

Annexure 1

Scope of Works

Job Name: **Rockpool RAC Pelican Waters**

Job Number: **22066**

Trade: **Ceilings and Partitions inc. Carpentry**

Date: **09/11/22**

Contents

1.	Project Specific Scope of Works.....	3
1.1.	General Items.....	3
1.2.	Health, Safety and Environment	3
1.3.	Project Quality Requirements (PQR).....	6
1.4.	Construction	7
1.5.	Site Management	8
1.6.	Cranage and Hoisting	10
1.7.	Administration	10
2.	Trade Specific Scope of Works.....	12
2.1	Trade Specific.....	13
2.2	General Requirements	20
3.	Tender Conditions.....	23
3.1.	Documentation	23
3.2.	Subcontractors Price.....	23
3.3.	Licensing/Advertising/Media Releases.....	24
4.	Special Conditions of Subcontract	25
	SC1 Variations	25
5.	Project Close Out Deliverables	26
5.1.	Conditions of Deliverables.....	26
5.2.	Deliverables Table	27
6.	Schedule of Scope of Works Reference Documentation	29
6.1.	Subcontract Sum	30
6.2.	Subcontractor Progress Claim Form	31
7.	Interpretations and Definitions.....	32

1. Project Specific Scope of Works

1.1. General Items

The terms contained in this Scope of Works Document shall not in any way limit the obligations of the Subcontractor under the Subcontract, and in particular the obligations of the Subcontractor under the General Conditions of Subcontract.

In case of an ambiguity, discrepancy or inconsistency between the Subcontract documents the ambiguity, discrepancy or inconsistency is to be resolved in accordance with clause 6 of the General Conditions of Subcontract.

The following clauses shall be read in conjunction with the drawings and specifications and other relevant documents to ascertain the total subcontract works.

The Subcontractor is deemed to have;

- examined the tender documents, the Site and it's surroundings including any existing buildings or other structures and any other information made available in writing by McNab to the Subcontractor for the purpose of finalising the Subcontract sum,
- examined all information relevant to the risk, contingencies and other circumstances having an effect on it's tender and which is obtainable by making reasonable enquires, and
- satisfied itself as to the correctness and sufficiency of the contract documents and that it's price covers the cost of complying with all the requirements of the Subcontract documents and of all matters and things necessary for the due and proper performance and completion of the work described in the Subcontract documents.

No claims for variable site conditions, access or otherwise will be acknowledged after contract award.

1.2. Health, Safety and Environment

- a) All Subcontractors are required to review, execute and comply with the McNab "Subcontractor Health, Safety and Environmental Requirements" included as an appendix to the Subcontract. This includes the provision of all supporting documentation as detailed including HSE plan, safe work method statements and material registers a minimum of one (1) week prior to commencement on site for approval by the Contractor.
- b) The Subcontractor acknowledges that:
 - a. There is strictly no parking onsite, in neighbouring visitor carparks or on the road way around the perimeter of the site. All subcontractors and visitors to the site are to park legally in the surrounding area and must comply with all Sunshine Coast Regional Council parking signage, requirements and restrictions that may apply. The subcontractor's supervisor is to gain the workers number plates and ensure that the parking request has not been ignored.
 - b. Strict delivery time slots to be coordinated with McNab. Failure to arrive within the allocated time slot will result in delivery being turned away without being unloaded at the cost of the Subcontractor. The subcontractor is to not park trucks around the site earlier than 6:30am
 - c. All delivery vehicles to contain a CB radio that can be programmed to the Contractor's frequency.
 - d. Swearing, yelling, whistling or similar behaviour deemed inappropriate will result in immediate and permanent removal of that person from site.
 - e. No construction works or noisy activity is to commence prior to 6.30am daily.

- c) The Subcontractor shall allow for provision of all HSE equipment, signage and barricading required to ensure safe implementation of the contractor safe systems for work, including all controls specified within SWMS for tasks and activities must be supplied, maintained and implemented by the Contractor.
- d) The Subcontractor shall allow for provision of a trained workplace health and safety representative for the site and that this person will attend safety meetings as directed by the Contractor.
- e) The Subcontractor shall provide a trained and current Workplace First Aid trained person within their workgroup. The subcontractor must provide and maintain a first aid kit suitable for their work group numbers.
- f) All workers and maintenance personnel must complete a site specific induction to perform any work on site, regardless of period of work. Inductions will strictly be held 6.30am Monday to Friday and must be booked in with the Contractor the day prior to the induction. Personnel not booked in prior or arriving late to an induction will not be inducted and are required to be booked in for the following day.
- g) McNab utilises the Hammertech system to ensure that the best safety management practices are in place. To ensure our processes are adhered to it is important for a number of steps to be followed by workers both prior to and when they arrive onto site.
 - a. **Employer Details** - McNab requires that as a subcontractor you keep your relevant company/business details up to date. Prior to commencing work on a McNab project, all insurance details and certificate of currency must be provided. To submit/modify Employer Details:
 - i. Login to Hammertech at <https://mcnab.hammertechonline.com>
 - ii. Select the Employer menu, on the left-hand side of the screen > click Edit Details
 - iii. Follow the steps to enter the specific details and upload relevant files
 - b. **Submitting SWMS & SDS** - McNab requires all SWMS & SDS to have been submitted where possible at minimum 7 days, prior to your start date. Please review the attached "SWMS Review Checklist" to ensure each SWMS meets the required criteria prior to submittal. To submit SWMS & SDS:
 - i. Login to HammerTech** at <https://mcnab.hammertechonline.com>
 - ii. Select the SWMS menu, on the left-hand side of the screen, including the corresponding SDS
 - iii. Repeat these steps for standalone SDS, within the SDS menu on the left-hand side of the screen
 - c. **Completing the Online Registration and Induction** - McNab is leading the industry in online company inductions, ensuring that workers arrive on site with the required knowledge to safely undertake their tasks. Once on site, workers will be provided with a site-specific induction which will cover emergency procedures, facilities, noticeboard locations etc. Prior to arriving on site each worker is required to:
 - i. Go to <https://mcnab.hammertechonline.com>
 - ii. Select the project you will be working on – Rockpool
 - iii. Select the "Begin my registration now" button, in the bottom right of the screen
 - iv. Complete your Registration and Induction

It is imperative that your workers complete their registration and induction before arriving to site

d. **Induct known Equipment** - If you know prior to commencement the items of equipment that will be brought onto site, complete the plant induction form and submit to McNab for review. To submit your plant induction forms:

- i. Go to <https://mcnab.hammertechonline.com>
- ii. Select the project you will be working on
- iii. Select the Equipment menu on the left-hand side of the screen
- iv. Select the Add New button on the top right-hand corner
- v. Select the item of plant from the drop-down menu, complete the plant induction form and submit for review and approval

If this is your first time utilising the HammerTech system on a McNab site, then you will also receive an email titled "New HammerTech User Account". This email will contain a link to create your password, with your email address being your username.

Please ensure all the above items are completed prior to your workers attending site.

h) As a minimum and without limiting the obligations of the Subcontractor under the "McNab Health, Safety and Environmental Requirements", all Subcontractor personnel are to be issued with and use the following PPE at all times:

- Safety helmet, inclusive of accessories such as chin strap or lanyard.
- Proprietary steel cap footwear.
- Two pairs of safety glasses (clear and tinted), or Prescription Safety Glasses to meet Australian Standards (AS 1337).
- High visibility shirt or shirt with high visibility vest (no singlets are allowed on site).
- Gloves, must be on person, fit for purpose and worn when performing manual tasks.
- Hearing protection to be carried at all times and used as necessary appropriate to the task.
- Respiratory protective equipment as required for the work being undertaken by the relevant subcontractor, fit testing (if relevant to the RPE).

i) All delivery drivers shall wear full site PPE and hold an Industry General Induction card to be allowed on site. Any drivers who cannot comply with these requirements will not be permitted to leave the cabin of their vehicle and may be turned away from site at the Contractor's sole discretion.

j) All Subcontractors will maintain a kit of spare PPE which is appropriate for their individual scope of work. The kit will be maintained in a box, kit bag, etc. and will be periodically inspected by the Contractor. Any PPE required to be provided by the Contractor on the Subcontractor's behalf for its personnel will be deducted from the Subcontract sum.

k) Workplace Health & Safety Notices – Failure to comply with any of McNab's Health, Safety and Environmental Requirements will result in disciplinary action including the following, as determined appropriate by the Contractor;

- Re-induction of the individual/s;
- Complete re-induction of the Subcontractor's site personnel including Project Manager and Supervisor;
- Temporary removal of individual/s from site;
- Permanent removal of individual/s from site; or
- Take consideration as a breach of Subcontract under clause 53 of the General Conditions of Subcontract.

The Subcontractor shall not be entitled to any claim for additional costs or time incurred as a result of the above disciplinary actions.

- l) Fitness for Work – It is the responsibility of the Subcontractor to ensure all workers are physically, mentally and emotionally fit to perform their normal work duties at all times during the working day. Should the Supervisor suspect a worker not to be fit to perform his/her normal work duties then they must ensure that appropriate action is taken and that the person is removed from any immediate danger. The responsible person must report the incident to McNab site management and record it via an Incident Report Form.
- m) Subcontractors are responsible for the provision of task lighting as required to carry out their work. Task lighting must comply with the following minimum standards:
 - Proprietary lights designed and manufactured for the purpose of providing portable lighting in industrial work places.
 - All task lights will be on stands designed and manufactured for the purpose. Lights will not be hung from walls, ceilings, scaffolds, services etc.
 - All task lights must be guarded. Guarding to be an integral part of the portable lighting system.
- n) It is the Subcontractor's responsibility to ensure all of the electrical equipment to be used on site by the Subcontractor during the execution of their subcontract works fully complies with the current *Work Health and Safety Act 2011* and all other relevant authorities. The Subcontractor shall provide evidence of testing and tagging by the Contractor, with non-compliant plant to be removed from site immediately.
- o) All waste is to strictly be discharged to designated bins for each type of material, e.g. recycling, soft plastic, concrete, cardboard, general, etc.
- p) The Subcontractor shall allow for the provision of all noise and vibration suppression to any plant or equipment which may cause a nuisance to the neighbours or other workers.
- q) The Subcontractor is to allow for fall prevention lanyards for all tools and equipment for works on elevated areas where there is a risk of falling objects.
- r) The Subcontractor is to provide all necessary dust, erosion, environmental control measures and procedures to prevent run-off during their construction works in accordance with the requirements of Local Government, Council and all other relevant authorities. All practical measures must be taken to ensure that vehicles leaving site do not deposit mud or debris on the road. Any mud or debris deposited on the road must be cleaned immediately.

1.3. Project Quality Requirements (PQR)

- a) The Subcontractor shall include for the provision of a project specific Quality Assurance Plan substantiating how the Subcontractor will achieve all design requirements as detailed within the Drawings and Specifications. This is to be submitted a minimum of ten (10) days prior to commencement on site for review by the Contractor.
- b) The Subcontractor shall complete and provide Inspection and Test Plans (ITPs) at critical points of the Works as directed by the Contractor. Subcontract works are not to proceed until the ITP has been signed by both the Subcontractor and Contractor as being satisfactory. At the Contractor's discretion, works not following this procedure may need to be removed and replaced at the Subcontractor's expense.
- c) All Subcontractors are to provide the relevant Project Quality Requirements (PQR) documentation and evidence for their Subcontract works in the time frames and format as requested by the Contractor. The Subcontractor must make all appropriate allowances to comply with the PQR and meet any construction programme. Any delays in complying with these requirements will be considered a delay to the subcontract works caused by the Subcontractor under clause 28 of the General Conditions of Subcontract.

- d) The Subcontractor shall not be entitled to claim delay or extension of time for satisfying any PQR, including time for review and approval by the Contractor of any PSQR submission by the subcontractor.
- e) The Subcontractor is deemed to have included for all administration, labour and resources in order to meet the project requirements related to the above items.

1.4. Construction

- a) The Contractor will provide staged scaffold to the external perimeter of the building only. The Subcontractor shall supply all other access plant and equipment required to complete the Subcontract works. This includes staged scaffolding, mobile scaffolding, EWP's, boom lifts and the like including barricades, signage and harnesses in accordance with the Subcontractor HSE Requirements. Should the external scaffold not be suitable to complete the Subcontract works, the Subcontractor shall make its own access provisions.
- b) The Contractor will provide temporary water supply to each level of the building. The Subcontractor shall allow for all temporary water requirements in excess of that provided by the Contractor including reticulation to the point of work and satisfactory control and disposal of wastewater.
- c) The Contractor will provide temporary power to within 30m of the outermost workface of each floor of the building. The Subcontractor shall allow for all temporary power requirements in excess of that provided by the Contractor including reticulation to the point of work, use of insulated lead stands and hooks as well as supply of portable generators where required.
- d) The Contractor will provide the following survey items only - the Subcontractor shall supply all set out and surveying work necessary for the adequate control of the Subcontract works in excess of these provisions:
 - Re-establish site boundaries
 - Set out of grids for building with offset hurdles for builder to reset off
 - Set out of all pad footings (inc crane base)
 - Set out of strip footings
 - Set out/check of starter bars in pad footings
 - Survey as built of columns after pads poured
 - Set out of stair cores/lift core/ and block walls on footings and pads
 - Check of set out for services on GF
 - Set out for structural steel canopy and precast
 - Place grids on slab in two directions for west and north slabs
 - Place grids on formwork deck in two directions for west and north slabs
 - Set out pins for block layer (inc window openings) on each deck after a pour
 - Allow to place 1mt high datum point on the lift core, and stair cores on every level
 - Allow to check lift shaft verticality and square every 2nd level
 - Allow to check stair core verticality at L1 and L4
 - Allow to set out new crossover
 - Allow to set out all paths
 - Allow to set out entry driveway curbs, asphalt and driveway
 - Allow to set out booster cupboard and PTM pad and return to set out walls
 - Allow to set out inner circle at entry and re cast pad and bars
 - Allow to set out for blockwork to GF west end (pump room, maint room, bin room and store)
 - Allow to set out planters on L1
 - Allow return visit to re set grids on GF after floor prep
 - Allow to set out GF north café area block and brick walls

- Allow to set out plant deck walls
 - Set out starting grid for line marking
- e) Where the subcontract works join, meet, penetrate or finish adjacent to pre-existing works, the Subcontractor shall allow for all sealing, finishing off and making good of the Subcontract works to the pre-existing works.
- f) The Subcontractor shall bear costs of rectification or other works damaged by their company representatives and employees.

1.5. Site Management

- a) The Subcontractor shall note that there will be strictly no parking on the site. Subject to the approval of the Contractor, the Subcontractor may drive on to site for the sole purpose of unloading materials and tools only.
- b) The site opening hours are 6.30am to 6.30pm Monday to Saturday. Sunday working shall be at the discretion of the Contractor and is deemed to be included by the Subcontractor. The Subcontractor shall allow to undertake works outside of the regular opening hours where necessary to meet the construction schedule.
- c) All deliveries, whether requiring craneage or not, shall be formally booked in with the Contractor a minimum of 48hrs in advance. The Contractor reserves the right to turn away deliveries that have not met this requirement.
- d) The Subcontractor shall allow for all materials handling and site movement from point of delivery to place of work, including all labour and plant such as forklifts, manitous and trolleys where required. The Subcontractor shall be fully responsible for accepting deliveries and coordinating unloading. The placement of materials shall be nominated in consultation with site management. The Contractor reserves the right to turn deliveries away where Subcontractor personnel are not available to accept.
- e) There is no storage of bulk materials available on site. All materials must be installed within three (3) days of delivery unless specific prior approval has been obtained from the Contractor. The Contractor reserves the right to remove materials from site at the Subcontractor's expense if they fail to comply with this requirement.
- f) Any Subcontractor tool boxes, offices, and container to be stored on site must be approved by the Site Manager prior to doing so; only in a location agreed with the Site Manager. The security of which remains with the Subcontractor.
- g) The Subcontractor will not be granted sole possession of the site or areas of work. Allow to coordinate works with other Subcontractors and for breaks in continuity to allow works by others to occur as directed by the Contractor at its sole discretion.
- h) For the purpose of task allocation, coordination of activities, management of workface and potential safety issues, Subcontractor supervisors will hold daily start-up discussions with their personnel. These may be attended by the Contractor's personnel from time to time, and the Subcontractor shall provide documented evidence of meetings held.
- i) All Subcontractors shall be required to attend construction meetings, coordination meetings, safety walks and other meetings the Contractor deems necessary. Qualified personnel shall be assigned by the Subcontractor to attend meetings on the scheduled basis, and provide suitable replacement when unable to attend.

- j) The Subcontractor shall include for providing qualified supervision for any works which are to be completed outside normal working hours. The supervisor shall have sufficient first aid qualifications to carry out this role.
- k) For the purpose of efficient site communication all Subcontractors are to provide a minimum of one (1) CB radio that can be programmed to the Contractor's frequency. The radio is to be carried by the Subcontractor's most senior supervisor on site.
- l) All Subcontractors will provide an appropriate number of brooms, shovels, squeegees, barrows/trolleys, as well as personnel, etc. required to carry out daily clean-up of their work areas. Subcontractors shall also provide personnel for a full site clean-ups from time to time when deemed necessary by the Contractor.
- m) The Subcontractor will move and place all waste material and rubbish into bins/rubbish chutes provided by the Contractor. The Subcontractor shall allow for the provision of their own wheelie bins and labour where excessive waste is generated as a result of the Subcontract works.
- n) Should the Subcontractor fail to undertake site cleaning as detailed above, then the Contractor reserves the right to engage others to undertake the works at the Subcontractor's expense without prior notice to the Subcontractor.
- o) The Subcontractor is deemed to have included for all costs associated with the protection of the Subcontract Works from damage and theft up to the date of Practical Completion under the Head Contract.
- p) The Subcontractor shall be responsible for preventing any damage to adjacent works. Any costs incurred by the Contractor as a result of damage caused by the Subcontractor shall be deducted from the Subcontract sum.
- q) If the Subcontractor's works involves works on or outside the boundary of the site, they shall be responsible for protecting any existing finishes, roads, footpaths and neighbouring property, and making good any damage caused.

Initial	
Initial	

1.6. Cranage and Hoisting

- a) The Contractor shall provide a tower crane including dogman for the duration of the structural works of the project. The capacity will be approximately 8t maximum to 2.85t (inclusive of chains and rigging) at a 55m boom length. All use of the crane must be booked in with the Contractor a minimum 48hrs in advance and in accordance with Item 1.1.5 c) for deliveries. The Contractor reserves the right to amend crane bookings from time to time if required.
- b) The Contractor is not responsible for any delays in the works and additional costs incurred by the Subcontractor as a result of any matter relating to the availability or use of any craneage provided by the Contractor or other Subcontractors including failure or breakdown.
- c) The Subcontractor shall be responsible for making sure that the items to be lifted are within the lifting capacity of the Contractor's crane and are correctly packaged and ready for lifting. The Subcontractor shall provide all labour and plant to load and unload materials from the point of lifting and placement to the work face, loads must not be placed where they interfere with any other works.
- d) The Subcontractor shall provide all mobile craneage and hoisting in excess of that provided by the Contractor as necessary to complete the Subcontract Works. It is the Subcontractor's responsibility to assess the Subcontract works to ascertain these requirements, which is deemed to be included within the Subcontract Sum. The Subcontractor shall provide a minimum two (2) week's notice to the Contractor of any mobile crane requirements and include for all establishment and signage.

1.7. Administration

- a) The Contractor will utilise an internet based information / communication platform such as Procore or Aconex (Extranet), with all drawings, specifications, project communication and the like being transferred / shared electronically via the Extranet. The Contractor will provide training sessions to all Subcontractors on the use of the Extranet. All Subcontractors must adhere to McNab Policy in the Extranet's use throughout the project. No hardcopy Drawings or Specifications will be issued. Failure of the Extranet shall not be a cause of delay or variation under the Subcontract.
- b) The Subcontractor shall prepare and submit for approval all workshop drawings necessary to complete the Subcontract Works. The Subcontractor shall submit drawings to the Contractor allowing sufficient time for the approval of same. No claims for delay to the subcontract works caused by time for review and approvals being issued shall be accepted by the Contractor.
- c) Progress claims submitted without all relevant documentation (including but not limited to) an approved claim summary and break-up outlining the percentage of subcontract works completed in each work area, a signed statutory declaration, a summary of the monthly safety statistics and copies of the certificates of currency for Workers Compensation and Public Liability, summary of submittals status, look-ahead programme, lead times for equipment, as built drawings/ red line mark up, ITP summary, manpower records, will not be considered as a valid progress claim.
- d) The Subcontractor must sign the McNab RCTI (Recipient Created Tax Invoice) agreement as a condition of the Subcontract Agreement (refer Appendix).
- e) All variation claimed submitted by the Subcontractor to the Contractor must include a break-up of the proposed variation costs. Each break-up shall include detailed itemised costs for labour, plant / equipment, materials and the Subcontractor margin. Each variation shall have daily signed-off (by McNab site staff) works sheets for clarification of labour and materials. Any works sheets (even if labelled as variation) signed off by site management is not necessarily a variation, and for record purposes only.

- f) The Subcontractor shall assess the current contract documents (drawings, specifications, etc) and details well in advance of reaching each new work face and to notify the Contractor of any missing information or discrepancies. No delays will be considered for Subcontractor oversight in drawing assessment and planning.
- g) Computer Aided Design (CAD) drawing files are provided to the Subcontractor for Information Only. The Subcontractor shall take no reliance on the CAD files. The information contained within issued hard copy drawings (including pdf files) shall take precedence over CAD file information.
- h) The Subcontractor is to make itself aware of lead times for all items of equipment and notify the Contractor immediately of any affect to the Construction Programme. The Subcontractor shall be responsible for providing regular updates as to the progress of specially manufactured or ordered items and for maintaining originally advised dates for delivery, including the cost for any special freight to meet these requirements.
- i) The Subcontractor shall submit all material and product samples, and construct prototypes (off / on site) to the Contractor for approval as detailed in the Subcontract Documents and as requested by the Contractor. The Subcontractor must make all appropriate allowances to provide these requirements and meet the Construction Programme. Any delays in complying will be considered a delay to the Works under clause 28 of this Subcontract Agreement.
- j) The Subcontractor shall provide all information, certificates, forms and alike required by the Building Certifier or other body to allow the issue of a Certificate of Classification, e.g. Form 15 and/or Form 16. All Form 15's and 16's shall state compliance with the relevant Australian Standards, Regulations, Trade Specific codes, Contract Documents and Building Code of Australia.
- k) It is the Subcontractor's responsibility to ensure all subcontract works are in full compliance with 'Section J' of the Building Code of Australia and project Energy Efficiency Report. The Subcontractor shall also reference this compliance in their relevant Form 15 and 16's.
- l) The Subcontractor shall provide a draft Maintenance & Use Manual including all warranties, guarantees and certificates to the Contractor two (2) months prior to projected date for Practical Completion. Upon approval by the Contractor and prior to Practical Completion of the Subcontract Works, three (3) final copies shall be issued by the Subcontractor including all As-built drawings and documentation.

2. Trade Specific Scope of Works

The Subcontractor shall provide all things necessary to complete the subcontract works unless specifically noted as 'by others' herein.

The Subcontractor shall provide all supervision, labour, materials, transport, plant and equipment necessary to complete the design, supply, application/installation, testing, adjusting, commissioning and maintenance of the Subcontract works in accordance with the contract documents (drawings, specifications, conditions etc.), relevant Building Codes, Local Council Regulations, Australian Standards, International Standards (where applicable) and industry codes of practice and to the satisfaction of the Statutory Authorities and relevant Utility Companies.

This scope of works document and the documents referenced within are provided to enable the Subcontractor to provide a Design and Construct (D&C) price for the works. This document is not intended to represent a full completed and detailed design. It is the responsibility of the Subcontractor to make all due allowances in pricing the provision of a fully functioning system compliant with codes and all relevant legislative requirements, irrespective of the fact that the design is not completed or fully detailed in this and the associated drawings.

The works include but are not limited to the following:

2.1 Trade Specific

2.1	TRADE SPECIFIC SCOPE OF WORKS – CEILINGS AND PARTITIONS		
	Compliance, Certification and Sequencing		
1.	The subcontractor is to allow for all labour, materials, and equipment required to complete the supply, installation and certification of the ceilings and partitions package to the Rockpool Pelican Waters project. These works are to be in accordance with the following requirements; ➤ Project documentation – architectural, interior design, and structural set ➤ Relevant Australian standards and codes ➤ Section J Report ➤ Acoustic Report ➤ Principle Project Requirements (PPR) ➤ Disabled and access requirements ➤ Wind loading requirements on structural drawings ➤ Finishes schedules ➤ Rondo engineering ➤ CSR Wall Specification (wall system confirmed from subcontractors pre-commencement meeting with McNab and wall manufacturer)		
2.	The subcontractor is to allow to supply and install the following in accordance with the ceilings and partition package; ➤ Internal partition walls ➤ Smoke walls ➤ Fire rated walls including certification of partitions ➤ Internal steel partition walls ➤ Bulk heads ➤ Ceiling battening and window lintel head battening ➤ Insulation and caulking (acoustic treatments) This includes to all roofs – the underside of plant deck roof, lower level roofs, and the main roof ➤ Insulation under plant deck and under slab (in ceiling space) ➤ Soffits including porte cochere ➤ Function Room - GD6 Head		
3.	Allow to supply and install all ceiling and wall linings systems as shown on the drawings; ensuring the thermal insulation (R Value), acoustic insulation (RW rating), and Fire resistance values are all achieved		
4.	Allow for all fixings/supports to meet non-structural seismic requirements of the building and AS1170.4. Provide documentation from suppliers/manufacturers and certification for compliance		
5.	All wall systems and insulation must meet the requirements outlined in the section J, energy efficiency and acoustic reports. If there is any ambiguity or conflict in these reports, the subcontractor must communicate these to McNab during the tender period. Following the ceilings and partitions subcontract execution, the subcontractor is deemed to have completed their due diligence on these reports and allowed for all inclusions and required performance values for fire, smoke, and acoustic levels.		
6.	Allow for all in wall recesses as shown on drawings		
7.	Allow to pull through cables marked by service trades		

8.	Allow to fix to all building elements, such as but not limited to; concrete, blockwork, steel posts and beams.		
9.	Subcontractor is to allow for a meeting on site prior to starting works with McNab and the manufacturer's representative to discuss, review and approve subcontractors proposed tested system for passive fire protection		
10.	Allow for all vertical and horizontal movement of material. McNab to coordinate vertical movement of doors and door frames, all other material in line with ceilings and partitions scope is deemed to be allowed for by the subcontractor		
11.	Frame and sheet all service risers		
12.	Allow for installation of expansion joints where required		
13.	Allow to supply and install 3x layers of Fyrecheck to SC5 posts on level 5.		
14.	Allow to coordinate all material to be on site ready to install, allowing for any unexpected material lead times. Confirm material has been ordered and purchased within 2 weeks of contract award.		
15.	The subcontractor must progress works in a rate and manner required to maintain the contractors program on site.		
16.	Sequence of works per floor is as noted below ➤ Set out walls ➤ Frame walls inc. noggings ➤ Sheet walls (smoke walls first on each floor) ➤ Ceiling grids ➤ Sheet ceilings ➤ Set and Sand		
17.	Subcontractor to allow for a work force to facilitate program sequence of floors		
18.	Allow to sheet above door frames in smoke walls first on each floor prior to sheeting. This is to enable the smoke walls to be installed complete, and service trades to follow with penetrations.		
19.	Allow to fast track four resident rooms as prototype's for approval (1 of each type)		
20.	Allow to supply and install timber posts (2) to each resident room for the ensuite handrails. Coordination of install to communicated with McNab (and approved by McNab personnel) prior to install. Subcontractor to install timber posts as per approved design including all brackets and fixings and allow for slab deflection		
Wall Partitions			
21.	The subcontractor shall allow to supply and install steel wall systems in line with the requirements specified in the drawings		
22.	Allow for battening of block walls as per wall type plans		
23.	Allow for all fixing into concrete where required using fire rated fixings in accordance with manufacturers recommendations to all fire walls		
24.	Ensure walls are installed +/- 5mm from plumb over the vertical length of the wall. (floor to ceiling)		
25.	Walls to be installed in accordance with an approved wall system. Systems to be used may be from an approved manufacturer		
26.	Allow any packing out of walls, columns etc to maintain straight lines		
27.	McNab will coordinate all in wall services through the use of ITP's on Procore. Where the subcontractor sheets wall prior to ITP sign off, the subcontractor will incur costs to re-sheet		
28.	The subcontractor shall be responsible for setting out all partitions, this includes costs associated with surveying if required by the subcontractor.		

29.	Ensure all opening sizes are constructed correctly to support requirements of any joinery, doors or windows necessary to be installed. In the instance that a frame opening has not been allowed for correctly, the subcontractor shall rectify the opening at their own cost		
30.	Allow for all ancillary items and work to complete the framing works in full		
31.	Allow for additional insulation to allow for acoustics in private meeting room		
32.	Allow for installation of insulation to walls and ceilings where shown on drawings		
33.	Allow for noggings and sufficient bracing in ceiling grid for suspended open shelves to be installed		
34.	Allow for noggings/ sufficient bracing in ceiling for feature lights to be installed		
35.	Allow to supply and install all ply and noggings to resident rooms, nurse stations, treatment rooms, AWC's and Bath, Pan rooms, Cleaners rooms, Servery's, reception, corridor (hand wash basins), reception, hair salon, Kitchen, Café, and Laundry. The subcontractor shall allow to supply and install noggings for the following items; ➤ All sanitary hardware, sundry hardware such as but not limited to; shower screens, grab rails, robe hooks, hand towel rings, curtain tracks, toilet roll holders, towel rails, soap and paper towel dispensers, handrails for toilets - 1 either side of toilets. (all pc items in bathroom) ➤ TV in each room including reception, lounge room, dining rooms and common areas – Allow 200x additional for the TVs ➤ 160x for wall lights ➤ 65x for pendant lights ➤ 10x for DB's ➤ Equipment fixtures to the kitchen, café, servery and laundry – all FFE items ➤ Drug safes ➤ Hose Reels in kitchen NOTE* Final coordination of noggings in resident rooms will be coordinated during the construction and completion of the prototype rooms on level 1.		
36.	Allow to supply and install noggings for joinery items as highlighted by McNab. This extent will be determined in the prototype rooms. Provide separate price for these works		
37.	Allow for installation and certification of grab rails to the ensuites. Nogging and timber post set out to be confirmed in prototype rooms and be continuous throughout all resident rooms. Handrails to be installed to 110kpa		
38.	Allow for insulation requirements on wall types drawing A6.20. (Insulation extends to u/s slab and above ceiling where applicable)		
39.	Allow for full installation of steel door frames to all rooms with partition walls, including box studs to all door jams		
40.	Frame all bulk heads and coffer including curtain bulkheads for mechanical subcontractor as shown on RCP's		
41.	Allow for full coordination with the service subcontractors and frame out for the following but not limited to; all recessed lights, mechanical ductwork, cable tray's, and TMV's		
42.	Supply and Install timber reinforcement to 18x bottom of sills to the sliding doors		
43.	Install support framing to level 5 Facade FC Sheeting		

	Plastering		
44.	Subcontractor shall supply and install the plaster in accordance with current drawings and specifications. Including the following but not limited to; ➤ Ceiling linings ➤ Soffits ➤ Corridors ➤ Cornices ➤ FC on Level 5 Northern Elevation ➤ FC underside window for plasterboard support detail 4 on A9.01 ➤ Line wall types as per drawing A6.20 ➤ Square set for windows and resident rooms		
45.	Supply and install a total of 250x 450x450 flush set access panels (acoustic rated) to ceiling for access to mechanical, electrical, plumbing and fire systems		
46.	Supply and install a total of 60x 300x300 access hatches (1 for each bathroom) as per TMV access hatch detail on drawing A11.21		
47.	Allow all necessary certification for fire rated and smoke walls; necessary to ensure compliance with all fire codes, Australian standards, and current building regulations		
48.	When constructing fire rated/smoke walls, subcontractor shall allow to install compliant plaster board sheeting in accordance with the manufacturer's installation proprietary system, chosen and approved for use.		
49.	Subcontractor to engage a technical representative from the plasterboards manufacturer as to review works in accordance with their tested system		
50.	Where necessary to ensure compliance with the head contractors building certifier, the subcontractor shall allow to record, and catalogue photographic installation evidence to ensure compliance with the chosen installation system, and be able to present evidence when requested by the certifier. If the subcontractor is unable to provide the information when requested and the certifier instructs an inspection into the wall causing damage, in an attempt to determine installation compliance. The subcontractor will be required to rectify any inspection holes or damage at their own expense		
51.	Allow to install expansion joints to corridors or units at intervals determined by the manufacturer or the sheeting specification used by the subcontractor. Architect to review and confirm locations prior to installation		
52.	Ensure ceiling sheets are installed so there is no visible sagging of sheets. This shall be tested by turning of all lights internally to the units and allowing natural light to enter via the balcony windows and doors. All visual sagging of sheets shall be rectified at the expense of the subcontractor		
53.	Ensure that corridor sheets are installed so as no visible sagging or bulging of sheets occurs		
54.	Sheet joints are to be completed that no visible setting joint is easily identifiable in the finished product. Allow to build out the external corners to ensure no excessive gaps to skirting		
55.	Ensure stud adhesive is used in sufficient quantities too prevent 'popping' of studs and ceiling battens		
56.	The subcontractor shall allow for installation of sheeting and plastering in the following order to all areas; ➤ Sheet ➤ Set		

	➤ Sand ➤ Primer (performed by painter) ➤ Pre patch after sealer coat ➤ First Coat colour (performed by painter) ➤ Post patch – after first coat colour and prior to second coat colour (rectification of unseen defects prior to paint)		
57.	Subcontractor allow to use tear away beads for all setting conducted around windows		
58.	The subcontractor shall ensure fire rated compliance in and around metal door frames where required		
59.	Sheet, set and sand all bulk heads shown on reflected ceiling plans. Including bulkhead to café as shown on A10.42		
60.	Allow to set all glazed openings to maintain compliance with the principles project requirements		
61.	Allow for all resident room ceilings are completed with square set		
62.	All joints 3mm or greater are to be filled with approved gap filler by the subcontractor		
63.	All sealants are to be colour matched and approved by McNab site foreman prior to installation, ensure no oil based fillers are used due to oil leaching		
64.	Allow to supply and install covered walkway area to site compound		
65.	Allow to provide and maintain a washout station		
66.	Allow to pull through cables marked by service trades		
67.	Install support framing for level 5 façade FC Sheeting (framing supplied by roof truss supplier)		
68.	Allow to supply and install valley gutter supports for roofing subcontractor		
Administration and Pricing			
69.	Subcontractor to provide detailed price breakdown of the subcontract works for valuation of variations. Extent of breakdown is to McNab project managers request		
70.	Web FM Details and O&M Manuals to be uploaded to Web FM site.		
71.	Subcontractor to provide cost saving options and alternatives of the same or greater quality to currently specified.		
72.	Subcontractor to provide schedule of rates for labour and plant prior to contract award for valuation of variation requested under day-works		
73.	Subcontractor to provide all handover documentation, including but not limited to; handover manual, warranties, test reports, product data, form 12's, as built, insurances, certification, prior to final claim. Final claim will be processed upon completion and approval of all final paperwork issued.		
74.	Allow for a foreman to complete all ITP inspections (complete on Procore to avoid hold points) and attend weekly site meetings		
75.	Subcontractor has allowed to fast track 4x rooms confirmed by McNab for sign off early. All rooms are to be set out based from these approved prototype rooms		
76.	Rockpool Pelican Waters is a Project Trust Account (PTA) project and will be administered as such. Subcontractor to administer all sub, subcontractors with trust accounts for retention purposes		

	Ceilings and Partitions Scope End		
2.2	TRADE SPECIFIC SCOPE OF WORKS – CARPENTRY		
	Note* Subcontractor to provide separate pricing for carpentry scope of works. McNab to confirm by 30th November if ceilings and partitions subcontractor has carpentry works within contract. Separate works include – Truss install, fix out, and fit off		
	Compliance and Scope		
77.	The subcontractor is to allow for all labour, materials, and equipment required to complete the supply, installation and certification of the carpentry works to the Rockpool Carseldine project. These works are to be in accordance with the following requirements; ➤ Project documentation – architectural and structural ➤ Relevant Australian standards and codes ➤ Section J report ➤ Acoustic report ➤ Principle project requirements (PPR) ➤ Disabled and access requirements ➤ Wind loading requirements ➤ Finishes Schedule		
78.	The subcontractor is to allow to supply and install the following in accordance with the carpentry package; ➤ Skirting to carpeted rooms, non-coved vinyl rooms, and all corridors ➤ MDF Pelmet to ensuite – window pelmet and ensuite door pelmet		
79.	Allow to install ensuite grab rails to resident rooms including certification. Subcontractor to propose install system and allow to supply and install all timber, and fixings required for grab rail install.		
80.	All door hardware is to be fitted prior to painter with his spray seal. Allow to install door hardware, remove and store on site, then re-install post painters final paint		
81.	The subcontractor is to allow to install the following in accordance with the carpentry package; ➤ Internal doors, including to allow to fit off all door hardware twice. Subcontractor to return to remove all hardware for painting of doors and re-fit at a later stage when requested. Hardware is not limited to handles, locks, hinges, door stops, grills/ vents and stops ➤ 150x non rated external grade surface sliding doors (as water from shower may effect these doors) Subcontractor to allow to S&I door frame during wall framing stage for plasterer to finish to ➤ All sundry and sanitary hardware to the following rooms; common area, treatment rooms, pan rooms, cleaners rooms, bath and AWC rooms, AWC rooms, wellness rooms, staff WC's, nurse stations, and staff bathroom's. Hardware including but not limited to; mirrors, handrails, towel rails, toilet roll holders, robe hooks, hand dryers, glove dispensers, soap and paper towel dispensers ➤ TV Bracket in each resident room. (TV mounted and tuned by electrician) ➤ 10x TV Brackets to common areas ➤ 5x Drug Safes (1 in each treatment room) ➤ 5x door grills (as per mechanical schedule)		
82.	Subcontractor is to allow for skirtings in accordance with the following;		

	4.1 TRIM Trim schedule <table><tr><th>Property</th><th>Typical</th><th>Skirting to Foyers & Corridors</th></tr><tr><td>Skirtings: Timber species or group</td><td>FJ Pine</td><td>FJ Pine</td></tr><tr><td>Skirtings: Grade</td><td>Standard</td><td>Standard</td></tr><tr><td>Skirtings: Size (h x t) (mm)</td><td>66mm x 12mm</td><td>185mm x 18mm</td></tr><tr><td>Skirtings: Profile</td><td>Intrim SK06</td><td>Intrim SK93</td></tr><tr><td>Skirtings: Finish</td><td>Pre-primed, painted</td><td>Pre-primed, painted</td></tr><tr><td>Pelmet:</td><td>MDF as detailed on drawings</td><td></td></tr><tr><td>Pelmet: Finish</td><td>Painted</td><td></td></tr></table>	Property	Typical	Skirting to Foyers & Corridors	Skirtings: Timber species or group	FJ Pine	FJ Pine	Skirtings: Grade	Standard	Standard	Skirtings: Size (h x t) (mm)	66mm x 12mm	185mm x 18mm	Skirtings: Profile	Intrim SK06	Intrim SK93	Skirtings: Finish	Pre-primed, painted	Pre-primed, painted	Pelmet:	MDF as detailed on drawings		Pelmet: Finish	Painted			
Property	Typical	Skirting to Foyers & Corridors																									
Skirtings: Timber species or group	FJ Pine	FJ Pine																									
Skirtings: Grade	Standard	Standard																									
Skirtings: Size (h x t) (mm)	66mm x 12mm	185mm x 18mm																									
Skirtings: Profile	Intrim SK06	Intrim SK93																									
Skirtings: Finish	Pre-primed, painted	Pre-primed, painted																									
Pelmet:	MDF as detailed on drawings																										
Pelmet: Finish	Painted																										
83.	Doors: ➤ Doors are to be installed so no edges of the doors protrude past the edge of the doors jambs; ➤ The Subcontractor is to install doors so as not to impact on any floor substrates. Installed doors are to maintain a minimum of 10mm gap over the floor substrate to allow correct air flow to occur under the doors; ➤ The Subcontractor shall allow to remove all manufacturer stickers from installed products, and transfer to the waste facilities provided; ➤ The Subcontractor shall ensure that all doors are installed with a symmetrical 3mm gap on all sides of the door, to avoid the requirements of door adjustment after completion; ➤ Double doors are to be installed with a symmetrical 3mm gap on all sides of the all doors, including the middle; ➤ The Subcontractor, where required to re-adjust doors after painting (with electric plane or similar), shall allow to re-paint the tops of the doors to maintain compliance with the manufactures installation requirements; ➤ Allow for certification of fire door install																										
84.	Allow to supply and install all fixings, fasteners, glues, sealants and sandpaper																										
85.	The subcontractor shall ensure no joints occur in skirting except where a change of angle or change of wall occurs																										
86.	Allow for installation of door grills to ground floor as per schedule DOOR GRILLE SCHEDULE: GROUND FLOOR <table><tr><th>REFERENCE</th><th>SIZE</th><th>MODEL</th><th>TYPE</th><th>QTY</th></tr><tr><td>DG-1</td><td>600x200</td><td>-</td><td>FULL CHEVRON</td><td>5</td></tr></table>	REFERENCE	SIZE	MODEL	TYPE	QTY	DG-1	600x200	-	FULL CHEVRON	5																
REFERENCE	SIZE	MODEL	TYPE	QTY																							
DG-1	600x200	-	FULL CHEVRON	5																							
87.	Ensure all nails are correctly punched below the surface of the timber, filled and sanded																										
88.	Subcontractor not to install any timber where the finished surface is damaged during manufacture. This includes any chatters, splinters, etc on the timber that would impact on the quality of the finished product																										
89.	Ensure both visible edges of the door stop receive an arise prior to installation																										
90.	Allow to supply and install skirting boards to cavity slider areas with approved construction adhesive only																										
91.	Subcontractor to allow to fit all door hardware twice. Hardware will be removed to paint doors. Subcontractor to allow to remove, maintain and store hardware until painting is completed.																										

Pricing Carpentry			
92.	➤ Carpentry works (scope above) Supply and Install ➤ MDF Pelmet to ensuite (both pelmet) Install Only ➤ Doors ➤ Skirting ➤ Sanitary and sundry hardware ➤ TV Brackets and Drug safes ➤ Door Hardware installed twice ➤ Install locks onto aluminium doors ➤ Door Grills ➤ Grab rails to ensuite		
93.	Roof truss install to be priced separately once final design is confirmed. Once confirmed truss install to be included in carpentry package		

2.2 General Requirements

- 1) Control and protection from silica dust generated from the subcontract works including but not limited to:
 - Hepa quality vacuum with a H or M class filter
 - Relevant staff to be face fit tested and to carry their fit test cards
 - Dust capture devices to be attached to all Grinders, Saws and Drills when dealing with silica dust
 - All staff with a fit test card must be clean shaven when required to wear their masks
- 2) The Subcontractor has made suitable labour allowance for the elimination of silica dust generated in the course of the subcontract works.
- 3) The Subcontractor has reviewed and confirms its tender/scope is fully confirming with the project documents including the Principal's Project Requirements (PPR).
- 4) The existing Rockpool Carseldine facility should be referred to as the Benchmark for scope, cost, finish and provision of supply items. Where any doubt, ambiguity or omission exists, or clarity is not clearly represented in the project documents or PPR the Carseldine facility should be referred to as the reference position to provide such clarity.
- 5) Allow for all traffic control for all works outside of site.
- 6) Allow for the supply of labelled samples.
- 7) Allow for the submission of shop drawings for review, two weeks from date of subcontract execution.
- 8) Set out of works in accordance with the drawings and or specifications from a Datum point or reference grids supplied by the Contractor.
- 9) Allow for all survey setout of the Subcontract Works.
- 10) Provide evidence that all survey equipment has been calibrated and a copy of the certificate issued to the Contractor.

- 11) Allow for staged deliveries of plant and material to meet the construction programme and coordinate material deliveries and movements with the Contractor.
- 12) Allow for progressive completion and defecting of installed works to meet the construction programme and as directed by the Contractor.
- 13) Allowance to complete a finished and defecting prototype unit in an accelerated programme.
- 14) Allow for all scaffolding necessary to undertake the works.
- 15) Allow for all access equipment necessary to undertake the works.
- 16) Allow for all horizontal movement of materials.
- 17) Allow for all safety signage and barricading required by law or legislation.
- 18) Allow for all propping, shoring and the like necessary to undertake the works.
- 19) Allow for all concrete cutting/core holing necessary to undertake the works.
- 20) Allow for all dust suppression necessary to undertake the works.
- 21) Complete system to be appropriately engineered to meet seismic requirements under the relevant codes and standards. The Subcontractor will provide a Form 15 and 16 (at the appropriate stages of construction) confirming compliance.
- 22) Provision of noise suppression to all plant and equipment likely to cause a nuisance to the general public. All equipment to be maintained in a first class condition at all times. Provide reversing beepers to all plant use on the Works.
- 23) The Subcontractor is aware of all logistical restrictions associated with the site and has made appropriate allowances for deliveries/loading.
- 24) Allow for the protection of all roads, streets, pavements, kerbs guttering and the like including rectification of any damage caused during the works.
- 25) Ensure that all footpaths and roadways around the site are fully maintained, continually cleaned and free of all demolished/excavated material, dust, dirt and mud arising from the use of the Subcontractors excavation plant. Keep demolished/excavated materials clear of all adjoining properties.
- 26) Allow to seal all penetrations to the equivalent fire, acoustic and/or pressurisation rating as the materials penetrated.
- 27) Provide the Contractor a current copy of all electrical equipment to be used on site including a copy of the testing certificate by a certified tester.
- 28) All plant and equipment to be used on site must be maintained to comply with the regulations and manufactures recommendations.
- 29) Workers are required to produce to the Contractor all relevant and current tickets and licences as required by government authorities prior to operating such plant and equipment on site.
- 30) The subcontractor will make allowance for overtime as required to meet the Contractors program
- 31) Allow for all statutory signage associated with the subcontract works.
- 32) Allow for all labelling.
- 33) Supply of spares.
- 34) Allow for provision of Form 16, certificates, warranties, operation/maintenance manuals and as built drawings and documentation upon completion of the works.
- 35) Provide warranties as specified within the project documents. Where no warranties detailed the Subcontractor has deemed to allow for standard industry warranties.

- 36) The Subcontractor in consultation in consultation with the Contractor will formulate a training schedule prior to Practical Completion. Training of the Principal's nominated personnel will be undertaken by the Subcontractor.

Initial	
Initial	

3. Tender Conditions

3.1. Documentation

- a) The Subcontractor shall base their tendered price upon the following documentation:-
 - The unamended McNab General Conditions of Subcontract.
 - The Scope of Works Document incorporating the tender conditions.
 - Drawings.
 - Specifications.
 - Addenda documentation issued during the tender period.
 - Special Conditions of Subcontract.
- b) The head contract, the General Conditions of Subcontract, and a full set of drawings and specifications are all available for inspection by appointment at the Contractor's head office.
- c) The Subcontractor's quotation will not form part of the Subcontract Agreement.
- d) The Subcontractor shall note that all Tender documents shall be read as complimentary documents and anything contained in one but not in another shall be equally binding and included within the Subcontractor's tender price.

3.2. Subcontractors Price

- a) The Subcontractor's lump sum tendered price shall be exclusive of GST and fixed for the duration of the Subcontract Agreement and shall not be subject to rise and fall.
- b) The Contractor is not bound to accept any Subcontract tender. A Subcontract tender is only deemed accepted if the Contractor executes a McNab Subcontract Agreement with the Subcontractor.
- c) The tender validity period is ninety days from the date of the closing of the tenders.
- d) The Subcontractor's price is deemed to include for all permits, tests, inspections, fees, statutory requirements, and any legislative requirements necessary to undertake the Subcontract works.
- e) The Subcontractor must give notice in writing at the time of tendering if its tender does not meet any requirements in the tender documentation.
- f) The Contractor may provide the Subcontractor with an estimated schedule of quantities or unpriced bill of quantities which may be used by the Subcontractor as a guide only to the extent of the Subcontract works.
- g) The Subcontractor agrees that if the Contractor provides the Subcontractor with an unpriced bill of quantity, then the Subcontractor shall price the bill of quantity in a format and to a level of detail satisfactory to the Contractor within 14 days of award of the Subcontract Agreement or prior to commencement on site of the Subcontract works.
- h) The Subcontractor may only amend quantities within the bill of quantity or add additional items if accepted by the Contractor in accordance with the Subcontract Agreement.
- i) The Subcontractor should be aware that any bill of quantity provided by the Contractor may not have been prepared from current project drawings or specifications and therefore may not accurately state quantities of work and may exclude sections of the Subcontract works associated with the Subcontract Agreement.
- j) The Contractor does not guarantee, warrant or make any representations as to the accuracy or completeness of any bill of quantity issued to the Subcontractor.

- k) The Subcontractor shall not be entitled to payment unless a priced bill of quantity has been submitted to the Contractor in accordance with the Subcontract Agreement which incorporates the Scope of Works document.
- l) A bill of quantity whether priced or unpriced will not form part of the Subcontract Agreement unless specified in McNab's Subcontract Schedule.
- m) A bill of quantity shall only be used at the Contractor's discretion to calculate the value of variations or the valuation of the Subcontractors progress claims.
- n) The rates contained in a priced bill of quantity which have been used to price a variation to the Subcontract Agreement, are deemed to be inclusive of all labour, plant, materials, preliminaries, the Subcontractor's on and off site overheads costs.

3.3. Licensing/Advertising/Media Releases

The Subcontractor must hold a current appropriate QBCC license to carry out the Subcontract works.

The Subcontractor shall not advertise or issue any information, publication, document or article for publication concerning the project in any media without the prior approval of the contractor, which approval shall not be unreasonably withheld.

Initial	
Initial	

4. Special Conditions of Subcontract

SC1 Variations

Add the following to clause 24 of the General Conditions of Subcontract:

- (q) For the purposes of variation works (positive and negative) the labour rates below inclusive of onsite and offsite overheads, supervision, preliminaries, overtime and profit will remain fixed for the full duration of the project.

...../hr

...../hr

...../hr

- (r) For the purposes of variation works (positive and negative) onsite and off site overheads, supervision, preliminaries, overtime and profit are to be applied at 5% of the total material/subcontract costs.
- (s) Additional supervision/project management costs will only be granted where a variation results in an extension of time.
- (t) Administration of variations is not claimable as a variation.

5. Project Close Out Deliverables

5.1. Conditions of Deliverables

- a) The Subcontractor agrees to submit to the Contractor all deliverables on the Deliverables Table
- b) Deliveries must be received by the Contractor by: 2 months prior to Practical Completion.
- c) All deliverables must be provided in three (3) copies, in the format as specified in section 4 of this document. All deliverables must also be uploaded to Procore under the relevant section defined by the Contractor
- d) Deliverables must be approved by the Contractor prior to final payment being released, and is a condition precedent to achieving Practical Completion
- e) To support the deliverables:
 - The Contractor has prepared a Subcontractors deliverable pack, explaining each of the elements that are outlined in the below table
 - The Contractor has prepared a template that may be adopted to submit the Subcontractor's deliverables in a professional manner. This is available at the Subcontractor's request.
- f) In the event of building awareness training being a requirement for the Subcontractor's trade, appropriately skilled personnel must be made available to deliver Principal and end user training.
- g) Any certificate, warranty, guarantee or agreement must be made out in the Principal's name which is: Rockpool RAC Pelican Waters

5.2. Deliverables Table

Deliverable Requirement	Specific Requirement	Document Reference
Samples	As defined in scope of work and specifications.	
Form 15 & 16	- A completed Form 16 (and form 15 where design work is undertaken) for all elements defined by the Building Certifiers checklist - Evidence of Competence to sign a Form 15 & 16	Building Certifiers Checklist
Deed Of Warranty	Executed with company director and company secretary	Deed of Warranty
Technical Data & Operation, Maintenance & Installation Manuals	O&M manuals including all deliverables in this table and: - Title, Table of contents - Names, addresses telephone numbers of your company - drawings & tech data - Summary of all equipment is to be provided with power, water, gas, thermal & service requirements - general description of the installation - systems description & performance - Baseline data to Australian Standard 1851 - Documentation to AS 1851 - Equipment Descriptions including - Names, addresses telephone numbers of suppliers - Schedules, system by system stating locations, duties, performance, date of manufacture, a cross-referenced diagrammatic drawing. - Technical literature - Product Certification - Test Reports - Balancing, commissioning results 7 Day record of all trends at commissioning - Emergency after hours contact details and call out fee policy	O&M template available on Procore
Guarantees and Warranties	Note: all certificates of warranty must include the following information: product name; serial number; duration of warranty; product description; location of installed component. Warranties to be registered in Clients name	
Maintenance Documentation	- Maintenance Procedures - Detailed manufacturers recommendations for periodic maintenance & procedures - Registration of equipment with manufacturers - Safe trouble shooting, disassembly, repair, re-assembly cleaning etc. procedures - Schedules of spares subject to wear or deterioration, including local supplier contacts and model numbers - Schedule of consumable supplies for 40,000 running hours, including lubrication schedules - Schedules for recording commissioning data - Instructions for use of tools and testing - Emergency procedures - Safety Data Sheets - Instructions and schedules to confirm to AS 1851, 3666.2, 3666.3, 3666.4 - Preventative Maintenance information - Maintenance records - Service records to AS1851 - Loose leaf log book pages for recording completion of activities, 100 pages or for the maintenance period + 12 months (whichever is greater) - Maintenance Agreements Required	
As Built Documentation	Suitable Red line mark-ups of installed work to be provided via Procore to enable Consultant to update drawings to as-constructed within a suitable amount of time. All drawings to be signed and dated + cad by subbie	All Referenced Drawings & Specifications

Deliverable Requirement	Specific Requirement	Document Reference
Commissioning Plan and Results	Including completion test results	
Inspection Test Plans (ITP's)	- Including all required referenced quality records - As Built drawings (Red line mark ups) to be provided at end of each ITP to close each item out.	
Tests and Results	Uploaded to Procore under "Submittals"	
Photographic evidence	To be completed as required to comply with Building Certifier, QFES, Consultant, Client or other invested stakeholder requirements.	
Tools & Spares	Tools & Spare parts (Due 8 weeks Prior to PC) - Schedule of tools, portable instruments, spare parts, necessary for maintenance and installation. Including: - Recommended quantity from manufacturers - Manufacturers price of spare parts - Checking receipt - packaging & delivery to site - Painting, greasing & packaging to prevent deterioration during storage - Reference to equipment schedules - Suitable means of identifying tools and instruments	
Keys & Record Books	A schedule of all required keys	
Building Awareness Training	- Have a qualified representative from your company attend on Building Awareness Training day and present your trades deliverables to the client, superintendent and end user in a simple yet detailed manner. - Provide a 1-2 page handout of training delivered during building awareness training (this is also to go into your deliverables package)	
Partial Handover/ Temporary Works	<i>Where materials are used that are not nominated in the design as per form 15, an RPEQ engineer must certify the use and or install of all materials to ensure they meet or exceed design requirements or an engineered edge protection system MUST be installed.</i>	Design Drawings, shop Drawings, Australian standards and relevant legislation

6. Schedule of Scope of Works Reference Documentation

1. Annexure 1 – Scope of Works
2. Annexure 2 – Specifications
3. Annexure 3 – Drawings
4. Annexure 4 – Subcontractor Health, Safety & Environmental Requirements
5. Annexure 5 – Trade Pre-commencement Meeting (HSE Expectations)
6. Annexure 6 – Tender Qualification Minutes
7. Annexure 7 – Subcontract Programme

6.1. Subcontract Sum

The following breakdown are items included in the sub-contract sum

Item	Description	Unit	Rate
1.			
2.			
3.			
4.			
5.			

The following breakdown are items not included in the sub-contract sum, and do not form the scope of works, unless directed via official site instruction.

Item	Description	Unit	Rate
1.			
2.			

The following declared day works rates shall be used for assessment of claims and variations, and are inclusive of all overheads, prelims and profit.

Item	Description	Unit	Rate
1.			
2.			

6.2. Subcontractor Progress Claim Form

Attached overleaf is the standard template Progress Claim form. The subcontractor is required to submit each progress claim in the attached form in both paper copy and electronic copy to the postal and email addresses defined in the Subcontract Schedule.

7. Interpretations and Definitions

In the interpretation of this Scope of Works document:-

- The word "Subcontractor" shall have the same meaning as the word Subcontractor and vice versa whether plural or singular.
- The word "McNab" shall have the same meaning as the word Contractor and vice versa whether plural or singular.

-end-