



**REDFORD CONSTRUCTIONS**

# **TENDER**

## **CONTRACT SUPERVISORS**

FOR

SPECIALISED FIRE UPGRADING (COMPARTMENTATION) WORKS

RELATING TO RESIDENTIAL OCCUPIED UNIT BLOCKS WITHIN THE SYDNEY  
METROPOLITAN AREA

FOR WORK ON

DEPARTMENT OF HOUSING PROPERTIES

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## 1. INTRODUCTION

Redford Constructions are currently tendering for Fire Upgrading Work on occupied Department of Housing Properties located across the Sydney Metropolitan Area

We are currently in the process of developing a database of suitable Contract Supervisors.

At this stage it is intended that the engagement of service shall be negotiated. The building work shall be based on a 'schedule of rates' with the 'scope of works' identified by a qualified BCA consultant who has been engaged by the Department of Housing.

The works shall be undertaken by qualified licensed and experienced building sub-contractor(s).

Work is intended to commence between Nov –Dec 2005 with the volume and extent of work at this stage is unknown.

Applicants must be prepared to undertake supervision on occupied properties located within the Sydney Metropolitan Area

## 2. DESCRIPTION OF WORKS

### **Fire Upgrading (Compartmentation) Works**

An indication of the nature of works may comprise of the following tasks but not limited to;

#### **Sub-Contract Works**

- a. Modification, replacement and/or installation of existing Automatic Fire/Heat/Smoke Detection & Alarm Systems and Early Warning Intercommunication System including all fire indicator panels, transponder units, detectors, transformers, interconnecting wiring, power supplies, batteries and battery chargers, audible alarms and lights throughout each unit block including the roof space.
- b. Maintenance and/or replacement of existing Fire, Smoke & Solid Core Doors including hardware items such as deadlocks, passage sets, door closers, eye viewers and smoke door seals.
- c. Emergency Evacuation Lighting Systems including all inverters, interconnecting wiring, power supply, batteries and battery chargers, luminaries and all other items required for the operation of the systems.
- d. Possible installation and servicing of Fire Hydrant and Hose Reel Systems including all reels, hoses, valves, pipe work, pumps, gauges, batteries and alarms and all other items required for the operation of the system. Window drenchers,
- e. Painting existing plasterboard walls and ceilings with an intumescent paint.
- f. Relocating exhaust fans from ceiling to wall mounted including all associated wiring
- g. Installation of Exit Signage to the rear of unit doors
- h. Installation of fire rated manholes, access panels and the sealing off of existing penetrations with fire collars
- i. The removal of the existing ceiling and wall linings and installation of new plasterboard sheeting to obtain required fire ratings
- j. Installation of cavity roof barriers in roof space using products such as the Firefly Plus 60 Cavity Barrier
- k. Installation of Lorient fire dampers to existing ducts and stack enclosures.

#### **Supply Items**

Supply of Fire related products such as but not limited to;

- Fire doors
- Lorient Door seals and Dampers
- Hilti Fire Resistant/Proof Sealants
- Raven type smoke seals
- Tenmat FF109 Downlight covers

### **Contract Supervision**

Suitably qualified and experienced contract building supervisors possessing proven expertise in the supervision and co-ordination of high volume but low in value residential building work but not limited to;

1. Co-ordination of trades and services to undertake the necessary work relating to fire upgrading
2. Release of Purchase Orders to enable a seamless delivery of works
3. Monitor and maintain a high level of quality. This will be done through the issue of 'write up's' outlining any defects or necessary remedial work required in order to bring the work up to a satisfactory standard
4. Develop construction programs that reflect construction targets which will exceed our client's expectations
5. Ensure that these construction programs are delivered on time and achieve the desired level of quality
6. Document and track all issues relating to 'Extensions of Time'
7. Able to co-ordinate and manage high volume, small value works in occupied properties through the use of self developed project management systems
8. Ensure that all handover documentation such as certification and warranties are delivered on time and meet Building Code of Australia and relevant Australian Standards requirements
9. Check and authorise invoices received for works completed to date

### **Qualifications**

- Clerk of Works, or
- Building Supervision Advanced Certificate, or
- Certificate IV in Building
- 10 Years continuous experience within the industry in the capacity of a supervisor with supporting evidence that the requirements listed above can be met

### **3. TRADE QUALIFICATIONS**

All work shall be carried out by tradespersons fully qualified for the particular work. Any person or persons engaged in carrying out electrical and/or plumbing work shall hold a current electrical and/or plumbing contractor's license or an Electrician's and/or plumbing license, issued under the Home Building Act 1989, or carry out such work under the personal supervision of a person so licensed. Person so licensed shall be on the site of the works at all times during which any such work is being performed.

### **4. URGENT REPAIRS**

As most, if not all, of the units shall remain occupied during the course of the works and in the event whereby the sub-contractor fails to adequately secure, complete, and/or make good to a particular element of the building where works have been carried by them and consequently results in an after hours call out by an alternative contractor who has been engaged by the Strata Manager the costs associated with this call out shall be borne by the sub-contractor at fault.

## 5. REPORTS/CERTIFICATION

At the completion of each component of work the sub-contractor shall provide to the builder an original copy of all warranties and certificates for works performed. These items include, but are not limited to;

- a. Hose reels including flow rates
- b. New Fire Doors and/or smoke seal installations
- c. Exit Signage
- d. Intumescent Paint Application
- e. New Electrical Installation and/or existing Electrical Inspections including exit signage, smoke, heat alarms and emergency lighting
- f. New Fire Rated Ceiling Installations
- g. Hydrants
- h. Fire extinguishers
- i. Fire Rated manholes
- j. Fire Mastic and damper installation to penetrations and other relevant applications

## 6. ACCESS TO UNITS

Where works are to be performed on an occupied unit clear notice must be provided in accordance with the Residential Tenancy Act being in writing and giving at least 7 days clear notice. This task shall be completed by the builder and the sub-contractor advised as to when the works are to be carried out. It will remain the sub-contractors responsibility to arrange for individual access to each unit. In the event whereby access is not granted due to the resident failing to meet their appointment **no fee** will be accepted by the builder for the time lost by the sub-contractor in gaining access and arranging alternative works for the day.

## 7. SCHEDULE OF RATES

### General

Each item in the Schedule of Rates is identified by an Item Number, a description of the work required, the unit of measure, and Schedule Rate.

### Schedule Rate, Percentage Rate and Contract Price

The amount calculated and reflected in the schedule rate is deemed to include the cost of the whole of the work, services and other incidentals associated with or necessary for the execution of the Works including (without limitation):

- provision of temporary electrical power for sub-contractors tools, amenity facilities, lighting and disconnection and remove on completion of works;
- supply of raw materials and manufactured items;
- demolition, where required;
- supply of all necessary consumables, fixtures and fittings;
- transporting of materials to Site;
- coordination of the Works with the requirements of tenants;
- installation on Site, including employees wages (based on award rates), statutory loadings and allowances, and Workers Compensation Insurance;

hire of tools and equipment;  
provision of protective clothing and other equipment;  
equipment required to ensure safe work methods;  
equipment required to protect the environment;  
removal of waste;  
tipping fees, council fees, licence fees and similar charges;  
Goods and Services Tax at a rate of 10%;  
on and off-site overhead and profit;  
Occupational Health, Safety and Rehabilitation Management;  
Environmental Management;  
Industrial Relations Management; and  
Training Management;

All other associated work which needs to be completed under this tender.

Each Schedule Rate applies notwithstanding the design, age, type, style or location of the unit or the volume of work required to be carried out by the sub-contractor in respect of any item of work applicable to the Schedule Rate.

The Percentage Rate shall be fixed and not subject to adjustment for increases in the costs of labour, materials and any other pricing element.

The Contractor:

(a) warrants that it has satisfied itself that each Schedule Rate, as adjusted by the applicable Percentage Rate, contains sufficient allowance for the cost of any applicable item of the Works; and

(b) acknowledges that:

(i) it will not be entitled to make any claim (whether under the Contract or otherwise at law or in equity) against the Principal arising out of or in any way in connection with any failure by the Contractor to satisfy itself as to these matters; and

(ii) it is aware that the Principal has entered into the Contract relying upon the warranty in paragraph (a).

Demonstrated commitment to Environmental Management

## **8. NOTIFICATION OF ASSESSMENT OUTCOME**

All applicants for Tender will be notified in writing of the outcome of their application.

## **9. DISCLAIMER**

Redford Constructions P/L reserves the right to:

- a) approve a Tender application with or without conditions; or
- b) reject a Tender application.

Redford Constructions P/L shall not be held liable for any costs or damages incurred by the exercise of such discretion.

## 10. PUBLICITY

This 'Tender' does not guarantee the applicant to any work and therefore applicant must not advertise, promote or publicise in any form their interest in this 'Tender'.

## 11. LODGEMENT OF APPLICATION

The Application Form and all supporting information shall be lodged by post:

Tender  
Redford Constructions P/L  
DX 623  
SYDNEY

**OR** Fax;

02 9233 4227

## 12. CONTACT OFFICER

Inquiries regarding the Tender are to be directed to:

Contact Officer:	Mr. Peter Redford
Telephone:	0419 794 777
Facsimile:	(02) 9233 4227
Email:	<a href="mailto:peter@redford.com.au">peter@redford.com.au</a>
Mailing Address:	Tender Redford Constructions P/L DX 623 SYDNEY



## APPLICATION FORM

Business Name of Applicant:

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Address:

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Contact Person:

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We certify all details submitted in this application form are correct.

PRINCIPAL(S) NAME(S): -----

SIGNATURE(S): -----

DATE: -----

**DETAILS:**

Contact Name:

Profession:

Legal entity of above for Registration/Contracting (Tick as applicable):

Sole Trader  Partnership  Company  Holding Co.  Subsidiary Co

Evidence of Legal Entity attached

Business Address:

Postal Address:

Telephone Number:

Mobile Telephone:

Facsimile Number:

Date When Business Commenced Operation:

Membership(s) of Industry Associations:

License and Type:

Australian Business Number (A.B.N.).

E-mail address:

	<b>Insurance Company</b>	<b>Expiry Date</b>	<b>Cover Limit(\$):</b>
<b>Workers Compensation:</b>			
<b>Public Liability:</b>			

Applicant's Signature:

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