

Scaffolding

Annexure A - Scope of Works

{Rees Court}

Document Control

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1. Introduction

This Scope of Works relates to construction works at Rees Court. The site is located at Lot 8 Rees Court, Palm Beach.

All information and documentation has been provided by the Main Contractor in good faith. To the best of the Main Contractor's knowledge, these documents describe the condition of the site. The Subcontractor is to thoroughly examine the site and will be fully responsible for work and costs associated with the site conditions.

1.1 Project Description

The project is a two story residential dwelling.

The major features of the Project are as follows:-

- Supply and install 373 m2 of kwik stage Medium Density Scaffold for a duration of 4 weeks.
- Scaffolding to consist of 25 x 2.5m long sections with a total of 14 ties as per KwikStage details and AS/NZS1576.6

Estimated project value for applicable allowances is \$39,330.00

Key project dates are:-

- Commencement on Site: 09/08/2021
- Practical Completion: 06/09/2021

Site Location: Lot 8 Rees Court, Palm Beach.

2. Scope of Works

The Subcontract Works outlined in this document includes, but is not limited to the provision of all design, supervision, labour, materials, transport, materials handling, plant and equipment, and safety, quality, and environmental controls, and certification necessary to complete the Subcontract Works in their entirety in accordance with the Project Documentation.

The Subcontract Works includes all related items as contained within the Project Documentation and to the satisfaction of: -

- all legislation,
- The National Construction Code,
- The Building Code (where required under the Code)
- The Australian Standards,
- Codes of Practice,
- The Main Contractor's Quality Manual / Handbook/ Standard Detail Library
- The Main Contractor's Work Health and Safety Management Plan
- The Main Contractor's Subcontractor Health and Safety Requirements
- The Main Contractor's Environmental Management Plan
- The Main Contractor's Traffic Management Plan
- The Main Contractor's Industrial Relations Management Plan (where required under by the Code)

- The Main Contractor's Construction Management Plan

The details in this Scope of Works document form part of the Project Documentation, which includes (but is not limited to): -

- the Subcontract Terms and Conditions,
- Specifications,
- Schedules,
- Drawings,
- The Main Contractor's Construction Program.

Where ambiguities, discrepancies or inconsistencies exist between the Subcontract documents (subcontract terms and conditions, drawings, specifications, and the scope of works), the Subcontract document Order of Precedence within the Subcontract shall prevail. In addition, the Subcontractor has allowed within the Subcontract sum (at the time of tender acceptance) for the requirements of the Main Contractor's Quality Manual and Quality Handbook as a minimum. The Subcontractor must notify the Main Contractor immediately upon discovery of any ambiguities, discrepancies or inconsistencies.

2.1 Detailed Description of the Work Elements

The Subcontract Works include but are not limited to the following:

The Subcontract Works include but are not limited to:

1. Supply and install 373 m2 of kwik stage Medium Density Scaffold for a duration of 4 weeks.
2. Scaffolding to consist of 25 x 2.5m long sections with a total of 14 ties as per KwikStage details and AS/NZS1576.6
3. Scaffold levels must be set at 2m to ensure safe passage through each level.
4. Each bay must be a minimum of 900mm with a 2 board hop up.
5. The scaffold must be no further than 225mm from the building structure to prevent falling persons or objects.
6. The outside of the scaffold must be fitted with ledgers and kick boards.
7. Any sections over 4m in height will need raking ties at every 3rd standard

Works by Others

The following works DO NOT form part of this Scope of Works:

1. Site Preparation
2. .
3. .
4. .

2.2 Trade Inclusions (Generic to all Work Elements)

The Subcontract Works include but are not limited to the following:

1. The provision of all necessary tools, equipment, machinery and the like for the works under the Subcontract. .
2. Provide all scaffolding (other than scaffolding to the perimeter of the building), mobile scaffolding, work platforms, scissor lifts or the like, to provide access to heights and areas for the execution of the Subcontract works.
3. The Subcontractor Sum allows for costs associated with resolution and modifications in construction for all buildability issues.
4. The Subcontractor is to obtain, complete and submit all notices required by the various authorities when necessary and pay all fees in connection therewith, and shall submit for approval all necessary drawings and obtain all consents required to permit the execution of the works.

5. The Subcontractor is responsible for the fire rating and acoustic rating of all penetrations, seals, and control joints associated with the Subcontract Works in accordance with the Main Contractor's Quality Handbook Topic 14 and approved Fire Compartmentation Plan. At commencement of Works, submit for review a proposed Fire Penetration Register prepared by a Passive Fire QBCC Licensee / Certifier, showing details of the penetrations and the tested systems, together with test data and marking plans that uniquely identify each penetration. Provide only a DTS NCC Section C system or DTS tested system / solution. Once approved by the certifier, ensure that all As-Built penetrations in fire rated building elements a) comply with test data, b) are recorded in the Certifier approved Subcontractor's Fire Penetration Register, and c) that the installer's Form 16 reflects this Register. Include with the Register photos of each penetration showing its identification label (and Fire Certifier's QBCC licence number on the photo and Form 16), and marked up drawings identifying the positions of the installations.
6. The Subcontractor is responsible for providing, monitoring and maintaining adequate protection of all works until Practical Completion of works having regard to the likely effect of all following trades and the sequencing of works. The Subcontractor will be responsible for the rectification of any items damaged by following trades as a result of deficient protection.
7. The Main Contractor shall provide: -
 - a. Temporary site power - 240v Single phase power boards,
 - b. Water connection points and disposal of waste water,
 - c. Access lighting
 - d. Temporary amenities: Lunch room, Ablutions, First Aid Facilities
 - e. Traffic control for the safe control of material deliveries to site,
 - f. Supply of waste bins and disposal of waste materials.
 - g. Supply, installation, maintenance and removal of temporary hoarding to the site.

2.3 Site Preliminaries

1. The Subcontractor shall allow for the work hours in accordance with Development Application Approval, planning permits, Council requirements, Council Operation Works Permits, and the Main Contractor's site specific Construction Management Plan.
2. The Subcontractor shall include for all applicable travel allowances for the project.
3. The Subcontractor is not permitted to place signage (other than safety signage) on any part of the building, formwork, screen system or attachments to the building.
4. It is the Subcontractor's responsibility to carry out all necessary set out and survey for works relative to the Subcontract scope. The Main Contractor shall provide datum points and main grid lines only for each portion of the works and at each main level. The Subcontractor is to protect set out points provided by the Main Contractor. Any re-establishment of these points due to removal by the Subcontractor is to be provided by the Subcontractor or at the Subcontractor's expense.
5. The Subcontractor is to have at all times, until the completion of Subcontract Works, an onsite experienced supervisor, who has the relevant experience, qualifications, and authority to execute the Subcontract Works, and is capable of taking direction from the Main Contractor and carrying out such direction. This appointed supervisor shall attend all site coordination meetings, control all daily work activities, and ensure compliance with all the Main Contractor's Management Plans.
6. The Subcontractor is required to provide all necessary labour and equipment to progressively clean up all debris, rubble, and construction waste generated whilst undertaking the Subcontract Works. Remove construction waste from associated work areas and dispose into the waste bins provided by the Main Contractor. All work areas must be kept clean, tidy and safe to the satisfaction of the Main Contractor.
7. All waste materials that can be recycled must be sorted by the Subcontractor and placed in the recycling bins provided by the Main Contractor.
8. The Subcontractor shall allow for all costs in regard to access to and egress from the Site, including but not limited to those costs associated with the location and nature of the Site and all necessary access restrictions arising from organised public events and festivals.
9. The scheduled dates for provision and removal of major plant are as noted within the Main Contractor's Construction Program, and are summarised as follows: -

	Install	Removal
Scaffolding	09/08/2021	06/09/2021

Note: The above dates are indicative only. No costs will be borne by the Main Contractor as a result of providing these dates..

11. Any necessary documentation to satisfy the requirements indicated in the specifications shall be submitted progressively as the works proceed. (For example: Inspection and Test Plan's, Safe Work / Environmental Method Statements)
12. If the Subcontract elsewhere requires further quality assurance, the Subcontractor shall prepare and maintain a conforming quality system, specific for the project. The conforming quality system shall be approved by the Main Contractor and any relevant consultants prior to commencement of work.
13. The Subcontractor is to provide a certification that it has obtained, read, understands and will comply in full with the Main Contractor's documents entitled "Subcontract Health and Safety Requirements" and the "Work Health & Safety Management Plan".

2.4 Program

1. The project is a 6-day per week site. The Subcontractor may be required to work outside normal working hours if deemed necessary by the Main Contractor to achieve the Main Contractor's program.
2. Subcontractors wishing or requiring to work extended hours beyond the Site Working Hours will be responsible for all costs associated with opening and maintaining the site.
3. The Subcontractor is to submit written confirmation and documentation confirming orders for overseas and long lead time materials have been placed within one week of contract award.
4. The Subcontractor is to ensure that all staging of works comply with the Main Contractor's program requirements (including all necessary return visits).

2.5 Co-ordination

1. The Subcontractor is responsible to co-ordinate their work with that of the Main Contractor, other trades and the project works as a whole. The Main Contractor will not consider additional costs for any co-ordination issues that occur throughout the duration of the works.
2. The Subcontractor is to co-ordinate with services and the structure. Service and structure documents are available for viewing upon request.
3. In addition to an appointed supervisor, a Subcontractor Representative will attend all weekly co-ordination meetings with the Main Contractor representatives and other subcontract trade representatives.
4. The Subcontractor is to allow for all co-ordination associated with hold points in its Works (or the works of other associated trades).
5. Allowance is to be made for any staging and / or return visits to allow the works to be completed in accordance with the Main Contractor's requirements.

2.6 Subcontract Sum Breakdown

	ITEM	QTY	UNIT	AMOUNT
1	Scaffolding supply and install			
1.01	All required materials	4	Week	\$37,000.00

1.02	Delivery and Pickup	2	Each	\$160.00
1.03	Inspection	1	Each	\$10.00
	SUBTOTAL			\$37,170.00
2	TRADE			
2.01	Setup Labour	30	Hour	\$1,200.00
2.02	Packdown Labour	24	Hour	\$960.00
2.03			Item	\$0
2.04			Item	\$0
2.05			No	\$0
2.06			Item	\$0
2.07			Item	\$0
2.08			Item	\$0
2.09			m2	\$0
2.10			No	\$0
	SUBTOTAL			\$2,160.00
	SUBCONTRACT TOTAL (EXCL GST)			\$39,330.00

2.7 Optional Work Elements

Pricing is to be provided for all works associated with the following stand-alone options:

Extra Over Options			
Ref:	Description	\$	No/Excluded
1		\$	☐
2		\$	☒
3		\$	☒
4		\$	☐
5		\$	☐

2.8 Schedule of Rates

- All rates nominated in this Schedule of Rates are fixed for the duration of the contract.
- This Schedule of Rates shall be used for payment in respect of additions and/or deletions to the Scope of Works.

3. All rates shall be inclusive of costs for management, administration, supervision, overheads, profits, Workers Compensation and all other insurances. Payroll tax and other taxes, customs duty, escalation of prices and wages to contract completion, safety measures and costs complying with all obligations under the contract.
4. All rates including labour component shall be inclusive of the costs of supervision and associated costs, wages paid, all award payments, other industrial agreement payments and the like.
5. All rates including supply component shall be inclusive of all costs for materials, equipment, plant, labour, procurement, payment of fees, transportation, handling (on and off site), delivery, storage, wastage, and complying with the specification and testing as necessary.
6. All rates including an installation component shall be inclusive of all costs for materials, equipment, plant, labour, supervision, procurement, transportation, handling (on and off site), delivery, payment of fees, set out, storage, wastage, environmental controls, safety, cleaning, protection (including removal), complying with the specification and testing as necessary, commissioning, and certification.
7. All rates involving plant or equipment shall be inclusive of the costs of depreciation, fuel, electricity, consumables, registration, transportation, and delivery to and removal from site.
8. All rates are exclusive of GST.

	Item	Unit Rate
1	Scaffolding	\$9,250.00/week
2	Setup Labour	\$40.00/hour
3	Packdown Labour	\$40.00/hour
4	Inspection	\$10.00/each
5	Delivery	\$80.00/each
6	Pickup	\$80.00/each