



**QUOTATION DOCUMENTATION &  
SPECIFICATION**

**Q17/20**

**JUNIOR LEAGUE AMENITIES BUILDING  
UPGRADE**

***McGrane Oval,***

***Byrne Avenue, Gilgandra NSW 2827***

**Quotations close at 11:00am  
Friday, 11 December 2020**

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## 1. BACKGROUND INFORMATION

McGrane Oval is Gilgandra Shire's principal sporting precinct, and is utilised by a range of sporting groups from grassroots sports through to senior sporting competitions.

Gilgandra Shire Council has been able to secure grant funding through the Stronger Country Communities Fund (SCCF) to upgrade McGrane Oval in accordance with the McGrane Oval Masterplan. The objective of this masterplan is to achieve a higher-level facility for our community and to increase usage and levels of participation, as well as the ability to host regional events.

## 2. PROJECT DETAILS

As part of the McGrane Oval Masterplan (under the Stronger Country Communities Fund), there are proposed rectification and upgrade works to the existing Junior League Amenities building.

Council is seeking quotations from suitably experienced building contractors to complete the proposed rectification and upgrade works as detailed within this Quotation Document.

The quotations are to include all work associated with the refurbishment of the building and other works, as detailed, to ensure a quality renovated building and adjacent areas with a continued life span.

The Contractor shall be satisfied, before submitting a quotation, as to the nature of the site, the form and nature of the work, the materials required, the means of access and in general shall obtain all necessary information as to the risks, contingencies and other circumstances which may affect or influence the cost of the project.



Figure 1 Site Location



**Figure 2 McGrane Oval Junior League Amenities Building**

### **3. CONDITIONS OF QUOTATION**

These conditions of quotation will form part of the Contract.

**Definitions:**

In these Conditions of Quotation and the Specification, the words 'Principal', 'Owner' and 'Council' means Gilgandra Shire Council.

"Approved" means approved by Council.

"Interested Contractor" means those Contractors interested in submitting a written quotation for the works within this Quotation Documentation and Specification.

"Contractor" means the Contractor that has been contracted by Council to carry out the works.

"Worker" means any person who carries out work in any capacity for a business or undertaking. Workers include direct employees, subcontractors and employees of subcontractors, employees of labour hire companies and apprentices.

"Successful Contractor" means the Contractor that has been successful with their quotation, prior to the Contract being signed.

### **3.1 Nature of Quotation**

A Lump Sum Quotation, exclusive of GST, NOT subject to "Rise and Fall" is required for the carrying out of the works described in the Specifications and shown on the drawings.

The Contract is for Rectification and Upgrade Works to the Junior League Amenities Building at McGrane Oval, Gilgandra and includes:

- Demolition
- Hot Water Systems
- Unisex accessible bathroom
- Gents Toilets
- Ladies Toilets
- Accessible Ramp
- Bubblers
- Prime Cost Schedule

The Lump Sum for which the works will be completed is to be submitted on the Quotation Form provided.

### **3.2 Compulsory Pre-Quotation Meeting**

A compulsory pre-quotation meeting will be held on site at McGrane Oval, Byrne Avenue Gilgandra on **Wednesday, 2 December 2020 at 11.00am**. Only contractors who attend the compulsory pre-quotation meeting will be eligible to submit a quotation.

At this meeting interested contractors will have the opportunity of raising matters they consider relative to their quotation. All matters raised will be recorded and a response given at that time, if possible. Minutes from the on-site meeting will be circulated to interested contractors, and will form part of the Contract. The on-site meeting will also allow an opportunity for site measuring and clarification. Interested contractors may visit the site again at other times but only with the mandatory consent and prior arrangement of Council.

### **3.3 Sufficiency of Quotation**

Interested contractors shall be deemed to have satisfied themselves before submitting their Quotation as to the correctness and sufficiency of their Quotation, the nature of the contract and specification, the form and nature of the work, the materials required, the means of access, and in general shall themselves obtain all necessary information as to the risks, contingencies and other circumstances which may affect or influence their Quotation.

### **3.4 Quotation Validity Period**

Council notes the current uncertainties in the construction industry regarding the potential impacts of COVID-19 and may not wish to accept a quotation or enter into a legally binding contract for the construction of the works at this time.

To this end, the Quotation shall remain fixed, valid and open for acceptance by Council for a period of 120 days from the Quotation closing date.

Council has no obligation to accept the lowest or any Quotation.

The successful Contractor and Council may agree to extend the validity period by agreement in writing.

### **3.5 Submission of Quotations**

Quotations (excluding GST) must be completed on the Quotation Form supplied and submitted prior to the closing time of **11am on Friday, 11 December 2020**. Late quotations will not be accepted.

### **3.6 Selection Criteria**

Quotations will be assessed according to the following criteria:

- Value for money
- Contractor's previous performance and ability to undertake the works including referee checks
- Timeframe for Construction

Gilgandra Shire Council has a local purchasing policy.

### **3.7 Acceptance of Quotation**

The lowest or any Quotation will not necessarily be accepted. A Quotation shall not be deemed to be accepted unless and until notice of such acceptance is handed to the Contractor or is posted/emailed to them at the address appearing on their Quotation.

### **3.8 Referees**

All interested contractors shall provide a list of three (3) referees. Referees will be contacted during business hours to verify that the Contractor has completed contracts of a similar nature, to a high quality standard and in a timely manner.

### **3.9 Contract (Agreement and Conditions)**

The Contract to be entered into will be a Minor Works Contract prepared by Gilgandra Shire Council. The successful Contractor will be notified in writing within seven (7) days of a Council decision. The successful Contractor shall, within fourteen (14) days of such notification, enter into and sign the Articles of Agreement included in the Contract. Copies of this Contract will be available on request.

In the event of no quotation having been accepted within thirty (30) days after closing of quotations, the quoted prices shall hold only with the consent of the Contractors.

Should the successful Contractor fail to sign the Contract within fourteen (14) days of notice of acceptance of their Quotation and commence work on the date specified, Council may award the Contract to another party.

### **3.10 Drawings**

Three (3) copies of this document and three (3) copies of all drawings will be made available to the successful Contractor. Additional copies may be purchased by the successful Contractor.

### **3.11 Completion, Default and Liquidated Damages**

Contractors shall state the completion time they require on the Quotation form. Liquidated damages shall be applied in accordance with the Conditions of Contract at the rate of **\$100.00 per day** (viz: Clause 16.3).

### **3.12 Defects Liability and Retention**

The Defects Liability period on this Contract shall be twenty-six (26) weeks after the date of Practical Completion. Retention money for this project will be as follows:

- 5% up to date of Practical Completion
- 2 ½% thereafter until final payment

### **3.13 Contract Administration**

This Contract will be administered by Gilgandra Shire Council. For the purposes of this Contract, Gilgandra Shire Council will be regarded as the "Principal".

### **3.14 Contact Information**

All enquires in relation to this building Contract are to be directed to:

Mr Jason Brook  
Project Coordinator  
Gilgandra Shire Council  
PO Box 23  
Gilgandra NSW 2827  
E-mail: [jbrook@gilgandra.nsw.gov.au](mailto:jbrook@gilgandra.nsw.gov.au)  
Phone: (02) 6817 8800

For the purposes of the Contract, Brian Irvin (GSC Project Manager) will be the nominated Authorised Person.

### **3.15 Progress Claims Assessments**

To assist with Progress Claims Assessments, the Contractor is to provide a completed Trade Break-up listing with each Progress Claim. Such Trade Break-up is to assist the determination of Progress Claims and is not to be used for other purposes. Contractors are to submit with their progress claims a sub-contractor payment declaration stating that all relevant contractors have been paid, if required.

### **3.16 Work Health and Safety**

The successful Contractor shall comply with all Health & Safety Requirements as detailed in the Gilgandra Shire Council "Contractor/Service Provider Health & Safety Requirements C. High Risk Work – Construction" document (Ref: WHSMS Document: WHS 014A-C), see attached.

The successful Contractor shall submit details of their Site-Specific Safety Management Plan (SSSMP) prior to the signing of the contract. The SSSMP management plan must include the Minimum Requirements as detailed in the SSSMP Minimum Requirements Checklist detailed in Pages 11-12 of the Gilgandra Shire Council "Contractor/Service Provider Health & Safety Requirements – C. High Risk Work –Construction" document (Ref: WHSMS Document: WHS 014A-D). The SSSMP must be readily accessible and all people made aware of the contents prior to commencement of work. The contractor must review and, as necessary, revise the SSSMP. The SSSMP must be kept until the work is complete or for two years after a notifiable incident.

Interested contractors shall include in their quotation submission an example of a SSSMP previously compiled for a similar type project to demonstrate their capacity and commitment to Health & Safety Requirements.

All Contractors will be obligated to abide by Council's WH&S policies including UV policy, drug and alcohol and personal protective equipment (copies can be obtained at Council's office) and to observe directions on health and safety from designated officers of the organisation.

Prior to commencing works, the contractor will also be required to provide Council with the following information:

- copies of all licences for sub-contractors
- copies of training records for Health & Safety Construction Induction (White Card)

Council may direct the Contractor to suspend the performance of this Agreement should the Contractor fail to meet its obligations in accordance with the Work Health & Safety Act 2011 and Work Health & Safety Regulation 2017.

### **3.17 Alcohol and Other Drugs**

Any Contractor or Contractor's personnel will be required to abide by Gilgandra Shire Council's Alcohol and Other Drugs Policy and Procedure.

Any Contractor or Contractor's personnel attending work under the effects or influence of alcohol or other drugs will not be permitted to commence or continue work.

Any time the Contractor or Contractor's personnel are taking any prescribed medication or over the counter medication that may impair their ability to carry out their duties safely, Council must be informed prior to work commencing.

Council, at its own discretion, may arrange for random drug and alcohol testing during the engagement period.

### **3.18 Construction Work Code of Practice – August 2019**

The Contractor shall ensure that **all** works conducted on site shall be in strict accordance with The Construction Work Code of Practice – August 2019 issued by Safe Work Australia, in association with Safework NSW and The NSW Government, and any other relevant Codes of Practice.

A copy of the Construction Work Code of Practice – August 2019, and any other relevant Codes of Practice can be obtained through the Safework NSW website:

[www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Council will provide a full induction to the work site to the successful contractor and the contractor will then be responsible for inducting all other workers and visitors to the site.

### **3.19 Insurances**

The successful Contractor will be required to provide proof to being insured with:

- Public Liability Insurance policy of a minimum \$20,000,000
- Workers' Compensation Insurance (certificate of currency) or, for a sole trader or operative partner of partnership, evidence of a Personal Accident Insurance (provide certificate of currency, Product Disclosure Statement).
- All relevant plant and equipment to be used at the site

All registration and insurance documents to be supplied to the Principal prior to Contractor commencing work.

Council will not be responsible for any damage sustained to Contractor's plant and equipment at the site.

The successful contractor will be sent a link to "Vault Contractor" which is a self-service portal for contractors to upload copies of insurance documents and update on expiry and edit any details.

All contractors who are engaged by Gilgandra Shire Council are required to be registered with "Vault Contractor" before the commencement of any work for Council.

### **3.20 Site Security**

The successful Contractor will be required to install a 1.8m high security fence around the proposed development to provide for public safety and site security during construction. The Contractor can utilise the site for the purpose of stockpiling materials and location of site offices and amenities.



### 3.21 Progress Claims

The Head Contractor is required to set out their progress claim in the following manner:  
(Sample only)

Item	Contract Amount	% Completed	Amount Claimed
Preliminaries			€
Demolition			€
Hot Water System			€
Accessible Bathroom			€
Access Ramp			€
Gents Toilets			€
Ladies Toilets			€
Sewer Drainage			€
Bubbler			€
<b>CONTRACT SUM</b>	<b>\$</b>	<b>TOTAL CLAIMED</b>	<b>\$</b>
<b>VARIATIONS</b>			
Item	Contract Amount	% Completed	Amount Claimed
V01 Item	\$		\$
Total Variations Claimed	\$		€
<b>TOTAL - THIS CLAIM</b>	<b>\$</b>		
<b>VARIED CONTRACT SUM</b>	<b>\$</b>		

## 4. PRELIMINARIES

### 4.1 *Scope of Work*

These specifications cover work necessary for:

**Project:** Refurbishment of the Junior League Amenities  
**Address:** Byrne Avenue, Gilgandra  
**Client:** Gilgandra Shire Council

This Specification shall be taken as being generally applicable to the design as indicated on the accompanying Working Drawings prepared by Gilgandra Shire Council:

- JL-1A-A01 – Existing Plan
- JL-1A-A02 – Proposed Plan
- JL-1A-A03 – Plan/Elevations
- JL-1A-A04 – Plan/Sections
- JL-1A-A05 – Elevations/Details
- JL-1A-A06 – Sewer Layout/Site Plan

By forming part of the Contract. If discrepancy between specification and drawings occur, the Contractor shall be deemed to cover the alternative that involves the greater cost.

### 4.2 *Dimensions*

- 4.2.1 Figured dimensions take preference to scaled dimensions
- 4.2.2 Internal dimensions shall be taken between plates
- 4.2.3 External dimensions shall be taken over brickwork
- 4.2.4 Ceiling height from finished floor to underside of finished ceiling

### 4.3 *Contractor's Responsibility*

- 4.3.1 Comply with all building regulations, give all notices necessary to the local authorities, provide any temporary services, workers' amenities and supply all materials, scaffolding, tools and plant required to excavate the works.
- 4.3.2 cover the proposed works with:
  - a) Contractors All Risk Insurance
  - b) Workers' Compensation and Public Risk Insurance indemnifying the Owner and Contractor against any claim at Common Law
- 4.3.3 produce the policies listed in 4.3.2 before the first progress claim
- 4.3.4 make good all roads, pavements and adjoining property
- 4.3.5 allow the Principal access to the works at all times
- 4.3.6 adequately oversee every aspect of the building works
- 4.3.7 be responsible for providing proper and adequate security for the works until completion of project, plus amenities for workers on-site
- 4.3.8 not to proceed with variations without written approval
- 4.3.9 Keep accurate records of time delays due to weather, etc.
- 4.3.10 Be solely responsible for the execution and completion of the Contract including sub-contracted work, which they shall coordinate so that the works proceed without delay. The Contractor shall ensure that in addition to items of work specifically mentioned in the relevant sections, each trade shall assist, leave holes for, cut away for, do chasing and drilling for, make good after, and arrange work sequence with every other in such a manner as to promote the best interests of the work as a whole.
- 4.3.11 The Contractor shall verify measurements and levels on the site before ordering materials, commencing site work or any fabrication work

#### **4.4 Standards**

**Materials:** Unless otherwise specified materials shall be new and of the best quality.

**Workmanship:** Shall be up to first class standards and to the satisfaction of the Principal.

**Standards:** Current Australian Standards, codes of practices and approved construction practices shall be strictly adhered to.

#### **4.5 Drawings and Specifications**

The Contractor shall provide everything necessary for the proper execution of the works, to the true intent and meaning of the drawings and specifications, taken together. Any item showing on the drawings and not specified or vice versa, shall be taken as included in the contract. Any other item not mentioned or shown but obviously necessary for the completion of the work generalised in these drawings and specifications shall be executed by the Contractor without extra to the contracted sum.

#### **4.6 Prime Cost Provision**

The Prime Cost Amounts included in this contract shall be those listed and shall be normal trade prices in the Local Region, including GST where applicable. The Contractor shall take delivery of PC Items, allow for cartage to the site, fixing and profit on all items and shall be responsible for any damage or loss up to the time of handing over the completed works. Where any item included in this schedule is to be supplied by the Council (The Principal), it shall be marked "**Council**", and shall be fixed by the Contractor, unless otherwise stated.

#### **4.7 Completion**

The Building shall be completed in every trade:

- Doors, locks and all other equipment shall be checked out and left in a satisfactory operating condition, including all plant and items of equipment
- All surplus building materials and rubbish removed from the site.
- All drains shall be cleared and the building generally to be left clean and fit for occupation.
- All Operation brochures, Warranties, Guarantees and Instructions are to remain with the Owner, or their nominee.
- A "Builder's Clean" to be completed for the entire interior of the dressing rooms and toilets prior to handover.

#### **4.8 Inspections and Hold Points**

Inspections will be carried out by Gilgandra Shire Council during the course of this project. Some of these inspections are "Critical Stage Inspections" which are required, by legislation, to be carried out by the Water Authority (Gilgandra Shire Council), as follows:

##### Critical Stage Inspections

1. Plumbing rough-in
2. Prior to covering any sewer drainage connections

##### Further Inspections / Hold Points

In addition to the critical stage inspections, further inspections will also be carried out by Gilgandra Shire Council's Projects Team at key points during the construction process to ensure Council's satisfaction with the works to that point prior to proceeding further, as follows:

1. After the copper water pipes have been chased into the walls, and prior to patching.
2. After the waterproofing membrane has been applied and prior to tiling
3. Prior to covering any sewer drainage connections

The Contractor shall give a minimum of 48 hours' notice to Council when each component of the job that requires inspection is ready.

#### **4.9 Workshop Details**

The Contractor is responsible for the arrangement of workshop details suitable for the fabrication of all components of the building. Two copies are to be submitted to the Owner, prior to commencement of fabrication, for purpose of review only. The Contractor remains responsible for all details shown in the Workshop Drawings and it is his responsibility to ensure that all details contained therein are true and correct for the accurate construction of the building as drawn and documented.

#### **4.10 Protection of Site**

Take all necessary precautions against theft and vandalism on the site of the works. No claims for damage done to the building, site or equipment through default of the Contractor to take security precautions shall be allowed.

#### **4.11 Building Code of Australia**

The National Construction Code is published in three volumes. The Building Code of Australia is Volume One and Volume Two of the NCC and the Plumbing Code of Australia is Volume Three of the NCC.

Any reference to the **NCC or BCA** within this specification or the working drawings, refers to the current version of either Volumes One or Two of the National Construction Code or The Plumbing Code of Australia.

#### **4.12 Disabled Access and Facilities**

Access and facilities for the disabled shall be provided within the community centre in accordance with AS1428 "Design for Access and Mobility", Part D3 of the Building Code of Australia (BCA), and as detailed on the construction drawings.

# UPGRADE WORKS

The proposed scope of the project has been divided into a number of different elements, to allow for separate quotation of these individual elements, which may eventually determine the overall extent of the works to be included in the contract.

## 5. DEMOLITION

### 5.1 *Scope of Work*

The work required under this section includes all demolition work associated with the various rectification and upgrade works to areas of the Junior League Amenities.

All work is to comply with AS2601 - 1991 "The Demolition of Structures".

The contractor shall:

- **make allowances for disconnection, diverting and/or sealing off any existing services, particularly water and electricity**
- complete demolition work as required and removal of demolished materials from site
- make good to damage resulting from failure to provide adequate protection; and
- leave the site in an entirely clean condition

### 5.2 *Inspections*

Prior to demolition works commencing on site, an inspection of the site shall be conducted jointly by the Contractor and the Principal, considering the following issues:

- Services before disconnection or diversion.
- Contents of building
- Identification of hazardous materials

After commencement of demolition works on site, an inspection of the site shall be conducted jointly by the Contractor and the Principal, considering the following issues:

- Services after reconnection or diversion.

### 5.3 *Generally*

All demolition shall be carried out in a careful and systematic manner with a minimum of inconvenience to the users of the building, Council staff and the general public.

**Hours of demolition work are to be limited to 8:00am to 4:00pm on weekdays only.**

### 5.4 *Protection of Existing Building*

The Contractor shall provide all necessary propping, shoring and strutting to ensure the safety and structural stability of the existing building and its elements.

### 5.5 *Existing Services*

Before commencing demolition operations the Contractor shall carefully check positions of existing water, drainage and electrical services. Each service will be disconnected by the Contractor at the appropriate time and re-routed as required. Work will be carried out in accordance with the regulations of each authority involved.

## **5.6 Security**

The Contractor shall maintain the existing standard of building security during the demolition works. This shall be extended to apply to the construction stage also.

## **5.7 Making Good**

Any portion of the existing building damaged or affected by demolition work shall be made good by the Contractor. All new openings to receive supporting lintels, new applied finishes to be upgraded and finished as noted or as per original method of construction.

## **5.8 Hazardous Materials**

It shall be the Contractor's responsibility to identify all asbestos cladding (if any) within the building and make provision within their Quotation for its removal. Any hazardous materials identified by the Contractor during the course of the project shall be removed by a Licensed Asbestos Removal Contractor. The Contractor shall prepare a safe method work statement, including wet removal methods for removal works.

Any concealed hazardous materials discovered during demolition will be identified to the Council and a variation order shall be issued for its removal.

## **5.9 Ownership of Demolished Materials**

There are no demolished materials scheduled for re-use on this project and therefore all demolished materials shall be the property of the Contractor.

### **Note:**

Contractors shall include the residual value of materials resulting from the demolition (salvage value) within their quoted price.

All relevant demolished materials shall be removed from site and disposed of at a licenced waste facility as required.

## **6. EXTERNAL SEWER DRAINAGE UPGRADE**

### **6.1 Scope of Work**

The work required under this section includes, as a part of the drainage works for the amenities building, the upgrade of the external sewer drainage line.

The external sewer drainage line, from the point of connections to the amenities building, shall be upgraded (replaced) and connected to the existing boundary shaft adjacent the Eastern boundary of the site, as indicated on the Sewer Layout / Site Plan (ref Drawing No.JL-1A-A06).

### **6.2 External Sewer Drainage Upgrade**

Disconnect the existing external sewer drainage line to the building and supply and install a new external 100mm diameter sewer drainage line, from the point of connections to the amenities building, and connect to the existing boundary shaft adjacent the Eastern boundary of the site, as indicated on the Sewer Layout / Site Plan (ref Drawing No.JL-1A-A06).

The Plumber shall establish position and depth of the existing boundary shaft connection point and shall ensure all fitting shall drain correctly BEFORE Main Contractor sets out final floor levels and internal drainage points are installed and/or connected. Necessary adjustment shall be reported to Principal before commencement, or placement of any concrete slabs. (Refer to Plan)

All sewerage pipes shall be 100mm UPVC as required, conforming to AS 1260. Pipes shall be coupled using approved UPVC solvent. Provide and lay all pipes, bends, risers, traps, up-stands, floor grates, vents, etc., as necessary. Connect to Sewer Main and give all notices and pay fees due to the appropriate Sewerage and Water Supply Authority. All work to conform to AS 3500.2-1990.

All drainage work shall be executed by a Licensed Drainer in accordance with the local regulations and by-law requirements. All tests required by the authority shall be carried out by the Drainer under their supervision.

#### **Note:**

The plumber shall also identify any existing services, such as electrical mains to the oval lights and scoreboard, making provision to protect all existing services prior to the commencement of the sewer drainage line upgrades.

## **7. HOT WATER SYSTEMS**

### **7.1 Scope of Work**

The work required under this section includes the disconnection and removal of the existing instantaneous electric hot water systems and the supply and installation of a new electric hot water system.

### **7.2 Existing Instantaneous Electric Hot Water Systems**

Disconnect and remove the existing instantaneous electric hot water systems to the male toilet showers.

### **7.3 New 250L Electric Hot Water System**

Supply and install the new electric hot water system:

- 1 x Vulcan "661250" 250 litre off peak electric hot water system

One (1) Vulcan "661250" 250 litre off peak electric hot water system shall service the shower in the new Unisex Accessible Bathroom. The hot water system shall be located externally, as indicated on the proposed floor plan.

#### Electrical Connection

Extend from the mains to the electric hot water system, as indicated on the Proposed Floor Plan, including all materials, as required.

All work shall be completed by a licensed Electrician and shall be installed in accordance with the requirements of the Local Authority as well to the Australian Standard AS 3000:2018 "Wiring Rules" and the Building Code of Australia (BCA), as applicable.

#### Plumbing Works

The connection of the new hot water system (located externally) includes the supply and installation of a new cold water line extending from point of supply in 20mm drawn copper tube type "B", to comply with AS 1432, and connected to the new electric hot water system. All pipework shall be securely fixed with clips, saddled and silicon sealed. Where exposed externally, the copper tube will be adequately insulated to withstand extremes of weather. Where exposed internally, tubing shall be chrome plated and secured with chrome clips.

The hot water service extending from the new hot water system shall be copper tubing, properly lagged and insulated (to prevent heat loss) to the shower and basin. The hot water service to the shower and basin shall be chased into the existing masonry blockwork and patched/made good, as required. Terminate at these points with shower taps and a shower rose as specified/required and conform to AS 3500.4-2015. Provide for temperature limiting device to provide water at a maximum temperature of 45° C to the shower, as required by NSW Code of Practice: Plumbing & Drainage, 3<sup>rd</sup> edition 2006 and with Clause 1.11.2 of AS3500.4-2018.

Plumbing works shall be carried out by a Plumber who is licensed and/or registered in the classification appropriate to the work being carried out. All work and workmanship shall comply with the requirements of the appropriate authorities, the NSW Code of Practice for Plumbing and Drainage 3<sup>rd</sup> Edition 2006, AS3500 and The Plumbing Code of Australia. Materials specified shall be the best of their respective kind and complying with the applicable Australian Standard AS 3500.

Make allowances for disconnection, diverting and/or sealing off any existing services, particularly water and electricity.



## 8. UNISEX ACCESSIBLE BATHROOM

### 8.1 Scope of Work

The work required under this section includes the construction work for a new Unisex Accessible Bathroom, as indicated on the Proposed Floor Plan (ref Drawing No.JL-1A-A02), including the demolition and removal of some existing fixtures and fittings, including existing tile bed, alteration to drainage, the addition of a new tile bed (to achieve correct falls), new floor and wall tiles, new dividing wall, ceiling and doorway, paint and the installation of new fixtures and fittings. Make allowances for disconnection, diverting and/or sealing off any existing services, particularly water, sewer and electricity.

#### Note:

All layouts, fixtures and fittings to the Unisex Accessible Bathroom shall comply with the requirements of AS1428.1 (2009) – “Design for Access and Mobility”.

### 8.2 Demolition

- Remove three (3) existing instantaneous electric hot water systems. (Refer to Figure 1)
- Demolition of two (2) block nib walls to existing shower area. Patch and make good existing adjoining external walls in preparation for tiling. (Refer to plans and Figure 2)
- Removal of existing wall tiles to shower walls. (Refer to Figure 3)
- Demolition and removal of existing shower tile bed to area of proposed Accessible Bathroom in preparation for new tile bed and floor tiles. (Refer to Figure 4)
- Cut in a new doorway to Southern wall of Unisex Accessible Bathroom to accommodate a 920 door. (Refer to plans, Figure 5 and clause 7.7). Patch and make good existing masonry blockwork as required.



Figure 1. Remove existing instantaneous electric hot water systems



Figure 2. Demolition of two (2) Nib Walls



**Figure 3. Remove existing wall tiles to shower**



**Figure 4. Remove existing tile bed**



**Figure 5. Doorway to be cut into Southern wall**

### **8.3 Sewer Drainage and Water Service**

#### Sewer Drainage

The Plumber shall establish position and depth of boundary connect point and shall ensure all fitting shall drain correctly BEFORE Main Contractor sets out final floor levels.

Necessary adjustment shall be reported to Principal before commencement, or placement of any concrete slabs. (Refer to Plan)

All sewerage pipes shall be 100mm UPVC as required, conforming to AS 1260. Pipes shall be coupled using approved UPVC solvent. Provide and lay all pipes, bends, risers, traps, up-stands, floor grates, vents, etc., as necessary. Connect to Sewer Main and give all notices and pay fees due to the appropriate Sewerage and Water Supply Authority. All work to conform to AS 3500.2-1990.

All drainage work shall be executed by a Licensed Drainer in accordance with the local regulations and by-law requirements. All tests required by the authority shall be carried out by the Drainer under their supervision.

This plumbing work will include the cutting and chasing of the existing concrete slab, as required, for the toilet, shower and basin, as indicated on the Proposed Floor Plan (ref Drawing No.JL-1A-A02), including allowances for the dowelling and re-concreting of the chased floor as required.

#### Water Service

20mm solid drawn copper tube shall be type "B" to comply with AS 1432, for both hot and cold water services, to entire Unisex accessible bathroom area and be securely fixed with clips, saddled and silicon sealed. Where exposed internally, tubing shall be chrome plated and secured with chrome clips.

Provide for temperature limiting devices to provide water at a maximum temperature of 45°C to the shower and hand basin, in accordance with clause 1.9.2 of AS3500.4-2015.

Allowances shall be made for chasing water pipework into the existing masonry blockwork and patching and making good visible wall areas (not covered by wall tiles).

### **8.4 Electrical**

#### Lights and Light switches

Remove existing lights and supply and install a new 1200mm long IP65 Weatherproof LED fluorescent light fitting (including diffuser), to the newly created Unisex Accessible Bathroom.

Supply and install a new Clipsal Flush Light Switch (Weatherproof) adjacent the external access door.

#### Power Point

Supply and install a new IP65 Weatherproof Outlet, adjacent the vanity basin.

Allowances shall be made for chasing the electrical wiring conduits for the switch and GPO into the existing masonry blockwork and patching and making good visible wall areas (not covered by wall tiles).

#### **Note:**

All switches, power points and fittings to the Unisex Accessible Bathroom shall comply with the requirements of AS1428.1 (2009) – "Design for Access and Mobility".

Furnish and install all labour, materials and services required (To AS 3000) for the complete installation testing, and perfect operation of the following systems and works:

- Mains, metering and switchboard.
- Lighting
- Light fittings and switches

The whole of the electrical installation shall be carried out by the Contractor through a qualified registered Electrical Sub-Contractor. All work will be completed in a workmanlike manner, using materials in compliance with and in accordance with current wiring regulations of the Local Supply Authority and the requirements of the Building Code of Australia.

## **8.5 New Wall to Unisex Accessible Bathroom**

### Timber Wall Framing

Construct a new braced internal framed wall, as detailed on Drawing No's JL-1A-A02 and JL-1A-A03, from 90x45 MGP12 H2F termite treated timber, separating the Unisex accessible bathroom from the Gents Toilets.

The wall framing shall include additional timber blocking (MGP12 H2F), as required, to suit Shower Seat and Clothes Hanging Devices, in accordance with AS 1428.1 (2009) – "Design for Access and Mobility".

All work to comply with AS1684.1-2009 "Residential Timber-Framed Construction-Design Criteria".

### Wall Lining

The internal timber framed wall shall be lined with "Villa board" 9mm FC. Sheets are to have recessed edges, and shall be nailed and/or glued to studs on both sides in accordance with the manufacturer's instructions.

Joints shall be fixed flush with jointing tape and setting plaster, sanded smooth and left ready for painting and/or tiling, as required.

### Insulation

Supply and install "Bradford R2.5 SoundScreen Acoustic Insulation Batts to internal wall in accordance with the manufacturer's instructions.

All wall insulation shall comply with the provisions of AS/NZS4859.1.

## **8.6 New Ceiling to Unisex accessible bathroom**

### Timber Ceiling Framing

Construct a new boxed-down level internal ceiling frame to the height of blockwork, as detailed in the view elevations on Drawing No.JL-1A-A03, using 90x45 MGP12 H2F termite treated timber ceiling joists.

Timber hanging beams shall be provided to support the span of the new ceiling joists (detailed above), as well as the weight of the ceiling sheets. The species/grade, size and spacings of the timber hanging beams shall be designed in accordance with AS1684.1-2009 "Residential Timber-Framed Construction-Design Criteria".

Provide MGP10 H2F timber blocking between the rafter ends along the rear of the building, as required, for vermin proofing and waterproofing purposes.

All work is to comply with AS1684.1-2009 "Residential Timber-Framed Construction-Design Criteria".

### Ceiling Lining

Internal ceiling to be lined with Knauf 13mm "Trurock" or similar. Sheets are to have recessed edges, and shall be nailed/screwed and glued to joists in accordance with the manufacturer's instructions.

Joints shall be fixed flush with jointing tape and setting plaster, sanded smooth and left ready for painting and/or tiling, as required.

The joint between the walls and the ceiling lining shall be covered using a 50mm timber scotia, pre-primed Radiata (to be painted).

### Insulation

Supply and install "Bradford Gold R4.0 Glasswool Insulation Batts" to the ceiling space of the Unisex accessible bathroom in accordance with the manufacturer's instructions.

All ceiling insulation shall comply with the provisions of AS/NZS4859.1.

### **8.7 New Door opening to Unisex accessible bathroom**

Provide a new doorway to the Southern masonry block external wall to provide access to the Unisex Accessible Bathroom as detailed on Drawing No JL-1A-A03 and shown in Figure 5 (above). The doorway shall be provided to accommodate a 920mm wide door. As part of the new door opening, make good the external masonry block wall affected by the new opening.

#### Lintel

The concealed lintel shall be F17 Kiln Dried Hardwood, to AS 1684-2010, accurately checked into studs at least 20mm. Galvanized steel or aluminium sections designed for the purpose may be used subject to approval of the Local Authority and the Principal.

#### Door

Supply and install a Hume SCX1 Flush solid core door (40mm), 920mm wide with Primecoat finish to the opening, including a steel door jamb and 3/85mm steel butt hinges.

#### Locks

- Supply and install a Metlam 400A-OFF Concealed Fix Morticed Lock and Indicator Set.
- Supply and install a Lockwood Synergy 3571 mortice Deadlock (SS), keyed to the McGrane Oval master key system held by Dubbo City Locksmiths, and combined with Lockwood 218/219 Series Push and Pull Plates (SS).

#### Closer

Supply and install a Lockwood 7726DA Series Premium Range Surface Mounted Door Closer to the inside of Unisex Accessible Bathroom door.

### **8.8 Wet Area Installation**

The Unisex Accessible Bathroom shall be protected by the installation of a water-proofing system conforming with Part 3.8.1 of the Building Code of Australia (Volume 2) and AS3740 "Waterproofing of Wet Areas in Residential Buildings".

### **8.9 Tiling**

Supply and lay select, best quality ceramic wall and floor tiles. All tiles will be fixed with an approved quality adhesive.

Ceramic and quarry tiles shall be laid as per manufacturer's recommendation to a recommended backing, to comply with the provisions of AS 3958.1-1991. The Tiler shall ensure that tiles are laid with suitable expansion joints at corresponding centres to ensure that cracking due to minor slab movement and shrinkage does not occur. Where tiles are being grouted to tile bed, ensure that strict falls of not less than 1:60 are maintained to all floor wastes.

Tiling to Unisex Accessible Bathroom area as follows:

- R10 Rating Non-slip floor tiles 200mmx200mm in size and grouted in slate & quarry grout.
- Wall Tiles 200mmx200mm to skirting and splashbacks shall be laid to areas indicated in the view elevations on Drawing No JL-1A-A03 and grouted in white cement grout.
- Wall Tiles 200mmx200mm to Shower recess, 2000mm high, 1200mm Wide to both sides as indicated in the view elevations on Drawing No JL-1A-A03 and grouted in white cement grout.
- Materials and Workmanship shall comply with the provisions of AS3958.1-1991.

Type: Glazed Ceramic

Colour: To be selected by Principal

Grout Colour: To match tiles – to approval

### **8.10 Accessible Toilet**

Supply and install a Caroma Cosmo Sovereign Care Connector (S Trap) Suite with Caraville Care Single Flap Seat – Anthracite Grey as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – "Design for Access and Mobility".

### **8.11 Wall Basin**

Supply and install a Caroma Opal 720 Wall Basin Left Hand Shelf, 1TH, (Product Code 632210W), wall basin with a Dorf Flickmixer Plus Care Basin Mixer, Chrome Plated, as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”.

### **8.12 Grab Rail and Shower Rail**

Supply and install a Metlam MLR120BR-LH 90° Satin Finished Stainless Steel Grab Rail and Backrest (Anthracite Grey) complying with AS1428.1 (2009) to the accessible toilet as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”.

Supply and install a Metlam MLR107MKII Satin Finished Stainless Steel Shower Grab Rail, complying with AS1428.1 (2009), to the accessible shower complete with a Dorf Flickmixer shower (chrome plated), flexible shower hose and rose (chrome plated) and a care slide rail (chrome plated) suitable for the shower grab rail / flexible shower hose and rose as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”.

### **8.13 Shower Seat**

Supply and install a Metlam ML994CL accessible folding shower seat (960mm Long) to the accessible toilet as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”.

### **8.14 Ceiling Exhaust Fan**

Supply and install a Clipsal Airflow Performance 250mm ceiling mount fan (or similar, as approved by the Principal) to the Unisex Accessible Bathroom as indicated on the drawings.

### **8.15 Coat Hooks**

Supply and install two (2) clothes hanging devices to the unisex accessible bathroom as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”.

### **8.16 Shower Enclosure**

The Contractor shall supply and install Altrack H/Duty Shower Track 1200mmx1200mm aluminium shower rail and Weighted Shower Curtain WBS 2400mmx2000mm to the accessible shower.

### **8.17 Mirror**

Supply and install aluminium powder coated mirror with ‘Pilkington twinkote’ (frost Free) glass. The mirror shall be 900x500mm and be located above the handbasin in accordance with AS1428.1-2009 “Design for Access and Mobility”.

### **8.18 Baby Change Table**

Supply and install one (1) Koala Kare KB200 Horizontal Wall-Mounted baby change table to the unisex accessible bathroom as indicated on the drawings. The baby change table shall be located in a way that it does not affect the provisions detailed in AS 1428.1 (2009) – “Design for Access and Mobility”.

### **8.19 Sanitary Fixtures (supplied by Council / fitted by Builder)**

Soap dispenser, Paper Towel Dispenser and Toilet Paper Holder to the Unisex Accessible Bathroom as indicated on the drawings. All work to be in accordance with AS 1428.1 (2009) – “Design for Access and Mobility”. These fixtures are supplied by Council and fitted by the builder. (Refer to schedule under clause 8.21)

## 8.20 Fixtures and Fittings Schedule (Unisex accessible bathroom)

Tag	Item	Specification	Quantity
HWS1	Hot Water System	Vulcan 250 Litre Electric Water Heater connected to Unisex Accessible Bathroom amenities (Model No.661250)	1
WC1	Toilet Suite – Unisex accessible bathroom	Caroma Cosmo Sovereign Care Connector (S Trap) Suite with Caravelle Care single flap seat – Anthracite Grey	1
TPH1	Tapware	Dorf Flickmixer shower (chrome plated), flexible shower hose and rose (chrome plated) and a care slide rail (chrome plated) suitable for the shower grab rail / flexible shower hose and rose	1
TPH2	Tapware	Dorf Flickmixer Plus Care Basin Mixer, Chrome Plated	1
BSN1	Hand Basin	Caroma Opal 720 Wall Basin Left Hand Shelf, 1TH, (Product Code 632210W)	1
SR1	Shower Rail	Metlam MLR107MKII Satin Finished Stainless Steel Shower Grab Rail	1
GR1	Grab Rail	Metlam MLR120BR-LH 90° Satin Finished Stainless Steel Grab Rail and Backrest (Anthracite Grey) complying with AS1428.1 (2009)	1
SS	Shower Seat	Metlam ML994CL accessible folding shower seat (960mm long)	1
CR	Curtain Rail and Curtain	Altrak H/Duty shower track 1200mmx1200mm aluminium shower rail and weighted shower curtain WBS 2400mmx2000mm	1
MI	Mirror	900x500mm aluminium powder coated mirror with 'Pilkington twinkote' (frost Free) glass	1
FW	Floor Waste	100mm (Stainless Steel)	1
EF	Exhaust Fan	Clipsal Airflow Performance 250mm ceiling mount fan (or similar, as approved by the Principal)	1
CH	Clothes Hanging Device	Chrome Plated Clothes Hanging Device	2
BCT	Baby Change Table	Koala Kare KB200 horizontal wall-mounted baby change table	1

## 8.21 Sanitary Fixtures (supplied by Council / fitted by Builder) (Unisex accessible bathroom)

Tag	Item	Specification	Quantity
SD	Soap Dispenser		1
PTD	Paper Towel Dispenser		1
TPH	Toilet Paper Holder		1

## 8.22 Painting

Provide for all labour, material and equipment necessary to make good, apply and finish paint and other coverages as scheduled and detailed.

### Colour Schemes

The total colour scheme shall be as selected by the Principal. Details are to be supplied to the builder on request so that no undue delays are caused.

#### Preparation and Workmanship

Remove any hardware before painting is commenced and replace on completion. Work to be painted shall be prepared by scraping or rubbing down, priming, stopping up and brought to a smooth even surface before the paint is applied. Stopping shall be done after the priming coat. Application shall be equal to "Dulux" specifications. Finish shall have satisfactory cover, free from brush marks and blemishes.

#### Cleaning and Protection

Protect adjacent surfaces from paint spots and protect finished surfaces from dust and surface damage.

#### Schedule of Painting Finishes

The following schedule of painting is a general guide and there may be minor variations or expectations instructed on site. Generally, all paint shall be premium or equal quality.

<b>Substrate</b>	<b>Undercoat</b>	<b>Final Coats</b>
Walls	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Ceilings & Scotia	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Doors	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss
Steel Door Jambs	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss

Ceiling Colour – White

Wall – Provisions for up to 2 colours to be selected by Principal.

#### Luminance Contrast

The doorway to the Unisex Accessible Bathroom shall achieve the nominated luminance contrast in accordance with Clause 13.1 of AS1428.1-2009 "Design for Access and Mobility".

#### Completion

Touch up paint where required to make good after all trades, clean off all marks, paint spots and stains throughout including all hardware fittings and leave job in a clean and tidy condition.

All remnant paint supplies are to remain with the owner for touch up purposes.



## 9. GENTS TOILETS

### 9.1 Scope of Work

The work required under this section includes the demolition of the existing urinal and piped bench seating, the removal of existing toilets and installation of new toilet pans and cisterns, the removal of existing block cubicles and installation of new compact laminate cubicles, installation of new bench seats, floor and skirt tiles and painting. Make allowances for disconnection, diverting and/or sealing off any existing services, particularly water, sewer and electricity

### 9.2 Demolition

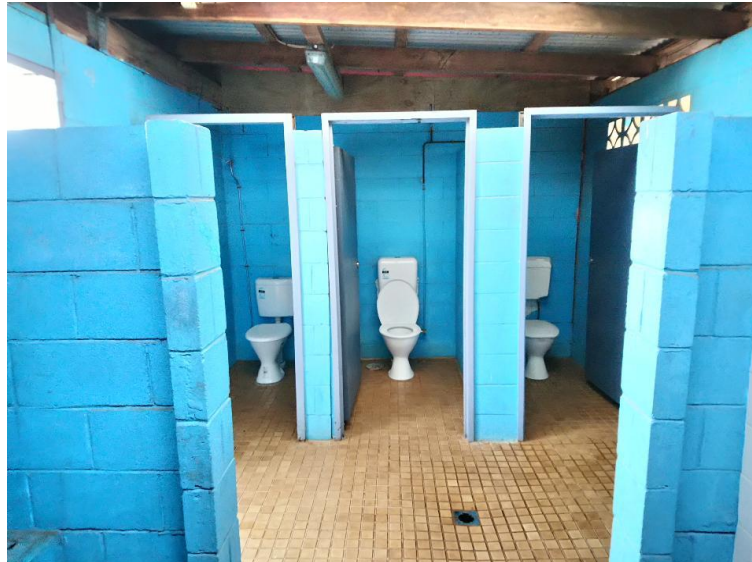
- Demolish and remove existing urinal trough including all hobs to trough and existing side wall. Make good all resulting damages cause from demolition and prepare for wall mounted urinals, tiles and paint. (Refer to Figure 6)
- Demolish and remove existing pipe bench seat. Make good all resulting damages cause from demolition and prepare for tiles. (Refer to Figure 7)
- Remove all existing pans, cisterns and wall basin. Make good and prepare all areas for the new pans, cisterns and wall basin. (Refer to Figure 8 and 9)
- Demolish all remove existing cubicles. Make good and prepare all areas for tiles and paint. (Refer to Figure 10)



Figure 6. Demolish and remove existing Urinal, hobs and wall



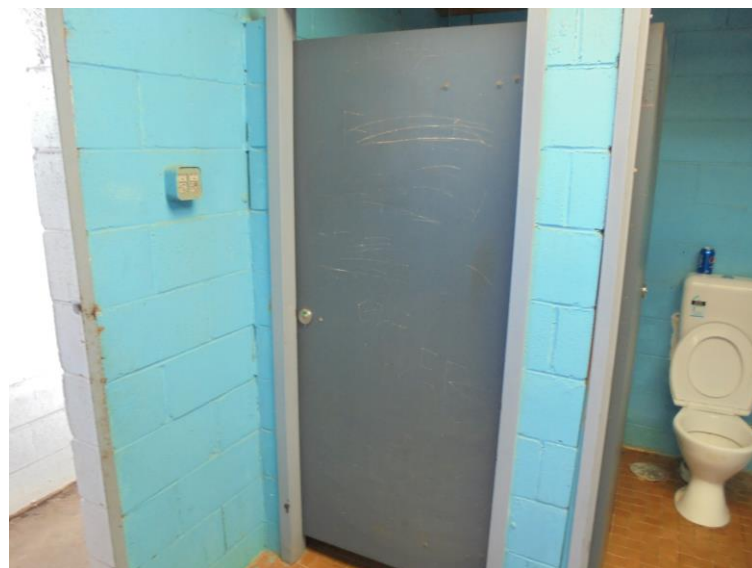
Figure 7. Demolish and remove existing bench seat



**Figure 8. Remove all pans and cisterns**



**Figure 9. Remove existing wall basin**



**Figure 10. Demolish all existing cubicles**

### **9.3 Electrical**

#### Lights and Light switches

Remove existing lights and supply and install 2 x 1200mm long IP65 Weatherproof LED fluorescent light fittings (including diffusers), adequate for the area.

Supply and install a new Clipsal Flush Light Switch (Weatherproof) adjacent the external access door.

#### Power Point

Remove existing power point and supply and install a new IP65 Weatherproof Outlet, adjacent the vanity basin.

Allowances shall be made for chasing the electrical wiring conduits for the switch and GPO into the existing masonry blockwork and patching and making good visible wall areas (not covered by wall tiles).

Furnish and install all labour, materials and services required (To AS 3000) for the complete installation testing, and perfect operation of the following systems and works:

- Mains, metering and switchboard.
- Lighting
- Light fittings and switches

The whole of the electrical installation shall be carried out by the Contractor through a qualified registered Electrical Sub-Contractor. All work will be completed in a workmanlike manner, using materials in compliance with and in accordance with current wiring regulations of the Local Supply Authority and the requirements of the Building Code of Australia.

### **9.4 New Ceiling to Gents Toilets**

#### Timber Ceiling Framing

Construct a new boxed-down level internal ceiling frame to the height of blockwork, as detailed in the view elevations on Drawing No.JL-1A-A03, using 90x45 MGP12 H2F termite treated timber ceiling joists.

Timber hanging beams shall be provided to support the span of the new ceiling joists (detailed above), as well as the weight of the ceiling sheets. The species/grade, size and spacings of the timber hanging beams shall be designed in accordance with AS1684.1-2009 "Residential Timber-Framed Construction-Design Criteria".

Provide MGP10 H2F timber blocking between the rafter ends along the rear of the building, as required, for vermin proofing and waterproofing purposes.

#### Ceiling Lining

Internal ceiling to be lined with Knauf 13mm "Trurock" or similar. Sheets are to have recessed edges, and shall be nailed/screwed and glued to joists in accordance with the manufacturer's instructions.

Joints shall be fixed flush with jointing tape and setting plaster, sanded smooth and left ready for painting and/or tiling, as required.

The joint between the walls and the ceiling lining shall be covered using a 50mm timber scotia, pre-primed Radiata (to be painted).

#### Insulation

Supply and install "Bradford Gold R4.0 Glasswool Insulation Batts" to the ceiling space of the Unisex accessible bathroom in accordance with the manufacturer's instructions.

All ceiling insulation shall comply with the provisions of AS/NZS4859.1.

## **9.5 Tiling**

Supply and lay select, best quality ceramic wall and floor tiles. All tiles will be fixed with suitably approved quality adhesive over the existing tiles and bed allowing for surface grinding as needed to keep new tiles as flat as possible and maintain falls to existing waste. Allow to replace any areas of existing tile bed that may have lifted away from substrate (become drummy).

Ceramic and quarry tiles shall be laid as per manufacturer's recommendation to a recommended backing, to comply with the provisions of AS 3958.1-1991. The Tiler shall ensure that tiles are laid with suitable expansion joints at corresponding centres to ensure that cracking due to minor slab movement and shrinkage does not occur.

Tiling to Gents Toilet area as follows:

- R10 Rating Non-slip floor tiles 200mmx200mm in size and grouted in slate & quarry
- grout.
- Wall Tiles 200mmx200mm to skirts and splashbacks shall be laid to areas and grouted in white cement grout.
- Materials and Workmanship shall comply with the provisions of AS3958.1-1991.

Type: Glazed Ceramic

Colour: To be selected by Principal

Grout Colour: To match tiles – to approval

## **9.6 Toilet Suites**

Remove three (3) existing toilet pans and cisterns. Supply and install Caroma Aire Concorde Connector bottom inlet (S-Trap) Suite with a double flap seat (White), including all plumbing and drainage connections, as required.

## **9.7 Urinals**

Remove existing stainless steel trough urinal and cistern, including removal of masonry blockwork and rendered areas holding the urinal in position, and make good. Supply and install two (2) Caroma "Leda" Wall Hung Urinals with overhead mounted Caroma "Slimline" Pullcord single flush cisterns, including all plumbing and drainage connections. The urinals and cisterns shall be mounted on the masonry blockwork as indicated on the drawings. Ensure that one (1) urinal is positioned at a height for use by children.

## **9.8 Wall Basin**

Remove existing wall-mounted basin and tapware, and make good.

Supply and install a Caroma "Cosmo" Wall Hung Basin (1TH) and a Dorf Flickmixer Basin Mixer, Chrome Plated. Cold water supply only to basin.

## **9.9 Mirror**

Supply and install a 500mmx500mm polished stainless steel mirror over basin.

## **9.10 Sanitary Fixtures (supplied by Council / fitted by Builder)**

Soap dispenser, Paper Towel Dispenser and Toilet Paper Holder to the unisex accessible bathroom as indicated on the drawings. These fixtures are supplied by Council and fitted by the builder. (Refer to schedule under clause 8.16)

## **9.11 Toilet Cubicles**

Supply and install three (3) Aqualoo "Contemporary" (or similar) toilet cubicles using Laminex or Polytech 13mm compact laminate to the toilets, including door lock and indicator sets. Colours to be selected by the principal.



**Figure 11. Aqualoo “Contemporary” Toilet Cubicles (example only)**

Install a Kimberly Clark Jumbo Toilet Paper Holder Lockable, Stainless Steel (Product No.4972), to be provided by Council, to each toilet cubicle.

### **9.12 Modesty Panels**

Supply and install two (2) Aqualoo “Royal 900” (or similar) modesty panels using Laminex or Polytech 13mm compact laminate to urinals as indicated on the drawings. Colours to be selected by the principal.

### **9.13 Aluminium Bench Seating**

Supply and install two (2) Ullrich bench seats 1200mm long, in the configuration shown on the drawings, complete with two (2) support Type ‘A’ (Flanged) legs and two (2) seating end caps to each 1200mm long bench seat.

### **9.14 Fixtures and Fittings Schedule (Gents Toilets)**

<b>Tag</b>	<b>Item</b>	<b>Specification</b>	<b>Quantity</b>
WC2	Toilet Suite – Gents Toilets	Caroma Aire Concorde Connector Bottom Inlet (S-Trap) Suite	3
TPH2	Tapware	Dorf Flickmixer Basin Mixer	1
BSN2	Hand Basin	Caroma Cosmo wall hung 1TH	1
MI	Mirror	500mmx500mm polished stainless steel mirror	1
FW	Floor Waste	100mm (Stainless Steel)	1

### **9.15 Sanitary Fixtures (supplied by Council/fitted by Builder) (Gents Toilets)**

<b>Tag</b>	<b>Item</b>	<b>Quantity</b>
SD	Soap Dispenser	1
PTD	Paper Towel Dispenser	1
TPH	Toilet Paper Holder	3

### **9.16 Painting**

Provide for all labour, material and equipment necessary to make good, apply and finish paint and other coverages as scheduled and detailed.

#### Colour Schemes

The total colour scheme shall be as selected by the Principal. Details are to be supplied to the builder on request so that no undue delays are caused.

#### Preparation and Workmanship

Remove any hardware before painting is commenced and replace on completion. Work to be painted shall be prepared by scraping or rubbing down, priming, stopping up and brought to a smooth even surface before the paint is applied. Stopping shall be done after the priming coat. Application shall be equal to "Dulux" specifications. Finish shall have satisfactory cover, free from brush marks and blemishes.

#### Cleaning and Protection

Protect adjacent surfaces from paint spots and protect finished surfaces from dust and surface damage.

#### Schedule of Painting Finishes

The following schedule of painting is a general guide and there may be minor variations or expectations instructed on site. Generally, all paint shall be premium or equal quality.

<b>Substrate</b>	<b>Undercoat</b>	<b>Final Coats</b>
Walls	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Ceilings & Scotia	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Doors	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss
Steel Door Jambs	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss

Ceiling Colour – White

Wall – Provisions for up to 2 colours to be selected by Principal.

#### Completion

Touch up paint where required to make good after all trades, clean off all marks, paint spots and stains throughout including all hardware fittings and leave job in a clean and tidy condition.

All remnant paint supplies are to remain with the owner for touch up purposes.

## 10. LADIES TOILETS

### 10.1 Scope of Work

The work required under this section includes the demolition and removal of existing toilets and installation of new toilet pans and cisterns, the removal of existing block cubicles and installation of new compact laminate cubicles, installation of new bench seats, floor and skirt tiles and painting. Make allowances for disconnection, diverting and/or sealing off any existing services, particularly water, sewer and electricity

### 10.2 Demolition

- Remove all existing pans, cisterns and wall basin. Make good and prepare all areas for the new pans, cisterns and wall basin. (Refer to Figures 12, 13 and 14)
- Demolish all remove existing cubicles. Make good and prepare all areas for tiles and paint. (Refer to Figures 15 and 16)

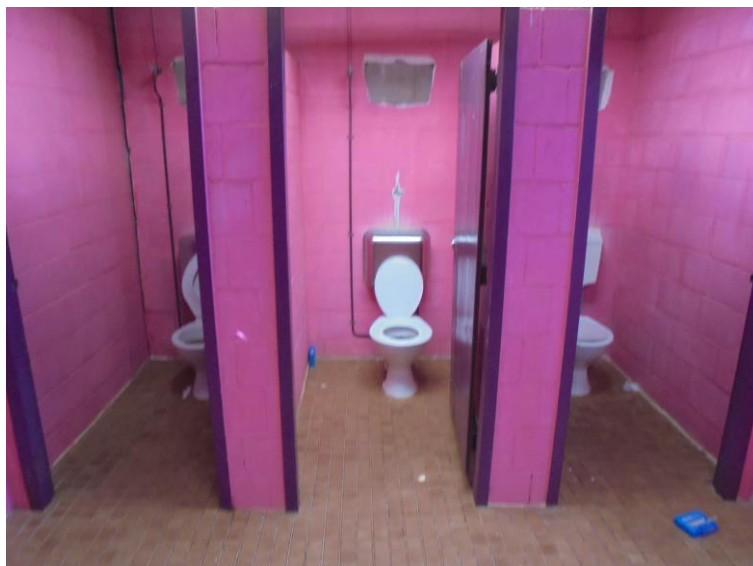


Figure 12. Remove all pans and cisterns

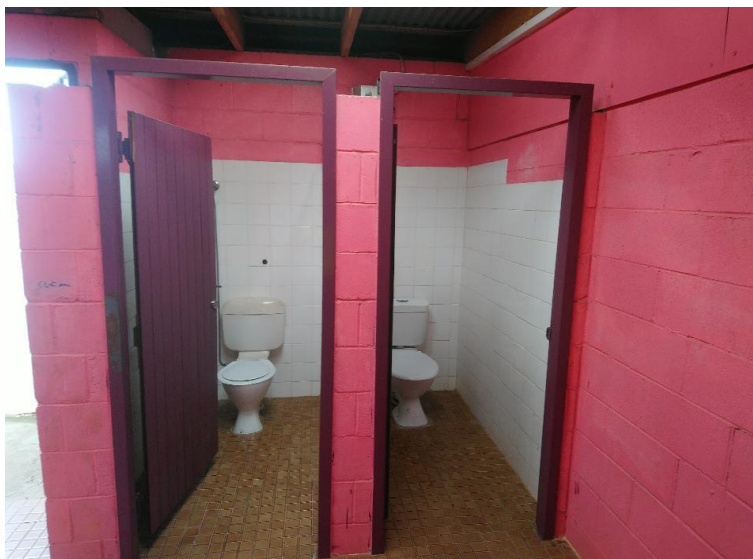


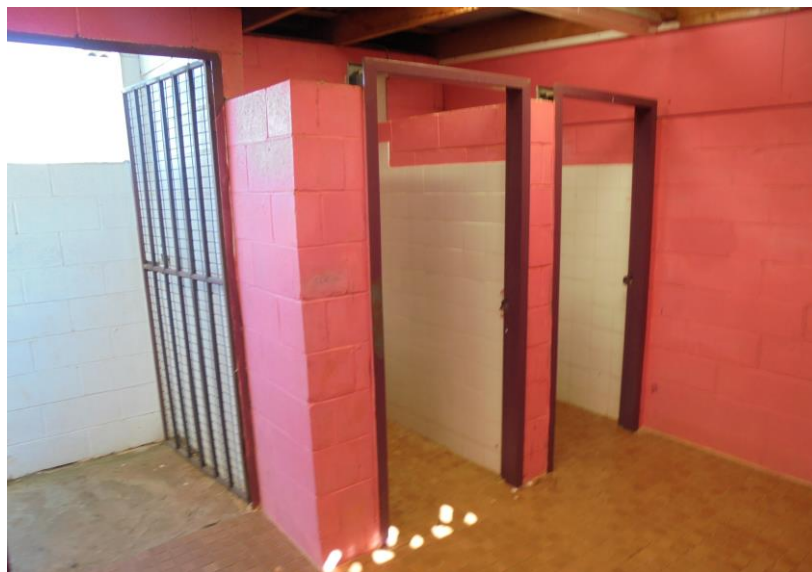
Figure 13. Remove all pans and cisterns



**Figure 14. Remove existing wall basin**



**Figure 15. Demolish all existing cubicles**



**Figure 16. Demolish all existing cubicles**



### **10.3 Electrical**

#### Lights and Light switches

Remove existing lights and supply and install 2 x 1200mm long IP65 Weatherproof LED fluorescent light fittings (including diffusers), adequate for the area.

Supply and install a new Clipsal Flush Light Switch (Weatherproof) adjacent the external access door.

#### Power Point

Remove existing power point and supply and install a new IP65 Weatherproof Outlet, adjacent the vanity basin.

Allowances shall be made for chasing the electrical wiring conduits for the switch and GPO into the existing masonry blockwork and patching and making good visible wall areas (not covered by wall tiles).

Furnish and install all labour, materials and services required (To AS 3000) for the complete installation testing, and perfect operation of the following systems and works:

- Mains, metering and switchboard.
- Lighting
- Light fittings and switches

The whole of the electrical installation shall be carried out by the Contractor through a qualified registered Electrical Sub-Contractor. All work will be completed in a workmanlike manner, using materials in compliance with and in accordance with current wiring regulations of the Local Supply Authority and the requirements of the Building Code of Australia.

### **10.4 New Ceiling to Ladies Toilets**

#### Timber Ceiling Framing

Construct a new boxed-down level internal ceiling frame to the height of blockwork, as detailed in the view elevations on Drawing No.JL-1A-A03, using 90x45 MGP12 H2F termite treated timber ceiling joists.

Timber hanging beams shall be provided to support the span of the new ceiling joists (detailed above), as well as the weight of the ceiling sheets. The species/grade, size and spacings of the timber hanging beams shall be designed in accordance with AS1684.1-2009 "Residential Timber-Framed Construction-Design Criteria".

Provide MGP10 H2F timber blocking between the rafter ends along the rear of the building, as required, for vermin proofing and waterproofing purposes.

#### Ceiling Lining

Internal ceiling to be lined with Knauf 13mm "Trurock" or similar. Sheets are to have recessed edges, and shall be nailed/screwed and glued to joists in accordance with the manufacturer's instructions.

Joints shall be fixed flush with jointing tape and setting plaster, sanded smooth and left ready for painting and/or tiling, as required.

The joint between the walls and the ceiling lining shall be covered using a 50mm timber scotia, pre-primed Radiata (to be painted).

#### Insulation

Supply and install "Bradford Gold R4.0 Glasswool Insulation Batts" to the ceiling space of the Unisex accessible bathroom in accordance with the manufacturer's instructions.

All ceiling insulation shall comply with the provisions of AS/NZS4859.1.

## **10.5 Tiling**

Supply and lay select, best quality ceramic wall and floor tiles. All tiles will be fixed with suitably approved quality adhesive over the existing tiles and bed allowing for surface grinding as needed to keep new tiles as flat as possible and maintain falls to existing waste. Allow to replace any areas of existing tile bed that may have lifted away from substrate (become drummy).

Ceramic and quarry tiles shall be laid as per manufacturer's recommendation to a recommended backing, to comply with the provisions of AS 3958.1-1991. The Tiler shall ensure that tiles are laid with suitable expansion joints at corresponding centres to ensure that cracking due to minor slab movement and shrinkage does not occur.

Tiling to Gents Toilet area as follows:

- R10 Rating Non-slip floor tiles 200mmx200mm in size and grouted in slate & quarry
- grout.
- Wall Tiles 200mmx200mm to skirts and splashbacks shall be laid to areas and grouted in white cement grout.
- Materials and Workmanship shall comply with the provisions of AS3958.1-1991.

Type: Glazed Ceramic

Colour: To be selected by Principal

Grout Colour: To match tiles – to approval

## **10.6 Toilet Suites**

Remove five (5) existing toilet pans and cisterns. Supply and install three (5) Caroma Aire Concorde Connector bottom inlet (S-Trap) Suite with a double flap seat (White), including all plumbing and drainage connections, as required.

## **10.7 Wall Basin**

Remove existing wall-mounted basin and tapware, and make good.

Supply and install a Caroma "Cosmo" Wall Hung Basin (1TH) and a Dorf Flickmixer Basin Mixer, Chrome Plated. Cold water supply only to basin.

## **10.8 Mirror**

Remove existing mirror and supply and install a 500mmx500mm polished stainless steel mirror over basin.

## **10.9 Sanitary Fixtures (supplied by Council / fitted by Builder)**

Soap dispenser, Paper Towel Dispenser and Toilet Paper Holder to the unisex accessible bathroom as indicated on the drawings. These fixtures are supplied by Council and fitted by the builder. (Refer to schedule under clause 9.17)

## **10.10 Toilet/Shower Cubicles**

Supply and install five (5) Aqualoo "Contemporary" (or similar) toilet/shower cubicles using Laminex or Polytech 13mm compact laminate to the three(3) toilets and two(2) showers, including door lock and indicator sets as well as robe hooks to the shower cubicles. Colours to be selected by the principal.



**Figure 11. Aqualoo “Contemporary” Toilet/Shower Cubicles (example only)**

Install a Kimberly Clark Jumbo Toilet Paper Holder Lockable, Stainless Steel (Product No.4972), to be provided by Council, to each toilet cubicle.

### **10.11 Aluminium Bench Seating**

Supply and install two (2) Ullrich bench seats 1200mm long, in the configuration shown on the drawings, complete with two (2) support Type ‘A’ (Flanged) legs and two (2) seating end caps to each 1200mm long bench seat.

### **10.12 Fixtures and Fittings Schedule (Ladies Toilets)**

<b>Tag</b>	<b>Item</b>	<b>Specification</b>	<b>Quantity</b>
WC2	Toilet Suite – Ladies Toilets	Caroma Aire Concorde Connector Bottom Inlet (S-Trap) Suite	5
TPH2	Tapware	Dorf Flickmixer Basin Mixer	1
BSN2	Hand Basin	Caroma Cosmo wall hung 1TH	1
MI	Mirror	500mmx500mm polished stainless steel mirror	1
FW	Floor Waste	100mm (Stainless Steel)	1

### **10.13 Sanitary Fixtures (supplied by Council / fitted by Builder) (Ladies Toilets)**

<b>Tag</b>	<b>Item</b>	<b>Quantity</b>
SD	Soap Dispenser	1
PTD	Paper Towel Dispenser	1
TPH	Toilet Paper Holder	5

### **10.14 Painting**

Provide for all labour, material and equipment necessary to make good, apply and finish paint and other coverages as scheduled and detailed.

#### Colour Schemes

The total colour scheme shall be as selected by the Principal. Details are to be supplied to the builder on request so that no undue delays are caused.

#### Preparation and Workmanship

Remove any hardware before painting is commenced and replace on completion. Work to be painted shall be prepared by scraping or rubbing down, priming, stopping up and brought to a smooth even surface before the paint is applied. Stopping shall be done after the priming coat. Application shall be equal to “Dulux” specifications. Finish shall have satisfactory cover, free from brush marks and blemishes.

Cleaning and Protection

Protect adjacent surfaces from paint spots and protect finished surfaces from dust and surface damage.

Schedule of Painting Finishes

The following schedule of painting is a general guide and there may be minor variations or expectations instructed on site. Generally, all paint shall be premium or equal quality.

<b>Substrate</b>	<b>Undercoat</b>	<b>Final Coats</b>
Walls	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Ceilings & Scotia	1 x coat Dulux sealer binder	2 x Dulux Wash & Wear 101 advanced low sheen
Doors	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss
Steel Door Jambs	1 x coat Dulux 1 step oil based primer sealer undercoat	2 x Dulux Aquanamel gloss

Ceiling Colour – White

Wall – Provisions for up to 2 colours to be selected by Principal.

Completion

Touch up paint where required to make good after all trades, clean off all marks, paint spots and stains throughout including all hardware fittings and leave job in a clean and tidy condition.

All remnant paint supplies are to remain with the owner for touch up purposes.

## **11. ACCESSIBLE RAMP**

### **11.1 Scope of Work**

The work under this section includes the groundworks, formwork, reinforcement and handrail steelworks and concrete placement for the construction of a new accessible ramp to the new unisex accessible bathroom.

Council shall be requested to conduct inspections prior to pouring the edge beams, landing and ramp.

### **11.2 Groundworks**

#### Excavations

Excavate strip footing for concrete ramp as indicated on Drawing No's JL-1A-A04 and JL-1A-A05. Cut all excavations true to lines, widths, and depths shown on the drawings or otherwise stated by the principal. Stockpile suitable excavated material for backfilling purposes and dispose of unsuitable excavated material at a Council approved dumping site.

#### Compacted Fill

Compacted DGB20 of not less than 98% compaction is to be brought up to the underside level of the concrete ramp and landing as indicated on Drawing No's JL-1A-A04 and JL-1A-A05.

### **11.3 Steel Reinforcement**

- Supply and install one (1) layer of SL72 steel reinforcement mesh to ramp and landing which must comply with AS2870 - 2011, ensuring a minimum cover of 30mm. (Refer to Drawing No JL-1A-A04)
- Supply and install Two (2) N12 deformed reinforcement bars to edge beams. (Refer to Drawing No JL-1A-A04)
- Supply and install 400mm long N12 deformed reinforcement starter bars at 450mm centres along building edge of ramp and landing. (Refer to Drawing No JL-1A-A04)

### **11.4 Concrete**

All concrete shall be 'ready mixed', supplied to the site with 80mm slump and 25mpa strength for the edge beams, landing and ramp and be placed in accordance with AS 3600 - 2018.

### **11.5 Joints Between Concrete and Other Materials**

Where concrete abuts brickwork, place an approved expansion material, between both surfaces. Joints between concrete floor slabs and supporting brickwork shall be provided with approved material to ensure an adequate slip joint.

Where sanitary drainage pipes and lines penetrate the concrete slab and concrete footings, place an approved expansion material between both surfaces.

### **11.6 Finishes**

Finish the concrete footpaths with a monolithic non-slip finish, which are graded suitably to ensure rainwater drainage and limit ponding.

Allow to keep slab moist by an approved method for 7 days. All temporary formwork must be removed.

### **11.7 Tactile Ground Surface Indicators**

Supply and install Tactile Ground Surface Indicators (TGSI's), to the front driveway and ramp to the front entry door, as detailed on the site plan. The TGSI's shall be yellow and installed in accordance with Clause D3.8 of the current National Construction Code (NCC) and AS/NZS 1428.4.1 – 2009 "Means to assist the orientation of People with Vision Impairment – Tactile Ground Surface Indicators". The TGSI's shall be installed in accordance with manufacturer's instructions and shall be securely fixed in place, even and without bubbling or other blemishes.

## **12. HANDRAIL TO RAMP AND LANDING**

### **12.1 Scope of Work**

The work under this section includes the supply, fabrication and installation of an Access and Mobility – AS 1428.1 (2009) compliant handrail.

### **12.2 Handrail**

Supply and install a powder coated steel handrail to the ramp in accordance with AS1428.1 (2009) - "Design for Access and Mobility", as indicated on the Ramp Layout, External Elevations and Handrail detail drawings.

### **12.3 Welding**

All welds shall be 6.5mm continuous fillet welds.

### **12.4 Hold Down Bolts**

Provide all holding down bolts, as are necessary, or detailed. All steelwork is to be plumbed and levelled as required.

### **12.5 Pre-treating of Steel**

All steel is to be thoroughly cleaned down, all rust removed before powder coating is completed.

### **12.6 Handrail Finish**

The finish will be a Polyester powder coat to AS 4506 - 2005 "Metal Finishing - Thermoset Powder" to the handrail for the accessible ramp and landing.

An Anti-graffiti coating that assists in the removal of graffiti shall also be applied to the handrail.

Colour to be selected by the Principal

## **13. BUBBLER**

### **13.1 Scope of Work**

The work under this section includes the water supply, the concreting for a base to the bubbler, the reinstatement of a small amount of bitumen pavement due to trenching and the supply and installation of a new bubbler as indicated on Drawing No JL-1A-A06.

### **13.2 Bubbler**

Supply and install (as per manufacturer's instructions) a "DF6" Council Fountain as indicated on the Sewer Layout/Site Plan. Bubbler available through Street Furniture Australia Pty Ltd.

### **13.3 Water Supply**

The connection of a new bubbler (located externally) includes the supply and installation of a new cold water line extending from point of supply in hard drawn copper tube type "B", to comply with AS 1432 to positions indicated on the Sewer Layout/Site Plan. All pipework shall be securely fixed with clips, saddled and silicon sealed. Where exposed externally, the copper tube will be adequately insulated to withstand extremes of weather. Where exposed internally, tubing shall be chrome plated and secured with chrome clips.

### **13.4 Concrete Plinth**

Pour a concrete plinth at 400mm x 400mm wide and 100mm deep centered to the base of the new bubbler with a troweled finish and placed in accordance with AS 3600 - 2018.

### **13.5 Reinstatement of Bitumen**

Supply and install bitumen emulsion and a small to mid-sized blue metal aggregate by patching and repairing the affected trenched and excavated pavement areas as a result of the installation of the bubblers, making sure that the base to which the bitumen emulsion is to be applied to is sufficiently compacted.

## 14. PRIME COST SCHEDULE

### PC Schedule of Allowances (Rectification and Upgrade Works to the Junior League Amenities)

Item	Allowance	Unit
Ceramic Wall Tiles (200mm x 200mm)	\$40	Per/m <sup>2</sup>
Ceramic Floor Tiles (200mm x 200mm)	\$40	Per/m <sup>2</sup>



## **15. CONSTRUCTION WORK CODE OF PRACTICE**

### **15.1 Construction Work Code of Practice – August 2019**

The Contractor shall ensure that **all** works conducted on site shall be in strict accordance with the *Construction Work Code of Practice – August 2019* issued by Safe Work Australia, in association with SafeWork NSW and the NSW Government, and any other relevant Codes of Practice.

A copy of the *Construction Work Code of Practice – August 2019*, and any other relevant Codes of Practice can be obtained through the SafeWork NSW website:

[www.SafeWork.nsw.gov.au](http://www.SafeWork.nsw.gov.au)

Council will provide a full induction to the work site to the successful Contractor and the Contractor will then be responsible for inducting all other workers and visitors to the site.

**GILGANDRA SHIRE COUNCIL**  
STATEMENT OF BUSINESS ETHICS

**GENERAL PRINCIPLES**

Gilgandra Shire Council expects all its representatives, staff and Councillors to behave ethically and to abide by a written Code of Conduct. Council also expects private industry and its representatives to maintain similar standards of ethical conduct in their dealings with Council.

There are two main principles that form the basis of Gilgandra Shire Council's business agreements. Firstly, there is the need to get the best possible value for public money. Secondly, Council needs to demonstrate impartiality and fairness at all stages of the process.

These principles enable suppliers to promote their interests productively and avoid potentially questionable activity. Those providing goods and services also benefit from the assurance that their competitors are required to behave in accordance with the same guidelines.

**VALUE FOR MONEY** is determined by considering all the factors which are relevant to a particular process. For example quality, reliability, timeliness, service, initial and ongoing costs are all factors which can make a significant impact on benefits and costs. Value for money does not mean "lowest price".

However, the lowest price bid might offer best value if it meets other essentials such as quality and reliability.

**IMPARTIALITY AND FAIRNESS** are about being objective, even-handed and reasonable. An impartial person will try objectively to establish criteria for determining best value for money and will work hard to objectively assess each quotation against criteria. A fair person would not for example change or introduce new selection criteria midway through the quotation process without advising all persons submitting a quotation.

Being impartial includes taking into account the practicalities of a given situation. Impartiality does not require for example inviting bids from firms which have performed poorly in the past. In some circumstances, fairness takes into account the effects of actions of others. It would be unfair to call quotes when there is no serious intent to award a contract subject to a satisfactory offer.

Fairness does not necessarily mean pleasing everyone. Some people are occasionally adversely affected by fair decisions. Council operates from a view point where it wishes to be fair in all its dealings and minimise where possible, any adverse effects of its decisions.

### **Gilgandra Shire Council expects staff and Councillors to:**

- Respect and follow Council's policies and procedures.
- Treat all quotes for the supply of goods and services equitably.
- Promote fair and open competition while seeking best value for money.
- Protect confidential information.
- Meet or exceed public interest and accountability standards.
- Respond promptly to reasonable requests for advice and information.
- Avoid situations where private interest could conflict with public duty.
- Never solicit or accept remuneration, gifts or other benefits from a supplier for the discharge of official duties.

### **Council expects contractors, suppliers and consultants to:**

- Respect the conditions set out in documents supplied by Council,
- Respect the obligation of Council staff to abide by Council's procurement and disposal policy.
- Abstain from collusive practices.
- Prevent unauthorised release of privileged information, including confidential Council information.
- Refrain from offering Council employees or Councillors any financial or other inducement which may give any impression of unfair advantage.

### **HOW IT WORKS**

There is no absolute definition of "ethical behaviour". If there is any doubt about the ethics of a proposed action, a sensible test is whether or not you would be happy to see your behaviour published in the local newspaper.

Staff and Councillors of Gilgandra Shire Council or those in the employ of a contractor, supplier, consultant or contractor who are concerned that a breach of the law or of ethical conduct may have taken place, should discuss the matter with Gilgandra Shire Council's Public Officer on (02) 6817 8800.

If an apparent breach of any agreed standard of ethical conduct is identified, then the matter should be immediately brought to the attention of the General Manager or the Public Officer on (02) 6817 8800.

### **CODE OF CONDUCT**

Council contractors will also be required to observe the relevant provisions of Council's Code of Conduct based on the Department of Local government Model Code of Conduct for Local Councils in NSW.