



PBS Building (QLD) Pty Ltd
Level 1, 5/41 Lavarack Avenue
Eagle Farm, Queensland 4009
Phone: (07) 3136-1333

Contract QD0261101001

Project: 3-30.QD026 - Latitude 25 Health Hub
174 Chapel Road
Nikenbah, Queensland 4655

S&I Structural Steel

DATE CREATED:	01/05/2020	CREATED BY:	Kristina Saedder (PBS Building)
CONTRACT COMPANY:	Fabrication Dundowran, Queensland 4655		174 Chapel Road Nikenbah, Queensland 4655
CONTRACT STATUS:	Out for Signature	EXECUTED:	No
START DATE:	08/03/2020	ESTIMATED COMPLETION DATE:	05/09/2020
SIGNED CONTRACT RECEIVED DATE:		ACTUAL COMPLETION DATE:	
DEFAULT RETENTION:	Sliding Scale Retention is enabled		

DESCRIPTION:
Latitude 25 Health Hub & Leisure Facilities

S&I Structural Steel

Please find attached:

- PBS QLD Trust Subcontract Deed & PBS Qld Major Subcontract General Conditions
- Scope of Works Structural Steel
- Construction Program dated 11/03/2020
- Drawing Register dated 01/05/2020
- Specification Register dated 01/05/2020
- PBS Policy Register dated 01/05/2020 (click on the blue link/s embedded in the register to access the Policy Document)

Please review, sign and return:

- Subcontract (initial each page)
- Scope of Work (initial each page)
- Construction Program (initial each page)
- Provide copies of Certificates of Currency for all Insurances, including Workcover

INCLUSIONS:

EXCLUSIONS:

ATTACHMENTS:

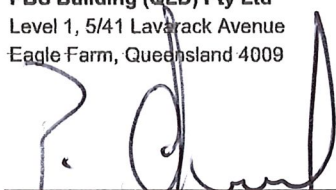
[180820 Latitude 25 Health CONSTRUCTION PROGRAM 11 03 2020.pdf](#) [QD026 Drawing Register 1st May 2020.pdf](#) [PBS QLD Major Subcontract General Conditions \(Rev 25.03.2020\).doc](#) [QD026 PBS Policies Register 1st May 2020.pdf](#) [QD0261101001 PBS QLD Trust Subcontract Deed \(Rev 25.03.2020\).doc](#) [QD026 Specification Register 1st May 2020.pdf](#) [QD026 Scope of Works Structural Steel.pdf](#)

#	COST CODE	DESCRIPTION	TYPE	TAX CODE	AMOUNT (EX. TAX)
1	11-010 - Structural Steel Supp & Instal	Supply and install structural steel for Pool and Gym Structure	Other	GST	\$ 167,990.00
Subtotal:					\$ 167,990.00
Tax:					\$ 16,799.00
Grand Total:					\$ 184,789.00



Contract
QD0261101001

PBS Building (QLD) Pty Ltd
Level 1, 5/41 Lavarack Avenue
Eagle Farm, Queensland 4009


SIGNATURE

12/6/2020
DATE

Dynamic Engineering & Fabrication
48A Lower Mountain Road
Dundowran, Queensland 4655


SIGNATURE

15.5.20
DATE



SUBCONTRACT

PROJECT: LATITUDE 25 HEALTH HUB PROJECT

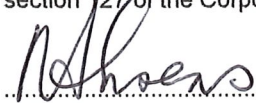
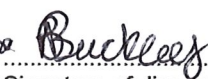
TRADE: S&I STRUCTURAL STEEL

CONTRACT NO.: QD0261101001

Subcontract Deed

Date	[insert] 16 JUNE 2020
Parties	PBS and the Subcontractor
PBS	Name: PBS Building (QLD) Pty Ltd ABN: 18 114 856 674 Address: Unit 5, 41 Lavarack Ave, Eagle Farm QLD 4009 Email: peter.abood@pbsbuilding.com.au
Subcontractor	Name: [REDACTED] ABN: [REDACTED] Address: [REDACTED] Email: [REDACTED]
It is agreed	1. The Subcontractor must carry out the work under the Subcontract and complete the Subcontract Works in accordance with the Subcontract. 2. PBS will pay the Subcontractor the Subcontract Sum in accordance with the terms of the Subcontract.
Subcontract sum	The Subcontract sum is the lump sum of \$167,990.00(excluding GST).
Subcontract documents	This Subcontract Deed (and its Appendices) and the Subcontract General Conditions (and its Schedules) comprise the Subcontract Documents.
Trustee requirements	1. The Subcontractor warrants that: (a) the trust has been duly established; (b) it has power and authority under the trust deed to enter into the Subcontract; and (c) it has the right to be indemnified fully out of the trust property before the trust's beneficiaries for all liabilities the Subcontractor incurs under the Subcontract. 2. Without the consent of PBS the Subcontractor must not take any step that could restrict the Subcontractor's right of indemnity from the trust property. 3. Notwithstanding any other provision of the Subcontract, the Subcontractor acknowledges and agrees that the Subcontract binds the Subcontractor personally and in its capacity as trustee of the trust. 4. The Subcontractor acknowledges PBS has entered into the Subcontract in reliance on the representations and warranties in this clause. 5. When directed to do so the Subcontractor must provide a copy of the trust deed (including any amending documents) to PBS.
Counterparts	PBS and the Subcontractor agree the Subcontract may be executed in counterparts. Those counterparts taken together constitute one and the same instrument.

B NA

Execution	Executed as a deed. PBS Executed by PBS Building (QLD) Pty Ltd (ACN 114 856 674) in accordance with section 127 of the Corporations Act:  Signature of director Naine Ahrens Name of director  Signature of director/secretary WARREN AHRENS Name of director/secretary	Subcontractor Executed by  in accordance with section 127 of the Corporations Act: Signature of director Name of director  Signature of director/secretary BRENNAN BUCKLEY Name of director/secretary <u>If trustees are individuals</u> Signed by [insert full name of trustee] as trustee of [insert full trust name]: Signature of trustee Name of trustee Witness Signed by [insert full name of Trustee] as trustee of [insert full trust name]: Signature of trustee Name of trustee Witness
-----------	---	---

Appendix 1 Subcontract Particulars

Item	Particulars	Details
1.	Site (clause 24)	Latitude 25 RV Lifestyle Community situated at 1 Latitude Boulevard Nickenbah Qld 4655
2.	Date for Completion (clause 24)	5 th September 2020
3.	Security (clause 4)	Form: Cash Maximum percentage: 5% If retention moneys, percentage of each payment claim: 10% to a maximum of 5%
4.	Subcontractor's Professional Indemnity Insurance (clause 8)	Does not apply ☒ Amount: If nothing stated, \$5 million Run-off: If nothing stated, 7 year run-off
	Subcontractor's Consultant's Professional Indemnity Insurance (clause 8)	Does not apply ☒ Amount: If nothing stated, \$5 million Run-off: If nothing stated, 7 year run-off
5.	Public Liability Insurance (per occurrence) (clause 8)	...\$20 Million..... If nothing stated, \$20 million
6.	Liquidated Damages (clause 13)	\$1000.00, per day
7.	Defects liability period (clause 13)	12 months If nothing stated, 24 months
8.	Subcontractor Overhead and Profit (clause 15)	5% If nothing stated, 2%
9.	Date for making Payment Claims (clause 16)	25 th day of the month or the last working day prior to that day If nothing stated, the 25 th day of the month
10.	Due date for making payments (clause 16)	 If nothing stated, 25 Business Days
11.	Unfixed materials or goods (if applicable) (clause 16)	
12.	Provisional sums (clause 16)	
13.	Design (clause 21)	Does not apply ☒

Separable Portions
(if any)

B
NA

Separable portion no.:

Separable portion details:

	Particulars	Details
2.	Date for Completion (clause 24)	
6.	Liquidated Damages (clause 13)	\$..... per day

Appendix 2

Subcontract Special Conditions

Handwritten signature and initials in blue ink, located in the top right corner of the page.

If there is any inconsistency between the Subcontract General Conditions and these Subcontract Special Conditions, these Subcontract Special Conditions shall prevail to the extent of the inconsistency.

Appendix 3
Subcontract General Conditions

8 NA

Appendix 4

Scope of Works

Handwritten signature in black ink and blue initials 'NA' in blue ink.

See attached Scope of Works document

Appendix 5

Drawings and Specification

B
WA

As provided and updated on Procore.

Current Drawings and Specifications Registers attached (dated 1st May 2020).

Appendix 6

Other documents (if any)

Handwritten signature and initials in blue ink.

1. Milestone schedule

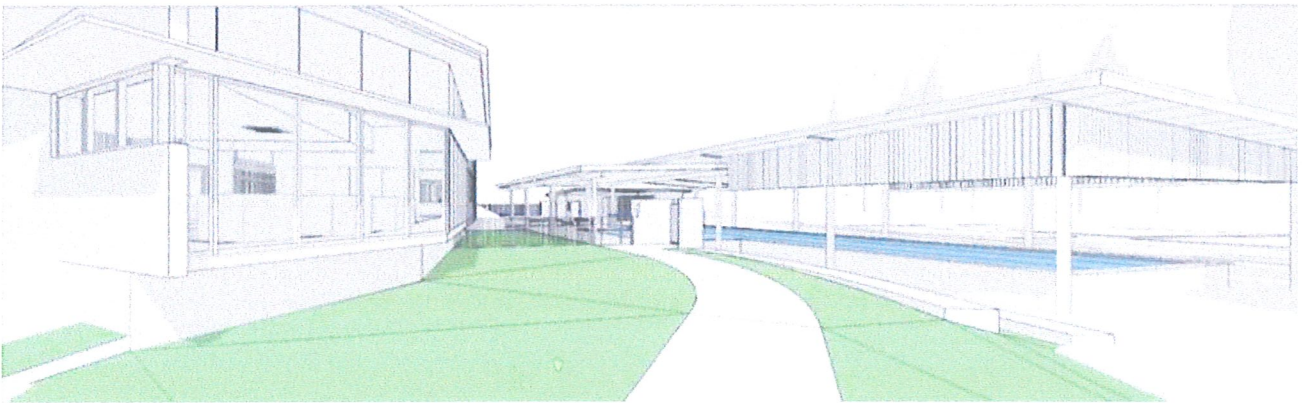
Milestones	Duration (days)	Start	Finish
As per attached Construction Program		12/02/2020	05/09/2020

2. Policies – as per attached Register of PBS Policies

SCOPE OF WORKS

SUPPLY & INSTALL STRUCTURAL STEEL

SUBCONTRACTOR: DYNAMIC ENGINEERING



LATITUDE 25 RV LIFESTYLE COMMUNITY
HEALTH HUB & LEISURE FACILITIES

1 LATITUDE BOULEVARD, NIKENBAH

B.P.



CONTENTS

PART 1	GENERAL INFORMATION	3
1.1	INTRODUCTION AND OVERVIEW	3
1.2	GENERAL INCLUSIONS AND EXCLUSIONS	3
1.3	QUALITY ASSURANCE	5
1.4	SAFETY	8
PART 2	TRADE SPECIFIC INFORMATION	10
2.1	SCOPE OF WORKS	10
2.2	RELATED WORK	14
2.3	REFERENCES	14
2.4	SUBMISSIONS	14
PART 3	MATERIALS	15
3.1	MATERIAL SUPPLY	15
3.2	DELIVERY, HANDLING AND STORAGE	15
PART 4	EXECUTION	15
4.1	EXAMINATION	15
4.2	PREPARATION	15
4.3	INSTALLATION	16
4.4	CLEANING	16
4.5	KEY INFORMATION	16
4.6	SIGNATURES	17

B p.A



PART 1 GENERAL INFORMATION

1.1 INTRODUCTION AND OVERVIEW

General Requirements – 3-30.QD026 – Latitude 25 RV Lifestyle Living / Health Hub.

The following scope outlines the basic requirements to be met by all working on the Latitude 25 Health Hub at 1 Latitude Blvd. Nikenbah QLD 4655

1.2 GENERAL INCLUSIONS AND EXCLUSIONS

The following information is for use as a guide only and thus any omissions or discrepancies therein will not be subject to any variation claims.

The scope of works for this trade comprises but is not limited to the provision of all labour, materials, plant, equipment and supervision necessary to complete the works in accordance with the drawings, specifications and contract documents and associated items as follows.

- 1.2.1 To comply with all relevant Acts, By-laws and regulations including paying all necessary permits, fees, and the like as required. Comply fully with local authority conditions of approval (a copy which may be obtained from The Main Contractor). Comply fully with the BCA and all Australian Standards and other local or statutory requirements that may be applicable.
- 1.2.2 Comply with local authority hours of work, noise and dust legislation and any other environmental requirements for the project.
- 1.2.3 The subcontractor shall examine carefully and to have acquired actual knowledge of the site and the contents of the Subcontract documents and any other information made available by or on behalf of the Main Contractor to the Subcontractor for tendering.
- 1.2.4 The Subcontractor shall examine all information obtainable by the making of reasonable enquiries and relevant to the risks, contingencies and other circumstances influencing its Tender.
- 1.2.5 The Subcontractor shall satisfy itself as to the correctness and sufficiency of its tender for the work and that its price covers the cost of complying with all its obligations under this Tender.
- 1.2.6 All Documents included in this Subcontract form part of the Contract Documents and it is understood that any responsibility called up in the Contract Documents relating to the Works (whether directly or indirectly) has been included in your lump sum price. For example, where it is inferred that a responsibility is assigned or absorbed by the Main Contractor, then it is understood that this responsibility transfers to the Subcontractor as it relates to your package of Works and/or discipline.
- 1.2.7 No progress payment will be made until the Subcontract agreement has been executed by both parties and Certificates of Currency for all necessary Insurances have been produced and the completed prescribed declaration form returned.

- 1.2.8 Take delivery of and secure storage of onsite material and equipment in a location allocated by the Main Contractor if applicable including allowing for items such as gas cylinders, flammable liquids, etc all stored in accordance with relevant Australian Standard and Workplace Health and Safety requirements.
- 1.2.9 Retention will be held via 10% of the progress claims, up to a maximum of 5% with 2.5% released on Practical Completion of the Head Contract Main Works and the final release at the end of the 12-month defects liability period. Alternatively, an approved bank guarantee may be substituted.
- ~~1.2.10 Coordinate of the works with the Main Contractor and other trades and fully cooperate as required to meet the Main Contractor's programme(s). Allow for return visits and/or out-of-sequence works as necessary to complete the Works. No claim will be recognised by the Main Contractor in respect to out-of-sequence Works.~~
- ~~1.2.11 Provision for out of hours work where required to maintain program.~~
- 1.2.12 Attend all onsite and off-site meetings as required by the Main Contractor.
- 1.2.13 There will be no extensions of time granted for inclement weather or industrial dispute / delays.
- 1.2.14 Allowance to use web-based system PROCORE or like, for all project correspondence, document control and defects.
- 1.2.15 Lunchrooms, sheds, ablution and first aid facilities will be provided by the Main Contractor, on a shared basis. The Subcontractor will provide labour to keep their area of these facilities clean and tidy daily.
- 1.2.16 Provide evidence when requested of compliance with the National Code of Practice for the Construction Industry.
- 1.2.17 Provide monthly evidence of compliance with award conditions and payments including provisions for redundancy payments, superannuation workers compensation and Qld long service leave payments.
- 1.2.18 The Subcontractor is to provide all task lighting required in the execution of the Works.
- 1.2.19 Allow for all horizontal and vertical transport, loading, unloading and materials handling requirements (forks, trucks, etc)
- 1.2.20 Provide suitable protection for all materials during transportation, handling and installation. Maintain and remove the protection until the Date for Main Contract Practical Completion of the Main Works or until otherwise requested by the Main Contractor.
- 1.2.21 Provide all scaffolding, swinging stage, mast climber, hoisting, back propping and access in compliance with statutory requirements.
- 1.2.22 Provide all dewatering of your work areas as necessary to carry out your Works.
- 1.2.23 All finishes, samples, products and the like must be forwarded to the Main Contractor for approval prior to commence of Works on site
- 1.2.24 The Subcontractor shall carry out the Works compliant to relevant Authorities having jurisdictions over the Works including arranging all necessary inspections required by such Authorities at the appropriate stages and obtain from them certificates of compliance with the regulations.

B
R.P.



- 1.2.25 The Subcontractor is to provide full-time on-site supervision for your trade works only.
- 1.2.26 The Subcontractor shall provide all set out / levelling necessary to complete the works and the reinstatement of survey pegs / marks that may have been damaged by their Works. The Main Contractor to provide grid set out limited to one benchmark and 2 sets of intersecting grids per floor.
- 1.2.27 The Subcontractor is responsible for any Consultant's re-inspection costs due to non-compliance.
- 1.2.28 All materials are to be stored on site in areas approved by the Main Contractor for such purpose. Any materials which are blocking access ways or causing other nuisance shall be removed from site by the Main Contractor and any costs associated with this removal will be to the account of the Subcontractor.

1.3 QUALITY ASSURANCE

Without limitation, the Subcontractor shall comply with the following quality management system requirements.

1.3.1 PROJECT QUALITY PLAN

The Subcontractor must submit a project quality plan, to the Main Contractor not less than 7 days prior to commencing the work under the Subcontract. Unless otherwise agreed with the Main Contractor, the project quality plan must contain, as a minimum;

- Details of persons responsible for approving the project quality plan, approving construction manufacture and installation method statements, approving inspection and test plans, approving design documentation (if scope includes design), approving construction conformance records;
- If the work under the Subcontract includes design - the design breakdown and a description of the design review process including review stages, review participants, description of documentation, method of design verification and method of design validation;
- Construction manufacture and installation method statements or a schedule for submission of same;
- Construction manufacture and installation inspection and test plans or a schedule for submission of same;
- Method of documenting and reporting non-conforming work; and
- A description of how each relevant element of AS ISO 9001:2000 will be complied with.

1.3.2 DESIGN PLANS (REQUIRED IF SCOPE OF WORK INCLUDES DESIGN)

The Subcontractor shall submit a design plan to the Main Contractor not less than 7 days prior to commencing work on the relevant design task or design lot. Each design plan shall contain, as a minimum;

- Description of the design task or scope;
- Details of design inputs;
- Description of design method(s);



- Identification of persons responsible for carrying out the design and justification of their competency;
- Methods of design verification;
- Identification of persons responsible for verifying the design and justification of their competency;
- Description of the design validation method(s) including timing.

1.3.3 DESIGN CERTIFICATION (REQUIRED IF SCOPE OF WORK INCLUDES DESIGN)

The Subcontractor shall submit to the Main Contractor a design certificate for each design task or design lot. The design certificate shall:

- Be in a format acceptable to and approved by the Main Contractor;
- Certify that the design has been undertaken in accordance with and verified as complying with the Subcontract; and prescribed design inputs; and
- Be signed by an engineer or designer who is qualified and experienced in the scope of the design.
- All maximum demand load calculations and others as required.

1.3.4 CONSTRUCTION, MANUFACTURE AND INSTALLATION METHOD STATEMENTS

The Subcontractor shall submit a construction manufacture or installation method statement(s) to the Main Contractor not less than 7 days prior to carrying out the relevant works. Each method statement shall describe or contain, as a minimum;

- A description of how the works will be carried out including materials, plant and required worker competencies;
- Checklists that will be used to record key parameters of the works as construction manufacture or installation proceeds; and
- Critical interfaces and sequencing requirements.

1.3.5 INSPECTION AND TEST PLANS

The Subcontractor shall submit to the Main Contractor an inspection and test plan(s) not less than 7 days prior to commencing the relevant construction manufacture or installation work. Each inspection and test plan shall identify;

- Details of inspection and tests required to verify conformance to the design output including the design drawings and specifications. Details are to include inspection and test method, frequency, acceptance criteria and level of qualification or competency of the inspector or tester;
- All hold and witness points;
- The methods of documenting inspection and test results and execution of hold and witness points; and

B
P.A.



- Extent and nature of inspection and test records.

1.3.6 NON-CONFORMING WORK

All non-conformances involving re-work, repair or acceptance as-is shall be submitted to the Main Contractor in writing in a non-conformance report in the format approved by the Main Contractor.

Where non-conformances are proposed to be dealt with by re-work or repair, the non-conformance report is to identify the method(s) of re-work or repair including the method of verifying conformance of the re-worked or repaired works.

The Subcontractor shall not proceed with re-work or repair of non-conforming work before receiving the Main Contractor approval to proceed.

Where non-conformances are proposed to be accepted as-is, the non-conformance report is to include justification as to why the Main Contractor should accept the works "as-is".

1.3.7 QUALITY RECORDS

The Subcontractor shall submit to the Main Contractor originals of all records attesting to the quality of the works. These records are to include, but not be limited to;

- Design calculations;
- Design verification and validation records; and
- Construction, manufacture or installation conformance records (inspection and test records and analysis, field checklists, hold and witness point records, material certifications).
- These records shall be submitted to the Main Contractor on request and otherwise prior to achieving the Milestone or Substantial Completion.

B
P.A.



1.3.8 SAMPLE AND PROTOTYPES

The Subcontractor shall provide prototypes or samples of materials, products, items and finishes. Where required by the Main Contractor, the provision of prototypes and samples shall be in accordance with the Main Contractor's Sample System.

1.3.9 ACCESS BY THE MAIN CONTRACTOR TO THE SUBCONTRACTOR'S RECORDS AND TO THE SUBCONTRACTOR'S WORKS

The Subcontractor shall allow access for the Main Contractor and the Main Contractor's consultants, agents and invitees to audit and inspect the Subcontractor's plans, records, works, materials and equipment.

1.3.10 SUBCONTRACTOR TO ALLOW FOR

The Subcontractor shall be deemed to have allowed for:

- All costs related to developing, implementing and maintaining the Subcontractor's project quality management system;
- Attendance of its personnel at any training and induction sessions required or requested by the Main Contractor;
- Attendance at any audits organised by the Principal, the Main Contractor or the Main Contractor's consultants, agents or invitees;
- Providing the Main Contractor with copies of quality management system documentation and quality records;
- Provision of all inspection and testing required to properly carry out the Works and verify conformance of the Works;
- Provision of prototypes and samples; and
- Provision, where applicable, of manufacturers inspections and
- Certifications.

1.4 SAFETY

- 1.4.1 The Subcontractor shall plan, document, implement and maintain an occupational health, safety and rehabilitation management system specific to the Works that addresses all relevant elements of the system compliant with AS4801:2000 the Main Contractor's Environmental Health and Safety plan (EH&S plan). This shall be applied to all work under the Subcontract. Compliance with this clause shall not relieve the Subcontractor of any legal obligation or any other obligation under the Subcontract.
- 1.4.2 The subcontractor shall allow to comply with all EH&S, Environmental and QA requirements as specified by legislation and as directed by the Main Contractor.
- 1.4.3 All electrical equipment is to be tested and tagged monthly consistent with relevant Code requirements. Out of date equipment may be confiscated by the Main Contractor.

B P.A.



- 1.4.4 Provide SDS for materials and solvents to be used on site and associated with the installation of the works. The hazardous substances that are brought onto site are to be identified prior to entering the site and must be stored within the designated storage area.
- 1.4.5 All workers and regular visitors are to undertake PBS Building site induction and general industry induction prior to commencing works on site.
- 1.4.6 Allow for an appropriately trained representative for the OH&S Committee as deemed necessary by the Main Contractor.
- 1.4.7 A site-specific Safe Work Method Statement and Risk Assessment must be submitted with the tender, for it to be considered a conforming tender, and revised if required, resubmitted and approved prior to the commencement of works on site. All employees working on site must read and acknowledge that they have understood the Safe Work Method Statement and Risk Assessment for the subcontract works.
- 1.4.8 Provision of documented proof of training in the use of all equipment and tools as necessary in the carrying out of the subcontract works.
- 1.4.9 Provide all necessary personal safety equipment which must be used for all employees, such as hard hats, safety boots, hi-visibility clothing, goggles, gloves, hearing protection, breathing apparatus, etc. as prescribed in the approved SWMS.
- 1.4.10 Allow for all necessary fencing/bunting, signage, warning lights, barricades and any additional items required to carry out of the works, including that which may be raised by WorkCover or other statutory authority.
- 1.4.11 Regularly undertake toolbox safety talks and provide evidence of the toolbox talks upon request from the main contractor. Proof of regular toolbox safety talks must be submitted with progress claims.
- 1.4.12 The subcontractor is to ensure that relevant fall protection is in place prior to the commencement of any works. It is the responsibility of the subcontractor to ensure the fall protection is adequate and remains in place for the duration of the works.

PART 2 TRADE SPECIFIC INFORMATION

2.1 SCOPE OF WORKS

The following information is for use as a guide only and thus any omissions or discrepancies therein will not be subject to any variation claims.

The scope of works includes for all labour, materials, plant and equipment to carry out in its entirety the **SUPPLY AND INSTALLATION OF STRUCTURAL STEEL** and associated works, all in accordance with the sub-contract documentation, including everything necessary for the proper and timely completion of the works in a properly coordinated and safe manner, including but not limited to the following items:

- 2.1.1 All works to meet Australian Standards, Building Code of Australia and the relevant industry requirements.
- 2.1.2 Supply and erection of all structural steel designated on the contract drawings and specifications.
 - a) Unless noted otherwise all steel shall be in accordance with AS3678 / grade 250, AS3679.1 / grade 300, AS3679.2 / grade 300, AS1163 / grade C350, C250.
 - b) Purlin bracing and all other cold form sections shall be grade C450 material and galvanised to min Z350
 - c) All steelwork shall be temporarily braced as necessary, in a secure manner, to stabilise the structure during erection and to ensure that no part is overstressed.
 - d) All members are to be supplied in single lengths, splices shall only be permitted in locations shown on the structural engineering drawings.
 - e) All secondary steelwork elements required for the support, fixing and flashing of glazing, cladding and linings, not shown on the drawings, shall be allowed for by the builder/contractor
 - f) Roof cross bracing to be supported by purlins at 300mm maximum centres with M10 bolts or M6 hooks
 - g) Unless otherwise shown all connections shall be as shown in the structural steel simple and rigid connection publication produced by the Australian Steel Institute.
 - h) Unless noted otherwise all connection plates shall be 10mm
 - i) Provide all cleats and drill all holes for fixing steel to steel and timber to steel whether or not detailed on these drawings. Holes shall not be made through the bottom flange of cold formed steel purlins for the support of hook bolts or ceiling suspension systems. All necessary holes to purlins shall be made through the central third of the web.
 - j) Provide seal plates to all hollow sections, with 'breather' holes if members are to be hot-dip galvanised.

- k) All welds to hot rolled sections are to be in accordance AS/NZS 1554.1 and unless noted otherwise:
 - All welds to be category SP.
 - All butt welds to be full penetration
 - All fillet welds to be 6mm continuous unless noted otherwise.
 - Electrodes to be classification E48XX
 - Welding to be performed by an experienced operator in accordance with AS/NZS 1555.1.
 - For visible steelwork all welds shall be ground smooth
 - All ground welds shall comply with the stated design size and strength.
 - l) All welds to cold formed sections shall employ intermittent stitch welds comprising fillet welds sized to match thickness of the thinner sheet steel members. Weld to be minimum 1mm fillet welds. Welds to be undertaken using welding consumables as per the requirements of AS/NZS 1554.7 using E70 or E80 low hydrogen electrodes or GMAW equivalent.
- 2.1.3 Prepare and submit for approval all workshop drawings, marking plans, holding down bolt details necessary to complete the works. Allow sufficient time for review and approval by the Consultants and Main Contractor so as not to adversely affect the construction programme. Approval shall be obtained from Main Contractor prior to manufacture commencing and claims for delays to the works caused by a delay in approvals being issued shall not be accepted. The granting of approval shall at no time absolve the Subcontractor of responsibilities under the Subcontract. Should errors in workshop drawings become evident during manufacture and/or installation, the responsibility for all costs associated with adjustment and/or rectification shall rest with the Subcontractor.
- 2.1.4 In addition to the defined works listed in this Scope of Works Document the 'scope' and 'extent of works' includes for the supply of all incidental materials and performance of works which are not specifically detailed but are obviously necessary for completion of the works in accordance with the requirements of this contract.
- 2.1.5 Supply and erection of all structural steel designated on the contract drawings and specifications:
- a) Pool roof structure
 - b) Pool store and sauna lower roof structure
 - c) Gym and activities building
 - d) Breezeway structure
 - e) Tenancy structure
 - f) All connections, plates and fittings to be completed prior to HDG for following trade requirements, lighting holes downpipe connections and the like.
- 2.1.6 All internal steel work not exposed to the outside elements to be finished in a shop applied coating with sufficient coating. All external steelwork (i.e. exposed to climate) is to be Hot Dip Galvanising to AS/NZS 4680 including surface preparation.
- 2.1.7 Co-ordination of the works with all preceding and following trades.
- 2.1.8 Subcontractor is to supply all hold down bolt assemblies that are to be cast into the slab by others. Subcontractor shall inspect the placement prior to pouring of concrete and

provide sign off to ensure accuracy. The main contractor notes that rag bolt assemblies are to be provided complete with the metal jigs/templates, and not as individual bolts, this will avoid inaccuracies with placement.

- 2.1.9 Fabricate off site all structural steel members, including cutting to dead lengths, machining ends and bearings, shop drilling for bolts and fixings (including those securing timbers, etc. shown or noted on drawings), welding, trimming, grinding, preparation and pre-treatment with a protective coating including all incidental labour.
- 2.1.10 The Subcontractor is responsible to check set-out of HD bolts and any minor remediation prior to erection.
- 2.1.11 Mark as required, deliver to site, unload, hoist, erect and fix in position the complete structural steel system. Erect, plumb and line all structural steel in a sequence and manner agreed with the Main Contractor.
- 2.1.12 Any steel member that is embedded in the ground, surround by paving or encased in concrete is to be painted with 2 coats of approved bitumen paint.
- 2.1.13 Allow for fixing of all structural steel works into concrete and/or masonry including supply and installation of all chemical or other mechanical anchors.
- 2.1.14 Cut off and protect exposed ends of any protruding fixings and remove any applied markings which may be detrimental to the standard of finish to be achieved by following trades.
- 2.1.15 Touch up and/or repair all surface treatments damaged during performance of the works.
- 2.1.16 Provision of all access, EWP, and craneage requirements to erect the structural steelwork including obtaining all necessary permits pertaining to the work. Use within the pool is granted by the principle provided only lightweight EWP with only WHITE wheels to be used.
- 2.1.17 Three phase power for welding or drilling will not be available on the site.
- 2.1.18 Submit a fully detailed rigging plan, including erection sequence detailing temporary works, resources and lifting/access equipment.
- 2.1.19 Design, documentation and certification of any temporary support and lifting systems.
- 2.1.20 Subcontractor is to notify the main contractor as least 48 hours prior to an on-site inspection being required by the relevant consultant. Inspection/hold points are to be in accordance with the specification and ITP's.
- 2.1.21 Provision of all safety rails, barricades, warning lights and the like required to carry out the work to the complete satisfaction of Main Contractor and the Division of Workplace Health & Safety.
- 2.1.22 Allow to prepare a work method statement which shall detail and document how the actual works will be performed with specific references to access, lifelines, craneage setup locations, crane types, scaffolding, communications, back propping, and other temporary structures. This work method statement will be required to be approved by the contractor prior to the commencement of any site works.
- 2.1.23 On completion of the works and prior to leaving site, the subcontractor shall provide as-constructed survey information and have obtained signed certification for approval by Main Contractor that the installation is to line, level and verticality and within the tolerances set out in the specification.
- 2.1.24 Provision for all legislative signage.

B
P.A.



- 2.1.25 Provision for all shop drawings and engineering requirements to complete the Works. This includes the allowance for coordination with the Head Contractors consultants during the design phase off the areas.
- 2.1.26 Subcontractors are to make provision for a full trade clean of all work areas for final defect inspection prior to final clean is completed.
- 2.1.27 Allow for all materials, works finishes and supervision as necessary to ensure conformance with program and quality requirements.
- 2.1.28 Protect finished work by providing adequate protection to finished areas.
- 2.1.29 The provision in a timely manner supply of operation and maintenance manuals, manufacturers technical data, certification, warranties and guarantees etc, all as required.
- 2.1.30 Provide sample installations of each installation configuration for review by the Main Contractor for each component.
- 2.1.31 The storage and protection of equipment or material on site is the responsibility of the Subcontractor.
- 2.1.32 Any damaged (not reported at delivery by supplier), lost or stolen equipment or materials is the responsibility of the Subcontractor.
- 2.1.33 The subcontractor has allowed to communicate with Shutterflex regarding detailing and requirements of fixings for blades same as the Clubhouse fixed by others.

2.2 RELATED WORK

Co-ordinate and co-operate with related work by other trades including but not limited to the following:

- Structure trades
- Finishing trades
- Authority service Subcontractor
- Service trades
- Landscapers
- Concrete
- External finishes trade

2.3 REFERENCES

All applicable Australian Standards and Codes of Practice.

Regulatory Standards.

All work shall incorporate the relevant applicable regulatory standards, including but not limited to the following:

- The Building Code of Australia (BCA)
- Local Authorities Applicable Regulations, Acts & by-laws including paying all necessary fees and the like.

2.4 SUBMISSIONS

2.4.1 SUBCONTRACTORS DOCUMENTATION

For each type of installation, submit documentation as required for design completion under the Design and Performance clause

2.4.2 SAMPLES

Submit samples of the following for review by the Main Contractor before ordering material

- As listed in the specification

2.4.3 PROTOTYPE INSTALLATIONS

Provide prototype installations of each installation configuration for review by the Main Contractor.

2.4.4 OPERATION AND MAINTENANCE MANUALS

On completion, provide copies of a manual including:

- Maintenance procedures for the long-term care and regular maintenance of the installation.

- Instructions for the correct operating procedures for the installation.
- Copies of manufacturers technical booklets and technical information
- Copies of warranty documents.
- Number of hard copies bound required: Three (3)

PART 3 MATERIALS

3.1 MATERIAL SUPPLY

The scope of this package includes the supply of the following materials:

- As required to complete the Works in their entirety.

3.2 DELIVERY, HANDLING AND STORAGE

- 3.2.1 The Subcontractor shall allow for all transport, loading, unloading and horizontal materials handling as required.
- 3.2.2 Deliver manufactured materials in the original packages, containers or bundles. Deliver materials as and when required for direct installation.
- 3.2.3 The Subcontractor shall allow for all traffic controls including stop/go personnel, warning and directional signs, barriers and the like where required within the site.
- 3.2.4 Storage space on site is minimal and must be negotiated with The Main Contractor prior to delivery.
- 3.2.5 Protect materials from dampness and damage, store off the ground or slab and protect from damp conditions. The Main Contractor will not be responsible for loss and damage to materials delivered whether stockpiled or installed in position.

PART 4 EXECUTION

4.1 EXAMINATION

- 4.1.1 Inspect site conditions before the start of work on site and before the delivery of materials. Ensure conditions are satisfactory for commencement. Start of work means total acceptance of conditions. The Subcontractor shall notify the Main Contractor of all incorrect set-out and site measures.

4.2 PREPARATION

- 4.2.1 Prepare surfaces affected by the installation in accordance with manufacturer's instructions.

4.3 INSTALLATION

- 4.3.1 Comply throughout with the requirements of the Building Code of Australia, the relevant Australian Standards and Codes of Practice and applicable manufacturer's information.
- 4.3.2 The Subcontractor shall allow to include certification by a qualified engineer inclusive of Form 15 and Form 16.

4.4 CLEANING

- 4.4.1 Daily Cleaning.
- 4.4.2 Provide all labour and equipment necessary to progressively remove rubbish generated by your work to a position designated by the Main Contractor. This must be done daily or as directed.
- 4.4.3 All cardboard, polystyrene, plastic and other packaging from items supplied by the Main Contractor or the subcontractor are to be removed from site daily.
- 4.4.4 Thoroughly clean work on completion including surfaces adjacent to the work of this section that have been affected including the removal of labels and other foreign matter.

4.5 KEY INFORMATION

The following drawings, specifications, documentation and the 'like' will form part of the contract and have been nominated by the Main Contractor as particularly relevant to your trade or area of responsibility and may require further coordination between the Subcontractor, Main Contractor, relevant Consultant and possible other Subcontractors:

SPECIFICATIONS	Refer PROCORE
DRAWINGS	Refer PROCORE
REPORTS	Refer Contract Documentation
CONSTRUCTION PROGRAMME	Refer Detailed Construction Programme LATITUDE 25 Community Facility/Health Hub as per Annexure A of the Subcontract.
TIMING/CRITICAL DATES	Refer Detailed Construction Programme LATITUDE 25 Community Facility/Health Hub as per Annexure A of the Subcontract. Approximate Commencement on Site: 26 th May 2020 Practical Completion of Project: 5 th September 2020



B.P.A.

	NOTE: The Main Contractor reserves the right to alter the commencement date of the works to suit the requirements of the client/construction programme.
LABOUR/PLANT RATES	Tradesman per hour - \$40/hr excl GST NOTE: Rate is inclusive of all overheads, margin, overtime, allowances and the like.
BREAKDOWN OF PRICE	NOTE: All associated and sundry works are deemed to be included within any such breakdown provided by the tendering subcontractor.
INSPECTION/HOLD POINTS	1. Inspect site prior to commencement to establish access, storage and more detailed programming of works. 2. Provide all documentation due to be submitted to PBS Building QLD Pty Ltd under the subcontract (Safety, Environmental, QA and the like). 3. Complete the works in accordance with the documentation ensuring all specific engineer/council requirements, inspections and hold points are adhered to.

4.6 SIGNATURES

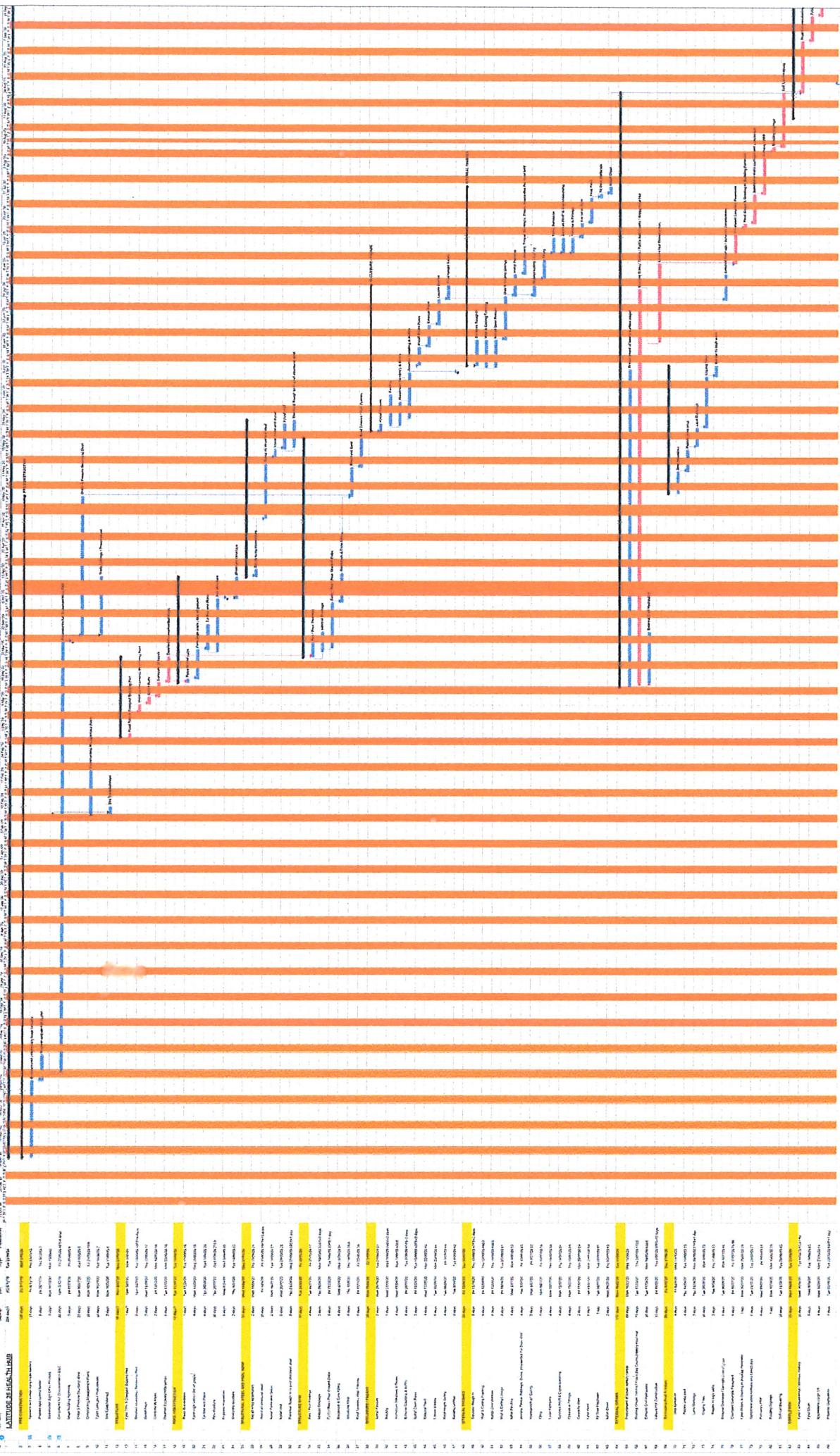
Signed for and on Behalf of Subcontractor			
Full Name:	Brendan Noel Buckley.		
Position:	Director/Secretary.	Date:	19.6.2020

Signed for and on behalf of Main Contractor:			
Full Name:	Peter Abou.		
Position:	Project Manager.	Date:	19/6/2020

Latitude 25

Project: [illegible]
Date: [illegible]

Page 1 of 1



Handwritten initials and a signature.