

SIMON LETTE Builders

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4th August 2017

Valid until: 4th October 2017

Quotation

No. 00342

TO: Unit Plan No. 119 Urambi Village
RE: Community Room Alterations

Thank you for the invitation to quote on your project. SIMON LETTE Builders provide high quality product and service so you can be assured that you will be *"Building with Integrity"*

The brief for the project was discussed at an onsite meeting was held Louise Curham (executive committee representative) & Simon (builder) in attendance.

The site visit at the Community Room, Urambi Village was visited on 13th July 2017 and the following documents have been issued for Tender:

Proposed New Doors + Pergola to Urambi Village Community Room
David R Hobbes Architect AAIA
Date: July 2017 DWG 1 & 2

The cost break up is as follows:

Option 1.	Door alterations building works with use of Western Red Cedar units	\$39,997 inc. GST
Option 2.	Door alterations building works with use of Aluminum units	\$33,887 inc. GST
	Pergola alterations/extension	\$7,904 inc. GST

Please see the following pages for full lists of Inclusions, Allowances and Exclusions from this price.

Regards,

Simon Peter Lette

Inclusions

The following inclusions are for the supply and installation (S&I) unless otherwise indicated. Please carefully double check all Inclusions against the Exclusions as there maybe alternative proposals to tender documents

1. Preliminaries

- All required insurances cover including Contract Works & Public Liability. Workers Compensation policies will cover all workers on this site including subcontractors
- Supervision for the project will be 100% by the Builder/Director Simon Lette, who will be onsite every working day of this project
- *Master Builders Minor Work Contract*, including indicative program and completion dates. This contract is for a lump sum, fixed price - not subject to rise & fall
- Building Approval (BA) application and government fees
- Prestart dilapidation report covering existing condition to site, neighboring structures & land
- Site safety and amenities including temporary fencing/hording & signage

2. Professional Consultation

- Engineers minor works plan & certificate

3. Demolition & Asbestos Disturbance

- Extensive dust & demolition protections including security hording with plywood sheets, floor protections
- Temporary propping and demolition of structural elements
- All rubbish removal and tipping fees
- Builders survey for asbestos including organization and fees for professional testing
- Professional removal of asbestos sheeting & certification. Provisional Sum allowance of \$990

4. Setout

- All localized set out by builder with nominal sized set out and alignment details

5. Pest Control

- Rectification of termite barrier in alteration area

6. Sewer & Stormwater

- Installation of channel drain to entire length of wall and connection to existing storm water system

7. Structural Framing

- Required structural alteration as shown to achieve three equal, maximum sized openings

8. Electrical

- Minor electrical point alterations as required internal & external

9. Windows & External Doors

- Option 1. New Western Red Cedar, double glazed door units to match existing details
- Option 2. New Aluminum powder coated, double glazed units. Please note that the horizontal glazing bar has not been included
- Standard hardware handles & locks as supplied by window manufacture all key-to-like
- S&I of *Secureview* security screens

10. Interior/Exterior finishes & furnishings

- Generally all plaster and timber trimming and details to match existing Urambi details internally and externally
- All required making good to carpet and pavement

11. Painting

- Professional paint finish to all immediate work areas
- Standard colours and sheen levels with the use of gloss enamel to timber trims and doors

12. Cleaning

- Daily trade clean and progressive rubbish removal
- Final trade clean of new and nearby adjacent areas ready for occupancy

13. External works

- Pergola replacement and extension over breezeway with new H3 treated pine framing and new polycarbonate roofing. Details to match the existing

14: Defects & Maintenance

- Defects to be determined by the *NSW Guide to Standards and Tolerances 2017* on all new building works
- Material manufactures warranties & guarantees
- 12 month project check up and maintenance period from handover

15. Works to be done by Occupants

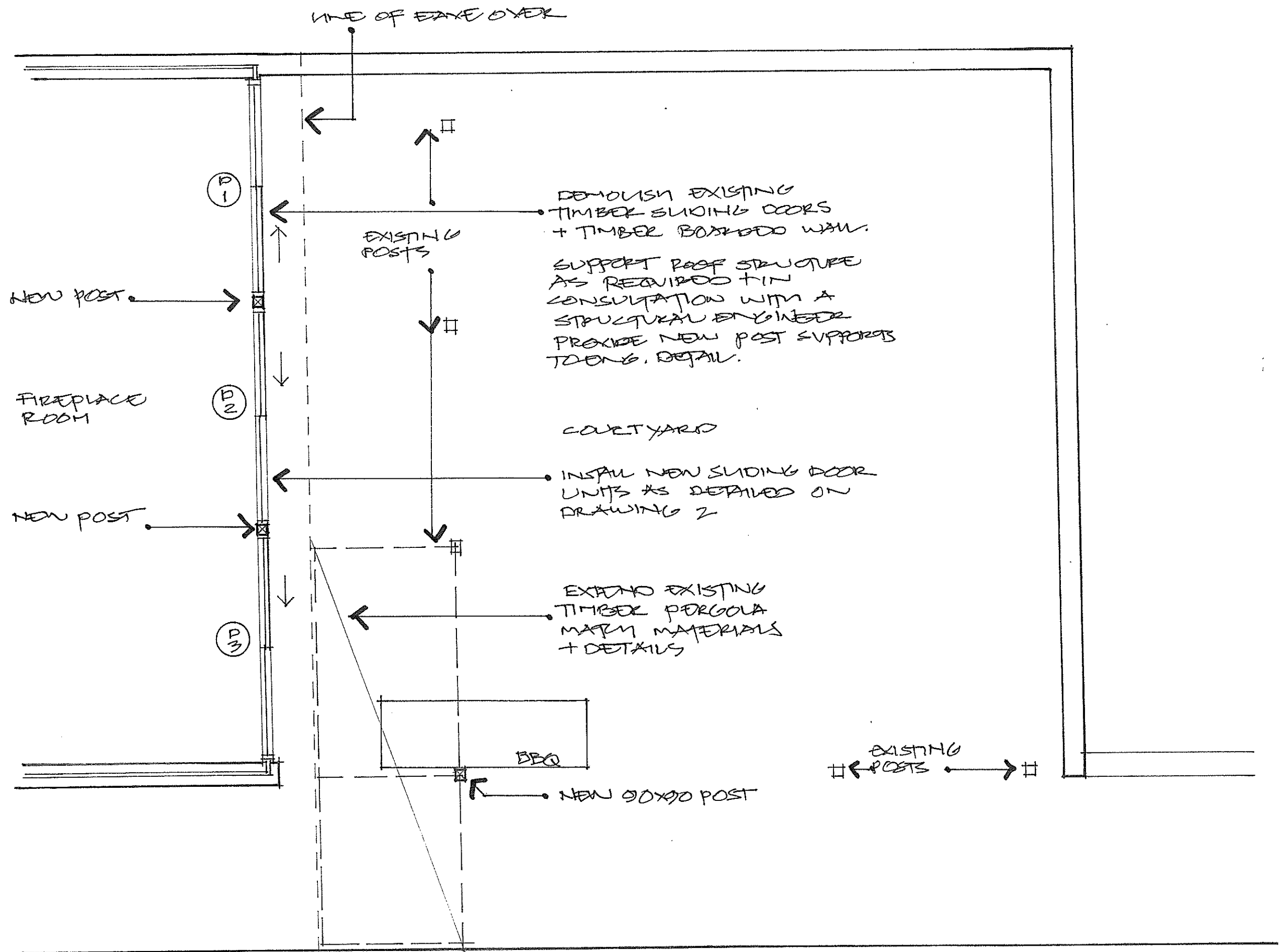
- Relocate direct and nearby soft furnishing so as they are not damaged or become dirty
- Residence of the property must notify Building & Contingence Insurance provider that work is being under taken
- Supply of continuous power & water source
- Allow access to site from 6:45am to 5:30pm Monday to Friday
- Building Approval (BA) Commencement notice must be issued before a commencement date will be given
- All selections of fittings, fixtures and finishes must be made before work commences

Quotation Exclusion

The following table lists items that are excluded in the quote price. It is advised that you carefully double check all exclusions to any tender documents and tick to ensure your own acknowledgment:

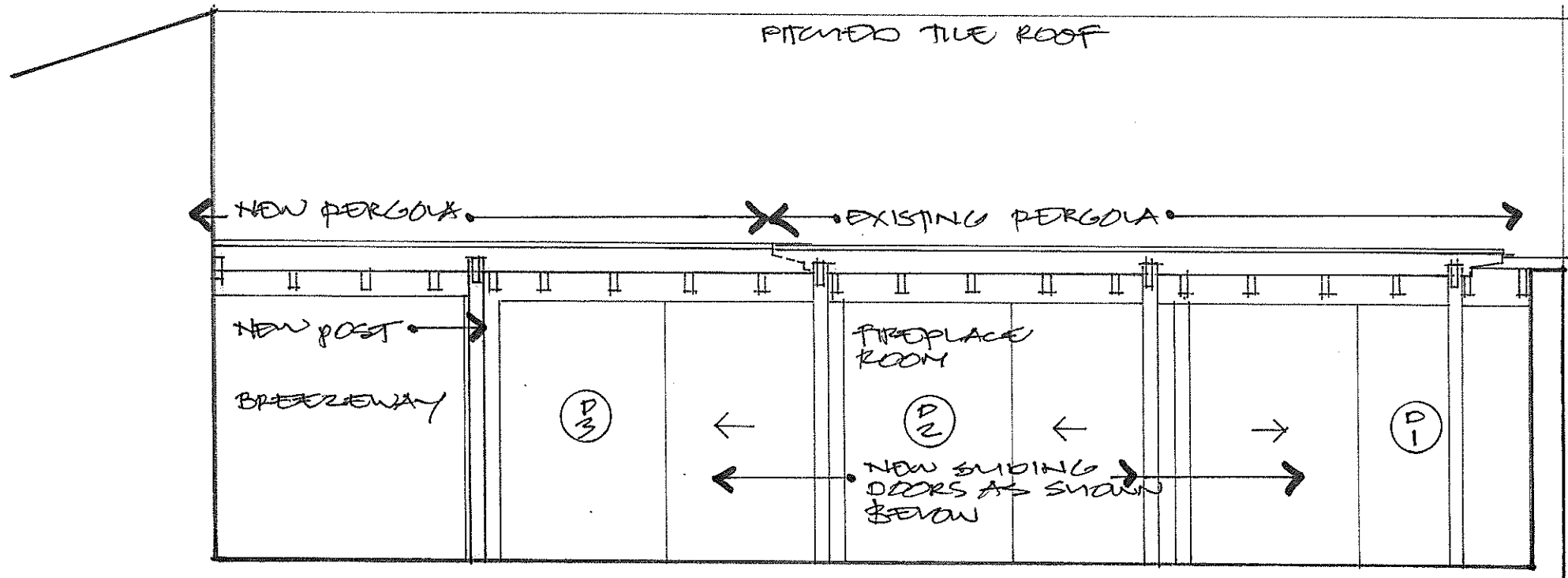
S&I of carpets and internal & external curtains & blinds	
Energy Efficiency Rating (EER) report as maybe required in BA	
Professional surveying for asbestos & testing fees outside the allowance. Please note that a destructive survey has not been conducted prior to issuing of this quotation	
Temporary toilet hire and maintenance	
Upgrades, rectification of preexisting conditions to drainage, water or gas lines UNO	
Upgrades, relocation to electrical mains power, POA, including installation of three phase power	
Upgrades or relocation to electrical meter, meter box or distribution board	
Relocation or upgrading of existing power or data points outside of allowance	
Storm water system cleaning & clearing including guttering, downpipes & blockages in ground	
Additives or oxides to mortars, renders or concrete UNO in quote	
In-slab or under tile heating systems	
White goods S&I, including dishwashers, washing machines, dryers, speed oven or microwave UNO	
Steps & stairs handrails, balustrade, nonslip noising or tactile	
Security alarm systems installation or alterations including all service provide fees and charges	
Security screens and doors supply or installation	
Rotted or rusted members repair in paint preparation (UNO)	
Painting of feature walls	
Mortised locks or rebated weather seals installation	
Rain water, tanks, pumps or charging of down pipes	
Fencing, gates, clothes lines & mail box additions or alterations	
External pavements, driveways preparations or completion	
Landscaping reinstatement, preparations or completion including of turfs and soft landscaping. All care will be taken to avoid damage	

End of Quotation

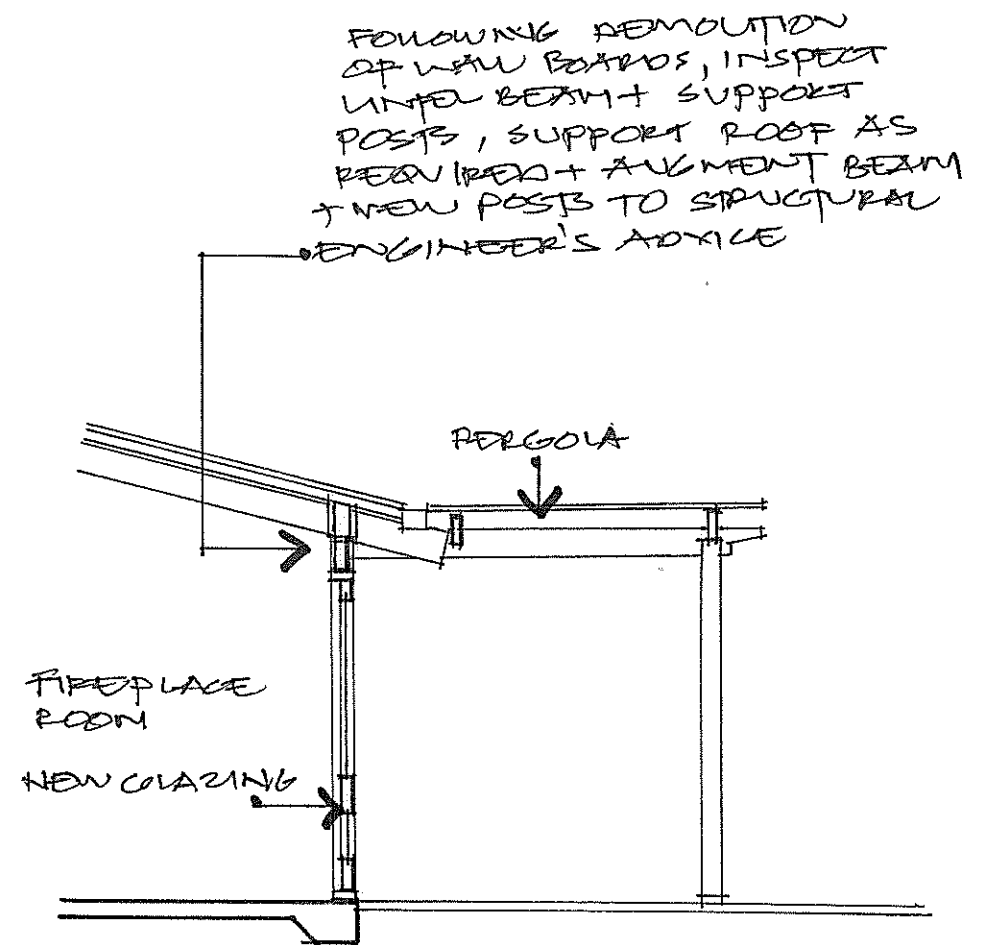


PLAN SCALE 1:50

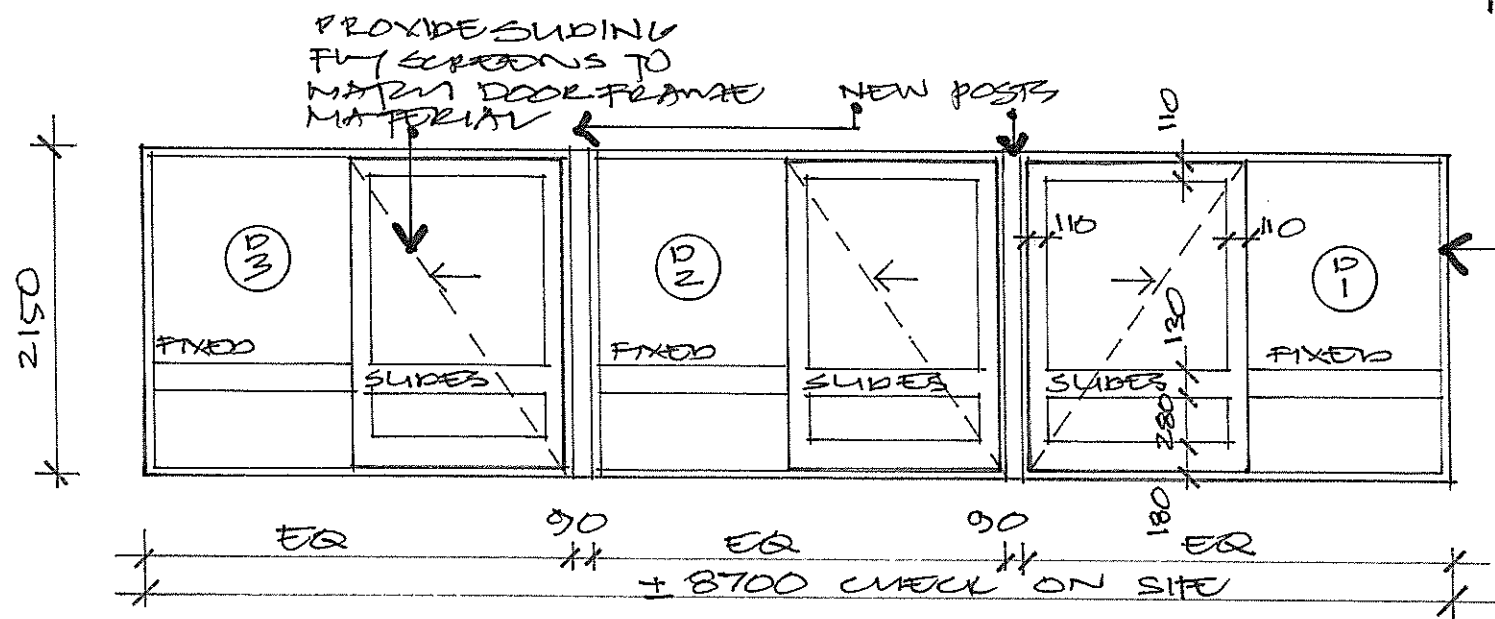
PROPOSED NEW DOORS + PERGOLA URAMEI VILLAGE COMMUNITY ROOM
 DAVID R. HOBBER ARCHITECT AILA SCALE 1:50 JULY 2017 DWG 1



ELEVATION TO FIREPLACE ROOM



SECTION A-A



WINDOW + DOOR DETAILS

MATCH EXISTING DOOR CONFIGURATIONS + DIMENSIONS AS CLOSELY AS POSSIBLE