

CONTRACT SUPPORTING DOCUMENTS - STRICTLY CONFIDENTIAL AND USED STRICTLY FOR THIS COURSE STUDY ONLY

The preparation and compilation of documents forming part and parcel of the contract are as below and these are included in the attached document. All these documents are current and compiled in organisational format however header and footer removed for confidential purposes. They are all laid out in the word document under the specific headings for ease of reference and all under the document labelled as 'Compiled supporting documents'

1. equipment information
2. site accommodation information
3. services information
4. human resource projections
5. materials lists
6. construction drawings
7. construction specifications
8. project timelines
9. schedules

RESIDENTIAL PROJECT - 123 ABC Residential street, QLD

There are various supporting documents that are attached to and form part and parcel of the Contract for
RESIDENTIAL BUILD/RENOVATE – KITCHEN, PANTRY AND LAUNDRY

EQUIPMENT INFORMATION

MAKE/MODEL	DESCRIPTION	OWNED/LEASED
Jack Hammer	For demolition	Leased

Contractor and Subcontractor tools brought in their own.

SITE ACCOMODATION INFORMATION

Contractors establishment and office workshop facility, as required - The Contractor shall provide and maintain an established office workshop facility. The facility shall include the following:

- An approved workshop with equipment and capabilities sufficient to carry out work as requested under the Contract.
- An approved office space with sufficient personnel necessary to take, record or pass on any emergency message that may be received, provide day to day information with regard to

prices availability and delivery. Be sufficiently qualified to process and forward invoices for work carried out.

- Storage facilities
- Parking areas

SERVICES INFORMATION

Facilities such as water, lighting, communication, toilet and security will be supplied on site.

Site temporary works - Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging.

Site Accessways, services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.

Site and Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

OCCUPATIONAL HEALTH AND SAFETY

The Contractor shall:

- (a) Comply with all requirements of the contract and all statutory requirements for Occupational Health and Safety.
- (b) Ensure that each of its Subcontractors and Workers comply in like manner.
- (c) Demonstrate to the Client whenever requested that requirements of the contract and statutory requirements for Occupational Health and Safety are being met.

Safety requirements of the works undertaken in the contract and statutory requirements for Occupational Health and Safety are capable of being met.

Where inappropriate or inadequate provision of Occupational Health and Safety Management by the Contractor or Contractor's subcontractor results in costs, losses or damages incurred by the clients or claims by third parties against the client for either direct or consequential costs, losses or damages, the Contractor shall be liable for costs, losses or damages associated with any claim including but not limited to administration and legal costs incurred by the Client in resolving such claim.

PROTECTION OF THE ENVIRONMENT

The Contractor shall;

- a) Comply with all statutory requirements and accepted current practices for Environmental management.
- b) Comply in every respect with the Erosion and Sedimentation Plan pertaining to this contract.
- c) Ensure that each of its subcontractors and Workers comply in like manner.

All work shall be carried out in such a manner as to avoid nuisance and/or damage to the environment. The Contractor shall comply with the requirements of the conditions of approval imposed by the Local Government Act, Environmental Offences and Penalties Act and the Water Act. No variation in costs or extensions of time will be considered due to these requirements.

The Contractor shall plan and carry out the Works to avoid erosion, contamination and sedimentation of the site and its surroundings.

Herbicides and other toxic chemicals shall not be used on the site without the prior written approval of the Client.

No noise or smoke or other nuisance, which in the opinion of the Client is unnecessary or excessive shall be permitted by the Contractor in the performance of the works under this Contract. Should work outside customary working hours be approved, the Contractor shall not use, during such period, any plant, machinery or equipment which in the opinion of the Client is causing or is likely to cause a nuisance to the public. No noisy works and/or works likely to disturb nearby residents shall be undertaken during the hours precluding such activity as specified by Council in accordance with the requirements for development consent and building approval made under the Local Government Act and appropriate Noise Legislation.

The Contractor shall ensure that fugitive dust from disturbed areas is minimised by a method approved by the Client.

PUBLIC SAFETY AND TRAFFIC CONTROL

The Contractor shall provide Traffic Management Plans and erect all necessary fences, barricades, warning lights as may be necessary for the protection of the works and the safety of the public and vehicles all to conform to Australian Standard AS 1742.3 - 1996. Road notices, speed restriction signs, flagman etc., shall be provided and maintained to the satisfaction of the relevant Traffic Authority.

If the Contractor fails after notification in writing to carry out the requirements of this clause, the Superintendent shall have the power to have the work carried out at the Contractor's expense. The cost thereof will be deducted from any moneys owing to the Contractor under this Contract.

HUMAN RESOURCE PROJECTIONS

- Human resource projection helps the company plan and find the people they need and measure its working capacity to meet its goals. Human resource projections allow parties involved to know the essential human resource required for the project and anticipate the needed manpower for projects tasks. Human resources projection assists the company to know the problems, solutions, and plans for the shifting phases of its human resources
- The Contractor shall be suitably qualification to carry out the work as detailed in the Specification. The Contractors and sub-contractors must have a suitable qualification and license if required, to carry out the sub- contracted work.
- CONTRACTOR'S RESPONSIBILITY - It shall be the responsibility of the Contractor to ascertain all information relating to the services, the works and site conditions that may affect the progress or method of performing all services and works as specified within the scope of this contract and to prepare for every contingency that may arise. It is further understood that just provision for these contingencies have been accounted for, implicitly or explicitly within the Residential contract lump sum price submitted.
- The contractor shall employ Sufficient qualified personnel employed to carry out the work as detailed elsewhere in this Specification. Due to the nature and anticipated workload of this Contract, it is envisaged that the successful Contractor shall be operating a business which employs at the least, a staff of two (2) tradesmen working from a fully equipped workshop and vehicles.
- Contractors for the work covered by this Specification must be experienced in the type of work specified.
- All repairs, maintenance and new work shall be carried out by personnel having relative trade qualifications and experience.
- It is the Contractors responsibility to ensure that all work performed under this Contract is adequately supervised by a qualified and experienced member of the Contractor's staff and to the approval of the Superintendent.
- All work shall be completed in accordance with all the latest editions of relevant or listed Australian Standards (defined hereafter as Standards) and Codes of Practice and conforming to all requirements of the Building Code of Australia (BCA).
- The contractor shall clean the site to its original condition including reinstatements of all surfaces on completion of works.

- Program of work - Sequence of work to include:
 - Allowance for holidays.
 - Activity inter-relationships.
 - External dependencies including provision of access, document approvals and work by others.
 - Periods within which various stages or parts of the work are to be executed.
 - Time scale: Working days.
 - Updated program: Identify changes since the previous version and show the estimated percentage of completion for each item of work.
- Completion of the works includes:
 - Final cleaning and before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from the site, roofs, gutters, downpipes and drainage systems. Remove waste and surplus materials
 - Reinstatement - Before practical completion, clean and repair damage caused by installation or use of temporary work and restore existing facilities used during construction to original condition.
 - Removal of plant - Within 10 working days after practical completion, remove temporary works and construction plant no longer required. Remove the balance before the end of the defects liability period.
- The personnel are:
 - CONTRACTOR – FAO
Qualifications – Diploma in Building and Construction and Building Licence
 - KEY PERSONNEL
 - Name FA
Company role Site supervisor
Years of experience 10
Qualifications Dip in Bldg
 - Name SB
Company role Leading Hand
Years of experience 8
Qualifications Dip in Bldg

Relevant construction works/services	Description/scope	Hrs	Unit price	Total price
Demolition labour	Demolish existing kitchen and make good Dismantling the existing storage, slab platform including supporting walls, wall tiles, flooring, sink etc. at all levels as required carefully and disposing off and clearing away the debris Slabs to be chased to allow for new plumbing	16	\$425	\$6800
Kitchen Labour	Installation of supply mentioned above	138.4	\$60	\$8305

Butlers Pantry Labour	Installation of supply mentioned above	35	\$50	\$1745
Laundry Labour	Installation of supply mentioned above	40	\$50	\$2000
Plumbing	Installation of supply mentioned above Slabs to be chased to allow for new plumbing Plumbing cap off and reconnections Plumbing dis-connections to existing serviceable connection points and connections Water dis-connection and connections from pre-tapped water main	33.3	\$75	\$2500
Electrical	Installation of supply mentioned above Electricity cap off and reconnections Electricity dis-connections to existing serviceable connection points and connections Duct work for bench mount exhaust to run through back of drawers and wall to external wall and motor Cooktop downdraft ventilation system	29	\$110	\$3200
Building / Carpentry Labour	Labour for scopes of work described excluding the installation of above fixtures New stud plasterboard wall to be build New fixed glass window to existing opening Enclose wall above and below to match existing Window tint to be discussed with client New doors to match switch opening with screens New doors to match triple slider with screens New Laundry door location cavity slider to match existing Tambour door in kitchen New Laundry window to suit existing opening width over dishwasher	230	\$65	\$15000
Tiling Labour	Installation of supply mentioned above	122	\$65	\$7930
Butlers Pantry - Fixed Glass Window Labour	Installation of supply mentioned above	2	\$80	\$160
French Doors - Triple Slider Labour	Installation of supply mentioned above	3	\$80	\$240
Dining Room Slider - Reverse Opening Labour	Installation of supply mentioned above	5	\$80	\$400
Removal of Debris	Labour and clean-up	8	\$75	\$600

TOTAL ESTIMATED COST OF CONSTRUCTION WORKS/SERVICES	\$48880
---	---------

CONTRACTOR/SUPPLIER	CONTACT DETAILS	DESCRIPTION OF WORKS/MATERIALS
Builder	0123	As per contract
Carpenter	1456	As per contract
Electrician	0789	As per contract
Plumber	0456	As per contract
Tiler	1234	As per contract

MATERIALS LISTS

- The Contractor shall provide all general and specialised equipment, tools and materials to carry out and test the Work. It shall be the responsibility of the Contractor to be fully equipped on each attendance call.
- The Contractor is expected to locate his own source of supply of the materials required to carry out any work under this Contract and should make satisfactory arrangements for such to be available.
- All materials, unless otherwise specified by the Superintendent, are to be new and of the highest quality and installed in accordance with the manufacturer's specifications and industry best practice.

Material	Description	Measurement of material	Unit price	Total price
Demolition – Jack Hammer	Demolish the 17 sqm of existing storage, supporting walls, wall tiles, flooring, sink etc. at all levels as required carefully and disposing off and clearing away the debris	sqm	\$310	\$5270
Kitchen Elevation Bench Drawers Spice rack Brushed stainless steel laminate Ducting Overheads Shelves Caesarstone bench top Island Sink cupboard Paint Cabinetry - Blum Tandembox antaro h. Fronted pull-out C -	Kitchen elevation 2730x2550Hx600mm diameter or expressed as 2.7mx2.55mx0.6m Bench height 1000mm with 3 sets of 3 blum tip drawers with 1 of orga line spice rack insert Brushed stainless steel laminate kick face Ducting for downdraft cooktop to run behind draws Overheads 650mm Height with 1 of adjustable shelf with doors hanging below as finger pull and LED strip lighting to underside Internal 16mm HMR with 1mm ABS PVC match edge Fronts in 18mm white sating with 2 pac satin finish 40mm Caesarstone bianco drift bench top with cutout for drop in cooktop	mm, m L W, H, D, thickness, pieces	 \$4500 \$2500 \$500 \$2600 \$9850 \$3345 \$1000 \$12400	\$36695

DQC5JY, D - DQC69A, DQCB6M Urbane Castella 192mmCTC handle	Kitchen island 3000x1000Wx1000 D – LH side with pull out drawer with 2x35L bin inserts Sink cupboard with 1 door housing undermount single bowl sink with 3 sets of 4 blum tip on drawers with 1 of cutlery insert and 2 of utensil insert. Internals 16mmwh HMR with 1mm ABS PVC matching edge. All fronts in 18mm wh sat with 2pac satin finish			
Butlers Pantry Door sink cupbard Bins Dishwasher Drawers Shelves Overheads Paint	4480x2550 Hx620mm D pantry or expressed as 4.48m x 2.550m x 0.620m with door sink cupboard and 2x20L bins Dishwasher opening 600mm 3 sets of 3 blum tip on drawers with 885mm pantryr to RH side 2 door pantry unit with 5 blum soft close internal drawers and 4 adj shelves Overheads 3595x650 Hx400mm D with 1 adj shelf with doors hanging below as finger pull	Mm, m L W, H, D, thickness, pieces	\$4500 \$2320 \$2500 \$2430 \$4505	\$16255
Laundry Laundry tub unit Shelves Bench Caesartone top 6131 Bianco Drift, 4600 Organic white Shute cupboard Overheads Drawers Tall cupboard Brushed SS laminare Single door cupboard Paint	L shaped laundry 2450x2520x2550mm or expressed as 2.45m x 2.52m x 2.55m with 4 door laundry tub unit with 1 adj shelf with bench at 1000mm H 40mm Caesarstone organic white top running wall to wall below laundry shute cupboard and 20mm thick splashback 150mm height 4 door overhead cupboard with 2 adj shelves and dorrs hanging down as finger pull above dryer and washing machine openings with flat pull out shelves and 1 of blum soft close drawer below 2 door Tall broom storage cupboard to right side with 1 of blum soft close drawer below 1 Of internal adj shelf Brushed stainless steel laminate kick face Single door cupboard 600x600mm on opposite wall 1000mm height bench top. All internals 16mm white HMR with 1mm ABS PVCedge. All fronts in 18mm white sating with 2 pac satin finish Dryer and washing machine panels, bottoms in 32mm MDF with 2pac finish	mm, L, m W, H, D, thickness, pieces	\$1000 \$2950 \$3200 \$1900 \$990 \$2960	\$13000

Plumbing Franke Ancona single bowl undermount sink Double bowl undermount sink Mizu drift sink mixer Mizu smothe sq sink mixer	Island & laundry - franke ancona single bowl undermount sink – anx 110-48 Pantry - franke ancona double bowl undermount sink - anx 120 Island & pantry - mizu drift mk2 gooseneck sink mixer pull-out Laundry - mizu soothe square gooseneck sink mixer	4 pcs	\$900 \$1650 \$1400 \$2300	\$6250
Electrical Light LED tape	Beacon Herman 1 light pendant 14 watt led tape and recess led profile under overhead cupboards Single phase underground power connection from existing supply point. Led light strip under island bench Cooktop isolation switch	2 pcs	\$1900 \$1150	\$3050
Tiling Timber look tile flooring Ceramic tile splashback – kitchen and laundry Kitchen timber look tile to match floors Brushed stainless steel laminate	New timber look tile flooring Kitchen – timber look tiles to match floors 1200x x230mm Laundry and kitchen - ceramic tile splashback - Snow Brillo Tile Sc19 A7615, Amber Tiles To Match Cabinets. 130mmx130mm Brushed stainless steel laminate kick face 130 sqm	Sqm, mm	\$69	\$8970
Butlers Pantry - Fixed Glass Window	New fixed glass window to suit existing opening width frame 1800x600mm Colour to match exiting and tinted to client requirement (customized)	1 pcs, mm	\$1790	\$1790
French Doors - Triple Slider	New Triple Slider With Screens To Match Existing Profile & Colour 2710x2100mm	1 pc, mm	\$4800	\$4800
Dining Room Slider - Reverse Opening	Slider with reversed opening with screen to match existing profile and colour 1810mmx2100mm	1 pc, mm	\$2850	\$2850
Removal of Debris Cleaning material Skip bin	Cleaning materials Skip bins	1 pc 2 pcs	\$500 \$1400	\$1900

TOTAL ESTIMATED COST OF MATERIAL /SUPPLY				\$100830

CONSTRUCTION DRAWINGS

As attached in the folder 'Residential plans'

CONSTRUCTION SPECIFICATIONS

FINISHES

2P01	SATIN 2Pac MDF DULUX ROTTNEST ISLAND SW1B6
CT01	SPLASHBACK - SNOW BRILLO TILE SC19 A7615, AMBER TILES OR COLOUR BACK GLASS TO MATCH CABINETS.
ST01	STONE TOP - CAESARSTONE 6131 BIANCO DRIFT
ST02	STONE TOP - CAESARSTONE 4600 ORGANIC WHITE
BS01	BRUSHED STAINLESS STEEL LAMINATE
T01	TBA TO MATCH FLOORS - CLIENT TO SELECT

APPLIANCES

FRIDGE	CLIENT TO SUPPLY
OVEN	CLIENT TO SUPPLY
MICROWAVE / OVEN	CLIENT TO SUPPLY
COOKTOP	CLIENT TO SUPPLY
DISHWASHER	CLIENT TO SUPPLY
DRYER	CLIENT TO SUPPLY
WASHING MACHINE	CLIENT TO SUPPLY

CABINETRY

TYPE 1	BLUM TANDEMBOX ANTARO DRAWER M - DQC2QM
TYPE 2	BLUM TANDEMBOX ANTARO H. FRONTED PULL-OUT C - DQC5JY
TYPE 3	BLUM TANDEMBOX ANTARO H. FRONTED PULL-OUT D - DQC69A
TYPE 4	BLUM TANDEMBOX ANTARO INNER PULL-OUT C - DQCAHA
TYPE 5	BLUM TANDEMBOX ANTARO INNER PULL-OUT D - DQCB6M
BIN KIT.	TOP MOUNTED CR235D HIDEAWAY BIN, 2x35L
BIN PAN.	BASE MOUNTED KCF220SCH HIDEAWAY BIN, 2x20L
HANDLE	URBANE CASTELLA 192mmCTC
	WHERE POSSIBLE DRAWERS AND DOORS TO BE HANDLESS OR PLUM TIP-ON FUNCTION

PLUMBING

ISLAND & LAUNDRY - FRANKE ANCONA SINGLE BOWL UNDERMOUNT SINK – ANX 110-48

PANTRY - FRANKE ANCONA DOUBLE BOWL UNDERMOUNT SINK - ANX 120

ISLAND & PANTRY - MIZU DRIFT MK2 GOOSENECK SINK MIXER PULL-OUT

LAUNDRY - MIZU SOOTHE SQUARE GOOSENECK SINK MIXER

ELECTRICAL

D1	CONTRACTOR TO SELECT WITH CLIENT
P1	BEACON HERMAN 1 LIGHT PENDANT
LED	14 WATT LED TAPE + RECESS LED PROFILE

DOORS AND WINDOWS

D1	NEW TRIPLE SLIDER WITH SCREENS TO MATCH EXISTING PROFILE & COLOUR
D2	NEW SLIDER WITH REVERSED OPENING WITH SCREEN TO MATCH EXISTING PROFILE & COLOUR
D3	NEW CAVITY SLIDER TO MATCH EXISTING DOORS AND HARDWARE
W1	NEW FIXED GLASS WINDOW TO SUIT EXISTING OPENING WIDTH FRAME COLOUR TO MATCH EXISTING TINTING TO BE DISCUSSED WITH CLIENT

PROJECT TIMELINES

1. Kick-off meeting for Residential Project 1/3/23
2. Possession of site date 5/3/23
3. Start date 5/3/23
4. Plumbing Rough In 7/3/23
5. Electrical Rough In 7/3/23
6. Building works – wet areas, walls, ceiling, doors/windows 10/3/23
7. Plaster works and finish 17/3/23
8. Water proofing 19/3/23
9. Cabinets installation, skirting/architraves installation, benchtop , kitchen, laundry, pantry installation 28/3/23
10. Tiling 28/4/23
11. Electrical Fit-Off 1/5/23
12. Plumbing Fit-Off 1/5/23
13. Accessories Fit-Off 3/5/23
14. Caulking 3/5/23
15. Screen installation 4/5/23
16. Practical completion date 5/5/23
17. Completion: Prior to Practical Completion, submit a detailed schedule of defects and incomplete work to the Superintendent indicating that each item has been corrected or completed to the satisfaction of the Contractor.
18. Collect the section 40 Certificates of Compliance from the subcontractors and the Final Inspection Certificate from the Building Certifier. Submit these with the Builder's Declaration prior to Practical Completion. Practical Completion is contingent upon receipt of the Building Certifier's Occupancy Permit.

SCHEDULES

SCHEDULE – refer to contract as attached - This will consist of the following details:

1. Owner Name/details
2. Contractor Name/details
3. Architect Name/details
4. Any special conditions
5. Will the owner remain in occupation
6. Contract price

7. Scope of works
8. Site of works
9. Any security required
10. Any % of contract price indications
11. Period of payment of certificates
12. Public Liability Insurance and amounts and excess
13. Contract works insurance and amounts and excess
14. Any cover fees (%) for architect or other consultants
15. Profit margin
16. Allowance for delay due to disruptive weather conditions
17. Date of practical completion
18. Commissioning tests for practical completion
19. Defects liability period for the works
20. Date of submitting progress claims
21. Interest rate on overdue amounts
22. Any official documents to be obtained by the contractor
23. Any official documents to be obtained by the Owner/Client

INSURANCE

WORKERS COMPENSATION

POLICY NUMBER - 456

NAME OF INSURER - DEF

DATE OF EXPIRY – 1/1/2025

PUBLIC LIABILITY AND WARRANTY INSURANCE – 10M

POLICY NUMBER - 789

NAME OF INSURER -GHI

DATE OF EXPIRY – 1/1/2025

PREMIUM PAYABLE: \$6000

Signed: NAO

Date:15/1/2023

For: Knights CBI

Position Held: Estimator/Contract administrator/Project Manager