

15 JULY 2004

Date: 31 March 2022

From: Chloe Morris
Building Cadet

Variation Description – Perforated Ceilings

Hi Chris,

As requested, following is the history and break-down of the claim for upgrading the acoustic ceiling through the Gaming and Lounge areas of the club.

Pre-Contract design team developed the design up to 75%, which included compliance to the acoustic report. There were a number of correspondence and clarifications at the time, between 18 - 22 October 2020 where the Architects confirmed the extent of acoustic treatments, specifying a double layered plasterboard ceiling.

Tender documents nominate a solid flush set plasterboard ceiling. This was also nominated in the approved scope of works, and was what was allowed in the contract. See below extracts.

DA Acoustic Report nominates 2x layers of fired rated plasterboard, flush set, with insulation over. This acoustic report was not included in the contract documents, which relied on the Architect's inclusion in their design documents, as design investigations were carried out pre-contact on the extent of acoustic treatment. Extracts below:

TENDER DESIGN DOCUMENTS

[illegible]

DA ACOUSTIC REPORT

- **Ceiling/roof** – Construct the ceiling from 2 layers of 13mm fire rated plasterboard mounted on a resilient mounts below the purlins or resiliently suspended with either Autex ASB-5 or 75mm thick Glasswool Insulation (minimum density of 11kg/m³) in the resulting cavity. Ensure the plasterboard ceiling uses a set joint when connecting to wall sheet. If movement is an issue, allow a gap between the wall and ceiling plasterboard and seal using a suitable polyurethane sealant to seal the junction to full depth of the plasterboard. To cover the joint use a cornice at the wall and ceiling junction.

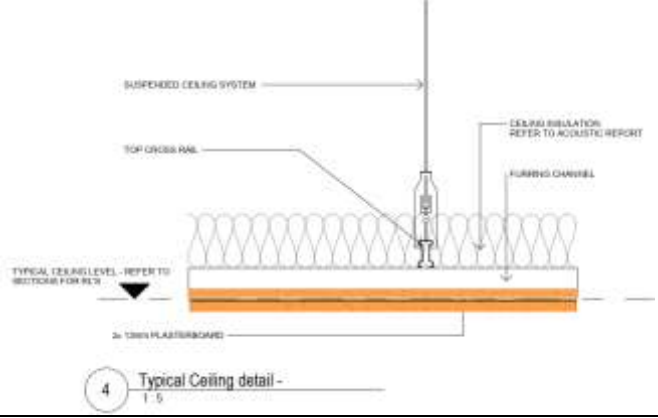
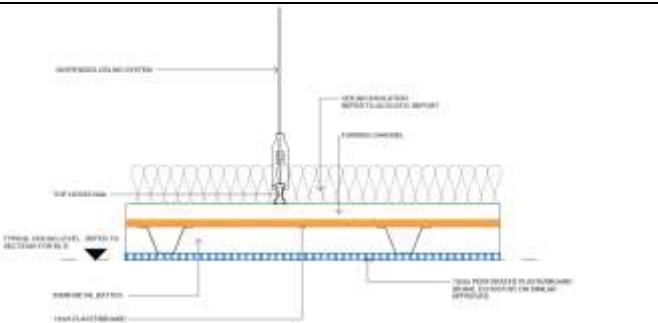
queried the acoustic ceiling detail with and in November 2021 which changed as per the following advice:

"Plasterboard by itself won't do anything for reverberation, if required we could look at an Autex 25mm quiet space panel to the underside of the ceiling if required."

"Bridgette and I have discussed that if a 25mm Autex panel be used (with its modular panel look) would not be aesthetically pleasing and provide you the impression of a retro fitted element, also you mentioned some disadvantages regarding cost and keeping it clean during construction."

We both believe a Autex panel ceiling would not meet expectations for his High End Gaming Room, our original design renders did not indicate a retro fitted panel system to the ceiling finish."

To upgrade from the original tender allowance to the current perforated ceiling system required the following changes:

Tender / Acoustic Report @ \$126/m² 75mm Glasswool Insulation Suspended concealed grid ceiling frame 13mm fire rated plasterboard 13mm fire rated plasterboard Paint	
Revised Perforated Ceiling @ \$172/m² 75mm Glasswool Insulation Suspended concealed grid ceiling frame 13mm RE plasterboard 50mm top-hat battens Scrim acoustic felt barrier 12mm Echostop Plasterboard Paint	

Following is a copy of the original claim for the upgrade of the ceilings. As you will note from the previous page, the standard industry rate to upgrade to a dual layer ceiling with battens and perforated plasterboard is an extra **\$46/m2**. We have been able to source a cheaper price from our subcontractor at only **\$33/m2** for this upgrade.

Also attached, and noted below, is the extra painting charge of \$4,379.80 which has also been expended for this upgrade. [REDACTED] are not claiming this additional painting expense, but request our original claim of \$42,834 be agreed as the final value for this variation. This is a fair and reasonable claim, considering the cost we have incurred for this upgrade.

ITEM	DESCRIPTION				TOTAL Ex GST
	Scope of Works				
	Change dual layer solid sheet plasterboard ceilings to a perforated ceiling with cavity and solid sheet plasterboard ceiling over, advised by the acoustic engineer to meet the Council sound transmission requirements.		ITEM		
	PLASTERBOARD SUBCONTRACTOR Upgrade ceiling from suspended framing system with 75mm ASB4 insulation and 2 layers of 13mm PB, to 75mm ASB4 insulation with 1 layer of 13PB then a ceiling batten and 1 layer of 12.5mm perforated PB with 12mm square holes.	1	ITEM	38,940.00	\$38,940.00
	PAINTING SUBCONTRACTOR [REDACTED] claim 02 Extra cost for rolling ceilings in lieu of spray painting	1	ITEM	4,379.80 Not Claimed	4,379.80 Not Claimed
	Sub-Total				\$38,940.00
	Contractor's Profit & Attendance at 10%				3,894.00
Variation Total (ex GST)					\$42,834.00

Extension of Time Claimed: Nil

Client Approval:	
I hereby authorise approval to proceed with the Variation Works in accordance with the above agreed costs and time.	
Signed:	Date:

