

Hold Point Visualisation:

STAGE 1 - DESIGN PHASE					
<p>Design Phase cost: \$481,451.00 EX GST</p>	<p>Hold point: 1 Schematic Design</p>	<p>The documents will identify area allocations, conceptual organization of exterior and interior spaces, conceptual image and building massing, usage of feature interior and exterior materials, selection of structural, mechanical, plumbing and electrical system concepts.</p>	<p>Schematic design deliverables include:</p> <ul style="list-style-type: none"> - Schematic Design Report including project summary and narrative. - Site and code analysis. - Specific Schematic Design Documentation with detailed requirements as per Appendix A. This will include: <ul style="list-style-type: none"> o Architectural o Structural / Civil Schematic Design Documentation o Mechanical Schematic Design Documentation o Electrical / communications / security o Site services Infrastructure including electrical, water, wastewater, drainage, fire etc. o Any others as required to inform the Schematic Design - Safety In Design Report - Cross reference to Functional Brief. This should highlight any non-conformances with Brief including mitigation rationale. - Cost Plan –population / update of cost plan based on Schematic Design to ensure that design is in alignment with budget. (refer to Appendix B) - Value Management opportunities - Contractor advice on early works / procurement opportunities - Project Programme - Risk analysis – to be facilitated by Shire representatives with input required from Contractor and appointed consultants. 	<p>Council through the Superintendent review and either accept/reject the progress/deliverables at this stage.</p>	<p>Total Project award to Perkins Pty Ltd: \$8,513,765.40 Ex GST</p>
	<p>Hold point: 2 Detailed Design</p>	<p>To summarize, the detailed design phase consists of the following documentation:</p>	<p>Design development deliverables</p> <ul style="list-style-type: none"> - Detailed Design Report including project summary and narrative. - Analysis of Nett Lettable Areas and Gross Floor Areas. - Specific Detailed Design Documentation with detailed requirements as per Appendix A. This will include: <ul style="list-style-type: none"> o Architectural (including finishes schedules and 3D renders as applicable) o FF&E Schedules and requirements for samples or selections to be approved. o Structural / Civil o Mechanical o Electrical / communications / security / dry fire o Hydraulics / wet fire o Vertical Transport o Acoustics o BCA / DDA Compliance o Site services Infrastructure including electrical, water, wastewater, drainage, fire etc. o Any others as required to inform the Detailed Design - Update to Safety In Design Report - Cross reference to Functional Brief. This should highlight any non-conformances with Brief including mitigation rationale. - Cost Plan –population / update of cost plan based on Detailed Design to ensure that design is in alignment with budget. (refer to Appendix B) - Value Management opportunities - Contractor advice on early works / procurement opportunities - Project Programme - Risk analysis – to be facilitated by Shire representatives with input required from Contractor and appointed consultants. 	<p>Council through the Superintendent review and either accept/reject the progress/deliverables at this stage.</p>	
	<p>Hold point: 3 For Construction Documentation and Lump Sum Contract</p>	<p>This phase consists of the following:</p>	<ul style="list-style-type: none"> o Full Construction documentation plus intellectual Property Ownership o Sourcing of a minimum of three (3) comparative market price tests for each trade package building up to a fixed Lump Sum. Trade package schedule is to be developed prior reaching Hold Point 3. o It is noted that pricing will be in a tabular format showing the 3 comparable pricing with quotations including scope and exclusions to be provided for the preferred sub-contract package. Others may be requested on a case by case for auditing and assessment purposes. o Table showing discretionary scope (shopping list) with tested pricing for Principal review and future inclusion, this based on market tested pricing. o Contractor lump sum price based on agreed selected packages following consultation and negotiation with the Shire and representatives. This should demonstrate best value that conforms to the available budget with detailed listing of inclusions, exclusions and provisional sums. o Works Programme including critical path, key milestones, any Separable Portions and allowances for float. 	<p>Council through the Superintendent review and either accept/reject the progress/deliverables at this stage.</p>	
STAGE 2 - CONSTRUCTION PHASE					
<p>Construction Phase Cost: \$8,032,314.40 Ex GST</p>	<p>18 months of build governed by the AS 4902 Terms and Conditions through the Shire appointed Superintendent</p>				