

**Contracts Variations for the Period 1 November to 31 December 2008**  
*(Values shown are exclusive of GST)*

**Concept Design & Detail Tender Documentation For Sewerage Trunk Mains Warnervale Town Centre**

Contract Number	Date of Council Approval	Contractor	Approved Contract Value	Total Approved Budget (incl. contingency)	Actual Contract Value	Value of Variations Previously Reported	Value of Variations For Reporting Period	Total Value of Variations	Source of Funds
			\$	\$	\$	\$	\$	\$	
130590	23/01/2008	Bonacci Group Pty Ltd	433,500.00	478,955.00	472,407.50	Nil	38,907.50	38,907.50	Section 94 Contributions
<b>Individual Variations For The Reporting Period</b>									
<b>Description</b>				<b>Value \$</b>	<b>Description</b>				<b>Value \$</b>
Variation 1 - Additional Survey and Geotechnical Investigation for the altered alignments of Line A , Line MM and Line MK due to environmental requirements and Sparks Road widening.				42,900.00	Variation 4 – Relocate pump station A to median strip of proposed dual carriageway Sparks Rd to conform to RTA requirements.				3,900.00
Variation 2 - Deduction for incomplete work in Line MM and MK due to environmental requirements. Deduction also for delayed Line 6.				(-53,250.00)	Variation 5 - Resurvey due to changes in alignment along Sparks Road due to RTA changes.				2,000.00
Variation 3 - Additional sewer pump station in Line A, realignment of sewer Line 7 and recalculation of secondary sewer mains for Precinct 11 as a result of the changes implemented due to threatened species concerns and Sparks Road widening.				38,250.00	Variation 6 - Additional effort and delays associated with entry into private properties for geotechnical investigation works due to equine influenza quarantine.				5,107.50

Work under the contract is estimated at 60% complete. Three variations for approx. \$103,000 relating to additional design requirements for pump station and changed sewer mains alignment are yet to be assessed and valued. The remaining contingency as initially approved in the contract budget will not be sufficient to cover these variations. An additional contingency amount of \$100,000 is therefore sought.

## Concept Design & Detail Design & Tender Documentation – Water Supply Trunk Mains Warnervale Town Centre / Wyong Employment Zone Stages 1 & 2

Contract Number	Date of Council Approval	Contractor	Approved Contract Value \$	Total Approved Budget (incl. contingency) \$	Actual Contract Value \$	Value of Variations Previously Reported \$	Value of Variations For Reporting Period \$	Total Value of Variations \$	Source of Funds
130591	26/03/2008	SMEC Australia Pty Ltd	255,440.00	280,985.45	260,740.00	Nil	5,300.00	5,300.00	Section 94 Contributions
Individual Variations For The Reporting Period									
Description			Value \$	Description			Value \$		
Variation 1- Additional survey on both sides of Sparks Road Between Hue Hue and Burnet Rd to ensure RTA changes were taken into consideration.			5,300.00						

The contract was approved by Council with a contingency amount of \$25,545.45 giving a total budget of \$280,985.45. The contingency funds approved are expected to cover any further necessary variations. As such, no further contingency is requested at this time.

## Minnesota Road Intersection Upgrade

Contract Number	Date of Council Approval	Contractor	Approved Contract Value	Total Approved Budget (incl. contingency)	Actual Contract Value	Value of Variations Previously Reported	Value of Variations For Reporting Period	Total Value of Variations	Source of Funds
			\$	\$	\$	\$	\$	\$	
137955	26/03/2008	C & W Constructions Pty Ltd	991,520.00	1,151,520.00	1,413,966.52	289,862.85	132,549.67	422,412.52	Section 94 Contributions
Individual Variations For The Reporting Period									
Description			Value \$		Description			Value \$	
Variation 1 – Increase load capacity of stormwater pipe (Class 2 to Class 4) because of close proximity to traffic loading			667.92		Variation 18 – Additional sub-base gravel due to removal and replacement of unsuitable road sub-grade in Warnervale Rd.			340.00	
Variations 2 & 3 - Survey of existing services to relocate stormwater pipe and pit due to conflict found with existing services.			2,113.00		Variation 19 - Replacement of driveways and footpath on Warnervale Road due to revised design levels of new kerb and gutter to correct unsafe and adverse crossfall.			21,741.81	
Variation 4 - Excavation of stormwater trench in rock. Contract rates did not include rock based on previous geotechnical investigations and expected excavation depths.			14,240.00		Variation 20 - Survey and design of Minnesota Rd traffic island – omitted in error from design plans.			1,291.25	
Variations 5 & 8 - Backfill of excavated stormwater trench and deletion of pit and stormwater pipe due to conflict with existing services.			(-1,447.78)		Variation 21 - Survey of exposed rock subgrade in Minnesota Rd to allow calculation of additional sub base gravel.			299.00	
Variation 7 – Additional sub-base gravel to Minnesota Rd to compensate for rock being struck at different levels at new top of subgrade.			37,974.52		Variation 22 - Maintenance and repair of unsealed road pavement while pavement design was reassessed to address actual sub-surface conditions.			2,457.44	

## Minnesota Road Intersection Upgrade (cont.)

Individual Variations For The Reporting Period			
Description	Value \$	Description	Value \$
Variation 11 – Extend tail out drain for subsoil drains to maintain a fall gradient to a point enabling discharge.	1,547.40	Variation 23 - Traffic control provided by contractor to allow additional deflection testing of pavement by Council.	960.00
Variation 12 – Contractor connected new water main to existing mains due to unavailability of Council crew on other urgent works at time of required connection.	2,001.00	Variation 24 - Excavation in rock for trenches for street lighting. (Previously approved price for Variation 6 for street lighting was based on excavation in other than rock).	31,050.00
Variation 13 – Undertake asphalt work on adjacent contractor's area to remove asphalt join line in otherwise undesirable location. Includes credit from other contractor for completing this work.	9,953.16	Variation 26 - GST adjustment to previously approved Variation 6 for street lighting construction as extra scope of work to Minnesota and Warnervale Road intersection upgrade.	(-12,926.00)
Variation 14 – Deduction for deletion of granular overlay pavement section on Warnervale Rd. Replaced with asphalt following pavement redesign to improve road performance.	(-9,085.45)	Variation 27 - Extra costs for using alternative asphalt contractor - due to delays caused by further deflection testing and redesign of pavement in Warnervale Road to address actual subsurface conditions found in some areas.	7,012.50
Variation 15 - Remove and replace kerb and gutter to south-west corner of Intersection due to redesign of levels to remove adverse crossfall.	10,324.05	Variation 28 - Additional asphalt thickness through intersection to correct offset crown and unacceptable crossfall.	7,248.50
Variation 16 - Deep Lift asphalt to correct pavement levels on south-west corner of intersection to remove adverse crossfall.	4,182.00	Variation 29 - Additional line marking and painting face of traffic island kerbs not specified on drawings.	713.60
Variation 17 - Deletion of subsoil drains within road pavement due to concurrent pavement works by adjacent contractor.	(-16,285.50)	Variation 30 - Adjustment to asphalt thickening (previously reported Variation 26) after further justification provided by Contractor	16,211.25

The contractor's October Payment Claim included works performed under necessary variations. As required under the General Conditions of Contract, the Superintendent has valued and approved those variations. The contractor's Claim was submitted under the NSW Building & Construction Industry Security of Payments Act (SoP). The SoP Act specifies certain timeframes for the approval of Payment Claims, as do the General Conditions of Contract. The Christmas hiatus within the Council meeting schedule has not allowed reporting of the additional costs over budget in a timeframe consistent with the requirements of the SoP Act and the Conditions of Contract. Work under the contract is 100% complete. An additional contingency amount of \$5,000 is sought to provide for a potential claim from the contractor.

## Construction of The Entrance Community Centre Stage 2

Contract Number	Date of Council Approval	Contractor	Approved Contract Value	Total Approved Budget (incl. contingency)	Actual Contract Value	Value of Variations Previously Reported To Council	Value of Variations For Reporting Period	Total Value of Variations	Source of Funds
			\$	\$	\$	\$	\$	\$	
140816	25/06/2008	B.R. McKenzie Constructions Pty Ltd	2,174,679.00	2,392,146.90	2,209,539.38	5,303.63	27,019.5	32,323.13	Section 94 Contributions
Individual Variations For The Reporting Period									
Description			Value \$		Description			Value \$	
Variation 10A Latent Condition - Additional costs to remove and dispose of existing redundant concrete tank and associated contaminated waste found during internal carpark excavation works.			3,222.30		Variation 16 - Additional costs to revise new sewer, non-potable water and stormwater pipe locations to avoid damaging roots of trees retained adjacent to Battley Avenue.			2,818.97	
Variation 12A - Latent condition - additional costs to reinforce and strengthen existing Building C timber roof hanging beams found to be inadequate by structural engineer to support exhibition panels.			1,605.25		Variation 30 Latent condition - additional costs to remove and dispose of an existing asbestos pit and associated contaminated waste found buried during internal carpark excavation works.			1,267.52	
Variation 13A - Latent condition - additional costs to replace/repair deteriorated Building C deck members uncovered during work.			2,271.79		Variation 31 - Adjustments to water supply pipes to Buildings A and B to suit revised courtyard levels to satisfy disability compliance requirements.			2,664.44	
Variation 14A - Latent condition - additional costs to install new sewer drainage and reinstate concrete slab to female toilets in Building D when found not practical to core drill suspended floor as originally documented.			3,400.17		Variation 33 - Additional costs to revise design for floor slab and wall details for Men's Shed (Building F) due to error in ground levels shown on contract drawings. Revised design provided most economic solution.			4,183.58	
Variation 15 - Adjustments to sewage and drainage pipes and remove redundant sewer manhole to suit revised courtyard levels to satisfy disability compliance requirements.			3,552.33		Variation 35 - Adjustments to existing stormwater drainage lines to Buildings A & B to suit revised courtyard levels to satisfy disability compliance requirements.			2,033.14	

The contract was approved by Council with a contingency amount of \$217,467.90 giving a total budget of \$2,392,146.90. The contingency funds approved are expected at this time to cover any further necessary variations. As such, no additional contingency is requested.

### Design and Tender Documentation of No 3 Aeration Tank at Charmhaven Sewage Treatment Plant

Contract Number	Date of Council Approval	Contractor	Approved Contract Value \$	Total Approved Budget (incl. contingency) \$	Actual Contract Value \$	Value of Variations Previously Reported To Council \$	Value of Variations For Reporting Period \$	Total Value of Variations \$	Source of Funds
145814	22/10/2008	Cardno (Qld) Pty Ltd	144,755.00	159,230.00	150,765.00	Nil	6,010.00	6,010.00	Loan Funds
Individual Variations For The Reporting Period									
Description			Value \$		Description			Value \$	
Variation 1 – Fee to project manage the provision of updated geotechnical and topographical surveys for third tank in new location due to environmental concerns for threatened species on site. Previous geotechnical work not deep enough for new tank design. Previous surveys missing or inadequate for design of tank in new location.			2,050.00		Variation 2 - Topographical survey for the new tank location due to change in location of third tank following environmental considerations about endangered species.			3,960.00	

Work under the contract is estimated at 20% complete. Two variations for approx. \$7,000 for further geotechnical study of changed tank location are still to be assessed and valued. The contingency funds approved are expected to cover these variations. As such, no additional contingency is requested at this time.

## Toukley Reclaimed Effluent Treatment Plant Augmentation Works

Contract Number	Date of Council Approval	Contractor	Approved Contract Value	Total Approved Budget	Actual Contract Value	Value of Variations Previously Reported To Council	Value of Variations For Reporting Period	Total Value of Variations	Source of Funds
			\$	\$	\$	\$	\$	\$	
117144	23/01/2008	Water Treatment Australia Pty Ltd	2,237,364.40	2,461,064.40	2,252,710.00	Nil	15,345.64	15,345.64	Loan Funds
Individual Variations For The Reporting Period									
Description			Value \$		Description			Value \$	
Variation 1 – Credit for deletion of covers to tanks and Turbidity meters not required.			(-6,150.00)		Variation 4 – Provision of alternative controllers and sensors for improved operational control.			8,500.00	
Variation 3 – Provision of additional two 250mm isolation valves, three 200mm check valves and Turbidity meters (initially deleted in Vary 1) required.			12,995.64						

The contract was approved by Council with a contingency amount of \$223,700 giving a total budget of \$2,461,064. The contingency funds approved are expected at this time to cover any further necessary variations. As such, no further contingency is requested at this time.