

# Monash Country Club Limited

ABN 96 570 546 053

Powderworks Road  
Ingleside NSW  
Australia 2101

Correspondence:  
PO Box 99  
Narrabeen NSW  
Australia 2101

Telephone (02) 9913 8282

Facsimile (02) 9913 8784

Email enquiries@monashcc.com.au



20/08/2015

## RE: Construction Certificate N0041/10

Matt,

Thank you very much for your assistance to date.

I am writing this letter to notify / request Pittwater Council of / for the following

- Works had not commenced 48 hours after the construction certificate was lodged with council on the 01/11/2012
- Tenders were put out for this project in June 2015
- Acknowledgement by council that the work Monash Country Club has recently commenced is deemed to be the commencement of the Development Application

I have enclosed with this letter the following

- Stage 1 Demolition Plan with highlighted markings to note the area Monash Country Club wish to proceed with first.
- Photos of rock depth inspection holes at points noted on the above plan E, F, G, and H
- Copies of the two tenders we have received to date


Referring to the enclosed tenders it is apparent a large sum of money (> \$500K) will be required to be spent to have the works carried out. Therefore it is understandable that the board of Monash Country Club need time to digest these tenders for two reasons, the value of the project and the limited construction knowledge each board member has to assist in understanding if these tenders are fair and reasonable.

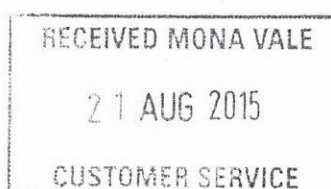
Inspection holes have now been excavated and marked out on site (see photos) to test the depth of stones. I recalled in our previous conversation an example of construction works starting was made in reference to the 4 storey carpark which the council had recently built in Bungan Lane Mona Vale. My recollection of our conversation was the Auger holes used for profiling of this site were deemed to be the commencement of construction.

In summary I would appreciate if the council could acknowledge in writing that the above mentioned works, for which documents have been provided, would be interpreted by the council as commencement of works in line with the statutory requirements of the development application.

I would like to thank you for your time and I look forward to your reply.

Regards

  
Paul Edwards  
General Manager





# C&M Constructions Pty Ltd

Friday, 7 August 2015

**Attention: Max Sgammotta**

**Re: Monash Country Club –Stage 1**

Further to subsequent discussions we have pleasure in submitting our tender of **\$557,347.00**  
**excluding g.s.t.** for the construction of the above project.

The following are clarifications and form part of this submission:

- 1) We have allowed the contingency of \$4000 as requested
- 2) We have only allowed the works shown in stage 1 on drawing WD1100
- 3) We have made no allowance to replace any existing damaged roof or wall sheeting
- 4) We have assumed that temporary power will be supplied by the club at no cost
- 5) We have allowed to assist only in the removal and decontamination of the ground for the existing fuel tank
- 6) We have not allowed for the new fuel system
- 7) We have allowed to coordinate with Enware to install the new waterstax system
- 8) We have not allowed any structure for the batten lights to the north of building A
- 9) We have allowed for the new mains from the existing power pole
- 10) Working hours have been allowed as Mon-Fri 7am to 6pm

The following are exclusions from this submission:

- 1) Fees and / or contributions, Bonds to Regulatory Authorities.
- 2) Latent conditions..
- 3) Contaminated materials.
- 4) Excavation in rock

We trust that this information is satisfactory and if you require any further information do not hesitate in contacting the undersigned.

Yours truly,

**Mark Liddle**



COMPLETE IN FULL AND LODGE WITH ARCHITECT

I/We Ctm constructions P/L (Tenderer's name)Licence no. 230833C Registration no. \_\_\_\_\_of L2, 27-29 HASSELL ST PARRAMATTA (address)

hereby tender(s) to perform the work for (Proprietor name):

MONASH COUNTRY CLUB

in accordance with the following Documents and Specifications:

**Architectural Drawings**

WD 0000 Cover Page	C
WD 1000 STAGE 1- Demolition Plan	C
WD 1100 STAGE 1 - Master Plan	C
WD 2000 STAGE 1 - Block A Wash/Chemical/Fuel Plans	C
WD 2001 STAGE 1 - Block A Set out	C
WD 2003 STAGE 1 - Roof Plan	C
WD 2010 STAGE 1 - Block A Plan & Elevation	C
WD 2011 STAGE 1 - Block A Section & Details	C

Specification

**Hydraulic Drawings**

H00 Stage 1	T
H01 Stage 1	T
H02 Stage 1	T
H04 Stage 1	T

Specification

**Structural Drawings**

S1 Construction Notes	C
S3 Ground Floor Level Plan & Details	C
S4 Roof Plan	C
S5 Driveway Slab, Sections and Details	C
S6 Portal Frame Elevation, Sections and Details	C
S7 Roof Elevation and Details	C

**Electrical Drawings**

ES-01	C
ES-02	D
ES-03	E
ES-04	D
Specification	

For the lump sum of:

\$557,347 - incl GST

Schedule of Working Days. The number of working days required from date of Letter of Acceptance to complete the work is

96 working days including allowance for delay due to disruptive weather conditions.Signed by MARK WOODIE gu (Company Directors)Date this 30 (day) JUN (month) 2015

## Tender Schedule of Rates

Tender prices submitted are to include a schedule of following Tender rates -

- A Profit and overheads percentage allowance - 12 % including gst
- B Hourly rates for variations - (including GST and excluding overheads & profit)
- |                           |           |     |
|---------------------------|-----------|-----|
| Foreman                   | \$95 /hr  |     |
| Project Manager           | \$120 /hr |     |
| Labourer                  | \$60 /hr  |     |
| Apprentice                | \$45 /hr  |     |
| Carpenter                 | \$85 /hr  |     |
| Concreter                 | \$80 /hr  | /m3 |
| Electrician               | \$95 /hr  |     |
| Painter                   | \$70 /hr  |     |
| Plumber                   | \$95 /hr  |     |
| Render                    | \$80 /m2  |     |
| Tiler Ceramic Tiles       | \$ /hr    | /m2 |
| Screeding                 | \$ /hr    | /m2 |
| Rates for sand and cement | \$        |     |

Unless stated all rates shall be exclusive of all materials  
 Tiles over 3m2 shall be charges at square meter rates

- C Concrete Rates supply and install \$ / cubic m
- D Rock Excavation excavate & removal from site \$ 500 / cubic m  
 Rock Excavation excavate & stockpile on site \$ / cubic m
- E Provide new Light Fitting before electrician starts work/ \$..... after start work \$...../lf  
 Delete light fitting before electrician starts work/ \$..... after start work \$...../lf  
 New double power point before electrician starts work/ \$..... after start work \$...../pp  
 Delete double power point before electrician starts work/ \$..... after start work \$...../pp



29 July 2015

Mr Max Sgammotta  
Sgammotta Architects  
2.02 / 77 Dunning Avenue  
Rosebery NSW 2018

Phone: (02) 9313 6988  
Email: max@sgammotta.com.au

**Reference: Monash Country Club Maintenance Facilities Ingleside**

Dear Max,

We thank you for the opportunity to provide a quotation for the ***Monash Country Club Maintenance Facilities, Ingleside*** project.


Rapid has a continuous 25 year history of delivering many comparable workshop projects including the construction of a workshop with many specialist design elements at Advanced Automotive Transmission Services Head Office, Arncliffe Fire Station and Chatswood-Epping Rail Tunnel Maintenance Facility. and have completed numerous similar works most recently, the Woodstock Community Centre for Burwood Council, Ashfield Civic Centre Refurbishment for Ashfield Council, Glebe Town Hall Refurbishment and Fit HQ conversion and refurbishment of a former Health Facility into a Gym.

Rapid are well adept in undertaking projects in live operating environments whilst allowing the day to day activities of the facilities to continue free from any major disruption.

Photographs and further information of similar works as listed above have been included in the pages below.

If you require any further information, please do not hesitate to contact me in the office on (02) 9683 9000, mobile: 0408 215 688 or via email on [ian@rapidconstruction.com.au](mailto:ian@rapidconstruction.com.au).

Yours faithfully,  
**Rapid Construction Pty Ltd**



Ian Holswich  
**Managing Director**

## Advanced Automotive Transmission Services Head Office and Workshop at West Ryde

Construction of workshop with many specialist design elements including slab oil resisting and dust proofing surface treatments, state of the art clean rooms, overhead compressed air wiring oil and cleaning fluids dispensing and clinical details for services and facilities. Modern offices.

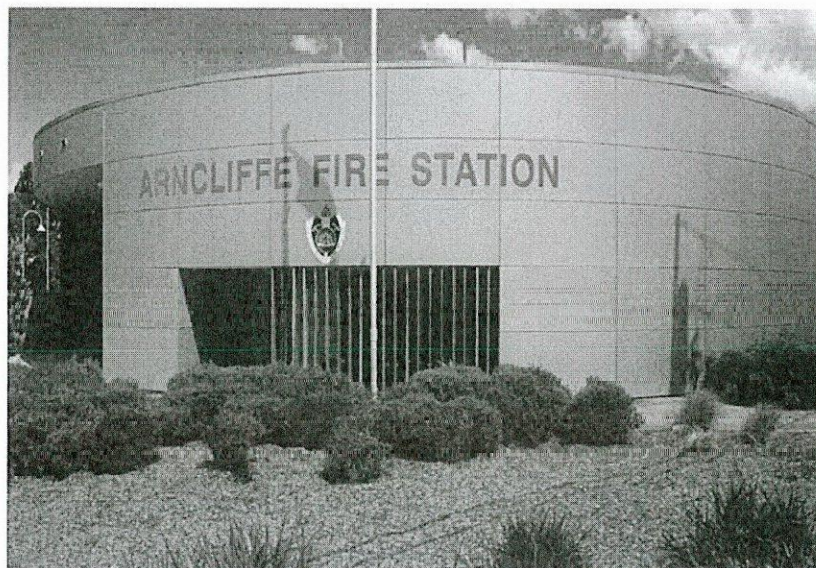




## Arncliffe Fire Station

We are extremely proud of our involvement in the construction of Arncliffe Fire Station, for the NSW Fire Brigades. Completed on a site with latent contaminated soil conditions, the station was a true departure from the traditional model used for such infrastructure, where fire stations had been built of brick with no thought to orientation relative to sun or wind patterns and the key concern being a street frontage with ready access for fire fighting units. Such buildings usually had small, fixed windows, relied on artificial lighting and were difficult and expensive to heat or cool, especially in the harsh Australian summer when the building would be at its busiest; in fact the heat retention properties of brick construction made such a task all the more challenging.

NSW Fire Brigades recognised that due to these considerations as well as the potential for rapid fluctuations in temperature and “all four seasons in one day” they had become overly dependent on mechanical systems to control ambience with associated consumption of large amounts of energy. A new and more environmentally friendly design was required and the “Ecopod” design was chosen. Situated directly under a flight path and immediately adjacent to Sydney Airport, the 28 metre diameter building, housing two fire trucks and staff over two floors, represents a radical departure and a greener paradigm, while retaining traditional engine bays, amenities and communications command centre. The structurally efficient steel cocoon wraps and protects the functional areas within, using the concept of both outer and inner “skins” – the internal work areas remain separated from the roof via a large void acting as a climate buffer against extremes of heat or cold. Passive and active elements work together to provide profound reductions in the energy required to maintain the building and the shell, independent of the bolt-on infrastructure and technology currently used, will remain responsive to future innovations allowing updated building technology to be deployed into the same space in the future.





## Chatswood – Epping Rail Tunnel Maintenance Facility

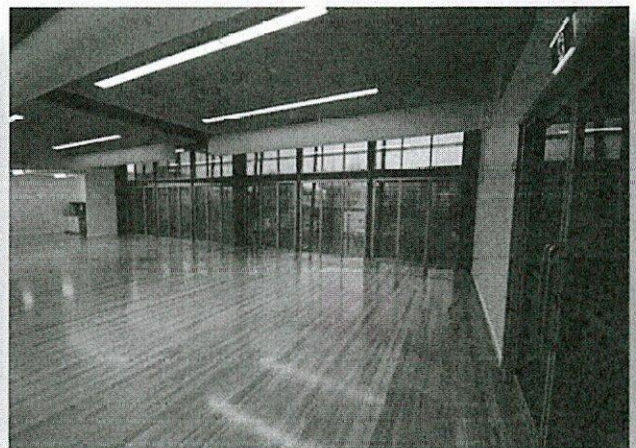
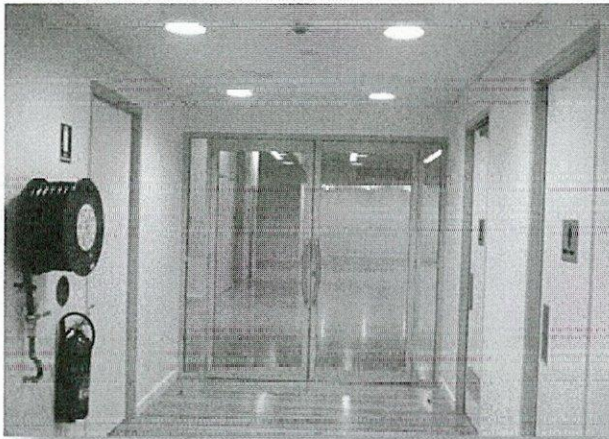
This project consisted of the construction of a new Maintenance Facility and car parking area enclosed in a security fence to house RailCorp's Electrical and Communication personnel servicing the Epping to Chatswood Rail Tunnel. Work included an access road between Boundary Street and William Street with access control/video monitoring linked to the building.





## Woodstock Community Centre

These works completed for Burwood City Council included Hall, amenities, and lift and access works. Works completed were \$1.87M.

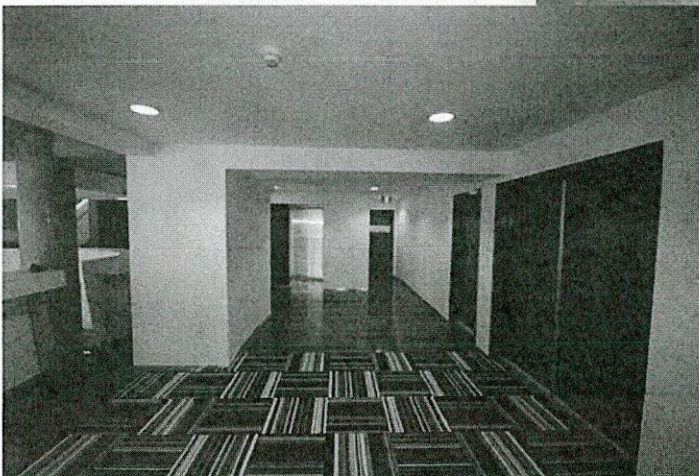
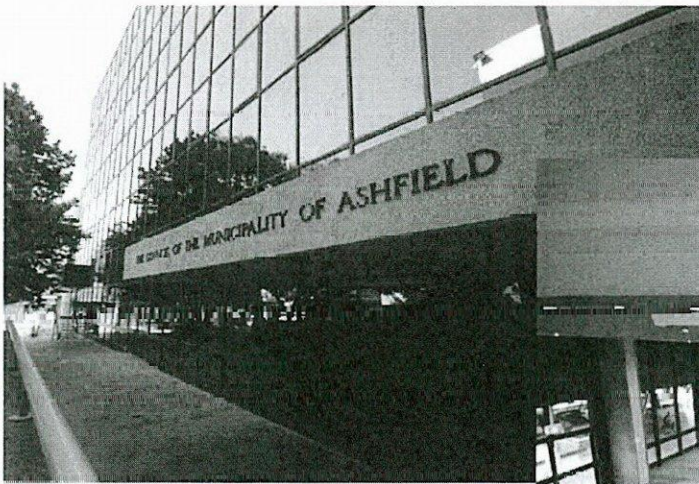




## Ashfield Civic Centre Refurbishment

The \$1.7M works involved the creation of a new youth centre, offices, archive and storage facilities within an existing basement area as well as the refurbishment and extensive upgrading of the existing Town Hall and associated amenities, including the installation of a new sprung timber floor, commercial kitchen and new toilet facilities.

The new facilities within the basement were handed over to Council three (3) months ahead of schedule, with the balance of the works achieved six (6) weeks before the contractual date for Practical Completion.

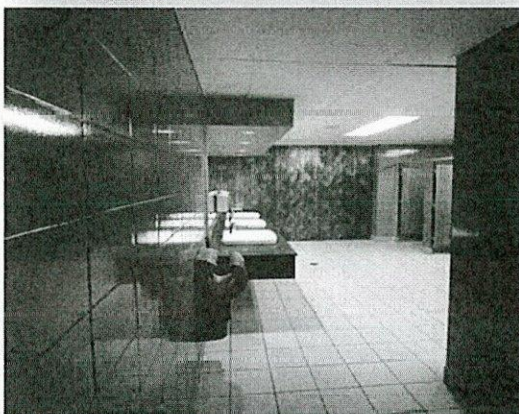
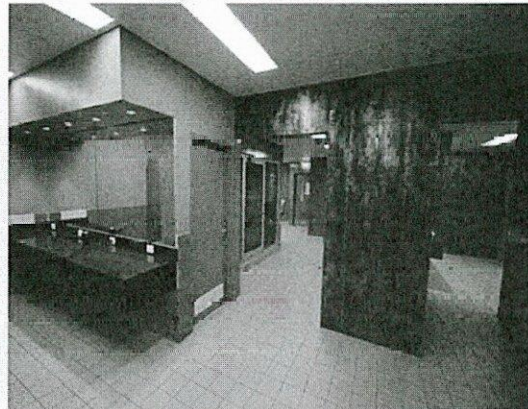
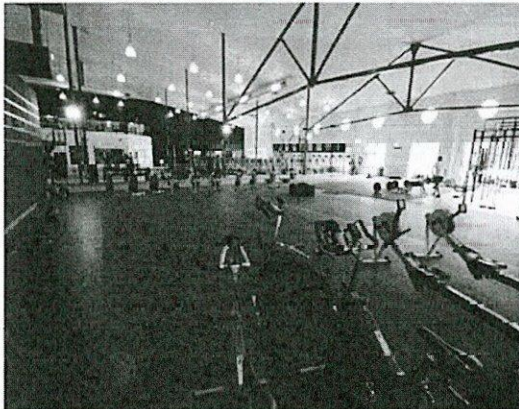




## Fit HQ - 1 Tindall Street, Campbelltown (Refurbishment of Fitness First Gymnasium)

clinets. Normal centre operations were required over the course of construction, with the centre and building activities presenting minimal disruptions to the clients and client Health and Safety being of utmost importance. Works included:

- Complete reconfiguration and upgrade of the male and female amenities and change rooms
- Demolition of all existing call centres, manager's rooms, hairdressing salon and café
- Complete construction of a new functional hairdressing salon in 2 weeks over the Christmas/ New year shut down
- Construction of a new cross-fit training studio over an existing, disused 30 x 12 m lap pool
- Construction of a new Bikrum yoga studio over an existing, disused 8.5m x 12m toddler's pool
- Refurbishment of existing operating Childcare Centre within the premises
- Construction of 8 new physiotherapy consultation rooms
- Construction of an MMA boxing studio and Women's gym studio
- Entire painting of the gym including removal of all existing decals





## Client Reference



**ROC Projects Pty Limited**  
 Level 20, Australia Square  
 264 George Street, Sydney, NSW 2000  
 PO Box 942 Mona Vale, NSW 1660

14 February 2013

Re: Reference for Rapid Construction

To whom it may concern

In June 2012 Rapid was awarded the Design and Construct contract for a \$1,776,000 upgrade and redevelopment of Ashfield Civic Centre.

These works involved the creation of a new youth centre, offices, archive and storage facilities within an existing basement area as well as the refurbishment and extensive upgrading of the existing Town Hall and associated amenities, including the installation of a new sprung timber floor, commercial kitchen and new toilet facilities.

During the Design and Construction phase of the project, numerous latent problems and issues were encountered which could not have been anticipated by either Rapid or Council at the outset of the Project.

The most significant of these was the size of the smoke exhaust system that Rapid determined was required to meet the BCA and conditions of consent and overcome the very significant practical and physical constraints associated this - all of which had not been fully captured by the design consultants that had prepared the conceptual design as included in Rapids contract documents.

Despite the significant technical and financial challenges associated with the above Rapid never shirked from its Contractual obligations and was always pro-active in identifying potential issues and coming up with solutions to overcome these to ensure the smooth running and timely completion of the project.

Rapid's operatives were always highly professional, courteous, helpful and non-adversarial in their approach and the standard of their workmanship was to be commended.

The fact that

- the new facilities within the basement were handed over to Council in November 2012, 3 months ahead of schedule,
- the balance of the works achieved PC on 24 December 2012, 6 weeks before the contractual date for Practical Completion.
- the only increase in the contract sum were due to Client instigated variations that were outside Rapids original contracted scope and were introduced to improve the amenity and appearance of the completed building.
- there were no incidents, accidents, or contractual disputes or disagreements for the entire duration of the project.

speaks volumes for Rapid and its modus operandi, particularly given some of the unforeseen difficulties that it had to overcome in the completion this project.

Based on the above we would have no hesitation in recommending Rapid Construction for other similar projects of this nature.



Oliver Crosse  
 For and on behalf of ROC Projects  
 As superintendent for the Redevelopment of Ashfield Civic Centre Stages 1-3



## DOCUMENT 00300 TENDER FORM

## COMPLETE IN FULL AND LODGE WITH ARCHITECT

I/We Rapid Construction Pty Ltd (Tenderer's name)  
 Licence No. 112141C Registration No. ACN 003 963 620  
 of 407 Church Street, North Parramatta, NSW 2151 (address)

hereby tender(s) to perform the work for (Proprietor name):

Monash Country Club - Maintenance Facility Upgrade

in accordance with the following Documents and Specifications:

**Architectural Drawings**

WD 0000 Cover Page	C
WD 1000 STAGE 1 - Demolition Plan	C
WD 1100 STAGE 1 - Master Plan	C
WD 2000 STAGE 1 - Block A Wash/Chemical/Fuel Plans	C
WD 2001 STAGE 1 - Block A Set out	C
WD 2003 STAGE 1 - Roof Plan	C
WD 2010 STAGE 1 - Block A Plan & Elevation	C
WD 2011 STAGE 1 - Block A Section & Details	C

Specification

**Hydraulic Drawings**

H00 Stage 1	T
H01 Stage 1	T
H02 Stage 1	T
H04 Stage 1	T

Specification

**Structural Drawings**

S1 Construction Notes	C
53 Ground Floor Level Plan & Details	C
54 Roof Plan	C
55 Driveway Slab, Sections and Details	C
56 Portal Frame Elevation, Sections and Details	C
57 Roof Elevation and Details	C

**Electrical Drawings**

ES-01	C
ES-02	D
ES-03	E
ES-04	D

Specification

For the lump sum of: **Six hundred and ninety two thousand, eight hundred and eighty one dollars only**

**\$692,881.00 (Excluding GST)**

Schedule of Working Days. The number of working days required from date of Letter of Acceptance to complete the work is 60 working days including allowance for delay due to disruptive weather conditions.

Signed by IAN HOLSWICK (Company Director)

Dated this 29th (day) July (month) 2015

**COMPLETE IN FULL AND LODGE WITH ARCHITECT**

**Tender Separate Pricing Schedule - PRICE**

**OPTION A.**

Remove existing concrete slab to A11 and replace with new concrete slab and extend out in southerly direction. Provide new stormwater pits as shown on Hydraulic engineers drawings.

\$21,980.00 + GST

**PRICE OPTION B. - CONVAULT ABOVE GROUND FUEL TANK**

It is proposed to undertake the installation of the Convault above ground fuel tanks and the associated canopy structure at a later Stage (Stage 2).

A separate break down price is required for supply and installation of all works associated with the Convault fuel tank above the new concrete slab.

Please note that all structural footings, trenches and hydraulic and electrical services associated with the above ground fuel tank should not be included in this Option.

**Option B Price Shall include but not limited to the following;**

- Retain and maintain the existing in ground fuel tank
- Manufacture and install new canopy to new fuel tanks,
- Supply and installation of all above ground electrical, emergency and hydraulic services
- Supply and installation of Convault system
- Capping off all in ground services, ready for stage 2

\$19,480.00 + GST





## Tender Schedule of Rates

Tender prices submitted are to include a schedule of following Tender rates –

A Profit and overheads percentage allowance - % including gst

B Hourly rates for variations - (including GST and excluding overheads & profit)

Foreman	\$110 /hr	
Project Manager	\$130 /hr	
Labourer	\$ 60 /hr	
Apprentice	\$ 60 /hr	
Carpenter	\$ 80 /hr	
Concreter	\$ 80 /hr	90/m3
Electrician	\$ 80 /hr	
Painter	\$ 70 /hr	
Plumber	\$ 80 /hr	
Render	\$ 70 /m2	
Tiler Ceramic Tiles	\$ 70 /hr	60/m2
Screeding	\$ 70 /hr	/m2
Rates for sand and cement	\$ TBA	

Unless stated all rates shall be exclusive of all materials

Tiles over 3m2 shall be charges at square meter rates

C Concrete Rates supply and install \$370 / cubic m

D **Rock Excavation** excavate & removal from site \$450 / cubic m  
**Rock Excavation** excavate & stockpile on site \$380 / cubic m

E Provide new Light Fitting before electrician starts work/ \$TBA .... after start work \$ ..... /lf  
Delete light fitting before electrician starts work/ \$TBA .... after start work \$ ..... /lf  
New double power point before electrician starts work/ \$TBA .... after start work \$ ..... /pp  
Delete double power point before electrician starts work/ \$TBA .... after start work \$ ..... /pp



**NOTE : THESE WARRANTY PERIODS TAKE PRECEDENCE OVER WARRANTIES SHOWN  
AT THE END OF THE SECTION PAGES 32 to 91**

**Warranty Requirements**

1. The Builder or other approved Warrantors shall provide written warranties where so specified elsewhere in this specification.
2. Each warranty shall be in approved form and shall specifically include the provisions required in writing.
3. Warranty periods shall commence from the date of the Notice of Practical Completion.

<b>SECTION NO.</b>	<b>SECTION NAME</b>	<b>NO. OF YEARS</b>
02220	Demolition Excavation & Fill	5 YEARS
02315	Retaining Water Distribution	5 YEARS
02920	Sanitary Sewerage Storm	5 YEARS
02510	Drainage Gate Electric	5 YEARS
02530	Lawns & gardens Exterior	5 YEARS
02630	plants Unit Pavers	5 YEARS
02825	(Masonry)	
02920	Chain wire fencing	
02930	Concrete	
02780	Coloured Concrete Flooring	5 YEARS
02820	Brickwork	5 YEARS
03310	Blockwork	28 DAYS
03365	Structural Steel	5 YEARS
04210	Cold Formed Metal Framing (Load bearing)	N/A N/A
04220	Architectural Metalwork, includes a schedule	N/A 5
05100	Carpentry, includes a schedule Fibre Cement	YEARS 5
05400	Products	YEARS 5
05580		YEARS 5
06100		YEARS
06165		
06400		
07130		
07200	Thermal Insulation	5 YEARS
07320		
07500		
07610	Metal Roofing, Siding & Plumbing	N/A
08100		
08250	Doors & Door Frames, includes schedule	5 YEARS
08330	Roller Shutter Doors Metal Windows &	2 YEARS
08520	Glazing Timber Windows & Glazing Door	5 YEARS
08550	Hardware, includes schedule	5 YEARS
08710		5 YEARS
09200	Cement Render	
09210		5 YEARS
09250	Dry Wall Partitions Ceramic Tile	
09260	Suspended Ceiling	5 YEARS
09300		2 YEARS
09500		5 YEARS
09630		
09646		
09648		
09650		
09680		
09910	Painting	5 YEARS
10150		
13700		
16150	Lighting	5 YEARS
16350	Electrical Distribution, includes schedule	5 YEARS

**END OF DOCUMENT**



**DOCUMENT 00650 CERTIFICATE OF INSURANCE**

Submit each certificate to the principal via the architect *before commencement of work.*

1. BUILDERS INSURANCE.
2. PUBLIC LIABILITY INSURANCE.
3. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY.

**END OF DOCUMENT**



## 17 APPENDIX A - ELECTRICAL SERVICES TENDER SUMMARY SHEET

The tender summary sheet shall be completed when submitting the total price for the electrical services. The price for each item shall include delivery, supply, installation, profit, any charges etc. as per drawings and specification.

### Item

1.	Works & Fees: electrical distribution, mains	\$ Included
2.	Consumer mains	\$ 9,230.00
3.	Submains	\$10,080.00
4.	Main Switchboard	\$17,920.00
5.	Distribution boards DB-1&DB-B	\$12,110.00
6.	Luminaires - Installation	\$ 8,960.00
7.	Luminaires - Supply	\$ 2,720.00
8.	Emergency Lighting System	\$Included
9.	Lighting subcircuits including accessories	\$Included
10.	General power including subcircuits, accessories	\$ 9,100.00
11.	Conduits, Cable trays, Pits, etc.	\$ 14,280.00
12.	Control cabling systems	\$Included
13.	Supply Authority Metering, panels, fees, etc	\$ 3,780.00
14.	Lightning Protection System	\$ 9,100.00
15.	Testing and commissioning	\$Included
16.	Operation and maintenance manuals/ drawings	\$Included
17.	General / any other items not listed	\$included

**TOTAL (Excluding GST)**

**\$115280.00**





## 13. FORM OF TENDER

**Company Name:** Rapid Construction Pty Ltd

**Address:** 407 Church Street, North Parramatta, NSW, 2151.

**Contact Name:** Ian Holswich

**Contact Title:** Managing Director

**Telephone:** (02) 9683 9000

**Fax:** (02) 9683 9099

### 12.1 CONFORMING TENDER

All submitted tenders shall include all requirements as set out in architectural and hydraulic specification/drawings and shall include completed tender forms, schedules and services break-ups. Where these documents are not provided the Principle will have the sole discretion to apportionment of monies and rates for the purpose of contract and any variations

We, the undersigned, hereby submit our conforming tender for the complete supply, delivery, installation, commissioning and testing of the hydraulic services package as generally described in this specification and accompanying drawings prepared by Walton Hydraulics Pty Ltd.

**Total Fixed Price \$194,103.00 (excluding GST)**

**In words: One hundred and ninety four thousand, one hundred and three dollars only (excluding GST)**

Prices are to be fixed and firm for the duration of the contract. Prices are to be valid for a period of ninety (90) days from the date of this form of tender.

### 12.2 ALTERNATIVE TENDERS

Alternative tenders may be submitted however must be submitted along side the conforming tender, they must clearly state the alternative offer; identify any material changes along with time and money savings. Accepted alternatives will form part of the contract and contractor will be bound by all other conditions.

The contractor is to be aware that the client at his discretion may give instructions for removal or make adjustments to the contract sum for non-compliant installations or materials.

### 12.3 TENDER SCHEDULE

The above total price comprises the following components:

Preliminaries:	\$TBA
Sewer Drainage	\$TBA
Trade Waste	\$TBA
Stormwater Drainage	\$TBA
Subsoil Drainage	\$TBA
Sanitary Plumbing System	\$TBA
Domestic Hot Water	\$TBA
Cold Water	\$TBA
Fire Hose Reel System	\$TBA
Pumps and Controls	\$TBA
Fit Out of Fixtures & Faucets	\$TBA
Provisional allowance (For expenditure only as directed by principal).	\$ 4,000.00

**TOTAL** **\$194,103.00 (excluding GST)**

I/We, the undersigned unconditionally guarantee the performance of the installation and completion of the works in accordance with this specification and accompanying drawings.

Signature:



Print Name: Ian Holswich

Position: Managing Director

Witness: *M. Spencer*

Print Name: Marlene Spencer

Position: Administration Manager/Director's Assistant

**For and on behalf of:**

Company Name: Rapid Construction Pty Ltd

Date: 29<sup>th</sup> July 2015



## **Clarifications and Exclusions**

### **Standard Exclusions and Clarifications:**

- Fees to Council and Statutory Bodies should same be required.
- This is a construct only contract and no allowance has been made for consultant's fees and associated design work.
- Relocation of any existing services not noted on the drawings is excluded.
- Soft spot rectification, blinding concrete and root barriers is excluded.
- Soil retention or de-watering to site other than currently designed is excluded.
- Latent conditions including but not limited to the presence of asbestos, contaminated soil or other hazardous materials, and associated costs including the cost of environmental surveys is excluded.
- Services connections outside a 10m radius from the site boundary is excluded.
- Delays due to inclement weather and/or industry-wide industrial disputes is excluded.
- Extended warranties in excess of normal industry standard or standard manufacturers' warranty periods is excluded.
- Make good to any areas other than noted on the drawings is excluded.
- Section 73 related costs / sewer sidelines / major works / alterations to authorities sewer vent is excluded.
- DA related conditions is excluded.

### **Project Specific Clarifications:**

- In option A we have allowed for 65m<sup>2</sup> of concrete to area A11, as the information for scope of works on drawings and specifications was inconsistent.
- We have assumed connection of V Column, SC2 to be site welded and repaired with galvanized stick and cold galvanised.

- Existing Fuel Bowser to stay as is.
- Excess spoil to be left on site.
- Bitumen design 300 deep, D6B20 and 30 AC10.
- External pavement 32 mpu or 40 mpa.
- No filled, water charged, latent ground conditions or soft spots and excavation in material as other than rock.
- No work to Block A staff amenities.
- Options A and B to be done concurrently with main works.
- Option A includes 150Ø stormwater line.
- We have allowed for provisional sum of \$11,000 for "Enviro Cycle Sewer Waste Water Treatment plant" as the details for the facility are not sufficient to price at this stage.







