

The Body Corporate for
Rivercity Terraces CTS 24247

Quote for: CAR PARK EXHAUST & SPALLING
REPAIRS:

Submitted: 15th July 2024

CORE4 Your partners in smarter projects.

Core4 AUS – A member of the Core4 Group
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ABN 34 118 244 965
License 1096827

Quotation #49391

Your Ref:

Date: 15th July 2024

Rivercity Terraces CTS 24247
Body Corporate Services
PO BOX 4066
Toowong, QLD 4066

Dear Paul,

On behalf of Core4, thank you for the opportunity to submit a proposal for CAR PARK EXHAUST & SPALLING REPAIRS to be carried out at: Rivercity Terraces CTS 24247. Core4 values the opportunity to work with the body corporate.

We are pleased to provide the attached proposal, for a total price of **\$134,634.16 (GST exclusive)**.

This proposal outlines our approach, the methodology for the Scope of Works, costs, exclusions and qualifications.

Since Core4 was established in 2003, our Projects Division has built a strong reputation for high-quality, innovative solutions.

Our experienced team delivers **value for money for our partners**, working efficiently and responsibly to exceed expectations.

I would welcome the opportunity to talk further with you about our proposal or present it to the owners. Please feel free to contact me at 1300 267 333 and I look forward to hearing from you.

Yours sincerely

Bruce Davie
General Manager
P 0410 124 964
E bdavie@core4service.com



“Your partners in smarter
projects”



THE WAY WE WORK

1. Our Approach

1.1 Project Summary

Core4 will deliver the specified Scope of Works to a high standard, with the fee for our proposal including:

- One contact (Project Manager) for all your enquiries
- A nominated site supervisor to oversee quality and manage risk to occupants, visitors and workers
- Work Method Statement and Risk Assessment before starting
- All required insurances and licenses maintained
- Certification of Compliance as required
- Written Contract, with our standard terms and conditions available for your consideration at *Appendix 1*.

1.2 Why choose Core4?

When you work with Core4's Project Division, you choose an experienced team with proven success in completing, renovations, remedial works and refurbishments for occupied buildings. We deliver on time and within budget, using innovative technologies and processes that make life easier for you and your committee.

Core4 partners regularly with body corporates throughout South-East Queensland, so we place a strong value on our repeat business and referrals.

More information on Core4 is available in the About Core4 section below,
and on our website at www.core4service.com.au



2. PROJECT SCOPE OF WORKS

Upon site inspection, we are pleased to quote the following rectification works for all notified Class C areas of spalling in the garage slab ceiling areas:

- Set up all exclusion zones and temporary fencing.
- Remove 3 extra exhausts from near the Category C beam.
- Make safe electrical and plumbing in areas where spalling works will be undertaken.
- Drain down the fire system near the beam and cap off to allow works in the area.
- Scrabble back/hammer out concrete at each end of exposed reinforcement bar until clean steel is found.

Class C (Photo 10 on Engineering Report):

- Wire brush clean steel reinforcement. For any bars missing over 25% of mass, contact the engineer.
- Install sacrificial anode, Sika Ferrogard-510 patch, at 600mm centres.
- Pre-drill holes into existing concrete at the perimeter of the repair area, clear dust, and pre-wet holes for 15 minutes.
- Remove excess water, apply Sika Ferrogard-500 Crete, and install Ferrogard-510 patch. Fully embed the patch into 500 Crete mortar and fix the anode conducting wire to the repaired reinforcement.
- Repair concrete with Sika Monotop-412 NFG concrete repair mortar within 2 hours of installing the anode.
- Props shall remain in place for 7 days.
- If the drip tray is to be re-instated, concrete shall be treated with Crommelin Blackseal heavy-duty bitumen paint, for a width of 500mm, for the full length of the drip tray.

Class C (Photos 17 and 19 on Engineering Report):

- Prop slab each side of the beam at 1.5m centres. Props shall be rated for 100kN each (10 tonnes). Call the engineer to the site to confirm the extent of works/set out of works.
- Scrabble back/hammer out concrete in the 2.7m and 2.5m sections shown in the engineer's report for a height of 200mm. Reinforcement is to be fully exposed, and all rusted reinforcement is to be exposed until clean steel is found. All concrete is to be left as a well-roughened surface.
- Wire brush clean steel reinforcement. For any bars missing over 25% of mass, contact the engineer.
- Paint all reinforcement with SikaTop Armatec-110 EpoCem and form up a box around it. Then repair concrete with Sika Monotop-412 NFG concrete repair mortar (Core4 to use formworks to achieve this).
- Spray repair mortar up into form boards to install to the beam.
- Screed the base of the beam to finish. Props shall remain in place for 7 days.
- Reinstall all electrical and plumbing.
- Reinstall fire systems made safe.

- Reinstall 3 exhausts removed.
- Supply and install 5 lengths of 1800x350 duct for the first run.
- Supply and install 1 transition and 6 lengths of 1200x300 duct for the second run.
- Supply and install 1 transition and 2 lengths of 1250x300 duct for the third run.

Exclusions:

Works outside of business hours.
Repair or relocation of services.
Rectification works to all Class A and B spalling areas.
Removal of hazardous waste.
Painting works.

Inclusions:

Engineering (throughout the job).
Skip bins.

Our quotation to complete the above works: \$134,634.16

GST \$ 13,463.42

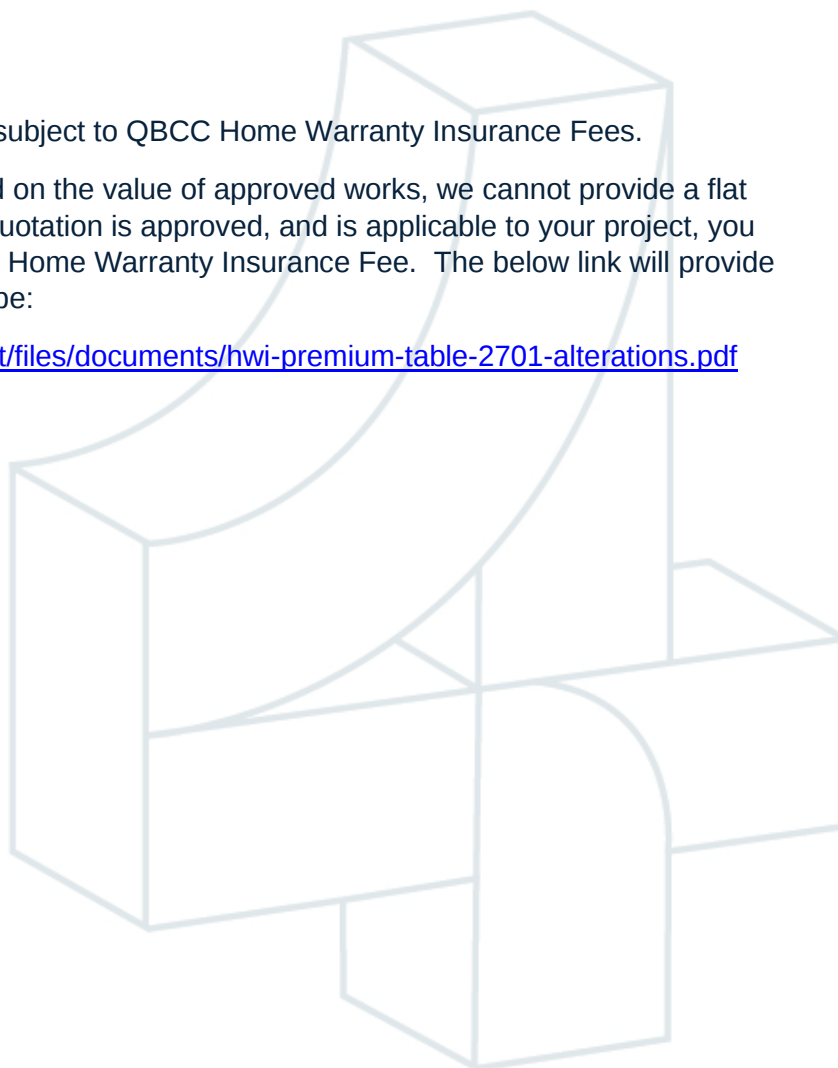
Total Price \$148,097.58

QBCC Home Warranty Insurance

Projects over \$3,300.00 + GST may be subject to QBCC Home Warranty Insurance Fees.

As the Fees are on a sliding scale based on the value of approved works, we cannot provide a flat rate or include on our quotation. If our quotation is approved, and is applicable to your project, you will be charged separately for the QBCC Home Warranty Insurance Fee. The below link will provide you guidance on how much this fee will be:

<https://www.qbcc.qld.gov.au/sites/default/files/documents/hwi-premium-table-2701-alterations.pdf>









3. CLARIFICATIONS

Please note the following assumptions, qualifications and exclusions.

Assumptions & Qualifications:

- Compliance: We assume the building is currently compliant with the Building Act, Building Regulations, relevant Australian Standards, current Workplace Health and Safety Guidelines.
- Latent Conditions may exist that could not be determined at the time of quoting. Upon discovery of such conditions, we will refer back to the owners for approvals before continuing.
- Product selection and warranty:
 - All products have been selected as specified unless otherwise noted. Where they have not been specified, we have allowed for medium to high-level finishes.
 - Manufacturer's warranties will be passed to the client upon completion.
 - Should a specified product not be available we will seek approval of a suitable replacement before purchasing.
- Warranty will only apply to works directly associated with Core4's work
- The above works have been quoted as one project, deleted items may affect the price of others.
- If required by the building act, the cost for site specific home warranty insurance will be added to the above quote.
- Supply of power and water for use in the construction process is to be provided by the body corporate.

Standard Exclusions:

- Fire isolations
- Allowances for Project-specific, Industry Long Service Leave
- No allowances for signage, other than statutory construction signage
- Asbestos or lead paint management
- Structural and make good works to structures unless stated above.
- Does not allow for repairs or upgrade to services and existing equipment
- Bin hire for general tenancy rubbish
- Retention
- Latent Conditions.

Want to get the most out of your renovation?
Our free, 12-point Body Corporate Renovation Guide will show you how.

[Get your free guide here](#)

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4. ABOUT CORE4

Over the past 17 years, Core4 has built a reputation for premium property services across Australia and New Zealand. Every day, we work with large international clients and body corporates to maximise the value of their assets.

We deliver four core services:



PROJECTS

Core4 delivers comprehensive project management services for renovations, refurbishments, remedial and rectification.



SHOPFITTING

We deliver big box and small box retail shopfitting solutions across Australia and New Zealand.



MAINTENANCE

Core4 are available 24 hours a day, 7 days a week for commercial property maintenance across Australia and New Zealand.



FACILITY MANAGEMENT

Our facility management delivers a full turn key service. Our approach is proactive, cost-effective and tailored to client needs.

4.1 Insurances, Licenses & Certifications

Insurance	Policy Number	Expiry	Value
Public Liability	ATCCW-149074	21/12/2024	\$20,000,000
Professional Indemnity	AU00042078-001	19/09/2024	\$3,000,000
Workers Compensation	WCA070471750	30/09/2024	Legislated
Certification	Number	Expiry	Class
QBCC	1096827	11/12/2024	Builder – Open & Waterproofing
Master Builders	28342	31/10/2024	Gold
We are suitably licensed in all states and territories and can provide details on request.			

4.2 Core4 Memberships and Associations



GREENCAP ONLINE RISK SOLUTIONS



APPENDIX 1

GENERAL TERMS AND CONDITIONS

Core4's General Terms and Conditions form part of the contract agreement should our quote be successful. These are available on our website by [clicking here](#).

A summary of the key terms and conditions follows.

Quotation Validity	45 days
Deposit	5%
Progress Claims	End of Month based on works completed
Payment due	7 days
Home Owners Warranty Insurance	To be added to the quoted amount
Interest on late payments	20% p.a.
Margin on Variations	20%
Retention	Nil
Liquidated Damages	Nil
Warranty	As per statutory requirements
Alternative contract if desired	Master Builders
Special Conditions	Nil