

The Body Corporate for The Village of
Langler Drew CTS 16700

Quote for: Construction of New Pool Deck /
Substructure

Submitted: 28th September 2023

CORE4 Your partners in smarter projects.

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Quotation #44428 V5

Your Ref: Anne Wallace / Circos 00213J

Date: 29th September 2023

The Body Corporate for The Village of Langler Drew CTS 16700
Attn: Anne Wallace - Chairperson
10 Maryvale Street
Toowong QLD 4066

Dear Anne,

On behalf of Core4, thank you for the opportunity to submit a proposal for Construction of New Pool Deck / Substructure to be carried out at: The Body Corporate for The Village of Langler Drew CTS. Core4 values the opportunity to work with the body corporate.

We are pleased to provide the attached proposal.

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
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E bdavie@core4service.com



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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* & as per within this Quote

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 recent 2nd second inspection and from discussions on site, we are pleased to quote on extra deck works:

Item 1 – Decking (approx 48m2):

- Demo of approximately 48m2 of decking boards and 15m of balustrade to walkway at 27/59 Jephson St
- Supply and install of extra hardwood timbers to ensure correct screw placement approximately 38m of 150x50mm hardwood (treated to min H3)
- Supply and install of extra hardwood timbers to ensure correct screw placement approximately 30m of 150x50mm hardwood (treated to min H3) at 24/59 Jephson St
- Supply and installation of 48m2 of Brite Deck to walkway area
- Supply and installation of approximately 15m of balustrade including 1 x 700x100mm gate

Exclusions (refer end of Quote)

Our quotation to complete the above works:	\$30,965.00
GST	\$3,096.50
Total Price	\$34,061.50

Item 2 – Full Deck Replacement (approx 350m2):

- Supply soft pool cover to existing pool
- Supply and install temporary hard cover over pool from timbers and ply wood
- Removal of pool pump, filter and heater and store for reinstatement
- Removal of BBQ and store for reinstatement
- Make good of any electrical works necessary
- Demo of all existing pool fencing and surrounds to toilet area
- Demo of existing decking boards around pool area including walkway to 27/59 Jephson St
- Demo of all structural work underneath pool area up to walkway to 27/59 Jephson St
- Supply and installation of approximately 45 x 75x75x4mm hot dip galvanized posts installed as per engineer drawings
- Supply and installation of approximately 4 x 75x75x4mm hot dip galvanized posts to form pergola as per engineer drawings at back section
- Supply and installation of approximately 4 x 75x75x4mm hot dip galvanized posts to form pergola as per engineer drawings at front section
- Supply and installation of approximately 9 x 300mm pfc galvanized steel beams at 7m installed as per engineer drawings
- Supply and installation of approximately 150m of 250x50mm f14 timber (treated to min H3) to form the deck structure
- Supply and installation of approximately 340m of 200x50mm f14 timber (treated to min H3) to form the deck structure
- Supply and installation of DPC to tops of all joists
- Supply and installation of 350m2 of Brite Deck Titanium in Willow Oak fixed with T-clip system ensuring to install 1 x removable access panel for storm water

- Supply and installation of deck to walkway to existing structure at 27/59 Jephson St
- Deck to be fitted around all sides to hide hardwood under structure
- Install of conduit piping running from store room to lamp post at pool gates on north and south side
- Supply and installation of all access ramps around new decking and new stairs near pool hut to garden area made from hot dip galvanized stringers and hardwood steps
- Supply and installation of 130m of 1200mm high pool fencing with 7 access gates installed with 50x50mm posts attached to deck frame
- Supply and installation of pergola structure and bracing as per engineers drawings
- Supply and installation of insulation roof panels to pergola approximately 9 at 4500x1000x75mm with top side in Delta Orb finish and underside a flat profile all in Surfmist
- Paint pergola posts in Cottage Green
- Supply and installation of 1500mm high insulation panels behind BBQ area approximately 3m
- Supply and installation of aluminium wall paneling in Surfmist above BBQ area approximately 3m
- Supply and installation of 600x300mm "off white" (exact colour specification & code TBC) tiles above BBQ area
- Supply and installation of 10m of 125mm square line gutter and fascia including downpipe fitted to back of pergola
- All electrical works to pergola as per specs supplied via email on 27th June 2023
- Supply and installation of 65x17mm horizontal slated powder coated aluminium privacy screens to toilet area and around pool equipment
- Reinstate BBQ back to pergola area
- Reinstate pool heater, pump and filter
- Reinstate existing street lamps

Exclusions (refer end of Quote)

Our quotation to complete the above works: \$338,245.00

GST \$33,824.50

Total Price \$372,069.50

Item 3 – Extra Area of Deck (near Maryvale Street entrance, approx 13m2):

- Removal of handrail and store for reinstatement
- Demo of deck and timber structure
- Supply and install new timber structure from hardwood (treated to min H3)
- Supply and install new decking boards approximately 13m2
- Reinstate handrail

Note:

When rebuilt, deck to match previous existing for size, positioning and looks

Our quotation to complete the above works: \$13,612.00

GST \$1,361.20

Total Price \$14,973.20

Item 4 – Tree Removal Option:

- Removal of palm trees, including root systems & disposal of waste, up to 12 trees as marked & discussed on site

Our quotation to complete the above works: \$12,000.00

GST \$1,200.00

Total Price \$13,200.00

Note:

- All hardwood timbers will be treated to at least H3.
- This Quote is based on Empire Design & Drafting plans, "Issue J" June 2023 & Lynskey Structural Consultants plans, "Revision D" May 2023. Any subsequent plans issued are to be submitted to Core4 for revision prior to & during construction. Core4 will not be held liable for any changes to plans that have not been supplied & agreed to by Core4. We note there are some discrepancies within the plans supplied & Core4 have quoted in accordance with Engineer's recommendations and the NCC.
- We note that Brite Deck NextGen boards have been specified to 140mm x 24mm (correction from 29mm) with 450mm joist spacing. Brite Deck's Installation Guide V062022 recommends that joist spacing is to be 400mm for NextGen 140mm boards for commercial applications, which would be applicable for this project. Core4 notes discrepancies with plans supplied & therefore Core4 will be installing Brite Deck as per manufacturer installation instructions, our pricing has been adjusted accordingly.
- Core4 to supply & install pergola structure and bracing as shown on Empire Design and Drafting drawings using 12mm (or greater) steel round bar.
- Brisbane City Council and Urban Utilities conditions are not necessarily included within this Quote however consideration will be given to such conditions upon receipt of current & valid permit conditions. No allowance has been included for Council permits or other permit applications.
- We note the the Committee have engaged their own Certifier, Engineer & Designer and as such, Core4 has not included fees to cover any engagement of such services, inspections or final forms or certifications.
- Quote valid for 45 days from date of issue & subject to final plans and measurements.
- Core4 will section off area for material hoarding and site use only. Pricing has been based off using 3 x Garages outside pool area as discussed on site.
- Work site will be sectioned off with temporary fencing.
- Works to be conducted from 7am-3pm, Monday-Friday. No allowances included for works outside these hours.
- Payment schedules will apply based on Contract:
 - Deposit 5%
 - Materials Delivered to Site 20%
 - Substructure Posts 25%
 - Deck Installation 25%
 - Balustrading Installation 15%
 - Upon Completion 10% (includes any Variations as agreed if applicable)
- Other Exclusions if not noted above:
 - Deck structural repair to Item 1 & Item 3
 - Water & power to be supplied onsite by client
 - Soil, plant, grass or garden bed reinstatement (where applicable)
 - Additional rock or tree root removal
 - Hazardous waste removal, including asbestos & contaminants/contaminated soil

- Earth removal – spoil from post holes has been included however does not include any additional excavations or spoil removal not noted
- Repair or relocation of services
- Substrate repairs
- Concrete driveway works, as discussed on site whilst all care will be taken there may be risk of cracking during set down
- Replacement of any existing facilities (ie BBQ, Pool, Pool Pump etc). All care will be taken when removing & restalling however Core4 advise, due to the age of such equipment, that they may need replacement & this is not included
- Repairs to pool exterior
- Paint colours may be TBC by client prior to site start if not noted within Quote & any existing paint colour matching will be as close to existing as possible
- Any other items not noted within this Quote

QBCC Home Warranty Insurance – Not Applicable for Master Builders Commercial Contracts



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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smarter projects”

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
Contract Works	AP-134370	01/4/23	\$20,000,000
Profesional Indemnity	AU00042078-000	19/9/23	\$3,000,000
Workers Compensation	WCA070471750	30/06/23	Legislated
Certification	Number	Expiry	Class
QBCC	1096827	11/12/23	Builder – Open & Waterproofing
VCA	CCB-U 62985	19/6/24	Commercial Builder Unlimited
NZ BP	BP 134196	31/5/24	Carpentry
CM3	020489	3/5/24	OH&S/WHs
Pegasus	3000002980	19/6/23	Category 2
Master Builders	28342	31/10/23	Gold Class

4.2 Core4 Memberships and Association



GREENCAP ONLINE RISK SOLUTIONS



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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 or as per Payment Schedule
Payment due	7 days
Home Owners Warranty Insurance	To be added to the quoted amount, if applicable
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 - Subject to Final Quote