

2 pm, 19th December, 2014.

I/We, the undersigned, do hereby tender to perform the rectification work at the Cathedral Place accommodation complex, all as described in the Specification and Drawings and in accordance with the Specification and Drawings, General Conditions of Contract (including Annexure) and the written statements and completed Schedules submitted herewith for the fixed lump sum of:

Block 'A'	\$ .....
Block 'B'	\$ .....
Block 'C'	\$ .....
Block 'D'	\$ .....
Block 'E'	\$ .....
Block 'F'	\$ .....
Block 'G'	\$ .....
<b>TOTAL</b>	<b>\$ .....</b>

The Tendered Sum and the rates, sums and allowances are fixed and not subject to rise and fall in the cost of labour, equipment or materials.



I/We shall bring the Works to Practical Completion within . . . . . weeks after the Date of Acceptance of this Tender. The Specification including Schedules required to be completed and submitted with this Tender, Drawings, General Conditions of Contract (including Appendix) and Conditions of Tendering as prepared for this Contract have been inspected by me/us. This Tender is submitted by me/us by which, in consideration of the Principal undertaking to investigate and take into account this Tender with the other Tenders received by the Principal, I/we agree to be bound.

I/We acknowledge receipt of Addendum numbers . . . . . to . . . . . in accordance with the "Conditions of Tender". *Insert "NIL" if none received.*

I/We recognise the right of the Principal to accept or reject this or any other Tender or to accept none of the Tenders.

I/We have also attached the following documents:

- The Time and Performance Schedule showing clearly the Tenderer's intended approach, method of construction and the order of work and periods for carrying out the various parts of the work described in the tender documents.

Form of Schedule: A preliminary summary network.

- A sample of the unconditional Bank Guarantee proposed by the Tenderer.

My / Our address for the service of notices is:

.....  
.....

Telephone: ( ) .....

Facsimile: ( ) .....

Email: .....

**SIGNED, SEALED AND  
DELIVERED BY:**

.....

*Signature*

**NAME OF TENDERER:**

.....

.....

OR

**THE COMMON SEAL OF:** .....

.....

is affixed in accordance with its articles of association.

**TENDERER'S ADDRESS:** .....

.....

.....

**WITNESS:**

.....

*Signature*

**NAME OF WITNESS:** .....

.....

**SIGNED THIS ..... DAY OF ..... 2014**

*Where State Law requires a Tenderer to pay stamp duty on a Tender, it is the responsibility of the Tenderer to do so before lodging the Tender.*

**COPY OF ANNEXURE**

<b>ANNEXURE PART A</b>	
The law applicable is that of the State or Territory of: (Clause 1)	Queensland
Payments under the Contract shall be made at: (Clause 1)	
The Principal: (Clause 2)	Cathedral Place Community Body Corporate MCP 106902
The address of the Principal:	41 Gotha Street Fortitude Valley Brisbane
The Superintendent: (Clause 2)	MLA Architects Pty Ltd Maurice Liussi
The address of the Superintendent:	13 St Andrews Avenue Isle of Capri Gold Coast QLD 4217
Limits of accuracy applying to quantities for which the Principal accepted a rate or rates: (Clause 3.3(b))	NA
Bill of Quantities - the alternative applying: (Clause 4.1)	NA
The time for lodgement of the priced copy of the Bill of Quantities: (Clause 4.2)	NA
# Contractor shall provide security in amount of: (Clause 5.2)	5% of contract amount.
# Principal shall provide security in the amount of: (Clause 5.2)	NA

**CATHEDRAL PLACE RECTIFICATION WORKS**

---

# The period of notice required of a party's intention to have recourse to retention moneys and/or to convert security:  (Clause 5.5)	NA
The percentage to which the entitlement to security and retention moneys is reduced:  (Clause 5.7)	2.5%
Interest on retention moneys and security - the alternative applying:  (Clause 5.9)	NA
The number of copies to be supplied by the Principal:  (Clause 8.3)	2 hard copies + electronic version.
The number of copies to be supplied by the Contractor:  (Clause 8.4)	NA
The time within which the Superintendent must give a direction as to the suitability and return the Contractor's copies:  (Clause 8.4)	NA
Work which cannot be subcontracted without approval:  (Clause 9.2)	NA
The percentage for profit and attendance:  (Clause 11(b))	10%
The amount or percentage for profit and attendance:  (Clause 11(c))	NA
Insurance of the Works - the alternative applying:  (Clause 18)	Alternative 1

**CATHEDRAL PLACE RECTIFICATION WORKS**

---

The assessment for insurance purposes of the costs of demolition and removal of debris: (Clause 18f(ii))	\$30,000.00
The assessment for insurance purposes of consultants' fees: (Clause 18f(iii))	10%
The value of materials to be supplied by the Principal: (Clause 18f(iv))	NA
The additional amount or percentage: (Clause 18f(v))	NA
Public Liability Insurance - the alternative applying: (Clause 19)	Alternative 1
The amount of Public Liability Insurance shall be not less than: (Clause 19)	\$20million
The time for giving possession of the Site: (Clause 27.1)	TBA
# The date of Practical Completion: (Clause 35.2)	04.12.2015
# Liquidated Damages per day: (Clause 35.6)	\$2,000.00/day
# Limit of Liquidated Damages: (Clause 35.7)	\$2,000.00/day
# Bonus per day for early Practical Completion: (Clause 35.8)	NA

**CATHEDRAL PLACE RECTIFICATION WORKS**

# Limit of bonus: (Clause 35.8)	NA
# Extra costs for Delay or Disruption: (Clause 36)	<u>Event access to site</u> <u>\$2,000.00/day</u>
# The Defects Liability Period: (Clause 37)	6 Months
The Charge for overheads, profit, etc. for Daywork: (Clause 41(f))	10%
Times for Payment Claims: (Clause 42.1)	30 Days
Unfixed Plant and Materials for which payment claims may be made notwithstanding that they are not incorporated in the Works: (Clause 42.1(ii))	NA
Retention Moneys on: (Clause 42.3)	(a) work incorporated into the Works and any work or items for which a different amount of retention is not provided, .... % of the value until .....% of the Contract Sum is held; <b>NA</b>  (b) items on Site but not yet incorporated into the Works, .....%; <b>NA</b>  (c) items off Site but in Australia .....%; <b>NA</b>  (d) items not in Australia .... %;  (e) disbursements incurred by the Contractor for customs duties, freight, marine insurance, primage, landing and transport in respect of the work under the Contract .....%; <b>NA</b>
Unfixed Plant or Materials - the alternative applying: (Clause 42.4)	NA

**CATHEDRAL PLACE RECTIFICATION WORKS**

---

The rate of interest on overdue payments: (Clause 42.9)	10%
The delay in giving possession of the Site which shall be a substantial breach: (Clause 44.7)	As per clause 44.7
The alternative required in proceeding with dispute resolution: (Clause 47.2)	Alternative 1
The person to nominate an arbitrator: (Clause 47.3)	QMBA
Location of arbitration: (Clause 47.3)	Brisbane

## SECTION 1 PRELIMINARIES

### 1. SCOPE OF WORKS

---

The scope of works are based on and audit conducted by A1 Express Plan Approval Service Pty Ltd to determine non-compliance with the BCA. Numerous areas of non-compliance were found of which do not provide fire containment protection.

The areas of non-compliance were found in the upper floors of Blocks A B C D E F & G.

It is also required that building approval be obtained by the principal for the rectification works and upon completion a Certificate of Classification is provided by the Certifier. (A1 Express Plan Approval Service).

The works include but not limited to:

- Replacement of balcony ceilings to achieve a Resistance to Incipient Spread of Fire RISF.
- Re-installing light fittings to RISF ceilings in units and public corridors.
- Sealing of joints between RISF Ceiling to walls and bulkheads in units and public corridors.
- Sealing of joints between Masonry and concrete walls in units.
- Sealing manhole penetration in RISF ceiling in public foyer.
- Sealing of electrical cable and pipe penetrations in concrete slab in service cupboards.
- Sealing of RISF separation between lift and stair shaft.
- Making good damaged areas and repaint
- Obtain Certificate of Classification CofC upon completion.

SCOPE OF WORK to be read in conjunction with A1 Express Plan Approval Service Report attached.

### 1 STATUTORY REQUIREMENTS

---

#### 1.1 PRIOR APPLICATIONS

Prior to entering into this agreement the Principal is, in respect of the lawful requirements of public and other authorities applicable to the Works, obtaining assessments under the Building Act and the Plumbing and Drainage Act. The Principal has undertaken to pay the statutory charges applicable to Building Act and Plumbing and Drainage Act compliance assessment.

The Principal has also undertaken to notify the Building and Construction Industry (Portable Long Service Leave) Authority ("QLeave") of the building and construction work described in the Contract documents, and to pay all fees required under the provisions of the Building and Construction Industry (Portable Long Service Leave) Act.



**1.2 NOTICES TO BE GIVEN AND FEES TO BE PAID**

Give notice and pay fees in respect of all other statutory requirements e.g. for Local Authority on-site drainage inspections. Comply with all relevant statutory requirements in accordance with the Contract conditions. Take responsibility as the Principal Contractor under Work Health and Safety Regulation 2011.

**2.4 BUILDING INSPECTIONS**

Inspections are required in accordance with the requirements of Part 6 of the Building Regulation 2006. These inspections shall be conducted by a representative of the Principal. It will be the Contractor's responsibility to liaise with the nominated inspector regarding:

- the type and nature of inspections required.
- the staging and timing of such inspections, and

**2 DOCUMENTS**

---

**2.1 CONTRACT DOCUMENTS**

**Interpretation**

The Contract documents include:

- Australian Standard General Conditions of Contract AS 2124-1992;
- the Specification including appendices;
- the accepted Tender Form and accompanying information;
- the Drawings listed in the 'Schedule of Contract Drawings';
- the Staging Plan; any other drawings or documents issued in accordance with the Contract, during the course of the Contract.
- A1. Express plan approval report

**2.2 DIMENSIONS**

**Existing work**

As the Works include alterations or additions to existing work, verify the dimensions of the existing work before proceeding and notify discrepancies as required by the Contract.

**2.3 CONTRACTOR'S DOCUMENTS**

**Time**

Where the Contract requires the Contractor to supply documents such as shop drawings, technical schedules, or other written information, the relevant document shall be received by the Superintendent at least 10 Business Days prior to the works commencing for review, comment, revision and approval.

**2.4 DISCLAIMER ON SUPPLY OF ELECTRONIC DOCUMENTATION**

**Ownership of electronic information**

Where provided, editable electronic drawing and other document files have been compiled on behalf of the Principal by firms engaged by the Principal for this purpose.

**Purpose of editable electronic copies**

Where provided, editable electronic drawing and other document files represent 'information only' for the Contractor's convenience and do not replace the documents issued for tender and construction purposes as portable document format (PDF) electronic files or hard copies. For clarification, editable electronic drawing and other document files are not Contract documents and may contain errors or discrepancies.

The Principal does not accept liability to any person for editable electronic files provided for 'information only' purposes.

**Copyright**

Copyright in editable electronic drawing and other document files remains with the Principal.

**3 CONTRACTOR'S PERFORMANCE**

---

**3.1 PERFORMANCE RESPONSIBILITY**

The methods by which the Contractor achieves the performance requirements of the Contract are the responsibility of the Contractor provided:

- they achieve the performance requirements specified for the item;
- the reinstated building fabric is up to a standard acceptable to the Superintendent, and
- the re-finishing of surfaces is of the standard, and to the extent, specified.

**4 MEASUREMENT OF WORK**

---

**4.1 REQUIREMENT**

For the purposes of the Contract, measure work in accordance with the Australian Standard Method of Measurement of Building Works.

**5 ORDER OF WORK**

---

**5.1 GENERAL**

**Site mobilisation**

The Contractor shall mobilise the site on the date advised in the Letter of Acceptance.

**Staging**

Refer to the **Staging Plan** Clause.

**Working Days and Hours**

"Working Hours": Unless stated otherwise in the Contract, and without the approval of the Superintendent, the "working hours" are 9 hours per day, worked between 8am and 5pm, Monday to Friday inclusive, but exclusive of public holidays and rostered days off.

VARIATION CONDITIONS: In approving a variation to the contracted "working hours" or contracted working days, the Superintendent may attach conditions. Such conditions may include, but are not limited to, a prohibition of or restriction on the performance of work which requires supervision and notwithstanding Clause 32 of the 'General Conditions of Contract' may also include a requirement that the Contractor meets the cost of the Superintendent's additional supervision.

**5.2 STAGING PLAN**

**Definitions**

For the purposes of this Contract, the definitions given below apply:

- Stage: A 'Stage' is defined as the Work under the Contract for each batch of four Accommodation Units as described and other sundry areas of the Complex. These batches of Units and sundry work areas are described in words in the Staging Plan.

**Provision of Staging Plan**

The details of the Staging Plan will be provided by the Principal prior to the Letter of Acceptance, following negotiations between the prospective Contractor and the Principal.

**General**

Undertake the Works in Stages as specified in this Clause and in the Staging Plan.

**Sequence**

Stages shall be carried out in the order specified in the Staging Plan.

**Timing of Stages**

All Stages: All the Stages shall be completed within the Contract Period.

Individual Stages: The Staging Plan envisages the duration of each Stage to be 2 weeks unless otherwise agreed to by the Principal prior to the Letter of Acceptance. Each Stage shall be identified in the Staging Plan.

Time Constraints: Due to the requirement of decanting out and decanting in of tenants of the Accommodation Units and the prior arrangements that are associated with these activities, Stages, or work within a Stage, have specified times (e.g. dates, months, days or times of the day, and the like) for their execution, to comply with the requirements of the Complex. When proposing changes to the determined timing for each Stage, the Contractor shall make due allowance for these specified time constraints.

**Requirement of the Contractor**

The Contractor shall reflect and enhance all the requirements of the Staging Plan in the Construction Program as specified in the **Construction Program** Clause.

**5.3 DECANTING OUT AND DECANTING IN**

The Principal will be responsible for all decanting out and decanting in of tenants in accordance with the Staging Plan.

Furniture and the like: This decanting will, in some cases, involve the tenant's furniture and the like. If furniture and the like are not decanted out, the Contractor shall be responsible for their protection in accordance with the **Requirements of the Complex** Clause.

**5.4 VERIFICATION OF REQUIREMENTS FOR EACH STAGE**

The work contained within each Stage, and the boundaries applicable to that Stage, as appearing in the Staging Plan, have been determined by the Principal by taking into account:

- the operational requirements of the Complex during the course of construction work; and
- where work on services will be required.

**6 PROGRAM OF WORK**

---

**6.1 CONSTRUCTION PROGRAM**

**Incorporation of Staging Plan requirements**

The Construction Program to be prepared by the Contractor shall reflect and enhance all the requirements of the Staging Plan.

Changes: Any proposed inclusions in the Construction Program of changes by the Contractor that could not be considered as being a reflection of the Staging Plan

requirements or intent of the Staging Plan must be approved by the Superintendent, prior to incorporation in the Construction Program.

**Critical path network analysis program**

The Contractor shall provide a Critical Path Network Program as follows:

- Within 10 Business Days of Letter of Acceptance, submit to the Superintendent, five copies of a Construction Program in the form of a Critical Path Network Diagram and Analysis, to a standard of presentation acceptable to the Superintendent.
- Once submitted to the Superintendent, the details of the Contract Program shall not be changed without the prior permission of the Superintendent.
- The Network shall be in the arrow and node format unless otherwise approved by the Superintendent and shall define the methods, sequences of work and activity durations proposed by the Contractor.

Network diagram: The Critical Path Network shall meet the following requirements:

- The network shall be presented within the terms, definitions and symbols of AS 2443.
- The program shall be time scaled with months, weeks and days clearly indicated.
- All construction programs shall be based on a five Business Day working week i.e. Monday to Friday unless prior approval is granted otherwise by the Superintendent.
- The program shall accurately represent the Contractor's program for carrying out the work.
- The duration of each activity shall have one time estimate expressed in Business Days.
- The dates for the submission of each Application for Stage Possession.
- The dates for the submission of each WAAP.
- Lead times for supply of information and approvals by the Principal or his agents and persons not under the Contractor's control shall be represented separately from the site activity for the items in question. These lead times shall comply with any relevant provisions of the Contract and shall be subject to negotiation by the Superintendent at the time of submission.

**Updating**

- Allow the provisional number of updates of the construction program as shown in the Preliminaries Schedules and at the rate per update as evidenced by the tender or as otherwise agreed.
- The status of the works is to be reviewed at one month periods in conjunction with such representatives as may be nominated by the Superintendent.
- Notwithstanding such reviews, prepare a monthly status report for submission and review by the Superintendent at the project team meeting. The status report shall contain description of critical activities, current status, non-critical activities which durations have varied, Contract completion date, program completion date, report on milestones to be achieved over the ensuing month and items critical to maintain the program original status.

- No changes of activity durations and the Staging Plan during the course of the works shall be made without agreement of the Superintendent.
- Outstanding claims for extension of time shall not negate the Contractor's obligation to provide an updated program.

**Extensions of time**

All extensions of time granted to the Contractor shall be incorporated in the construction program by adjustment of the program relative to current job situation at the update immediately following the granting of the extension.

Support Data: Applications for Extensions of Time under Clause 35 of the General Conditions of Contract shall be supported by data based on the updated construction program together with a time analysis indicating how critical activities were or will be affected and the effect on the Project Completion Date.

Assessment: Extensions of Time will be assessed on a normal 5 Business Day week (i.e. Monday to Friday).

Format: The format for submission of claims for Principal caused delays for Extension of Time is as follows:

**STATEMENT OF FACTS AND SUPPORTING DATA REQUIRED FOR SUBMISSION OF CLAIMS FOR PRINCIPAL CAUSED DELAYS FOR EXTENSIONS OF TIME**

<b>Item</b>	<b>Description</b>
A. Claim	Identification of the Claim: description
B. Costs	Cost of Claim: 1. Whether costs are to be claimed. 2. Amount of costs claimed.
C. Contractual Basis for Claim	The contractual reason on which the claim is based (with references).
D. Cause	Cause of Claim: i.e. late supply information; variation; etc.
E. Duration	1. Time claimed. 2. Identification of time on the program calendar.
F. Program Effects	Effects on: 1. Critical activities. 2. The critical path. 3. Non-critical items of work. 4. Other.
G. Graphic Presentation (to demonstrate the difference between the planned work and the actual work).	Network Diagrams detailing: 1. The original programmed activities with allowances for approved extensions of time. 2. The as-constructed details which will support the claim.
H. Documentation	Copies of all information relating to the claim, e.g. 1. Correspondence 2. Variations 3. Site Instructions 4. Requests for Information 5. Transmittals

## CATHEDRAL PLACE RECTIFICATION WORKS

---

<b>Item</b>	<b>Description</b>
	6. Drawings (where possible) 7. Any other information i.e. background information that is relevant to the claim (e.g. relevant minutes from site meetings, etc.)
I. Mitigation	Identify what action has been taken, or is possible, to mitigate the delay, or costs of the delay.

---

In the absence of an agreed planning program the Superintendent is not bound to base decisions on the Contractor's program and will make decisions in a reasonable manner based on information available at the time.

### 6.2 PROGRAM CHART

#### Requirement

Mount and display in the Contractor's site office the bar chart or network diagram based on the construction program and keep up to date.

### 7.3 SITE MEETINGS

#### Site Meetings

Throughout the duration of the Contract, arrange meetings at fortnightly or other agreed intervals with appropriate Subcontractors and the Superintendent and, unless otherwise directed by the Superintendent, keep minutes of such meetings and have 2 copies thereof forwarded to the Superintendent within 48 hours of each meeting.

#### Contacts

At the first site meeting, submit to the Superintendent the names and telephone numbers of all responsible construction persons who may be contacted after hours, during the course of the Contract.

## 7 SITE OFFICE

---

### 7.1 FOREMAN'S OFFICE

#### General

Provide, erect and maintain a satisfactory site office for the Foreman in the Visitors' Carpark area as nominated by the Superintendent, having sufficient lighting and air conditioning.

#### Protective clothing

Safety helmets: Make available 6 safety helmets to AS/NZS 1801 (Type 1) for the use of visitors.

Safety vests: Make available 6 safety vests to AS/NZS 4602 for the use of visitors.

#### Fire fighting equipment

Provide in the Foreman's Office a Dry Chemical 4.5 kg fire extinguisher to AS 1846.

#### Temporary telephones

Provide temporary telephones in the Foreman's Office, including with facsimile or equivalent document transmission capability. Pay charges for installation, rental and calls. Pay charges for removal on completion.

## 8 QUALITY ASSURANCE

---

### 8.1 REQUIREMENT

The minimum Quality Assurance System required is a Second or Third party Certified Quality Assurance System to AS/NZS ISO 9001 excluding design in the capability statement.

Provide, when requested, a copy of the Quality Certificate and a Capability Statement.

**Quality plan**

Within 15 Business Days of Tender acceptance, provide a copy of the Project Quality Plan to the Superintendent.

Keep on the site an “up to date” Project Quality Plan, including:

- Procedures covering each Trade, Worksection or part of a Package.
- Inspection and Test Plans for each Trade, Worksection or part of a Package.
- When requested, making it available to the Superintendent for review.

**Compliance audits**

Compliance audits of the Contractor's project-wide quality system may be carried out even where the Contractor's quality system provides for regular corporate auditing by an independent assessing organization, accredited by Joint Accreditation System of Australia and New Zealand (JAS-ANZ) for the purposes of certification.

**Retention of records**

Retain quality records for at least 7 years from the date of the final certificate.

**9 WORKING WITHIN THE COMPLEX**

---

**9.1 COMPLEX STATUS**

It is a requirement that the Complex remains operational at all times, with minimal disruption due to constructional activities.

**9.2 ADVANCED DIRECTIONS / NOTICES**

**Access for the Principal and Others**

It will be deemed that, pursuant to Clause 27.2 of the General Conditions of Contract, the notices required from the Superintendent with respect to:

- *“The Principal and the Principal’s employees and agents may at and time .....have access to any part of the Site for any purpose.”*

have already been provided in the form of the information in the Staging Plan, provided in the Tender Documents.

Further, it will be deemed that the Contractor, by submitting a Tender for the Works, acknowledges receipt of such notices.

**Rate of Progress**

It will be deemed that, pursuant to Clause 33.1 of the General Conditions of Contract, the directions required from the Superintendent with respect to:

- *“... what order and at what time the various stages or parts of the work under the Contract shall be performed.”*

have already been provided in the form of the information in the Staging Plan, provided in the Tender Documents.

Further, it will be deemed that the Contractor, by submitting a Tender for the Works, acknowledges receipt of such directions.

**9.3 POSSESSION / ACCESS**

**Possession of Site**

For each Stage of the Work under the Contract, the Contractor will be given Possession of Site in accordance with Clause 27.1 of the General Conditions of Contract.

Application for Possession of Site: Prior to requiring Possession of Site, submit an 'Application for Stage Possession' within the time specified in the **Principal's Staging Plan**.

Information required with application: The Application for Possession of Site shall contain information on the following:

- Relevant work Permits that are required and which have been obtained.
- A Safe Work Method Statement.
- Any relevant staging and decanting information that is not contained in the Staging Plan.
- Access and egress requirements.
- Any proposed disruption to evacuation routes.
- Vehicles and parking requirements.
- Deliveries requirements and provisions.
- Site waste arrangements.
- Constructional signage provisions.
- Identified nuisances.
- Provision of temporary barricades, hoardings and other risk control measures.
- Relevant Material Safety Data Sheets.
- Notice of any isolation requirements or impacting activities.

**Completion of work in a Stage**

At the completion of the Work under the Contract for a Stage, the Superintendent will issue a Partial Certificate of Classification (PCofC).

The Contractor shall comply with the process needed for the issuing of each PCofC which will involve an inspection regime by the Building Certifier and the Superintendent and Form 16 Install Certificate collation regime.

Provide the Form 16 Install Certificates from the Licensed Installers upon application for completion of each Stage.

At the completion of the Works (after the final Stage is complete), the Building Certifier will issue a Certificate of Classification (PCofC) for the Works.

**Keys to Units with 'Possession of Site'**

Upon being give Possession of Site for a Unit, the Contractor will be provide with keys to that Unit and will take on the responsibility for the security of the Unit and its contents.

**Access to areas where 'Possession of Site' is not given**

The Work under the Contract for each Stage may contain work that is required to be undertaken in areas outside the boundaries of the Stage.



Authority to access these areas: The Contractor will be given a Work Area Access Permit (WAAP) to enter these areas to carry out this work.

Application for WAAP: Prior to requiring access to areas outside the boundaries of the Stage, submit an 'Application for a WAAP' within the time specified in the **Principal's Staging Plan**.

Form: The application for a WAAP shall be on the pre-printed form, supplied by the Superintendent. This form, once signed by the Superintendent, will be the WAAP.

Information required with application: Refer to the information appearing on the pre-printed form and its accompanying guidelines for the information required to be provided with an 'Application for a WAAP'.

Completion: Upon completion of work covered by a WAAP, the Superintendent will sign the appropriate part of the WAAP.

#### **9.4 REQUIREMENTS OF THE COMPLEX**

##### **General access / egress**

All access and egress pathways required by the Contractor to carry out on a Stage shall be identified and agreed with the Superintendent, 5 Working Days prior to the work commencing.

Safe and effective: The Contractor shall maintain, at all times, safe and effective access to all occupied areas, and emergency access and egress for all occupants of the building. All exit doors and routes shall be kept clear at all times unless an alternative route is agreed and made operational.

Compliance: The Contractor shall ensure any alternative access and egress route adopted complies with the current BCA requirements.

##### **Site Emergencies**

Abide by the procedures specified for Site Emergencies by the Cathedral Place Body Corporate.

24 hour access: Facilitate 24 hour access for the Principal's emergency work or other agents including utility authorities.

##### **Vehicles and parking**

The Contractor shall ensure that its employees, Subcontractors, consultants or agents only park their vehicles within the designated areas, as determined by the Superintendent.

Speed limits: The Contractor shall ensure all parties under its control observe speed limits as signposted or as determined by the Superintendent.

##### **Deliveries and Site waste**

All loading and unloading of material shall be in locations agreed with the Superintendent. There may be time limits applicable to these locations. Ensure that material and rubbish are not ever left in loading docks, access ways, or common areas. The Superintendent may arrange for clearing of any such material or rubbish at the Contractor's expense.

Requirement: Site waste shall be contained and removed in accordance to the agreed 'Waste Management Plan' prepared by the Contractor.

Normally: As a general rule all site waste should be contained within the designated Contractor's Site Area unless agreed otherwise.

**Dust and dirt**

The Contractor shall ensure that the occupiers of the Complex and visitors and adjoining areas are protected against the ingress of weather, dust, water, dirt, and other nuisance at all times by means of fully sealed temporary screens, solid hoardings, covers or the like.

Reference documents: Comply with the Temporary Barricades, Hoardings & Other Risk Control Measures Clause.

Ducted exhaust systems: In location where severe dust is unavoidable, use temporary ducted exhaust systems to rectify the problem.

**Noise & Vibration**

Minimize noise: Take all practicable precautions to minimize noise resulting from work under the Contract. Fit all construction equipment with noise suppressors and use so that noise is minimized. Do not use loud-hailers.

Definition: Noise is defined as work including but not confined to:

- use of demolition hammers or 'superbreakers';
- dropping of debris to a hard surface from a height exceeding 1 m;
- any activity which causes repetitive impacts with the existing building fabric or its foundations;
- work that is audible within the existing occupied spaces.

RADIOS: Radios are not permitted on the Site except for personnel communication.

**9.5 CONSTRUCTION MANAGEMENT PLAN**

Within 10 Business Days of the Letter of Acceptance, submit a Construction Management Plan (CMP). The CMP shall address, and not be limited to, the following:

- Risk Management Plan.
- Quality Management Plan.
- OH&S Management Plan – including incident reporting and first aid.
- Emergency Evacuation Plan.
- Noise and Vibration Management Plan.
- Environmental Management Plan including a Water Efficiency Management Plan.
- Waste Management Plan.
- Hazardous Material Management Plan.
- Incident Management Plan, including first aid.

Inclusions: Construction and site management strategies shall include, but are not limited to, working within occupied premises, maintaining fire egress, fire protection, security, programming the works, health and safety, traffic management and environmental management.

Further refinement: Strategies addressed in the CMP will be further refined upon review and agreement with the Superintendent, prior to commencement of the Work under the Contract and, if required, during the period of Work under the Contract.

**9.6 DILAPIDATION RECORD**

Prepare a written and photographic dilapidation record prior to commencement of work under the Contract for each Stage. In preparing the report, carry out an inspection, in the company of the Superintendent, of all the areas:

- within each Stage boundaries;
- within areas where work covered by a WAAP occurs, and
- existing buildings generally.

Extent: The record shall cover areas both within the Contract and adjacent the Contract area, surrounding structures, footpaths, kerb and channelling, existing drains and gullies adjoining the Site, roadways and other relevant structures or facilities.

Use of the report: Use the report as, amongst other things, a means of assessing the responsibility for damage and/or making good arising out of the performance of the Work under the Contract.

Number of copies: Provide a copy of the report for the Principal, the Superintendent and retain one. Keep, and make available for inspection, a copy at the Contractor's office, on Site.

**10 SECURITY OF THE SITE**

---

**10.1 SECURITY SERVICE**

Existing service: The Complex has a security service controlling the security of the complete complex after hours.

Requirement: Should work be required while the existing security service is controlling the security of the complex, cooperate and coordinate with the requirements of this security service.

Contractor's Site Area security: The existence of a security service operating within the Complex does not relieve the Contractor of its responsibility to keep the Site secure at all times.

**12 WORK HEALTH AND SAFETY**

---

**12.1 DESIGN SAFETY REPORTS**

**Requirement**

In accordance with Work Health and Safety Regulation 2011, manage risks to health and safety by diligent application, maintenance and continuing review of control measures for hazards reported by the Principal with respect to each element of the Works or otherwise identified during the course of the Works.

**12.2 TEMPORARY BARRICADES, HOARDINGS AND OTHER RISK CONTROL MEASURES**

**Requirement**

In accordance with Work Health and Safety Regulation 2011, enclose all work and plant areas with temporary barricades, hoardings and other appropriate risk control measures. Incorporate lockable gates providing an equal level of risk control, where necessary. Remove on completion and make good all affected areas.

Hoardings and barricades shall meet the following minimum requirements:

- Prevent tenants and visitors from getting near dangerous equipment and services.
- Be clearly marked and seen with the use of adequate signage.
- Must not create a health & safety hazard.
- Must be reasonably robust.

**12.3 TEMPORARY PROTECTION AND SCREENS**

**General**

Weather protection: Provide temporary weatherproof covers and partitions as necessary to prevent water penetration. Provide covers to protect all existing items and materials intended for re-use.

Security: When a wall is opened for alterations or additions, provide security against unauthorised entry to the building.

**Protection of Tenants' Property**

Where Tenants' furniture and/or belongings are left in a Unit being worked upon, take all necessary measures to protect such items from damage.

**Lifts and Staircases**

Lifts: Where the building lifts are to be used for transporting materials to Units, the Contractor shall fitout the lift with proprietary protection covers approved by the Superintendent. Leave the protection covers in place until all work in Units serviced by that lift is complete.

Staircases: Where a building staircase is to be used for transporting materials to Units, the Contractor shall fitout the staircase with protection covers approved by the Superintendent. Leave the protection covers in place until all work in Units serviced by that staircase is complete.

**12.4 OCCUPATIONAL HEALTH AND SAFETY PLAN**

Provide the Principal with an Occupational Health and Safety Plan in respect of the Contractor's provision of services under the Contract ('OHS Plan').

Matters to be addressed: The OHS Plan shall address those matters specified by the Principal at the time of it requesting the OHS Plan, including:

- (i) occupational health & safety policy and objectives;
- (ii) organisation structure and responsibilities in relation to occupational health and safety
- (iii) safe work practices and procedures;
- (iv) occupational health & safety training and induction;
- (v) occupational health & safety auditing and inspection procedures;

- (vi) occupational health & safety consultation procedures; and
- (vii) occupational health & safety performance monitoring.

Additional information: The Contractor shall, if requested by the Principal, provide, any other evidence of compliance with its OHS Obligations, including but not limited to reports of occupational health & safety inspections, audits and assessments undertaken during the term of the Contract.

**12.5 ACCIDENT REPORTS**

Accidents: Promptly notify the Superintendent of the occurrence, of the following:

- Accidents involving death or personal injury.
- Accidents involving loss of time.
- Incidents with accident potential such as equipment failure, slides and cave-ins.

Accident reports: Submit reports of accidents.

- Purpose of Submission: Information only.

**13 SITE INFRASTRUCTURE, BUILDINGS AND SERVICES**

---

**13.2 JOINING UP  
Requirement**

Carry out the joining of new work to existing work, and any consequent cutting away, in a manner appropriate to the materials, and make good to existing work.

**13.3 EXISTING SERVICES  
Requirement**

Deal with existing services encountered, obstructed, or damaged in the course of performing the Work under the Contract, as follows:

- If the service is to be continued: Repair, divert, relocate as required.

**Cost**

The Contract sum shall be deemed to include the cost of dealing as above with existing services:

- The existence of which was ascertainable from the appropriate authority, or from visual inspection on or adjacent to the site; or

**Notification**

Notify the Superintendent immediately upon the discovery of services or obstructions not shown in the Contract documents. Notify the Superintendent immediately upon the damage of existing services, temporary or existing, including rectification measures to be employed.

**14 TEMPORARY INFRASTRUCTURE AND SERVICES**

---

**14.2 EXTENT  
General**

Provide and maintain temporary infrastructure and services including associated signage necessary for execution of Work under the Contract. Install such infrastructure and services in accordance with requirements of the relevant Authorities. Pay charges in connection with installation and use of temporary infrastructure and services, and make them available to subcontractors. On completion, disconnect and remove temporary

infrastructure and services, and make good connection points and surrounds to match condition existing prior to commencement of the Works.

**14.3 TEMPORARY SIGNAGE**

Ensure that adequate construction signage and wayfinding signage appropriate to the conditions of the works is employed at the designated worksite. Signage shall be maintained in a satisfactory condition and remain in place until all the work has been completed. Signage for temporarily disrupted evacuation routes and emergency equipment and alarms is the responsibility of the Contractor. The application for Possession of Site, WAAPs and other permits to work shall detail the signage provisions for approval by the Superintendent. The Contractor is responsible for the coordination of the temporary signage with the signage systems and logic within the Complex to ensure signed routes are maintained. Temporary signage for emergency egress routes affecting the Complex evacuation plans must be approved by the Superintendent and the necessary alterations made to the existing plans (displayed within the facility) prior to the route changes taking place.

Altering signs: The Contractor shall cover or remove existing signage that conflicts with the temporary signage to prevent confusion. Uncover or replace the existing signage on Completion of the Works.

**14.3 TEMPORARY WATER & POWER**

The temporary power and water required for the execution of the Work under the Contract may be obtained from the existing services within each Accommodation Unit at no cost to the Contractor.

Inadequate service or failure of a services: In the event of a service being inadequate for the Work under the Contract or the failure of a service, the Contractor shall then be responsible for the provision of that service and the Principal will not be liable for not providing an adequate service or any damages directly or indirectly associated with the failure of the service.

Temporary power: The Contractor shall be responsible for the supply of specific temporary power supplies where the Contract requires it to maintain / bypass existing services during scheduled power outages. This includes the supply of generators and all associated connections, cables and removal on completion. Provide an electricity service for the Work under the Contract, separately metered and suitably protected by circuit breakers.

Responsibility: The Contractor is responsible for all plant and equipment that is connected to any circuit that is required to be supplied by the temporary power source.

**14.4 UNIT AIRCONDITIONING**

The Contractor is not permitted to turn on air conditioning units existing in Units.

**14.5 SITE AMENITIES  
Requirement**

Provide statutory and necessary amenities and sanitary facilities for workers and other persons lawfully upon the site in the Visitors' Carpark area and remove them on completion of the Works.

**Amenities in Accommodation Units**

The Contractor may use amenities with an Accommodation Unit while the Contractor has Possession of Site for that Accommodation Unit.

At the completion of work within the Unit, the Contractor shall thoroughly clear all sanitary facilities and replenish toilet paper and the like.

**15 ON COMPLETION**

---

**15.1 REQUIREMENT**

On completion, finalize all elements of the Works to the satisfaction of the Superintendent, including:

- Easing and adjusting all doors, windows, hatches, locks, hardware and other moving components.
- Ensuring that all bolts and screws are tight.
- Relamping luminaires and renewing similar replaceable services components used during construction.

On completion, thoroughly clean all elements of the Works to the satisfaction of the Superintendent, using labour skilled in the particular cleaning operations, including:

- Cleaning all windows, both inside and out on all faces.
- Removing all paint spots from floors, walls, windows, and other visible surfaces.
- Dusting all walls, ledges, projections, and dust-collecting surfaces of any kind.
- Washing down and cleaning of all walls, fixtures, fittings, and internal equipment of all kinds.
- Cleaning and polishing all chrome, mirrors, hardware and like fittings.
- Cleaning all floors, including vacuuming carpets and polishing seamless finishes.
- Cleaning of all ducts, cupboards, and like accessible compartments that may have been affected by work under the Contract.

Floors shall be cleaned one at a time and locked off after each area is completed. If the Contractor carries out any further work on that area, the entire floor shall be thoroughly re-cleaned.

As a minimum, ensure the following:

- Thorough cleaning and decontamination of all surfaces including walls, ceilings, windows, ventilation systems, service cavities and ceiling spaces.
- The integrity of all surfaces and joints.
- On completion of the cleaning, return the Unit's keys to the Superintendent.
- On completion, clean filters of any air-conditioning units that were run during work under the Contract.

**16 ENVIRONMENTAL PROTECTION**

---

**16.1 PROTECTION OF THE ENVIRONMENT**

**Statutory requirements**

Carry out all Work under the Contract and protect the site in compliance with provisions of the Environmental Protection Act 1994, Environmental Protection Policies, associated statutory legislation and the Specification.

**Audits**

The Superintendent may undertake auditing of the Contractor's environmental management of the Works at any time to ensure compliance with statutory requirements and the Specification.

**16.2 ENVIRONMENTAL HARM OR BREACHES**

**Statutory responsibilities**

If, during the course of Work under the Contract, an incident or non-compliance occurs which constitutes an environmental harm or breach under provisions of the Environmental Protection Act, the Contractor shall be responsible for immediately attending to the incident to contain or prevent the likelihood of environmental harm and/or public risk. Register the incident with the Department of Environment and Resource Management where required under provisions of the Act. Notify the Superintendent immediately if such circumstances arise. Restoration costs or time

Should the Superintendent determine that the Contractor, by act or omission, has contributed to or caused a non-compliance incident or breach, the Contractor shall bear the full costs and time of attention to the incident.

**17 PRELIMINARIES SCHEDULES**

---

**17.1 SCHEDULE OF AGREED DAMAGES FOR PRINCIPAL-CAUSED DELAYS**

The following provisional items are deemed to be allowed for in the Contract sum for the purposes stated here or in the relevant sections of the Specification. Rates / allowances not submitted at the time of tendering shall be calculated by reference to the formula given at clause 36.1 of the Conditions of Contract.

Description Of Work	Provisional No. of Days	Rate / Day (exclusive of GST)	Provisional Allowance (exclusive of GST)
Principal-caused delays over whole of Contract	20 Working Days	\$.....	\$.....

**17.2 SCHEDULE OF PROVISIONAL SUMS**

The term "provisional sums" includes prime cost sums and other monetary provisions. The following sums are deemed to be included in the Contract sum for the purposes stated here or in the relevant sections of the Specification.

Item light fittings	Provisional Sum (\$) (exclusive of GST)
<b>TOTAL OF PROVISIONAL SUMS</b>	<b>\$10,000.00</b>

**17.3 SCHEDULE OF CONTRACT DRAWINGS**

The following Drawings, together with the remaining Contract documents listed in Clause 4 of *Preliminaries*, describe the extent of the Works:



**CATHEDRAL PLACE RECTIFICATION WORKS**

---

<b>Drawing Number</b>	<b>Rev</b>	<b>Drawing Title</b>
BLOCK A . R01,R02,R03,R04,R05, R06,R07,RD01.	A	DETAIL ITEMS
BLOCK B R01,R02,R03,RD01	A	DETAIL ITEMS
BLOCK C R01,R02,R03,R04,R05, RD01.	A	DETAIL ITEMS
BLOCK D R01,R02,R03,R04,RD01	A	DETAIL ITEMS
BLOCK E. R01,R02,R03,R04,R05, RD01	A	DETAIL ITEMS
BLOCK F R01,R02,R03,R04,R05, R06,RD01.	A	DETAIL ITEMS
BLOCK G R01,R02,R03,R04,R05, RD01.	A	DETAIL ITEMS

**SECTION 2 GENERAL REQUIREMENTS**

---

**2.1 AUSTRALIAN STANDARDS**

---

Australian standards unless otherwise specified in the contract, and where applicable, materials and workmanship shall be in accordance with the relevant standard of Standards Australia.

**2.2 CERTIFICATES**

---

If requested, furnish a certificate from the manufactures stating that the materials or products provide for the project meet the requirements of the relevant standard. Each certificate shall not relieve the contractor of its responsibility to comply with added requirements of this specification.

**2.3 DIRECTIONS TO CONTRACTOR**

---

Directions, instructions and the like given in this specification, whether or not they include the expression 'the contractor shall' shall be deemed to be given to and accepted by the Contractor, unless otherwise stated in the Contract.

**2.4 INSPECTION**

---

Check all work and rectify faults, prior to giving the notice of inspection to the Superintendent. Work that has not been checked by the Contractor will not be inspected. Any delays caused by failure of the Contractor to undertake such checks will be at the Contractor's expense. No extensions of time will be granted for such delays.

**2.5 MANUFACTURES WARRENTIES**

---

Provide manufactures standard warranties where applicable.

**2.6 BUILDING PENETRATIONS (FIRE RATED BUILDING ELEMENTS)**

---

Seal penetrations with system conforming to BCA requirements.

**SECTION 3 WORK SECTION****3.1 STAGING PLAN**

---

The rectification works are to be carried out in the following stages commencing on 30 March 2015, with practical completion occurring on 04 December 2015.

ITEM	DATE	UNIT NUMBERS INCLUSIVE	
BLOCK A	30.03.15 – 10.04.15	144 -147	include public corridor and
	13.04.15 – 24.04.15	148 - 151	service cupboards
	27.04.15 – 08.05.15	152 – 154	and shafts
	11.05.15 – 22.05.15	155 - 157	
BLOCK B	25.05.15 – 05.06.15	49 - 52	include public corridor
	08.06.15 – 19.06.15	53 – 55	and service cupboards
	22.06.15 – 03.07.15	56 – 60	
BLOCK C	06.07.15 – 17.07.15	61 – 65	include public corridor
	20.07.15 – 31.07.15	66 – 69	and service cupboards
	03.08.15 – 14.08.15	70 – 72	
BLOCK D	17.08.15 – 28.08.15	71 – 74	include public corridor
	31.08.15 – 11.09.15	75 – 77	service cupboards and shafts
BLOCK E	14.09.15 – 25.09.15	92 – 95	Include public corridor
	28.09.15 – 09.10.15	96 – 98	service cupboards and shafts
BLOCK F	12.10.15 – 23.10.15	78 – 81	Include public corridor
	26.10.15 – 06.11.15	82 – 84	service cupboards and shafts
BLOCK G	09.11.15 – 20.11.15	96 – 99	Include public corridor
	23.11.15 – 14.12.15	100-103	service cupboards and shafts

---



## SECTION 4 MATERIALS AND WORKMANSHIP

### 4.1 AUSTRALIAN STANDARDS

---

The Building code of Australia (BCA) and relevant amendments and updates including the Standards Association of Australia (AS) shall be the minimum standard of compliance. Refer specific conditions of Building Approval (BA) for any additional requirements.

### 4.2 PLASTERBOARD

---

Apply plasterboard to:

1. All unit balcony ceilings (fire rated)
2. Repaired internal unit and public corridors and shafts (fire rated) ceilings
3. Repaired opening up of bounding walls of units and public corridors in accordance with the manufactures specification.

### 4.3 PAINTING

---

- Apply paint to all unit balcony ceilings with 3 coats flat latex exterior paint in accordance with manufactures specification.
- Apply paint to all internal bounding walls of units, public corridors and public stairwells with 1 coat low gloss latex interior paint.
- Apply paint to all ceilings to units and public corridors with 1 coat flat latex interior paint.
- Apply 3 coat paint systems to all new repaired sections of walls and ceilings
- Repair and paint damaged doors and frames to units and public corridors with full gloss interior paint to match existing

NOTE – All painting to be carried out in accordance with manufactures specification.  
Colour to match existing unless noted otherwise.

**SECTION 5 DETAIL SPECIFICATION**

**DETAIL ITEM 1.**

---

Balcony Ceiling not lined with RISF ceiling material.  
BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Ceiling to have RISF — 60 minute RW50 clause 3.1 (c)(iv)

**EXTENT OF WORK**

**OPTION**

“LAFARGE” OR EQUAL

System using furring channels. PAGES 280-281.

— LR 223                600cs  
— LR 224 — 228    450cs  
— LR 243 — 244    600cs  
— LR 245 — 248    450cs

“GYPROCK” RED BOOK PAGE E29, E42 or equal

- Remove existing ceiling and replace with options above to comply with clause 3.1(c)(iv) of the BCA.
- On completion paint with 3 coats flat latex external paint to match existing in accordance with manufactures specification.
- Reinstall lights in accordance with ITEMS 2&3.

Refer detail drawing page RD01.

**DETAIL ITEM 2.**

---

Surface mounted light fittings to all units and public corridors have unprotected openings through RISF ceiling.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

All fittings are to maintain RISF — 60 minute. Clause C3.15(a)

**EXTENT OF WORK**

**OPTION**

“LAFARGE” OR EQUAL

(1) Surface mounted lights refer LAFARGE FIG 110, 111. Fix parallel to channel.

(2) FIRE BOX around recessed light refer LAFARGE manual PAGE 312 FIG. 107, 108, 109.

Remove and install existing light fittings and smoke detectors. approval.

Allow for the reinstallation of surface mounted light fittings and smoke detectors setout below

- (a) 1 Bed unit 7 lights 1 smoke detector
- (b) 2 Bed unit 10 lights 1 smoke detector
- (c) Studio unit 6 lights 1 Smoke detector
- (d) Public corridors:

Block A — 11 lights 3 smoke detectors 5 exit signs

Block B — 9 lights 3 smoke detectors 3 exit signs

Block C — 9 lights 3 smoke detectors 3 exit signs

Block D — 10 lights 3 smoke detectors 2 exit signs

Block E — 10 lights 3 smoke detectors 2 exit signs

Block F — 10 lights 4 smoke detectors 3 exit signs

Block G — 10 lights 3 smoke detectors 4 exit signs

On completion patch and repaint whole of ceiling with low sheen acrylic internal paint to match existing colour.

**DETAIL ITEM 3.**

---

ELECTRICAL wiring penetrating through RISF ceilings to all units & public corridors do not provide fire resistant protection.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Penetrations to maintain RISF — 60 minute. Clause C3.15(a)

**EXTENT OF WORK**

Penetration of electrical wiring through RISF ceilings to be carried out in the following manner or equal approved system.

**OPTION**

“LAFARGE” or equal.

(1) New ceilings (balconies) surface mounted lights PAGE 310. FIG. 105.

(2) EXISTING CEILINGS (units & public corridors) PAGE 310 FIG. 104, 106.

“GYPROCK” Redbook PAGE Z23 FIG. Z218 or equal



**DETAIL ITEM 4(a).**

---

RISF ceiling abutting an external wall have spaces and gaps not protected with tested fire resistant method.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Clause C3.16

**EXTENT OF WORK**

Remove existing cornice and carry out rectification work in accordance with the following options.

Upon completion install cornice and make good damaged wall and ceiling and repaint whole of wall and ceilings to match existing colour.

**OPTIONS**

(1) Masonary/concrete junction “LAFARGE” or equal. PAGE 301 FIG. 48.

(2) RISF ceiling abutting external bulkheads (steel studs). PAGE 300 FIG. 45.

(3) “GYPROCK” Redbook PAGE Z16 FIG. Z140

Refer detail drawing page RD01.

**DETAIL ITEM 4(b).**

---

RISF ceiling abutting external wall bulkheads over door to balcony.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Clause C3.16

**EXTENT OF WORK**

Remove existing bulkhead above door and rectify in accordance with options below or equal.

Upon completion install cornice and make good damage to wall and ceiling and repaint whole of wall and ceiling to match existing.

**OPTION**

“LAFARGE” or equal. PAGE 300 FIG. 45.

“GYPROCK” Redbook PAGE Z16 FIG.Z140

Refer detail drawing page RD01.

**DETAIL ITEM 4(c).**

---

Abutments between RISF ceiling and bounding walls separating SOU's do not have fire resistant caulking.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Clause C3.16

**EXTENT OF WORK**

Remove existing cornice and/or other encumbrance e.g. cabinets, tiles and rectify in accordance with options below or equal.

Upon completion install cornice and/or replace tiles, cabinet and other and make good damage to match existing.

Repaint whole of wall and ceiling to match existing colour

**OPTION**

“LAFARGE” or equal. PAGE 301 FIG. 48.

“GYPROCK” Redbook PAGE Z16 FIG. Z140

Refer detail drawing page RD01.

**DETAIL ITEM 4(d). NOT INCLUDED**

---

**DETAIL ITEM 4(e).**

---

Abutments between RISF ceiling bounding walls separating SOU's from public corridors & the like do not have fire resistant caulking.

BLOCK — A, B, C, D, E, F, G.

**BCA REQUIREMENTS:**

Clause C3.16

**EXTENT OF WORK**

Remove existing cornice and the like and rectify in accordance with options below or equal.

Upon completion install cornice and make good damage to wall and ceiling and repaint whole of wall and ceiling to match existing.

**OPTION**

“LAFARGE” or equal. PAGE 301 FIG. 48.

“GYPROCK” Redbook PAGE Z16 FIG. Z140

Refer detail drawing page RD01.

**DETAIL ITEM 4(f).**

---

Access manhole in foyer RISF ceiling installation is not fire resistant protected.  
BLOCK — A, D, E, F, G.

**BCA REQUIREMENTS:**

Clause C3.1(c)(iv) SPEC. c1.1.

**EXTENT OF WORK**

Remove and replace access manhole with option below or equal.  
Upon completion make good damage to ceilings and repaint ceiling to match existing colour.

**OPTION**

“LAFARGE” or equal.

“GYPROCK” Redbook PAGE Z23 FIG. Z140

**DETAIL ITEM 5(a). NOT INCLUDED**

---

**DETAIL ITEM 5(b).**

---

RISF joints between concrete sheer walls and masonry walls are not protected with tested fire resistant method.

BLOCK — A, D, E, F, G.

**BCA REQUIREMENTS:**

Joints to be sealed. Clause C3.16

**EXTENT OF WORK**

**OPTION**

“PROMAT” PROMASEAL AN. Acrylic Sealant or equal.

PROMAT PAGE 8

“PROMAT” PROMASEAL A Acrylic Sealant

PROMAT PAGE 25, 26.

“SIKA” OR EQUAL

SIKA-FIRERATE PU PAGE 1-5

Refer detail drawing page RD01.

Remove existing caulking and install “PROMAT” or “SIKA” or equal.

Upon completion of installation make good damage to wall and ceiling and repaint whole of walls and ceilings to match existing colour.

**DETAIL ITEM 5(c).**

---

Masonry to continue past RISF ceiling joint abutments are not caulked with fire resistant method.

BLOCK — C, E, F, G.

**BCA REQUIREMENTS:**

RISF ceiling to be sealed to block wall clause C3.16

**EXTENT OF WORK**

Remove cornice and/or cabinets, tiles etc. and expose tops of existing wall and carry out rectification with options below or equal approved method.

**OPTION**

Lay extra course of matching concrete block to provide 90/90/90 or — /60/60.

REFER ITEM 1.

DETAIL OPTION “LAFARGE” or equal.

PAGE 301 FIG. 48

“GYPROCK” Redbook PAGE Z16 FIG. Z140

On completion replace cornice and or cabinets, tiles etc. and make good wall and repaint whole of wall and ceiling to match existing colour.

Refer detail drawing page RD01.

**DETAIL ITEM 6 .**

---

Shower recess floor waste penetration. Penetration through slab has no fire collar protection.

BLOCK — D

**BCA REQUIREMENTS:**

Clause C3.16

**EXTENT OF WORK**

**OPTION**

Remove existing floor waste and replace with compliant “PROMASEAL”

Cast-in Fire Collar or equal.

Make good damage on completion of installation.

Possible damage to floor and ceiling to unit below.

## **DETAIL ITEM 7 .**

---

Electrical cable penetrations in concrete slab in public corridors electrical cupboards.  
BLOCK — A, D, E, F, G.

(a) Penetration through concrete slabs are not sealed with fire resistant silicone around edges and pillows.

### **BCA REQUIREMENTS:**

Clause C3.15(a)

### **EXTENT OF WORK**

#### **OPTION**

Remove existing pillows caulking and install  
“PROMAT” PROMASEAL PILLOWS or equal.  
PAGE 52 SP. 81.18, 82.18

(b) Penetrations through RISF ceiling does not employ a fire resistant method.

### **EXTENT OF WORK**

#### **OPTION**

### **BCA REQUIREMENTS:**

Clause C3.15

Continue the fire resistant construction (Blockwork) of the cupboard/duct, through to the underside of roof sheeting material and caulk. Refer detail.

(c) Penetration through duct walls.

### **BCA REQUIREMENTS:**

Clause C3.15

### **EXTENT OF WORK**

#### **OPTION**

“PROMAT” PROMASEAL PILLOWS or equal.  
PAGE 52 SP. 81.18, 82.18  
Refer to detail item 7 & 8 drawing.  
Upon completion make good damaged ceiling and repaint to match existing colour.

## **DETAIL ITEM 8 .**

---

Service pipe penetration through slab does not contain fire resistant seal method between pipe and slab..

BLOCK — A, B, C, D, E, F, G.

### **BCA REQUIREMENTS:**

Clause C3.15 SPEC. 3(b)

### **EXTENT OF WORK**

#### **OPTION**

(1) Remove the insulating material running through the penetration and replace with “PROMAT” PROMA SEAL PILLOWS or equal.

PAGE 52 SP 81.18, 82.18

Refer Detail 7 & 8.

If gap is less than 20mm use PROMAT or equal silicon — /120/30

For other pipes use “PROMAT” FIRE COLLAR or equal.

(2) Service pipe through RISF ceiling.

### **BCA REQUIREMENTS:**

Clause C3.15(a)

### **EXTENT OF WORK**

#### **OPTION**

(a) Continue the fire resistant blockwork shaft through to the underside of the roof sheeting and caulk.

Refer Detail 7 & 8.

(b) Pipe work penetrating wall use “PROMAT” silicon — /120/30 or PROMAT PILLOWS or equal.

Refer Detail 7 & 8.

Upon completion make good damage to walls and ceiling and repaint to match existing colour.



**DETAIL ITEM 9 .**

---

ONE fire isolated stair shaft does not contain fire resistant lid.  
BLOCK — D, E, G.

**BCA REQUIREMENTS:**

Clause 2.7 SPEC. C1.1, C3.15(a), C3.16

**EXTENT OF WORK**

**OPTION**

One stair shaft is not separated from the other.  
Provide an RSIF ceiling above the stairs shaft in order to separate it from the other.  
Provide fire door where required on drawing

**DETAIL ITEM 10 .**

---

Fire isolated stair shafts are not separated from lift shaft.  
BLOCK — D, E, G.

**BCA REQUIREMENTS:**

Clause 2.7 SPEC. C1.1, C3.15(a), C3.16

**EXTENT OF WORK**

**OPTION**

Fire isolated stair shafts are not separated from lift shaft.  
Provide RISF ceiling to separate fire stair from lift shaft.  
Provide fire door where shown on drawing

**DETAIL ITEM 11 .**

---

Travel distance from units to exit stairs & travel distance to exit discharge to open space.  
BLOCK — G.

**BCA REQUIREMENTS:**

D1.4(a)

Alternative solution is required, certifier to provide.

<b>SECTION 6 SCHEDULE OF CONTRACT DRAWINGS</b>
------------------------------------------------

BLOCK A

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3
RO3	DETAIL ITEMS 1,2,3
RO4	DETAIL ITEMS 4a,4b,4c,4e,4f
RO5	DETAIL ITEMS 4a,4b,4c,4e,4f
RO6	DETAILS ITEMS 5b,7,8
RO7	DETAIL ITEMS 5b,7,8
RD01	ITEM DETAILS

BLOCK B

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3,4a,4b,8
RO3	DETAIL ITEMS 1,2,3,4a,4b,8
RD01	ITEM DETAILS

BLOCK C

RO1	SITE PLAN
RO2	DETAILS ITEMS 1,2,3
RO3	DETAIL ITEMS 1,2,3
RO4	DETAIL ITEMS 4b,4c,4e,5c,8,9
RO5	DETAIL ITEMS 4b,4c,4e,5c,8,9
RDO1	ITEM DETAILS

BLOCK D

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3,4b,4e,4f,6,7,8,9,10
RO3	DETAIL ITEMS 4a,5b
RO4	DETAIL ITEMS 9,10
RDO1	ITEM DETAILS

## CATHEDRAL PLACE RECTIFICATION WORKS

---

### BLOCK E

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3,4b,4e,4f,7,8,9,10
RO3	DETAIL ITEMS 4a,5b
RO4	DETAIL ITEMS 4c,5c
RO5	DETAIL ITEMS 9,10
RD01	ITEM DETAILS

### BLOCK F

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3,4b,4e,7,8
RO3	DETAIL ITEMS 1,2,3,4b,4e,4f,8
RO4	DETAIL ITEMS 4a,5b,5c
RO5	DETAIL ITEMS 4a,5b,5c
RO6	LIGHTING PLAN PUBLIC CORRIDOR. Item 2,3
RD01	ITEM DETAILS

### BLOCK G

RO1	SITE PLAN
RO2	DETAIL ITEMS 1,2,3,4a,4b,4f,7,8,9
RO3	DETAIL ITEMS 4c,4e,4f,5b,5c
RO4	DETAIL ITEMS 9,10
RO5	LIGHT PLAN PUBLIC CORRIDOR. Item 2,3
RD01	ITEM DETAILS