

# Block work

## Annexure A - Scope of Works

### Document Control

| Revision | Date    | Description     | Author            | Checked | Approved |
|----------|---------|-----------------|-------------------|---------|----------|
| A        | 9/07/21 | Tender Revision | Melissa Robertson |         |          |

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# 1. Introduction

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This Scope of Works relates to construction works at Quarry Road the site is located at 38 Quarry Road Sherwood

The contract used may be the Australian Standard amended Subcontract Agreement: -

Hutchinson Lump Sum Subcontract Agreement (Minor Works)

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.

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## 1.1 Project Description

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The project is a Two storey residential dwelling.

Estimated project value for applicable allowances is \$1,656.00

Key project dates are:-

- Commencement on Site: 19/07/2021
- Practical Completion: 30/07/2021

Site Location: Lot 8 Rees Court, Palm Beach QL

# 2. Scope of Works

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The Subcontract Works outlined in this document includes, but is not limited to the provision of all:

- Supply of material and labour to complete works
- Lintels, props, mixers, shovels, disposal material items and any other materials or equipment required to complete blockwork
- Scaffold and access to a standing height of 3m with all access above this level to be supplied by the builder/ others.

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

- all legislation,
- Workplace Health and Safety Act 2011
- The National Construction Code,
  - Volume 2 3.3 Masonary
- The Building Code (where required under the Code)
  - BCA Volume 2 3.3 Masonary
- The Australian Standards,

- AS/NZS 4455:1997, Masonry units and segmental pavers;
- AS/NZS 4456:2003, Masonry units and segmental pavers and flags — methods of test; and
- AS 3700-2001, Masonry structures. Codes of Practice,
- The Main Contractor's Quality Manual / Handbook
- 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 Principal 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

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

1. Blockwork works as detailed and described as follows: -
  - a. Commons 120mm x 280mm face size
  - b. As per plans 10-3391 drawings 3.3 and 4.1
2. The supply and installation of blockwork shall include, but not be limited to: -
  - a. Lintels, props, mixers, shovels, disposal material items and any other materials or equipment required to complete
  - b. Scaffold and access to a standing height of 3m

## 2.2 Works by Others

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

1. {Note any items excluded from Trade}
2. Reinforcement supply by the Main Contractor.

3. Concrete corefill supply by the Main Contractor
4. Pressed Metal Door Frames (PMDf) supplied by the Main Contractor
5. Waterproofing
6. Scaffolding above 3m in height

## 2.3 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 portable power generators for the supply of temporary site power where the site connection to the local authority power grid has not been completed or has been interrupted.
3. Assist in any dewatering or other rectification necessary following any inclement weather. Provide equipment (wet vacuum), clothing (brooms, squeegees, gum boots, etc.) required to allow for the rectification to be carried out in an efficient manner.
4. 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.
5. The Subcontractor Sum allows for costs associated with resolution and modifications in construction for all buildability issues.
6. 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.
7. 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.
8. 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.
9. 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. Site hoist, crane and dogmen in accordance with the programme dates,
  - e. Temporary amenities: Lunch room, Ablutions, First Aid Facilities
  - f. Traffic control for the safe control of material deliveries to site,
  - g. Supply of waste bins and disposal of waste materials.
  - h. Erection and dismantle of Scaffold to all sides of the perimeter of the building in accordance with Annexure Part A of the Subcontract Conditions
  - i. Supply, installation, maintenance and removal of temporary hoarding to the site.

## 2.4 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 Subcontractor shall allow for the following plant install and removal dates as relevant to the construction program-

|             | Install    | Removal    |
|-------------|------------|------------|
| Scaffolding | 19/07/2021 | 30/07/2021 |
|             |            |            |
|             |            |            |
|             |            |            |

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

11. The Subcontractor shall provide task lighting and portable air extractor fans as required to ensure the Subcontractor meets the project's safety, environmental and quality requirements. Task lighting must conform to the following minimum standards.
  - a. All lights to be guarded.
  - b. Lights must be permanently fixed to fit for purpose stands.
  - c. Lights to be tested and tagged by qualified electrician.
12. The Subcontractor shall supply a sufficient number of two way radios or the like for their Site Foreman representative as required.
13. 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)
14. 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.
15. 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 "Work Health & Safety Management Plan".

1. The project is a 5-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

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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 site 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 Quality Management System Requirements

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1. If the Subcontract elsewhere requires further quality assurance, the Subcontractor is required to provide Inspection Test Plans (ITP); detailing a description of each process activity and inspection requirements
2. Each activity description shall reference the appropriate controlling documents including but not limited to Australian Standard, Specification, Plan, Procedures, and manufacturer's instructions.
3. All Inspection Test Plans (ITP) and Field Inspection Checklists (FIC) including supporting documentation are to be submitted to the Main Contractor with the necessary *Hold, Witness and or Surveillance Points*.
4. All ITPs and FICs are to be approved by the Main Contractor prior to any works commencing.
5. The Subcontractor is to notify the Main Contractor Quality Assurance Officer or Foreman 48 hours prior to a Hold or Witness point.
6. Field Inspection Checklists (FIC) are to support all Inspection Test Plans (ITP) and to be completed progressively or as tasks are completed.
7. Certification of Equipment requiring Calibration- All calibration certificates for specified equipment are to be issued to the Main Contractor Quality Assurance officer for registering prior to the equipment being used
8. The Subcontractor shall maintain a Communication Register, recording all the Company contacts inclusive of Quality and Health and Safety Representatives.

## 2.7 Finalisation of Works

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- a. The Subcontractor is to provide :
- b. Scaffold and access to a standing height of 3m.
- c. Lintels, props, mixers, shovels, disposal material items and any other materials or equipment required to complete
- d. Bricks

e.

## 2.8 Subcontract Sum Breakdown – See Attached Quotation.

|          | ITEM                                                                      | QTY | UNIT | AMOUNT     |
|----------|---------------------------------------------------------------------------|-----|------|------------|
| <b>1</b> | <b>Blockwork</b>                                                          |     |      |            |
| 1.01     | Supply and install of bricks as per plans 10-3391 drawings 3.3 and 4.1    | 933 | Item | \$1.80     |
| 1.02     |                                                                           |     | Item | \$0        |
| 1.03     |                                                                           |     | Item | \$0        |
|          | <b>SUBTOTAL</b>                                                           |     |      | \$1,656.00 |
| <b>2</b> | <b>TRADE</b>                                                              |     |      |            |
| 2.01     | {Price breakdown into elements / quantity in as per project requirements} |     | No   | \$0        |
| 2.02     |                                                                           |     | Item | \$0        |
| 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        |
|          | <b>SUBTOTAL</b>                                                           |     |      | \$0        |
|          |                                                                           |     |      |            |
|          | <b>SUBCONTRACT TOTAL (EXCL GST)</b>                                       |     |      | \$1,656.00 |

## 2.9 Schedule of Rates

1. All rates nominated in this Schedule of Rates are fixed for the duration of the contract.
2. 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 | {Labour Hire}       | \$45.00 / Hour |
| 2 | {Additional Bricks} | \$1.80 / Brick |
|   |                     |                |