

S P E C I F I C A T I O N

of work to be done and  
materials to be used in the

ERECTION AND COMPLETION

of

CLUB BUILDING

at

LOT 19A BIBBYS ROAD,  
ST. JOHNS PARK. N.S.W. 2176.

for

TRIGLAV PTY. LTD. AND  
TRIGLAV CLUB LIMITED

under the supervision of and  
to the entire satisfaction of

BOWER McFADYEN AND LITTLE PTY. LTD.,  
Architects,  
Daking House,  
Rawson Place,  
SYDNEY. N.S.W. 2000.  
Phone: 211-4388.

MAY, 1979

CONTRACT NO. 982

This is the specification referred to in the Agreement and  
Conditions of Building Contract signed by us and

dated .....

Proprietor: .....

Witness: .....

Builder: .....

Witness: .....

# I N D E X

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## A. PRELIMINARIES

### A1. EXTENT OF WORK

This Contract comprises the erection and completion of a first stage for Club Premises at Lot 19A Bibbys Road, St. Johns Park, all as described in this Specification and the accompanying architectural drawings numbered:

982-06	Plans (Levels 1,2 & 3)
982-07	Plans (Levels 4 & 5)
982-08	Plans (Levels 6 and roof)
982-09	Elevations
982-14	Site Plan
982-15	Sections
982-16	Sections
982-17	Hydraulics Plan (Drainage)
982-18	Hydraulics Plan (Water Services)

inclusive, and structural drawings numbered:

S79-48 - 1	Footing plan and details
S79-48 - 2	Level 1 (Basement Plan) and details
S79-48 - 3	Levels 2 & 3 (Ground Floor Plan) and details
S79-48 - 4	Level 4 (Balcony Plan) and details
S79-48 - 5	Levels 5 & 6 (Roof Plans) and details
S79-48 - 6	Level 7 (Roof Plan) and details

and subject to the conditions of contract.

### A2. CONDITIONS OF CONTRACT

Tenderers shall allow for compliance with the conditions of building contract contained in Edition 5b of the Lump Sum Contract issued by the Royal Australian Institute of Architects and the Master Builders Federation of Australia Inc.

The Builder is to allow for providing the Architect with one blank copy of the contract form and for stamp duty applicable to a contract signed under seal.

### A3. SURVEYS AND SETOUT

The Builder is responsible for setting out the works, all as described in Clause 6 of the Conditions of Contract.

Builder is to provide a check survey of the works by a registered surveyor at an early stage of construction to ensure correct setout of the works.

### A4. NOTICES AND FEES

The Builder shall give notices and pay all fees required by all legally constituted Authorities having jurisdiction over the Works, with the exception of the building fee only which has been paid by the Proprietor.

### A5. POSSESSION OF SITE AND CONTRACT SEQUENCE

Tenderers will assume that possession of the site will be from two (2) to four (4) weeks from closing of tenders.

Prior to taking possession of the site, the Builder will attend a conference to agree with the Proprietors on the limits of site available during the contract.

Building operations are to be organised to cause minimum inconvenience to Proprietor as the existing buildings will be in use continuously.

The detailed sequence will be subject to negotiation between Builder, Proprietor and Architect before work is commenced.



A6. INDEMNITY AND INSURANCES

The Builder shall indemnify the Proprietor as described in Conditions of Contract Clause 20 and shall insure in accordance with the Conditions of Contract Clause 21.

The Conditions of Contract Clause 21(a)(A) shall apply to this Contract and Clause 21(a)(B) shall be deleted. Insurance cover shall be extended by the Builder to existing building areas over which he exercises care, custody and control. Any further insurance cover required shall be discussed with the Builder's insurance broker at the first site meeting and the cost of any approved extension to cover will be treated as a variation to contract. The additional insurance cover in respect of Conditions of Contract Clause 21(a)(A)(i) shall be Ten Thousand Dollars (\$10,000) for cost of demolition and removal of debris and 8% of the contract sum for consultants' fees.

The minimum insurance cover in respect of Conditions of Contract Clause 21(a)(A)(ii) shall be One Million Dollars (\$1,000,000).

The minimum cover in respect of Conditions of Contract Clause 21(b) shall be a policy demanded by the Workers' Compensation Act 1926 with cover for Liability independently of the Act extended to an unlimited amount.

A7. TIME FOR COMPLETION

Tenders shall state the number of calendar weeks required from acceptance of tender to 'Practical Completion' of the works.

A8. DEFECTS LIABILITY

The defects liability period described in Conditions of Contract Clause 26 shall be 26 weeks.

A9. LIQUIDATED DAMAGES

Liquidated and Ascertained Damages as described in Conditions of Contract Clause 27 shall be assessed at the rate of Two Hundred Dollars (\$200.00) per week.

A10. CERTIFICATES AND PAYMENTS

The Minimum Amount for Progress Certificates referred to in Conditions of Contract Clause 28(b) shall be negotiated with the successful tenderer prior to signing of the contract.

A11. RETENTION FUND

In accordance with the provisions of Clause 30 of the contract, the retention sum shall be 5% of the contract value of the works, accrued at the rate of 10%.

The retention fund shall be released on satisfactory completion of the works and in the following proportions:

At practical Completion	- 50%
At completion of Defects Liability Period	- 50%.

A12. VISIT SITE

Tenderers are to visit site before tendering and fully inform themselves of all existing conditions. No claim arising from failure to take this precaution will be admitted by the Architects.



#### A13. CONTINGENCY SUM

A contingency sum as listed in the 'Schedule of Monetary Allowances' shall be included in tenders for use on the written authority of the Architects. Any part of contingency sum not so expended shall be deducted from the contract sum.

#### A14. PROGRESS SCHEDULE

Within two weeks of the signing of contract, the Builder shall prepare a bar chart which shall show the anticipated times allocated for each trade or item of work together with lead times necessary for the calling of subcontract quotes and orders to be placed with subcontractors and suppliers.

The bar chart is to be kept current with actual job progress and will be reviewed at weekly site meetings.

#### A15. SITE MEETINGS

A weekly site meeting shall be held at a time agreed between Builder and Architects.

Meetings are to be attended by fully authorised representatives of the Builder and Architects and will be open to the Proprietor's representative with consultants and subcontractors attending by invitation.

Minutes of the site meetings will be kept by the Architects and distributed to Builder and Proprietor. Minutes will be brought forward until satisfactorily discharged.

#### A16. SHEDS AND LATRINES

The Builder is to provide and maintain necessary sheds and latrines for the duration of the contract. The foreman's office shall be provided with a bench top minimum 1800 mm long x 750 mm wide for use at site meetings and shall have facilities for the adequate storage and study of drawings and documents.

#### A17. TEMPORARY SERVICES

Existing electrical and water services shall be available to the Builder and any Subcontractors for the duration of the contract.

The Builder is to provide and maintain a telephone service within the foreman's office as soon as possible after commencement of contract.

#### A18. NOTICE BOARD

The Builder shall provide and erect in an agreed prominent position a notice board, 1800 x 1200 mm, properly signwritten, setting out the name of the job together with Architects', Engineers' and Builders' names and addresses, all to Architects' detail drawing.

#### A19. DOCUMENTS

The drawings and specifications are complementary and any items contained in either drawings or specifications shall have the same significance as if referred to in all.

If discrepancies occur between drawings and specifications, they shall be referred without delay to the Architects for instruction, but in case of discrepancy, the specification will be held to overrule the drawings for the purpose of assessing contract variations.



A19. DOCUMENTS (cont.d)

Minor items not specifically mentioned but obviously necessary for the proper completion of the works are to be carried out as part of this Contract.

Figured dimensions are to be followed in all cases. Drawings are not to be scaled. Dimensions for any part of the works are to be taken from the latest issue of the drawing affecting that part at the time of execution. Discrepancies in dimensions are to be referred to the Architects for instruction before the affected work is commenced.

A20. CO-OPERATION

Each trade is to assist, arrange with, prepare for, do all chasing and drilling and make good after allied trades where required.

The Builder is to provide all attendance necessary for the proper completion of each trade and the whole of the works.

A21. VARIATIONS

Variations shall be calculated in accordance with the provisions of Conditions of Contract Clause 19.

No variations will be recognised unless authorised in writing by the Architects.

A22. BILL OF QUANTITIES

No Bill of Quantities has been prepared for this Contract.

A23. PROTECTION

The Builder shall provide and maintain all hoardings, barriers, other structures and night lighting as required by Authorities and to conform with the provisions of insurance covers held by the Builder in accordance with Conditions of Contract Clauses 20 and 21.

The works shall be protected from damage by water, weather and overloading of structure. Finished work shall be protected from damage by boxings and coverings to the approval of the Architects.

A24. SAMPLES

At the Architects' request, the Builder shall submit samples of materials and/or finished workmanship. Samples approved by the Architects shall be held as typical for the finished work.

A25. MATERIALS AND WORKMANSHIP

All materials shall be new and high quality of their several kinds. Where a S.A.A. code exists, materials shall conform to the standards of the current codes or if no code exists, to the relevant trade standard.

All labour shall be carried out by experienced workmen under the control of a competent foreman.



A26. CLEANING

The works shall be maintained clean at all times. Debris from the works including that of nominated subcontractors shall be removed regularly.

On completion the whole of the works shall be thoroughly cleaned and left ready for occupation.

A27. HANDING OVER

Before handing over, all installations shall be tested and left in operating condition.

All keys shall be tagged and handed over to Proprietors as directed by the Architects.

A28. P.C. AND PROVISIONAL SUMS

P.C. and Provisional Sums are listed in the 'Abstract of Monetary Allowances'. Prior to execution of the Contract, the Builder will be provided with an itemised schedule of allowances. This will form part of the Contract and each item will be dealt with in accordance with Clause 18 of the Conditions of Contract.

A29. EXISTING BUILDING AND GROUNDS

The whole of the works shall be executed so that the existing building and grounds are not subject to damage. Any damage caused by the execution of this Contract shall be made good at the Builder's expense to the complete satisfaction of the Architects.

A30. CONTRACT DELAYS

Tenderers are to nominate their daily rate applicable to any claims made in compliance with Clause 24(i) of the Contract.

## B. DEMOLITION

### B1. EXTENT OF WORK

#### B1.1 Existing Pad Footings

Demolish existing bored piers and pad footings all as indicated on Engineers' Drawing no. S79-48-1.

#### B1.2 Existing Buildings

The existing buildings, as marked on the Site Plan (Architectural Drawing no. 982-14) are to be demolished at the completion of the Building Contract.

The Builder is advised to inspect the buildings to be demolished thoroughly to understand fully the work involved as no extras will be granted for failing to understand fully all that is involved.

### B2. EXISTING SERVICES

All electrical disconnections and temporary reconnections will be carried out under the electrical subcontract which is included in the Schedule of Monetary Allowances.

The Builder is to disconnect and remove all redundant services to the requirements of the relevant authority.

Any service which is disturbed by the demolition but is necessary for the functioning of the existing building is to be temporarily reconnected.

### B3. MATERIALS

All demolished materials and fittings other than those required for reuse, or those noted as required by the Proprietor, will become the property of the Builder and must be removed from the site as soon as practicable.

### B4. EXISTING COOL ROOM

Note carefully that the existing cool room in the existing club premises is to be removed and installed in the Basement (Level 1).

The removal and re-installation is allowed in the Schedule of Monetary Allowances (and as specified later under Mechanical Services).

The Builder is to make good to the existing club rooms where the cool room has been removed.

### B5. MAKING GOOD

After any part of the existing building is demolished or altered, any exposed unfinished surfaces are to be made good to match existing adjacent finishes.



## C. SITEWORKS AND EXCAVATION

### C1. CONTRACT SITE CONDITIONS

For the purpose of tendering, the site shall be assumed as "other than rock". Any excavation necessary in solid shale or rock will be treated as a variation to the contract.

### C2. SITE PREPARATION

Remove all vegetation from the actual building area.

### C3. BUILDING EXCAVATIONS

The Builder shall carry out excavation work with reasonably plumb and level faces to full dimensions required, shall maintain excavations free of water and shall provide and maintain planking and strutting as necessary to retain excavated faces.

Open excavations shall be protected to prevent injury to persons.

Bore all piers (mechanically bored) as set out on the Structural Engineers' Drawings. (Note existing piers).

Excavate for footing pads, footings, basement slab, retaining walls, all as indicated on the Engineers' Structural Details and to the levels indicated on the Architect's Drawings to the forms, depths and dimensions shown on the drawings and specified herein.

Excavate for service lines and installations in accordance with the regulations of the relevant Service Authority, generally as indicated on drawings, and as follows:

- (a) Agricultural drainage lines
- (b) Stormwater drainage lines
- (c) Sanitary drainage lines
- (d) Water services
- (e) Underground electrical services.

Any shale or rock encountered will be measured on site and treated as a variation to the contract.

### C4. BASEMENT EXCAVATION

Excavate for the Basement (Level 1) as set out on the Drawings.

The sides of the excavation shall be cut back as indicated for the agricultural drains and for rubble filling as later specified in Section 'D' - Drainage - Clause D.4.

It should be noted that existing foundation piers are to be demolished (see Section 'B' - Demolisher) and the Builder is to allow for any inconvenience caused by the existing footings.

### C5. BACK FILLING

Backfilling to excavations shall be the best of the excavated material, free from organic matter, carefully layered and consolidated.

Before backfilling, the Builder shall obtain necessary approvals from Statutory Authorities and from Architects.

### C6. CLEANING OUT OF EXCAVATIONS

All trenches and pier hole excavations shall be cleaned out of all material before concrete is poured, all to the approval of Council's Inspector and the Architects.



#### C7. FOOTPATH CROSSINGS

Provide number two 3000 mm concrete footpath crossings to Bibbys Road boundary as indicated on the Site Plan.

These crossings are to be heavy duty footpath crossings all in accordance with Fairfield Municipal Council standards and to their approval.

#### C8. CAR PARK PAVEMENT

Allow for roadways and car park areas, as set out on the Site Plan, with 200 mm consolidated road base finished with one coat bitumen emulsion seal and 25 mm of rolled hot mix all set to fall to gutters and grates as detailed.

#### C9. FENCING

Allow the sum in the "Abstract of Monetary Allowances" for the supply and installation of boundary fencing to all boundaries.

#### C10. LANDSCAPING

Allow the sum listed in the "Abstract of Monetary Allowances" for the supply and installation of all grassed and planted areas noted on the Site Plan "Landscaping" and including the following:-

- (a) 100 mm topsoil and grass
- (b) Packed rock and topsoil to banks and rockeries
- (c) Provision of trees, shrubs and other planting.

The Builder is to leave the site clear of all vegetation to the area noted for Landscaping to 100 mm below adjacent finished areas.

#### C11. CONCRETE PAVING

As indicated on the Site Plan, construct concrete paving to dimensions shown in 20 MPa concrete, unreinforced, 100 mm thick (minimum) on a 25 mm sand bed, laid in alternate sections to even setout not exceeding 2 m in length.

Separate slabs with 10 mm precompressed cork jointing strips.

Finish paving as set out in Section C - 'Concrete' and finish free edges ironed with steel edging tool.

#### C12. KERBS AND GUTTERS

As indicated on Site Plan, construct Kerbs and or Kerbs and Gutters to the dimensions shown in 20 MPa concrete, unreinforced, 150 mm thick with Kerbs projecting 150 mm above gutter. Gutters to be 300 mm wide.

Generally set gutters to the fall indicated on the drawings and pour in lengths not exceeding 2 m.

Separate each length with 10 mm precompressed cork jointing.

Finish Kerbs and Gutters as set out in Section 'C' - Concrete and finish free edges ironed with steel edging tools.



## D. DRAINAGE

### D1. GENERALLY

Excavation for agricultural, stormwater and sanitary drainage is specified under Section 'C' of this Specification.

The Builder shall carry out all drainage work as set out on the Hydraulics Drawing and in accordance with the regulations and requirements of the Fairfield Municipal Council and the M.W.S. & D. Board.

### D2. SANITARY DRAINAGE

Tenderers are to allow in their tenders for connecting from all floor wastes and sanitary drainage points in V.C. rubber jointed pipework in the sizes noted on the drawings to the M.W.S. & D. Board sewer main.

Verify sewer depths and location before commencement.

### D3. STORMWATER DRAINAGE

Connect from downpipes as indicated on the Hydraulics drawings in V.C. rubber ring jointed pipework and in the size pipes shown on the drawings to the street gutter.

Allow to pick up the sump pumps as indicated and connect to the stormwater lines.

Sump pumps are specified later under Mechanical Services.

### D4. AGRICULTURAL DRAINAGE

Behind the retaining walls and as set out on the Hydraulics Drawing lay Agricultural Drains in 75 mm Perforated P.V.C. falling at a gradient of 1:60 to the drainage sumps indicated on the Hydraulics Drawing.

The Agricultural Drainage pipe is to be laid at a minimum level at the level at the base of the haunch of the structural Basement Slab (Level 1) and graded to the sumps from this minimum level.

The Agricultural Drain is to be laid over the 'Fortecon' sheet carried down the exterior of the Retaining Wall and turned over the bottom of the drainage trench.

Back fill over the Agricultural Drain with minimum 50 mm gauge smooth river gravel to the level of the underside of adjacent floors and roadways.

### D5. GREASE TRAP

The Builder is to supply and install a Grease Trap to the M.W.S. & D. Board requirements and regulations where indicated on the Hydraulics Drawings.



E. CONCRETE

E1. GENERAL

All concrete and concrete work shall be supplied, placed and finished in accordance with this specification and the concrete specification as prepared by Bond James Laron Pty. Ltd.

Concrete throughout is to be allowed as ready mixed.

E2. STANDARD SPECIFICATION

The standard Concrete Specification, appended to this Specification and prepared by the Consulting Structural Engineers, Bond James Laron Pty. Ltd., is to be read as an integral part of this section of the Specification.

Where reference in any clause is made to a clause in the standard specification the two clauses are both to be read as a whole.

A clause in the standard specification shall be deemed to apply in the absence of any preceding clause in this section.

Where a preceding clause in this section is in apparent conflict or is ambiguous with a clause in the standard specification the preceding clause shall be deemed to apply. Notwithstanding the Contractor is not relieved of his responsibility to obtain clarification and instruction from the Architects before executing that portion of the work.

E3. SUBSTITUTIONS TO STANDARD  
CONCRETE SPECIFICATION

The Bond James Laron Pty. Ltd. Standard Concrete Specification shall be subject to the following substitutions and notes:-

(i) Table 2.42 shall be as follows:-

Element	Surface Finish	Colour Control	Form Material
1. All concealed faces	Class 4	Type C	i to vii (optional)
2. External faces of beams and spandrills	Class 1	Type A	v
3. Surfaces for aggregate render	Class 4	Type C	i to vii (optional)
4. Concrete wall surfaces, columns & balustrades.	Class 1	Type A	viii

Form Material type (viii) as noted in the table above shall be made up of a skirting and a cornice made from a 125 x 31 mm D.A.R. timber with 100 x 25 sandblasted oregon tightly butted and vertically fixed between skirting and cornice board.

(ii) Clause 2.53 shall be amended as follows:-

The bond breaking materials and detailing shall be as indicated on the Structural Engineers' Drawings.



E3. SUBSTITUTIONS TO STANDARD  
CONCRETE SPECIFICATION (cont.d)

(iii) Table 8.81 shall be as follows:-

Element	Concrete Finish Type	Tolerance
1. All toilets, showers, change rooms, air locks, Bars 1,2,3&4, Snack Bar, Kitchen and Servery where ceramic tiles are specified in Schedule of Finishes.	Type A	Class C
2. External paving as set out on Site Plan	Type D	Class B
3. External kerbs and gutters as set out on Site Plan.	Type B	Class B
4. Balcony Slab.	Type A	Class C
5. Cool Rooms 1,2,3&4 Barrel Store, Store Rooms 1&3, Loading Deck, Lobby and Plant Room.	Type F	Class A
6. Stairs Nos. 1,3&4	Type E	Class A
7. Store Rooms 2,4,5,6&7 Strong Room 2 Cleaners' Cupboard Roof Levels 5 & 6 Lounge under Parquetry	Class B Class B	Class A Class A
8. All areas under carpet in Lounge, Entries 1&2, Stairs 2 and Main Stair, General Offices, Lobby, Poker Machine Room and Billiard Room	Class B	Class B

E4. ENGINEERING DRAWINGS

Refer to Structural Engineers' Drawings for details of concrete and reinforcement to all reinforced concrete work including:-

- (a) Existing piers and footing pads to be demolished.
- (b) Bored piers, footing pads, column bases, basement floor slab.
- (c) Columns, beams, floor slabs, balconies, stairs and balustrades.
- (d) Precast beam sections.

E5. RETAINING WALLS

The retaining walls of the basement, complete with drainage sumps are to be formed in hollow concrete blocks, reinforced and filled with concrete all as detailed on the Structural Engineers' Drawings.

Behind the concrete block retaining walls secure one layer of 'Fortecon' plastic sheet fixed horizontally, fully taped at joints.

Behind these backed retaining walls lay agricultural drains as specified in Drainer (Clause D4.).



E6. FORTECON UNDERLAY

Under all slabs on ground or consolidated fill, all as set out on the Structural Engineers' Drawings lay 'Fortecon' Underlay fully taped at all joints all in conformity with the manufacturer's instructions.

E7. WATERPROOFING MEMBRANE

As indicated on the Structural Engineers' Drawings and as detailed lay a waterproofing membrane over the Basement (Level 1) structural floor slab turned up 100 mm against brick walls and columns.

E8. BASEMENT FLOORING

Over the waterproofing membrane specified in Clause E7., above, lay a concrete flooring as set out on the Structural Engineers' Drawings to all Basement (Level 1) Areas.

E9. POUR STRIP

Where indicated and as detailed on the Structural Engineers' Drawings form a pour strip between grid lines 'D' and 'E'.

E10. WATER STOPS

Where indicated and as detailed on the Structural Engineers' Drawings insert all specified P.V.C. water stops and complete all joints as detailed and noted.

E11. REINFORCEMENT P.C.

Allow the P.C. sum listed in the Abstract of Monetary Allowances all as set out in Clause 3.14 of the Standard Concrete Specification.

E12. CONCRETE PAVING

Refer to Section 'C' - Siteworks and Excavation, Clause C11.

E13. KERBS AND GUTTERS

Refer to Section 'C' - Siteworks and Excavation, Clause C12.

E14. INSERTS AND ATTACHMENTS

Provide and fix all necessary sleeves, cores, bolts, fixtures, attachments, nailing blocks, grounds, ties and incidental items required for proper completion of the works and as indicated on drawings and specifications.

E15. OTHER TRADES

Other trades whose work is affected by the concrete are to be given reasonable notice to carry out their relevant work before concrete is placed.

E16. MAT RECESS

Form 13 mm deep recess in concrete slab in Entries 1 and 2 for mat recess. The recess shall be 600 mm wide and the length equal to the width of the door opening. Finish recess with brass angle specified under 'Metalwork'.



## F. METALWORK

### F1. GENERALLY

Provide all straps, ties, angles, brackets, lugs, plates and bolts necessary for the carrying out of the works. All metal-work to be hot dipped galvanised after fabrication.

### F2. ALUMINIUM WINDOWS AND ENTRY DOORS

Allow the sum included in 'Abstract of Monetary Allowances' for supply and fixing of selected finished aluminium windows and entry doors complete with glazing, backmoulds, all necessary window and door furniture and flyscreens to opening sashes and lapped glass.

### F3. DIS-SIMILAR METALS

Where aluminium is in contact with steel or galvanising, then one is to be isolated from the other by neoprene strips or washers, or by bitumen paint, all to approval.

### F4. STAIR BALUSTRADES

#### F4.1 Pipe Balustrades

Construct stair balustrades to the following stairs:-

- (a) Fire Stair 1
- (b) Fire Stair 3
- (c) Fire Stair 4

with 50 mm galv. pipe for top rail with standards and mid rail of 38 mm galv. pipe.

Standards are to be fixed at no. 3 to each flight set into concrete and the whole to be complete with all bends and primed ready for paint finish as specified in Section 'R' of this Specification.

#### F4.2 Handrails

Allow the sum included in the 'Abstract of Monetary Allowances' for handrails secured to the walls of the following stairs:-

- (a) Fire Stair 2
- (b) Main Stair.

#### F4.3 Wrought Iron Balustrades

Allow the sum included in the 'Abstract of Monetary Allowances' for wrought iron balustrades fixed as detailed to the following stairs:-

- (a) Fire Stair 2

### F5. METAL LETTERS AND SIGNS

Allow the sum included in 'Abstract of Monetary Allowances' for supply and fixing of metal letters and signs including external building signs and traffolyte door tags.

### F6. FIRE EXTINGUISHERS

Allow the P.C. sum included in 'Abstract of Monetary Allowances' for supply and installation of fire extinguishers in positions as directed.



F7. MAT RECESS SURROUND

Provide and fix 32 x 6 mm brass surround flat on edge to mat recess. Top of flat to finish level with floor finish.

F8. KITCHEN BENCHES AND SINKS

Allow the sum included in the 'Abstract of Monetary Allowances' for the supply and installation of Kitchen Benches and Sinks and also benches and sinks to the Snack Bar.

Note also the additional P.C. Sum in the Electrical (Section P) for the equipment as listed for Kitchen and Snack Bar.

Note also the additional P.C. Sum in the Mechanical Equipment Section of the Specification for Beer Plumbing and Equipment.

F9. METAL ROLLER GRILLES

Allow the sum included in the 'Abstract of Monetary Allowances' for the supply and installation of Roller Grilles to the Lounge 'Bar' where indicated on plan.

F10. HOISTS

Allow the sum included in the 'Abstract of Monetary Allowances' for the supply and installation of the 'Hoist' to be installed where indicated on plan.

F11. SUSPENDED CEILINGS

Allow the sum included in the 'Abstract of Monetary Allowances' for the supply of suspended ceiling framing and suspended ceiling panel and for the installation of both items.

Areas of suspended ceilings is listed in the 'Schedule of Finishes'.



## G. BRICKWORK

### G1. BRICKS

Face bricks are to be hard, sound, true and well burnt, allowed in tender as State brickworks medium manganese.

Face bricks are to be used to all exposed internal brickwork, except where specified for render.

All other bricks are to be hard, sound, true and well burnt clay commons.

### G2. MORTAR

Mortar is to be composed of 4 parts Botany sand, 1 part Southern cement with 1/10th part of hydrated lime. Mortar is to be used fresh and shall be discarded if initial set has been taken up or if mixed for more than 45 minutes.

### G3. BRICKWORK

Brickwork is to be 110 thick solid and 270 cavity work with attached piers where shown, laid in stretcher bond. (Note: one 290 cavity wall at N.E. corner of building.) No part is to be carried up more than scaffold height above the rest, and is to be raked back at ends of lengths. Cavities are to be kept free of droppings and raked clear at base of wall on completion.

Unless otherwise directed, bed joints and perpends are to be not more than 10 mm thick; perpends to be kept; to be well flushed up; solid work grouted every course.

Joints exposed are to be raked and ironed as directed.

All chasing, fair and rough cutting, beam filling, etc., is to be done as required or directed, all corbelling is to be not less than two (2) courses and is to be well tailed, all plates, sills, ironwork and accessories are to be built in or bedded as required.

Where indicated on the drawings as brickwork by hatching, by colouring or by notation, or where specified herein, brickwork shall be of the various dimensions indicated or figured, carried up plumb in level courses.

### G4. DAMPCOURSES

Provide and build in standard grade 'Alcor' dampcourses to new brick walls, continuous to thickness and length of walls, lapped a minimum of 150 at joints, and stepped to brick courses as required.

Dampcourses are to be located as follows:

At approximately 150 above adjacent finished paving and ground levels.

### G5. CAVITY VENTILATION

Allow for dry perpends to external walls where directed.

### G6. FLASHINGS

Build in the following flashings, generally Super 'Alcor' or equivalent to window flashings, and other exposed or partly exposed flashings:



G6. FLASHINGS (cont.d)

- (a) Flash sills, heads and jambs of all exposed brickwork openings.
- (b) Flash through cavity above wall penetrations.
- (c) Generally build in all flashings as indicated and as necessary to prevent entry of moisture to the building interior.

G7. WEEP HOLES

Form weep holes with open perpend every third brick above all flashings in cavity walls and at foot of all cavities.

G8. CAVITY TIES

Build in no. 8 gauge galvanised crimped cavity ties to new 270 cavity walls, every fourth course at 900 centres.

G9. LINTELS

Provide and fix the following mild steel hot dip galvanised lintels above brick openings.

Span

Up to 1200 - 76 x 10 bars.

G10. CLEANING

Brickwork laid as face shall be kept clean as the work proceeds and cleaned down with Corium 94 on completion.



## H. BLOCKWORK

### H1. BLOCKS

Blocks are to be sound hollow 400 x 200 x 200 mm hollow concrete, well cured masonry blocks from an approved manufacture and are to comply with the relevant S.A.A. Codes applicable to the manufacture.

### H2. MORTAR

Mortar is to be composed of 4 parts of Botany Sand, 1 part Southern cement and 1/10th part hydrated lime. Mortar is to be used fresh and shall be discarded if initial set has been taken up or if mixed for more than 45 minutes.

### H3. BLOCKWORK

Blockwork shall be used the Basement (Level 1) retaining walls in the positions indicated on the Architectural Drawings and carried up to the levels indicated.

### H4. RETAINING WALLS

For reinforcement and concrete filling of retaining walls refer to previous specification clause under Section 'E' Clause E5., and reinforce and concrete all hollow blockwork in conformity with the details indicated on the Structural Engineers' Drawings.

### H5. WATERPROOFING MEMBRANE

Refer to Section 'E', Clause E5.

### H6. JOINTS

Joints are to be 15 mm thick (to allow for horizontal reinforcement indicated on the Structural Engineers' Drawings) and are to be ironed on the both faces. On the external face strike of all excess mortar to avoid any damage to Waterproofing Membrane previously specified.

### H7. DAMPCOURSES

Provide and build in Super Grade 'Alcor' dampcourse at the top of all retaining walls.

### H8. PENETRATIONS

All penetrations to the retaining wall (e.g. Agricultural Drains) are to be set in place, well grouted into position before any concrete filling takes place.

Prior to back filling against retaining walls waterproof membrane is to be carefully dressed around penetrations and sealed completely using Butyl Styrate mastic or similar.



## I. CARPENTRY AND JOINERY

### II. GENERAL

The whole of the Carpentry and Joinery is to be carried out in a tradesmanlike manner by experienced workmen.

Provide and fix all ironwork, straps, plugs and incidentals together with all grooving, rebating, tonguing, housing, beading, mitring and other workmanship incidental to Carpentry and Joinery.

All timbers are to be true to the species and grades specified. Defects will be rejected unless normally allowable in the nominated grades.

Sizes specified are nominal and usual trade allowances for saw cut and dressing may be made.

Trimming timbers are to be 25 thicker than adjacent framing.

Timbers are to be seasoned to the moisture content recommended by the Timber Development Association.

Carpenter's work shall comply with the relevant sections of S.A.A. Light Timber Framing Code 1684.

### I2. TIMBERS

Except where otherwise specified, the following timbers are to be used:

Structural Timbers: Oregon or Hardwood as separately specified.  
Standard Grade N.S.W. Hardwood.  
Select Merch. Oregon.

Joinery Timbers: Selected Tasmanian Oak and Western Red Cedar as separately specified.

### I3. SHELVING

#### I3.A Level 1:

##### I3.A (i) Store Room 2 Shelving

All to future detail.

Frame ladder brackets out of 50 x 25 mm Oregon.

Allow no. 7 ladder bracket frames.

Allow no. 5 shelves.

Shelves shall be out of 18 mm pineboard with edge strips thickness of shelving by 10 mm.

#### I3.B Level 2:

##### I3.B (i) Strong Room 2 Shelving

All to future detail.

Frame up ladder brackets out of 50 x 25 mm Oregon.

Allow no. 4 ladder bracket frames.

Allow no. 5 shelves.

Shelves shall be out of 18 mm pineboard with edge strips thickness of shelving by 10 mm.

##### I3.B (ii) Store Room 4 Shelving

All to future detail.

Frame up ladder brackets out of 50 x 25 mm Oregon.

Allow no. 9 ladder brackets frames.

Allow no. 5 shelves.

Shelves shall be out of 18 mm pineboard with edge strips thickness of shelving by 10 mm.



I3. SHELVING (cont.d)

I3.B I3.B(iii) Cloak Store 1

All to future detail.

Vertical divisions and horizontal shelves shall be out of 18 mm pineboard bound together, glue and nail fixed and plugged to walls.

Vertical divisions and horizontal shelves shall be edge stripped the thickness of the pineboard by 10 mm.

Allow for no. 6 horizontal shelves and no. 26 vertical divisions.

I3.B (iv) Cloak Store 2

All to future detail.

Vertical divisions and horizontal divisions shall be as previously specified for Cloak Store 1 with no. 6 horizontal shelves and no. 7 vertical divisions.

I3.B (v) Store Room 5

All to future detail.

Ladder brackets and shelves as specified for Store Room 4. Allow no. 5 ladder brackets and no. 5 shelves.

I3.B (vi) Cleaners' Cupboard

All to future detail.

Shelf to be sizes indicated out of 18 mm pineboard edge stripped as before specified for other shelves supported by a 150 x 25 mm oregon board plugged at 600 mm centres to brick walls.

Allow for no. 8 hat and coat hooks to be screw fixed to the timber.

I3.C Level 3:

I3.C (i) Strong Room 1

No shelving in this room is included in the building contract.

I3.C (ii) Poker Machine Room

No shelving in this room is included in the building contract.

I3.D Level 4:

I3.D (i) Store Room 6

All to future detail.

Frame up ladder brackets out of 50 x 25 mm Oregon.

Allow no. 7 ladder bracket frames.

Allow no. 5 shelves.

Shelves shall be out of 18 mm pineboard with edge strip the thickness of the shelves by 10 mm.

I4. COUNTERS AND BACK FITMENTS

NOTE: There are no counters or back fitments at Level 1.

I4.A Level 2:

I4.A (i) General Office

Allow the sum indicated in the 'Schedule of Monetary Allowances' for the supply and installation of the General Office Counter all as detailed in the future.

I4.A (ii) Enquiry and Cloak Counter to Entry 1

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Counter and side fittings to Enquiry and Cloak in Entry 1 all to future detail.



I4. COUNTERS AND BACK FITMENTS (cont.d)

I4.A (ii) Enquiry and Cloak Counter to Entry 1

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Back Fitment all to future detail.

I4.A(iii) Counter to Entry 2

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of counter to Entry 2 all to future detail.

I4.A (iv) Counter to Bar 1 and Snack Bar

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Bar 1 and Snack Bar counter.

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the back fitment to Bar 1 and Snack Bar.

I4.B Level 3:

I4.B (i) Lobby Cash Box

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the Cash Box all to future detail.

I4.B (ii) Poker Machine Tables

Poker Machine tables are not included in the Building Contract.

I4.B(iii) Counter to Bar 2

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Bar 2 Counter.

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the back fitment to Bar 2.

I4.B (iv) Counter to Bar 3

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Bar 3 Counter.

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the back fitment to Bar 3.

I4.C Level 4:

I4.C (i) Counter to Bar 4

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of Bar 4 Counter.

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the back fitment to Bar 4.

I4.C (ii) Servery

Allow the sum listed in the 'Schedule of Monetary Allowances' for the supply and installation of the Servery Counter.



## I5. METAL DOOR FRAMES

Door jambs and frames generally are to be galvanised pressed steel similar and equal to those manufactured by R.J. Brodie Pty. Ltd., 18 Belmore Road, Punchbowl and are to be built in as the work proceeds all in accordance with the manufacturers' instructions.

Sizes for door frames are to suit door sizes as set out in the following door schedule.

Supply pressed metal door frames to the following doors:-

I5.A Level 1: Doors DB 1,2,3,  
DB 7,8,9,10,11,12,13,  
DB 15,16,17,18.

I5.B Level 2: Doors DG 2/1,  
DG 2/3,  
DG 2/5, 2/6, 2/7, 2/8, 2/9, 2/10, 2/11,  
2/12, 2/13, 2/14, 2/15.  
DG 2/17, 2/18,  
DG 2/20, 2/21, 2/22,  
DG 2/27, 2/28, 2/29,  
DG 2/35, 2/36, 2/37.

I5.C Level 3: Doors DG 3/5, 3/6,  
DG 3/10, 3/11, 3/12,  
DG 3/20, 3/21, 3/22, 3/23, 3/24, 3/25,  
3/26.

I5.D Level 4: Doors DB 4/1  
DB 4/3  
DB 4/6, 4/7, 4/8, 4/9, 4/10, 4/11.

I5.E Level 5: Doors DR 5/1, 5/2.

I5.F Level 6: Doors DR 6/1, 6/2.

## I6. DOORS

### I6.A Solid Core Doors

Solid Core Doors are to be the dimensions listed in the door schedule by 43 mm thick, Tasmanian Oak Veneer both sides finished on edges with 10 mm thick Tasmanian Oak edgestrip. Doors to all toilets and airlocks to be waterproof doors.

### I6.B Fire Rated Doors

To be solid core one(1) hour fire rated doors of the dimensions listed in the door schedule by 43 mm thick, Tasmanian Oak Veneer both sides finished on edges with 10 mm thick Tasmanian Oak edge strips.

### I6.C Cool Room Doors

Cool room doors are included in the P.C. Sums allowed for cool rooms as listed in the Schedule of Monetary Sums.

### I6.D Strong Room Door (Door no. DG 3/4)

Strong room door is included in the Schedule of Monetary Allowances and includes door, door frame, hinges and locks.

### I6.E Glazed Doors

Glazed doors are built into aluminium frames and are included in the P.C. Sum listed in the Abstract of Monetary Allowances for Aluminium Doors and Windows.



I7. DOOR SCHEDULEI7.A Level 1 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DB 1	2000 x 750	I6.A (Waterproof)
DB 2	2000 x 2400	1 pair I6.B (2 hour rated doors)
DB 3	2000 x 1500	1 pair I6.B
DB 4	2000 x 820	I6.B
DB 5	2000 x 820	I6.A
6		
DB 7	1800 x 675	I6.A Waterproof
8		Waterproof
9		Waterproof
DB 10	2000 x 850	I6.A
11		Waterproof
12		Waterproof
13		Waterproof
14		Waterproof
15		Waterproof
16		Waterproof
DB 17	1800 x 675	I6.A Waterproof
DB 18	2000 x 820	I6.A
DB 19	2000 x 850	I6.A
DB 20	2000 x 820	I6.A
DB 21	2000 x 750	I6.A (Waterproof)
DB 22	2000 x 900	Sliding Cool Room Door by P.C. Sum
DB 23	2000 x 750	Swing Cool Room Door by P.C. Sum
DB 24	2000 x 1500	1 pair I6.A

I7.B Level 2 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DG 2/ 1	2000 x 1500	1 pair I6.A Fit at 750 x 550 mm glazed panel to each leaf beaded in with 12 x 12 mm Tasmanian Oak beads
DG 2/ 2	2000 x 1500	2 pair I6.E (included in P.C. Sums)
DG 2/ 3	2000 x 820	I6.A
2/ 4		
2/ 5		
2/ 6		
2/ 7		
2/ 8		
2/ 9		
DG 2/10	2000 x 750	I6.A Waterproof
2/11		Waterproof
2/12		Waterproof
2/13		Waterproof
DG 2/14	2000 x 750	I6.B
DG 2/15	2000 x 850	I6.B
2/16		Waterproof
2/17		
2/18		
2/19		Waterproof



I7. DOOR SCHEDULE (cont.d)I7.B Level 2 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DG 2/20	2000 x 1500	1 pair I6.A
DG 2/21 2/22	2000 x 820	I6.A Waterproof Waterproof
DG 2/23 2/24 2/25 2/26	1800 x 675	I6.A Waterproof Waterproof Waterproof Waterproof
DG 2/27 2/28 2/29	2000 x 820	I6.A Waterproof Waterproof
DG 2/30 2/31 2/32 2/33 2/34	1800 x 675	I6.A Waterproof Waterproof Waterproof Waterproof Waterproof
DG 2/35	2000 x 820	I6.A
DG 2/36 2/37	2000 x 850	I6.B
DG 2/38	2000 x 1500	1 pair I6.E (included in P.C. Sums).

I7.C Level 3 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DG 3/ 1 3/ 2	2000 x 820	I6.E (included in P.C. Sums)
DG 3/ 3	2000 x 675	I6.A
DG 3/ 4	2000 x 900	Strong Room Door by P.C. Sum
DG 3/ 5 3/ 6	2000 x 820	I6.A (Waterproof) (Waterproof)
DG 3/ 7 3/ 8 3/ 9	1800 x 675	I6.A (Waterproof) (Waterproof) (Waterproof)
DG 3/10 3/11 3/12	2000 x 820	I6.A (Waterproof) (Waterproof) (Waterproof)
DG 3/13 3/14 3/15 3/16 3/17	1800 x 675	I6.A (Waterproof) (Waterproof) (Waterproof) (Waterproof) (Waterproof)
DG 3/18 3/19	2000 x 820	I6.E (included in P.C. Sums)
DG 3/20	2000 x 820	I6.A
DG 3/21 3/22	2000 x 850	I6.B
DG 3/23 3/24 3/25	2000 x 820	I6.A
DG 3/26	2000 x 850	I6.B
DG 3/27 3/28	2000 x 1350	I6.A



I7. DOOR SCHEDULE (cont.d)I7.D Level 4 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DB 4/ 1	2000 x 850	I6.B
4/ 2		
DB 4/ 3	2000 x 850	Cool Room Sliding Doors
4/ 4		by P.C. Sums
DB 4/ 5	2000 x 820	I6.A
4/ 6		
4/ 7		
4/ 8		
4/ 9		
DB 4/10	2000 x 850	I6.B

I7.E Level 5 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DB 5/1	2000 x 850	I6.B (Waterproof)
5/2		

I7.F Level 6 Doors

<u>Door No.</u>	<u>Size</u>	<u>Type</u>
DB 6/1	2000 x 850	I6.B (Waterproof)
6/2		

I8. DOOR FURNITURE

Allow the Sum listed in the Schedule of Monetary Allowances for the supply only of all door furniture (except to aluminium doors which are included in the P.C. Sum for Aluminium Doors and Windows).

The builder is to allow for the fixing of all hinges, locks, door closers, push plates, pull handles, and kick plates.

I9. ACCORDION DOOR

Allow the Sum listed in the Schedule of Monetary Allowances for the supply and installation of an Accordion Door between the President's Office and the Board Room as indicated on Level 2.



## I10. DUCT COVERS

### I10.A Beer Plumbing Duct in Male Toilet 3

Secure to reveals of internal skin of the duct for the full height from floor to ceiling a 150 x 38 mm rebated Tasmanian Oak timber frame plugged to the wall at 600 centres and projecting 25 mm proud of the wall and fitted with 12 x 12 mm back beads of Tasmanian Oak.

Fit into the rebates a Tasmanian Oak veneer 18 mm panel fixed one side with a piano hinge and the other side with no. 2 railway carriage square key locks.

### I10.B Boiler Flue Duct in Male Toilet 4

Secure to reveals of internal brick skin of the duct for the full height from floor to ceiling a 150 x 38 mm Tasmanian Oak timber frame plugged to brickwork at 600 centres and projecting 25 mm proud of the wall and fitted with 12 x 12 mm skin back beads of Tasmanian Oak.

Fit into the rebates of the frame a panel of 18 mm compressed asbestos cement with mitred edges so that it fits at 45° across the corner of the toilet compartment.

### I10.C Sewer Back Vent Ducts

Where indicated on Hydraulics plan, conceal sewer back-vents and drops inside constructed ducts boxed in with 18 mm Tasmanian Oak Veneered pineboard with exposed edges finished in matching veneer.

### I10.D Stormwater Downpipes

Where indicated on Hydraulics plan conceal downpipes inside constructed ducts boxed in with 18 mm Tasmanian Oak Veneered pineboard with exposed edges finished in matching veneer.

## I11. MIRRORS

Provide and fix 50 x 25 mm subframe for mirrors specified in Glazier.

## I12. MOULDINGS

Provide and fix incidental timber mouldings where necessary for proper and neat completion of joinery items.



## J. STRUCTURAL STEELWORK

### J1. GENERAL

All structural steelwork shall comply with the engineering drawings and notes, this specification and the current S.A.A. codes.

### J2. STRUCTURAL STEEL

Refer to Engineering drawings for details of structural steelwork complete with roof beams and joists, bracing, brackets, bolts, cleats. The Builder will supply and erect all structural steelwork, shop primed or galvanised as noted.

The Builder shall attend on the steel fabricator as necessary and provide full information including dimensions required for accurate setting out.

The following work is included:

- a) Roof beams and purlins.
- b) Fixing cleats and brackets for roof structure.
- c) All sheer brackets as set out on the Engineers' drawings.

### J3. GROUTING

Grout under any members with mortar composed of 3 parts blue metal screenings, 1 part Portland cement mixed to a dry consistency and thoroughly tamped under to provide full bearing service, all as set out on the Engineers' Drawings.



## K. ROOFING

### K1. ROOF SHEETING

The whole of the roof over the Lounge, Bistro, Kitchen, etc., as indicated on drawing no. 582-8 is to be sheeted with 0.54 Kliplok zincalume finished metal deck sheeting.

The sheeting is to be fixed to the steel purlins with clips in accordance with the manufacturers' recommendations.

Barge capping, bird proofing and ridge capping to be standard cappings and/or flashings.

### K2. RAINWATER GOODS

Provide and fix eaves gutter to the whole of the metal roof previously specified. Eaves gutter is to be 125 x 75 supported by gutter brackets at 900 mm centres to fall to downpipe as indicated on the hydraulics drawings.

### K3. DOWNPIPES

Downpipes where indicated on the hydraulics drawing are to be 100 x 75 x .55 copper secured with copper astrigals at 1800 centres.

Allow cores in concrete slabs for all downpipes indicated and as previously specified.

Connect downpipes to V.C. pipe a.b.s., with cement joint. Where downpipe is in contact with cement, coat with a heavy bodied bituminous paint.

Spigot connections between gutters and downpipes shall be 13 mm undersize and before fitting of downpipes are to be coated with a heavy bodied bituminous paint. After assembly the spigots and downpipes are to be isolated with a compressed strip of 40 x 20 'Presstite' inserted between downpipe and spigot.

### K4. BITUMENOUS ROOFING

Allow the sum indicated in the Schedule of Monetary Allowances for the supply and installation of Bitumenous roofing to roofs at levels 5 and 6.

The P.C. Sum includes the roofing, fixing and finishing including turning up against balustrades and walls and down into downpipes.

### K5. FLASHINGS

Flash and counter flash all projections through roof with zincalume sheet. Seal with G.E. Silglaze Silicone Sealer.

### K6. LEAF GUARDS

Provide and fit leaf guard to each downpipe spigot, 75 mm high from 13 mm x 13 mm galvanised square mesh and fitted with 3 mm diameter x 25 mm long wire leg at each corner, securely soldered to mesh.

### K7. INSULATION

Under zincalume roof sheeting and fitted between steel purlins, lay 50 mm thick fibreglass wool insulation batts or sheets.



## L. PLUMBING

### L1. SANITARY PLUMBING

Carry out sanitary plumbing in accordance with the regulations and to the satisfaction of Fairfield Municipal Council and to the approval of the M.W.S. & D. Board whose certificate of approval and diagram is to be obtained.

Connect to drainage lines from sanitary fittings complete with all necessary soil pipes and fittings, wastes, vents and accessories, generally as indicated on drawings.

Before plumbing is commenced, builder is to verify with Architects the location of pipework and vents.

### L2. SANITARY FITTINGS

Take delivery and install the following sanitary fittings and allow the sum included in Abstract of Monetary Allowances for supply and delivery:

#### L2.A Level 1 Sanitary Fittings

- 1 no. s.s. sink in Barrel Store
- 4 no. wall basins and brackets
- 3 no. low level suites and seats.

#### L2.B Level 2 Sanitary Fittings

- 8 no. vanity basins
- 2 no. wall basins and brackets
- 11 no. low level suites and seats
- 1 no. cleaners' sink
- 1 no. bar sink.

#### L2.C Level 3 Sanitary Fittings

- 6 no. vanity basins
- 8 no. low level suites and seats
- 2 no. bar sinks

#### L2.D Level 4 Sanitary Fittings

- 1 no. bar sink
- 3 no. kitchen sinks
- 1 no. hand basin and brackets.

Provide 100 c.p. brass screwed floor gratings to 16 no. floor wastes.

### L3. COLD WATER SERVICE

Connect to water main and extend service as indicated on the hydraulics plan in the size shown in copper pipe to the requirements and standards set by the M.W.S. & D. Board.

All lines are to be 3.2 standard copper and all fittings "Yorkshire" capillary or approved equivalent.

### L4. HOT WATER SERVICE

The boiler for the hot water supply is subject to the P.C. Sum included for the Air Conditioning.

Provide no. 3 - 25 mm insulated circulating hot water mains from the boiler one riser to serve level 1; one for levels 2 and 3 and one for level 4.

Connect to each fitting in 13 mm O.D. 18 g copper.

Pipework is to be well lagged with 15 mm hair felt overwrapped with sisalation 450 and tied with copper wire.



## L5. PIPEWORK

Pipework generally is to be concealed in floor, in wall chases, behind fittings or behind cupboards.

Where exposed, pipework is to be chrome plated.

## L6. BRASSWARE

Allow for Raymor 'Crown Royal' taps with acrylic handles and similar C.P. brass fittings to all internal hot and cold water points.

Supply and install the following selected brassware:-

### L6.A External

At connection point - brass stop cock.

At cooling towers - no. 2 15 mm stop cocks.

4 no. standpipes and hose cocks.

### L6.B Level 1

2 no. - 15 mm stop cocks in boiler room.

1 no. - 15 mm stop cock in A.C. Plant room.

1 s.s. sink - 15 mm H & C C.P. recess cocks and 250 C.P. swivel aerated spout.

4 no. basins - 15 mm 3 piece C.P. basin sets complete with concealed breeching piece, H & C cocks and aerated spout.

3 no. W.C.s - 15 mm C.P. right angled stop cock.

3 no. - 15 mm standpipe and hose cock.

### L6.C Level 2

10 no. basins - 15 mm 3 piece C.P. basin sets complete with concealed breeching pieces, H & C cocks and aerated spout.

11 no. W.C.s - 15 mm C.P. right angled stop cocks.

1 cleaners' sink - 15 mm H & C pillar cocks.

1 bar sink - 15 mm 3 piece C.P. sink set complete with concealed breeching piece, H & C cocks and aerated spout.

2 no. - 15 mm standpipe and hose cocks.

### L6.D Level 3

6 no. basins - 15 mm 3 piece C.P. basin sets complete with concealed breeching pieces, H & C cocks and aerated spouts.

8 no. W.C.s - 15 mm C.P. right angled stop cocks.

2 no. bar sinks - 15 mm 3 piece C.P. sink set complete with concealed breeching pieces, H & C cocks and aerated spout.

3 no. - standpipes and hose cocks.

1 no. glasswashers - 15 mm H & C stop cocks.

1 no. ice maker - 15 mm C stop cock.

### L6.E Level 4

4 no. sinks - 15 mm 3 piece C.P. sink sets complete with concealed breeching piece, H & C cocks and aerated spout.

1 no. basin - 15 mm 3 piece C.P. sink sets complete with concealed breeching piece, H & C cocks and aerated spout.

2 no. - standpipes and hose cocks.

1 dishwasher - 15 mm H & C stop cocks.

1 glasswasher - 15 mm H & C stop cocks.



L7. FIRE SERVICE

Allow 100 mm fire main in copper to M.W.S. & D. Board standards and requirements and as indicated on the hydraulics drawing.

Supply and install one 'Greens Booster Valve' where indicated.

Supply and install 'Wormalds' hose and reels where indicated on the drawings connected to 75 mm risers of main.

L8. FLASHINGS

Provide D.P.C.s and flashings previously specified and provide and fix incidental flashings where required by regulations.

L9. TESTING

All plumbing installations shall be tested to approval before building in as the work proceeds and shall be tested on completion with all faults rectified to the approval of the relevant authorities and the Architects.



M. PLASTERING PAVING AND TILING

M1. CONCRETE PAVINGS

Concrete surfaces are to be finished in one operation with the pouring of slabs, except where specified for floor tiles, or aggregate render. Refer to Section E 'Concretor' for details.

M2. AGGREGATE RENDER

Allow the sum listed in the 'Schedule of Monetary Allowances' for the finishing of Terrace floor at Level 4.

M3. CEMENT RENDER

All exposed internal brick faces, as listed in the schedule of finishes, are to be cement rendered. Render to consist of 3 parts sand to 1 part Portland cement, average 13 mm thick and to be finished with a wood float to an even sand finish and sponge stippled on completion.

All arrises are to be pencil rounded.

M4. GRANOLITHIC PAVING

Topping to floor slabs in Cleaners' Store to be granolithic paving 2 parts 5 mm blue metal screenings and 1 part cement 25 mm thickness with 15 mm fall to floor waste.

M5. METAL STRIPS

Junctions of different floor finishes, are to be finished with 25 x 5 mm brass parting strips.

M6. CERAMIC TILES

Allow the sum included in the 'Abstract of Monetary Allowances' for supply only of ceramic wall and floor tiles and recessed fittings. Wall tiles are to be bedded in 3:1 cement mortar, all as listed in the 'Schedule of Finishes'.

Builder is to allow for fixing, taking delivery, supplying sand and cement, pointing and cleaning down on completion.

M7. TILE SCHEDULE

See 'Schedule of Finishes'.

M8. ACOUSTIC CEILINGS

Allow the sum listed in the 'Abstract of Monetary Allowances' for the supply and installation of Acoustic Ceilings either Spray Finish Vermiculite sprayed direct to the concrete slab finishes or suspended pressed metal or plaster acoustic tiles as scheduled in the 'Schedule of Finishes'.

M9. TOILET AND SHOWER PARTITIONS

Where indicated on the plan supply and install 38 mm thick precast terrazzo polished partitions to toilets and showers.

Partitions are to be carried up to a height of 2150 mm from the floor and to finish 150 mm from the floor supported on C.P. terrazzo partition brackets fixed to the floor before tiling.

Secure the partitions to the walls before tiling.

N. FLOOR COVERINGS

N1. FLOOR COVERINGS

Allow the P.C. Sum included in 'Schedule of Monetary Allowances' for supply and laying of selected floor coverings as follows:

N1.A Vinyl Tile Floors

Vinyl tiles and vinyl skirtings where scheduled in the 'Schedule of Finishes'.

N1.B Parquetry Flooring

Parquetry Flooring where indicated in the 'Lounge' and as scheduled in the 'Schedule of Finishes'.

N1.C Carpet Floor Coverings

Carpet floor coverings where scheduled in the 'Schedule of Finishes'.



O. MECHANICAL

01. AIR CONDITIONING

Allow the P.C. Sum in the 'Abstract of Monetary Allowances' for the supply and installation of an air conditioning system.

The system includes plinths in plant room, painting to exposed ductwork and grilles to plant room.

The Builder shall attend on the air conditioning subcontractor as required and shall provide the associated building work specified elsewhere.

02. MECHANICAL VENTILATION

The mechanical ventilation necessary for 'Ladies Air Lock and Toilet' at Level 3 and Staff Amenities in the Basement (Level 1) is included in the P.C. Sum allowed for the air conditioning in the 'Abstract of Monetary Allowances'.

03. BEER PLUMBING AND REFRIGERATION

Allow the P.C. Sum listed in the 'Abstract of Monetary Allowances' for the supply and installation of all beer plumbing and refrigeration including Cool Rooms, Cool Cabinets, Beer Equipment and Glass Washing and Glass Storing equipment, Ice Making Equipment, all beer plumbing, Beer Pulls, Temprite systems, etc.

P. GLAZING

P1. WINDOWS AND DOORS

Glazing to aluminium windows and doors is included in P.C. allowance for windows referred to in 'Metalwork'.

P2. MIRRORS

Provide and fix first quality 6 mm polished plate glass waterproof backed mirrors, complete with polished edges drilled for 4 no. C.P. dome headed brass screws fixed to subframe previously specified.

Supply and fix the following mirrors:-

P2.A Level 1 Mirrors

No. 4 600 x 600 fixed above each toilet basin.

P2.B Level 2 Mirrors

No. 2 600 x 600 fixed above each toilet basin in Male toilet 2 and Female toilet 2.

No. 4 600 high by length of wall over vanity basins in Male toilet 3.

No. 4 600 high by length of wall over vanity basins in Female toilet 3.

P2.C Level 3 Mirrors

No. 3 600 high by length of wall over vanity basins in Male Toilet 4.

No. 3 600 high by length of wall over vanity basins to east wall of Ladies toilet 4.

No. 3 600 high by length of wall over vanity basins to north wall of Ladies toilet 4.



Q. ELECTRICAL

Q1. ELECTRICAL INSTALLATION

Allow the sum included in 'Abstract of Monetary Allowances' for the existing electrical installation including switchboard as required, reticulation, light outlets, switches, wall mounted G.P.O.s, supply to air conditioning (3 phase power, 50 amps/phase, 85 amp circuit breakers and switchboard), supply of and to exhaust fans and supply and installation of selected light fittings, conduit outlet provision for telephones and supply to new hot water unit.

All electrical work is to be carried out in accordance with requirements of the Prospect County Council and the S.A.A. wiring rules.

Q2. KITCHEN EQUIPMENT

Allow the sum included in the 'Abstract of Monetary Allowances' for the supply of the following kitchen equipment:

- 4 cubic metre Refrigerator
- 4 cubic metre Freezer
- Slicer
- Shredder
- Ice Cream and Cold Food Display Refrigerator
- Hot food bar and soup pots
- 1½ Oven Range with 6 plates and grill plate
- Single deep fryer
- Salamander
- Barbeque
- Dishwasher
- Disposal Unit
- Cash Register
- Canopy and Ventilation Fan
- 3 Coffee Servers.

The installation of the above fittings is included in the P.C. Sum for Electrical Installation (on clause Q1).

Q3. RADIO AND T.V. OUTLETS

Allow the Sum included in the 'Abstract of Monetary Allowances' for the supply and installation of radio equipment, P.A. system and T.V. antennae circuits and units.

## R. PAINTING

### R1. MATERIALS

All paints and other materials shall be ready mixed of specified brands, brought to the job in unopened containers and used strictly in accordance with the manufacturer's recommendations.

### R2. PREPARATION

Surface preparation and treatment between coats shall be carried out in accordance with the standard specifications recommended by the specified manufacturers.

### R3. PAINTING

Paint the items listed in the 'Painting Schedule' to the specifications listed below, all in accordance with the manufacturer's recommendations and to selected colours.

All surfaces adjacent to areas being painted shall be adequately protected and any splashes or spray marks shall be removed on completion.

#### A. Timber for paint finish

- i) 1 coat Dulux Wunderprime
- ii) (2 coats Dulux Super Matt to interior surfaces  
2 coats Dulux Hi-Gloss to exterior surfaces.

#### B. Timber for internal stain finish

- i) Selected Wattyl stainer
- ii) 2 coats flat or satin Estapol as selected
- iii) 1 coat Wattyl Scandinavian Oil.

#### C. Timber for external stain finish

- i) 2 coats pigmented Wattyl Forestwood.

#### D. Metal surfaces

- i) (1 coat Dulux (Stoprust) Galv. Iron Primer to  
galvanised surfaces  
1 coat Dulux All Metal Primer elsewhere
- ii) 2 coats Dulux Hi-Gloss.

#### E. Plasterboard and Asbestos Cement

- i) 1 coat Dulux Super Seal
- ii) 2 coats Dulux Super Satin.

#### F. Masonry and Concrete

- i) 1 coat Dulux Smooth up
- ii) 2 coats Dulux Weathershield Flat.

### R4. PAINTING SCHEDULE

See 'Schedule of Finishes'.



S. SCHEDULE OF FINISHES

S1. LEVEL 1 FINISHES

S1.(a)	Boiler Room	Floor	Granolithic
		Walls	Concrete blockwork
		Ceiling	Concrete
		Doors	Paint Type B
S1.(b)	A.C. Plant Room	Floor	Granolithic
		Walls	Face brickwork and natural concrete blockwork. 100 mm cork tiles on walls indicated.
		Ceiling	Concrete with 100 mm cork tiles.
		Doors	Paint Type B.
S1.(c)	Plant Room	Floor	Granolithic
		Walls	Face Brickwork
		Ceilings	Concrete
		Doors	Paint Type B.
S1.(d)	Store Rooms 1)	As Plant Room S1.(c) Shelving (left in white)	
	2)		
	3)		
S1.(e)	Barrel Store	As Plant Room S1.(c) Tile over s.s. sink and drainer, length of drainer by 450 high.	
S1.(f)	Refrigeration Plant Room	As Plant Room S1.(c).	
S1.(g)	Cool Rooms 1)	Prefinished and included in P.C. Sum.	
	2)		
S1.(h)	Female Toilet	A. Airlocks	
	Male Toilet	Floor Ceramic Tiles	
		Walls Skirting tile to 150 mm	
		Paint Type F over	
		Ceiling Paint Type F.	
		B. Locker Rooms	
		As for Airlocks	
		Tile patch in basin alcove to 1200 mm on wall behind basin and return walls to 900 mm wide.	
		C. Toilets	
		Floors Ceramic Tiles	
		Walls Tile to 1200 mm	
		Paint Type F over	
		Ceiling Paint Type F.	
S1.(i)	Fire Stair 1	Floor	Granolithic
		Walls	Paint Type F
		Ceilings	(Soffits of Stairs) Paint Type F.

S2. LEVEL 2 FINISHES

S2.(a)	Entry 1 and	Floor	Carpet
	Entry 2	Walls	Paint Type F
	Enquiry and	Ceiling	Selected Acoustic Tiles
	Cloak	Doors	Paint Type B.
	Cloak Store 1		
S2.(b)	General Office	As for S2.(a).	
	Secretary		
	President		
	Board Room		

S2. LEVEL 2 FINISHES

S2.(c)	Main Stair Fire Stair 2	Floor	Carpet
		Walls	Paint Type F
		Ceiling	Paint Type F
		Doors	Paint Type B.
S2.(d)	Male and Female Toilets 2	Floor	Ceramic Tiles
		Walls	Ceramic tiles to 1200. Paint Type F over
		Ceilings	Acoustic tiles
		Doors	Paint Type B.
S2.(e)	Male and Female Toilets 3	Floor	Ceramic tiles
		Walls	Skirting tile to 150 mm Paint Type F over.
		Ceilings	Paint Type F
		Doors	Paint Type B.
S2.(f)	Store 5	Floor	Granolithic
		Walls	Natural
		Shelving	Natural
		Ceilings	Natural
		Doors	Paint Type B.
S2.(g)	Cleaners' Room	Floor	Granolithic
		Walls	Paint Type F
			Tile behind cleaners' sink width of wall by 450 high
		Ceilings	Paint type F
S2.(h)	Fire Stairs 3 and 4	Door	Paint type B.
		Floors	Granolithic
		Walls	Paint type F
		Ceilings	Paint type F
		Doors	Paint type B.
S2.(i)	Lounge	Floors	Carpet
			(Note Parquetry Patch)
		Walls	Paint Type F
		Ceilings	Sprayed Acoustics
S2.(j)	A.C. Room	Doors	Paint type B.
		Floors	Granolithic
		Walls	Natural
		Ceilings	Natural
		Doors	Paint type B.
S2.(k)	Bar 1 Snack Bar	Floors	Vinyl tiles
		Walls	Paint type F
		Ceilings	Acoustic Tiles
		Doors	Paint type B.

S3. LEVEL 3 FINISHES

S3.(a)	Lobby Poker Machine Room Billiard Room	Floors	Carpet
		Walls	Paint type F
		Ceilings	Acoustic tiles
		Doors	Paint type B.
S3.(b)	Strong Room Loading Dock A.C. Rooms	Floor	Granolithic
		Walls	Natural
		Ceiling	Natural
		Doors	Paint type B.
S3.(c)	Male and Female Airlocks and Toilets 4	Floor	Ceramic tiles
		Walls	Skirting tile to 150 mm with Paint type F over
		Ceilings	Acoustic tiles
		Doors	Paint type B.
S3.(d)	Bars 1 and 2	Floors	Vinyl tiles
		Walls	Paint type F
		Ceilings	Acoustic tiles
		Doors	Paint type B.



S4. LEVEL 4 FINISHES

S4.(a)	Bistro	Floor	Carpet
		Walls	Paint type F
		Ceilings	Sprayed Acoustics
		Doors	Paint type B.
S4.(b)	Bar 4	Floor	Vinyl tiles
		Walls	Paint type F
		Ceilings	Suspended Acoustic tiles
		Doors	Paint type B.
S4.(c)	Kitchen Serving	Floor	Vinyl tiles
		Walls	Ceramic tiles to 1350
			Paint type F over
		Ceilings	Suspended Acoustics
		Doors	Paint type B.
S4.(d)	Cool Room	Prefinished and included in P.C. Sum.	
S4.(e)	Store 6	Floor	Granolithic
		Walls	Paint type F
		Ceiling	Paint type F
		Shelves	Natural
		Door	Paint type B.

S5. EXTERNAL FINISHES

S5.(a)	Walls	Reinforced Concrete	- Natural
		Brickwork	- Natural
		Windows and Doors	- Natural
		Roof - Metal	- Prefinished
		Concrete	- Natural.

T. ABSTRACT OF MONETARY ALLOWANCES

Listed below are the sums of monies to be allowed for

- A. Supply Only  
and  
B. Supply and Fix Items.

Allow the total amount of Supply Only and Supply and Fix Items in the Contract.

Each item shall be dealt with in accordance with Clause 18 of the Contract Agreement.

A. Supply Only Items (Builder to fix)

<u>Clause No.</u>	<u>Item</u>	<u>Amount</u>
E11.	Reinforcement Supply	\$47,000.00
F4.2	Handrails	3,500.00
F4.3	W.I. Balustrades	3,000.00
I6.D	Strong Room Door	550.00
I8.	Door Furniture	3,000.00
L2.	Sanitary Fittings	2,500.00
M6.	Ceramic Tiles	<u>10,000.00</u>
	Total to Summary	<u>\$68,550.00</u>

B. Supply and Install Items

<u>Clause No.</u>	<u>Item</u>	<u>Amount</u>
C9.	Fencing	\$ 1,500.00
C10.	Landscaping	3,000.00
F2.	Aluminium Windows and Entry Doors	15,500.00
F5.	Metal Letters and Signs	800.00
F6.	Fire Extinguishers	300.00
F8.	Kitchen Benches and Sinks	6,400.00
F9.	Metal Roller Grilles	4,300.00
F10.	Hoists	18,000.00
F11.	Suspended Ceilings	13,500.00
I4.A(i)	General Office Counter	127.50
I4.A(ii)	Enquiry and Cloak Counter and Back Fitement to Entry 1	1,431.50
I4.A(iii)	Counter and Back Fitment to Entry 2	294.00
I4.A(iv)	Counter and Back Fitment to Bar 1 and Snack Bar	1,580.50
I4.B(i)	Lobby Cash Box	767.00
I4.B(iii)	Counter and Back Fitment to Bar 2	870.00
I4.B(iv)	Counter and Back Fitment to Bar 3	480.00
I4.C(i)	Counter and Back Fitment to Bar 4	522.50
I4.C(ii)	Servery Counter	390.00
I9.	Accordion Door	680.00
K4.	Bitumenous Roofing	10,500.00



B. Supply and Install Items (cont.d)

<u>Clause No.</u>	<u>Item</u>	<u>Amount</u>
M2.	Aggregate Render	\$ 1,000.00
M8.	Acoustic Ceilings	14,000.00
N1.	Floor Coverings	17,500.00
O1.	Air Conditioning	72,000.00
O2.	Mechanical Ventilation	
O3.	Beer Plumbing and Refrigeration	38,000.00
Q1.	Electrical Installation	63,000.00
Q2.	Kitchen Equipment	28,000.00
Q3.	Radio and T.V. Equipment and Installation	<u>4,500.00</u>
Total to Summary		<u>\$318,942.50</u>

Summary

1. (A13.)	Contingency Sum	5,000.00
2. (B5.)	Existing Cool Room (See Clause O3.)	NIL
3.	Supply Only Items (Builder to fix)	68,550.00
4.	Supply and Install Items	<u>318,942.50</u>
Total P.C. Sums		<u>\$392,492.50</u>

Amount	Item	Clause No.
\$ 1,000.00	Asbestos Removal	M2.
14,000.00	Acoustic Ceiling	M8.
17,500.00	Floor Coverings	M1.
75,000.00	Air Conditioning	O1.
	Mechanical Ventilation	O2.
	Beer Plumbing and Heating	O3.
	Electricity	O1.
	Kitchen Fittings	O2.
	Radio and TV	O3.
	Installation	

**CITY OF FAIRFIELD**

THIS SPECIFICATION IS APPROVED SUBJECT TO FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 1919, (AS AMENDED) AND ORDINANCE THEREUNDER. THE PROVISIONS OF ORDINANCE 70, LOCAL GOVERNMENT ACT, 1919, AND THE CONDITIONS SET OUT ON THE BUILDING PERMIT SHALL, WITH RESPECT TO MINIMUM SPECIFIED REQUIREMENTS TAKE PRECEDENCE OVER ALL THE WORKS AND MATERIALS DESCRIBED IN THIS SPECIFICATION. THIS SPECIFICATION RELATES TO, AND SHALL BE READ IN CONJUNCTION WITH, THE PLANS APPROVED BY COUNCIL AND CONDITIONS OF APPROVAL AS AFORESAID.

BUILDING PERMIT NO. 2353/81

DATE 29.9.81

315,345.50

3305,405.50

Total P.C. Sum