

BADGE Griffith Uni Chiller Plant

Our clients organise the necessary approvals such as Development Applications, Development Permits, Electricity connection, Urban Utilities Water Approval

1A Prior to starting construction there are a number of approvals required:

Statutory Approvals –

1. Electricity supply permits –

If the site does not have available supply the electrical contractor can make an enquiry with the Distribution Network Service Provider (DNSP) for an indicative estimate of costs (client has 20 bus days to make a decision)

If supply available, the electrical contractor will need to enter into Network Connection Agreement with the DNSP. If the application is for a standard connection contract, the DNSP will advise of an offer within 10 bus days

After agreeing to connection offer, electrical contractor will prepare the

Premises for connection and the electrical contractor will submit an Electrical Work Request (EWR) to the DNSP and a copy sent to the client's preferred electricity retailer

Once all forms received, DNSP will visit the premises to carry out the work within 5 bus days

2. Water and sewerage connection approvals -

A Water Approval application will need to be submitted to Queensland Urban Utilities. This process works in conjunction with the DA process.

Evidence is required that a connection is available.

A standard connection for residential developments is usually completed within 5 days.

Civil Drainage –

- permit from QUU is required
- traffic permits required depending on size and location of the works
- water shut downs are sometimes necessary for a new service 100mm or larger

3. Development Application for building works – not required on the basis that the scope of work can be defined as, 'Building work, other than building work mentioned in section 1, carried out by or for the State or a public sector entity, to the extent the building work complies with the relevant provisions for the building work.' and is therefore Accepted Development in accordance with Planning Regulation 2017 Schedule 7, Part 1.

Accepted development is development for which a development approval is not required.' in accordance with Planning Act 2016 section 44(4).

This development is exempt from Council Planning Scheme on the basis that this is a Minister Designated (Community Infrastructure) site in accordance with Part 5 of the Planning Act 2016.

4. Authority approvals –

Under section 107(2)(C) of the Building Act, the QFRS require as constructed drawings showing fire safety installations.

The local government compliance certificate under the Plumbing and Drainage Act 2002 stating the plumbing work, drainage work and on-site sewerage work for the building has been completed under that Act.

Sustainability Requirements

The National Construction Code (NCC) Volume 2 A6.7 outlines the requirements for energy efficiency

Class 7b Building

- Thermal Insulation – effective use of energy heating and cooling
- Building Sealing – air leakage
- Fire resistance
- Fire Safety
- Glazing
- Noise barriers – external acoustic doors, solid core doors
- Premium efficiency components used - pumps and delivering fan, suction fan, ducting, cooling tower, water sprinkler motors
- Proper installation of ducting ensuring it is sealed properly to prevent leakage
- The building must have the facility to record the consumption of gas and electricity

NCC Clause F4.5 Ventilation of Rooms

NCC Section J5 Air Conditioning and Ventilation Systems

Griffith Uni Strategic Plan sets out a target for a 50% reduction in carbon emissions compared to 2010 levels by 2030. The energy efficiency of the Central Chiller Plant is recognised as the key contributor to the future energy performance of the Nathan campus, and is a priority for the project.

Insurance Covers

Before commencing works onsite we as the Subcontractor must provide the Contractor a copy of the following insurance COC's:

Public Liability – Indemnifies the insured parties for any legal liability to third parties for property damage and personal injury;

Workers Compensation through Workcover Qld – Covers us from claims and legal costs incurred from death, injury or illness of employees and workers;

Contract Works – Covers accidental risks of physical loss or damage to the contract works during construction and third party liabilities;

Industrial Special Plant – Covers plant (machinery) owned by the Subcontractor and any plant hired in

Directors & Officers Insurance – protects the personal assets of the directors and officers and their spouses in the event they are personally sued by employees, vendors, competitors, investors, customers, or other parties, for actual or alleged wrongful acts in managing a company.

Each new contract is forwarded to our insurance brokers to be reviewed by the underwriter for the Public Liability clauses they have us insured for.

Particular attention is paid to any clauses which may potentially expose us to greater risk of liability of claims against us.

Changes may need to be made where the Contractor is named on the policy.

1B (using Griffith University Chiller Plant West project for reference)**Main Trade Components**

- Civil earthworks
- Electrical
- Scaffolder
- Silt Fence installer
- Surveyor
- Plumber
- Concreter
- Painter
- Landscaper
- Mulching Services – clearing and disposal of vegetation from site
- Fauna Spotter
- Soil Tester
- Geotechnical Engineer

Stages and Timeframes of construction

1. Off-Site Works –
 - Tender period – 1 month
 - Contract Award, Start-up Meeting, Authority Approvals – 45 days
 - Management Plans - preparation, submission and approval – 3 weeks
 - Procurement of supply items and trades – 2 – 4 weeks
 - Long Lead Items procured, such as Structural Steel, Mechanical Services, Electrical Services, Hydraulic Services, Aluminium Screens – 137 days
2. Site Establishment **(Clearing of the Site)** – 1 - 2 weeks
 - Site Fencing
 - Site Office and amenities
 - Traffic control
 - Erosion and sediment control
3. Site Preparation **(Clearing of the Site)** – 103 days
 - Site Survey
 - Set out
 - In ground services location
 - Sediment and erosion controls installed
 - Construct entry egress incl shaker grid
 - Cut site to required Building pad level
4. Groundworks & Substructure **(Slab Stage)** – 175 days
 - Detailed trenching for services – Energex, drainage etc
 - Bored piers
 - Footings – Strip footings and thickening beams, pad footings
 - Prep and pour Ground Slab

- Saw slab joints
 - Hydraulic Services in ground and above ground – stormwater sewer and drainage trenches, fire main, water mains, water meter
5. Structure and External Cladding (**Frame Stage**) – 64 days
- Columns
 - Scaffold erection
 - Verticals
 - Stairwell
 - L1 Deck Formwork and reinforcing
 - Landings
 - Structural Steel
 - Lifting Beams, Framing, Stair Stringers, Roof Structure
 - Install screens
 - Install access gates
 - Install glazing
6. Services and Finishes (**Lockup & Fit-out Stages**) – 79 days
- Electrical – conduits, pits, switchboards, power, lighting, HV cable
 - Dry Fire – Install FIP
 - Security Services – CCTV
 - Mechanical Services – Tie in to existing pipes, hold point witness
 - Rough in pipework, electrical
 - Install chillers
 - Commissioning
 - Install doors
 - Painting
 - Install signage, handrails to stairs
 - Building clean and inspection
 - Defect rectification
 - Final Clean and Inspection
7. External Works and Hand-over (**Practical Completion Stage**) – 74 days
- Landscaping and make good
 - Signage
 - Defect rectification
 - Asphalt carpark
 - Make good all kerb & channel
 - Linemarking
 - Final Clean, Inspection, Final Certification, As-builts, warranty's and manuals
 - Demob

1C Potential Industry conditions that can affect construction times

- Weather
- Availability of materials

- Changed conditions of the contract work – additional scope
- Delay due to COVID-19 – affects the supply of plant, materials and or labour
- Strike, lockout demarcation or industrial dispute
- Variation to the contract
- Another trade has been delayed which directly affects other sequential trades

1D Site Establishment requirements before construction starts

- Access and egress – contract allows for the construction entry egress including shaker grids and construction access road where all persons, machines and deliveries can enter and exit safely during work times
- Earthworks – In ground services location for cable, SW/Sewer, Comms etc to be undertaken as part of the Site Survey. Sediment and erosion controls installed.
- Electricity Supply – Installation of 240 volts will be supplied on site by the Main Contractor using Temporary distribution boards within the site compound. Subcontractor to supply leads.
- Rubbish and waste disposal – All rubbish is to be removed to bins provided on a regular and progressive basis. Removal of surplus excavation material off site as work is completed.
- Signage – Main Contractor name on temporary fence surrounding the works only. No signage is to be placed on any part of the works by the subcontractors.
- Site Facilities – Main Contractor will provide space for erection of subcontractor's sheds. Toilets and washing facilities will be provided by the Main Contractor. Water and Boiling water for all reasonable purposes necessary under the Subcontract will be provided.
- Water Connection – 3500L Tank / Pump using a Temp Power Board for water for site personnel/wash/sanitary facilities
- Protection for adjoining owners - this building is on a University campus, Traffic Management Plan and Traffic Guidance Scheme to give direction for university pedestrians and cars

1E Establish Site Access Arrangements with the client

If access is needed to the site for any reason, please contact the site manager to arrange a suitable time. Deliveries of material and equipment are to be pre-arranged with the Site Manager.

The Subcontractor shall ensure that it and its workers have completed a recognised industry based safety induction course.

In addition, all workers will be required to undergo a Site Specific Safety Induction in accordance with the procedures for the Site before the commencement of any work on Site.

Virginia Hemsley

From: Neil Carsburg
Sent: Wednesday, 10 March 2021 4:32 PM
To: Arty Hawkins
Cc: Virginia Hemsley; Rodney Carsburg
Subject: FW: SITE INSTRUCTION - QL-20-028 - SI - 0012 Griffith University Woodchip Stockpile
Attachments: Woodchip Stockpile Gate Entry.jpg; Woodchip Stockpile.jpg

Arty,

Please confirm with variation cost etc so Ginny can follow on.

Regards,

Neil Carsburg
Managing Director
M: 0417 755 806
www.carsburgearthmoving.com.au

From: QL-20-028 - Griffith Uni Chiller Plant West <QL-20-028@badge.net.au>
Sent: Wednesday, 10 March 2021 9:44 AM
To: Neil Carsburg <neil@carsburgearthmoving.com.au>
Cc: Steve.Parker@badge.net.au; Kaffe.Shelton@badge.net.au; Mark.McNab@badge.net.au; Troy.Siemienowicz@badge.net.au; Bradley Brooksby <Bradley.Brooksby@badge.net.au>; QL-20-028 - Griffith Uni Chiller Plant West <QL-20-028@badge.net.au>
Subject: SITE INSTRUCTION - QL-20-028 - SI - 0012 Griffith University Woodchip Stockpile

BADGE

SITE INSTRUCTION

TO	Neil Carsburg
COMPANY	CARSBURG CIVIL PTY LTD
E MAIL	neil@carsburgearthmoving.com.au
Cc	Steve.Parker@badge.net.au ; Kaffe.Shelton@badge.net.au ; Mark.McNab@badge.net.au ; Troy.Siemienowicz@badge.net.au
FROM	Steven Hay
PROJECT	Chiller Plant West
DATE	10/03/2021
INSTRUCTION NO	QL-20-028 - SI - 0012

If this Site Instruction constitutes a variation to your works, a notice of variation

must be given by 13/03/2021 12:00 AM

Instruction:Griffith University Woodchip Stockpile

Neil,

Please place the mulch / woodchip from the site clearing and grubbing within the Griffith University onsite stockpile area. Please see some photos attached of the location. Current stockpiles in this area will be moved by Friday 12/3/2021 to allow the stockpile from the N80 site to be placed in the central part of this area. If there is surplus woodchip to what can be stockpiled in this location it is to be taken offsite to a green waste disposal facility

PARTNERS IN CONSTRUCTION
ABN 63 092 774 662

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BADGE

PROJECT	Griffith Uni	DATE	17/03/2021
INITIATED BY	Arty Hawkins	Instruction No.	QL-20-028-SI-0012
AUTHORISED BY	Steve Parker	BADGE CV No.	
CHARGED TO	Badge	Variation No.	1
DESCRIPTION	Load out Mulch to Front of Uni		

[illegible]

Is this claim subject to time extension? If so provide details:

	Sub Total	\$ 1,664.00
Overhead & Margin	7.5%	\$ 166.40
TOTAL SUBMITTED		\$ 1,830.40