

EXAMPLE - SCOPE OF WORKS

Informed Construction Process

- ✓ Weekly Site Meetings with Client
- ✓ Client Project Portal
 - Transparency of project process
 - Daily activity posts with images
 - Gant chart of project deliverables
 - Live expenditure tracking
- ✓ Quality and Safety check-ups

Maintenance Program

- ✓ 3 Year Aftercare maintenance program at the following intervals to ensure the house is performing to its designed standard
 - 6 months
 - 1 Year
 - 2 Years
 - 3 Years

Preliminaries

- ✓ Engineering Inspections – JDL to arrange engineering inspections, client to pay engineer directly
- ✓ Certification Fees – Allowance for certification fees \$2380
- ✓ Portable Long Service Levy – allowance for QLeave Portable Long Service Levy \$1392
- ✓ Home Warranty Insurance – QBCC Home Warranty Insurance paid upon receipt of deposit as per contract agreement – allowance \$3470.35
- ✓ Site Supervision
 - Due to the amount of detail in this project there is a lot of time on site for John/Kieran and our site supervisor to ensure the level of finish and accuracy of work is as per plans.
 - This allows for site visits with Owners, meetings on site with all trades and making sure foundations/slab/framing/windows/doors/steel work/blockwork and all internal finishes are set out correctly.
 - It also covers meetings with suppliers on and off site to work through and sign off all shop drawings for balustrading/internal stairs/external windows and doors and internal joinery.
- ✓ Fire Engineering – allowance of \$3000 to complete any fire engineering requirements. Depending on outcome from engineer, should materials be required to be changed etc this will be worked out and a variation sent through as required.

Site Establishment

- ✓ Surveyor - Licenced Surveyor to supply setback from boundary for new extension. No allowance for boundary identification survey & site survey at this stage, assumption this will be completed by client prior to commencement of construction works
- ✓ Temporary Fencing - Supply of temporary fencing for the duration of the project as per OH&S Requirements
- ✓ Temporary Toilet – Use clients toilet onsite.
- ✓ Power Cost during construction - Cost of power during construction to be paid for by client
- ✓ Install Silt Fencing - Install silt fencing to prevent run off onto council footpaths and roads
- ✓ Install Site Signage - Install site signage as per OWHS Regulations
- ✓ Perimeter Scaffold - All necessary perimeter Scaffold required for construction of house as required by Workplace, Health & Safety.
- ✓ Hire Equipment – as required to complete works throughout construction
- ✓ Rubbish Removal - Removal of associated waste. Skip bins or Rubbish collection area to be determined
- ✓ Install floor protection to rooms not being touched during construction
- ✓ General Labour Hire - Set out site for foundation and earth works
- ✓ Final Site Clean
- ✓ Professional House Clean upon completion of works
- ✓ Existing Gate
 - Remove & Reinststate Side Gate for machine access
- ✓ Access to clients property for scaffold installation – it is the clients responsibility to arrange all access for scaffold requirements etc through neighbours property as required

Demolition

- ✓ Removal of Kitchen & Pantry
- ✓ Removal of Window & Frame
- ✓ Removal of 2 x Sets Timber Bi-Fold Doors
- ✓ Removal of Flyover roof
- ✓ Removal of Kitchen Roofing Iron & Rafters
- ✓ Removal of Kitchen Wall Lining, Frames & Cladding
- ✓ Removal of Balustrading
- ✓ Removal of Decking Timber
- ✓ Removal of Deck Structure
- ✓ Removal of External Stairs & Landing
- ✓ Strip Back existing roofing iron for new trusses
- ✓ Stripout underneath house inc slats, laundry, framing etc
- ✓ Deconstruction of Timber Planter Boxes

Demolition / Earthworks

- ✓ Earthworks items - Includes Machine Hire & Attachments as required, Builders Supervision, Truck Hire, Tip Fees for the following items:
 - Remove existing fence & gate southern side to create access for machines
 - Remove crazy pave tiles, concrete slabs under & to rear of house
 - Excavation of slab footings
 - Excavation of piers for house & deck posts
 - Trenching for plumbing and drainage works

- Final Site trim / tidy up works
- General site clean upon completion
- Allowance \$10,000

Structural Steel

- ✓ Supply & Install Structural steel posts & beams
 - Have priced for a total of 5 x Posts for new rear extension, 75x75 SHS
- ✓ Bracing
 - Have allowed for 4 x Sets of adjustable turnbuckle cross braces to new extension

Concreting

- ✓ Supply & install concrete to the following items / areas:
 - Concrete Piers as per engineering drawings
 - Have priced for a total of 11 piers 450dia x 900m deep
 - Concrete Slab under house
 - Total area of slab 56.1m²
 - Strip footing 300w x 400d
 - Edge beam as per previous slab detail
 - Hatched area of concrete attached in email
 - Priced on plain grey concrete with a standard broom finish

Concrete Pump

- ✓ Pump to install all concrete placement including footings, blockwork, concrete slab, driveways, pathways etc as required

Termite Proofing

- ✓ Kordon termite barrier to be use on site and installed by a licenced contractor, certificates to be provided for certifier. The following areas have been included:
 - Penetrations to concrete slab

Carpentry Works to existing house

- ✓ Bed 3
 - Remove existing wall to Bed 3
 - Frame up new Wall as per drawings
 - Install MDF VJ walls
 - Make good ceiling with VJ Panelling
 - Patch timber floors after wall has moved
 - Fixout works including skirting, architrave, reinstall existing door to bed 3 inc reusing breezeway, door stop etc
 - No allowance for wardrobe works in Bed 3
- ✓ Existing Dining Room
 - Remove existing timber doors going onto deck, set aside to be reused on lower level
 - Install MDF VJ sheeting to newly framed Bed 3 Wall

- Batten existing ceiling with metal battons
- Install new plasterboard sheeting
- Set Joints, install 90mm cornice to match master bedroom, install ceiling rose to match master bedroom
- Fixout works including skirting, architrave etc
- Install new book shelves to Bed 3 wall
 - Client has advised these are to be floor to ceiling cabinetry, have included this item in the cabinetry scope of work

Carpentry Works – New

- ✓ Framing Stage
 - Install Bearers
 - Load Bearing Joists
 - House Joists (under existing flooring in Kitchen)
 - House Joists extension
 - Install Timber Flooring
 - Install Timber Posts
 - Install Deck Bearer / Joists
 - Install Decking Timber (Rear Deck)
 - Install Fascia (Rear Deck)
 - Frame Upper level (Build, Stand, Plumb & Brace)
 - Install Roof Beams to Rear Deck
 - Install Roof Beam within house as required
 - Install Roof Trusses
 - Install Exposed rafters to soffits
 - Install Fascia – Roof
 - Bracing & Tie Down – Upper Level
 - Install Sky Light
 - Frame up internal ceiling around skylight
- ✓ Close in Works
 - Install external windows & doors
 - Prep External walls for cladding
 - Install Building Paper
 - Install internal & external corner stops
 - Frame out & clad gable end
 - Box & Sheet around Deck roof beams
 - Install weatherboards
- ✓ External Works
 - Install Landing
 - Install external stairs
 - Install Stair Ballustrading
 - Install Deck Ballustrading
 - Install Timber Battening as required under house (20LM)
 - Including 1 x Single Gate & 1 x Double Gate
 - Reinstall Batwing door to landing on deck
 - Reusing existing hardware
- ✓ Lower Laundry Works
 - Install antcap under wall frame
 - Frame up 2 x External Laundry Walls

- Install building paper
- Install FC Cladding to exterior walls
- Install FC Cladding to interior walls
- Fixout internal walls as required
- ✓ Fixout – Upper Level
 - Install VJ Walls
 - Install Skirting / Architrave
 - Install latches, deadbolts etc to new windows / doors
- ✓ General
 - Labour to help supervisor of setting out all external windows & doors, steel work, blockwork and interior linings
 - General tidying and keeping site clean
 - Moving material onsite

Carpentry Materials

- ✓ Framing
 - Treated Timber as per engineering drawings
- ✓ House Bearers & Joists
 - LVL as per engineering plans
- ✓ Timber Flooring
 - 140 x 21 No.1 Clear Hoop Pine Flooring
 - Fixed directly to floor joists, no particleboard required
- ✓ Timber Posts
 - 90mm Laminated Kwila
 - Ordered in 6m Length, post can span full height from stirrup to roof
- ✓ Deck Bearers
 - F27 Hardwood as per engineering drawings
- ✓ Deck Joists
 - F27 Hardwood as per engineering drawings
- ✓ Decking Timber
 - 140mm Kwila Decking
 - Fixed with Galvanised decking screws
- ✓ Fascia
 - Deck – 180x25 H3 Preprimed Pine
 - Roof – 180x25 H3 Preprimed Pine
- ✓ Roof Beams
 - Treated LVL as per engineering drawings
- ✓ Exposed Rafters
 - 100 x 50 Hardwood fixed to side of Trusses to create similar detail to existing soffit
- ✓ Bracing & Tie Down
 - As per engineering drawings
- ✓ Skylight
 - Velux Fixed Skylight (FCM)
 - 460mm x 870mm
 - To be fitted between trusses
 - Final location to be established once trusses have been installed
- ✓ External Windows & Doors
 - Timber doors & windows as per schedule
- ✓ Window Flashings

- 75mm Rolled Flashing
- ✓ External & Internal Corners
 - 66x42 H3 Preprimed Pine – External Corners
 - 42x42 H3 Preprimed Pine – Internal Corners
- ✓ Weatherboards
 - Standard Pre Primed Pine H3 Weatherboards (standard sizings available from Bretts Hardware)
 - Standard sizings allowed for typically 170x20x6
- ✓ Landing
 - 90mm Laminated Kwila Post
 - 150x50 F17 Hardwood Joists
 - 140mm Kwila Decking
 - 180x25 H3 Preprimed Pine Fascia
- ✓ External Timber Stairs
 - Hardwood Stringer
 - Hardwood Treads
 - Mounted on Concrete Stumps with Ant Cap
- ✓ Balustrading to Stairs & Deck
 - 66x66mm Preprimed Pine Breadloaf Top Rail
 - 66x42mm Preprimed Pine Bottom Rail
 - 66x18mm Preprimed Slats
 - Approximately 60mm gap between slats
- ✓ Timber Battening
 - 100x75 Fence Posts
 - 75x38 Pine Fence Rails
 - 100x16 Pine Fence Palings
 - Gates – standard metal frame available from Bretts
- ✓ VJ Walls
 - Preprimed MDF VJ walls with 100mm centres
- ✓ Door Timber
 - Door Jamb 112x18 Finger Jointed Pine
 - Door Stop 31x11 Finger Jointed Pine
- ✓ Internal Doors
 - Reuse existing door onsite
- ✓ Door Locksets
 - Mortice Locks to match existing hardware
- ✓ Door Hinges
 - To match existing
- ✓ Door Stops
 - Standard Magnetic Door Stops (up to \$12.50 each)
- ✓ Skirting
 - Upper Level to match existing as close as possible with standard off the shelf product supplied by Bretts
- ✓ Architrave
 - Upper Level to match existing as close as possible with standard off the shelf product supplied by Bretts
- ✓ Internal & External Wall junctions
 - Internal Pine Quad 11mm
 - External Pine C Mould 31x31

Roofing

- ✓ Edge Protection – Supply & Install edge protection as required for OH&S requirements
- ✓ Metal Roofing
 - Hi Front quad eaves gutter on GP Brackets fixed to timber fascia
 - 40mm metal roof battens (trusses @ 600 centres)
 - 0.42BMT Zinalume custom orb sheeting, ridge cappings, valleys, flashing and barge caps
 - 60mm light weight anticon insulation to underside of roof sheets

External Windows & Doors

- ✓ Timber Windows & Doors
 - Supply & Install Timber Windows & Doors as per schedule. Windows and doors supplied by Woodworkers. Final door schedule to be confirmed with client and signed off prior to ordering
 - Have priced for following windows
 - Bifold Kitchen Window
 - Bifold Dining Room Door
 - Casement Dining Room Window – pattern to match existing windows as close as possible
- ✓ Window & Door Hardware
 - Windows & Doors come supplied with standard hardware from Woodworkers.
- ✓ Flyscreens / Security Screens
 - No allowance for Flyscreens / Security screens client to install at a later date

Air Conditioning

- ✓ Supply & Install 7.1KW Spli System unit to upper level dining room
- ✓ WARRANTY
 - 5 year manufactures warranty on all parts, materials & labour.

Plumbing

- ✓ Preconstruction Works
 - Locate council sewer line in yard
 - Video line before construction commences
 - Video line after all construction has been completed
- ✓ Demolition
 - Isolate house prior to demolition works
 - Ensure garden taps remains in use during construction
 - Remove existing HWU from back of house, leave aside for reuse
- ✓ Inground Works
 - Water Main
 - No allowance
 - Sewer
 - Connect to existing drain and install points for laundry tub and FWG
 - Complete all underslab works prior to concrete works being completed
 - Stormwater
 - No stormwater system appears to be in place for current house

- Run new stormwater lines for house connecting to kerb at front of house
 - New downpipes for extension only
 - Plumbing allowance for in ground stormwater and sewer \$5000
- ✓ Interior Works
 - Lower Level
 - Roughin Laundry
 - Fit off as required
 - Upper Level
 - Roughin Kitchen
 - Water point for fridge
 - Fit off as required
 - Gas Works
 - House has existing natural gas with meter located at front of house. No requirement for meter to move location.
 - Reinstall existing HWU in new location
 - Gas Cooktop to kitchen
 - Gas point for BBQ on upper level deck
- ✓ Exterior Works
 - Reinstall Existing Gas HWU
 - Install 1 x Garden Taps
- ✓ Downpipes
 - Supply & install 90mm PVC downpipes to house extension
 - Connect existing downpipes into new storm water house extension only
- ✓ Earthworks
 - Machine time to be included as part of earthworks Provisional Sum
- ✓ Council Fees
 - Including any council fees applicable
- ✓ Exclusions
 - No allowance for design or installation of rubble pit if required
- ✓ Rain Water Tank
 - 10,000L Rain water tank with pump
 - Actual size of rain water tank will be determined on site and we will install the largest size unit available to suit the space.
 - Rainwater tank to be plumbed into toilets.
- ✓ Kitchenette
 - Run services for plumbing & gas to be capped off under deck for use at later date

Electrical

- ✓ Demolition
 - Isolate house prior to demolition
 - Stripout of cabling to existing kitchen & rear deck area
- ✓ Mains Works
 - Install new switchboard, to be installed in same location as existing under house
 - No allowance for mains cable upgrade at this stage
- ✓ Exterior Works
 - Flood Lights with Sensor x 3 (owner to supply flood light)
 - LED Batten Lights (to laundry areas) x 4
 - External GPO's x 6
 - External Circuits
 - 1 x HWU Circuit

- 1 x AC Circuit
 - 1 x split system upstairs
- ✓ Interior Works
 - Install 2 x Fan inside house
 - Electrician to supply standard 4 blade white – client supplied details of existing ceiling fans Tempest Range white fans 99983/05
 - Install 2 x Fans to upper level deck
 - Client to supply these fans
 - Supply & Install 14 LED Downlights to upper extension & lower level
 - Supply & install 12 powerpoints to upper extension & lower level
 - Data
 - 1 x Data points from existing NBN location to various points
 - TV points x 1
 - Pendant Lights
 - 2 x Pendant in Kitchen (client to supply)
 - 6 x Smoke alarms as required to whole of house
 - 2 x Island Bench Power Points
 - Kitchen / Pantry
 - Dishwasher
 - Oven / Cooktop (freestanding unit) GAS
 - Rangehood
 - Microwave
 - Fit off Wall Lights, Pendant Lights, Fans supplied by client
- ✓ Solar
 - 6KW Solar System with invertor, panels etc

Insulation

- ✓ Supply & Install R2.5 Insulation to all new ceilings
- ✓ Supply & install R1.5 Insulation to all new external walls

Plastering

- ✓ Supply & install 10mm Plasterboard to all new ceilings in upper level
 - Deck Ceiling to be Water Resistant Plasterboard
- ✓ All ceilings to have 90mm coved cornice – Boral Sydney Cove or similar
- ✓ Set throughout to a level 4 finish

VJ Lining

- ✓ Supply & install new MDF VJ Lining to all new walls – 100mm standard V groove
- ✓ Existing Timber VJ walls to remain as is, any patching to be completed will be done with existing VJ panelling removed during demolition
- ✓ Fixout / Finish of VJ to be as follows:
 - External Corners – 31mm C Mould
 - Internal Corners – 19mm Quad

Timber Flooring

- ✓ Supply & Install 140x21 No.1 Clear Hoop Pine Flooring to extension as per plans (new dining room only)

Tile Supply

- ✓ All tile qty's to be supplied by JDL
- ✓ Allowance per m2 = \$30 we have account with National Tiles with a wide variety of tiles for selection
- ✓ Total qty's of tiles
 - Splashback Tiles 4.5m2

Tiling

- ✓ All tiles priced on rectified edge up to 600x600. Should client choose non standard tiles including mosaic, hexagon, marble, stone etc or lay tiles in non standard pattend herringbone, French pattern this will be an extra.
- ✓ UPPER LEVEL
- ✓ Kitchen Splashback
 - Tile Splash 700mm between benchtop and cupboards 3.7m2

Joinery

- ✓ Cabinetry as per quote supplied by Jacaranda Kitchens
- ✓ Inclusions to be
 - Kitchen
 - No allowance for laundry or book shelving
 - Laundry
 - Reuse existing kitchen joinery to make up laundry unit

Painting

- ✓ Prepare
 - Remove all dirt, debris and foreign material from substrate in accordance with Australian professional painting standards – AS/NZS 2311:2017
 - Fill all holes, cracks and gaps in accordance with the Australian Professional painting standards – AS/NZS 2311:2017
- ✓ Paint
 - Apply all and any paint product applications as per product specification according to Australian professional paint application standards AS/NZS 2311:2017
 - All and any paint product applications must be finished in accordance with the Australian professional paint application standards – AS/NZS 2311:2017
- ✓ Prepare and Paint
 - Internal - Ground & First Floor – new building works only
 - All new surfaces including plasterboard ceilings, MDF VJ walls, doors, door frames, windows, window frames, skirting, removing & replacing fittings
 - External – Elevations East, West, North South
 - New building works only

- All new fascia, eaves, exposed rafters / deck joists, patio ceiling, gables, cladding, trimwork around windows, new timber windows & doors, window surrounds, doors, door frames, window & door sills, posts, balustrading, downpipes
- One Round of Internal & external touch ups

Floor Sanding

- ✓ Sand & Polish Upper level timber flooring
 - Waterbased Satin 2 Coat System
 - Area 74.4m2 includes whole upper level
 - Excluding master bedroom, sewing / bike room
- ✓ Sand & Polish External Decking Timber
- ✓ Sand & Polish External Stairs & Landing

Landscaping - Paving

- ✓ Pathways
 - Make good pavers to existing pathway
 - Areas under new pavers to be concrete with grey concrete to achieve correct falls as required
 - Supply Pavers Regency Mocha
 - Install New Pavers
 - As per drawing supplied

Plumbing Fixtures

- ✓ Client to supply all fixtures for laundry and kitchen.

Appliance

- ✓ Client to supply all appliances

Cleaning

- ✓ Builders Clean
 - Professional House Clean upon completion of works

General Exclusions

- ✗ No allowance has been made for architectural, structural, civil, hydraulics design and / or any relating design deemed necessary to complete the construction works.
- ✗ No allowance has been made for IDENT Survey. Owner to complete this separately prior to works commencing. Boundary Pegs must remain upon construction commencing, should these be missing we reserve the right to engage a surveyor to reinstate the boundary pegs at the owners cost.
- ✗ No allowance has been made for engineering inspections during the construction works. JDL Will arrange inspections, client to pay engineer directly

- ✘ No allowance has been made to upgrade infrastructure works to the site including council water main, council sewerage, electricity, Gas etc. Should these be required the owner will pay these costs directly to the supplier (Energex, BCC, Urban Utilities, Gas Authority).
- ✘ No allowance has been made for the removal and replacement of main power supply to the house. Clients must liaise directly with energy provider and pay costs associated with these items.
- ✘ No allowance has been made for Landscaping and / or works associated with existing Landscaping including turfing etc
- ✘ No allowance has been made for any work to existing fascia outside the scope of the roofing works
- ✘ No allowance has been made to replace any rotten / water / termite damaged timber
- ✘ No allowance has been made to plumb / straighten any existing walls
- ✘ No allowance has been made to level any existing floors
- ✘ No allowance has been made for any feature pendant light fittings or other fittings identified on plans
- ✘ No allowance has been made for any works not specifically identified on the Tender Plans provided to the Builder at the time of Tender.
- ✘ All footings, piers etc have been priced as per the plans supplied and engineering design. Should unforeseen ground conditions exist / occur a variation will be charged for the additional costs incurred (excavation, concrete, steel, labour etc).
- ✘ No allowance to supply any wardrobes including framing, sheeting, doors, shelving etc
- ✘ No allowance to supply or install shutters on rear deck
- ✘ No allowance for any laundry cabinetry or book shelving
- ✘ No allowance for any fireproofing works at this stage. If any extra works are required this will be advised by the certifier and we can amend our price at such time.
- ✘ No allowance for any swimming pool
- ✘ No allowance for any retaining works
- ✘ No allowance for supply of any fixtures for laundry or kitchen