



REDFORD CONSTRUCTIONS

TENDER

ELECTRICIAN

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 with rates of suitable **sub-contractors and suppliers** who possess relevant experience and qualifications in undertaking a range of activities relating to fire upgrading work (Compartmentation).

We are seeking the following trades;

- **Plumbers**
- **Electricians**
- **Fire Door and Hardware suppliers**
- **Fire Door Carpenters**
- **Plasterboard**
- **Painters**

We are seeking the following consultants;

- **Contract Supervisors**

At this stage it is intended that the work shall be based on a 'schedule of rates' with the 'scope of works' identified by a qualified BCA consultant.

The works shall be managed by qualified licensed and experienced contract building contractor(s).

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

Applicants must be prepared to undertake work 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).

Tender Pricing

The Schedule Rate for each item of the Works is indicated in the Schedule of Rates. The Schedule of Rates is divided into the relevant trade sections.

The Tenderer must determine the pricing applicable to the Contract Areas for which the tender applies and insert the relevant Percentage Rate in the Schedule of Prices to be returned with the tender. Percentage Rates may be positive, zero or negative. If the Percentage Rate is positive, insert a "plus" sign followed by the Percentage Rate. If the

Percentage Rate is zero, insert "0". If the Percentage Rate is negative, insert a "minus" sign followed by the Percentage Rate.

Percentage Rates will be accepted to the nearest single decimal point (e.g. +12.5 or -5.0).

In the event of the Tenderer omitting to insert a "plus" or "minus" sign the Percentage Rate will be deemed to be "plus".

Schedule of Prices

All spaces for each Contract Area or group of Contract Areas tendered must be completed. If any spaces are left blank that part of the tender may be regarded as informal.

A duly completed copy of the Schedule of Prices must be submitted with the tender.

8. TENDER – Conditions of Tendering

Applicants who wish to be considered for Tender are required to complete and return the enclosed Application Form.

All information submitted with the Application will be treated as confidential.

For the purpose of Tender we may make enquiries to establish the past performance of the Applicants on similar projects.

9. SUBMISSION FORMAT

Introduction/Executive Summary

Application Form

Quality Assurance Implementation

Occupational Health and Safety Implementation

Environmental Management System

WEIGHTED REQUIREMENTS

Experience of the Applicant for work similar to the Fire Upgrading (Compartmentation) work

- List of Comparable Projects

Demonstration by the Applicant of the resources available to undertake this work

- Schedule of Construction Personnel

Demonstrated evidence of commitment to Occupational Health and Safety and Quality Assurance Practices

Demonstrated commitment to Environmental Management

10. NOTIFICATION OF ASSESSMENT OUTCOME

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

11. 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.

12. 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'.

13. 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

14. 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: peter@redford.com.au
Mailing Address: Tender
Redford Constructions P/L
DX 623
SYDNEY

SCHEDULE OF RATES
ELECTRICAL

ITEM	DESCRIPTION	UNIT OF MEASURE	RATE
FSU 01610	Remove exhaust fan from ceiling, infill the opening with 1 hour insipient spread fire rated plasterboard (or if specifically directed, infill with plasterboard to receive intumescent paint); supply and fix galvanised ducting, plasterboard duct enclosure and fan in brick wall (to exhaust to outside) including electrical connection and painting plasterboard bulkhead	No	\$ 746.00
FSU 01620	Remove IXL Tastic type light/fan/heater fitting where penetrating fire rated ceiling, make good ceiling by infilling opening with 1 hour insipient spread fire rated plasterboard, supply and fix replacement facility to tenant by way of wall mounted exhaust fan, wall mounted radiator & light fitting	No	\$ 802.00
FSU 02850	Firefly canopy over recessed light fitting in fire rated ceiling	No	\$ 127.00
FSU 02860	Firefly Downlighter cover over recessed downlight in fire rated ceiling	No	\$ 105.00
FSU 02870	Tenmat FF109 downlight cover - 150mm dia	No	\$ 82.00
FSU 02880	Tenmat FF109 downlight cover - 200mm dia	No	\$ 93.00
FSU 02890	Tenmat FF109 downlight cover - 250mm dia	No	\$ 105.00
FSU 05840	Temporary removal and subsequent replacement of obstructive satellite dish	No	\$ 57.00
FSU 05850	Temporary removal and subsequent replacement of obstructive television antenna	No	\$ 57.00

SCHEDULE OF CONTRACT AREAS

Central Sydney Division

Contract Area

Geographic Area

- CCS01 Waterloo
- CCS03 Redfern, Surry Hills, Moore Park
Darlinghurst, East Sydney, Kings Cross, Potts Point, The Rocks & Millers Point, Ultimo,
- CCS04 Woolloomooloo
Bondi, Bondi Junction, Bondi Beach, Bronte, Coogee, Clovelly, Paddington, Randwick,
- CCS05 Kensington, North Bondi, Point Piper, Waverley, Woollahra, Rose Bay
- CCS06 Chifley, Kingsford, La Perouse, Little Bay, Malabar, Philip Bay, South Coogee
- CCS07 Maroubra, Matraville
- CCS08 Balmain, Glebe, Mort Bay, Broadway, Forest Lodge, Mort Lake, Leichhardt (part)
Annandale, Dulwich Hill, Leichhardt (part), Lewisham, Lilyfield, Marrickville, St Peters (part),
- CCS09 Petersham, Rozelle, Sydenham, Tempe, Rosebery (part)
Banksmeadow, Botany, Daceyville, Eastlakes, Hillsdale, Kingsford (part), Mascot,
- CCS10 Pagewood, Rosebery (part)
Borania Park, Denistone East, Eastwood, Putney, West Ryde, Gladesville, Marsfield,
Meadowbank, Ryde, North Ryde, Cowan, Thornleigh, Mt. Kuring-gai, Wahroonga,
- CCS11 Normanhurst, Pennant Hills, Waitara, Asquith, Mt Colah, Hornsby, Berowra, Cheltenham
Artarmon, Cammeray, Castlecrag, Naremburn, Neutral Bay, Mosman, Chatswood,
Cremorne, Henely, Willoughby, St Leonards, Riverview, Crows Nest, Hunters Hill, Kirribilli,
The Spit, Northbridge, Lane Cove, McMahons Pt, Milsons Pt, North Sydney, Waverton,
- CCS12 Wollstonecraft
Allambie Heights, Balgowlah, Beacon Hill, Frenchs Forest, Brookvale, Collaroy, Curl Curl,
Dee Why, Pymble, Elanora Heights, Forestville, Harbord, Lindfield, Manly Vale, Mona Vale,
Narrabeen, Narrabeena, North Balgowlah, North Curl Curl, St Ives, Seaforth, Wingala,
- CCS13 Belrose, Roseville, Terrey Hills, Turramurra
- CCS14 Riverwood (part), Beverly Hills (part), Narwee (part), Punchbowl (part), Roselands (part)
Ashbury (part), Belfield (part), Belmore, Beverly Hills (part), Bexley North (part), Canterbury
(Part), Campsie (part), Croydon Park (part), Earlwood (part), Hurlstone Park (part),
Kingsgrove (part), Lakemba, Roselands (part), South Belmore, Undercliff (part), Wiley Park
- CCS15 (part)
Abbotsford, Ashfield, Belfield (part), Burwood, Cabarita, Canada Bay, Chiswick, Concord
West, Croydon (part), Croydon Park (part), Dobroyd Point, Drummoyne, Enfield, Five Dock,
Flemington (part), Greenacre (part), Haberfield, Homebush, Homebush West, Mortlake, Nth
Strathfield, Rhodes, Rodd Pt, Russell Lea, Sth Strathfield, Strathfield, Strathfield West,
- CCS16 Summer Hill (Part)
Allawah, Arncliffe, Banksia, Bardwell Park, Beverly Hills (part), Bexley Park, Bexley, Bexley
North (part), Blakehurst, Brighton Le Sands, Carlton, Carrs Park, Connells Point, Dolls Point,
Hurstville, Hurstville Grove, Kingsgrove (part), Kogarah Bay, Kyeemagh, Kyle Bay, Lugarno,
Monterey, Mortdale, Narwee (Part), Oatley, Peakhurst, Ramsgate, Riverwood (Part),
- CCS17 Rockdale, Sandringham, Sans Souci, Sth Hurstville, Turrella
Alfords Point, Bangor, Bonnet Bay, Bundeena, Burraneer, Caringbah, Como, Cronulla,
Dolans Bay, Engadine, Grays Point, Gymea, Gymea Bay, Heathcote, Illawong, Jannali,
Kareela, Kirrawee, Kurnell, Lilli Pill i, Loftus, Lucas Heights, Menai, Miranda, Oyster Bay,
Port Hocking, Sutherland, Sylvania Waters, Taren Point, Waterfall, Woolooware, Woronora,
- CCS18 Woronora Heights, Yarrwarrah, Yowie Bay.

SCHEDULE OF CONTRACT AREAS

Greater Western Sydney Division

Contract Area

Geographic Area

	Baulkham Hills, Carlingford, Castle Hill, Harris Park, Kellyville, North Parramatta, North Rocks, Northmead, Oatlands, Old Toongabbie, Parramatta, Pendle Hill, Rosehill, Toongabbie,
CWS01	Wentworthville, Westmead and Winston Hills
CWS02	Carlingford, Dundas, Eastwood, Epping, Ermington, Rydalmere and Telopea
CWS03	Auburn, Berala, Chester Hill, Granville, Guildford, Lidcombe, Merrylands, Potts Hill, Regents Park, Sefton and South Granville
CWS04	Girraween, Granville, Greystanes, Guildford, Guildford West, Mays Hill, Merrylands, Merrylands West, Parramatta, Pendle Hill, Smithfield, South Wentworthville, Toongabbie, Wentworthville and Westmead
CWS06	Blacktown, Kings Langley, Lalor Park, Prospect, Seven Hills and Toongabbie
CWS07	Blacktown, Doonside, Kings Park, Maraylya, Marayong, Quakers Hill, Riverstone, Schofields and Woodcroft
CWS08	Dean Park, Glendenning, Hassall Grove, Hebersham, Minchinbury, Mount Druitt, Oakhurst, Plumpton, Quakers Hill, Rooty Hill and Whalan
CWS09	Bidwill, Blackett and Shalvey
CWS10	Dharruk, Emerton, Lethbridge Park, Tregear, Whalan and Willmot
CWS11	Cambridge Park, Claremont Meadows, Colyton, Erskine Park, Kingswood, Oxley Park, Penrith, St Clair, St Marys, Werrington and Werrington Downs
CWS12	Cranebrook, Emu Heights, Emu Plains, Glenmore Park, Kingswood Park, Lemongrove, Mount Pleasant, Penrith and South Penrith
CWS13	Blackheath, Blaxland, Bligh Park, Bullaburra, Faulconbridge, Glenbrook, Hazelbrook, Katoomba, Lapstone, Lawson, Leura, Mount Riverview, North Richmond, Richmond, South Windsor, Springwood, Wentworth Falls, Windsor and Winmalee
CSW01	Abbotsbury, Bonnyrigg, Bossley Park, Cabramatta West, Canley Heights (Part), Edensor Park, Fairfield West, Greenfield Park, Horsley Park, Mt Pritchard, Prairiewood, Smithfield (Part), St Johns Park, Wakeley, Wetherill Park
CSW02	Cabramatta, Canley Heights (Part), Canley Vale, Carramar, Fairfield, Fairfield Heights, Guildford, Lansvale, Old Guildford (Part), Smithfield (Part), Villawood, Yennora
CSW03	Austral (Part), Casula, Chipping Norton, Denham Court, Edmondson Park, Hammondville, Holsworthy, Liverpool, Lurnea, Moorebank, Pleasure Point, Prestons, Sandy Point, Voyager Point, Warwick Farm, Wattle Grove
CSW04	Ashcroft, Austral (Part), Badgery's creek, Bents Basin, Bringelly, Busby, Cartwright, Cecil Park, Green Valley, Greendale, Hoxton Park, Keckenberg, Hinchinbrook, Kemps Creek, Luddenham, Miller, Rossmore, Sadlier, West Hoxton
CSW05	Glenfield, Macquarie Fields, Ingleburn
CSW06	Bow Bowing, Campbelltown (Part), Leumeah, Minto, Raby, Ruse, St Andrews
CSW07	Airds, Bradbury, Campbelltown (Part), St Helens Park (Part)
CSW08	Ambarvale, Appin, Bargo, Blair Athol, Claymore, Eagle Vale, Eschol Park, Rosemeadow, St Helens Park (Part), Camden, Currans Hill, Elderslie, Mt Annan, Narellan, Narellan Vale, Picton, Tahmoor
CSW09	Bass Hill, Birrong (Part), Chester Hill, Georges Hall (Part), Landsdowne (Part), Old Guildford (Part), Regents Park (Part), Sefton (Part), Villawood (Part), Yagoona (Part)
CSW10	Bankstown, Greenacre (Part), Mt Lewis, Punchbowl (Part), Wiley Park (Part), Yagoona (Part)
CSW11	Condell Park, East Hills, Georges Hall (Part), Milperra (Part), Padstow, Padstow Heights, Panania, Picnic Point, Revesby, Revesby Heights

APPLICATION FORM

Business Name of Applicant:

Address:

Contact Person:

We hereby apply for this 'Tender' for fire upgrading work (Compartmentation) to occupied residential units located within the Sydney Metropolitan area.

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

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

SIGNATURE(S): -----

DATE: -----

DETAILS:

Contact Name:

Trade:

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:

	Insurance Company	Expiry Date	Cover Limit(\$):
Workers Compensation:			
Public Liability:			

Applicant's Signature:

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Schedule of Prices – Central Sydney Division

The Percentage Rate, which includes a factor for Goods and Services Tax, is fixed and not subject to adjustment for increases in the costs of labour or materials or any other pricing element, is indicated in the table below.

Actual geographic areas for each Contract Area are listed in the document called “Contract Area Details”.

Contract Area	Insert “Plus”, “Par” or “Minus”	Insert Percentage Rate. Insert “0” if Par
CCS01		%
CCS03		%
CCS04		%
CCS05		%
CCS06		%
CCS07		%
CCS08		%
CCS09		%
CCS10		%
CCS11		%
CCS12		%
CCS13		%
CCS14		%
CCS15		%
CCS16		%
CCS17		%
CCS18		%

Note: Percentage Rates will be accepted to the nearest single decimal point.

Schedule of Prices – Greater Western Sydney Division

The Percentage Rate, which includes a factor for Goods and Services Tax, is fixed and not subject to adjustment for increases in the costs of labour or materials or any other pricing element, is indicated in the table below.

Actual geographic areas for each Contract Area are listed in the document called “Contract Area Details”.

Contract Area	Insert “Plus”, “Par” or “Minus”	Insert Percentage Rate. Insert “0” if Par
CWS01		%
CWS02		%
CWS03		%
CWS04		%
CWS06		%
CWS07		%
CWS08		%
CWS09		%
CWS10		%
CWS11		%
CWS12		%
CWS13		%
CSW01		%
CSW02		%
CSW03		%
CSW04		%
CSW05		%
CSW06		%
CSW07		%

CSW08		%
CSW09		%
CSW10		%
CSW11		%

Note: Percentage Rates will be accepted to the nearest single decimal point.