

2. that the rental in the first year be \$14,490 plus GST;
3. that the rental in subsequent years be adjusted annually in line with the current market rental.

Seconded Cr Brazher-Delaine and CARRIED

37.12 **REPORT TITLE:** **LOCAL GOVERNMENT CENTRE
RELOCATION**
DATE OF MEETING: **5 NOVEMBER 2007**
AUTHOR: **SAMANTHA RAMMELL / BILL GRAHAM**
AUTHOR'S TITLE: **ORGANISATIONAL DEVELOPMENT
OFFICER / ASSETS AND CONTRACTS
COORDINATOR**
REPRESENTORS: **NIL**
FILE NUMBER: **10/130/053**
DEPARTMENT: **CORPORATE COMMUNITY SERVICES**
DEPARTMENT
MANAGER: **NARELLE JEFFERY**

8.55pm Cr Brazher Delaine declared an interest as she works with a partner of one of the tenderers.

Moved Cr Gamble that Council:

1. Orders pursuant to Section 91(7) and (9) of the Local Government Act 1999 that the tendered prices contained in attachments 1 & 2 to this report are kept confidential until the contract is awarded given they include commercial information of a confidential and commercial nature.
2. Awards tender 2007.010 – Supply and Installation of Office Furniture to UCI South Australia Pty Ltd for the amount of \$341,026.00 plus GST.
3. Approve the Internal Construction for the amount of \$956,990.00 plus GST.

Seconded Cr Wilksch and CARRIED

9pm Cr Brazher-Delaine returned to the meeting.

CONFIDENTIAL ATTACHMENT 1 TO ITEM 13.12

Attachment 1 – Loose Furniture Financial Assessment

BODEL & MCDONALD PARTNERSHIP	UCI SOUTH AUSTRALIA PTY LTD;	RESOURCE FURNITURE PTY LTD;	WORKSPACE COMMERCIAL FURNITURE PTY LTD	IKEN COMMERCIAL INTERIORS PTY LTD.
\$485,129	\$341,276	\$87,637	\$249,620	\$345,348

Note: Resource Furniture did not tender for whiteboards or workstations.



Confidential Attachment 2 to Item 13.12



31 October 2007

Matthews Architects
262 Melbourne St
NORTH ADELAIDE, SA 5006

A.B.N 85 008 015 496
Licence BLD 9020
Badge Constructions (SA) Pty Ltd
2 Eton Road, Keswick SA 5035
Phone: (08) 8293 5099
Fax: (08) 8293 5799
adelaide@badge.net.au
www.badge.net.au

Attention: Mr Graham Edwards

Dear Sir,

RE: Mt Barker Council Office Fitout

We have pleasure in submitting our offer for the above project in accordance with the following details, for the Total Lump Sum Price of

Net Price	\$ 956,990.00
GST	\$ 95,699.00
Gross Price	\$ 1,052,689.00

Please find attached a duly executed tender form.

Any pricing rates or schedules within the tender documentation and requested to be included with our offer can be submitted to the tendering authority within 48 hours upon request.

This Price includes:

A construction period of (15) weeks has been allowed for from possession of site.

An allowance of \$5,000.00 for access; to remove external glass and install ventilation louvers to the eastern, first floor, spandrel panel. This will be subject to design a review, from the Mechanical Engineer.

This Price does not include:

Any inspection, connection, augmentation/service upgrade fees and charges associated with telecommunication, energy, sewer and/or water supply.

Any works not shown or incorrectly shown within the documents listed in the Documentation Register below including BCA compliance requirements and/or local statutory provisions.

Provisional Delays.

Costs for repairs and relocation of existing services discovered during the carrying out of the works.

Local or Statutory Fees.

Allowances for systems furniture.

Allowances for appliances or computer server equipment.

Allowances whiteboards, pinboards and compactus units.

Allowance to move and install security safe.

Addendum:

We acknowledge the receipt of and inclusion of the following addenda:

<u>Addenda</u>	<u>Date Received</u>
Tender Queries – No.1 Responses	23 rd Oct 2007

Terms and Conditions

- 1.0 **Licensing: BLD 9020**
- 2.0 **Validity:** Our offer remains valid for acceptance within 30 days from date of submission.
- 3.0 **Possession of Site:** Possession of site will be taken not less than fourteen (14) calendar days after written acceptance of this offer.
- 4.0 **Certification of Compliance:** With regard to certification of compliance that essential provisions have been installed in accordance with Australian or other standards or requirements, Badge Constructions will only supply a certificate for the contracted scope of works.
- 5.0 **Nominated/Separate Subcontractors:** Work to be carried out by Nominated/Separate subcontractors are to adhere to the conditions of the main contract and are to comply with the program, safety policy and general conditions of Badge Constructions Sub-Contract Agreement.
- 6.0 **Delays:** Costs for delay or disruption will be charged to the client at \$710/day in accordance with the terms of the building contract.

- 7.0 **Working Hours:** We have assumed that all works will take place during normal working hours.
- 8.0 **Shop Drawings:** Turnaround times for shop drawings to be no greater than five (5) working days.
- 9.0 **Warranties:** Warranties to be issued in accordance with the manufacturer's terms and conditions.
- 10.0 **Security:** Provision for security surveillance is excluded.
- There may be occasions after hours where security will be required to protect tenants stock around which we may be working. Provisions for security of this nature during the contract are excluded.
- 11.0 **Payments:** Interest charges on overdue payments, as set out in the contract will apply.
- 12.0 **Programme:** The programme of works, to commence construction on 12 Nov 2007, is valid based on Badge Constructions receiving written approval for the works on the 06 Nov 2007. Any delays to this approval may result in an overall delay in the construction programme.

Prime Cost, Provisional and Contingency Sums (included in Total Lump Sum Price)

All figures given are exclusive of GST

Prime Cost & Provisional Sums Schedule

Description	Sum
Joinery - Main Service Counter	\$15,000.00
Joinery - Council Chamber Tables (3 off)	\$19,000.00
Joinery - Internet Bench	\$2,000.00
Joinery - Service Writing Bench	\$2,000.00
Ground Floor - MSB & MDF Cupboard	\$10,000.00
TOTAL	\$48,000.00

Separate Costs

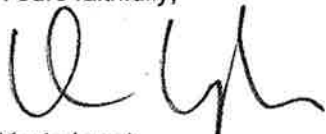
We are pleased to provide you with the following list of Separate Costs as requested for your perusal. These costs are included in our tender submission and therefore would form a credit if utilised.

All figures given are exclusive of GST

Description	Sum
First Floor – Male Toilet	\$4,895.00
Second Floor – Shower	\$3,325.00

We thank you for the opportunity to submit our tender. Please do not hesitate to contact the undersigned should further information be required.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K Lynch', written over a horizontal line.

Kevin Lynch
Estimating Manager
BADGE CONSTRUCTIONS PTY. LTD.

Badge Estimating Package - Kendell 2007 Ver 3.0 July 07

MAIN SUMMARY SHEET (1 of 2)*PLEASE COMPLETE THE
HIGHLIGHTED CELLS ONLY.

PROJECT:
Mt Barker Council Fitout

DESCRIPTION	AMOUNT	CHEOPS CODES	%
PRELIMINARIES	77,736.15		8.8%
PRIME COST SUMS	48,000.00		5.4%
CONTINGENCY		03-1	
SUBCONTRACTORS	757,606.00		85.8%
SUBCONTRACTORS POST TENDER	-		
BUILDERS WORK	-		
SUB TOTAL	883,350.00		
STAT/INS FEES (%)	0.50%	02-18	
SUB TOTAL	887,770.00		
CONTRIBUTION (%)	7.50	90-1	
ADDITIONAL POST TENDER CONTRIBUTION (%)	-	90-1	
SUB TOTAL	954,360.00		
CONTINGENCY (%)			
TRAINING LEVY (GST Incl.)	0.25%	02-10	
TOTAL Exc. GST	\$ 956,990.00		
GST (%)	10.00		
TOTAL Inc. GST	\$ 1,052,689.00		



PRELIMINARIES

PROJECT:

Mt Barker Council Fitout

1 PROJECT DURATION

Select an Option for Calculating the CONSTRUCTION PERIOD of the project.

☒ OPTION 1

START 11/11/2007

FINISH 22/02/2008

CONSTRUCTION PERIOD 14.8

Enter Start and Finish Date to determine a CONSTRUCTION PERIOD

WORKING WEEK 5

☐ OPTION 2

START

PERIOD

FINISH DATE

Enter Start Date and Construction Period to determine a FINISH DATE.

2 FEES AND INSURANCES

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for Fees and Insurances including:							
2.1 Bank Guarantee Fees	ITEM						
2.2 Insurances	ITEM					(See Main Summary)	02-18
2.3 Training Levy	ITEM					(See Main Summary)	02-10
2.4 Plumbing Application Fees (WA)	ITEM					(See Main Summary)	
2.5 Other Fees	ITEM						
2.6 Other Fees	ITEM						
2.7 Other Fees	ITEM						
SECTION TOTALS							

3 SITE STAFF

DESCRIPTION	TIME	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for full costs of site staff as nominated:								
3.1 SITE MANAGER	100.00%	WKS	15	2,200.00	33,000.00	445.95		02-22
3.2 CONSTRUCTION MANAGER	25.00%	WKS	4	2,600.00	10,400.00	140.54		02-21
3.3 CONTRACTS ADMIN		WKS		1,500.00	-			02-23
3.4 SAFETY OFFICER		WKS		1,450.00	-			
3.5 LABOURER	25.00%	WKS	4	1,300.00	5,200.00	70.27		02-32
3.6 SITE FOREMAN		WKS		1,600.00	-			02-22
3.7 PROJECT ALLOWANCE		NO.						
					48600.00	656.76	SECTION TOTALS	

4 SITE ESTABLISHMENT / SPECIAL CONDITIONS

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for site establishment and special conditions that may apply to the site.							
4.1 PROJECT SIGN	ITEM			\$1,000.00			02-12
4.2 BADGE SIGN	ITEM			\$1,000.00			02-11
4.3 SITE INSPECTION	ITEM						02-16
4.4 BOUNDARY SURVEY	ITEM						02-06
4.5 SET OUT BY SURVEYOR / BUILDER	ITEM						02-17
4.6 HARD STAND AREA - Install & Remove	m ²		9.00	-			
4.7 TEMPORARY FENCING	Lm	120	12.00	1,440.00			02-16
4.8 HOARDING	Lm		50.00	-			02-16
4.9 HOARDING FEES - m ² per day	m ²		1.80	-			02-16
4.10 COUNCIL FEES	ITEM						02-06
4.11 DILAPIDATION REPORT	ITEM						02-17
4.12 PROTECTION - WORKS & PUBLIC	ITEM						
4.13 LOCATE UNDERGROUND SERVICE	ITEM						02-45
				\$3,440.00		SECTION TOTALS	

5 SITE ACCOMMODATION

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for supply of all site sheds as necessary including all furniture and sundries.							
5.1 SITE OFFICE	TRANSPORT	No.	400.00				02-14
5.2	RECURRENT	WKS	14.8	120.00			02-14
5.3 CM OFFICE	TRANSPORT	No.	400.00				02-14
5.4	RECURRENT	WKS	14.8	100.00			02-14
5.5 FIRST AID OFFICE	TRANSPORT	No.	400.00				02-14
5.6	RECURRENT	WKS	14.8	90.00			02-14
5.7 TOILETS	TRANSPORT	No.	400.00				02-14
5.8	RECURRENT	WKS	14.8	100.00			02-14
5.9 MESSING FACILITIES	TRANSPORT	No.	400.00				02-14
5.10	RECURRENT	WKS	14.8	130.00			02-14
5.11 SITE CONSUMABLES	WKS	14.8	150.00	\$2,220.00	30.00		02-13
5.12 CONTAINERS	TRANSPORT	No.	400.00				02-17
5.13	HIRE	WKS	14.8	45.00			02-17
				\$2,220.00	\$30.00	SECTION TOTALS	

6 TEMPORARY SERVICES

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for Temporary services as required							
ELECTRICAL SERVICES							
6.1 Connection & Disconnection of Site Huts	ITEM						02-28
6.2 Additional run to huts from source	ITEM						02-28
6.4 Supply & Connection New of Temp. Boards	No.		1,200.00				02-28
6.5 Connection of Badge owned Temp. Boards	No.	2	250.00	\$500.00			02-28
6.6 Disconnection of Temporary Boards	No.	2	50.00	\$100.00			02-28
6.7 Site / Security Lighting	ITEM						02-28
6.8 Usage Charges	ITEM						02-28
WATER / SEWER SERVICES							
6.9 Connection & Disc. of Site Accommodation	ITEM						02-28
6.10 Additional run to huts from source	m						02-28

1 PROJECT DURATION

Select an Option for Calculating the CONSTRUCTION PERIOD of the project.

6.11	Additional water points throughout site	No.						02-28
6.12	Portable Water coolers	No.						02-28
6.13	Sewer Connection for Site Toilets	No.		750.00				02-28
COMMUNICATIONS								
6.14	SITE PHONE CONNECTION	No.	1	400.00	\$400.00			02-26
6.15	RECURRENT	MTHS	3.4	400.00	\$1,366.15	18.46		02-26
6.16	ADDITIONAL PHONE CONNECTION	No.		400.00				02-26
6.16	RECURRENT	MTHS	3.4	300.00				02-26
6.17	FAX CONNECTION	No.		400.00				02-26
6.18	RECURRENT	MTHS	3.4	300.00				02-26
6.19	COMPUTER FACILITY	ITEM						02-26
					\$2,366.15	\$18.46	←	SECTION TOTALS

7 SAFETY PROVISIONS

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for							
7.1 SAFETY EQUIPMENT	ITEM			\$750.00			
SAFETY CONSUMABLES	ITEM	14.8	100.00	\$1,480.00			
spare	ITEM						
SAFETY HANDRAILS	Lm		24.00				
ENVIRONMENTAL CONTROL	ITEM						02-56
spare	ITEM						
					\$2,230.00	←	SECTION TOTALS

8 CLEAN UP / DEFECT MAINTENANCE

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for							
8.1 FINAL CLEAN	m²	1800	3.00	\$5,400.00			02-30
8.2 E/O FINAL CLEAN	m²		1.50				02-30
8.3 MAKING GOOD	ITEM			\$5,000.00		Protection to Existing	02-34
8.4 MAINTENANCE	ITEM						02-20
8.5	No.						
	No.						
	No.						
					\$10,400.00	←	SECTION TOTALS

9 TRAVEL & ACCOMMODATION

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for							
MEALS ALLOWANCE							
9.1 SITE MANAGER	100.00%	No.					02-62
9.2 CONSTRUCTION MANAGER	25.00%	No.					02-62
9.3 CONTRACTS ADMIN		No.					02-62
9.4 SAFETY OFFICER		No.					02-62
9.5 LABOURER	25.00%	No.					02-62
9.6 MISCELLANEOUS		No.					02-62
ACCOMMODATION ALLOWANCE							
9.7 SITE MANAGER	100.00%	DAYS					02-62
9.8 CONSTRUCTION MANAGER	25.00%	DAYS					02-62
9.9 CONTRACTS ADMIN		DAYS					02-62
9.10 SAFETY OFFICER		DAYS					02-62
9.11 LABOURER	25.00%	DAYS					02-62
9.12 MISCELLANEOUS		DAYS					02-62
TRAVEL EXPENSES							
9.13 SITE MANAGER	100.00%	No.					02-60
9.14 CONSTRUCTION MANAGER	25.00%	No.					02-60
9.15 CONTRACTS ADMIN		No.					02-60
9.16 SAFETY OFFICER		No.					02-60
9.17 LABOURER	25.00%	No.					02-60
9.18 MISCELLANEOUS		No.					02-60
						←	SECTION TOTALS

10 MISCELLANEOUS ITEMS

\$8,480.00

DESCRIPTION	UNIT	QUANT.	RATE	COST	DAY COST	COMMENTS	CHEOPS
Allow for							
10.1 HOISTING	ITEM						
10.2 SMALL TOOLS	ITEM			\$4,000.00			
10.3 BUILDERS BINS	No.	10	300.00	\$3,000.00			02-40
10.4 SCAFFOLD	UP & DOWN	No.					
10.5 HIRE	WKS	14.8					
10.6 OFFICE EXPENSES	ITEM	14.8	100.00	\$1,480.00			02-15
10.7 SECURITY SERVICE	ITEM						
10.8 SITE ALLOWANCE	HOURS	592					02-61
10.9 CARTAGE & DELIVERY	TRIPS		100.00				02-51
					\$8,480.00	←	SECTION TOTALS

\$77,736.15

\$710.00

←

TOTALS

\$781.00 Daily Total Including GST

PRIME COST SUMS

PROJECT:
Mt Barker Council Fitout



P1 of 2: Prime Cost Schedule
P2 of 2: Prime Cost Rate Schedule

Prime Cost & Provisional Sums Schedule

No.	DESCRIPTION	SUM
1	Joinery - Main Service Counter	15,000.00
2	Joinery - Council Chamber Tables (3 off)	19,000.00
3	Joinery - Internet Bench	2,000.00
4	Joinery - Service Writing Bench	2,000.00
5	Ground Floor - MSB & MDF Cupboard	10,000.00
6		-
7		-
8		-
9		-
10		-
11		-
12		-
13		-
14		-
15		-
16		-
17		-
18		-
19		-
20		-
21		-
22		-
		48,000.00

Prime Cost Rate Schedule

No.	DESCRIPTION	\$/UNIT
1		-
2		-
3		-
4		-
5		-
6		-
7		-
8		-
9		-
10		-

Badge Estimating Package - Release 2007 Ver 0.0 - 01/07/07

SUBCONTRACT FACE SHEET***NO CELLS NEED TO BE COMPLETED.***** TRADE NAMES FOR SC SHEETS 1 to 42 ARE NOT TO BE AMENDED**

Mt Barker Council Fitout



CHEOPS CODES	SUBCONTRACTOR WORK:		\$757,606	SUBCONTRACTOR	CHECK	GAP%	GAP\$	\$0	NO.	POST TENDER CHANGES
	No.	TRADE	PRICE					SAFETY NET		
04-15	SC15	ALUMINIUM WINDOWS	93,215	Adelaide Aluminium		2%	2,350		2	
04-17	SC17	CEILINGS & PARTITIONS	157,700	CWC					1	
04-22	SC22	DOOR & SUNDRY HARDWARE	18,937	AH&D		10%	2,006		2	
04-26	SC26	TOILET PARTITIONS	2,290	Asurco		11%	270		2	
04-27	SC27	JOINERY	7,750	B&S Joinery		21%	2,110		2	
04-28	SC28	TILER	3,630	Commercial Ceramics		37%	2,130		2	
04-30	SC30	FLOOR COVERINGS	81,150	Contract Carpets		16%	15,960		3	
04-32	SC32	PAINTER	24,485	J&L Painting					1	
04-33	SC33	ELECTRICAL SERVICES	188,500	Boffa & Russo		13%	28,655		2	
04-34	SC34	MECHANICAL SERVICES	107,700	O'Connors					1	
04-35	SC35	HYDRAULICS & STORMWATER	28,450	Smith Brothers Plumbing		15%	5,150		2	
04-36	SC36	FIRE SERVICES	13,670	Trojan Fire					1	
	SC49	OPERABLE WALLS	25,614	Lotus		13%	3,918		2	
	SC58	ACCESS FLOORS	4,515	Computer Site Solutions					1	
SUBCONTRACTORS WORK			\$757,606					0	24	0

ADLAIDE HILLS HOMEMAHER - Council Fitout

*** INDICATIVE PROGRAMME ***

16 Sep 07 17 Sep 07 18 Sep 07 19 Sep 07 20 Sep 07 21 Sep 07 22 Sep 07 23 Sep 07 24 Sep 07 25 Sep 07 26 Sep 07 27 Sep 07 28 Sep 07 29 Sep 07 30 Sep 07 1 Oct 07 2 Oct 07 3 Oct 07 4 Oct 07 5 Oct 07 6 Oct 07 7 Oct 07 8 Oct 07 9 Oct 07 10 Oct 07 11 Oct 07 12 Oct 07 13 Oct 07 14 Oct 07 15 Oct 07 16 Oct 07 17 Oct 07 18 Oct 07 19 Oct 07 20 Oct 07 21 Oct 07 22 Oct 07 23 Oct 07 24 Oct 07 25 Oct 07 26 Oct 07 27 Oct 07 28 Oct 07 29 Oct 07 30 Oct 07 31 Oct 07 1 Nov 07 2 Nov 07 3 Nov 07 4 Nov 07 5 Nov 07 6 Nov 07 7 Nov 07 8 Nov 07 9 Nov 07 10 Nov 07 11 Nov 07 12 Nov 07 13 Nov 07 14 Nov 07 15 Nov 07 16 Nov 07 17 Nov 07 18 Nov 07 19 Nov 07 20 Nov 07 21 Nov 07 22 Nov 07 23 Nov 07 24 Nov 07 25 Nov 07 26 Nov 07 27 Nov 07 28 Nov 07 29 Nov 07 30 Nov 07 1 Dec 07 2 Dec 07 3 Dec 07 4 Dec 07 5 Dec 07 6 Dec 07 7 Dec 07 8 Dec 07 9 Dec 07 10 Dec 07 11 Dec 07 12 Dec 07 13 Dec 07 14 Dec 07 15 Dec 07 16 Dec 07 17 Dec 07 18 Dec 07 19 Dec 07 20 Dec 07 21 Dec 07 22 Dec 07 23 Dec 07 24 Dec 07 25 Dec 07 26 Dec 07 27 Dec 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