

**18 CONFIDENTIAL ITEMS****18.1 DESIGN AND CONSTRUCTION OF TWO EXECUTIVE STAFF HOUSES TENDER**

209

**RECOMMENDATION**

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Coordinator Organisational Development and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 16 March 2022 for Agenda Item 18.1 Design and Construction of Two Executive Staff Houses Tender;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Design and Construction of Two Executive Staff Houses Tender is:  
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

**MOVED COUNCILLOR REBECCA BOSELEY  
SECONDED COUNCILLOR MICK SPARNON**

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Acting Manager Major Project Delivery, Coordinator Executive Services and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 16 March 2022 for Agenda Item 18.1 Design and Construction of Two Executive Staff Houses Tender;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Design and Construction of Two Executive Staff Houses Tender is:  
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

**CARRIED.**

**18.1 DESIGN AND CONSTRUCTION OF TWO EXECUTIVE STAFF HOUSES TENDER**

**Responsible officer:** Rachel Ridgway, Acting Manager Major Project Delivery

- Attachments:**
1. Project Brief - Executive Staff Housing
  2. Tender Evaluation Overview
  3. Preferred Supplier - Finalised Proposal

<b>Section under the Act</b>	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
<b>Sub-clause and Reason:</b>	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

**Executive Summary**

The purpose of this report is to enable Council to consider the tender process and the preferred supplier’s proposal for the design and construction of two executive staff houses.

Two tenders were received, evaluated and a preferred supplier identified. Negotiations were undertaken with the supplier, but the final proposal is not supported.

A new approach to market using a personal select tender is considered appropriate to progress delivery of the project.

The Mayor with approval of two-thirds of the members present suspended the meeting procedures pursuant to regulation 20(1) of the Local Government (Procedures at Meetings) Regulations 2013, for a period of 10 minutes to facilitate informal discussion in relation to design and construction of two executive staff houses tender at 7.24pm

Meeting procedures resumed at 7.34pm

<p><b>RECOMMENDATION</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. after consideration of the preferred supplier’s proposal, does not proceed with awarding the contract for the design and construction of two executive staff houses.</li> <li>2. supports the commencement of a second tender process using a personal select tender approach.</li> </ol>
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**MOVED COUNCILLOR REBECCA BOSELEY  
SECONDED COUNCILLOR NEVILLE PFEIFFER**

**That Council:**

1. after consideration of the preferred supplier's proposal, does not proceed with awarding the contract for the design and construction of two executive staff houses.
2. supports the commencement of a second tender process using a personal select tender approach.

**CARRIED.**

**Background**

Key to ensuring that the Southern Mallee District Council continues to attract and retain high quality workforce is the provision of quality housing for executive staff.

In a review of Councils staff executive housing assets, a planned replacement approach was strategically adopted on 21 October 2020 by Council.

The planned replacement approach provided for the sale of one house in Lameroo, the construction of a new CEO residence in Pinnaroo and a new manager residence in Lameroo, and the sale of the remaining existing houses on completion of the development of the two new houses.

Council's annual business plan and budget for 2021/2022 includes an allocation of \$600,000 for implementation of executive staff housing project – planned replacement approach.

**Context**

A project brief was developed for the design and construction of a new CEO residence at 11 Adelaide Road, Pinnaroo and a new managers residence at 17 Oval Terrace, Lameroo. Council called for tenders via the SA Tenders website over a four week period which closed on 28 January 2022. Two tenders were received, one from Fleetwood Australia and one from Nielsen Architects Pty Ltd.

The tenders were evaluated and an overview of the tender evaluation is attached to this report. Fleetwood Australia became Council's preferred tenderer.

Negotiations commenced with Fleetwood Australia to reduce the price and ensure suitable house designs could be achieved. Fleetwood Australia attended a site inspection of both blocks on 22 February 2022 to firm up their finalised proposal. The negotiations are now complete however issues were identified with the finalised proposal, and it is not supported.

On reflection of the tender process undertaken through Tenders SA website, it is considered appropriate to undertake a second tender process, this time utilising a select tender approach to market utilising personal phone calls or visits to prospective suppliers.

### Policy and statutory implications

Council has a procurement policy and the tender process has been undertaken in accordance with the policy.

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

Council is not obliged to accept the lowest tender or any tender.

Council's asset management and accounting policy is also relevant to this report which also stipulates the need for acquisition and disposal of assets to be considered in accordance with Section 49 (a1) of the Act.

### Issues

Two tenders were received for the project, this was below expectations, reasons identified that may have contributed to this include:

- Saturated market for construction projects and shortage of some material supplies.
- The open tender process utilised through SA Tender website, may have been perceived as onerous and/or competitive for potential contractors.
- Distance of project from larger towns and cities and lack of accommodation available.

The final proposal from Fleetwood Australia as the preferred tenderer was considered, key issues identified include:

- The price remained considerably above the budget allocated at \$788,845.93 exc. GST.
- The value management process did reduce the overall proposal by \$64,201, however most savings were directly attributed to sacrifices in the design of the houses:
  - o The inclusion of a 3<sup>rd</sup> bedroom in the Lameroo house.
  - o The loss of the ensuite in both houses.
  - o The overall reduction in floorspace between the two houses of 58m<sup>2</sup> with Lameroo's house considered too small at 117m<sup>2</sup> including carport and alfresco.
  - o The loss of street appeal in the Lameroo house due to removal of a west facing window.
  - o The loss of some upgrades that were originally specified in the initial proposal.

It was hoped that 'unseen' costs such as project management, installation and service connection may have had the potential for a more significant price reduction.

- The \$/m<sup>2</sup> for the houses based on the entire project costs worked out to approximately \$3220 in Lameroo and \$2770 in Pinnaroo. This was assessed as very high. It was recognised that having a minimum of two comparable quotes would be better practice.
- The limitations of choosing an off-site modular build:

- Constraints of the modular sizing significantly impact the ability to easily tailor the floorplans to the brief and block shape.
  - Council's request to move the alfresco to the back of the houses to cater for the proximity of the highway in Pinnaroo and the narrow block in Lameroo impacted on the functionality of the designs.
  - Concern that the style of house may not achieve the desired outcome of attracting executive level staff and entice them to the district.
- Concern for the longer-term asset value with regards to resale value of the houses due to style and size.

Key risks associated with not awarding the tender and instead utilising a second select tender process include:

- That no submissions are received. This needs to be considered especially because of the current saturated market for construction projects. It should be noted that alongside the tender process direct emails were sent to select companies notifying them of the open tender.
- The timeframe for delivery of the project will be impacted. Fleetwood Australia did provide a project schedule of approximately 4 months for project completion. The timeframe in not awarding the tender is expected to be significantly longer.

#### **Alternate options**

Council could award the contract to Fleetwood Australia or Nielsen Architects Pty Ltd. This approach is not supported as the proposals were not considered value for money or sufficiently tailored to the brief.

#### **Financial implications**

There are no direct financial implications in not awarding a contract.

However, there are financial implications relating to the expected timing of the spend for the project which was allocated \$600,000 in Council's annual business plan and budget for 2021/2022. In supporting a second tender process Council should consider that this spend will likely be requested to be carried forward or moved into the 2022/2023 budget.

#### **Work Health and Safety and Risk implications**

There are no work health and safety implications in not awarding a contract.

#### **Consultation**

Council included this capital allocation for implementation of executive staff housing project – planned replacement approach in the 2021/22 Annual Business Plan and Budget which was the subject of community consultation.

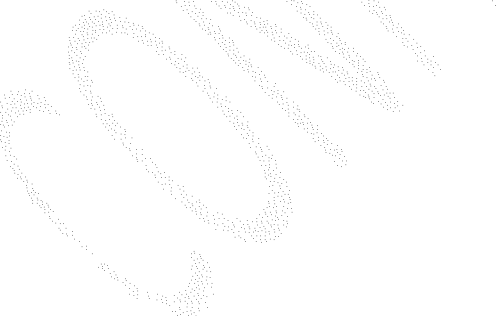
The image shows a project brief cover. It features a light green background on the left and a dark green vertical bar on the right. The text 'PROJECT BRIEF' is centered in white, with 'Executive Staff Housing' below it. A faint, stylized logo is visible in the upper left corner of the light green area.

PROJECT BRIEF  
Executive Staff Housing

Southern Mallee District Council

**Contents**

1. Project overview .....	3
<b>1.1 Introduction</b> .....	3
<b>1.2 Context</b> .....	3
<b>1.3 Project short description</b> .....	4
<b>1.4 Project funding</b> .....	4
<b>1.5 Project timelines</b> .....	4
2. Project details .....	5
<b>2.1 Strategic attributes</b> .....	5
<b>2.2 Project outcomes</b> .....	5
<b>2.3 Project team</b> .....	6
<b>2.4 Project scope</b> .....	6
<b>2.5 Project deliverables</b> .....	7
<b>2.6 Project risks</b> .....	7
<b>2.7 Consultation</b> .....	7
3. Project schedule .....	8
4. Appendices .....	8



**Southern Mallee District Council****1. Project overview****1.1 Introduction**

This project involves the design and construction of two executive staff houses, one located in Pinnaroo and one in Lameroo.

In the planning and detailed design phase this project includes but is not limited to architectural designs, draftsman drawings, specifications, materials & selections schedule, delivery schedule, cost estimates, soil testing and coordination of approvals and certifications that meets the objectives, scope, timing, budget and other expectations as briefed in this document.

The construction phase of this project includes but is not limited to project management, client management (the client being Southern Mallee District Council), construction and delivery of the two executive staff houses as briefed in this document.

This project brief is prepared to provide an understanding to the building companies and architectural companies that intend to submit a project proposal and quotation to work with Council on the design and construction of these houses.

Project proposal and quotations are sought from companies with proven experience in executive housing design and construction of similar projects or with new housing builds in the Southern Mallee Council District or wider South Australia. Project proposals and quotations will be reviewed against the predetermined assessment criteria. Project proposals and quotations can be submitted for both the planning and construction phases or just the planning phase. Proposals of houses built on site or off-site will be considered.

**1.2 Context**

Southern Mallee District Council is a small innovative local government authority located in the Murraylands and Riverland's Region of South Australia. With our small but skilled and passionate workforce we are efficient and effective in providing a broad range of services, projects and facilities to the community. Key to ensuring we continue to attract and retain high quality workforce is the provision of quality housing for executive staff. In a review of Council's current staff executive housing assets, a planned replacement approach was strategically adopted with the decision to build two new houses, the Chief Executive Officer's (CEO's) residence in Pinnaroo and a manager's residence in Lameroo.

Pinnaroo and Lameroo are the larger townships within the area and are also both home to Council's administration officers and depots, making the construction of one new staff executive house in each of these towns the ideal location.

Pinnaroo is home to over 500 residents and is located near the border with Victoria, 243 kilometres east of Adelaide. The location of the block in Pinnaroo is 11 Adelaide Road, Pinnaroo (see Appendix A), this will be designed and developed as the CEO's house.



**Southern Mallee District Council**

Lameroo is also home to over 500 residents and is approximately 200 kilometres east of Adelaide. The location of the block in Lameroo is 17 Oval Terrace, Lameroo (see Appendix B), this will be designed and developed as a manager's house.

The design of the two houses should reflect the different intent for each house with the CEO's residence in Pinnaroo attributed a higher proportion of the budget than the manager's residence in Lameroo.

**1.3 Project short description**

The 'Executive Staff Housing Project' aims to design and construct two new executive style houses for Southern Mallee District Council staff. One located at 11 Adelaide Road in Pinnaroo and one located at 17 Oval Terrace Lameroo.

The new executive housing assets would fulfil the purpose of providing appropriate standard housing for executive staff as well as be a significant added attractor during recruitment, assisting Council to attract high calibre executive staff.

**1.4 Project funding**

Council is funding this project in the Southern Mallee District Council Annual Business Plan and Budget 2021/22. There is no external funding for the project.

**1.5 Project timelines**

This project will commence in September 2021 and is scheduled to be completed in 2022.

**Southern Mallee District Council****2. Project details****2.1 Strategic attributes****Strategic Management Plan**

This project responds to Goal 3 Sustainable Infrastructure and Services outlined in the Southern Mallee District Council Strategic Management Plan 2021-2025. This goal seeks to ensure appropriate investment in Council buildings and maintaining high quality assets.

**Asset Management and Accounting Policy**

The project relates to designing and constructing new housing assets that Southern Mallee District Council will own and use for staff housing.

Southern Mallee District Council has an Asset Management and Accounting Policy which was adopted in March 2021, which includes:

**Objective:**

To ensure adequate provision is made for the long-term replacement of major assets by:

- a) Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to resident, visitors and the environment.
- b) Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- c) Creating an environment where all employees play an integral part in overall management of Councils assets, including by creating and sustaining an asset management awareness throughout the organisation and providing training and development.
- d) Meeting legislative requirements for asset management.
- e) Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- f) Demonstrating transparent and responsible asset management processes that align with best practice.

**2.2 Project outcomes**

The project aims to design and construct two new executive style houses for Southern Mallee District Council staff. The successful completion of this project is key to ensuring Council continues to attract and retain high quality workforce through the provision of quality housing for executive staff.

Specific project outcomes will include:

- Potential to attract higher application and calibre staff in response to recruitment
- Potential to increase retention of executive staff
- Two new executive style houses, one CEO residence & one managers residence, as quality assets
- Reduction in maintenance and ongoing spend on executive housing

**Southern Mallee District Council****2.3 Project team**

The project owner is Council's Chief Executive Officer and the project manager will be Manager Major Projects Delivery supported by the Project Officer.

**2.4 Project scope****PROJECT PHASES****Phase 1 – Planning and Detailed Design**

This phase is a planning project and does not include any on ground construction of the houses.

*See 2.5 project deliverables for more information.*

**Phase 2 - Construction**

This phase is the on ground construction and delivery of two new executive style houses.

*See 2.5 project deliverables for more information.*

*In submitting a proposal and quotation please clearly identify and itemise the inclusion of either Phase 1 or both Phase 1 and 2.*

**PROJECT SITES****Site 1: 11 Adelaide Road, Pinnaroo – Chief Executive Officer House**

*See Appendix A - includes overview of location, block size, water and effluent service points and site images.*

**Site 2: 17 Oval Terrace, Lameroo – Manager's House**

*See Appendix B - includes overview of location, block size, water and effluent service points and site images.*

**PROJECT OUTCOMES**

The project scope is a key determinant for achieving the project outcomes. The project will need to consider and aim to deliver the following key additional aspects:

**Design outcomes:**

- Provide a design for each site that is consistent with executive style housing
- Tailor the design per site considering size, shape, orientation, service connection points and soil type
- Tailor the designs to reflect the different intent for each house – CEO's residence in Pinnaroo and a manager's residence in Lameroo - the two houses should be different with a higher budget allocated to that of the CEO's residence
- Identify appropriate entry/exit/access points and layout for functionality per site
- Provide designs that are aesthetically inviting and appealing from the street, to create a sense of pride and enhance the street appearance
- Ensure each house offers at a minimum 3 bedrooms, 1 bathroom, 1 laundry, open kitchen and living, alfresco or undercover veranda area

**Southern Mallee District Council**

- Recommend an appropriate heating and cooling system considering cost and environmental efficiencies
- Provide a cost effective design considering asset life and resale value
- Ensure the designs aim to achieve low ongoing maintenance requirements (consider ease of access for electrical, plumbing and other ongoing maintenance requests)
- Ensure material and finishes are selected for longevity, and are sufficient to meet the expectations of an chief executive officer or manager taking out a tenancy
- Ensure the design recommends an appropriate construction material or cladding option
- Provide a design that considers storage
- Provide a design that includes a one car garage with the ability to park a second car off-street
- Provide a design with the inclusion of a small garden shed
- Provide a design that considers environmental outcomes in the planning and materials
- Ensure the design caters to a range of different household types including single person, couple, family and ensure it is accessible by all abilities.

**2.5 Project deliverables**

The project deliverables include but are not limited to:

**Phase 1: Planning and detailed design**

- Project stages identification including cost estimates and timelines
- Architectural or draftsman drawings
- Material selections and finishes schedule – showing products and colour
- Documentations – certifications, approvals, testing & engineering reports as required

**Phase 2: Construction**

- Project stages identification including cost estimates and timelines
- Delivering 2 x new executive style houses

**2.6 Project risks**

Council's project owner, project manager and project officer will work with the successful company to identify and manage or mitigate project risks. Initial project risks identified relate to budget, timelines and site safety.

**2.7 Consultation**

Consultation and approvals will be required from Elected Members and Council Staff throughout the project life.

**Southern Mallee District Council****3. Project schedule**

Council staff will award the contract in accordance with its procurement policy which can be found at: [https://www.southernmallee.sa.gov.au/data/assets/pdf\\_file/0031/576922/Procurement-policy-March-2020-1.pdf](https://www.southernmallee.sa.gov.au/data/assets/pdf_file/0031/576922/Procurement-policy-March-2020-1.pdf)

**4. Appendices**

- a) **Appendix A - 11 Adelaide Road, Pinnaroo – Site Information**  
*Includes overview of location, block size, water and effluent service points and site images.*
- b) **Appendix B - 17 Oval Terrace, Lameroo – Site Information**  
*Includes overview of location, block size, water and effluent service points and site images.*

CONFIDENTIAL

## Appendix A 11 Adelaide Road, Pinnaroo – Site Information

Valuation No: 7205694001  
Plan Parcel: D1808AL21  
Title Ref: CT5807/656

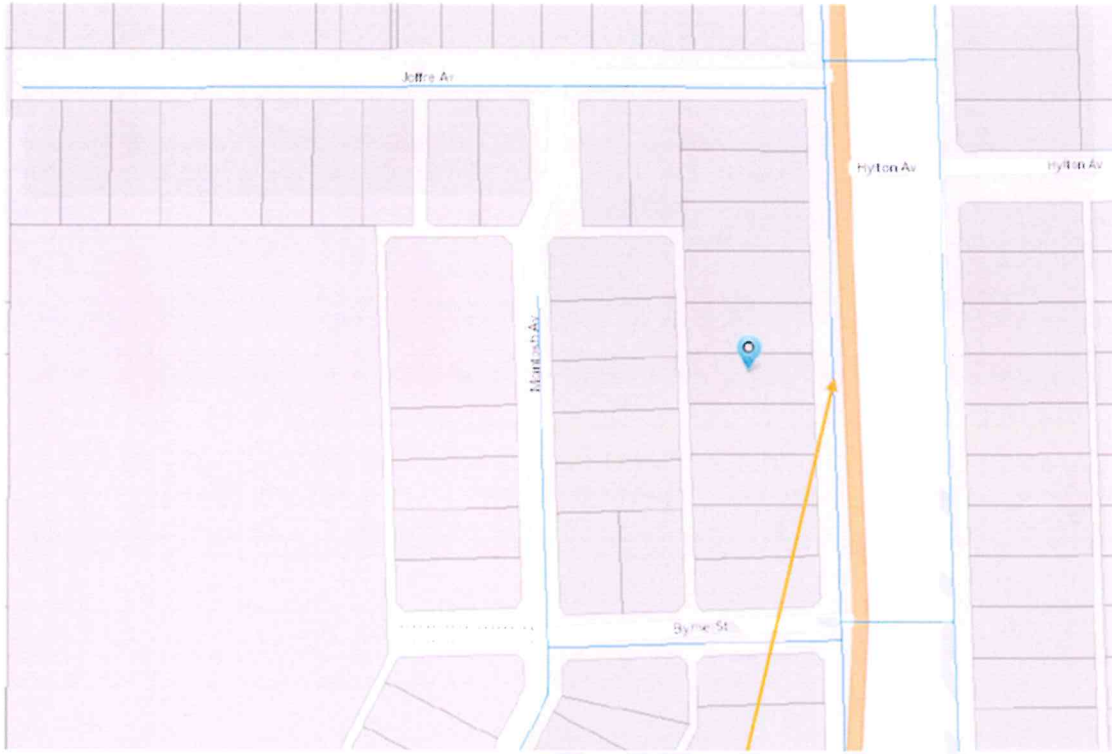


SAPPA – Satellite Overview View



*Approx. only – measured using SAPPA tool*

**Land Size:**  
**20m x 50m = 1000m<sup>2</sup>**



*Water mains running at front of property along Adelaide Road (blue lines)*



*CEDS connection back of the property*

*Site Photos*



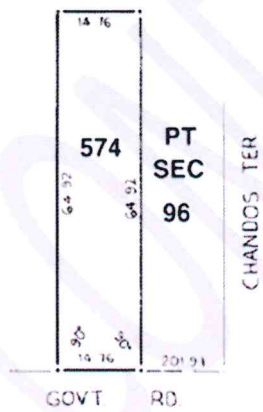


## Appendix B 17 Oval Terrace, Lameroo – Site Information

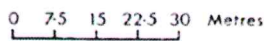
Valuation No: 7205147008  
Title Ref: CT5533/343  
Plan Parcel: F208950 A574



SAPPA – Satellite Overview View

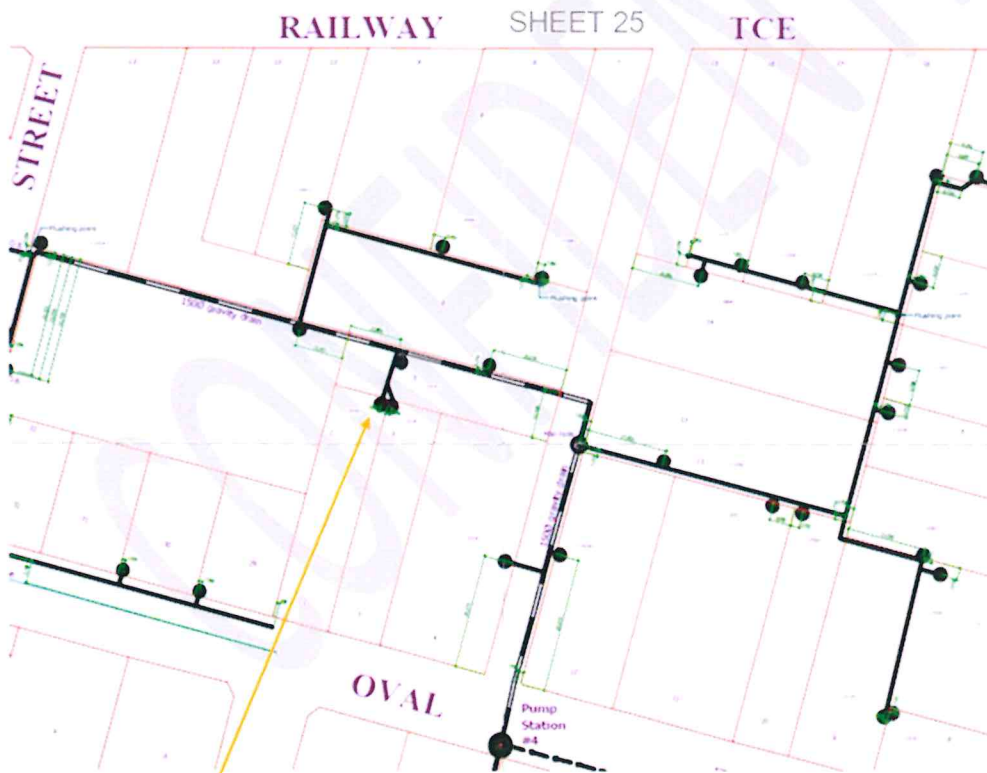


Land Size - Approximate  
 $64.92m \times 14.76m = 957.92 m^2$





Water mains running at front of property along Oval Terrace (blue lines)



CEDS connection back of the property

*Site Photos*



### Executive Staff Housing Tender Evaluation

**Meeting:**

Tuesday 08/02/2022, Lameroo Chambers at 10am

2 Submissions Received

**Tender Panel:**

Jason Taylor (Chief Executive Officer)

Samuel Wellington (Manager Major Project Delivery)

Rachel Ridgway (Project Officer)

**Key discussion points:**Fleetwood Australia

- Phase 1 & 2 – design and construct - \$938,351.75
- Timing is impressive – complete build by 4 July – therefore meet project requirement & timeframes – also help to alleviate current identified housing shortage in district.
- Price is well above budget for project (40% over).
- Company is WA based, but has an Adelaide Construction Site.
- Proposal is thorough & evidence of being tailored to project brief.
- Some concern with the floorplan - the design does not suitably utilise the back of the blocks (in Pinnaroo away from highway, in Lameroo the large portion of block as it is long and skinny).
- Hard to assess value for price without a second submission for phases 1 & 2. Appears quite high but market conditions are difficult – housing market is busy and covid is impacting supply of materials. Would need to identify some key savings or find out if flexibility in price.

Nielson Architects

- Phase 1 only – design - \$12,200 for both houses.
- Proposal listed many exclusions and without a comparative submission focused on phase 1 it is hard to determine value for money.
- Exclusions from fee included joinery layouts, wet area layouts, renders, other drawings, engineers, and other consultants' fees.
- Timeframe specified in submission was 5 weeks per dwelling, acknowledging this is only for design work, when compared to submission two the timeframe is unfavourable.
- Minimal evidence of the submission being unique to the brief and an understanding of the project.
- Is a local South Australian firm.

**Recommendation:**

The evaluation team determined that the Fleetwood Australia submission was the preferred supplier, however currently hesitant to recommend engaging them based on this submission due to price that significantly exceeds budget and floor plan layout not being ideally suited to the block.

Decided to go back to them to try and negotiate these areas.



**Job Quote**

**Fleetwood WA & SA Pty Ltd**  
 A.B.N 67009306950  
 PO Box 2341  
 High Wycombe 6057  
 P: (08) 9281 7500

<b>Sales Person:</b>	Chris Amor
<b>Job Quote No:</b>	J002398
<b>Job Description</b>	Executive Staff Housing - Design & Construct
<b>Date:</b>	7. March 2022

Southern Mallee District Council  
 Sam Wellington

Attention: Sam Wellington

Element Code	Element Description	Qty	Price Excl. GST	Subtotal Amount
<b>1000</b>	<b>Site 1- CEO Residence Pinnaroo</b>			<b>0.00</b>
<b>1005</b>	<b>Preliminaries</b>			
1010	Drafting & Engineering Certification	1	21,785.39	21,785.39
1015	CITB	1	2,123.75	2,123.75
				<b>23,909.14</b>
<b>2000</b>	<b>Supply</b>			
2005	Modular House Pinnaroo- Upgraded design with higher specs	1	223,778.98	223,778.98
2010	Carport & garden shed	1	22,679.43	22,679.43
				<b>246,458.41</b>
<b>3000</b>	<b>Project Management</b>			
3005	Site Management	1	53,192.55	53,192.55
				<b>53,192.55</b>
<b>4000</b>	<b>Transport &amp; Cranage</b>			
4005	Transport & Crane for Pinnaroo site	1	14,687.50	14,687.50
				<b>14,687.50</b>
<b>5000</b>	<b>Installation</b>			
5005	Site works & Complexing	1	66,394.89	66,394.89
5010	Connection of Services - Electrical Price is a Provisional Sum	1	32,729.25	32,729.25
				<b>99,124.14</b>
<b>6000</b>	<b>Site 2 - Manager's Residence Lameroo</b>			<b>0.00</b>
<b>6005</b>	<b>Preliminaries</b>			
6010	Drafting & Engineering	1	21,785.39	21,785.39
6015	CITB	1	2,123.75	2,123.75
				<b>23,909.14</b>
<b>7000</b>	<b>Supply</b>			
7005	Modular house Lameroo	1	200,949.33	200,949.33
7010	Carport & garden shed included in house price	1	15,474.88	15,474.88
				<b>216,424.21</b>
<b>8000</b>	<b>Project Management</b>			
8005	Site Management - Included 3005 - Assumed Pinnaroo and Lameroo will be done at the same time	1	0.00	0.00
				<b>0.00</b>



**Job Quote**

**Fleetwood WA & SA Pty Ltd**  
 A.B.N 67009306950  
 PO Box 2341  
 High Wycombe 6057  
 P: (08) 9281 7500

<b>Sales Person:</b>	Chris Amor
<b>Job Quote No:</b>	J002398
<b>Job Description</b>	Executive Staff Housing - Design & Construct
<b>Date:</b>	7. March 2022

Southern Mallee District Council  
 Sam Wellington

Attention: Sam Wellington

Element Code	Element Description	Qty	Price Excl. GST	Subtotal Amount
<b>9000</b>	<b>Transport &amp; Cranage</b>			
9005	Transport & Crane to Lameroo	1	14,312.50	14,312.50
				<b>14,312.50</b>
<b>9010</b>	<b>Installation</b>			
9015	Site Works and Complexing	1	66,974.44	66,974.44
9020	Connection of Services	1	29,853.90	29,853.90
				<b>96,828.34</b>
<b>Ship to Address</b>			<b>Total AUD Excl. GST</b>	<b>788,845.93</b>
			<b>GST</b>	78,884.61
			<b>Invoice Total</b>	<b>867,730.54</b>

**Note:**  
 Please refer to Fleetwood Terms and Conditions  
 Pricing is subject to BAL and Energy Efficiency and CDC Certification requirements.  
 This Quotation, including the attached T&Cs of Sale, which form part of the Sales Quote, is accepted

Signature \_\_\_\_\_ Title \_\_\_\_\_  
 Name (Print) \_\_\_\_\_ Date \_\_\_\_\_



# SOUTHERN MALLEE HOUSING

PROJECT NO: 2000/20  
PROJECT CLIENT: SOUTHERN MALLEE DISTRICT COUNCIL

PROJECT STATES: 11 ADELAIDE ROAD, PINNACCO  
DRAFTER:

**FI EETWOOD**  
**BUILDING SOLUTIONS**

100 UNIVERSITY BLVD, SUITE 1000, MELB, VIC 3000  
Tel: 03 9594 1000  
www.fieetwood.com.au  
The information on this drawing is the property of Fieetwood Building Solutions and is not to be used, copied, reproduced, or disseminated in any form without the prior written consent of Fieetwood Building Solutions.  
1. All dimensions are in millimetres unless otherwise stated.  
2. All materials and finishes are to be as specified in the schedule of materials.  
3. All work is to be in accordance with the relevant Australian Standards and Building Code of Australia.

SHEET: COVER PAGE

DRAWN	CHECKED	SCALE	DATE
EN	KJ	A1	AI
DRAWING NO:			REVISION
A00-01			A
BY: J. HAYES			



GENERAL NOTES:	FLOOR FINISHES	EXTERNAL CLADDING & FINISHES LEGEND	INTERNAL WALLS & CEILING FINISHES LEGEND	JOINERY	FIXTURE AND FITTINGS LEGEND
1. PAINT FINISH TO ALL INTERNAL WALLS, DOORS, TRIMS, SHOUTING AND ARCHITRAVES TO MATCH MINORITY COLOURS (PINK, PINK, PINK)					
<b>BAL NOTES</b> (BUSHIER ATTACHE LEVEL)					
BUILDING CLASSIFICATION CLASS 1					
BAL USE					
FLOOR/STRUCTURAL STEEL PROTECTION MINIMUM CATEGORY A					
ATMOSPHERIC CORROSION CATEGORY "C3"					
CLIMATE ZONE 4					
CYCLOCLIC REGION CLASSIFICATION "A" REGION					
TERRAIN CATEGORY 2.5					
CYCLOCLIC ASSESSMENT REQUIRED "N"					
<b>SITE CONNECTIONS</b>					
ALL SITE CONNECTIONS FOR WATER, SEWER, STORM WATER AND ASSOCIATED SERVICES TO MODULAR BUILDINGS SHALL BE CONNECTED TO LEGAL POINT OF DISCHARGE					
<b>ABBREVIATIONS</b>					
AB ABOVE BENCH					
ADJ ADJUSTABLE					
AF1 ABOVE FINISHED FLOOR LEVEL					
BH BELOW HEAD					
CM CEILING MOUNTED					
CO CLEAR OPENING					
DP DOWNPIPE - 110 GIBBERIF PIPE OR 130 PVC					
F FINISHED					
FCL FINISHED CEILING LEVEL					
FFL FINISHED FLOOR LEVEL					
FW FLOOR WASTE					
OH OVER HEAD					
ONC OVER-HEAD CURVED					
TBC TO BE COMPLETED					
UB UNDER BENCH					
WM WALL MOUNTED					
<b>INSULATION</b>					
IN1 100mm					
IN2 150mm					
IN3 200mm					
IN4 250mm					
IN5 300mm					
IN6 350mm					
IN7 400mm					
IN8 450mm					
IN9 500mm					
IN10 550mm					
IN11 600mm					
IN12 650mm					
IN13 700mm					
IN14 750mm					
IN15 800mm					
IN16 850mm					
IN17 900mm					
IN18 950mm					
IN19 1000mm					
IN20 1050mm					
IN21 1100mm					
IN22 1150mm					
IN23 1200mm					
IN24 1250mm					
IN25 1300mm					
IN26 1350mm					
IN27 1400mm					
IN28 1450mm					
IN29 1500mm					
IN30 1550mm					
IN31 1600mm					
IN32 1650mm					
IN33 1700mm					
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IN36 1850mm					
IN37 1900mm					
IN38 1950mm					
IN39 2000mm					
IN40 2050mm					
IN41 2100mm					
IN42 2150mm					
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IN197 9900mm					
IN198 9950mm					
IN199 10000mm					

**GENERAL NOTES:**

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**BAL NOTES**  
(BUSHIER ATTACHE LEVEL)

BUILDING CLASSIFICATION CLASS 1

BAL USE

FLOOR/STRUCTURAL STEEL PROTECTION MINIMUM CATEGORY A

ATMOSPHERIC CORROSION CATEGORY "C3"

CLIMATE ZONE 4

CYCLOCLIC REGION CLASSIFICATION "A" REGION

TERRAIN CATEGORY 2.5

CYCLOCLIC ASSESSMENT REQUIRED "N"

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TBC TO BE COMPLETED

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**INSULATION**

IN1 100mm

IN2 150mm

IN3 200mm

IN4 250mm

IN5 300mm

IN6 350mm

IN7 400mm

IN8 450mm

IN9 500mm

IN10 550mm

IN11 600mm

IN12 650mm

IN13 700mm

IN14 750mm

IN15 800mm

IN16 850mm

IN17 900mm

IN18 950mm

IN19 1000mm

IN20 1050mm

IN21 1100mm

IN22 1150mm

IN23 1200mm

IN24 1250mm

IN25 1300mm

IN26 1350mm

IN27 1400mm

IN28 1450mm

IN29 1500mm

IN30 1550mm

IN31 1600mm

IN32 1650mm

IN33 1700mm

IN34 1750mm

IN35 1800mm

IN36 1850mm

IN37 1900mm

IN38 1950mm

IN39 2000mm

IN40 2050mm

IN41 2100mm

IN42 2150mm

IN43 2200mm

IN44 2250mm

IN45 2300mm

IN46 2350mm

IN47 2400mm

IN48 2450mm

IN49 2500mm

IN50 2550mm

IN51 2600mm

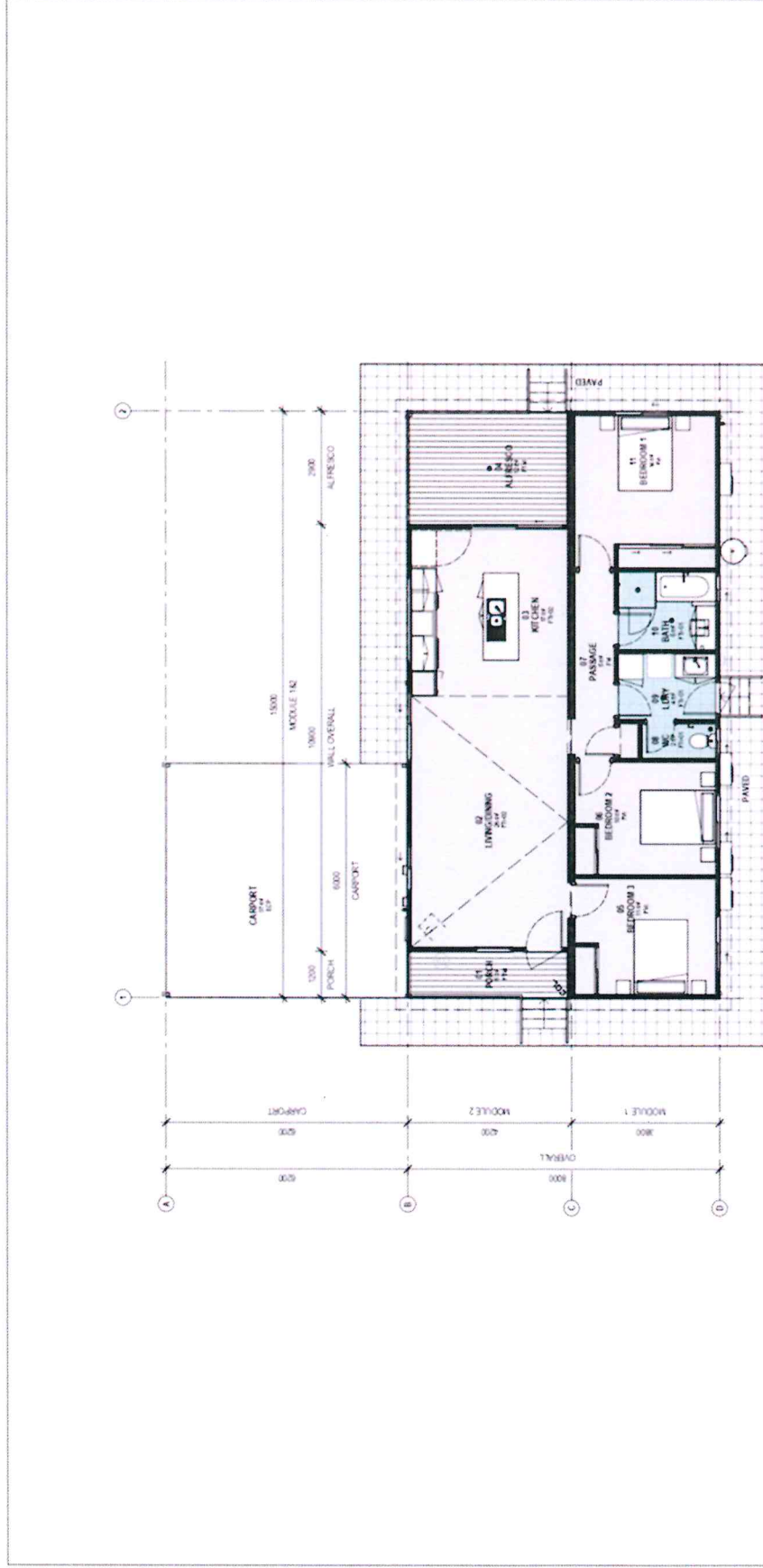
IN52 2650mm

IN53 2700mm

IN54 2750mm

IN55 2800mm





1 GENERAL FLOOR PLAN  
1:100

**FLEETWOOD**  
BUILDING SOLUTIONS

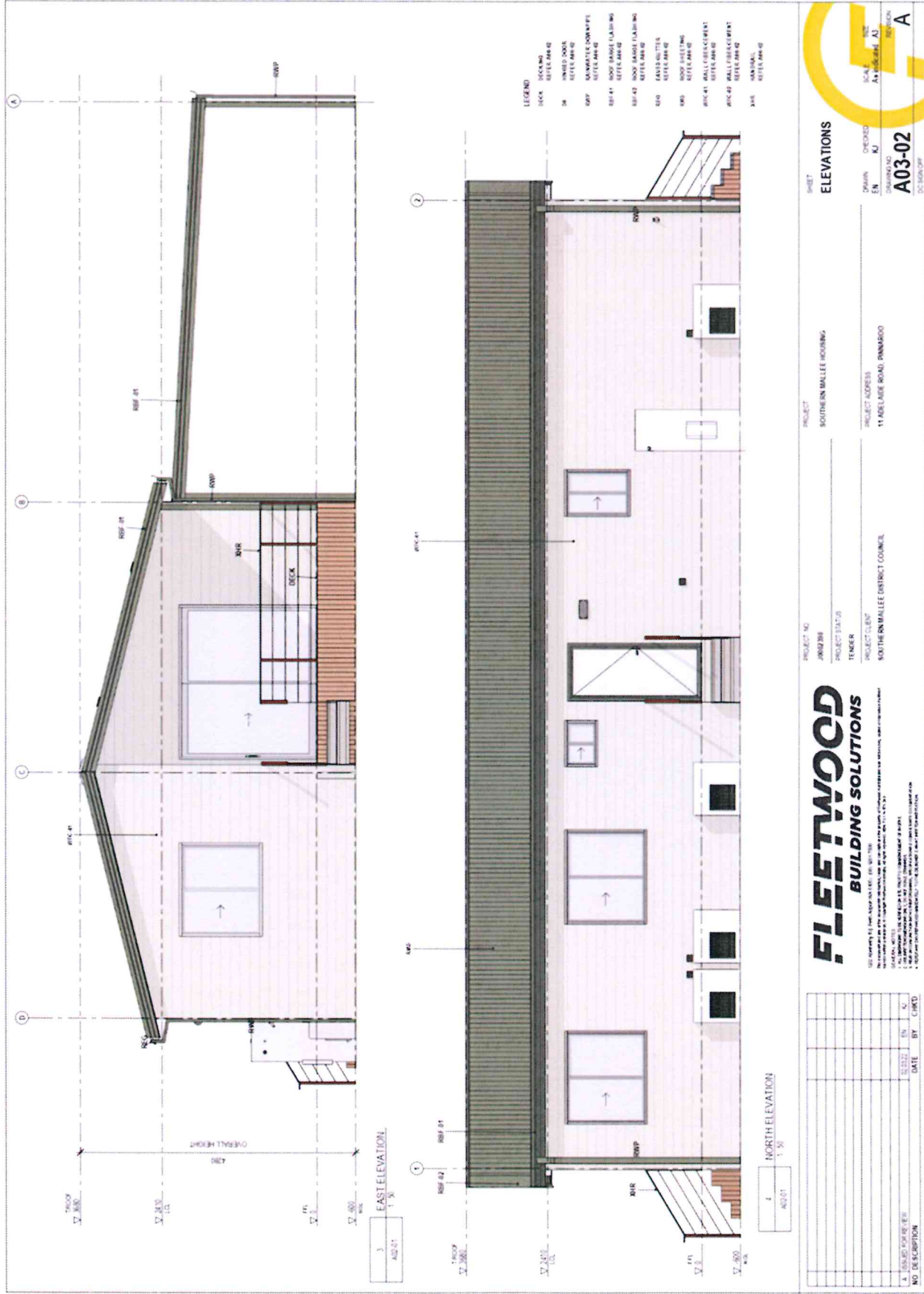
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 100 Moorabie St, Moorabie, SA 5109

**GENERAL ARRANGEMENTS**

PROJECT: SOUTHERN MALLEE HOUSING  
 PROJECT STATUS:   
 TENDER:   
 PROJECT CLIENT: SOUTHERN MALLEE DISTRICT COUNCIL  
 PROJECT ADDRESS: 11 FAYLADE ROAD, PINNACOD  
 SHEET: A01-02  
 DRAWING NO: A01-02  
 CHECKED: EN  
 DRAWN: KU  
 SCALE: 1:100  
 DATE: 22/03/22  
 BY: CMTD

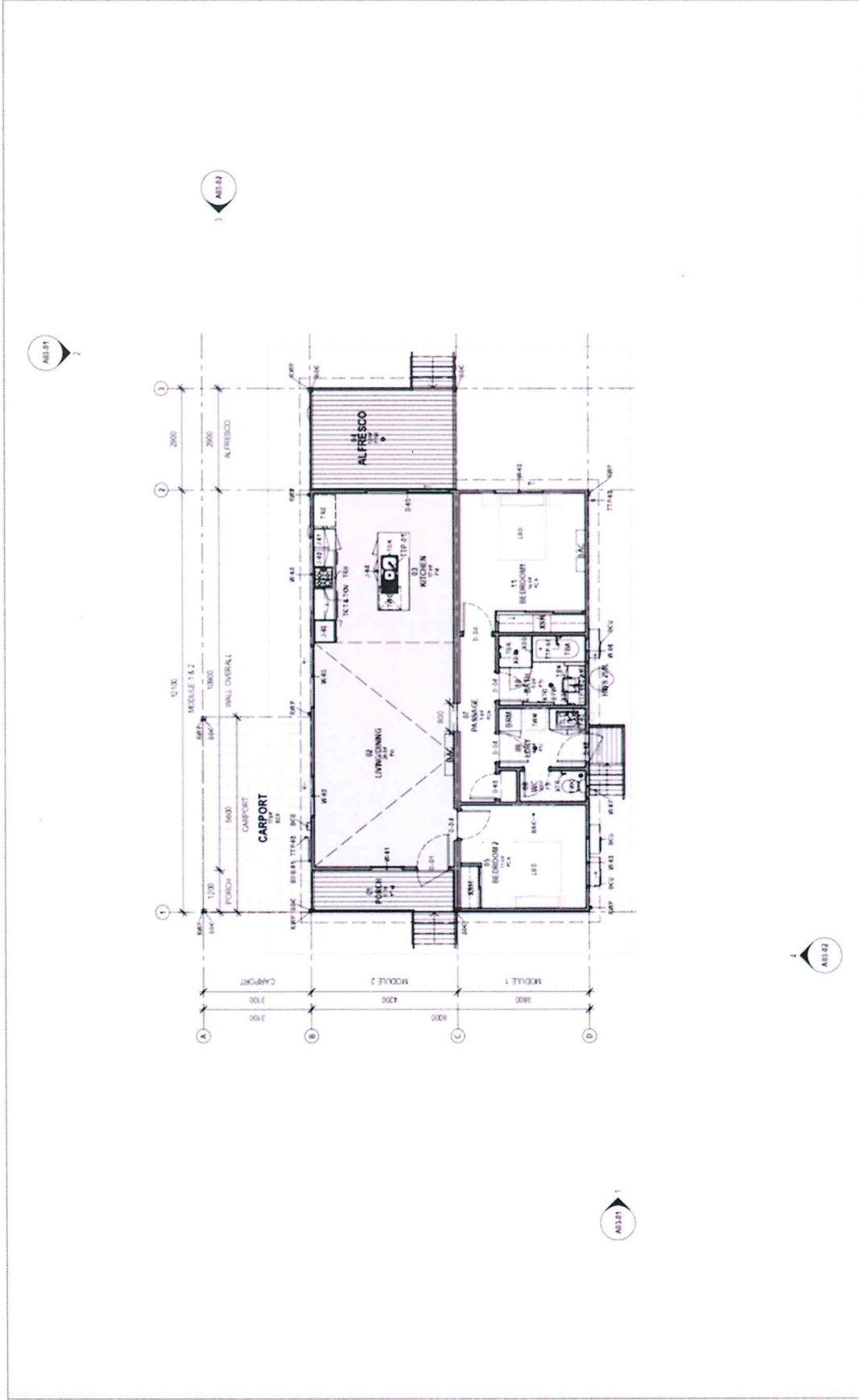












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DRAWINGS AND SPECIFICATIONS. THE CLIENT ACCEPTS LIABILITY FOR ANY CHANGES TO THE DRAWINGS.  
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**GENERAL ARRANGEMENTS**

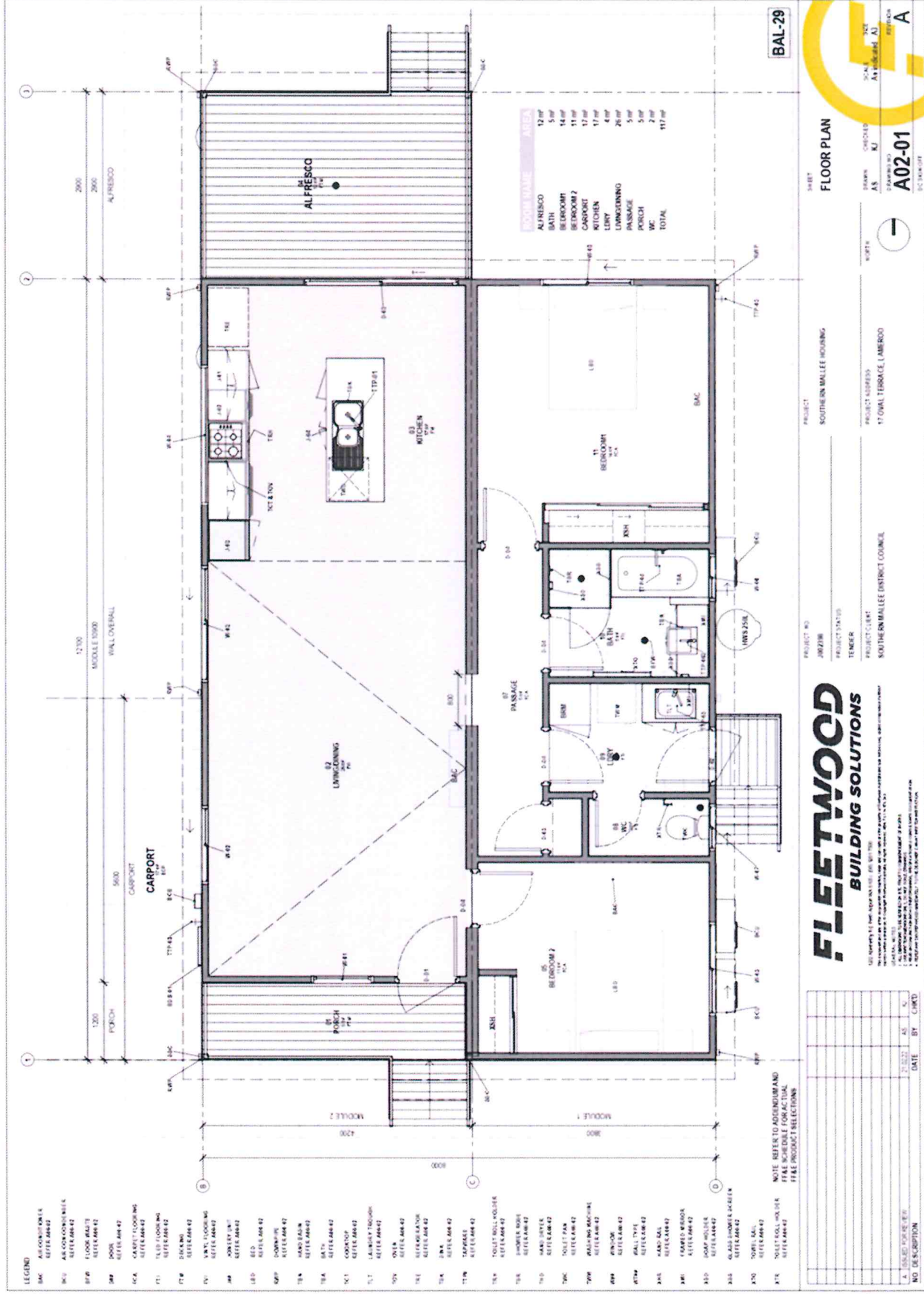
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PROJECT STATUS:  
TENDER:  
PROJECT CLIENT: SOUTHERN MALLEE DISTRICT COUNCIL  
PROJECT ADDRESS: 17 DONALD TERRACE LAMEROO

DATE: 15/03/22  
BY: AS  
C/D: C

NO. DESCRIPTION

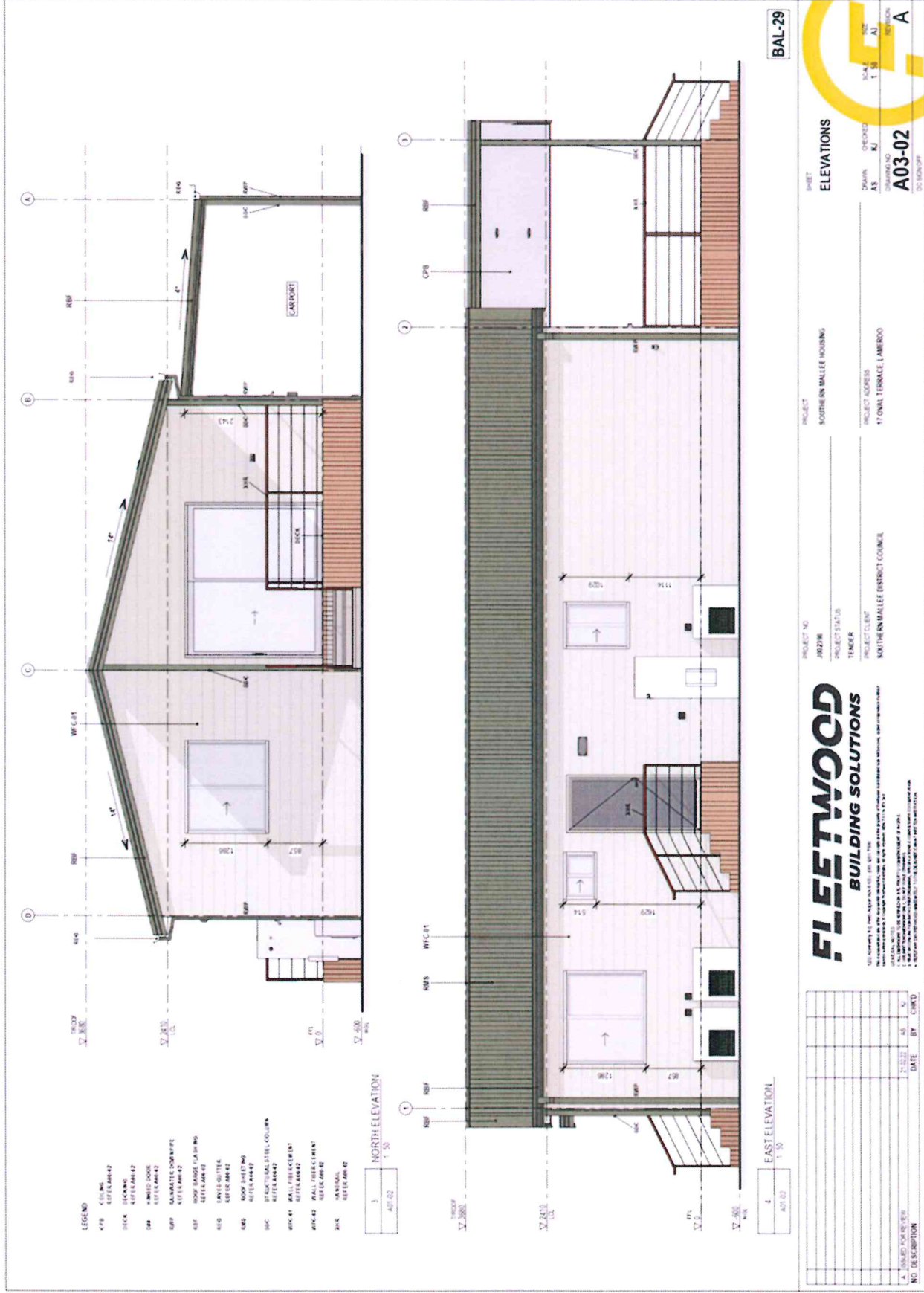
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PROJECT STATUS:  
TENDER:  
PROJECT CLIENT: SOUTHERN MALLEE DISTRICT COUNCIL  
PROJECT ADDRESS: 17 DONALD TERRACE LAMEROO

DESIGNED BY: AS  
CHECKED BY: MJ  
SCALE: 1:100  
DRAWING NO: A01-02  
REVISION: A











# Construction Methodology

Department for Infrastructure and Transport  
Southern Mallee District Council

South Australia 1253 Main North Road  
**Para Hills West** SA 5096  
Tel: (08) 7077 7700  
Web: [www.fleetwood.com.au](http://www.fleetwood.com.au)  
ABN: 67 009 306 950





**Table of Contents**

1.0 Planning and Establishment ..... 3

    1.1 Recruitment and Assignment of Resources ..... 3

    1.2 Project Health & Safety Management ..... 3

    1.3 Project Quality, Environmental & Cultural Heritage Plan ..... 3

2.0 Step-by-Step Works Process ..... 4

    2.1 Design ..... 4

    2.2 List of Design Documents ..... 4

    2.3 Procurement Management ..... 4

        2.3.1 Procurement and Supply Chain Management ..... 4

        2.3.2 Manufacturing ..... 4

3.0 Site Construction ..... 5

    3.1 Mobilisation ..... 5

    3.2 Earthworks and Civil ..... 5

    3.3 Building Delivery ..... 6

    3.4 Cranage and Lifting Considerations ..... 6

    3.5 Builder and Services ..... 6

    3.6 Site Specific Process ..... 7

    3.7 Commissioning Process ..... 7

    3.8 Final Inspection and Handover Process ..... 7

    3.9 Site Clean-up and Reclamation ..... 8





**1.0 Planning and Establishment**

**1.1 Recruitment and Assignment of Resources**

Fleetwood Building solutions will assemble and brief the Project Management team in accordance with the Project organisational chart in the presentation package. Resumes have also been included.

**Project management team:**

- 1 x Office based Project Manager
- 1 x Office based Contracts Administrator
- 1 x Site based Project Supervisor

**Construction workforce:**

- 6 x Building Trades Persons (Carpenters, Apprentices and Labourers)
- 3 x Electricians (Electricians, Apprentices and Labourers)
- 3 x Civil (Operators and Labourers)
- 2 x Crane (Operators and Rigger)

**Consultants:**

- 1 x Surveyor & Assistant
- 1 x Engineers (Civil and Structural)
- 1 x Certifier

All people required for the management of this project are existing Fleetwood Building solutions employees who will be assigned to the project on a dedicated basis as required.

Subcontractors will be selected from a list of contractors experienced in similar projects and by our prequalification process.

**1.2 Project Health & Safety Management**

Fleetwood Building solutions will adapt our Safety Management Plan to reflect the specific requirements and risks corresponding to the project client’s requirements. Our Management plans have consistently met or exceeded the requirements of customers such as: BHP, Department for Education and Alcoa to name a few.

**1.3 Project Quality, Environmental & Cultural Heritage Plan**

Fleetwood Building solutions will deploy specific Management plans for these elements. Please note that we have assumed that both Cultural Heritage and Environmental approvals are by the owner.





## 2.0 Step-by-Step Works Process

### 2.1 Design

- Fleetwood Building solutions has a very experienced in-house design and engineering capability located at our Perth, Adelaide, and Brisbane facilities.
- Third party independent consultants / engineers are used for certification.

### 2.2 List of Design Documents

- An example of Fleetwood Building solutions Document Deliverables Register (DDR) listing the minimum design documents we would expect to produce, and deliver is included in the Design Management Plan.
- The DDR will be customised to reflect BAU with any additions to meet with client requirements.

### 2.3 Procurement Management

#### 2.3.1 Procurement and Supply Chain Management

Fleetwood Building solutions values its supplier base with an emphasis on collaboration and partnership sharing knowledge up and downstream (product specifications & utilisation, product innovation, forecasting etc.) to assist its suppliers maintaining their competitiveness as well as ensuring safety stocks are maintained to guarantee ongoing supply in turn assisting us in keeping our commitments to our customers.

- All manufactured buildings will be manufactured in Fleetwood Building solutions factories.
- 100% of all materials used in the manufacturing process are sourced from Australian suppliers.
- 60% of all materials used in the manufacturing process are made in Australia.
- Remaining 40% are items not produced in Australia or are significantly less expensive manufactured in Asia

#### 2.3.2 Manufacturing

- Following completion and final acceptance of building designs Fleetwood Building solutions will commence manufacturing.
- Fleetwood Building solutions have manufacturing factories in Perth Western Australia, South Australia and Queensland, for this project most efficient project logistics & program will dictate that all manufacturing will be at our Adelaide factory (Para Hills West).
- Specifically agreed to witness points will be established to enable Principal's Representative to inspect the manufacturing works in progress without impacting the production schedule.
- Production will proceed at a rate nominated in Fleetwood Building solutions programme.
- Continual Improvement - Fleetwood Building solutions has adopted the LEAN manufacturing principles of Continuous Improvement and First Time Quality.





### 3.0 Site Construction

#### 3.1 Mobilisation

- Site establishment of site facilities including site toilet facilities.
- First aid facilities will be incorporated into the site office facility.
- Deliver all plant & equipment as required to complete all works on-site.
- Temporary site fencing to perimeter of work area. Temporary site fencing by Fleetwood Building Solutions.
- It is anticipated that over 90% of our workforce will be locally sourced from Adelaide, South Australia.

#### 3.2 Earthworks and Civil

- Soil contamination report to be provided by client (No allowance to remove contaminated soil if found)
- Any excess soil or soil not suitable for reuse on-site will be removed from site and disposed of, to a suitable land fill area.
- Underground services in the vicinity to be identified and located by Client.

#### Pinnaroo

- Earthworks will commence on completing of survey including:
  - Mobilisation and demobilisation from site.
  - Strip areas to be occupied by structures.
  - Remove excess spoil not suited to support building pad works.
  - Supply and place a minimum of 150mm PM21 and compact for building base including pavements and compact to achieve a minimum of 95% compaction to areas where buildings are to be placed. The fill to extend a minimum of 1000mm past sides of buildings. Allow for a minimum of 20mm cross fall to allow water to drain off. (260m2)
  - Finished level for the building pad to be approximately 540-570mm below FFL.
  - Provide compaction tests and results of tests.
  - All work to be compile to Australian Standards.
  - Accommodation and meals.

#### Lameroo

- Earthworks will commence on completing of survey including:
  - Mobilisation and demobilisation from site.
  - Strip areas to be occupied by structures.
  - Remove excess spoil not suited to support building pad works.
  - Supply and place a minimum of 150mm PM21 and compact for building base including pavements and compact to achieve a minimum of 95% compaction to areas where buildings are to be placed. The fill to extend





- a minimum of 1000mm past sides of buildings. Allow for a minimum of 20mm cross fall to allow water to drain off. (210m2)
    - Finished level for the building pad to be approximately 540-570mm below FFL.
    - Provide compaction tests and results of tests.
    - All work to be compile to Australian Standards.
    - Please allow for accommodation and meals
- Surveyor to return to site periodically and ensure building set out points and underground services are identified during the construction period to ensure accuracy and for handover documents at completion of project.
- Throughout the Earthworks and Civil phase Fleetwood building solutions will coordinate all inspection with Services Contractor (s), Principal's Representatives and inspectors to avoid delays.

### 3.3 Building Delivery

- Fleetwood Building solutions will develop a Journey Management Plan specific to this project.
- As part of the JMP development Fleetwood Building solutions will consult with all transport authorities to ensure we meet all statutory regulation and requirement within regard to the over width loads.
- It is anticipated that the building modules will be transported straight from Fleetwood's Adelaide manufacturing facility to site.
- Fleetwood Building solutions intend to engage local transport company for building and material deliveries if available and suitable for these works.

### 3.4 Cranage and Lifting Considerations

- High risk work procedures such as cranage and lifting will be managed through Fleetwood's Work, Health, Safety, Environmental and Quality Management Plan and a specific lifting plan will be developed by crane company prior to any works being carried out on-site.
- SWMS and JSA for all works involved with lifting and cranage will be development and implemented prior to any works being carried out on-site.
- All contractors engaged for lifting works will have appropriate qualification, accreditation and licences etc.
- All contactors will be subject to Fleetwood's Work, Health, Safety, Environmental and Quality Management Plan and will be "back to back" with Fleetwood Building solutions project contract conditions.
- All sub-contractors shall be managed in accordance with Work, Health, Safety, Environmental and Quality Management Plan and progress monitored against this plan.

### 3.5 Builder and Services

- Fleetwood will set-out and install foundations and support frame for buildings. These will consist of concrete block footings placed on a compacted road base material.







- Footing will be as per engineer's design and will have tiedowns included to secure building to foundation.
- Place building modules and complex ensuring watertight seals to all joins inside and out.
- Electrical looping back to building distribution board only
- Inground electrical mains from power pole to building distribution board. Electrical Pricing for Pinnaroo is a Provisional Sum, waiting for SAPN to come back.
- Onsite water connection from water meter to single point of connection on building. Assume there is a water meter at Pinnaroo site as per SA Water confirmation. Allowed to install a new water meter at Lameroo, Subject to approval.
- Onsite sewer connection from existing service to single point of connection on building. Assumed Sewer connection point will be available and for us to connect to before building arrival at Pinnaroo site.
- Underfloor plumbing as per building plan
- On completion Fleetwood Australia will carry commercial clean of all buildings.
- All services and connections will be carried out to Australian Standards and NNC.
- For a detailed inclusions and exclusion refer to scope of works.

### 3.6 Site Specific Process

- A project specific process will be developed during the installation works to ensure the works are carried in a safe and economical method
- The building will be transported from Para Hills West to Pinnaroo and Lameroo.

### 3.7 Commissioning Process

- A Commissioning Plan will be developed to cover all appropriate parts of the project.
- Subsequent testing and adjustment to meet required operational specifications will occur on-site and under the direction of the suppliers.
- Commissioning will include coaching persons nominated by the Principal on the operation and maintenance of all equipment.
- OEM Installation, Operations and Maintenance Manuals will be provided for all equipment.

### 3.8 Final Inspection and Handover Process

- Principal's representative to conduct inspections as required during the installation and commissioning phase with Fleetwood Australia site representatives.
- Punch lists will be created in a collaborative manner.
- Punch lists to be attended to and signed off complete by Fleetwood Australia site representative.
- Completed Punch list to be presented to the Client for approval.
- Final hand over to the Principal to be completed by Fleetwood Australia which will include OEM Installation, Operations and Maintenance Manuals for all equipment, Quality Assurance records for offsite and on site as constructed works and completed Punch list of defects / additions as listed in client / Fleetwood Australia final inspection.





**3.9 Site Clean-up and Reclamation**

- Fleetwood Building solutions always maintains a clean site minimising any large-scale end-of-project clean-up.
- All remaining builders rubbish and excess materials will be removed from site on completion of site works.



# Southern Mallee District Council

Pinnaroo & Lameroo

Job Number: J002398

## Scope of Works

---

SA 1253 Main North Road  
**Para Hills West** SA 5096  
T: +61870777710

Page 1 of 12

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Contents

ESTIMATE SCOPE OF WORKS ..... 3

1. PRELIMINARIES AND DESIGN ..... 3

2.0 PINNAROO - CIVIL WORKS ..... 3

3.0 LAMEROO - CIVIL WORKS ..... 3

4.0 PINNAROO - BUILDING WORKS ..... 3

5.0 LAMEROO – BUILDING WORKS..... 4

6.0 PINNAROO - ELECTRICAL WORKS ..... 5

7.0 LAMEROO – ELECTRICAL WORKS ..... 5

8.0 PINNAROO - HYDRAULICS WORKS..... 6

9.0 LAMEROO - HYDRAULICS WORKS ..... 6

10.0 LANDSCAPING – Excluded ..... 6

11.0 CONDITIONS..... 6

12.0 EXCLUSIONS/ CLARIFICATIONAS ..... 7

13.0 SITE SAFETY REQUIREMENTS ..... 8

14.0 Appendix A – Pinnaroo Site Plan..... 9

15.0 Appendix B – Lameroo Site Plan ..... 10

16.0 Appendix C – Pinnaroo Service Locations ..... 11

17.0 Appendix D – Lameroo Service Locations ..... 12

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## ESTIMATE SCOPE OF WORKS

### 1. PRELIMINARIES AND DESIGN

- 1.1 Fleetwood Australia Pty Ltd have been requested by Southern Mallee District Council for Infrastructure and Transport to manufacture, transport, and install two modular staff housing, one located in Pinnaroo and one in Lameroo.

**The Scope of Works is as detailed below but is not necessarily limited to:**

Supply of all labour, plant, equipment and consumables to complete all complex building works as nominated and as per the attached drawings, Specification and Scope of Works. The external finishes and fit-out requirements identified below are specific to this project and may be in addition to the requirements identified in the specification.

### 2.0 PINNAROO - CIVIL WORKS

- 2.1 Mobilisation and demobilisation from site.
- 2.2 Strip areas to be occupied by structures.
- 2.3 Remove excess spoil not suited to support building pad works.
- 2.4 Supply and place a minimum of **150mm PM21** and compact for building base including pavements and compact to achieve a minimum of 95% compaction to areas where buildings are to be placed. The fill to extend a minimum of 1000mm past sides of buildings. Allow for a minimum of 20mm cross fall to allow water to drain off. **(260m2)**
- 2.5 Finished level for the building pad to be approximately 540-570mm below FFL.
- 2.6 Provide compaction tests and results of tests.
- 2.7 All work to be compile to Australian Standards.
- 2.8 Accommodation and meals.

### 3.0 LAMEROO - CIVIL WORKS

- 3.1 Mobilisation and demobilisation from site.
- 3.2 Strip areas to be occupied by structures.
- 3.3 Remove excess spoil not suited to support building pad works.
- 3.4 Supply and place a minimum of **150mm PM21** and compact for building base including pavements and compact to achieve a minimum of 95% compaction to areas where buildings are to be placed. The fill to extend a minimum of 1000mm past sides of buildings. Allow for a minimum of 20mm cross fall to allow water to drain off. **(210m2)**
- 3.5 Finished level for the building pad to be approximately 540-570mm below FFL.
- 3.6 Provide compaction tests and results of tests.
- 3.7 All work to be compile to Australian Standards.
- 3.8 Please allow for accommodation and meals

### 4.0 PINNAROO - BUILDING WORKS

- 4.1 JSEA and SWMS prior to commencement of works
- 4.2 Licensed tradesman
- 4.3 Mobilisation and demobilisation from site
- 4.4 Accommodation and meals requirements
- 4.5 String line out building footing system as per supplied plan

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Page 3 of 12

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- 4.6 Supply and install dry laid concrete blocks footings and surepile tie downs including engineering requirements.
- 4.7 Liaise with transport for removal of any travel frames and associated packaging, place in bins
- 4.8 Liaise with crane/rigging for placement of buildings onto dry laid block footings, level as required and secure tie downs
- 4.9 Pull buildings together including racking and bolting.
- 4.10 Lap roof sheets as required
- 4.11 Complex buildings internally and externally.
- 4.12 Supply and install 9mm CFC "Ezilap or similar" including galvanised framework attached to bottom of building and finished 25mm above finished surface level (Painted to match existing Building Colour and vents @ 2 lineal metre intervals).
- 4.13 Installation of gutters and down pipes finished approx. 150mm above finished surface levels for outlets on down pipes.
- 4.14 Supply and install of 3x stairs including steel subframe and handrails.
- 4.15 Full supply and install of carport 6.2m x 6m.
- 4.16 Structural Steel frames as per final engineering.
- 4.17 Wall, floor and Ceiling Plasterboard lining as per drawing legend.
- 4.18 Insulation to the floor, walls, ceiling, and roof as per drawing legend.
- 4.19 Roof & Wall cladding as per legend.
- 4.20 Paint finish to the walls and wherever specified as per the legend.
- 4.21 Rectified tiled finish to the living and dining and vinyl planks to the bedrooms. Refer to the material selection sheet.
- 4.22 Upgraded plumbing fixtures as specified in the material specification sheet.
- 4.23 Tiles to the wet area floor and only the shower area walls upto 2m high.
- 4.24 Tiled floor finish to the Alfresco. Refer to the material selection sheet.
- 4.25 Standard door, window and hardware.
- 4.26 Caesarstone kitchen and vanity benchtops and standard joinery units.
- 4.27 Airconditioning to all the rooms including the bedroom. Fujitsu units.
- 4.28 Clear up all excess materials from site on completion.

**5.0 LAMEROO – BUILDING WORKS**

- 5.1 JSEA and SWMS prior to commencement of works
- 5.2 Licensed tradesman
- 5.3 Mobilisation and demobilisation from site
- 5.4 Accommodation and meals requirements
- 5.5 String line out building footing system as per supplied plan
- 5.6 Supply and install dry laid concrete blocks footings and surepile tie downs including engineering requirements.
- 5.7 Liaise with transport for removal of any travel frames and associated packaging, place in bins
- 5.8 Liaise with crane/rigging for placement of buildings onto dry laid block footings, level as required and secure tie downs
- 5.9 Pull buildings together including racking and bolting.
- 5.10 Lap roof sheets as required
- 5.11 Complex buildings internally and externally.
- 5.12 Supply and install 9mm CFC "Ezilap or similar" including galvanised framework attached to bottom of building and finished 25mm above finished surface level (Painted to match existing Building Colour and vents @ 2 lineal metre intervals).

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Page 4 of 12

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- 5.13 Installation of gutters and down pipes finished approx. 150mm above finished surface levels for outlets on down pipes.
- 5.14 Supply and install of 3x stairs and landing including steel subframe and handrails.
- 5.15 Full supply and install of carport 5.6m x 3.1m.
- 5.16 Structural Steel frames as per final engineering.
- 5.17 Wall, floor and Ceiling Plasterboard lining as per drawing legend.
- 5.18 Insulation to the floor, walls, ceiling, and roof as per drawing legend.
- 5.19 Roof & Wall cladding as per legend.
- 5.20 Paint finish to the walls and wherever specified as per the legend.
- 5.21 Vinyl finish to the living & dining and carpet finish to the bedrooms.
- 5.22 Standard plumbing fixtures as specified in the material specification sheet.
- 5.23 Tiles to the wet area floor and only the shower area walls upto 2m high.
- 5.24 Standard door, window and hardware.
- 5.25 Laminate kitchen and vanity benchtops and standard joinery units.
- 5.26 Airconditioning to just the living and the dining rooms. Fujitsu units.
- 5.27 Clear up all excess materials from site on completion.

**6.0 PINNAROO - ELECTRICAL WORKS**

- 6.1 Installation of Conduit in ground from SAPN Pole to Switchboard (Power from Power pole to Distribution board is approx. 80m).
- 6.2 Installation of Cables in conduit from SAPN Pole to switchboard (Power from Power pole to Distribution board is approx. 80m.)
- 6.3 Civil Works
- 6.4 Connection of Junctions joining all modules
- 6.5 Commissioning of installation
- 6.6 Allowance for engaging with SAPN
- 6.7 Allowance for living away from home
- 6.8 Complete 1st fix electrical wiring.
- 6.9 Lights, GPO's and switchboards
- 6.10 Issuing of Certificate of Compliance on completion of works. All works completed AS 3500. and AS 1529.

**7.0 LAMEROO – ELECTRICAL WORKS**

- 7.1 Installation of Conduit in ground from SAPN Pole to Switchboard (Power from Power pole to Distribution board is approx. 35m).
- 7.2 Installation of Cables in conduit from SAPN Pole to switchboard (Power from Power pole to Distribution board is approx. 35m.)
- 7.3 Civil Works
- 7.4 Connection of Junctions joining all modules
- 7.5 Commissioning of installation
- 7.6 Allowance for engaging with SAPN
- 7.7 Allowance for living away from home
- 7.8 Complete 1st fix electrical wiring.
- 7.9 Lights, GPO's and switchboards
- 7.10 Issuing of Certificate of Compliance on completion of works. All works completed AS 3500. and AS 1529.

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Page 5 of 12

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**8.0 PINNAROO - HYDRAULICS WORKS**

- 8.1 Install approx. 36m of 100mm DWV PVC from proposed building position to mains connection at boundary.
- 8.2 Install in ground approx. 25m of 25mm Blue line poly pipe for cold water main feed from proposed building position to mains connection at boundary.
- 8.3 Connect both sewer and water to building.
- 8.4 Install hot water unit to building.
- 8.5 Underfloor plumbing as per building plan
- 8.6 Supply and install external sewer drain
- 8.7 All drainage pipework to be in DWV PVC.
- 8.8 Accommodation, meals and travel
- 8.9 Testing and commissioning of new plumbing, drainage and water system to obtain all necessary certifications and authority approval
- 8.10 Hot & Cold-water reticulation.
- 8.11 First fix plumbing & all sanitary fixtures & tapware as per the specified schedule.
- 8.12 Issuing of Certificate of Compliance on completion of works. All works completed AS 3500. and AS 1529.

**9.0 LAMEROO - HYDRAULICS WORKS**

- 9.1 Install approx. 60m of 100mm DWV PVC from proposed building position to mains connection at boundary.
- 9.2 Install in ground approx. 30m of 25mm Blue line poly pipe for cold water main feed from proposed building position to mains connection at boundary.
- 9.3 Connect both sewer and water to building.
- 9.4 Install hot water unit to building.
- 9.5 Underfloor plumbing as per building plan
- 9.6 Supply and install external sewer drain
- 9.7 All drainage pipework to be in DWV PVC.
- 9.8 Accommodation, meals and travel
- 9.9 Testing and commissioning of new plumbing, drainage and water system to obtain all necessary certifications and authority approval.
- 9.10 Hot & Cold-water reticulation.
- 9.11 First fix plumbing & all sanitary fixtures & tapware as per the specified schedule.
- 9.12 Issuing of Certificate of Compliance on completion of works. All works completed AS 3500. and AS 1529.

**10.0 LANDSCAPING – Excluded**

- 10.1 All Landscaping Works Excluded – refer exclusions list below

**11.0 CONDITIONS**

- 11.1 All provided costs are “ex-GST” dollars, unless specifically noted.
- 11.2 All Fleetwood’s civil works have a “NO ROCK CLAUSE”. We have made no allowance for rippable or non rippable rock in our estimate, the removal of any rock like material, if encountered, will be an additional cost to the client.

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Page 6 of 12





- 11.3 Our offer is based on the assumption that the site is in the same condition when tendered. Hence, we have excluded the removal of any hazardous materials apart from those specifically nominated.
- 11.4 We have assumed that all site access is readily available during normal working hours.
- 11.5 All site personnel in a supervisor capacity will have current DCSI clearance.
- 11.6 The use of bad language will not be tolerated and may result in not being allowed on-site.
- 11.7 All building waste and general rubbish to be placed in site skips.
- 11.8 Buildings will be kept clean and rubbish will be removed from the work area daily.
- 11.9 All works are to be completed during normal business hours. Any work required outside of standard hours between 7:30am and 5:00pm Monday to Friday may be viewed as a variation.
- 11.10 Adherence to the program is to be maintained during the contract negotiations, any slippage from key dates by the principle may incur prolongation costs from the subcontractor.
- 11.11 If we need to accelerate further by working over the weekends to meet the PC date, then there will be further cost.
- 11.12 Construction program will be finalised once the geotechnical report released, based on identified soil classification and required footing. Footings are subject to Geotech report, if dry block are found not complying with Geotech report then there will be a variation and extension of time to change footing.

**12.0 EXCLUSIONS/ CLARIFICATIONAS**

Fleetwood Building Solution have not made any allowance for the following.

- 12.1 Any works other than nominated in the above scopes of works.
- 12.2 Construction or modification of any proposed or existing access roads, hardstands, carparks or pathways unless specifically noted.
- 12.3 Soft & hard landscaping works are excluded.
- 12.4 No allowance has been made for upgrade to any electrical services, generators, switchboards etc unless specifically nominated.
- 12.5 Fleetwood’s civil price is based on assumptions that the soil to be removed is not contaminated. No allowance has been made to remove contaminated soil. If soil found to be contaminated, then this will be a variation.
- 12.6 Pressure testing to verify building sealing achieved.
- 12.7 Any tree removal/trimming – to be done by Council.
- 12.8 Any work associated with data, comms, fire, gas and security works.
- 12.9 Fire hydrant and fire services or any works associated to.
- 12.10 Shade cloth.
- 12.11 Footings subject to Geotech report and engineering, if dry blocks found not complying with Geotech report then this will be a variation.
- 12.12 Grease arrestor/trap.
- 12.13 No allowance for excavating in, working in, with, around, or removal or disposal of contaminated, toxic, noxious or prescribed wastes including products containing asbestos.
- 12.14 Sewer pumping station, if required this will be raised as a variation.
- 12.15 S&I of septic tank or any works associated to septic tank.
- 12.16 All Concrete works, Paving/pathways, driveways and Crossover – all to be done by Council.
- 12.17 Supply, delivery or unpack any loose furniture’s.
- 12.18 Rainwater tank
- 12.19 Electrical Pricing for Pinnaroo is a Provisional Sum, waiting for SAPN to come back.
- 12.20 As per SA Water record, there is an existing water meter at Pinnaroo Site. Fleetwood made no allowance for a water meter for Pinnaroo. If no water meter found during construction, then there will be an additional cost.

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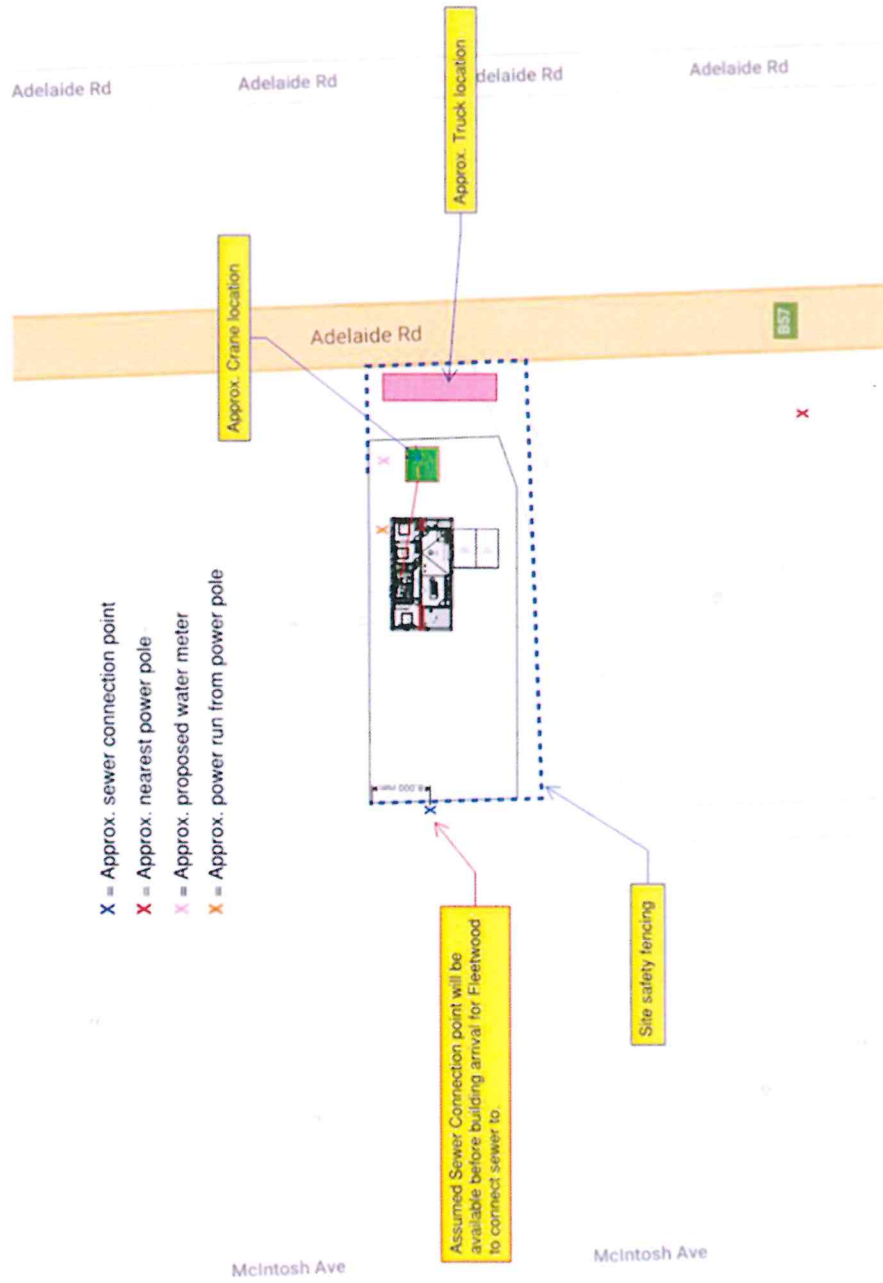
- 12.21 Assumed sewer connection point as shown in Appendix C will be available before our building's arrival at Pinnaroo Site.
- 12.22 Water meter to Lameroo is subject to approval.
- 12.23 Service yard
- 12.24 Fencing
- 12.25 Solar or any works associated with solar.
- 12.26 Ramps or walkways
- 12.27 No allowance to make good or reinstatement of any structures or finishes outside of our nominated scope of works
- 12.28 No allowance for termination, diversion, supporting, alteration, capping, disconnection, relocation or reconnection of existing services other than nominated in pricing schedule
- 12.29 No allowance for any making good of existing areas
- 12.30 Tactiles indicators
- 12.31 Allowance for Civil Engineering – Subject to Geotech Report.
- 12.32 Contamination Soil Report – to be provided by Council.
- 12.33 Arborist Report – To be provided by Council
- 12.34 Boundary Survey – to be provided by Council
- 12.35 Geotechnical Report – to be provided by Council
- 12.36 No Allowance for site office.
- 12.37 Remediation works
- 12.38 One side of the stormwater to be connected straight to water tank and the other side the down pipes finished approx. 150mm above finished surface levels.
- 12.39 Project Management Costs are subject to both Pinnaroo and Lameroo to occur at the same time. Any changes will be a variation.
- 12.40 This quote and pricing are based on Lameroo, being completed at the same time as Pinnaroo. If any changes, there will be an additional cost.
- 12.41 Assumed there are no inground services are where we will be doing trenching for sewer, water, and power. If any services found when trenching and affects our runs than this will be raised as a variation.

**13.0 SITE SAFETY REQUIREMENTS**

- 13.1 Supply and install site safety signage including Fleetwood mandatory site signage.
- 13.2 Mandatory prestart meeting will be held each morning to discuss works on-site for the day and who will be on-site and the interaction with other on the site.
- 13.3 SWMS and JSA's to be provide prior to commence of any works on-site.
- 13.4 MDS sheets and register is to be kept on site.
- 13.5 Register each day.
- 13.6 Steel cap safety boots are mandatory whilst working on-site.
- 13.7 Long pants and long sleeve high visibility shirts are mandatory whilst working on-site.
- 13.8 Safety hard hats are to be worn as required by site safety policy or as directed. Mandatory when interaction when crane and over heads are carried out.
- 13.9 Safety glasses are to be worn as required by site safety policy or as directed.
- 13.10 Site register to be kept on-site and each person working on the site must sign in and out daily.

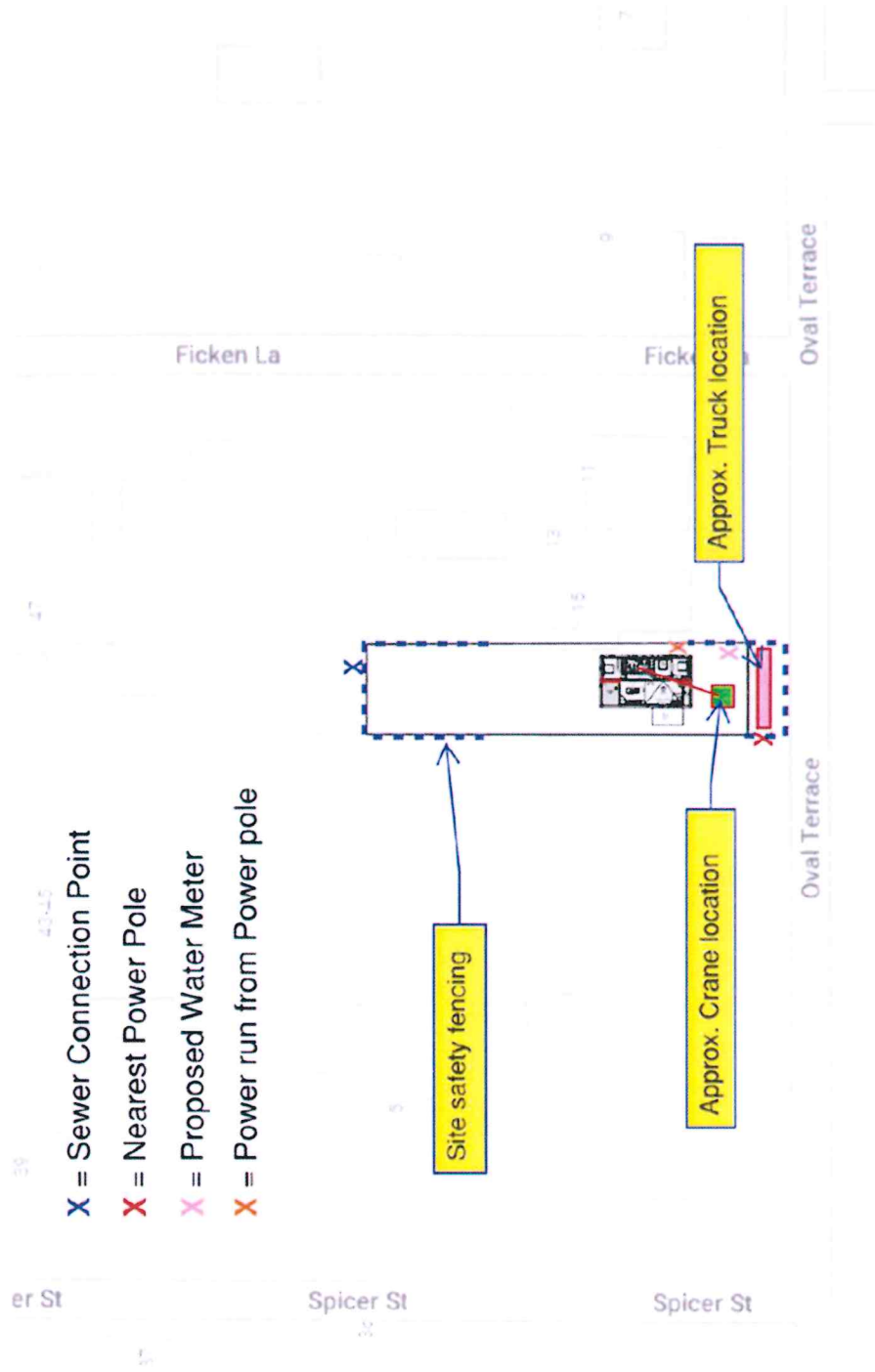


14.0 Appendix A – Pinnaroo Site Plan



- X = Approx. sewer connection point
- X = Approx. nearest power pole
- X = Approx. proposed water meter
- X = Approx. power run from power pole

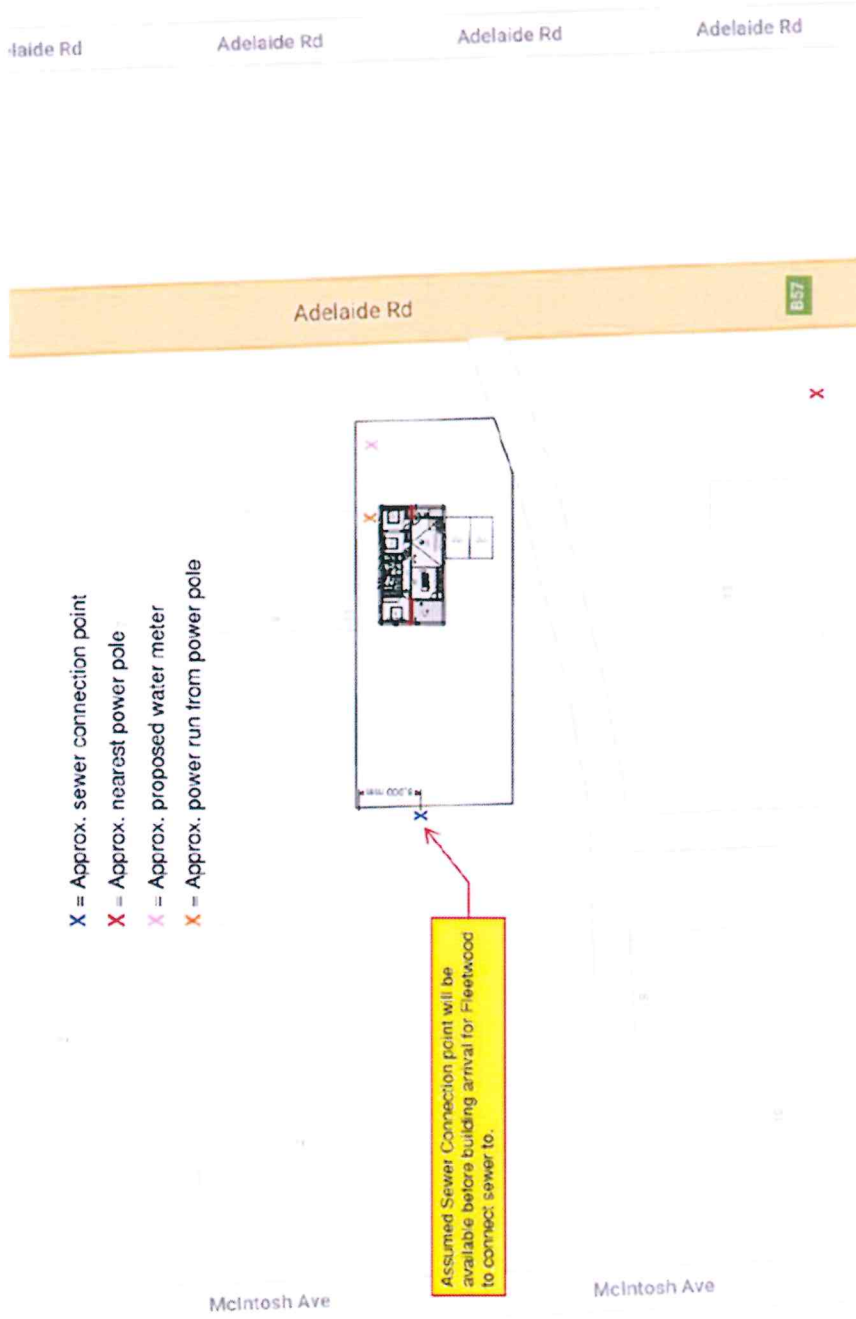
15.0 Appendix B – Lameroo Site Plan



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Page 10 of 12

16.0 Appendix C – Pinnaroo Service Locations

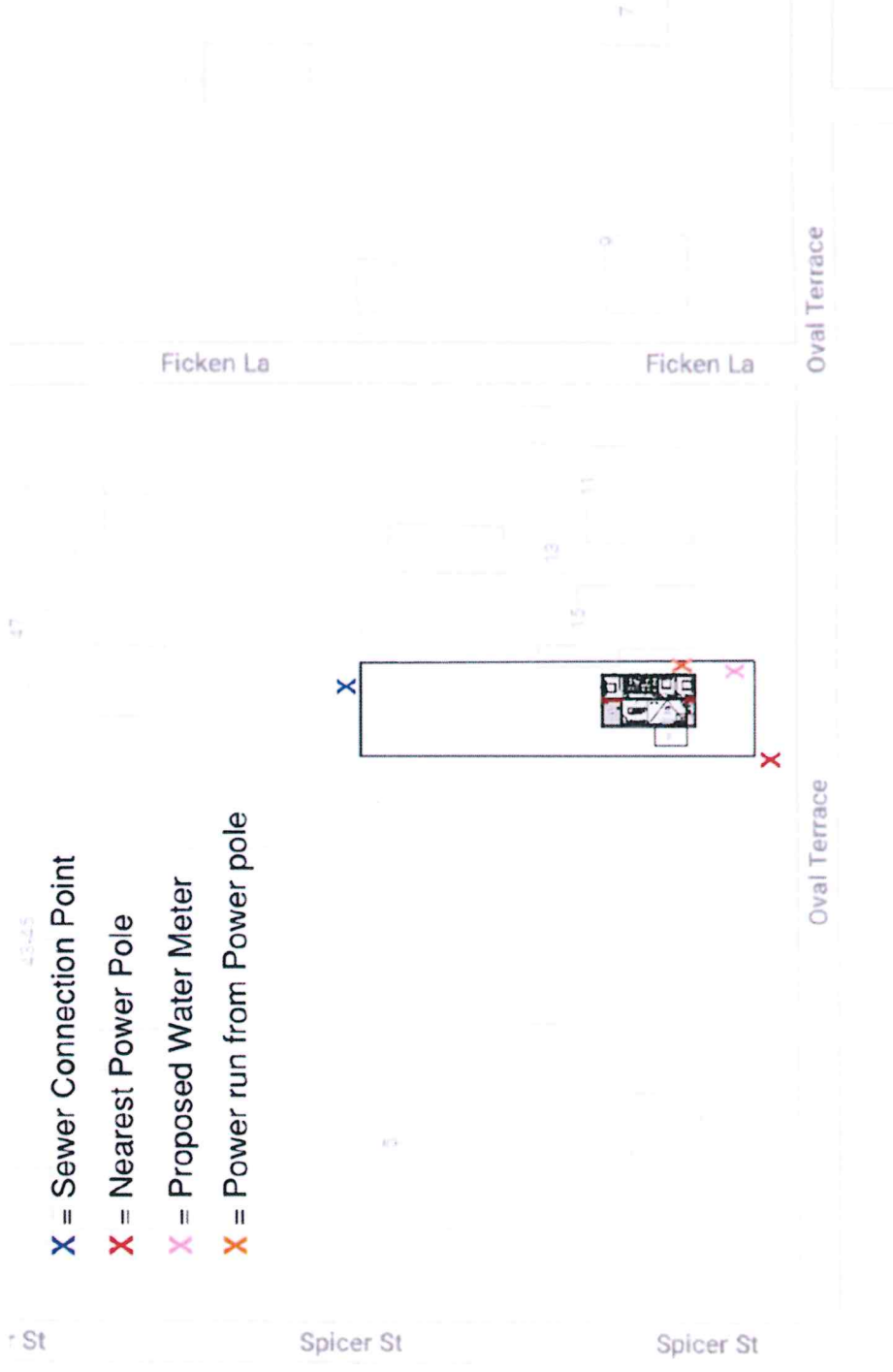


SA 1253 Main North Road Para Hills West SA 5096 Page 11 of 12

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17.0 Appendix D – Lameroo Service Locations



- X** = Sewer Connection Point
- X** = Nearest Power Pole
- X** = Proposed Water Meter
- X** = Power run from Power pole

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Page 12 of 12

**18 CONFIDENTIAL ITEMS****18.1 DESIGN AND CONSTRUCTION OF TWO EXECUTIVE STAFF HOUSES TENDER****RECOMMENDATION**

That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.

**MOVED COUNCILLOR ANDREW GRIEGER  
SECONDED COUNCILLOR NEVILLE PFEIFFER**

**That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.**

**CARRIED.**