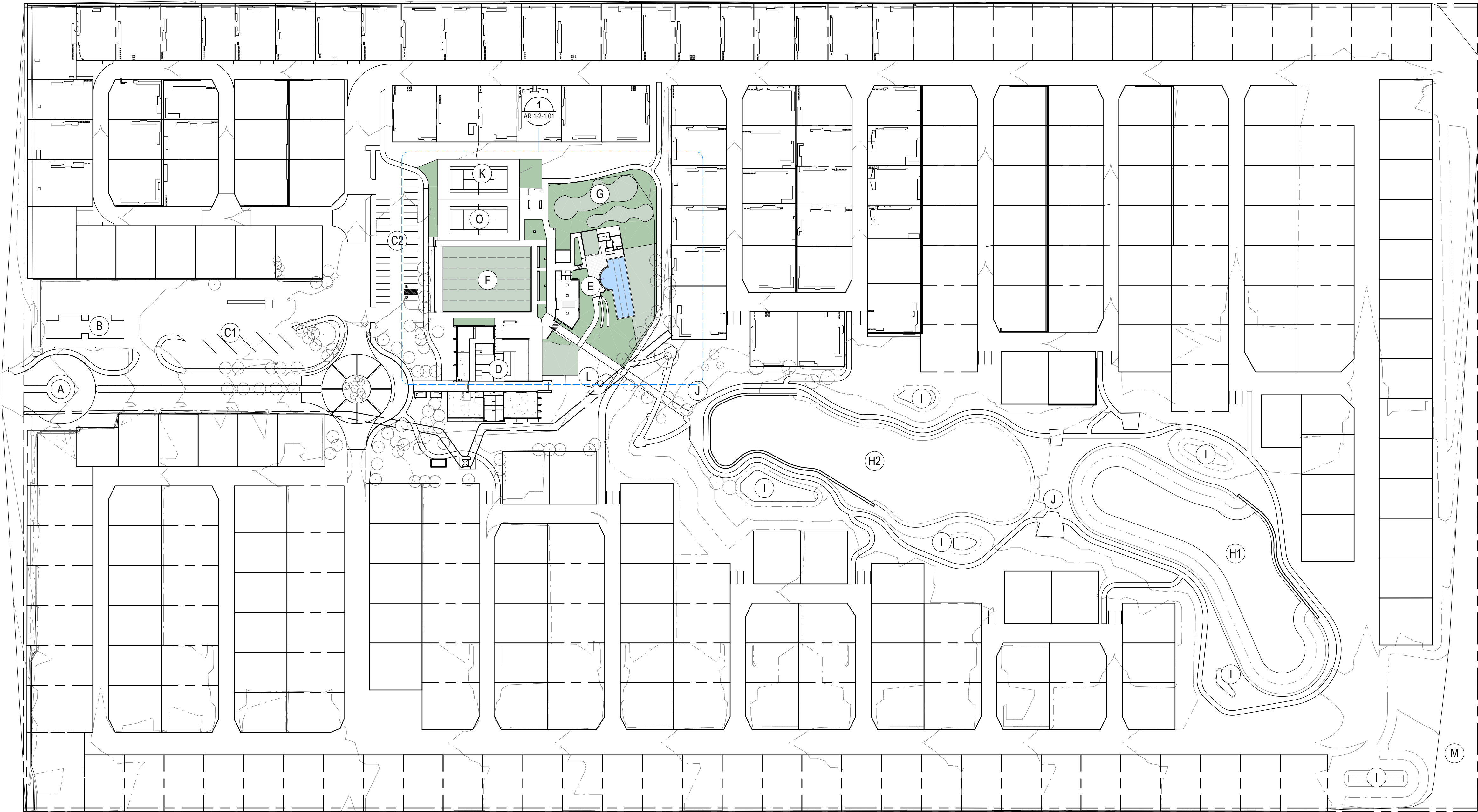


PEPPERMINT
CCT

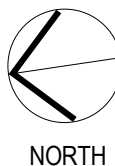
CHAPEL ROAD



CONSTRUCTION ISSUE

LEGEND	
NOTE	DESCRIPTION
A	ENTRY BOULEVARD
B	MAINTENANCE & HOBBY SHED
C1	RV PARKING
C2	VISITOR PARKING
D	CLUBHOUSE
E	HEALTH HUB
F	LAWN BOWLS
G	PUTTING/CHIPPING GREEN
H1	LAKE 1
H2	LAKE 2
I	BIORETENTION BASIN

LEGEND	
NOTE	DESCRIPTION
J	WALKING TRAIL
K	PICKLEBALL
L	FIRE PIT
M	DOG OFF-LEASH AREA
O	FUTURE RECREATION EXPANSION



REV	DATE	DETAILS	INITIALS
A	23.03.2020	CONSTRUCTION ISSUE	MLL
T1	25.10.2019	BATENDER ISSUE	SP

© COPYRIGHT
THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BICKERTON MASTERS ARCHITECTURE PTY LTD ACN 109 225 145 TRADING AS BICKERTON MASTERS ARCHITECTURE.
BICKERTON MASTERS ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.

B

I

M

BICKERTON
MASTERS

bickertonmasters.com.au

CLIENT:
NIKENBAH
CONSTRUCTIONS

PROJECT:
Latitude 25
RV Lifestyle Community
at HERVEY BAY

HEALTH HUB

DRAWING TITLE:
OVERALL SITE PLAN

DATE:
09/25/19

FILE :
C:\Revit Projects\01342_Health
Hub_Central_2019_MLM\01342_Health
Hub_Central.rvt

PROJ:
01342

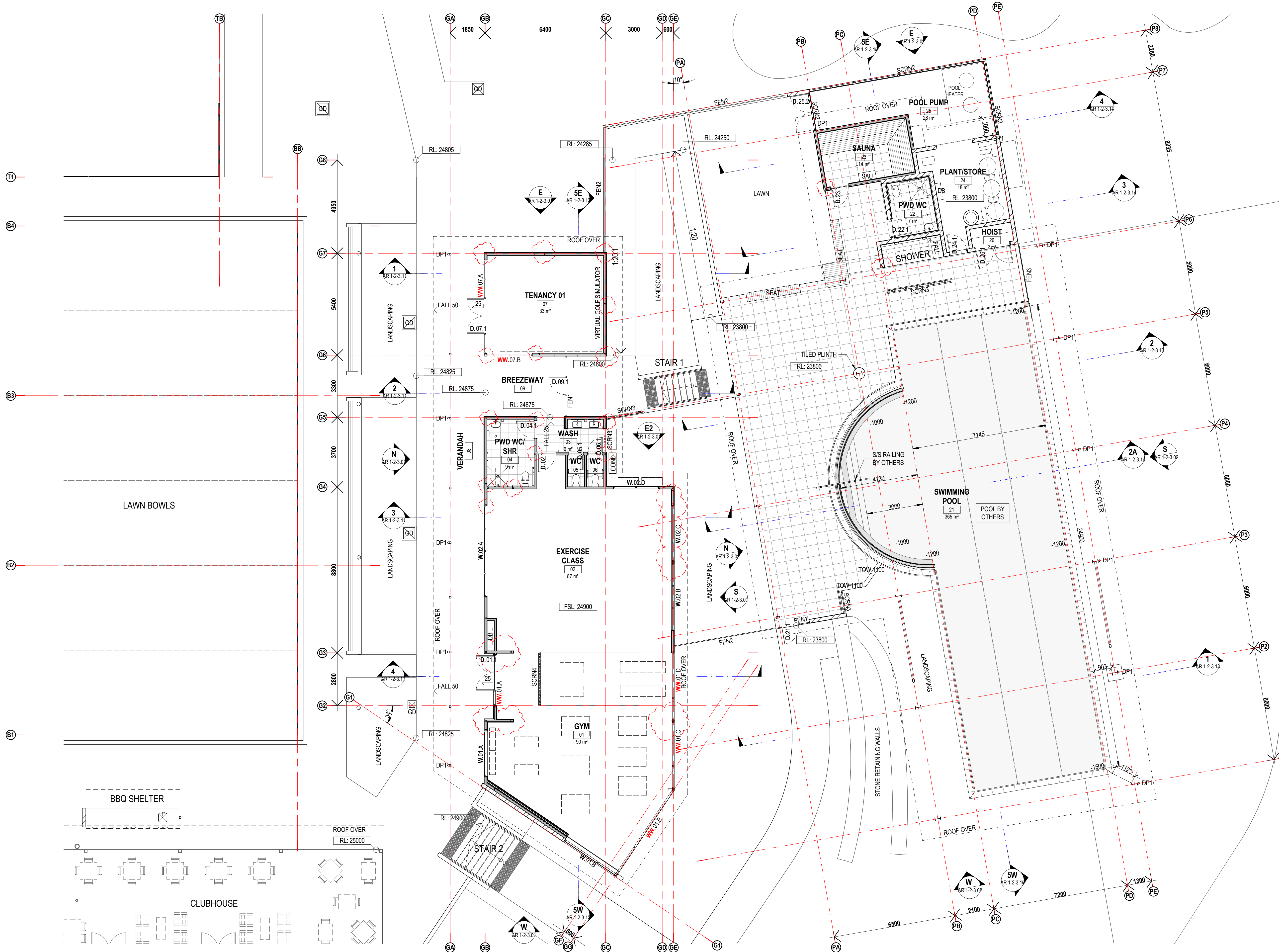
DRAWN:
Author

SCALE:
1 : 1000

CHECKED:
SP

DRAWING:
AR 1-2-1.00

REVISION:
A



CONSTRUCTION ISSUE

LEGEND - PLAN

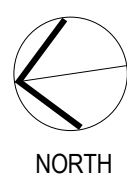
SYMBOL	DESCRIPTION
WW.##	Window Wall Number <Room Number> - Refer to Elevations
W.R.##	Window Number <Room Number> - Refer to Schedules
D.R.##	Door Number <Room Number> - Refer to Schedules
ROOM NAME	Room Name
000	Room Number
XXX	Floor Finish
000	Detail Number
00000	Sheet Number

KEYNOTE LEGEND

CODE	DESCRIPTION
COND	A/C CONDENSER - REFER TO MECH. DWGS
DB	DISTRIBUTION BOARD - REFER TO ELEC. DWGS
DP1	DOWNSPIPE TYPE 1 - REFER TO HYD. DWGS
FEN1	POOL FENCE - GLASS (POSTS) (min. 1200H)
FEN2	POOL FENCE - ALUM. (min. 1200H)
FEN3	POOL FENCE - GLASS (FACE) (min. 1200H)
GD	GRATED DRAIN - REFER TO CIVIL DWGS
SAU	SAUNA EQUIPMENT
SCRN2	ALUM. BLADE SCREEN (HORIZONTAL)
SCRN3	ALUM. BATTEN SCREEN (VERTICAL)
SCRN4	TIMBER BATTEN SCREEN (VERTICAL)

KEYNOTE LEGEND

CODE	DESCRIPTION
SEAT	TIMBER SEAT TO DETAIL



REV	DATE	DETAILS	INITIALS
C	16.04.2020	STRUCTURAL COORDINATION	MLL
B	02.04.2020	CIVIL UPDATES ADDED	SP
A	23.03.2020	CONSTRUCTION ISSUE	MLL
T3	13.03.2020	REVISED TENDER ISSUE	AAA
T2	13.02.2020	REVISED TENDER ISSUE	AAA
T1	25.10.2019	BATENDER ISSUE	SP

© COPYRIGHT

THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BICKERTON MASTERS ARCHITECTURE PTY LTD. ACN 109 225 140. TRADING AS BICKERTON MASTERS ARCHITECTURE.

BICKERTON MASTERS ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.



**BICKERTON
MASTERS**

bickertonmasters.com.au

CLIENT:
**NIKENBAH
CONSTRUCTIONS**

PROJECT:
Latitude 25
RV Lifestyle Community
at HERVEY BAY

HEALTH HUB

DRAWING TITLE:
FLOOR PLAN

DATE: 03/23/18 DRAWN: NAH SCALE: 1:100

FILE: H:\Central_2018_Mile\Bickerton\Documents\01342_HH\SP

PROJ: 01342 DRAWING: AR 1-2-2.01 REVISION: C



TENDER SUBMISSION



LATITUDE 25 HEALTH HUB, RECREATIONAL FACILITIES & EXTERNAL WORKS

NIKENBAH CONSTRUCTIONS PTY LTD

TABLE OF CONTENTS

- Tender Forms
 - Appendix A – Tender Construction Programme
 - Appendix B – Insurances Certificates of Currency
 - Appendix C – QBCC Licence
 - Appendix D – Project Methodology Plan
 - Appendix E – Schedule of Clarifications

TENDER FORM

(Schedule 01)

TO: Nikenbah Constructions Pty Ltd

WE: PBS Building (QLD) Pty Ltd

(Tenderers Name)

Of Level 1, 5/41 Lavarack Ave

Eagle Farm Qld 4009

(Address)

and Telephone Number 07 3136 1333

and ABN/ACN 18 114 856 674

DO HEREBY TENDER in accordance with the Conditions of Tendering for selection as the Contractor for the execution and completion of the Works described in the Tender Documents and submit our fixed lump sum price (not subject to rise and fall cost Adjustment) for this Tender in a sum of:

\$ 3,317,696.73 (excluding GST) being for Health Hub, Recreational Facilities and External works

Tender Due: 28.11.19 EOT to 06/12/19

We confirm that we have complied with and accept all the conditions of tender including the tender documentation listed in Section 1 of Schedule 1 and the following Tender Addendums inclusive of the documents listed in these addendums;

Tender Addendum Nos. _____

Tender has confirmed that they have inspected the site - Yes / ~~No~~

Our Tender shall remain firm and binding upon us for a period of one hundred and twenty (120) days, and if successful, until the completion of the project.

We have read and understood the requirements relating to, and we have made due allowance in our Tender for, the appropriate working days and hours including out of hours work if necessary to achieve completion.

We have read and understood fully and shall comply with the provisions of the Tender Documents.

We shall be available, if and when requested, to describe, outline and answer questions on our tender, and be interviewed by the Project Manager, the Principal and other representatives as often as is deemed necessary by the Project Manager.

Dated this 6th day of December 2019.

Latitude 25 Manufactured Housing Estate – Tender Forms

Execution if tenderer is an individual or unincorporated body

Tenderer's signature

Witness's signature

.....

.....

Execution if tenderer is a company

The common seal of the tenderer was affixed in accordance with the Articles of Association.

Director's signature Secretary's signature

.....

OR

Authorised officer's signature

Witness's signature


.....


.....

Date of Tender

6th December 2019
.....

PRICE SCHEDULE

(Schedule 2)

The Tenderer shall provide a trade breakdown or the works, noting the following:

- Health hub building (Gym, Amenities, Tenancy)
- Pool Area (pool, roof, deck, amenities, plant rooms, lawn area)
- Bowls green (green, roof structure)
- Leisure Hut
- 2 x Tennis courts / Pickle ball
- External works

1	Health Hub Building (<i>Gym, Amenities, Tenancy - includes Structural & Hydraulic Consultants</i>)	610,000.00
2	Pool Area (<i>Pool, Deck, Amenities, Plant Room, Lawn Area, Hoist - includes Structural & Hydraulic Consultants</i>)	998,000.00
3	Bowls Green (<i>Green & Roof Structure</i>)	454,359.45
4	Leisure Hut	25,235.00
5	2 x Tennis Courts/Pickle Ball	233,853.00
6	External Works	365,400.49

2,686,847.94

Preliminaries	329,240.00
Builders Margin	301,608.79

Total (excl GST) \$ 3,317,696.73

TRADE SUMMARY

Description	Job %	Total
Ground Works	0.57%	17,105.40
Pool Construction (incl Hoist)	20.16%	608,000.00
Bowls (incl Roof) & Tennis Courts	21.04%	634,712.47
Concrete Supply	0.95%	28,550.00
Concrete Labour	1.35%	40,829.48
Reinforcement Supply	0.80%	23,994.17
Reinforcement Fix	0.21%	6,441.30
Masonry	1.05%	31,549.20
Structural Steel	6.47%	195,000.00
Structural Timber	2.02%	60,938.50
Roofing	4.88%	147,100.00
Cranage	0.13%	3,840.00
Aluminium Windows & Doors	1.15%	34,800.00
Ceilings & Partitions	6.11%	184,180.30
Joinery	0.15%	4,500.00
Doors	0.29%	8,660.00
Roof Access	0.14%	4,250.00
Metal Screens & Louvres	5.51%	166,253.91
Floor Finishes	0.85%	25,708.00
FF&E	0.90%	27,236.91
Tiling	1.55%	46,846.30
Painting	1.08%	32,538.00
Fixtures & Fittings	0.31%	9,214.00
Signage	0.28%	8,400.00
Hydraulics	4.17%	125,900.00
Electrical	5.35%	161,300.00
Mechanical	0.96%	29,000.00
Sauna (Provisional Sum)	0.66%	20,000.00
Preliminaries	10.92%	329,240.00
		3,016,087.94
Builders Margin	10%	301,608.79

Total (excl GST) \$ 3,317,696.73

KEY PERSONNEL

(Schedule 3)

Construction Experience (yrs) / Experience in designated role (yrs)

Key Personnel	Construction Experience (yrs)	Experience in designated role (yrs)	% of Time Allocated towards the Project
DIRECTOR IN CHARGE OF PROJECT NAME: Wayne Ahrens			
CONSTRUCTION MANAGER NAME:	REFER TO APPENDIX D - Project Methodology Plan		
PROJECT MANAGER NAME: Peter Abood			
CONTRACTS ADMINISTRATOR NAME: Kristina Saedder			
SITE MANAGER NAME: Bernie Sainsbury			
FOREMAN NAME: Joel Helmstedt			

SIGNED 

FOR AND BEHALF OF PBS Building (QLD) Pty Ltd

SCHEDULE OF MAJOR SUBCONTRACTORS

(Schedule 4)

TRADE
SUBCONTRACTOR 2

SUB-CONTRACTOR PREFERRED

Mechanical Services	Atkinsons Airconditioning Pty Ltd
Electrical Services	Briggs Electrical Service
Hydraulic Services	CA Plumbing, Drainage & Gas
Bowls Contractor	Sports Build
Pool Contractor	LV Project Pools
Tennis Contractor	Sports Build

If your preferred subcontractor is different to the one who's price you have incorporated into your bid please identify this subcontractor by an asterisk.

SIGNED



FOR AND ON BEHALF OF

PBS Building (QLD) Pty Ltd

ALTERNATIVE PROPOSALS

(Schedule 6)

The tenderer is encouraged to suggest alternatives to the current tender documents primarily as a value management exercise. The areas where alternatives could be proposed include but are not limited to.

- a) Revision to construction methodology.
- b) Revision to structural elements.
- c) Revision to finishes and fixtures.

Any alternatives proposed are too listed below and an estimate of the saving advised. If necessary additional information and a firm price will be requested once the tender has been reviewed.

Alternative & Effect on Program (plus or minus Days)	Value (addition/Deduction) \$ (Excluding GST)
Heat Pump Alternate	Saving \$30k
Aquatex Roof over Pool	Structural Saving \$30k
- 2 week saving on program - 20year warranty	Linings/Finishes Saving \$15k
Shutterflex Screens	Saving \$50k
Fujitsu Air Conditioning	
Sauna - Reduce Size	Saving \$10k
Alternate on Sports Field	Saving \$30k

Signed 

FOR AND BEHALF

OF PBS Building (QLD) Pty Ltd

TENDERERS CONSTRUCTION PROGRAMME

(Schedule 7)

To be submitted and attached to this form.

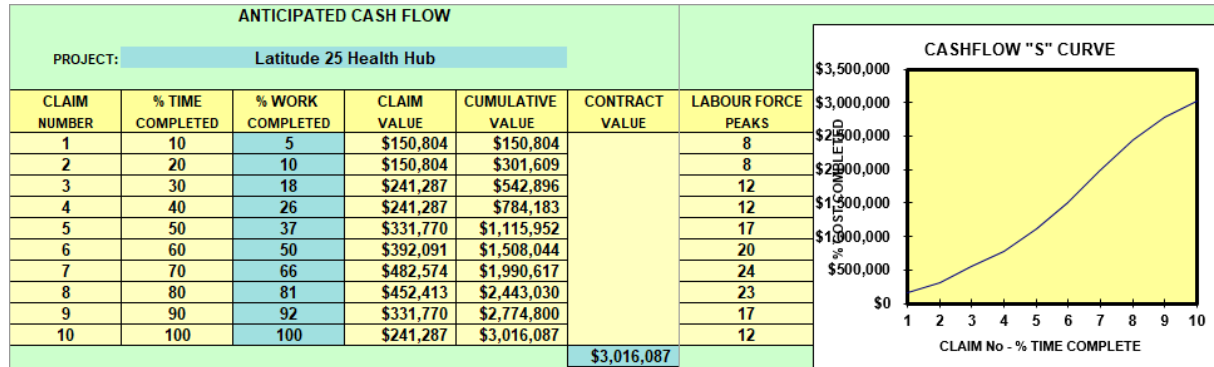
Attached as Appendix A


Signed.....

FOR AND BEHALF

OF PBS Building (QLD) Pty Ltd.....

TENDERERS INDICATIVE CASHFLOW FORECAST (Schedule 8)



Signed.....


FOR AND BEHALF

OF PBS Building (QLD) Pty Ltd

TENDERERS INSURANCE POLICIES

(Schedule 9)

To be submitted and attached to this form. Copies of Policies are required not brokers Copies of the following Certificates of Currency for the following Insurances are attached;

Attached as Appendix B

Contract Works Insurance

Insuring Party: Chubb Australia & AIG Australia

Date of cover expiry: 30 June 2020

Amount of Cover: \$40,000,000

Public Liability Insurance

Insuring Party: Lloyd's of London

Date of cover expiry: 30 June 2020

Amount of Cover: \$20,000,000

Workers Compensation

Insuring Party: Workcover Queensland

Date of cover expiry: 30 September 2020

Amount of Cover: N/A

Signed.....

FOR AND BEHALF

OF PBS Building (QLD) Pty Ltd

TENDERERS REGISTRATION & LICENCE

(Schedule 10)

To be submitted and attached to this form.

Attached as Appendix C


Signed.....

FOR AND BEHALF

OF PBS Building (QLD) Pty Ltd

CONSTRUCTION METHOD STATEMENT

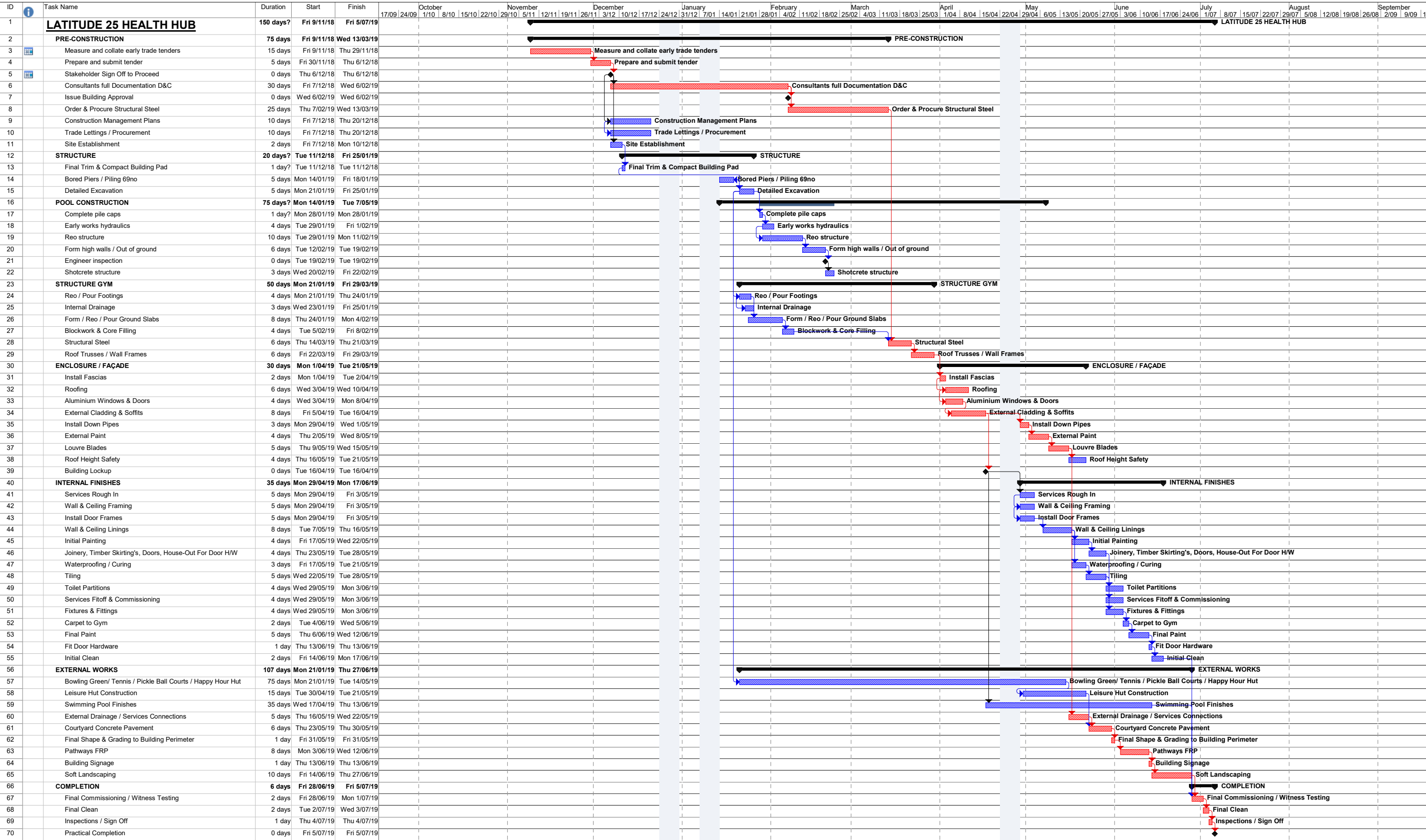
(Schedule 11)

The Tenderer shall submit a detailed Construction Method Statement indicating its approach to the management of the work under the Contract. The statement should consider site amenities and major plant to be used, pedestrian and traffic management in and around the site, interface with existing adjoining tenants and the public, construction methods used and other information the tenderer considers relevant to explain its approach to the management of the works. In particular, a staging plan aligned to the tenderer's programme of works is to be include

Attached as Appendix D



PRELIMINARY CONSTRUCTION PROGRAM
PBS BUILDING



Project: Latitude 25 Wellness Centre -
Date: Thu 5/12/19

Task

Critical Task

Milestone

Summary

Rolled Up Task

Rolled Up Critical Task

Rolled Up Milestone

Rolled Up Progress

Split

External Tasks

Project Summary

Group By Summary

Inactive Task

Inactive Milestone

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Progress

Deadline



28 June 2019

Certificate of Currency

POLICY NUMBERS: 01IK700124 & 222679

TYPE: Contract Works Insurance (Annual)

NAMED INSURED: PBS Property Group Pty Ltd, PBS Building Pty Ltd , PBS Building (ACT) Pty Ltd, PBS Building (NSW) Pty Ltd, PBS Projects Pty Ltd, PBS Building (QLD) Pty Ltd

OTHER NAMED OR INTERESTED PARTIES: All contractors, principals and subcontractors where the Insured is required to provide insurance cover.

INSURERS Chubb Australia & AIG Australia

PERIOD OF INSURANCE: 30 June 2019 to 30 June 2020

PROJECT ADDRESS:

Name:	All projects anywhere in Australia
Site Address:	Anywhere in Australia
Contract Value:	Not greater than \$ 40,000,000

LIMIT(S) OF LIABILITY:

Contract Works:	\$ 40,000,000 any one loss
-----------------	----------------------------

The policy is subject to a number of sub-limits to specific policy benefits or extensions

Nathan Brown
Executive General Manager

Signed for on and behalf of Coverforce Insurance Broking Pty Ltd

IMPORTANT NOTICES

This certificate is a summary of the policy and is not intended to amend, extend, replace or override the policy terms and conditions. In the event of any inconsistency between this certificate and the policy, the policy prevails

28 June 2019

Certificate of Currency

POLICY NUMBER: TC1909609-0186

TYPE: Construction Liability

NAMED INSURED: PBS Property Group Pty Ltd, PBS Building Pty Ltd , PBS Building (ACT) Pty Ltd, PBS Building (NSW) Pty Ltd, PBS Projects Pty Ltd, PBS Building (QLD) Pty Ltd

OTHER NAMED OR INTERESTED PARTIES: All contractors, principals and subcontractors where the Insured is required to provide insurance cover.

INSURERS Lloyd's of London

PERIOD OF INSURANCE: 30 June 2019 to 30 June 2020

LIMIT(S) OF LIABILITY:

Public Liability:
\$ 20,000,000 any one claim

Products Liability / Completed Operations:
\$ 20,000,000 any one claim and in the aggregate

REGARDS:



Nathan Brown
Executive General Manager
For on and behalf of Coverforce Insurance Broking Pty Ltd

IMPORTANT NOTICES

This certificate is a summary of the policy and is not intended to amend, extend, replace or override the policy terms and conditions. In the event of any inconsistency between this certificate and the policy, the policy prevails

Certificate of Currency

1. Statement of coverage

The Accident Insurance Policy covers the full amount of the employer's liability under the *Workers' Compensation and Rehabilitation Act 2003*.

Your workers' compensation insurance is current to 30 September 2020.

This Certificate is valid from: 01 July 2019 to 30 September 2020

The information provided in this Certificate of Currency is correct as at: 16 July 2019

2. Employer's information

Policy number: WAA060643013

Employer name: PBS Building (Qld) Pty Ltd

ABN: 18114856674

ACN / ARBN: 114856674

3. WorkCover industry classification

Other Residential Building Construction - 301904

For more information, please contact us on 1300 362 128 or visit our website at worksafe.qld.gov.au.



QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION

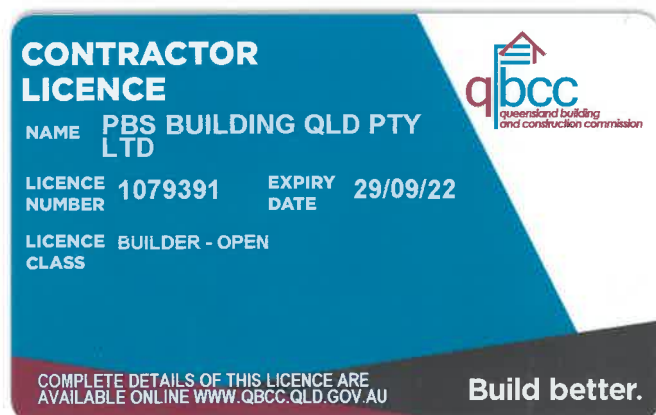
000391 1079391 037 CON 0917



PBS BUILDING QLD PTY LTD
L 1 UNIT 5 41 LAVARACK AVENUE
EAGLE FARM QLD 4009

Your QBCC licence card is enclosed.

There are many benefits and responsibilities that come with being a QBCC licensee, please take the time to read the important information on the back of this page.



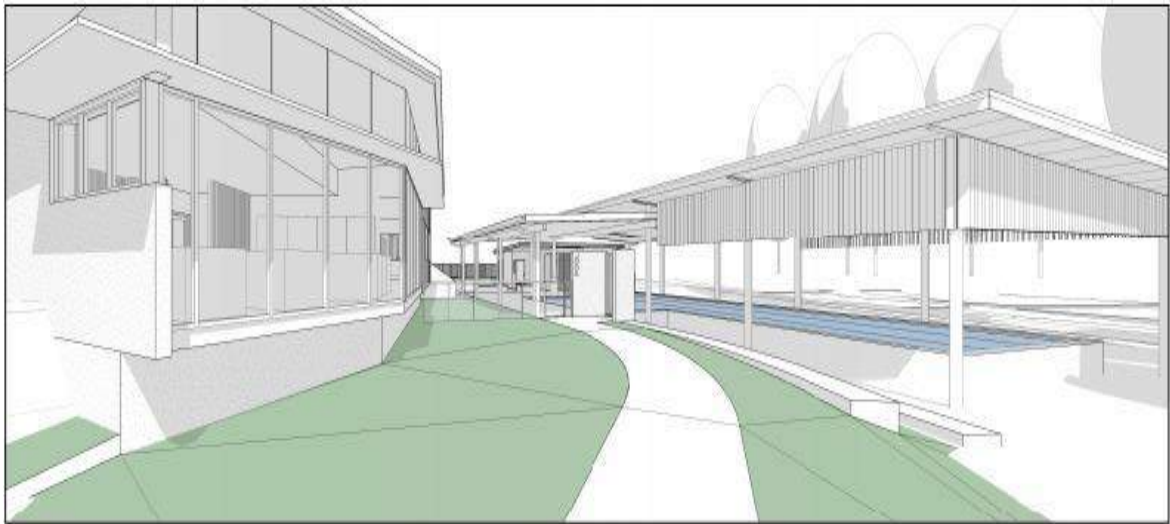
Complete details of this licence
are available online via myQBCC





PBS Building PROJECT METHODOLOGY PLAN

(Latitude 25 Health Hub)



Methodology for the Work

- 1 PBS Building has prepared the following documentation to outline the quality and methodology for the work. The methodology has considered the preparation of additional documentation and details required to construct the works. Particular attention should be made to all factors affecting the works, including:
 - Working hours
 - General sequencing of construction work
 - Vehicular and pedestrian access
 - Control of noise, dust, dirt, pollution and stormwater run-off
 - Particular strategies in relation to quality
- 2 Working Hours – All working hours will be in accordance with Project Preliminaries. Construction works will be confined to the hours between 6:30am to 6:00pm, Monday to Friday and 7:00am to 5:00pm Saturday with a total exclusion of such work on Public Holidays and or Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, magnesite flooring, painting, building or site cleaning by hand shovel and site landscaping is permitted between the hours of 1:00pm to 5:00pm Saturdays. If it becomes necessary to seek extensions to these working hours in particular circumstances, then both Council and the Superintendent are to be notified in advance and their approval obtained. All other works will be in accordance with the of the Environmental Protection Act 2003.
- 3 General sequencing of design and construction works – All construction works will be in accordance with Project Preliminaries and Indicative Construction Program submitted by PBS Building QLD at the time of contract signing. We shall carry out the works commencing with Pool Structure and commence Building Structural work approx 18 calendar days later. The sports arenas will also start consecutively as these will not affect the Building Structures. Our sequencing of the works for each building shall be based on the following:
 - Establish site sheds and amenities, temporary services and pollution controls.
 - Obtain Construction certificate from client PCA – Complete bulk earthworks to Reduced Levels.
 - Install driven piers. 69no
 - Install in-ground services.
 - Construct Pool, & Pool Structure – Prepare and place Ground concrete slabs.
 - Construction of all Recreational Areas and Facilities
 - Construct all ground floor brickwork walls.

- Prepare and place second concrete slabs.
 - Construct all brickwork walls.
 - Install timber / light weight wall frames.
 - Install trusses and roof structure and plywood roof cladding.
 - Install roofing systems.
 - Install all external cladding.
 - Complete all external applications and finishes including hard and soft landscaping.
 - Rough in of all services.
 - Install Wall linings.
 - Install all tiling, joinery and fixtures.
 - Apply internal painting system.
 - Fitoff and commissioning of all services.
 - Install floor coverings – Final clean.
 - Authority final inspection.
 - Superintendent inspection.
 - Handover
- 4 Vehicular and pedestrian access - All vehicular and pedestrian access will be in accordance with Project Preliminaries. Direct Vehicular site access to the site will be via (174 Chapel Rd Nikenbah) with adequate signage displayed for both parking and delivery of goods. Pedestrian access will also be via (174 Chapel Rd Nikenbah) with adequate signage ensuring that all representatives and visitors to the site are directed to report to the site office prior to any access given to the construction work boundaries. Designated road crossing will be via site LOT 170 and head across to the construction work boundaries which will be clearly identified and maintained throughout the duration of construction.
- 5 Control of noise, dust, dirt, pollution and stormwater run-off – The control of noise, dust, dirt, pollution and stormwater run-off will be maintained in accordance with Project Preliminaries. The control of noise will be maintained and controlled throughout the sites specified working hours as detailed above. The control of dust will be maintained by minimizing the amount excavation works during high wind zones. All provisions will be made i.e.: watering road surfaces etc. Dirt will be maintained from leaving the construction site by means of tyre wash provisions. Pollution will monitored and maintained in accordance with local EPA requirements. Stormwater run-off will be maintained by placement of sufficient hay bails in various locations on site and filtered through silt fence barriers throughout the construction phase.
- 6 Particular strategies in relation to quality - Particular strategies in relation to quality will be in accordance with Project Preliminaries. All quality monitoring and measures will be taken and implemented by PBS so as to ensure a high level of finish. Retention of payment to all subcontractors working on site will be made for a period of as nominated in the head contract so as to ensure all minor defects are rectified prior to the acceptance of a trade finish.

Random inspections will be requested by the Builders Project Manager to be done in conjunction with the Superintendent so as to ensure a constant level of quality is being maintained.

Documents setting out Tenderer's Project Organisation Structure

- 7 PBS Building submits the following information in relation to our project personnel. PBS Building has supplied an organizational breakdown structure showing the names and roles of all parties involved in the project. This team will include a director of the company responsible for the project overall. CV's are able to be provided for each of the listed key personnel setting out their experience either in PBS Building employ or a previous employ.

Construction Personnel

Project Manager:	(Peter Abood)
Project Director:	(Wayne Ahrens)
Contracts Administrator:	(Kristina Saedder)
Site Manager / WPHS:	(Bernie Sainsbury)
Site Engineer:	(Curtis Ahrens)
Leading Hand / Carpenter:	(Joel Helmstedt)
Apprentice Carpenter:	(Liam Larment)

TENDER CLARIFICATIONS

- 1) Within this tender PBS has made allowance for a full sandwich type panel roof over the entire pool area.
- 2) Structural steel structure could present savings in using the above system with less steel being used no purlins or soffit structure and painting required.
- 3) PBS has allowed in the tender for the top of the line heat pump which if a lessor model is used could have savings of around \$30K
- 4) Within the tender PBS has allowed for further design consultants Structural , Hydraulic, and Access
- 5) PBS has made allowance in the tender for option 2 (Grillex) at the Leisure Hut.
- 6) PBS has made no allowance in the tender for soil substitute beneath the bowls green if soils don't have the requirements for the playing field.
- 7) PBS has made no allowance other than the PS for the sauna which the market is suggesting another \$10k for a sauna of 14m2
- 8) PBS tender has no allowance for a dilapidation report to be administered
- 9) PBS tender does not have allowance for the payment of the certifier this is to be addressed to Nikenbah Constructions and paid for.
- 10) PBS has made no allowance within the tender for any roof top plant.
- 11) PBS has made no allowance for the golf pitching greens.
- 12) PBS has allowed for the shade covers to only both ends of the bowls green to 12mtrs
- 13) PBS tender has no allowance for any gym equipment including any of the virtual golf equipment within the tenancy.
- 14) PBS tender has included within it for 69no screw piles beneath the pool due to bad ground
- 15) PBS has not made any allowance for any fire equipment at this stage as there is no documentation at the time of tender.
- 16) PBS has excluded any cost associated with Q Leave.
- 17) PBS has excluded any BA requirements from council for the pool.
- 18) PBS has allowed for only 2 x TV within the gym area.
- 19) PBS has excluded any master keying to the buildings
- 20) PBS has only included the 5 tile choices and excluded TILE 6 from the tender.
- 21) PBS has made no allowance for any fly screens or fly screen doors.
- 22) PBS has made no allowance to connect to the clubhouse BMS
- 23) PBS has made allowance for a security system within the buildings inclusive of access controls
- 24) PBS has made allowance for the sandstone rock wall landscaping and turfed area outside of the sauna only, no irrigation has been allowed for. All other landscaping by others.
- 25) PBS has allowed to maintain sediment controls and access to site as detailed within the management plan for the duration.
- 26) PBS has allowed to use Fujitsu air conditioning within the building with 4 only external; units mounted at ground level.
- 27) PBS has made no allowance for solar panels to be installed.
- 28) PBS has made no allowance for any upgrade associated with existing utilities.
- 29) PBS has made no allowance for any rain water tanks for water storage.
- 30) PBS has made no allowance for the removal from site of excess spoil, location for stock pile of soil to be nominated by the client. No allowance has been made for any environmental treatment to this soil once stockpiled, this will be the responsibility of the client.
- 31) PBS has made no allowance for any costs associated with the Architect updating drawings once structural engineering has been achieved.
- 32) PBS has allowed for As-Built drawings on completion.