



BREWARRINA SHIRE COUNCIL

CONTRACT Youth Centre

BREWARRINA

QUOTE NUMBER: DCYC18-19

SCOPE OF WORKS: (s.o.w.)

For the period from February, 2019 to May 2019

PROJECT DESCRIPTION:

The Brewarrina Shire Council intends to replace the Youth Centre Roof and renovate Bathrooms in the current Brewarrina Youth Centre building at the address of 40 Bourke Street Brewarrina. The site can be visited upon request.

This project has three (3) components; Replacement of roof, upgrade of bathroom facilities and installation of air conditioners. The following two (2) roofing options and building processes are to be individually explored and quoted.

Please find attached photos of premises, and floor plans and note that stated measurements are only approximations.

Only class materials, structures, fittings and fixtures shall be used for an area to be used by members of the public and they must meet all associated guidelines as required by Australian Standards.

Separate quoted options for Council approval

(1). Complete bathroom & shower renovation in male & female bathroom space, with provision for separate unisex disabled toilet & shower room. Re-sheeting of roof which is approximately 300m² using Zinalume or equivalent, supply & installation of internal false ceiling to allow for the provision of adequate heating/cooling systems for the supply/installation of three (3) 8kw commercial reverse cycle split system (R/C) air-conditioning units.

(2). Complete rest room & shower renovation in male & female bathroom space with provision of separate unisex disabled toilet & shower room. Re-sheeting of roof which is approximately 300m² using an insulated panel system such as SOLARSPAN, INSULROOF, INSULSPAN or equivalent. Supply & installation of three (3) 8kw commercial reverse cycle split system (R/C) air-conditioning units to air-condition the Youth Centre.

Roof

The project requires removal and disposal of existing Zinalume roof from the main part of building only (please see attached aerial view picture), and installation of new roof system as agreed upon depending on which option out of the two (2) roofing material methods as mentioned above. All new roofing should align with existing guttering and roof structure. Depending on choice of external roofing materials, the installation of internal false ceiling will follow external roofing.

Amenities

Deconstruction of both male & female bathrooms & middle storage room walls, including floor and wall tiles, pipes and drainage appropriately cut off. Hot water system disconnected and moved (kept for later installation)

Constructed new wall frames & possibly flooring, door ways to achieve separate male & female bathroom facilities, storeroom and unisex disabled access facilities.

Plumbing and electrical rough in required, new wall sheeting materials and corners to be used, exhaust fans installed and lighting where required. Tiling on floor and walls in shower (only) throughout all bathroom facilities with (150mm) kick. Installation of Two (2) OR three (3) showers (following recommendations for room) with change room at the end of cubical and small bench seat for belongings.

Three (3) toilets in both male & female bathrooms using partitioning systems or equivalent. One (1) double basin in each m/f bathroom. All untiled wall, internal roof must be painted. Disabled access bathroom to be fitted with one (1) toilet, one (1) hand basin, one (1) shower, appropriate wall support rails and fold out seat in shower. Entry point into disabled toilet should be a light weight sliding door or equivalent.

Air-conditioning

Supply & installation of three (3) 8kw commercial reverse cycle split system (R/C) air-conditioning units to air-condition the common area of the Youth Centre. Positioning of internal and external units as followed by recommendations.

Building Plans:

Prepare and complete necessary building plans in accordance with Council's requirements for approval prior to commencement.

Conditions of Contract
GENERAL REQUIREMENTS:

- *All work is to comply with local building regulations and Australian Standards*
- *The contractor shall ensure all codes and standards have been researched and all required planning work is to be completed prior to commencement of the works*
- *Where possible existing services should be used/connected to, for this project*
- *The contractor shall rectify any damage to areas on completion of works*
- *The contractor shall supply all materials and labour in order to complete the works*
- *All waste material to be taken from the site and disposed of by the contractor*
- *All work is to be carried out in a workmanship like manner*
- *All documentation regarding warranties, guarantees and instructional literature are to be handed to your Brewarrina Shire Council representative*
- *All care must be taken to protect property and the public at all time. This includes plastic protective sheeting to minimize dust from impacting on office and area, signage and barriers.*
- *Any variations are to be priced and must be approved in writing by Brewarrina Shire Council before proceeding with the work*
- *All measurements are to be confirmed by the contractor*
- *NOTE: Any damage caused by the Contractor or his contactors is to be made good at the contractor's expense.*

CONTRACTORS PROVISIONS:

The contractor shall supply everything necessary for the execution and completion of the work that they are undertaking in accordance with this SOW.

Site preparation, construction and installation shall be in accordance with National Construction Code and Standards

WORKING HOURS:

Working hours are generally to be 0700hrs to 1700hrs Monday to Saturday. Council would however be amenable to vary the hours by agreement on commencement to minimize disruption of services to the public during the construction. No work is to take place outside these hours without BSC agreement.

SITE PREPARATION AND CLEANING UP:

The contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Prior to completion of the work, the contractor will remove from the premises any rubbish, tools scaffolding, equipment and materials that are not the property of BSC. Unsightly materials and debris including excess soil garbage and equipment should be removed as required. The contractor will provide cover and protection to the existing youth centre equipment and office furnishings whilst work is being undertaken and minimize disruption of service and services to the public.

PROJECT COMPLETION AND DELAYS:

The contractor must ensure that the work is completed on time and will work to an agreed written schedule with the Council. Any variation from the agreed timeline due to the contractor will entitle the Council to deduct a penalty of \$500 per day by way of liquidated damages from the contract price.

“Principal” means the General Manager of the Council.

3.0 Duration

- 3.1 This Contract shall commence WITHIN THE TIMES SPECIFIED and, unless terminated earlier as provided for in, shall cease no later than 30th May 2019

The termination date shall be determined by Council Contract in 2019.

Termination

At its discretion Council may terminate this Contract if any one or more of the following events occur:-

- 1 A substantial breach of this Contract by the Contractor.
- 2 The conviction of the Contractor for any felony.
- 3 The Contractor committing any indecent, brutal or criminal act.
- 4 The Contractor becoming mentally or physically incapable of performing his/her duties under this Contract.
- 5 The Contractor acting in a manner considered undesirable by the Council and not in the best interests of the public or public safety and convenience.
- 6 The Contractor failing to perform his/her responsibilities under the contract.

Council reserves the right to review the contract at the completion of each term for performance purposes.

Termination

- a) If any of the things referred to in clause 4 happen, the Principal will, by notice in writing to the Contractor, require the Contractor to show cause why the Contract should not be terminated. The Contractor shall have fourteen calendar days from the date of the notice to respond in writing giving reasons why the Contract should not be terminated.
- b) Despite point a) above, breaches under clauses 3 and 4 will result in the immediate termination of the Contract effective immediately on service of a formal notice of termination by the Principal.

Tenure

The contractor shall be an independent contractor and in no way whatsoever a tenant or employee of the Council under this Contract.

The Contractor shall not assign, sub-contract or transfer or otherwise deal with the benefits and/or rights and powers under this contract or of the liabilities or privileges hereby granted without the prior approval of Council.

Remuneration and Benefits

The Council will pay to the Contractor the contract fee calculated on a stage construction basis by the last day of each month, commencing February 2019 And finishing April 2019.

CONTRACT FOR THE CONSTRUCTION OF THE BREWARRINA LIBRARY ADDITION

I/We, the undersigned, do hereby tender to execute **THE CONSTRUCTION OF THE BREWARRINA LIBRARY ADDITION**, General and Special Conditions of Contract which have been inspected, and further that this contract agreement is made subject to the conditions of tendering by which I/We agree to be bound.

The Contract is for a period starting on the February 2019 and terminating as per Condition 30th April 2019 within this contract.

I/We agree to complete the same within the time stated in the said General Conditions of Contract and in conformity therewith and with the said Specifications and Drawings.

Tender Amount: and in words the sum of

DATED this day of, February 2019

Signature of Contractor Representative

Name of Contractor Representative

Signature of Witness

Name of Witness

Signature of Council Representative

Name of Council Representative

Signature of Witness

Name of Witness

Contract dated the.....day of February , 2019

Signed:

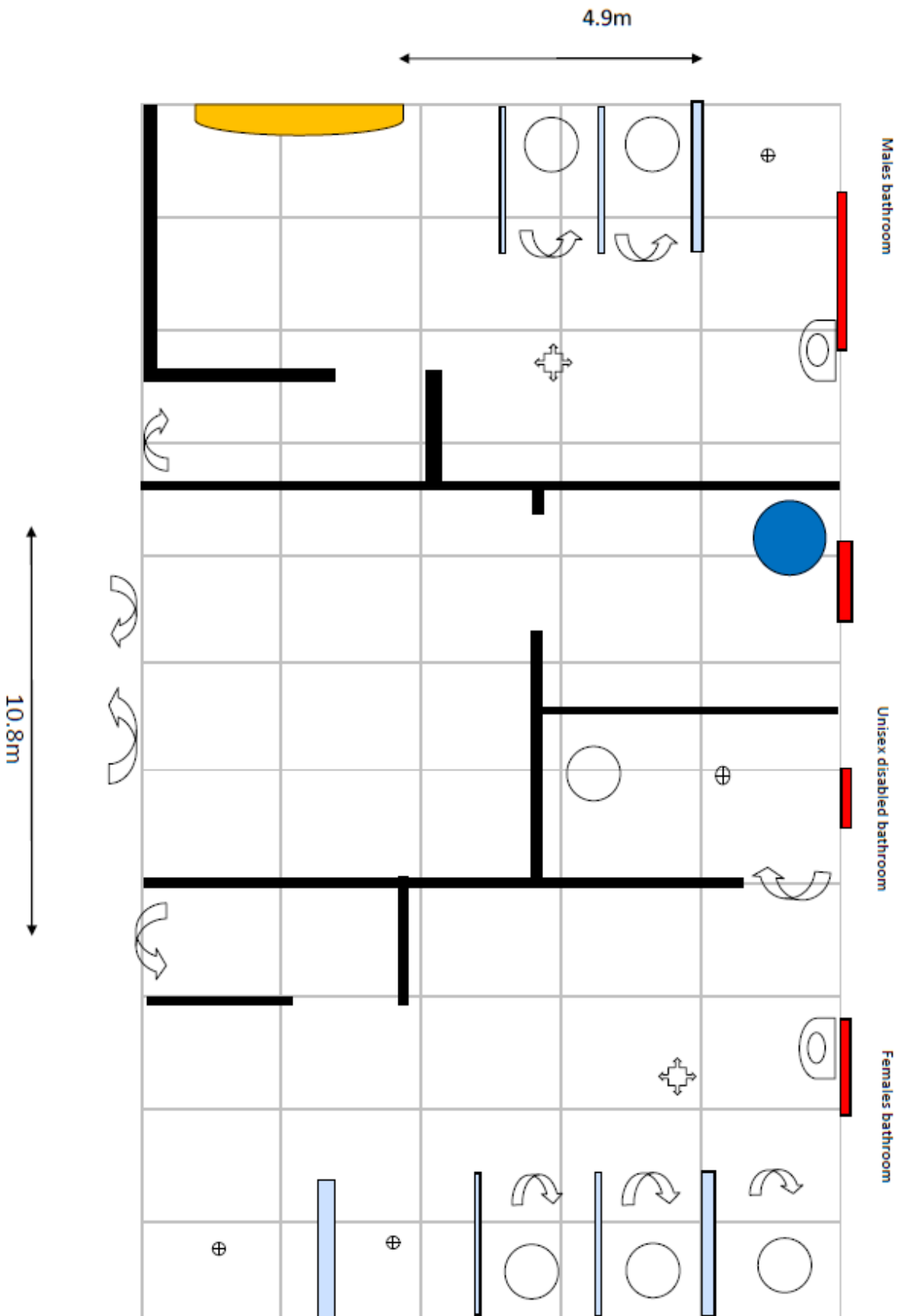
Dated:

February 2019

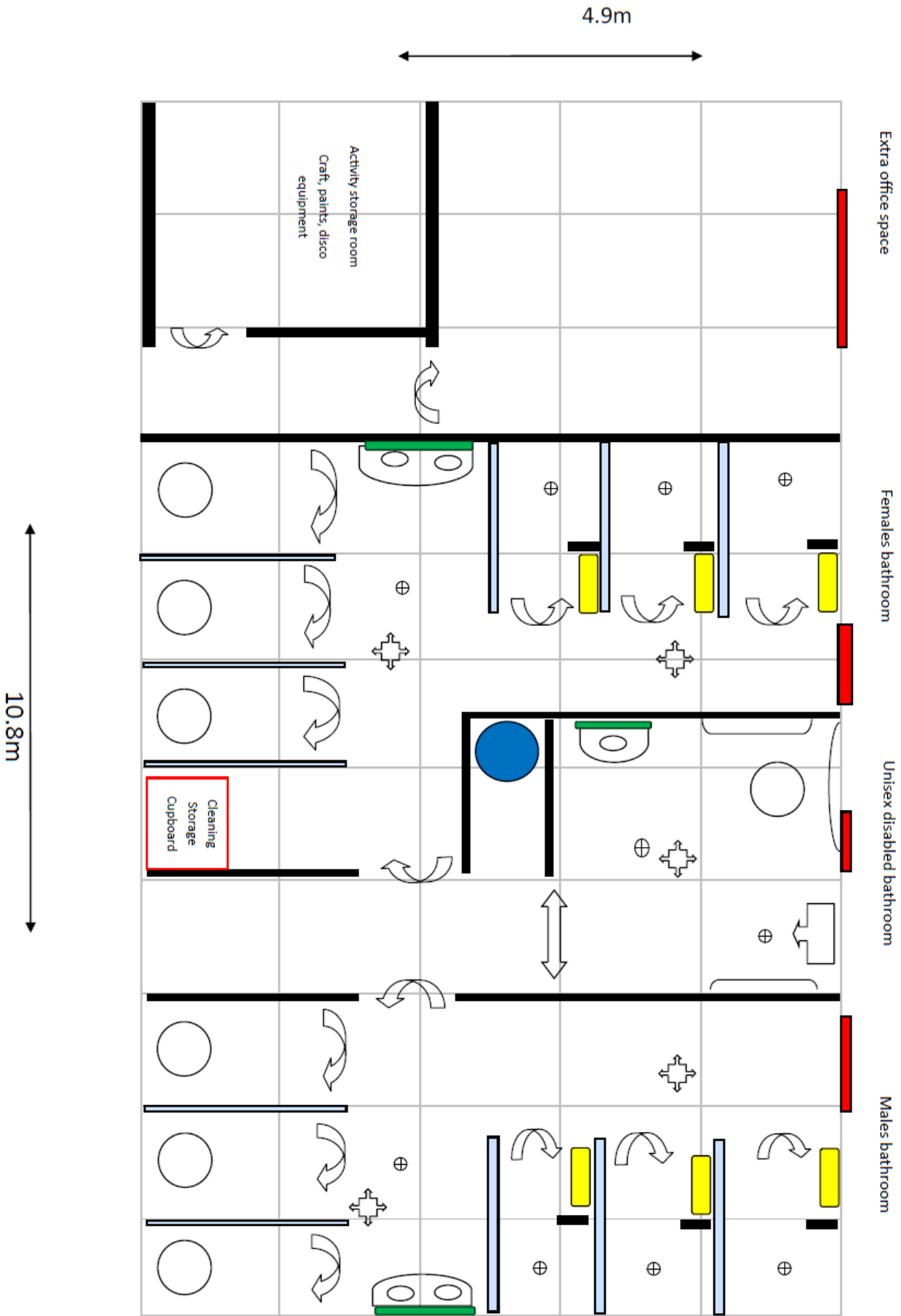
Licensed Builder:

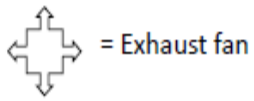


Existing Bathroom floor plan (please see attached Matrix)

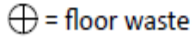


Proposed Bathroom floor plan (please see Matrix)





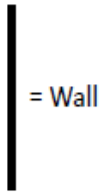
= Exhaust fan



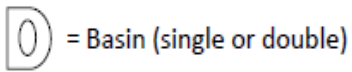
= floor waste



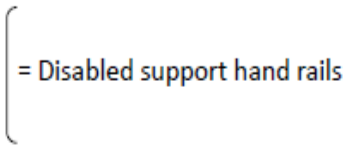
= Window



= Wall



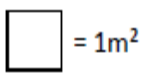
= Basin (single or double)



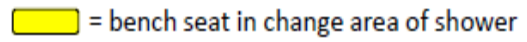
= Disabled support hand rails



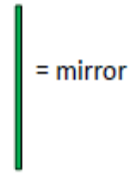
= Sliding door disabled bathroom



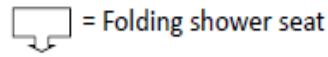
= 1m²



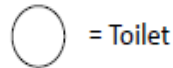
= bench seat in change area of shower



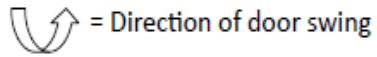
= mirror



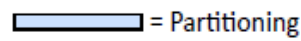
= Folding shower seat



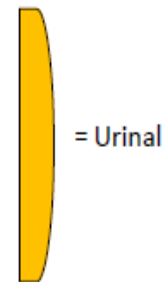
= Toilet



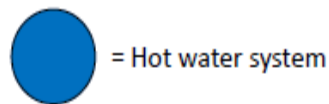
= Direction of door swing



= Partitioning



= Urinal



= Hot water system

