

Attachment [X] | Schedule of Work

Property Details

Address: [number, street, suburb/base]

Lockbox Code: [xxxxxx]

Scope Outline

The upgrade of this property is intended to extend the 'life' of the property as part of the DHA/Defence housing portfolio for another 15 years. The house will be modernised to market standard and modified to meet current Defence requirement.

The works will generally include new:

- kitchen, bathrooms and laundry
- floor coverings
- window furnishings
- joinery/storage
- full internal and external repaint
- light fittings
- upgrade of utilities
- repairs and maintenance
- hard and soft landscaping.

The colours and finishes should be neutral and contrasting, without the use of strong colours or features e.g. feature tiles.

The works may also include, but not be limited to, new works such as additional rooms, provision of ensuites, conversion of carports to secure garages, increased room sizes, changes to floor layouts and where possible, improvements in sustainability attributes.

The Contractor should contact the DHA Project Manager if there is any item that has not been included in the Schedule of Work that might compromise or undermine the intent of the upgrade.

Notes

This document is to be read in conjunction with:

- Attachment A – General Specification Upgrade and Minor New Work – November 2011'
- Attachment C – Existing Floor Plan
- Attachment D – Proposed Floor Plan
- Attachment E – Proposed Site Plan
- Attachment F – NBN Specification

Contractor is responsible for upgrading the property in accordance with National, State or local requirements as specified in Attachment A. This includes rectifying any non-compliant existing conditions that should have been identified at the tendering stage.

Any discrepancy noted between this document and any of the Attachments should be brought to the notice of the DHA Project Manager for resolution and written advice.

Contractor to ensure that safety, integrity and stability for all building services and structural entities are maintained for all Works.

Contractor is responsible for developing and documenting any design changes (if applicable) and ensuring works are undertaken in accordance with structural engineering advice.

Contractor is responsible for all related approvals.

Contractor is advised to inspect the house prior to tender submission to ensure the scope of work is understood and allowed for.

All new items e.g. bathroom fittings, light fittings, appliances, garage door etc., are to be approved by the DHA Project Manager prior to installation.

The Contractor is required to provide the following information on completion of the project with regard to the appliances, fittings and fixtures (a spreadsheet will be provided to the successful contractor for this purpose):

- manufacturer, model, serial number
- purchase date, retailer, invoice number
- manufacturer warranty period
- installation warranty period
- installed by.

Contractor is to provide DHA with 'as built' plans at Practical Completion which must include the following:

- a true reflection of the layout on site
- changes or modifications that occurred as a result of the upgrade
- dimensions of rooms that have been added-on, extended and/or modified.

Colour Scheme and Finishes

Carpet: Dark beige/mid brown

Tiles

- Wall: Gloss white – max. 200 high x max. 300 wide
- Floor: Dark beige, minimum 400 x 400mm

Paint

- Internal Walls: Equivalent to Dulux Hog Bristle ½ Strength
- Ceiling: White
- Internal Doors and Trims: Gloss white to match white tiles
- External: Match existing

Joinery

- Bench and Vanity Tops: Equivalent to Laminex Caper Berry, Natural Finish
- Facades: Equivalent to Laminex Pumice, Natural Finish

Window Furnishings: Bone (Off White)

Internal

General

Remove existing, dispose of and replace with new the following items:

- Internal plumbing hardware, including tap handles/flanges, spouts, and shower roses etc. New to be chrome finish.
- Internal door furniture, including kitchen, storage and linen cupboards and bathroom vanities etc. New to be chrome or satin finish.
- External door furniture and locks, including front door, laundry door, garage pedestrian accesses, sliding doors and all associated security screens. All doors to be keyed alike. New to be chrome or satin finish.
- External door weather seals.
- Door stops.
- Window furnishings, type as per Attachment A. Remove all curtain rods and rod supports and make good where required.
- GPOs, light switches, television and telephone outlets.
- Smoke detectors.
- Any damaged window fly screens.
- Mesh to all window fly screens.

Ensure the following internal doors have privacy sets: Bedroom 1, Bathroom, Toilet and Ensuite.

Ensure the following doors have weather seals: All external house doors, internal garage to house and garage external pedestrian access.

Paint internally including Garage. Remove existing hooks, nails and screws etc., make good and prepare surfaces. Paint all previously painted surfaces.

Service all windows, ensuring they function well. Supply and install locks allowing windows to be locked in open position, 100mm. All locks to be keyed alike.

Supply and install ducted evaporative cooling to service whole house.

Supply and install ducted heating to service whole house. Indicative return air location as per Attachment D.

Prepare property in readiness of the National Broadband Network (NBN). Pre-provisioning as per Attachment F and as follows:

- conduit and accompanying GPO to be installed in the garage
- provide a site plan indicating the location of the conduit and accompanying GPO at handover.

Entry

Remove door and door frame between Entry and Kitchen, make good with square set opening.

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Lighting, 2 x LED downlights with replaceable globes.
- Doorbell, hardwired.
- Front door, solid core.
- Security screen, equivalent to Crimsafe, including door closer.

Oil or paint threshold as required.

Supply and install 4 x coat hooks mounted on board, board colour to match internal paint, location and type to be approved by DHA Project Manager.

Supply and install obscure glazing to side light.

Construct new combined coat/linen cupboard as indicated on Attachment D. New cupboard to have sliding doors, chrome framed with white vinyl cladding. Linen to have five adjustable white melamine shelves.

Lounge

Remove existing, dispose of and replace with new the following items:

- Floor coverings, carpet and underlay as indicated on Attachment D.
- Lighting, 4 x LED downlights with replaceable globes.

Remove and dispose of existing gas wall heater. Terminate and cap lines within wall cavity and make good wall. Renew existing SGPO with a DGPO.

Shift opening to Lounge as indicated on Attachment D, to be square set.

Family/Meals

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Lighting, 6 x LED downlights with replaceable globes.
- Sliding security door, new door to be cream in colour and keyed the same as other doors.

Service existing glazed sliding doors. Replace rollers if required and clean both tracks.

Remove and dispose of existing gas wall heater. Terminate and cap lines within wall cavity and make good wall. Renew existing SGPO with DGPO.

Remove door and frame to existing coat cupboard, plaster and paint after creating return air.

Kitchen

Reconfigure the kitchen as indicated on Attachment D.

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Lighting, 1 x oyster light centred in kitchen, 1 x LED over sink and 2 x LEDs over breakfast bench.
- Under bench and overhead cupboards, facades and carcasses, indicative layout as per Attachment D. Plan to be approved by DHA Project Manager before installation. Allow for:
 - full height pantry
 - 2 x pot drawers
 - bulkhead above overhead cupboards
 - microwave cavity, above bench. Clarify microwave cavity location requirements with DHA Project Manager.
 - fridge cavity – 1850 high with overhead cupboards
 - dishwasher cavity, ensure availability of GPO, tap and hole for services access.
- Benchtop, including breakfast bar with 300mm overhang as indicated on Attachment D.
- Splashback, tile.
- Sink.
- Electric oven, installed under bench.
- Gas cooktop, dimension and colour to match oven.
- Retractable range hood, dimension and colour to match oven.
- Cutlery tray, installed in top drawer.

Shift wall to fridge cavity closer to square set opening leading to entry.

Relocate phone point just above the bench next to DGPO.

Rear Hallway

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Lighting, 2 x LED downlight with replaceable globe, in each hallway.

Remove heater vent and make good.

Clean skylight.

Laundry

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Skirting, tile.
- Splashback, tile.
- Laundry tub, minimum 45L.
- External door, solid core without glazing.

- Security door.
- Dryer board cleats, make good area and supply and install new dryer board – colour to match wall.

Remove existing cupboard, dispose of and make good wall. Replace with combined broom and linen cupboard as indicated on Attachment D including sliding doors, chrome framed with white vinyl cladding. Broom cupboard to include high shelf with hanging rail under.

Relocate existing GPO to allow for new broom and linen cupboard.

Remove existing separate fan and light, dispose of and make good ceiling. Replace with fan/light combination unit.

Relocate manhole cover and surround from bathroom to laundry.

Toilet

Construct new toilet as indicated on Attachment D.

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Skirting, tile.
- Toilet suite.
- Toilet roll holder.
- Door furniture, privacy set.

Remove existing separate fan and light, dispose of and make good ceiling. Replace with fan/light combination unit in new location.

Bathroom

Construct new bathroom as indicated on Attachment D.

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Skirting, tile.
- Exhaust fan, and replace with 4 globe heater/fan/light combination unit.
- Wall tiles.
- Shower enclosure as indicated on Attachment D, constructed to Australian Standards. Including substrate equivalent to James Hardie Villaboard lining, wall tiles and pre-fabricated self-supporting base.
- Shower screen including pivot door, chrome framed.
- Towel rail, 1 x double, length 900mm.
- Towel ring.
- 2 x soap holders.
- Door furniture, privacy set.
- Bath.

Supply and install 1 x LED downlight with replaceable globe over vanity.

Supply and install double GPO.

Supply and install vanity including vitreous china basin and benchtop, finish and colour to match new kitchen.

Supply and install chrome framed mirror, width to match vanity.

Bedroom 1

Remove existing, dispose of and replace with new the following items:

- Floor coverings, carpet and underlay as indicated on Attachment D.
- Lighting, 1 x light fitting with glass shade. To be approved by DHA Project Manager.
- Sliding wardrobe doors and tracks, chrome tracks and chrome framed mirror doors.

Infill existing doorway between bedroom and passage.

Create new entry and doorway into Bedroom 1, including new hinged door and associated door furniture as indicated on Attachment D.

Supply an additional hang rail in the middle section of BIR to create double hanging.

Ensuite

Construct new Ensuite as indicated on Attachment D.

Remove existing, dispose of and replace with new the following items:

- Floor coverings, tile as indicated on Attachment D.
- Skirting, tile.
- 2 globe heater/fan/light combination unit.
- Lighting, 1 x LED downlight with replaceable globe over vanity
- Wall tiles.
- Shower enclosure as indicated on Attachment D, constructed to Australian Standards. Including substrate equivalent to James Hardie Villaboard lining, wall tiles and pre-fabricated self-supporting base.
- Shower screen including pivot door, chrome framed.
- Vanity including vitreous china basin and benchtop, finish and colour to match new kitchen.
- Toilet suite.
- Toilet roll holder.
- Towel rail, 1 x double, length 900mm.
- Towel ring.
- Soap holder.
- Door furniture, privacy set.

Supply and install chrome framed mirror, width to match vanity.

Supply and install DGPO above vanity.

Bedrooms 2 and 3

Remove existing, dispose of and replace with new the following items:

- Floor coverings, carpet and underlay as indicated on Attachment D.
- Lighting, 1 x light fitting with glass shade. To be approved by DHA Project Manager.
- Sliding wardrobe doors and tracks, chrome tracks and chrome framed doors with white vinyl cladding and 1 x mirror door.

Replace 2x damaged shelves in Bed 3 BIR.

Garage

Remove existing, dispose of and replace with new the following items:

- Garage door, 1 x double width panel lift door, automated, 3 x controllers (1 x internally fixed to garage wall), colour to match gutters.
- Lighting, 2 x double fluorescent batons with diffuser.
- Internal pedestrian access door, solid core with weather seal.
- External pedestrian access door, solid core with weather seal.
- Supply and install folding clothesline, internally mounted on garage wall.

Remove nails and hooks in brickwork.

External

General

Existing lawn and plants are to be maintained by the contractor from site possession, including watering and mowing as required.

Remove existing, dispose of and replace with new the following items:

- Front porch light, new to be oyster or bunker style.
- Light near laundry and garage doors, new to be oyster or bunker style.
- Hot water system, instantaneous gas, equivalent to Rinnai Infinity. Make good any holes in brickwork as required.
- Clothesline wire.
- Letterbox house number.
- Downpipes, equivalent to Colorbond 100 x 75mm.

Paint externally including Garage. Remove existing hooks, nails and screws etc., make good and prepare surfaces. Paint all previously painted surfaces to match existing. Gutters to be painted to match fascia.

Supply and install new light to clothesline.

Supply and install slimline rainwater tank with concealed pump, equivalent to Polymaster Slendaline 2000L. Connect to downpipes and install on a minimum 100mm thick reinforced concrete slab. Indicative location as per Attachment E. Rainwater tank is for garden use only – not to be plumbed to toilets, include sign stating 'for garden use only'. Rainwater tank to be full at handover to DHA.

Remove and clean debris from gutters and spouts.

Stormwater:

- Flush storm water system.
- Clear any blockages.

Pergola

Remove existing pergola structures, dispose of and replace with new the following items:

- Pergola. New structure to be steel, dimensions to match existing. Including steel roof with 2 x transparent panels, guttering and downpipe connected to stormwater system. Colour to be white. No requirement for council permit.
- Pavers. New to be charcoal 400 x 400mm, area to match new pergola area. Ensure minimum 50mm outward fall.
- GPO, double weatherproof.

Supply and install 2 x double fluorescent baton fittings with diffuser.

Roof

Remove heater flues, dispose of and make good roof.

Rebed, repoint and clean entire roof.

Gate

Remove existing wing fence and double gate, dispose of and replace with new, as indicated on Attachment E and in accordance with the following specifications:

- Treated pine lapped and capped.
- Steel frame.
- 15mm gap all round.
- 1 x drop bolt and catch, lockable with padlock.
- Hand hole to access drop bolt.

Landscaping

Landscaping work to be undertaken in accordance with Attachment E and is to include the following:

- Remove existing timber garden edging. Supply and lay new timber edging to area indicated.
- Supply and install continuous concrete garden edging, equivalent to Kwik Kerb, where indicated.
- Renew retaining walls where indicated.
- Remove existing trees/shrubs where indicated.
- Remove garden bed and sleepers where indicated.
- Supply and plant native plants where indicated.
- Trim existing trees/shrubs that will be remaining.

- Supply and lay chip bark mulch where indicated.
- Supply and lay rock mulch where indicated.
- Supply and lay compacted Lilydale toppings where indicated.
- Supply and lay 400 x 400mm charcoal pavers.
- Supply and lay edging pavers between garden bed and house where indicated.
- Supply and lay concrete where indicated.
- Clean strip drain in front of garage.
- Aerate and overseed lawn that is remaining.
- Supply and lay instant turf where indicated. Ensure ground is adequately prepared prior to laying.
- Pressure wash concrete surfaces where indicated.
- Spraypave all concrete at front of house. Colour to be charcoal.
- Remove concrete and dispose where indicated.
- Retain vegie patch to area indicated on Attachment E.
- Remove chicken wire gate and partition where indicated.

Cleaning

Full internal and external clean as per Attachment A.