



Specification for works at

98 Old Pittwater Road,

**BROOKVALE**

For STRATA PLAN 19670

NBCE Job No. 200930

Underpinning

**23 SEPTEMBER 2020**

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## A) Notice To Tenderers

- C1.** Tenders are to be submitted to:
- Strata Plan 19670  
C/-  
Northern Beaches Consulting Engineers P/L  
Suite 207, 30 Fisher Road  
DEE WHY NSW 2099  
Attention: David Hunter (Superintendent)
- C2.** Access to site will be organised as a tender meeting
- C3.** Tenders must include the following with the tabulated quote for the works on the following page:
- i. The anticipated commencement date and estimated time of completion.
  - ii. Details of any variations proposed to the work specification.
  - iii. Warranties that would be applicable to the tender.
  - iv. Insurance certificates of currency.
  - v. Builder's Licence details and currency.
- C4.** No access will be available through individual units without prior arrangement with owners. Requests for access shall be directed to the Property Access.
- C5.** Conditions of Contract to be used for this project will be at the discretion of the Superintendent.
- C6.** The table for the quote must be completed and returned to the above address. Additional information should be included with the completed table detailing comments by the Tenderer.
- C7.** The following are the appointed positions for the project:

<b>Position</b>	<b>Name/s</b>	<b>Company</b>
Superintendent	David Hunter	Northern Beaches Consulting Engineers
Property Access	-	
Owners	Strata Plan 19670	-
Occupants	Not applicable	-
Contractor/Tenderer	TBD	-

Reference to these contacts shall be made throughout this document by their position.

The Tenderers are to complete the summary of tender prices in the following table.

Item No.	Scope of Work	Ref	Units	Price
1	Site Establishment	Part D	F: Site establishment including temporary fencing, site office. F: Excavation/reestablishment of soils. F: Concrete cutting	\$ \$ \$
2	Screw Piles and Caps	Part E	F: Screw piles and caps (38) R: Additional piles and caps F: Concrete re-establishment (25) R: Additional re-establishment	\$ \$/ea \$ \$/ea
3	Crack Stitching and Make Good	Part F	R: Crack stitching R: Barge capping R: Flashings R: Roof sheets	\$ /lm \$ /lm \$ /lm \$ /m <sup>2</sup>

**F = Fixed Fee**

**R = Rates**

**P = Provisional Sum**

## B) Scope of Work

The work will generally consist of:

- External excavation.
- Concrete cutting.
- Screw pile underpinning piles.
- Cappings for piles.
- Crack stitching.

## C) General Clauses

### C1. Demolition Generally

All works shall be carried out in a clean, tidy and orderly manner so as to create the least inconvenience to the Owners and Occupants. The debris may not be stored in an unsafe way or be a hindrance to safe passage for the Occupants. No debris from these works may be disposed of in the building garbage receptacles. The debris must also never be stored on the public land to the front of the building.

### C2. Labour

All labour shall be full time employees of the Contactor or shall be legitimate subcontractors in the trade for which they are employed and shall be experienced in the handling and use of the materials and techniques required for these works.

### C3. Safety

The Contractor shall ensure that at all times no hazard is created to any person entering upon the site arising out of the processes, debris or other materials being used for the works. The Contractor shall provide all necessary scaffolding, planking, safety railing, screening and other protection as may be required from time to time for the proper carrying out and completion of the works.

The Contractor shall comply with all Acts, Ordinances and Regulations enforceable by any authority having jurisdiction over the works. All fees, notices and the like applicable to any applications, scaffolding, plant or other equipment shall be paid or given by the Contractor.

### C4. Measuring

The details included in the specification are intended for construction purposes. The plans shall not be scaled for determination of quantities. All measurements as necessary are to be confirmed on-site by the Contractor.

### C5. Making Good

Make good all paths, drains, walls, paving, planters, soil surfaces etc. that are broken, damaged or disturbed through the repair works. Damage caused in the course of the works shall be made good by the appropriate trades and the surface finished matching previous condition. Any damage made to neighbouring properties must be reported to the superintendent within a reasonable timeframe and the Contractor must be prepared to repair any damage at their own cost.

**C6. Authorities**

In carrying out the work, the Contractor and their subcontractors shall comply with all the requirements under Acts, Regulations, Ordinances, By-laws, orders and rules of relevant authorities.

**C7. Insurance**

Prior to commencement of work, the Contractor will be required to produce evidence of current Public Risk and Workers Compensation Insurance policies to the Superintendent. These policies are to be maintained during the extent of the work by the Contractor.

**C8. Environmental Protection**

The contract is to be executed in such a manner as to not interfere with the amenity of the neighbourhood by reason of unnecessary noise, vibration, smell, fumes, vapour, ash, dust, waste water, waste products, grit, oil etc. All rubbish and waste is to be collected in containers and regularly disposed of (at least once a week) throughout the duration of the contract. Temporary storing of materials and waste is to be in areas approved by the Owners. Request for storage locations shall be made to the Superintendent at least two (2) days prior to the required date to use the area and must include an indication of the expected size of the area required, the materials that will be stored and the duration of the storage.

**C9. Variations**

Any and all variations under the contract are to be submitted to and approved by the Superintendent in writing prior to proceeding with the work.

**C10. Inspections**

The Superintendent shall be given a minimum of three (3) days notice prior to the commencement of work. A schedule of works and a programme for completion is to be prepared for issue to the Superintendent. Advance notice is to be provided on variation to the schedule times when there will be no works undertaken on site.

**C11. Clean Up Site**

On completion of demolition and again on the completion of the work, all debris is to be removed from the site and the site left in a clean and tidy condition. All debris shall be disposed of lawfully.

**C12. Repair Product and Construction Material Applications**

The application of any repair product or construction material, whether specified or otherwise, shall be in accordance with the current instructions of use and available method statements. Specifications of the supplier and/or manufacturer of proprietary products shall be strictly adhered to and when products from different manufacturers are to be used in conjunction with each other all manufacturers shall be contacted to advise the Contractor and in turn the Superintendent of their suitability to be used together.

All works shall be carried out in general accordance with industry best practices and know-how. Should any queries or uncertainties arise, the Superintendent shall be notified before proceeding.

## **D) Site Establishment/Preparation**

### **D1. Site Office/Establishment/Insurances**

The Contractor may set up a site office. The possible location for a site office or storage area shall be discussed at the tender meeting. The Tenderer shall apply for all relevant insurances. It shall be assumed that there will be no obstructions to the screw piling.

### **D2. Excavation of external bank**

The underside of the external footings is approximately 1.5-2.0m below the external ground level. The Tenderer shall allow for excavation and storage of the excavated materials on the site. All soil batters shall be appropriate for the soil and not present danger to either workers or the general public. It is anticipated that due to the location of the works that the work area shall be fenced.

### **D3. Concrete cutting**

To install the screw piles internally, the concrete slab shall need to be cut in various locations. The area shall be protected whilst cutting and the concrete holes are present.

## **E) Screw Piles and Caps**

### **E1. Screw Piles**

The location and working stress capacity of the piles shall be as per the details on the Remedial Works Plans: R01-R02.

### **E2. Pile Caps**

Pile caps shall be installed as per the details on the Remedial Works Plans: R01-R02.

### **E3. Grouting**

Once the caps have set, the gaps between the cap and the existing footing shall be filled with dry pack structural grout.

## **F) Crack Stitching Make Good**

### **F1. Crack Stitching**

Where cracks in the walls have formed, they shall be stitched with Helifix (or equivalent) grouted crack stitching bars at 600mm maximum vertical centres. The bars shall be installed as per the manufacturer's specification.

### **F2. External Ground Level**

The soil stored on site shall be used to fill the excavation and level the ground to the previous ground level.

### **F3. Patching Internal Concrete Slabs**

The concrete slabs shall be patched as per the details on the Remedial Works Plans: R01-R02.

### **F4. Repair/Replacement of Roofing**

The roofing shall be assessed and where required, barge capping, flashings and roof sheets that have been damaged by the movement shall be replaced. This shall be tendered as rate items for the above.