

UPGRADING OF EXISTING UNITS AT 7 GARTRELL STREET

SPECIAL ADDENDUM TO SPECIFICATION

GENERAL

Drawings And Specification

This addendum shall be read in conjunction with the Schedules of Work for each property and the Homeswest Standard Specification. The following Addenda supersede those corresponding clauses in the Standard Specification. If any clauses appear ambiguous or require clarification, request an instruction from the Supervisor.

The following documents form part of the Contract Documents:

- Schedule of Work
- This addendum and all attached schedules and details.
- Homeswest Standard Specification for Renovation and Roof Replacement July 2000.
- The current Homeswest Approved Materials List. (Available from Homeswest)
- The drawings

Approved Materials and Products

Where a material or product is not specified, the material or product used shall be approved by Homeswest on the current Homeswest Approved Materials List. (Available from Homeswest)

Existing work

Verify all aspects of the existing work before proceeding, and notify Supervisor of any discrepancies or potential problems prior to executing any work.

Scope of Work

The intent of the subcontract, the drawings and this Specification is to provide for the work set out and described herein to be completed. Where an item is usual or necessary or is reasonable or properly inferred to be in the type of work generalised in this specification, but not specifically mentioned, it shall be deemed to be included in the Contract. This work shall include making good of adjacent trades where applicable. "Provide" shall mean supply and fix/install.

Where any item or work is not wholly indicated on the drawings, carry out and complete the item so as to correspond to entirely the work of a similar nature drawn in detail elsewhere on the Drawings and in full accordance with the Specification.

The scope of the works shall include all labour, materials and plant/equipment etc to complete the job as indicated in the documents, all to the satisfaction of the Supervisor.

Allow for all trims, fixings, components, and other incidental items and labour required to complete the job in a proper workmanlike manner, or as necessary for the correct functioning of the item or element

Should there be any discrepancy in the documents the discrepancy shall be referred to the Supervisor prior to submission of tenders.

Alternative Materials

Do not substitute alternative materials or selections without the written approval of the Supervisor

Workmanship and Materials

All work shall be of the highest standards.

All materials shall be new unless otherwise nominated.

Compliance with Regulations

All work shall comply with the current regulations of all relevant authorities pertaining to existing dwellings, including strata title or separate title requirements as the case may be.

Insurances

Allow to take all insurances as required by the Project Manager and the subcontract agreement

Before any work commences on site the subcontractor shall provide to the Supervisor full details and proof of having taken out the required insurances.

Goods And Services Tax
All quotes shall include GST

Occupation

The units are all occupied.

Minimise dust and noise and any other disruption to the tenants and do not obscure their access and safety.

Clean up at the end of each day

Give the Superintendent at least 3 days notice of intended work so that the tenants may be notified by him.

Subcontractor To Inform Himself

The Subcontractor shall be deemed to have:

- Examined all the information made available to him by the Proprietor for the purpose of tendering including the specification, schedules, conditions of tendering, Contract conditions, and the like, and
- Examined the site and its surroundings, and all existing buildings and features on the site and on adjacent properties

Supervisor's Instructions

Note that oral instructions, directions or explanations given by the Supervisor are deemed to be Formal Instructions only if confirmed in writing.

Variations

All claims for variations shall be supported in writing by full documentary proof of costs for labour and materials in a format as required by the Supervisor.

Valuation of variations shall be the nett cost to the Subcontractor plus 10% for overheads and profit.

No variation shall be deemed to be approved until confirmed in writing by the Supervisor.

Progress Payments

All claims for payments shall be accompanied by a detailed breakdown of work done in a format as required by the Supervisor.

Supervision

It shall be the Subcontractor's sole responsibility to adequately supervise his work and that of his staff.

Facsimile Machine

The Subcontractor shall have access to a functioning facsimile machine on a daily basis to permit communications with the Supervisor. This machine shall be on a dedicated telephone line.

Site Meetings

The Subcontractor shall attend site meetings as directed by the Supervisor.

Clearing

Refer to the Supervisor for directions.

Final Clean

On completion of the Works clean all surfaces and appliances on the inside and outside of the buildings and external works, remove all dead trees/shrubs, broken branches, rubbish, surplus materials and other debris from the site, sweep and clean paving and hard surfaces, fill any depressions, mow and slash grass/weeds and rake garden/yard areas ready for landscaping by others.

Final clean includes cleaning of ceiling vents, flywire, removal of paint from hardware and electrical outlets, removal of paint, stains and graffiti and high pressure cleaning of the external facebrick and paving, but not the roof tiles unless nominated in the schedules.

Replace electrical outlets where they cannot be successfully cleaned without damaging the finish

D BOUNDARY FENCING

Where new boundary fencing is to be provided or existing fencing is to be repaired :

- Notify the adjacent owners **in writing** at least **2 weeks** prior to the work commencing with full details regarding the extent and timing of the work.
Forward a copy of these notices to the Supervisor
- Notify the Supervisor at least two weeks prior to the scheduled work so that a surveyor can provide boundary pegs (not included in subcontractor's quote)
- The existing fencing shall not be removed more than 24 hours prior to the new fencing being installed unless retaining walls are to be erected in which case the new fencing shall be installed as soon as practicable
- Keep the neighbours fully informed during the works
- Heights nominated for all fencing are measured from the highest adjacent ground level

K CARPENTRY

- All fixings including nails, screws, bolts, catches and hinges shall be galvanised or non-corrosive. (Zinc plating is not acceptable)
- All exposed timber shall be appearance grade in hardwood, CCA pine or LOSP pine
- Lightly arris all members including battens and remove all loose material.

L EXTERNAL JOINERY

Making good of external joinery shall include providing additional trims and mouldings as required.

N CARPORTS

Where nominated in the schedules provide a carport located as indicated on the sketch provided. Carports shall be 5.5m long by minimum 3.0m clear width and 2.25m clear height unless otherwise indicated.

Construct carports without intermediate posts – ie front posts only, fix rear of carport to the eaves of the existing building. Have a structural engineer verify the suitability of the existing structure to take the proposed carports.

Carports shall be supplied and installed by Stratco, ESE, Westral or any other approved subcontractor specialising in this work. The subcontractor shall be responsible for providing the drawings for the carport and submission to council for building licence.

The subcontractor shall also be responsible for the structural integrity of the carport and shall provide to the builder a drawing of the carport signed by a practising structural engineer approving the design. This drawing shall be forwarded to the Supervisor.

Materials shall be as follows

Posts	75x75mm Galtube powdercoated or painted with base plates bolted to the existing concrete driveways. Base plates shall be hot dip galvanised
Purlins and beams	Colorbond
Fascias and flashings	Colorbond or Zinalume*
Roof sheeting	Colorbond Trimdek or other
Gutters and downpipes	Colorbond or Zinalume*
Fixings	Non-corrosive

Provide downpipes where indicated discharging onto a concrete spreader provided by the builder
Where attached carports cover the window of a bedroom, living room, dining room or kitchen the roof sheet directly over the window shall be translucent (not clear) acrylic

NOTE Where the schedules nominate a painted carport the materials nominated above with an asterisk shall be painted by the builder

N GUTTERS AND DOWNPIPES

Where nominated on the schedule clean out the gutters and downpipes removing all matter and surface dirt. Remove major dents and refix where required. Replace sections of gutter where rust is showing through. Treat inside areas with minor rust by wire brushing and applying Ranex rust treatment, and then apply paintable Ormonoid over. Apply Ormonoid or silicone to leaking joints. The 12 month roof guarantee shall apply to gutters and downpipes also.

R ROOFING

Check roof and render watertight. For tiled roofs replace all broken/cracked tiles, rebed/repoint ridge and hip tiles as necessary.

The Subcontractor shall be required to provide a guarantee against roof leakage for a period of 12 months after Practical completion.

R ROOF PAINTING

Where nominated in the schedules to paint the roof

The work shall only be done by companies specialising in roof restorations

- Carry out the work as specified under Roofing and Gutters and Downpipes above.
- High pressure clean all surfaces to eliminate all dirt, oxidation, moss, fungus etc
- Rebed the ridges and cappings with Rencrete or equal vinyl based cement additive
- Apply one coat Bondall Rencoat/ Calmarc Chemicals Sealant or equal
- Apply two coats Bondall Rencoat/ Calmarc Chemicals or equal to all surfaces including flashings, valleys and penetrations to the colour nominated in the schedule
- Provide 20 year written guarantee on the work.

Colours nominated are from the Calmarc Chemicals range

Z PAINTING

Scope of Work

Allow to paint all new and existing work and to the extent as nominated in the schedules of work including the patio and pergola structures in the private rear yards

The intent of this section is that all exposed surfaces other than those specifically excluded shall be finished with an appropriate coating system, inclusive of all work and materials necessary to produce a satisfactory result, and no variation will be made for alleged additional necessary work or materials unless it can be shown that the necessity goes beyond the intent of the specification. Exposed surfaces include interiors of wall recess cupboards, prefinished wall linings to kitchens, bathrooms, laundries and WCs where applicable, and all interior facebrick unless otherwise nominated.

EXCLUDED SURFACES: Fibre cement fences, colour finished metal fences, roof sheeting, roof tiles, external face masonry, stone work, artificial stone nominated as unpainted, off-form concrete nominated as unpainted, glazing, gloss plastic, vinyl, aluminium (except mill finish items), stainless steel, chromium plating, melamine surfaced particleboard, anodised or colour finished metal.

Allow to apply test colour patches for each colour, texture and stain, applied over the appropriate undercoats to each of the various surfaces specified to be coated, and obtain Supervisor's approval before proceeding.

Paints

Paints shall be the product of a manufacturer :

- a. currently granted recognition" by the Australian Paint Approval Scheme OR
- b. have accreditation to AS 3902 by an organisation accepted by the State Supply Commission of WA .

Paint quality shall be minimum TRADE PREMIUM and delivered to site in the manufacturer's labelled and sealed containers

Brands proposed shall be submitted to the Superintendent and approval obtained before use. The Superintendent reserves the right to nominate brands.

DO NOT ADD EXCESSIVE AMOUNTS OF TINT TO PRIMERS AND UNDERCOATS.

Painting Record

Provide a sticker adhered to the inside of the meter box door with the external colours used and the date painting was completed

Protection

Hardware and Electrical Fittings: Remove and replace after completion of painting.

Protect other surfaces not to be painted with masking tape and cover sheets.

Remove paint spots and splashes immediately.

EXISTING BUILDINGS & SURFACES

General

The Supervisor accepts that much of the existing buildings and many surfaces are not in perfect condition. It is not intended that the Subcontractor shall make good all minor defects (eg., hairline cracks and crazes in the ceilings and minor dents or cracks in joinery). However this does not obviate the Subcontractor from good workmanship.

Preparation

All existing surfaces shall be prepared as specified for new work, also removing any previous coatings which may adversely affect or impede adhesion of the new coatings. Special attention shall be made to the cleaning and degreasing of the Lamipanel linings which are to be painted.

Treat rusted surfaces as specified.

Remove all wallpaper and residue of adhesives whether nominated in the schedules or not

Use an epoxy filler for large cracks/holes in woodwork.

Treat ceilings for fungus where applicable.

Coatings

Apply painted coatings as specified for new work. Where bare background surfaces are exposed or where required, apply primers and sealers as specified.

Apply a minimum of two coats to all surfaces if primers/sealers are not required.

NEW WORK

Preparation

Ensure that all surfaces are in a fit and proper condition and suitable to receive the coatings specified. Commencement of work on background means acceptance of the background on which finishes are applied and the edges up to which they finish.

Clean down, remove all foreign matter including grease, mould, dust and dirt, fill cracks and holes, fine down and leave smooth. Remove all traces of rust by grinding, wire brushing and treating with a rust inhibiting solution.

Dressed timber shall be lightly sanded in the direction of the wood grain. Punch and fill all nail holes and stop all knot holes, cracks, etc. Remove all splinters and loose material from sawn timber.

Application

Use paints in accordance with manufacturer's instructions.

No painting shall be carried out in dusty conditions or unsuitable weather.

Primers, sealers and undercoats shall be suitable to the finish coat and to each other.

Internal coating on flat ceiling and wall surfaces may be applied by roller, otherwise apply all coatings by brush unless otherwise specified or approved.

Metalwork

Zinc Coated Steel: Apply one coat of suitable primer and one undercoat and two coats of full gloss solvent-borne paint.

Bare Non-Ferrous Metal: Apply one coat of suitable metal primer, one coat of solvent-borne undercoat and one coat of full gloss solvent-borne paint.

Bare Ferrous Metal: Apply one coat Watty 'Killrust Galvit E90' (or equal), one coat of solvent-borne undercoat and two coats of full gloss solvent-borne paint.

Woodwork

Doors, Windows, and frames, : Apply one coat of solvent-borne wood primer, one coat of solvent-borne undercoat and two coats of full gloss solvent-borne paint.

DO NOT USE ACRYLIC PAINT ON INTERNAL OR EXTERNAL WINDOWS, DOORS & FRAMES

Other timber : Apply one coat of untinted acrylic wood primer and two coats of 'Dulux Weathershield' or equal approved 100% gloss acrylic emulsion.

NOTE : PRIMER SHALL BE APPLIED EVEN IF NOT REQUIRED BY THE MANUFACTURER

External, Bathroom, Ensuite and Shower Doors: Paint top and bottom of doors as specified above, after undercutting and before installation.

Plastic Piping

Plastic Piping: Apply two coats of acrylic aqueous emulsion paint.

Interior Walls

Hardwall Plaster Walls:

Apply one coat of acrylic aqueous emulsion sealer and two coats of flat washable acrylic aqueous emulsion paint.

Masonry Walls:

Apply one coat Alkyd masonry sealer. Apply two coats of flat washable acrylic aqueous emulsion paint.

Cement Render Walls:

Lightly dampen porous surfaces before applying paint. Apply two coats of flat washable acrylic aqueous emulsion paint.

Plasterboard/Plasterglass Linings and Cornice:

Apply one coat of white acrylic aqueous emulsion sealer and two coats of flat washable acrylic aqueous emulsion paint.

Lamipanel Prefinished Wall Linings

Degrease and clean thoroughly and apply one coat of Alkyd primer and two coats of flat washable acrylic aqueous emulsion paint.

Interior Ceilings

Ceiling And Cornice Of Bathroom, Shower, Ensuite, Laundry, W.C.:

Apply one coat of sealer and two coats of satin acrylic anti-fungal aqueous emulsion paint.

Ceiling and Cornice of Other Rooms:

Apply one coat of sealer and two coats of flat acrylic aqueous emulsion paint.

External Linings

Eaves Lining And External Ceilings: Apply two coats of flat exterior acrylic aqueous emulsion paint

Other External Linings: Apply two coats of semi-gloss exterior acrylic aqueous emulsion paint.

External Walls

Masonry (only when nominated): Apply one coat Alkyd masonry sealer. Apply two coats semi-gloss acrylic emulsion allowing 4 hours between coats.

Cement Render: Lightly dampen porous surfaces before applying paint. Apply one coat of sealer and two coats semi-gloss acrylic emulsion allowing four hours between coats.