

2022

DESIGN
MANAGERS'
CONFERENCE



HUTCHIES

20 May 2022
Hutchies Yard / Yatala

Acknowledgement



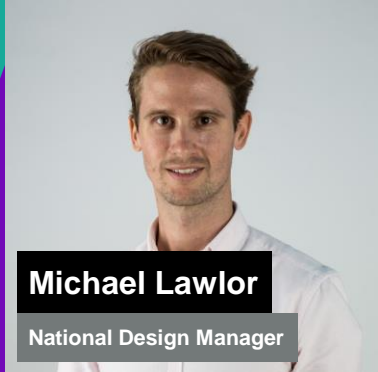
Hutchies acknowledges the Traditional Custodians of the land on which we work and live, and recognise their continuing connection to land, water and community. We also pay our respects to Elders past, present and emerging.

An aerial photograph of a construction yard. The yard is filled with numerous large, white steel truss structures, some of which are stacked. A large blue crane is visible in the center. To the left, there is a large white cylindrical storage tank. The yard is bordered by a blue fence, and a road with several trucks is visible in the background. The text "HUTCHIES YARD" is overlaid in the upper center, and "WELCOME TO YATAALA" is overlaid in large white letters across the bottom.

HUTCHIES
YARD

WELCOME TO

YATAALA



Introduction



Heads up



Housekeeping

Please switch your devices to silent mode

Toilets are located behind the stage, through the blue door and down the corridor

In an emergency, please follow the directions of Hutchies' Yatala Team and exit signage



Schedule

10.30am /
Morning Tea (15 mins)

12.30pm /
Lunch (30 mins)

3.00pm / Wrap up,
Yatala Site Walk & Beers

4.30pm /
Bus Departs for Top Golf



Questions

If you have questions, please **raise your hand** (including on Microsoft Teams for our remote joiners).

If you need anything throughout the day, please chat to:
> Natalie Roma
> Harleigh Venables

We're (still) COVIDSafe



Got symptoms?

Please let a Hutchies host know immediately



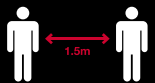
Hands off

Avoid shaking hands or touching your face



Wash your hands

Regularly for 30 seconds and sanitise in between



Keep the space

Maintain 1.5m from each other where practicable



Cover up & dispose

When sneezing / coughing, use bins for your tissues



Follow directions

Ensure you observe any current requirements

Following today



Survey

—
To provide feedback
on the conference



PDF

—
Copy of the
presentation

Purpose of the Day



**Getting to
know your
peers**



**Sharing of
knowledge
and ideas**



**DM Document
Library launch
on Hutchies'
Toolbox**

— Introduction

Design Managers' Conference

Conference Outline

3 sessions of presentations, case studies and panel discussion

Post Conference Events

Food, Beers & Site Walk of Yatala Yard
Top Golf



Topics



Opening Address

Michael & Ogi



Contractual Requirements

Harry White



Case Study / Jewel

Steve Child



Hutchies

Jack Jnr, Russell & Paul



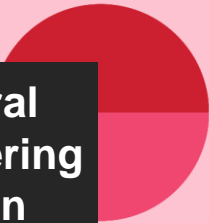
Facades

Jacob Baldacchino & Michael O'Reilly



Case Study / Mondrian

Darren Hall



Structural Engineering Selection

Cade Witham



Escalation

Paul David



Panel

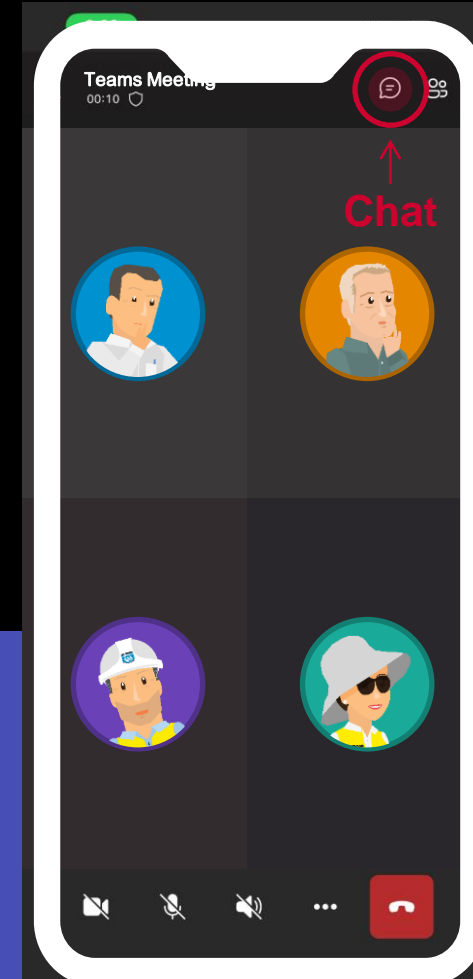
Lyndon Christian / Chris Lanigan / Paul David



Questions



Raise your hand or ask a question
in Microsoft Teams chat



H

Questions

Text the **MOGI HOTLINE** for
anonymous questions & tips

—
Michael / 0429 773 010
Ogi / 0428 413 313



Current Market Conditions

Hutchinson Builders takes over Cbus Brisbane tower that broke Probuild

Michael Bleby Senior reporter

May 2, 2022 - 4.56pm

Hutchinson Builders will take over the completion of Cbus Property's troubled residential development in Brisbane, one of most problematic projects for failed construction contractor Probuild.

The awarding of the contract was widely expected, as family-owned Hutchies, the largest Queensland-based builder, was seen as the only contractor capable of taking on the 47-level tower.



Sydney developer Next enters voluntary administration with debts of \$15 million

By Matt Ogg

28 April 2022



A 259-bed student accommodation facility in Kensington, Sydney for incoming UNSW students is among Next's projects that are still under construction.

- An aged care facility in Emu Plains and a student accommodation project are among the developments under construction that hang in the balance after Sydney builder Next entered voluntary administration yesterday, with its founder and director Joseph Di Girolamo hoping to salvage a deal with creditors.
- The company - founded in 2007 and responsible for such projects as Edge Ultimo, Bay Central in Neutral Bay, and The Hensley in Potts Point - has debts of \$15 million.
- Hard on the heels of high-profile development collapses this year such as Probuild and Condev, Di Girolamo has appointed John Vouris and Sule Arnavotic from Hall Chadwick as administrators.
- "Quite a lot of building companies are facing a few issues. Next is not immune from those issues," Arnavotic told Business News Australia.

Condev collapse to hit other Queensland builders

Michael Bleby Senior reporter

Mar 16, 2022 - 3.55pm



Save Share

The collapse of Queensland mid-tier builder Condev so soon after construction giant Probuild was placed into administration has increased pressure on other companies to hold up the subcontracting sector in an industry with razor-thin margins, the head of the state's largest building company said.

Worrells liquidator Jason Bettles was appointed to manage the wind-down of the private builder on Wednesday, after it failed to secure the \$25 million it needed from developer clients. The business was crunched by materials costs that surged 25 per cent in 18 months.

Condev, which had 18 projects when it went under, was not directly hit by the failure of Probuild last month. However, it did face higher after needing to replace subcontractors and suppliers knocked out by Probuild's failure.

Hutchinson Builders chairman Scott Hutchinson said Condev's own liquidation would increase the pressure on others.



Hutchinson Builders chairman Scott Hutchinson. Paul Harris

Since Last Conference...



Team Engagement

25 projects across 15 teams



People, Training & CPD

Cadet Program
Monthly CPD sessions
New Starter Onboarding



External Audit

2021 Audit recognised design management as an area of focus to improve project outcomes and reduce risk to the business



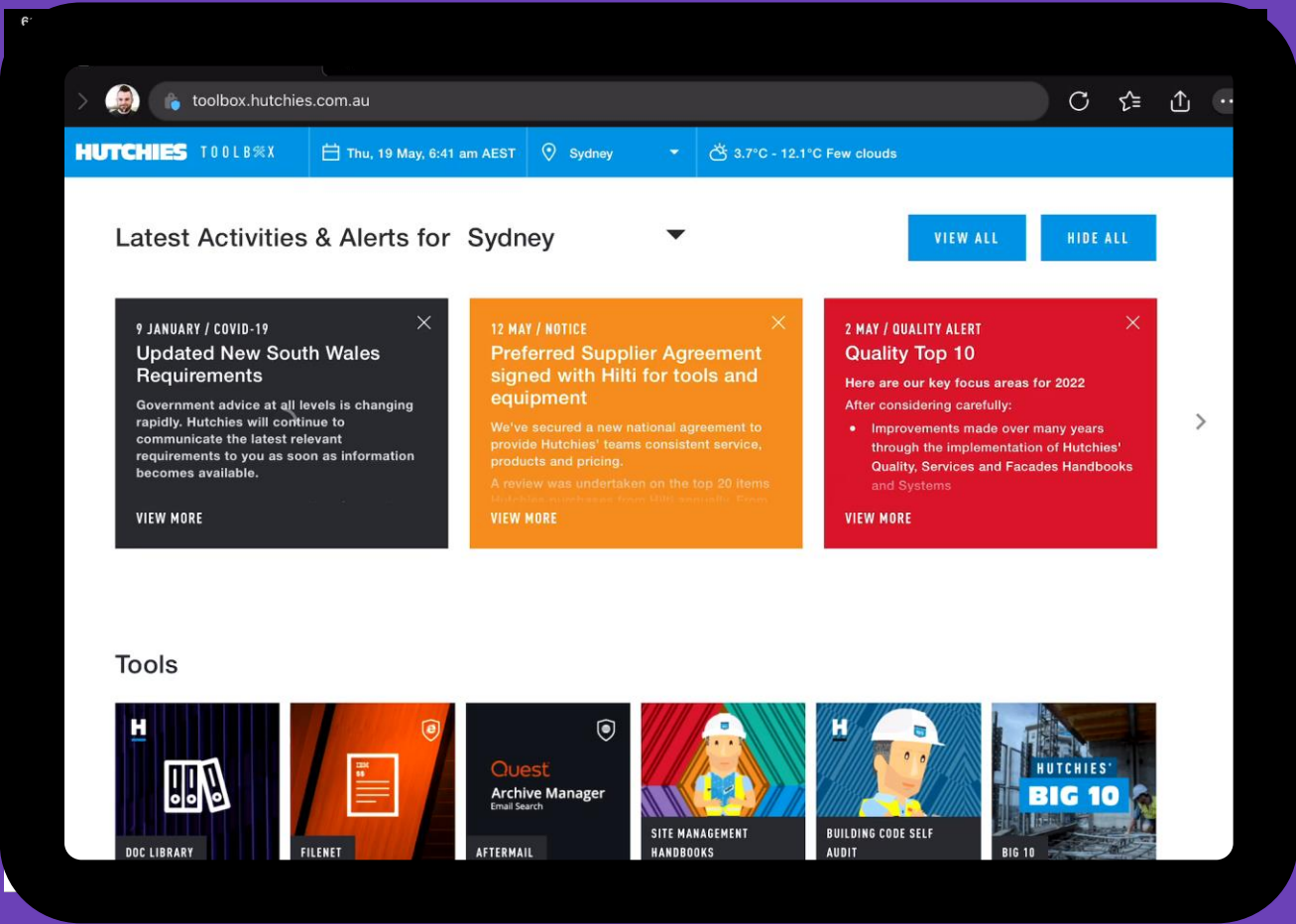
Quality Management System (QMS) & Toolbox

Audit complete, updated design management area on Hutchies' Document Library via Toolbox

Design Management > Toolbox & Document Library



Available on Hutchies' Toolbox
toolbox.hutchies.com.au



Hutchies' Standard Details now live on the Document Library

ROOM

SELECTED WALL LINING

SELECTED SKIRTING FIXED THROUGH TO WALL STUD

REFER MANUFACTURER'S REQUIREMENTS FOR TIMBER FLOORS

FLOOR SUBSTRATE

MAX 25

MIN 25

POOL SKIMMER BOX - DETAIL

POOL SURROUND (PROJECT SPECIFIC)

SKIMMER BOX

SELECTED COPING TILE

PEBBLECRETE POOLS

1. SKIMMER BOX

2. CEMENTITIOUS

3. PEBBLECRETE

POOL

1. SKIMMER BOX

2. CEMENTITIOUS

3. PEBBLECRETE

20 THICK

LATERAL RESTRAINT

WATERPROOF MEMBRANE TO FULL PERIMETER

POOL SHELL TO CONCRETE SLAB TO STRUCTURAL ENGINE FALLS TO DRAIN

ACOUSTIC PAD TO ACOUSTIC ENGINEER'S DETAIL

HEIGHT WILL VARY DEPENDING ON NUMBER OF LATERAL SUPPORT TO STRUCTURAL ENGINEER'S DETAIL

HB QUALITY TEAM MUST REVIEW ALL PEBBLECRETE POOLS ACOUSTIC ENGINEER AND STRUCTURAL ENGINEER'S DETAIL

REV	DATE	DESCRIPTION
A	MAR 2022	FOR INFORMATION
UNCONTROLLED		PRINTED

HUTCHINSON BUILDERS Established 1912

POOL SKIMMER BOX - DETAIL

SCALE 1:2

08-006

AA - 207 x 270mm

BALCONY

END DAM ANGLE SHOWN DASHED, FULLY SEALED TO WPM AND SUB-SILL

SEALANT APPLIED TO HEAD OF FIXING & AT FIXING POINT TO REINSTATE TANKING

WATERPROOF MEMBRANE TO FULL PERIMETER

EXTERNAL SURFACE

FILLET

FALL

10 MIN

20 MIN

BY GLAZING SUBCONTRACTOR

WPM VERTICAL TERMINATION HT

1 BALCONY THRESHOLD (ON SLAB WITH WATERSTOP ANGLE) 1:2

BALCONY

END DAM ANGLE SHOWN DASHED, FULLY SEALED TO WPM AND SUB-SILL

SEALANT APPLIED TO HEAD OF FIXING & AT FIXING POINT TO REINSTATE TANKING

WATERPROOF MEMBRANE TO FULL PERIMETER

EXTERNAL SURFACE

FILLET

FALL

10 MIN

20 MIN

BY GLAZING SUBCONTRACTOR

WPM VERTICAL TERMINATION HT

2 BALCONY THRESHOLD (ON HOBB WITH WATERSTOP ANGLE) 1:2

HOB WIDTH AND HEIGHT

PROJECT SPECIFIC

REV	DATE	DESCRIPTION
A	MAR 2022	FOR INFORMATION
UNCONTROLLED		PRINTED

HUTCHINSON BUILDERS Established 1912

BALCONY THRESHOLD - ON SLAB AND HOB

SCALE 1:2

02-002

AA - 207 x 270mm

BALCONY

END DAM ANGLE SHOWN DASHED, FULLY SEALED TO WPM AND SUB-SILL

FINISHED FLOOR LEVEL

WPM TO FULL PERIMETER

FALL

10 MIN

20 MIN

BY GLAZING SUBCONTRACTOR

WPM VERTICAL TERMINATION HT

REBATE WIDTH

PROJECT SPECIFIC

NOTE: FOR ODA THRESHOLDS, ENSURE THAT THE SPECIFIED GLAZING SYSTEM MEETS COM

REV	DATE	DESCRIPTION
A	MAR 2022	FOR INFORMATION
UNCONTROLLED		PRINTED

HUTCHINSON BUILDERS Established 1912

BALCONY THRESHOLD SILL WITH PAVER P

SCALE 1:2

02-002

AA - 207 x 270mm

EXTERNAL

SARKING AND INSULATION

COLORBOND FLASHING

RAIN SCREEN SEAL

WET SEAL / BACK SEAL

SEALANT & BACKING ROD

6mm FC TO OPENING PERIMETER

SEALANT APPLIED TO HEAD OF FIXING & AT FIXING POINT TO REINSTATE TANKING

NON-COMBUSTIBLE PACKER AND FIXING TO GLAZING SUBCONTRACTOR'S DETAIL

INTERNAL

INTERNAL LINING

STRUCTURAL SUPPORT AS REQUIRED

SUBHEAD FIXING TO GLAZING SUBCONTRACTOR'S DETAIL

6mm FC TO OPENING PERIMETER

SEALANT AND BACKING ROD

NON-COMBUSTIBLE ISOLATION PACKER

SUB FRAMING SEALED AT CORNERS AND SPLICED AND SEALER AT JOINTS

REV	DATE	DESCRIPTION
A	MAR 2022	FOR INFORMATION
UNCONTROLLED		PRINTED

HUTCHINSON BUILDERS Established 1912

WINDOW DETAILS - LIGHT WEIGHT WITH TOP HATS

SCALE 1:2

02-005

AA - 207 x 270mm

WINDOW DETAILS - LIGHT WEIGHT WITH TOP HATS

SARKING AND INSULATION

COLORBOND FLASHING

RAIN SCREEN SEAL

WET SEAL / BACK SEAL

SEALANT & BACKING ROD

6mm FC TO OPENING PERIMETER

SEALANT APPLIED TO HEAD OF FIXING & AT FIXING POINT TO REINSTATE TANKING

NON-COMBUSTIBLE PACKER AND FIXING TO GLAZING SUBCONTRACTOR'S DETAIL

INTERNAL

INTERNAL LINING

STRUCTURAL SUPPORT AS REQUIRED

SUBHEAD FIXING TO GLAZING SUBCONTRACTOR'S DETAIL

6mm FC TO OPENING PERIMETER

SEALANT AND BACKING ROD

NON-COMBUSTIBLE ISOLATION PACKER

SUB FRAMING SEALED AT CORNERS AND SPLICED AND SEALER AT JOINTS

REV	DATE	DESCRIPTION
A	MAR 2022	FOR INFORMATION
UNCONTROLLED		PRINTED

HUTCHINSON BUILDERS Established 1912

WINDOW DETAILS - LIGHT WEIGHT WITH TOP HATS

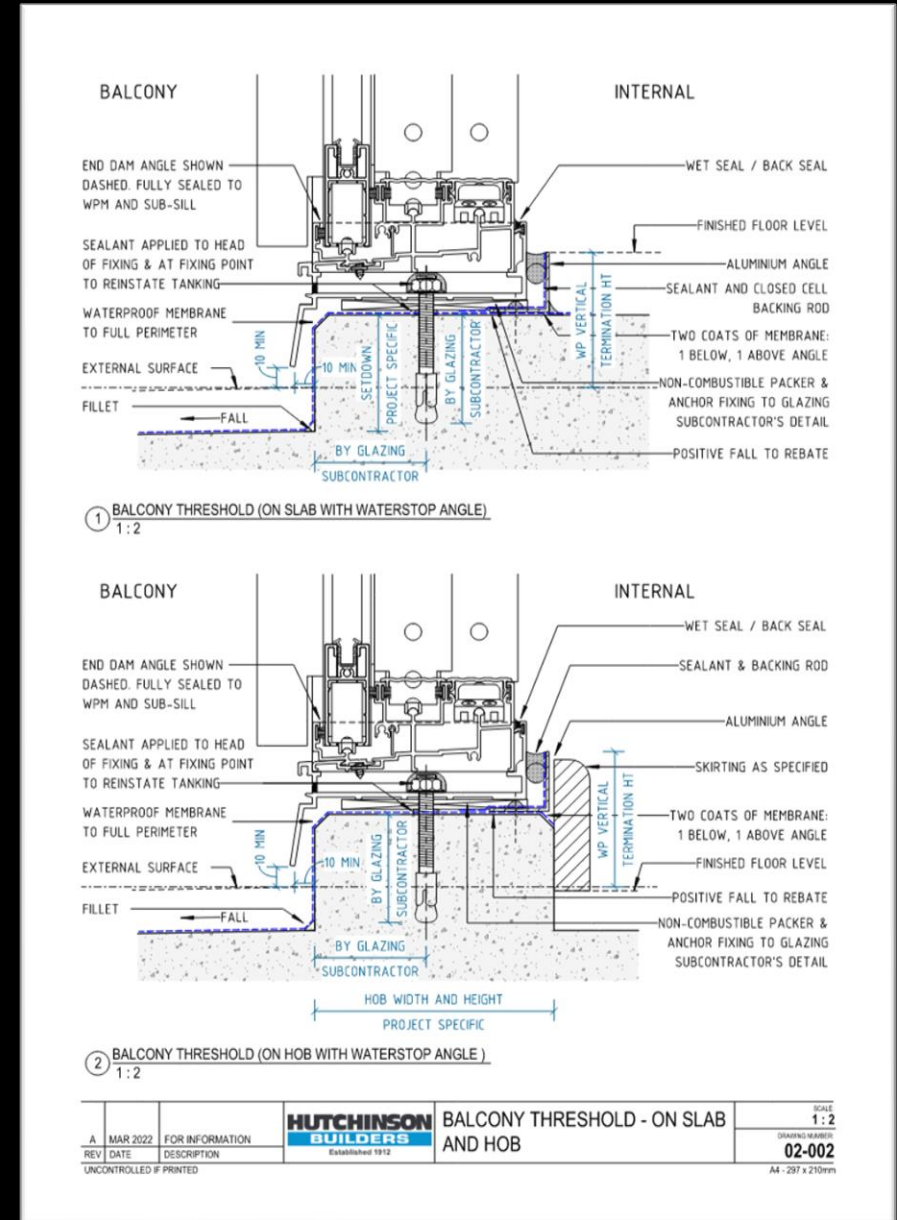
SCALE 1:2

02-005

AA - 207 x 270mm

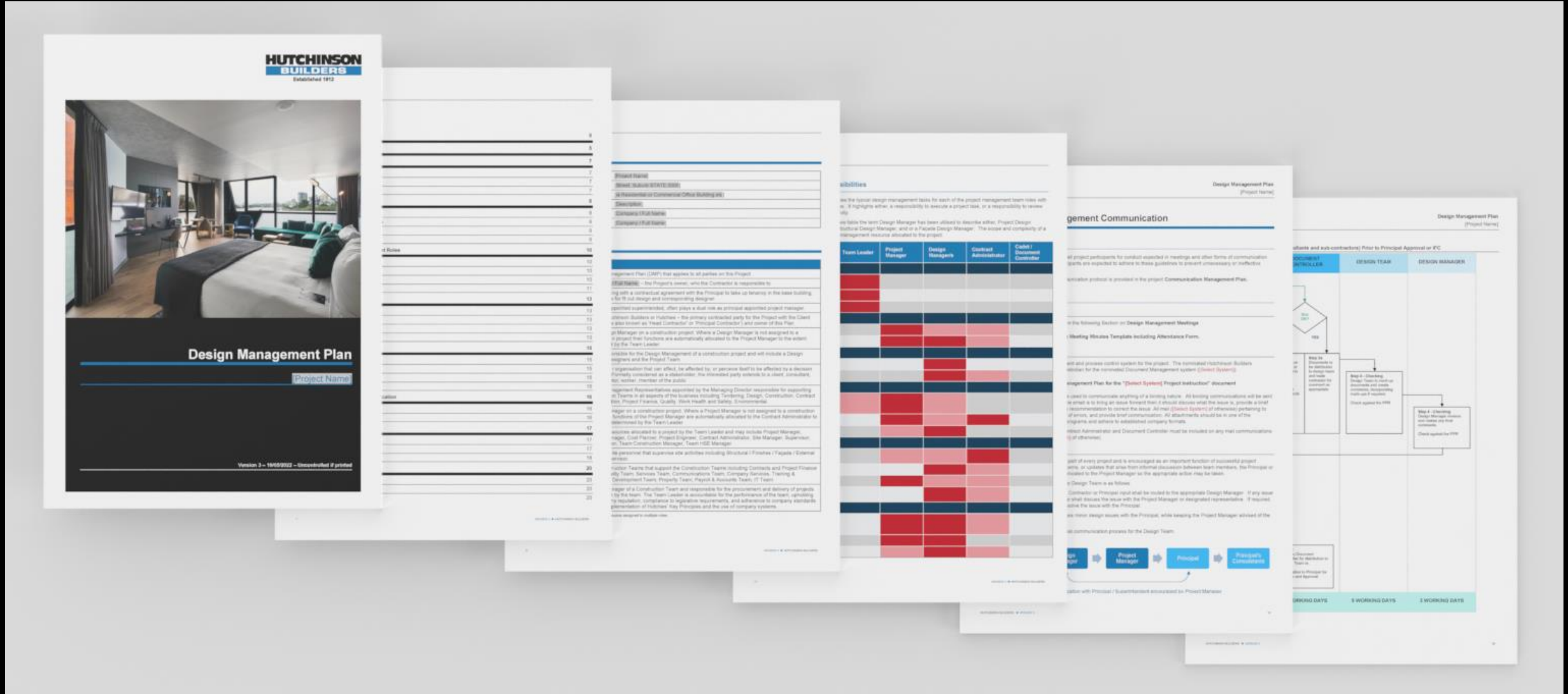
Hutchies' Standard Details now live

- > Approximately 40 details released with more to come
- > Drawing numbers reflect Hutchies' Quality Handbook topics
- > Intended to cover the majority of typical scenarios showing Hutchies *preferred* detail
- > Include in tenders, give to architects, share with subbies
- > If you have a better way to do something, we want to know!



Introduction

Updated Design Management Plan Template



Introduction

Updated Safety in Design Template

4. Project Safe Design Risk Register

ITEM NO.	HAZARD CATEGORY	HAZARD DESCRIPTION	RISK LEVEL	PROPOSED DESIGN MITIGATION CONTROLS	RESIDUAL RISK LEVEL	ACTION BY	ADDITIONAL CONTROLS TO CLOSE OUT ITEM	STATUS
1.0	SITE ISSUE							
1.1	Traffic and pedestrian management	Pedestrians mix with vehicular transport	High	Contractor to provide adequate/suitable warning signage to site access points. Provide details of site and contact numbers. No non site related pedestrian traffic to be allowed on site only as required.	Medium	Builder		Open
1.2	Slips, trips and falls	Trip and fall hazards, slipping	Medium	Contractor to assess risks and issue instructions for access or denial of. Consider slope stabilisation, screening or as appropriate to mitigate.	Low	Builder		Open
1.3	Access and egress	Unauthorised access into site during construction operations.	Extreme	Contractor to maintain a secure site. Secure suitable perimeter fencing to be maintained to all boundaries with appropriate warning signage. Perimeter security is to be specified to suit the locality and other measures such as an on-site security presence to be considered.	Low	Builder		Choose an item.
1.4	Underground services Overhead services	Risk of accidental contact with existing overhead and underground services	Extreme	Contractor to ascertain location of existing site services and take account of these in planning works and accessing site. Site personnel PPE to be utilised to suit appropriate application.	High	Electrical		Choose an item.
1.5	Mobile plant and equipment	Risk of injury from unauthorised access into site. Risk of theft of potentially dangerous construction machinery and materials.	Choose an item.	All materials, machinery and vehicles within the site are to be adequately secured, particularly during 'out-of-hours'. Perimeter security is to be maintained and appropriate warning signage displayed.	Choose an item.	Choose an item.		Choose an item.
1.6	Working within existing building	Working within existing building: Risk from unknown structure, services, materials and conditions.	Choose an item.	Provide full method statements for all construction processes likely to affect/be affected by the existing structure. Limits apply to lifting heights and associated plant.	Choose an item.	Choose an item.		Choose an item.
2.0	PRELIMINARY SITE WORKS							
2.1	Earthworks	Injury to personnel Injury to fauna and flora	Choose an item.	Adequate protection to be provided during site clearing operations. Undertake all recommendations of Environmental management plan including requirements for specialist spotters/environmental Consultants to overview works and procedures. Protective equipment to be provided for personnel.	Choose an item.	Choose an item.		Choose an item.
2.2	Demolition	Injury to personnel	Choose an item.	Appropriate PPE to be provided for personnel. Personnel are to be made aware of risks and appropriate working methods.	Choose an item.	Choose an item.		Choose an item.
2.3	Removal of debris from site	Risks associated with transportation of spoil / debris from site. Risks to personnel during loading procedures.	Choose an item.	Site access constraints are to be considered in planning debris removal. Personnel are to be provided with suitable Protective Equipment and made aware of risks.	Choose an item.	Choose an item.		Choose an item.
3.0	CONSTRUCTION PHASES: EXCAVATION AND EARTHWORKS							
3.1	Hazardous substances	Potential risk to personnel from ground contaminants.	Choose an item.	Adequate investigation works are to be undertaken to identify presence of contaminants. Personnel are to be made aware of risks and provided with appropriate protective equipment. Refer all current Geotech information & testing.	Choose an item.	Choose an item.		Choose an item.
3.2	Works in Proximity of existing live services	Risk of injury through accidental contact with existing underground / overground services.	Choose an item.	The contractor is to ascertain location of all existing site services and take account of these in planning works. Appropriate warning signage and Protective Equipment is to be provided. Personnel are to be made aware of risks.	Choose an item.	Choose an item.		Choose an item.
3.3	Excavation and construction of foundations / underground tanks.	Falling into open excavations. Risks from instability of excavation edges. Potential clash of personnel and construction vehicles/ machinery during excavation works/ foundation construction.	Choose an item.	Adequate shoring /edge protection to be provided to trenches and other excavations. Operatives are to be made aware of risks and provided with appropriate Protective Equipment. Full warning signage to be provided with visual warning indicators. Sequence of works to be overviewed and scheduled to minimise risks.	Choose an item.	Choose an item.		Choose an item.
3.4	Excavation Works	Flooding or ingress of ground water during the works. Risks to personnel carrying out works and of creating instability in excavations.	Choose an item.	Adequate investigations are to be carried out to determine risks from ground water. Works should be sequenced to minimise associated risks. Personnel are to be made aware of risks.	Choose an item.	Choose an item.		Choose an item.
3.5	External works generally	Collapse of groundworks. Risks associated with construction incl offloading of heavy material.	Choose an item.	Deep excavations are to be minimised / avoided where possible. Adequate propping and guarding/edge protection to be provided. Operatives are to be made aware of risks and provided with	Choose an item.	Choose an item.		Choose an item.

HUTCHINSON BUILDERS

REVISION A

4 OF 9

LIKELIHOOD How likely it is to happen?	CONSEQUENCES How severely it hurts someone (if it happens)				
	Insignificant no treatment required	Minor first aid treatment only; contained at site	Moderate medical treatment; contained but with outside help	Major extensive injuries, loss of production	Catastrophic death, irreversible damage
Almost Certain expected in most circumstances	Medium	High	High	Extreme	Extreme
Likely will occur in more circumstances	Medium	Medium	High	High	Extreme
Possible might occur at some time	Low	Medium	Medium	High	High
Unlikely could occur at some time	Low	Low	Medium	Medium	High
Very Unlikely may occur only in exceptional circumstances	Low	Low	Low	Medium	Medium

SCORE	ACTION
Extreme	ACT NOW - do something about the risks immediately. Requires immediate attention. Redesign to eliminate or reduce risk
High	Highest management attention is required, action plans and management responsibility specified. Redesign as far as is reasonably practicable and alert others of any residual risk
Medium	Manage by specific monitoring or response procedures, with management responsibility specified. Redesign if reasonably practicable.
Low	Manage by routine procedures, unlikely to need specific application of resources

Hierarchy of risk control

CONTROL	EFFECTIVENESS	DESCRIPTION
Elimination	100% Hazard removed	Design the hazard out e.g., relocating plant from roof level to ground level to eliminate hazard of working at heights for maintenance.
Substitution	75% Reducing the hazard	Hazard substituted with something of lesser risk e.g., specifying low emissions paints, finishes or cabinetry. Replacing a manual process with an automatic process.
Isolation	50% You are reducing and controlling the hazard	Hazard controlled through isolation e.g., isolating hazardous plant or chemicals.
Engineering	50% You are reducing and controlling the hazard	Hazard controlled through engineering e.g., Safety switches, mechanical ventilators, guards around machinery.
Administration / Training	25% These are soft controls which rely on people	Use administrative controls to influence people e.g., traffic management plan, procedures, safe work methods, signage.
Personal Protective Equipment (PPE)	5% You are now limiting the damage	Use personal protective equipment e.g., hearing protection or hard hat.

Potential Hazard Categories

Access and egress	Earthworks	Formwork	Precast construction	Stepping on or striking objects
Adjoining areas	Electrical	Hazardous substances	Psychological	Structural stability
Amenities and facilities	Entrapment	Heat sources	Radiation	Traffic and pedestrian management
Biological	Ergonomics and space	Lighting and ventilation	Security	Underground services
Climatic conditions	Falling objects	Manual tasks	Slips, trips and falls	Work at height
Confined spaces	Falls from heights	Mobile plant and equipment	Steel construction	Work on or near water
Crane operation	Fire and emergency	Noise	Specialised plant and equipment	Other workplace issues

Other Design Templates

Design program (under construction with Owen Lyden)

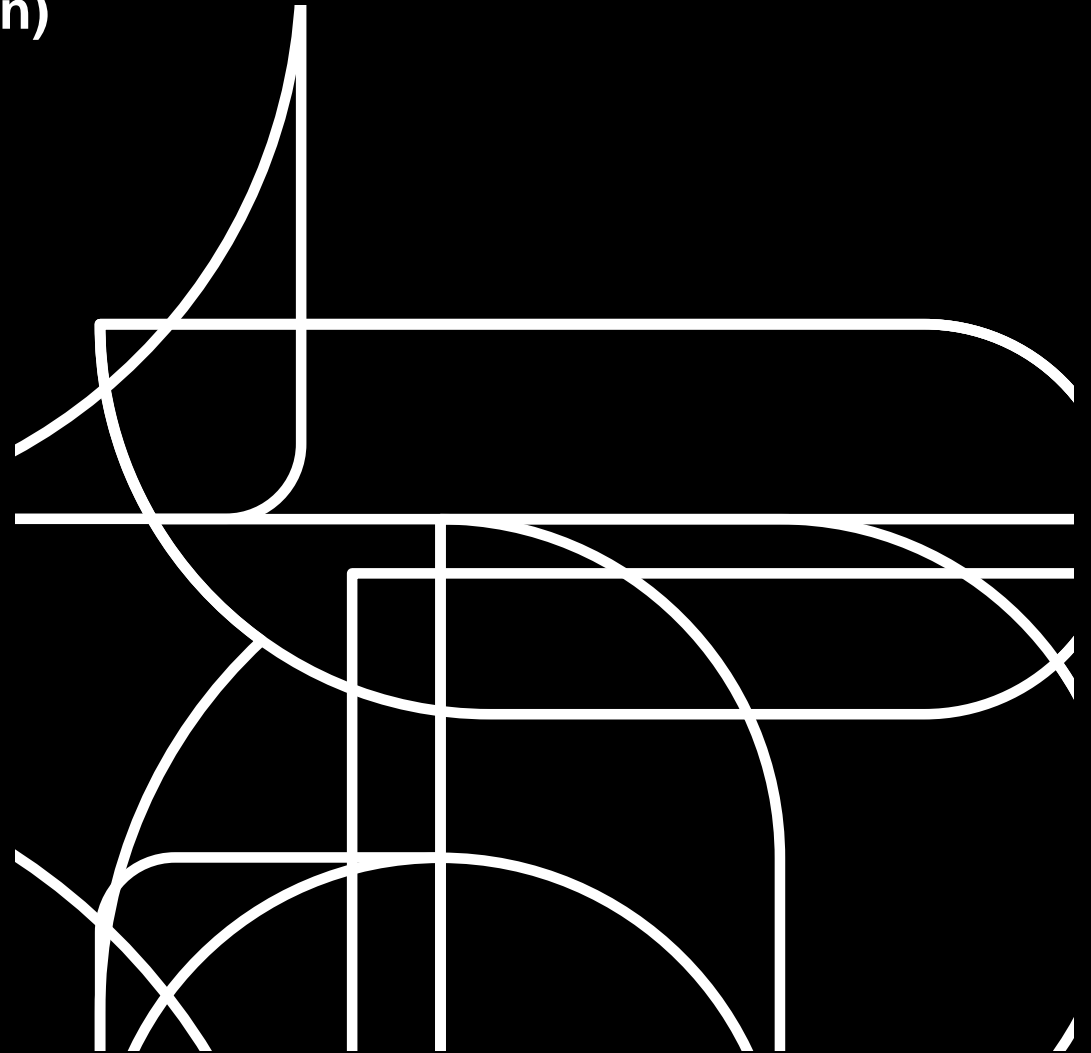
- > Linked to construction program
- > Linked to project procurement schedule
- > Drop down menu specific for your project

Design checklists

Meeting minute templates

PPR compliance schedule

We want to know what effective tools you use to deliver projects and share with others





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Joined Hutchies 2016

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2022

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MANAGERS'
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Contracts (for design managers)



2022

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Contracts (for design managers)

Content

- > What does D&C Mean?
- > Why Contract is important to Design Management?
- > Discrepancies
- > Principals' Project Requirements vs Prelim Design
- > Order of Precedence (OOP)
- > Complete the Annexures
- > Design / sample submission for approval
- > Program
- > Case Studies:
 - Midtown
 - DGC
 - Jewel



What does D&C mean? Everyone has a different opinion.....

Principal (Client)

- “builder wears all design risk”
- “I can make changes throughout the job.”
- “builder can’t change anything without my approval”

Architect

- > “I can up spec so I win an award”

Builder (ie Berlese)

- > “I can change anything - as long as we achieve CofC”
- > “achieve the performance requirements”
- > “I can make savings without effecting yield”

Design & Construct Subbie

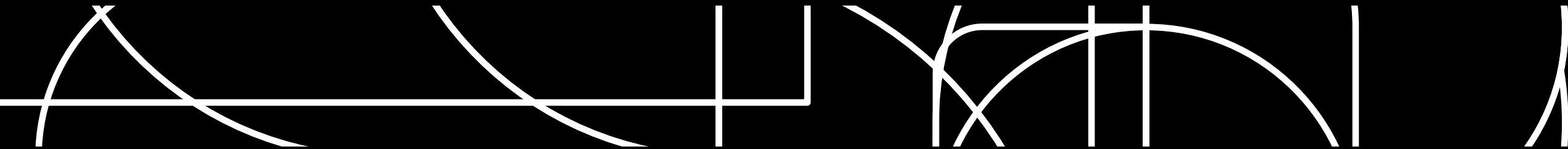
- > “I will satisfy the minimum performance objectives”



What does D&C mean? Wins / Losses

Builders believe there is a D&C 'balance' via:

- + **'Wins'** scaling back excessive designs to meet performance outcomes only ie **'design efficiency'**
- **'Losses'** up-spec of design gaps to meet performance outcomes ie **'meeting the brief'**



— Contracts

Ever been frustrated?

- > Scope / qualifications
- > Highest and best
- > Credits
- > Principal design delays
- > Design rejections / changes



What do we want?

We want:

- Clarity / no hesitation = speed
- Pathway for discrepancies & less arguments / less credits
- A process & timeframe for design approvals and decisions
- Flexibility to amend engineering / make savings
- And ultimately better margins

> *Need to set up the contract correctly*

> *I will show you how*



DANGER !!!! / Clause 8.1

> AS4902 D&C contract

8.1 Discrepancies

Figured shall prevail over scaled dimensions in a discrepancy. Otherwise, if either party discovers any inconsistency, ambiguity or discrepancy in any document prepared for the purpose of carrying out *WUC*, that party shall give the *Superintendent* written notice of it.

The *Superintendent*, thereupon, and upon otherwise becoming aware, shall direct the Contractor as to the interpretation and construction to be followed.

The *Contractor* shall bear the cost of compliance with a *direction* under this subclause to the extent that any inconsistency, ambiguity or discrepancy in the *design documents* or between the *design documents* and the *Principal's project requirements* necessitates the *direction*.

If compliance with any other *direction* under this subclause causes the *Contractor* to incur more or less cost than otherwise would have been incurred had the *direction* not been given, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

AS4902 Amended Contract (Ruby) / Discrepancy Clause 8.1

8.1 Discrepancies

Where there is an inconsistency, ambiguity or discrepancy in or between any document or documents prepared for the purpose of carrying out the WUC, the inconsistency, ambiguity or discrepancy shall be resolved as follows:

- (a) the Formal Instrument of Agreement and these general conditions have precedence over the other Contract Documents;
- (b) where inconsistent levels of quality are required, the higher level of quality will apply;
- (c) figured dimensions will take precedence over scaled dimensions;
- (d) drawings made to larger scales will take precedence over drawings made to smaller scales;
- (e) where the requirements for quality or any aspect of the WUC is not expressly specified or depicted, the quality must be consistent with the stated purpose of the Works; and
- (f) drawings showing particular parts of the WUC take precedence over drawings for more general purposes.

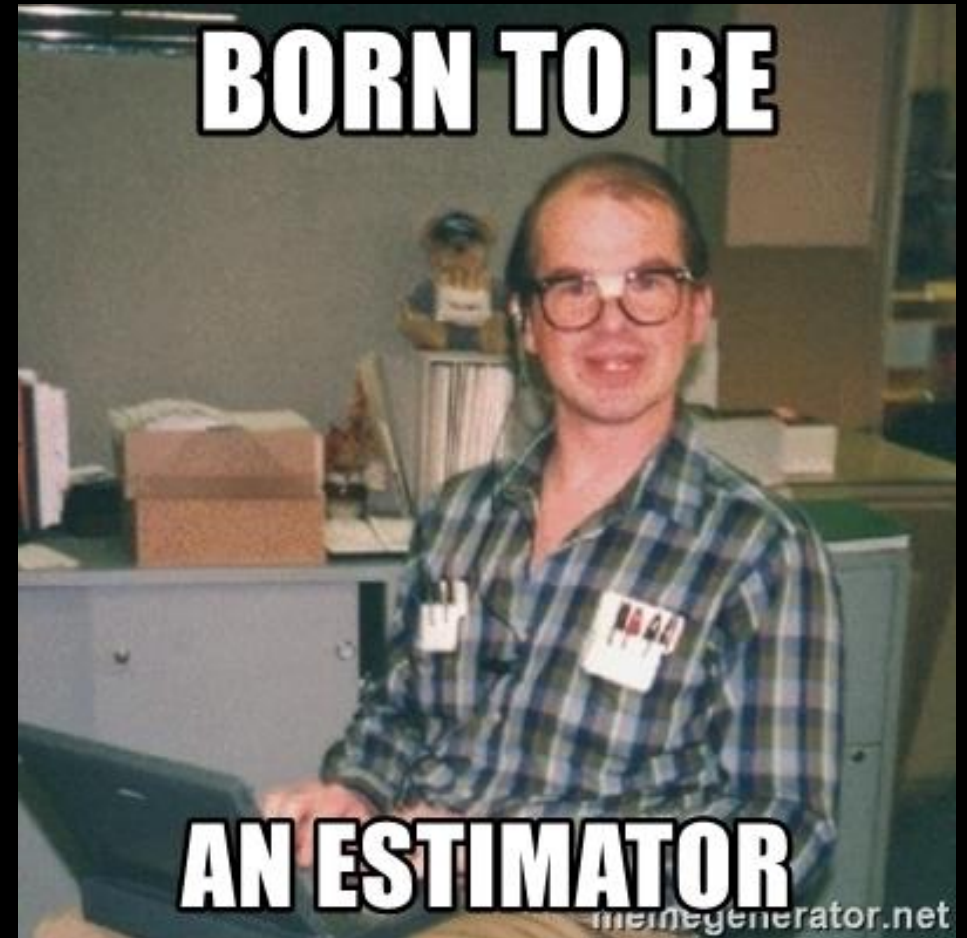
Figured shall prevail over scaled dimensions in a discrepancy. Otherwise, if If either party discovers any inconsistency, ambiguity or discrepancy in any document prepared for the purpose of carrying out WUC which cannot be resolved in accordance with the preceding paragraph, that party shall give the Superintendent written notice of it. The Superintendent, thereupon, and upon otherwise becoming aware, shall direct the Contractor as to the interpretation and construction to be followed.

Any inconsistency, ambiguity, discrepancy, error or omission in or between any document prepared for the purpose of carrying out the WUC and/or any direction given under this clause will be at the Contractor's sole risk and the Contractor will not be entitled to any Claim against the Principal as a result of any such inconsistency, ambiguity, discrepancy, error or omission.

— Contracts

Why is discrepancy clause a risk?

- > Hutchies' estimator and our subbies consider the documentation in an OOP
- > Each trades focuses on trade specific docs – and ignores the others
- > Unlikely we have checked every document for discrepancy
- > We don't price 'highest and best'
- > Human nature – motivated to win – hence price the cheapest not the dearest



Why is Discrepancy clause a risk?

Examples /

- > Sparky will count lights on Elec plan, not an architectural RCP
- > Glazier will quote glass specified in the glazing schedule and not check the sales document
- > Sprinkler contractor will quote heads to suit code rather than look at RCP
- > Stone contractor will price the specified stone without looking at the 3d renders
- > Mech contractor will price mech engineering without checking the performance brief or ceiling plans
- > Balustrade contractor will look at elevation and details – if they are different – will price the cheapest possible alternate



How to set up our contract documents

> Split

Split the documents (PPR and Preliminary design)



> Sort

Sort the documents in an Order of Precedence (OOP)



PPR vs prelim design – what’s the difference?

The AS4902 D&C contract asks us to separate the PPR from Prelim design

preliminary design means the documents stated in **Item 11**;

prescribed notice has the meaning in subclause 41.1;

Principal means the Principal stated in *Item 1*;

Principal’s project requirements means the *Principal’s* described in the document

- (a) shall include the st intended;
- (b) may include the objectives for *the W*
- (c) where stated in *It design*;

10 The *Principal’s project requirements* are described in the following documents (clause 1)

11 Preliminary design (clause 1)

- 1 Preliminary design (if included in Item 11)
- 2
- 3
- 4
- 5
- (a) A preliminary design **is included** **is not included** in the *Principal’s project requirements*. If neither deleted, a *preliminary design* is not included
- (b) The *preliminary design* documents are:
- 1
- 2
- 3
- 4
- 5

Why split PPR from prelim design?Back to 8.1

Must disclose any discrepancy
for the purpose of carrying out the WUC

Can't depart from the PPR

8.1 Discrepancies

Figured shall prevail over scaled dimensions in a discrepancy. Otherwise, if either party discovers any inconsistency, ambiguity or discrepancy in any document prepared for the purpose of carrying out WUC, that party shall give the Superintendent written notice of it. The Superintendent, thereupon, and upon otherwise becoming aware, shall direct the Contractor as to the interpretation and construction to be followed.

The Contractor shall bear the cost of compliance with a direction under this subclause to the extent that any inconsistency, ambiguity or discrepancy in the design documents or between the design documents and the Principal's project requirements necessitates the direction.

If compliance with any other direction under this subclause causes the Contractor to incur more or less cost than otherwise would have been incurred had the direction not been given, the difference shall be assessed by the Superintendent and added to or deducted from the contract sum.

Begs the question /

Are we really going to advise of every change to a part finished engineering drawing?

Hence why these can't be part of the PPR

Why split PPR from Prelim Design?Back to 8.1

We wear the costs of compliance with PPR
(importantly not the Prelim design)

Variation applies where direction is
outside of the PPR

8.1 Discrepancies

Figured shall prevail over scaled dimensions in a discrepancy. Otherwise, if either party discovers any inconsistency, ambiguity or discrepancy in any document prepared for the purpose of carrying out *WUC*, that party shall give the *Superintendent* written notice of it. The *Superintendent*, thereupon, and upon otherwise becoming aware, shall direct the *Contractor* as to the interpretation and construction to be followed.

The *Contractor* shall bear the cost of compliance with a *direction* under this subclause to the extent that any inconsistency, ambiguity or discrepancy in the *design documents* or between the *design documents* and the *Principal's project requirements* necessitates the *direction*.

If compliance with any other *direction* under this subclause causes the *Contractor* to incur more or less cost than otherwise would have been incurred had the *direction* not been given, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

Why split prelim design from PPR? Clause 8.3

8.3 Contractor-supplied documents

The *Contractor* shall supply to the *Superintendent* the documents and number of copies at the times or stages stated in *Item 17*.

Other documents and information required by the *Contract*, unless elsewhere stated in the *Contract*, shall be supplied not less than 14 days before the *work* described in the documents is commenced and shall be in a form satisfactory to the *Superintendent*.

If the *Contractor* submits a document to the *Superintendent*, then except where the *Contract* otherwise provides:

- (a) the *Superintendent* shall not be required to check that document for errors, omissions, inconsistencies, ambiguities, discrepancies or compliance with the *Contract*;
- (b) notwithstanding subclause 2.1, any *Superintendent's* acknowledgment or approval shall not prejudice the *Contractor's* obligations; and
- (c) if the *Contract* requires the *Contractor* to obtain the *Superintendent's* direction about that document, the *Superintendent* shall give, within the time stated in *Item 18*, the appropriate *direction*, including reasons if the document is not suitable.

A *direction* by the *Superintendent* to vary anything in the *design documents* shall be a variation to *WUC* only to the extent that the *design documents*, before such variation, complied, or would have complied, with the *Principal's* project requirements.

Copies of documents supplied by the *Contractor* shall be the *Principal's* property but shall not be used nor copied otherwise than for the use, repair, maintenance or alteration of the *Works*.

> Must satisfy the PPR

> Directions outside the PPR will be a variation

Why split PPR from Prelim Design?

- > The contract requires Hutchies warrant the PPR
- > Hutchies can't warrant Prelim design (it's not finished)
- > We need the flexibility to change preliminary design
- > Any change to the PPR must be disclosed / directed by either party

Hence documents likely to change (eg engineering) shouldn't be listed as PPR

- > We want the Principal to make comment / approvals on drawing submissions in relation to the PPR only / not the entire Preliminary Design

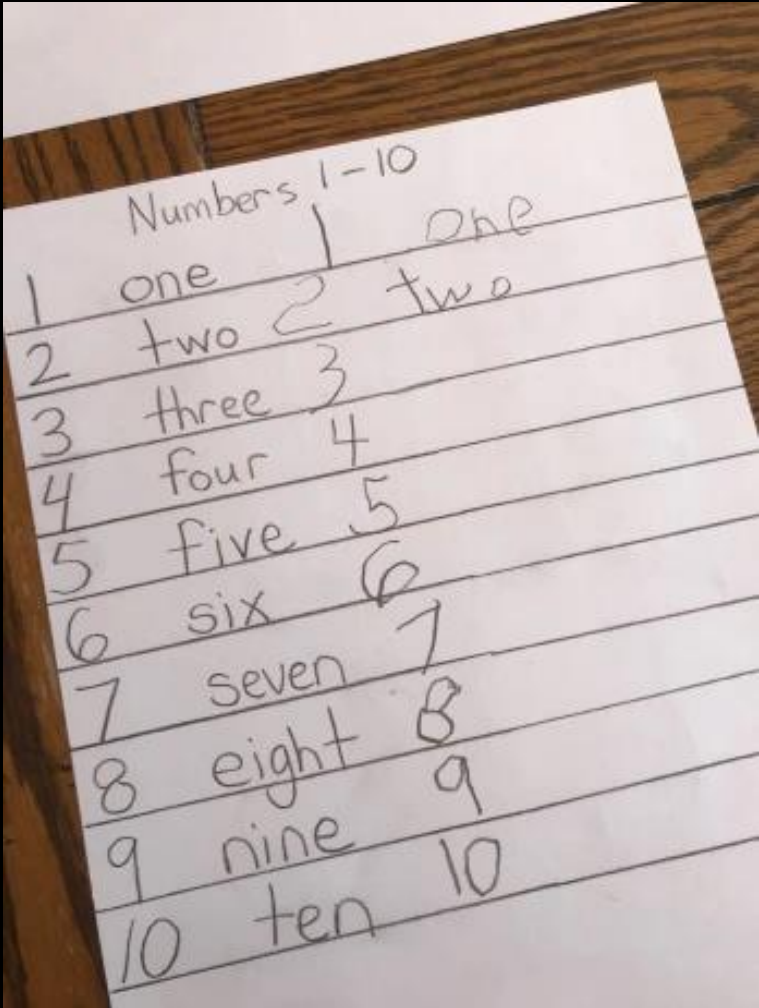


What is order of precedence (of contract documents)?

Identifies the order in which the various contract documents are prioritised

when resolving a conflict or ambiguity,

within said contract documents.



Order of Precedence (OOP)

Contractor vs Principal

- > Contractor (Hutchies) priorities:
 - Our offer VM / qualifications / exclusions at the top of the order
 - List reliance docs
 - It's how our subbies think
 - Certainty / speed
- > Principal priorities:
 - Satisfy town planning conditions
 - Back to back with sales / lease / contract with his end user
 - Finishes schedule
 - Highest and best / confusion



Order of Precedence / Formal Instrument

> A typically unhelpful FIA



INSTRUMENT OF AGREEMENT

Date of the Agreement:

PARTIES:

Cbus Property Sydney Residential Pty Ltd (ACN 607 511 035) of Level 7, 550 Bourke Street, Melbourne, Victoria, 3000 as trustee for the Sydney Residential 2015 Unit Trust ("Principal")

and

[INSERT] (ACN [INSERT]) of [INSERT REGISTERED ADDRESS] ("Contractor")

Contractor's Licence No: [INSERT]

RECITALS

- A. The Principal is seeking a builder to undertake the design and construction of works for Stage 2 of the Principal's project known as "Newmarket Randwick" ("Project") in accordance with the Contract, such work being domestic building work for the purposes of the Home Building Act.
- B. The Contractor has agreed to enter into the Contract with the Principal whereby the Contractor is agreeing to undertake the design and construction of the Project.
- C. The Contractor represents to the Principal that it is experienced in the design and construction of work similar to WUC and that it will provide the necessary resources, personnel, skill and expertise required in order to comply with all its obligations in accordance with the Contract.
- D. The Contractor acknowledges that the Principal has relied upon the representation in Recital C in entering into the Contract and agrees to its engagement on the terms of the Contract.
- E. The Contractor acknowledges that the provisions to be incorporated in the Contract as a requirement of the Home Building Act are so incorporated and the Contractor acknowledges and warrants to the Principal that the Contractor has carefully examined the provisions of the Home Building Act.

OPERATIVE PROVISIONS

Performance

1. The parties have entered into the Contract for WUC, being the design and construction of Stage 2 of the Project in accordance with the Contract.
2. The Contractor agrees to undertake the design and construction of WUC in accordance with the terms and conditions of the Contract.

3. In consideration for the Contractor performing WUC in accordance with the terms and conditions of the Contract, the Principal shall pay the Contractor the Contract Sum.
4. Unless otherwise stated in the Contract, the date when WUC is to commence is the date the Contractor is given access to the Site for commencement of WUC on Site in accordance with clause 24.1.
5. The date when the Works shall be completed is defined as the Date for Practical Completion, as amended in accordance with the Contract.

Contract Sum

6. The Contract Sum is the lump sum specified in Appendix 1 (excluding GST), which includes all Provisional Sum amounts.

Contract Documents

7. The Contract comprises the following documents, to which the following order of precedence applies to the interpretation of any discrepancies or inconsistencies: **[Note: Order of Precedence to be confirmed]**
 - (a) this Instrument of Agreement;
 - (b) General Conditions of Contract and Annexure Part A;
 - (c) Appendix 1 (Contract Sum and Provisional Sums);
 - (d) subject to clause 7A of this Instrument of Agreement, Appendix 2 (Principal's Project Requirements);
 - (e) Appendix 3 (Site Plan);
 - (f) Appendix 12 (Contractor Warranty Deed and Contractor Warranty Deed Poll);
 - (g) Appendix 4 (Deed of Guarantee and Indemnity);
 - (h) Appendix 5 (Subcontractor's Statement);
 - (i) Annexure Part D (Consultant's Deed of Novation and Design Certificate);
 - (j) Annexure Part C (Subcontractor's Deed of Novation);
 - (k) Appendix 7 (Warranty Items and Warranty Periods);
 - (l) Appendix 8 (Form of Subcontractor Warranty);
 - (m) Appendix 10 (WH&S Certificate);
 - (n) Appendix 9 (Purchaser Upgrade Options);
 - (o) Appendix 6 (Value Management Options);
 - (p) Appendix 11 (Schedule of Rates for valuation of Variations);
 - (q) Appendix 14 (Principal Supplied Items);
 - (r) Annexure Part B (Approved form of Unconditional Undertaking);
 - (s) Appendix 15 (Key Personnel);
 - (t) Appendix 16 (Charter); and
 - (u) Annexure Part E (Deletions, Additions and Amendments).
- 7A. The Information Documents are listed in Appendix 13, however they do not form part of the Contract. Reference Documents are listed in Appendix Q to the Principal's Project Requirements, however they do not form part of the Contract unless otherwise expressly stated in the Contract.

Order of Precedence / Residential

Annexure F

The following Contract documents are sorted in an order of precedence

<u>PPR</u>		<u>Preliminary Design</u>	
1.1	Performance (engineered) solutions: - Fire engineering brief - Section J JV3 – alternate solution - DDA performance solution	2.1	Architectural Plans
1.2	NCC and Australian Standards	2.2	Architectural specification
1.3	Approved HB tender qualifications	2.3	Structural Plans
1.4	DA & matrix of responsibilities	2.4	Structural Specification
1.5	Sales Document / Lease	2.5	Mechanical Plans
1.6	<i>Marketing images?</i>	2.6	Mechanical Specification
1.7	<i>Sales Display</i>	2.7	Electrical Plans
1.8	Site Condition reports	2.8	Electrical Specification
1.9	Client PPR	2.9	Hydraulic Plans
		2.10	Hydraulic Specification
		2.11	Fire Service Plans
		2.12	Fire Service Specification
		2.13	Civil Plans / spec
		2.14	Vertical Transport Plans / spec



Order of Precedence / Commercial

Annexure F

The following Contract documents are sorted in an order of precedence

PPR

- 1.1 HB Departures To NT Govt Brief
- 1.2 HB Tender Qualifications
- 1.3 HB Value Management Savings

Marked Plans

- 1.5 DA Conditions
- 1.6 NT Government Lease
- 1.7 NT Government Brief
- 1.7 Principal's PPR
- 1.8 Latest Architectural Plans, Elevations, Sections

Reliance Documents

- 2.1 Site Conditions Reports:
 - Hazmat Report
 - Geo-tech Report

Preliminary Design

- 3.1 Civil
- 3.2 Structural
- 3.3 Hydraulic
- 3.4 Electrical
- 3.5 Mechanical
- 3.6 Fire Services



Order of Precedence / Retail

Annexure F

The following Contract documents are sorted in an order of precedence

PPR

- | | |
|-----|--|
| 1.1 | HB Tender Qualifications |
| 1.3 | HB Value Management Savings & HB Marked Plans |
| 1.5 | DA Approval dated 1/11/21 |
| 1.6 | Coles Lessors works |
| 1.7 | Coles Control Plan Rev G |
| 1.7 | Retail Tenancy Guide – Lessors works |
| 1.8 | Architectural Finishes schedule (common areas) |

Reliance Documents

- | | |
|-----|--|
| 2.1 | Fire engineered solution
FEB rev 2.3 |
| 2.2 | Site Conditions Reports:
Hazmat Report
Geo-tech Report |

Preliminary Design

- | | |
|-----|-----------------------|
| 3.1 | Architectural details |
| 3.2 | Civil plans 50% |
| 3.2 | Structural plans 50% |
| 3.3 | Hydraulic 50% |
| 3.4 | Electrical 50% |
| 3.5 | Mechanical 50% |
| 3.6 | Fire Services 50% |



Design (& sample) submissions for approval

> Which documents?

> By when?

> Timeframe for response?

> Variation if outside the PPR
(no reference to prelim design)
Need to keep Super honest!

8.3 Contractor-supplied documents

The *Contractor* shall supply to the *Superintendent* the documents and number of copies at the times or stages stated in *Item 17*.

Other documents and information required by the *Contract*, unless elsewhere stated in the *Contract*, shall be supplied not less than 14 days before the work described in the documents is commenced and shall be in a form satisfactory to the *Superintendent*.

If the *Contractor* submits a document to the *Superintendent*, then except where the *Contract* otherwise provides:

- (a) the *Superintendent* shall not be required to check that document for errors, omissions, inconsistencies, ambiguities, discrepancies or compliance with the *Contract*;
- (b) notwithstanding subclause 2.1, any *Superintendent's* acknowledgment or approval shall not prejudice the *Contractor's* obligations; and
- (c) if the *Contract* requires the *Contractor* to obtain the *Superintendent's* direction about that document, the *Superintendent* shall give, within the time stated in *Item 18*, the appropriate direction, including reasons if the document is not suitable.

A direction by the *Superintendent* to vary anything in the design documents shall be a variation to *WUC* only to the extent that the design documents, before such variation, complied, or would have complied, with the *Principal's* project requirements.

Copies of documents supplied by the *Contractor* shall be the *Principal's* property but shall not be used nor copied otherwise than for the use, repair, maintenance or alteration of the Works.

Super's Document Responses / Rejections

If Superintendent rejects / comments:

- > Check we satisfy the PPR
- > We don't submit to check if client 'likes our proposed design'
- > If our design satisfies the PPR – but client doesn't like it – too bad!
- > Advise the comment rejection is a deemed variation – and will attract cost and time

Respond quickly with estimates of time & delay

- > Often the *Super* (or Principal) will have no idea of the consequence of their design submission response
- > Follow up to see if they want us to quote the variation quoted



Completing the Annexures

- > Lawyers or Superintendents often don't understand our offer
- > So don't allow anyone to complete the annexures!
- > DMs – Help complete / Check Annexures!

ANNEXURE to the Australian Standard
General Conditions of Contract for
Design and Construct

Part A

This Annexure shall be completed and issued as part of the tender documents and, subject to any amendments to be incorporated into the Contract, is to be attached to the General Conditions of Contract and shall be read as part of the Contract.

Item	
1	<div>Principal (clause 1)</div> <div>ACN ABN</div>
2	<div>Principal's address</div> <div>Phone Fax</div>
3	<div>Contractor (clause 1)</div> <div>ACN ABN</div>
4	<div>Contractor's address</div> <div>Phone Fax</div>
5	<div>Superintendent (clause 1)</div> <div>ACN ABN</div>
6	<div>Superintendent's address</div> <div>Phone Fax</div>

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Completing the Annexures

Checks /

- > Sales docs / saleable areas / images / sales display / finishes boards / lease / lessor scope
- > DA Matrix or responsibilities
- > Warranty schedule

Split and sort /

- > Split and sort in order of precedence the PPR, and preliminary design
- > Ensure our VM / qualifications / exclusions sit atop the order of precedence
- > Any reliance docs? ie site condition reports



Completing the Annexures / Program

> The AS 4902 contemplates a list of Principal Documents or instructions and dates to be complete in item 27 of Annexure A !

27	The information, materials, documents or instructions and the times by, or periods within which they are to be given to the Contractor (clause 32)	Documents or instructions		Times/Periods	
		1	.....	.....	.....
		2	.....	.....	.....
		3	.....	.....	.....
		4	.....	.....	.....
		5	.....	.....	.....

Is Program agreed / appended?

> The AS contemplates a program may be submitted post contract (clause usually requires‘within 10 Business days)

32 Programming

The Superintendent shall give to the Contractor the information, materials, documents and instructions by the times or within the periods both stated in Item 27.

The Contractor shall give the Superintendent reasonable advance notice of when the Contractor needs other information, materials, documents or instructions from the Superintendent or the Principal.

The Principal and the Superintendent shall not be obliged to give any information, materials, documents or instructions earlier than the Principal or the Superintendent, as the case may be, should reasonably have anticipated at the date of acceptance of tender.

The Superintendent may direct in what order and at what time the various stages or portions of WUC shall be carried out. If the Contractor can reasonably comply with the direction, the Contractor shall do so. If the Contractor cannot reasonably comply, the Contractor shall give the Superintendent written notice of the reasons.

A program is a written statement showing the dates by which, or the times within which, the various stages or portions of WUC are to be carried out or completed. It shall be deemed a Contract document.

The Superintendent may direct the Contractor to give the Superintendent a program within the time and in the form directed.

Program / Critical Milestones

- > If there is no provision to complete Principal deliverables (ie item 27)
Our best approach is to append the Tender Program
- > The tender program will have far more detail than a few milestone dates in item 27 — eg
 - Local authority Approvals
 - Utility connections
 - Prov sum approvals
 - Optional Variation latest date

AS 4902—2000

42

17 (a) *Date for practical completion*
([clause 1](#))

OR

(b) *Period of time for practical completion*
([clause 1](#))

As per Tender Program Revision C dated 2/3/22 and
Working day Calendar 2022 & 2023, appended in annexure G

+ Should attach the working day calendar

Design Program

Design approval durations

5 Bdays? 10 Bdays? 21 Cal' days?

Milestones

- > Principal milestones
- > Authority approvals
- > Utility connections
- > Prov sum milestones
- > Optional variations

Hold the Super to account

PRINCIPAL'S MILESTONES	30 days	Sun 5/01/20	Wed 19/02/20	180 days	
Conditions subsequent for Contract	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Finance Approval	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Site Possession	0 days	Sun 5/01/20	Sun 5/01/20	210 days	15SS
Provisional Sums	30 days	Sun 5/01/20	Wed 19/02/20	180 days	
Provisional Sum Item PS-001 xxx (ALLOW ADEQUATE TIME FOR EACH STAGE) (REPEAT FOR EACH ITEM)	32 days	Mon 6/01/20	Wed 19/02/20	194 days	
Concept Design	5 days	Mon 6/01/20	Fri 10/01/20	194 days	
Approval	0 days	Fri 10/01/20	Fri 10/01/20	194 days	19
Design Development	5 days	Mon 13/01/20	Fri 17/01/20	194 days	20
Pricing	5 days	Mon 20/01/20	Fri 24/01/20	194 days	21
Approval / Rejection of Pricing	2 days	Tue 28/01/20	Wed 29/01/20	194 days	22
Design Changes as Req'd	5 days	Thu 30/01/20	Wed 5/02/20	194 days	23
Approval	0 days	Wed 5/02/20	Wed 5/02/20	194 days	24
Procurement	10 days	Thu 6/02/20	Wed 19/02/20	194 days	25
Provisional Sum Item PS-002 xxx (ALLOW ADEQUATE TIME FOR EACH STAGE) (REPEAT FOR EACH ITEM)	32 days	Mon 6/01/20	Wed 19/02/20	194 days	
	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Optional Variations / Purchaser changes	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Optional Variation -001 (allow detail as above)	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Optional Variation -002	0 days	Sun 5/01/20	Sun 5/01/20	210 days	30SS
Last date for optional Variations	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
SUPERMARKET MILESTONES	86 days	Sun 5/01/20	Wed 20/05/20	124 days	
Woolworths Milestones (Coles Similar) - Check Contract	86 days	Sun 5/01/20	Wed 20/05/20	124 days	
Issue Construction Programme to Woolworths	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Refrigeration Cabinets Ready For Testing & Commissioning (8 weeks prior to Opening)	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Access Available to Woolworths Contractors	0 days	Sun 5/01/20	Sun 5/01/20	210 days	37SS
Pylon Signage Complete	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Handover Date	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Temporary Directional Signage Installed	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Door Cylinders Keyed to Woolworths Master System	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Power Connection, Services & Lighting Complete	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
Defects Complete	0 days	Sun 5/01/20	Sun 5/01/20	210 days	
O&M Manuals Handed Over to Woolworths	0 days	Wed 5/02/20	Wed 5/02/20	189 days	570
Lessee Fit-out Period	40 days	Fri 13/03/20	Wed 20/05/20	124 days	
Woolworths Store F/O	40 days	Fri 13/03/20	Wed 20/05/20	124 days	572
Store Opening	0 days	Wed 20/05/20	Wed 20/05/20	124 days	47
DELIVERABLES	5 days?	Mon 6/01/20	Fri 10/01/20	221 days?	

2022

DESIGN
MANAGERS'
CONFERENCE

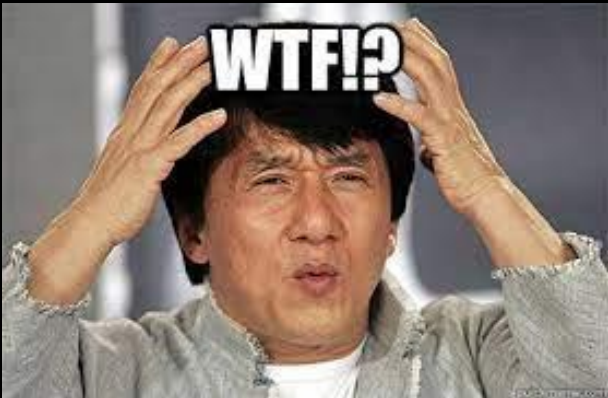


Case Study

Destination Gold Coast (DGC) Tower 1



All of these documents make up the PPR, not just the one called ‘PPR’



<div><div></div><div>A - Architectural Drawings and Specifications</div></div> <div><div></div><div>AA - Flooding and Hydraulic Impact Assessment Reports</div></div> <div><div></div><div>AB - Asbestos Management Plan</div></div> <div><div></div><div>AC - For Information</div></div> <div><div></div><div>AD - Existing DAF Plant and Reconfiguration</div></div> <div><div></div><div>AE - Safety In Design Requirements</div></div> <div><div></div><div>AF - Detailed Site Survey</div></div> <div><div></div><div>AG - Land Title Survey</div></div> <div><div></div><div>AH - 3D Site Survey</div></div> <div><div></div><div>AI - Signage Package</div></div> <div><div></div><div>AJ - Separable Portion Plans</div></div> <div><div></div><div>AK - Not Used</div></div> <div><div></div><div>AL - Site Conditions and Operational Requirements</div></div> <div><div></div><div>AM - Not Used</div></div> <div><div></div><div>AN - Not Used</div></div> <div><div></div><div>AO - Early Works Undertaken By Principal</div></div> <div><div></div><div>AP - Not Used</div></div> <div><div></div><div>AQ - Public Art</div></div> <div><div></div><div>AR - Not Used</div></div> <div><div></div><div>AS - Proposed Building Management Statement</div></div> <div><div></div><div>AT - Proposed Community Management Statement</div></div> <div><div></div><div>AU - Not Used</div></div>	<div><div></div><div>AV - Sales and Marketing Collateral</div></div> <div><div></div><div>AW - Not Used</div></div> <div><div></div><div>AX - Maintenance Schedules</div></div> <div><div></div><div>AY - Spares Requirements and Schedules</div></div> <div><div></div><div>AZ - Preliminaries Specifications</div></div> <div><div></div><div>B - Hotel Interiors Designer Drawings and Specifications</div></div> <div><div></div><div>BA - RFI Register and BOQ RFIS</div></div> <div><div></div><div>C - Dorsett Hotel Design Briefs and Departures</div></div> <div><div></div><div>D - Structural Drawings and Specifications</div></div> <div><div></div><div>E - Civil Drawings and Specifications</div></div> <div><div></div><div>F - Electrical Drawings and Specifications</div></div> <div><div></div><div>G - Mechanical Drawings and Specifications</div></div> <div><div></div><div>H - Hydraulic Drawings and Specifications</div></div> <div><div></div><div>I - Fire Protection Drawings and Specifications</div></div> <div><div></div><div>J - Landscape Drawings and Specifications</div></div> <div><div></div><div>K - Pool, Spa and Sauna Brief</div></div> <div><div></div><div>L - Fire Engineer Report</div></div> <div><div></div><div>M - Fire Egress Strategy</div></div> <div><div></div><div>N - Traffic Engineer Compliance Statement</div></div> <div><div></div><div>O - Acoustic Engineer Report</div></div> <div><div></div><div>P - Building Certification Report</div></div> <div><div></div><div>Q - Disability Access Report</div></div>	<div><div></div><div>R - Vertical Transport Services Report</div></div> <div><div></div><div>S - Wind Engineer Reports</div></div> <div><div></div><div>T - Facade Engineer Report</div></div> <div><div></div><div>U - ESD and Sustainability Reports</div></div> <div><div></div><div>V - Environmental Management Plan and EMR Searches</div></div> <div><div></div><div>W - Water Network Capacity Assessment</div></div> <div><div></div><div>X - Stormwater Management Plan</div></div> <div><div></div><div>Y - Sewer Reticulation Plan</div></div> <div><div></div><div>Z - Vegetation Management Plan</div></div> <div><div></div><div>ZZ01 - Jupiters Casino Act</div></div> <div><div></div><div>ZZ02 - Development Approval (DEC 2016)</div></div> <div><div></div><div>ZZ03 - General In Accordance Approval (JAN 2018)</div></div> <div><div></div><div>ZZ04 - Note Used</div></div> <div><div></div><div>ZZ05 - Not Used</div></div> <div><div></div><div>ZZ06 - NBN Agreement</div></div> <div><div></div><div>ZZ07 - HV Infrastructure and Energex Documentation</div></div> <div><div></div><div>ZZ08 - External Traffic Conditions and DTMR</div></div> <div><div></div><div>ZZ09 - APA (GAS) Group Offer</div></div> <div><div></div><div>ZZ10 - Waste Management Plan</div></div> <div><div></div><div>ZZ11 - Authorities Metering Schedule</div></div>
<div><div><input checked="" type="checkbox"/></div><div><div></div><div>PPR- Stage 1 Tower Rev H</div></div></div>		

<div><div></div><div>DESTINATION GOLD COAST CONSORTIUM</div></div> <div><div>PRINCIPAL PROJECT REQUIREMENTS</div><div>STAGE 1 TOWER</div><div>RETAIL, HOTEL & APARTMENTS</div></div> <div><div>Revision H September 2018</div><div>FINAL Contract Issue</div></div> <div><div>PPR - Destination Gold Coast Consortium, Stage 1 Tower - REVISED 2018 - September 2018</div><div>Page 1 of 229</div></div>	<div><div>DOCUMENT CONTROL</div><div><div>Revises</div><div>Draws</div><div>Revised by</div><div>Revised on</div></div><div><div>Revises</div><div>Draws</div><div>Revised by</div><div>Revised on</div></div></div>
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Rules of Engagement / Day 1 Consideration

- > **Process defined in the Contract**
- > **Follow these processes**
- > **Communicate processes to client / super**
- > **Agree on the interpretation** of OOP
- > Client Team may change



Order of Precedence

Can be used by us and against us

DGC Example: Clause 2.3 (f)

VM documents take precedence

DGC refuse to acknowledge this ...

We did NOT establish rules of engagement on Day 1

4 x new DGC team through project

2.3 Order of precedence

- (a) In the case of discrepancy, inconsistency or ambiguity in or between any of the Contract Documents, the following order of precedence applies:
 - (i) Contract Particulars;
 - (ii) the General Conditions;
 - (iii) the Principal's Project Requirements;
 - (iv) the Construction Management Plan;
 - (v) the Hotel Guidelines;
 - (vi) the Purchasers' Selections;
 - (vii) the Sample Sales Contract;
 - (viii) the Details;
 - (ix) the remaining Schedules; and
 - (x) the remaining Annexures.
- (b) To the extent that clause 2.3(a) does not resolve the discrepancy, inconsistency or ambiguity and the discrepancy, inconsistency or ambiguity is in relation to the quality or standard of the Works or the Project, the highest or most stringent standard will prevail.
- (c) To the extent that clause 2.3(a) or 2.3(b) does not resolve the discrepancy, inconsistency or ambiguity, and the discrepancy, inconsistency or ambiguity is between figured and scaled dimensions, the figured dimensions will prevail.
- (d) To the extent that clauses 2.3(a), 2.3(b) or 2.3(c) do not resolve the discrepancy, inconsistency or ambiguity, the Principal's Representative must direct the Contractor as to the interpretation to be followed.
- (e) The Contractor must comply with any direction issued by the Principal's Representative pursuant to clause 2.3(d).
- (f) Notwithstanding the foregoing paragraphs in this clause 2.3, to the extent that there is an inconsistency, ambiguity or discrepancy between an Agreed Value Engineering Item and any other document forming part of the Contract, the Agreed Value Engineering Item shall take precedence.

Design Development / PPR Compliance

‘Reverse Brief’ – this is a red flag to the Principal:

- > **“What are Hutchies not delivering?”**
- > **“Design Compliance Statement”**
- > Don’t ever issue a **‘Departure Schedule’** ...
- > Change the focus. Instead, issue a **‘PPR Compliance Tracker’** which is a record of all changes (up-spec and down-spec) to the Contract / PPR design and documentation



Design Development / PPR Compliance

- > Response to submission - put them on notice ...
- > Tools for dispute resolution later
- > Don't rely on subbies to comply
- > Review all submissions – **never just forward on.**
Engage help if you need it
- > Enforce with subbies the use of a 'PPR Compliance Tracker'



In-ground conduit reticulation

Background /

- > Contract document says 'X'
- > Value management item alters the scope, 'X + 1'
- > Subbie chose to **down-spec quantities of conduits and pits**, while still meeting minimum spare capacity
- > Subbie encountered existing in-ground structure that forced reduction in quantities in some areas
- > Subbie **issued departure schedule** describing most changes — **never acknowledged by DGC**

In-ground conduit reticulation

DGC issue **formal non-conformance** under the contract:

- > DGC overshot the value to a **<\$1.5M> credit**
- > Outcome: unresolved after 18 months of time-wasting, and a **delay to Practical Completion**
- > They are seeking a **credit value of \$238k**
- > This is more than the subbie allowance under the contract!
- > **Traditional D&C should be \$0 ... right?**



What did the contract cost us?

- > Delays?
- > Prelims? Extra humans?
- > Lost variations?
- > Credits?
- > D&C opportunity?

Lessons learned?





Get in touch with Hutchies' Building Services / ESD Team

ServicesESDTeam@hutchies.com.au



David Soletti
Building Services Engineer

Joined Hutchies 2016

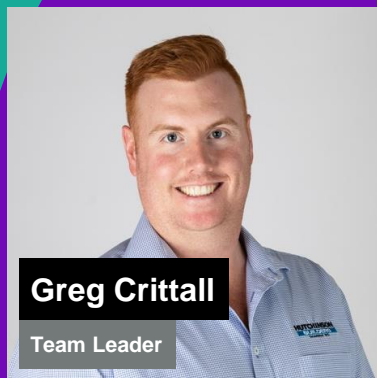
Phone

0411 426 690

Email

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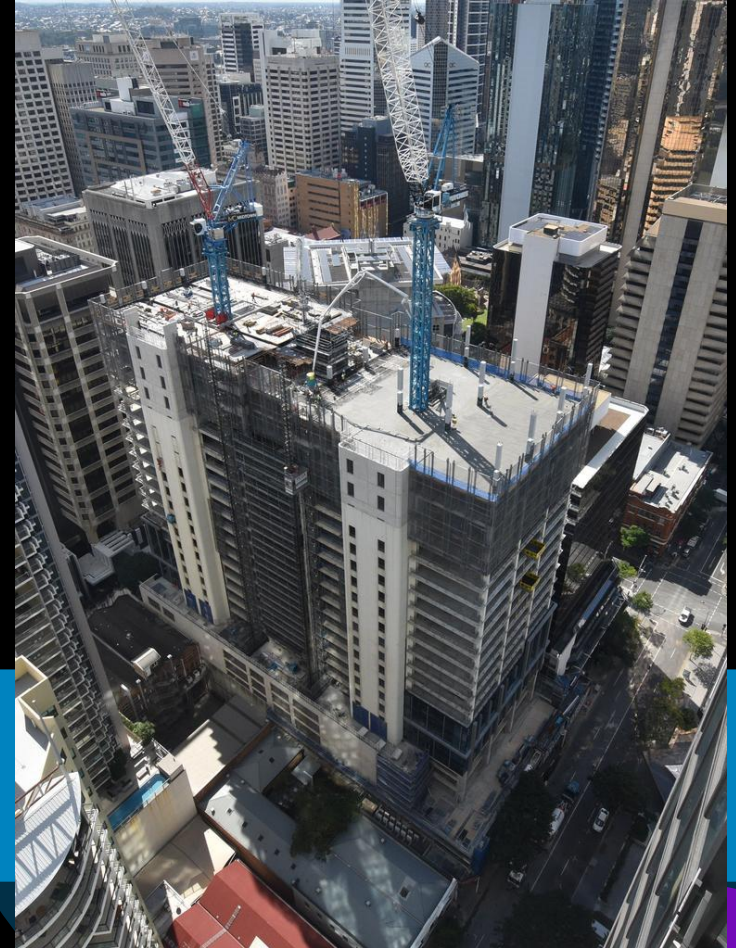
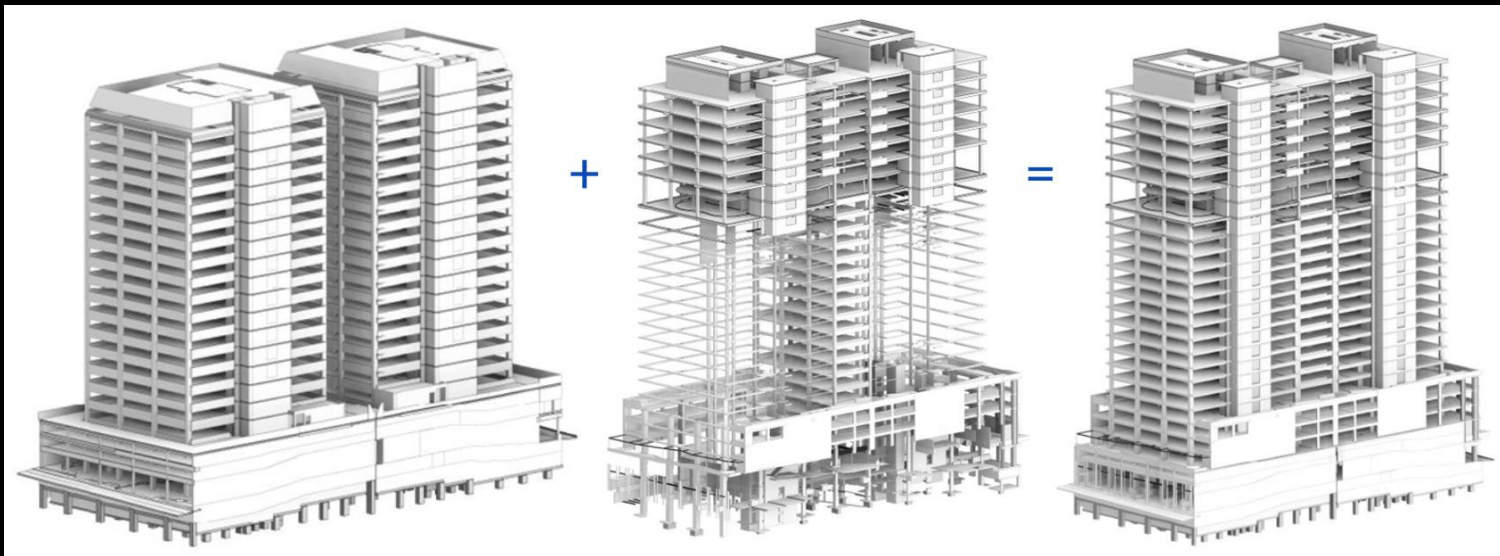
Case Study

Midtown Centre



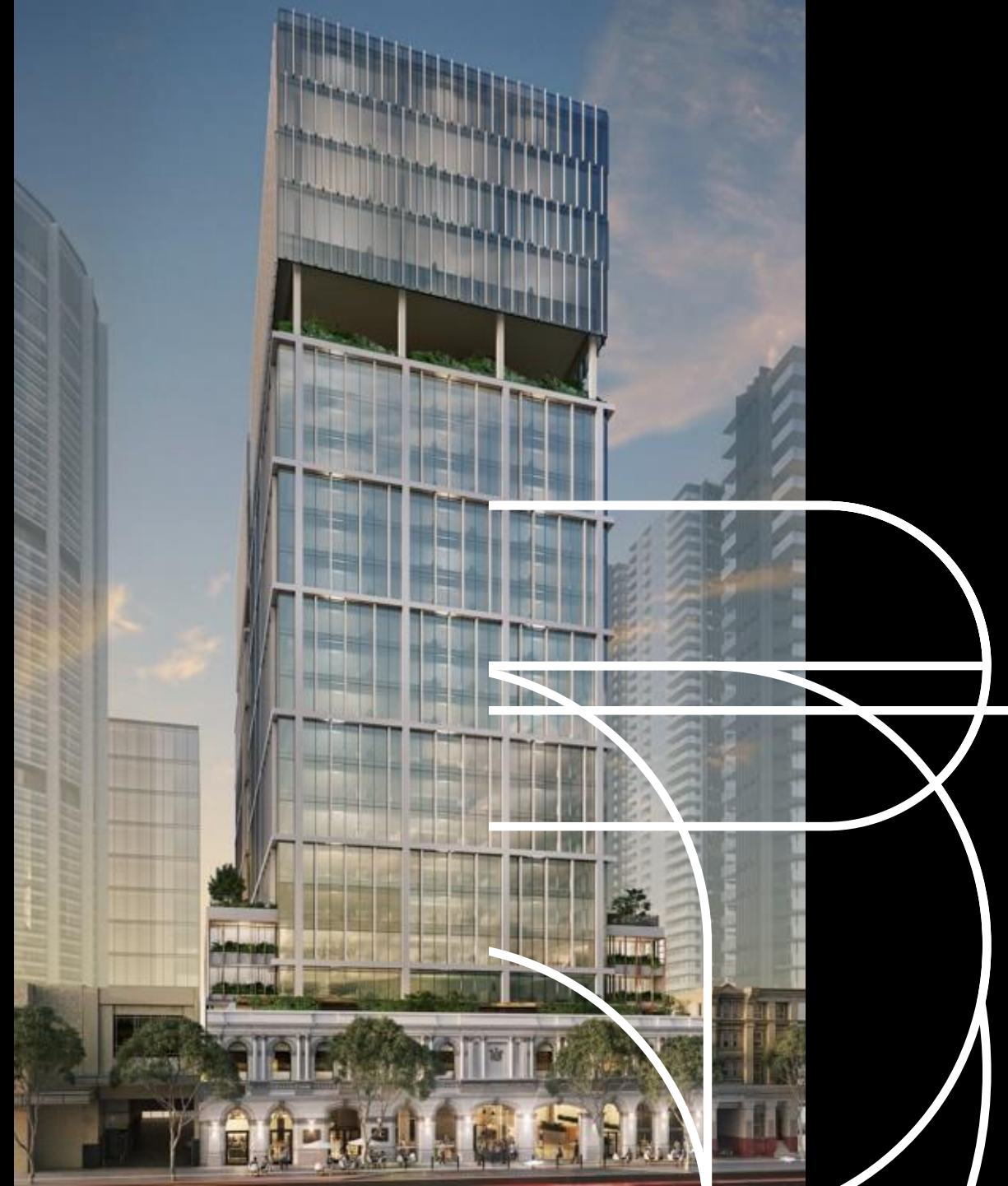
Order of Precedence – Lessons Learnt

'Rescue job'...



The contract

- > No OOP
- > All documents considered PPR
- > Discrepancies HB risk
- > HB qualifications and mark ups were NOT included in the Head Contract
- > Architectural drawing package did not reflect the HB offer
- > Program unclear (design approvals, samples, fitout program pre-conditions)



In summary

- > The Contract Drawings & Specs did not match the HB offer...
- > Drawings not coordinated
- > No OOP – we were forced to build things that we had not allowed but were contracted to complete



Rio Tinto Fitout

The outcome

Estimated effects of poor contracting:

- > Scope excluded
- > VM missed
- > Delays
- > Variations
- > Credits
- > Prelims over-run
- > Missed D&C opportunity



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Case Study

Jewel / Phase 3
The Langham Hotel



Order of Precedence – Lessons Learnt

A gem for Hutchies



Overview

- > Jewel history
- > Contract negotiations took 26 weeks
- > Hutchies' offer to align was crucial to the project's success
 - Contract conditions
 - Order of precedence
 - Approvals / samples etc



Background

> Dangerous client with history v Multiplex

> Strong OOP in FIA

> PPR & Prelim Design split

> HB Qualifications sat inside the PPR

1.1 Documents forming the Contract

The following documents form the Contract:

- (a) this document, excluding its Schedules and [Appendix](#);
- (b) the General Conditions of Contract (refer Schedule 1);
- (c) the Principal's Project Requirements Rev 14, excluding its Attachments (refer Schedule 2);
- (d) the Development Approval Matrix, in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (e) the Contractor's Qualifications, in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (f) the Architectural General Arrangement Floor Plans in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (g) the EMF Services Specifications in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (h) the Other Specifications & Reports in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (i) the Reflected Ceiling Plans in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (j) the Front of House Elevations in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (k) the Materials & Finishes Schedules in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (l) any other Attachments to the Principal's Project Requirements not already listed above, (but excluding Attachment 3 & Attachment 4 of the Principal's Project Requirements); and
- (m) the Preliminary Design, in Attachment 3 to the Principal's Project Requirements (refer Schedule 2).

Our contract

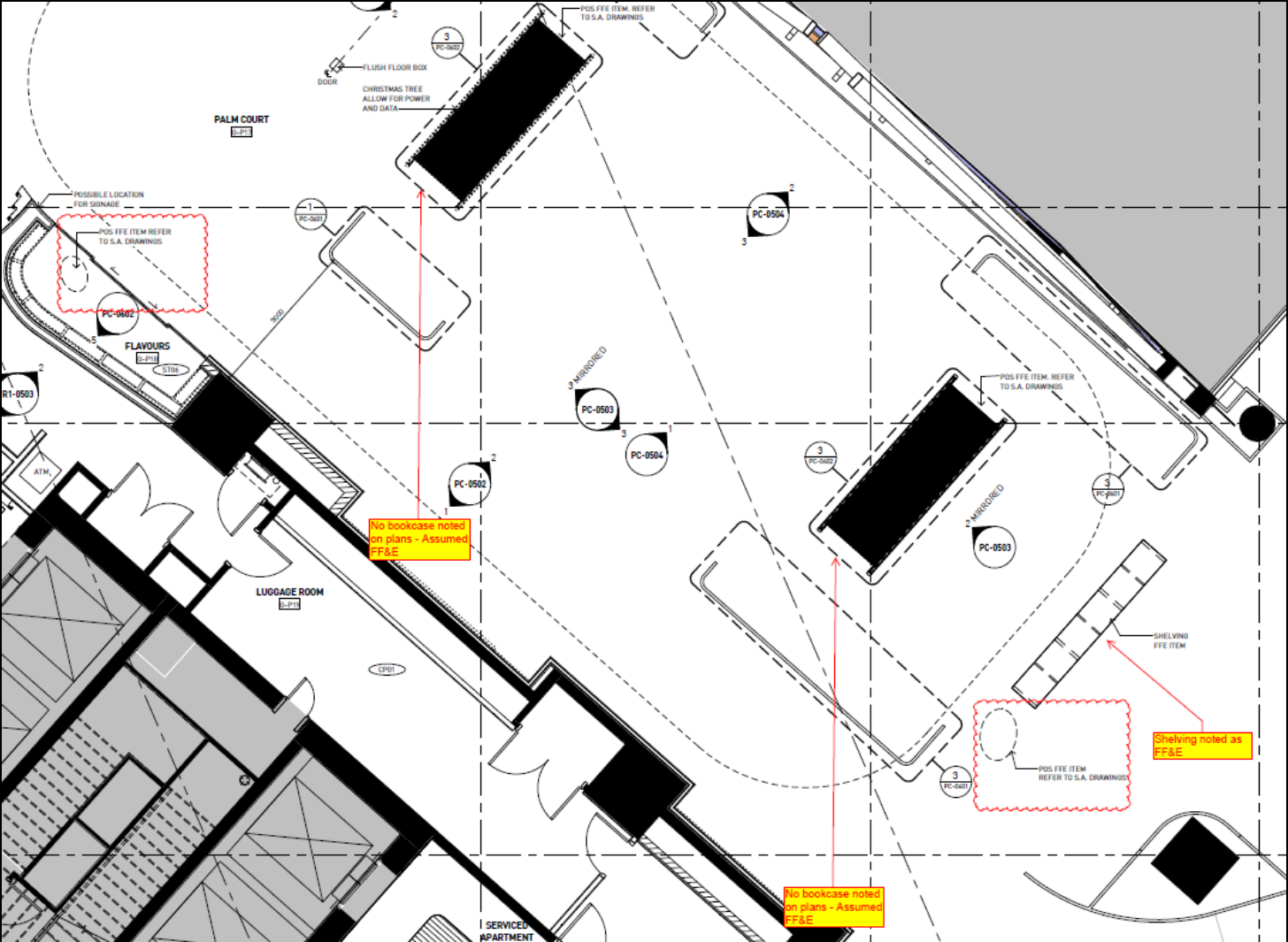
- > Clear mechanism to deal with discrepancies

4.3 Ambiguities between the Contract Documents

Any ambiguity, inconsistency or discrepancy between the documents set out in clause 4.1 is to be resolved and interpreted according to the same order of precedence as the documents are listed in clause 4.1, with the documents first in the list having higher priority (including with respect to the documents forming part of the Principal's Project Requirements, the documents first listed are to have higher priority).

Considerations

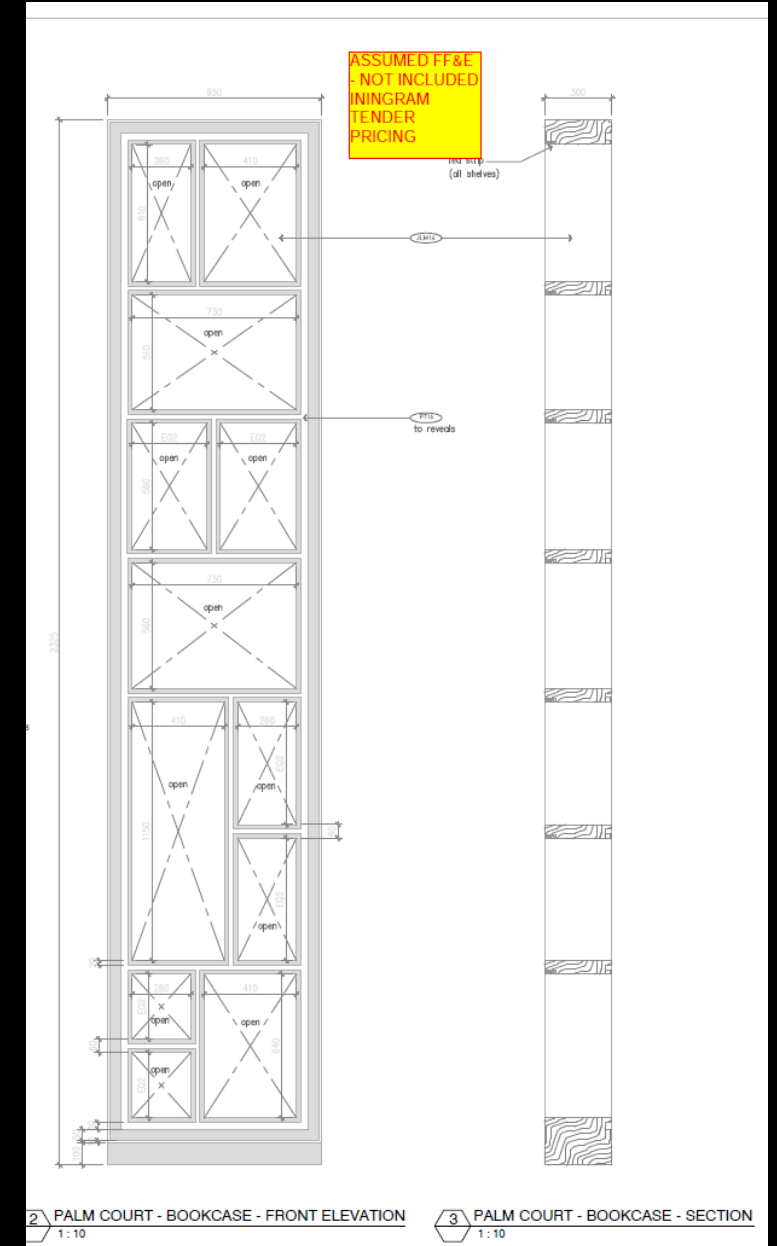
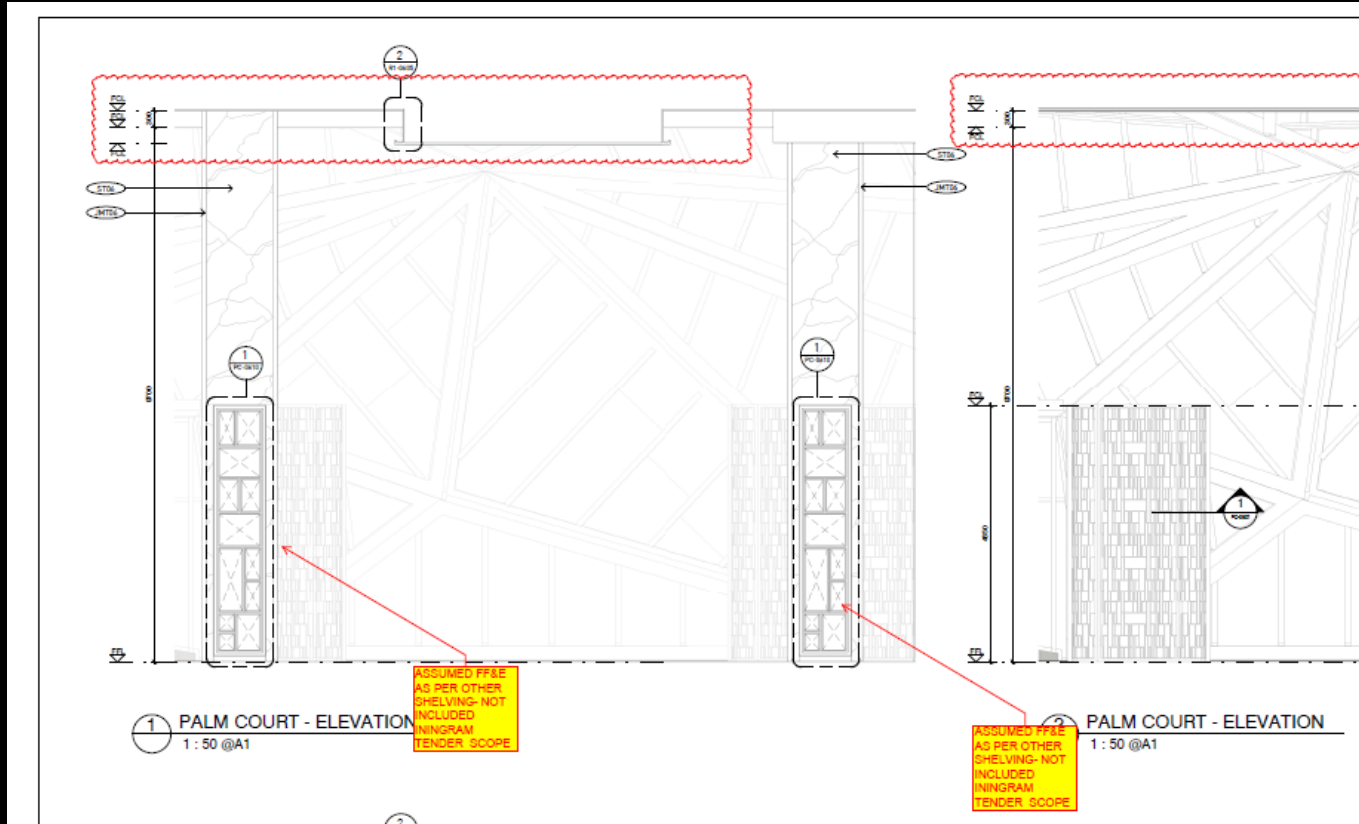
- > Bookcase Joinery Discrepancy
- > Tender Drawing – ‘FFE item’
- > Client changed joinery to fixed joinery



Contracts / Case Study > Jewel Phase 3 – The Langham Hotel

Details

- > Contract drawing DBI-DRG-INT3-G-PC-0501_2 clearly indicates that the bookcase is a joinery element required as part of the fitout



Details (continued)

- > Contract floor plan is the higher document in the order of precedence
- > Therefore the additional bookcases were submitted as a Variation
- > Variation was approved in full for all 3 bookshelves totalling \$111,209.87 + GST



Details (continued)

- > Design discrepancy – **hot water cylinders**
- > Tender hydraulic specifications & tender hydraulic drawings
- > HB intending to proceed with the spec
- > We had priced the additional cylinders as noted on the drawings
- > Superintendent disagreed
- > HB and the client reach agreement based on the FIA

1.1 Documents forming the Contract

The following documents form the Contract:

- (a) this document, excluding its Schedules and [Appendix](#);
- (b) the General Conditions of Contract (refer Schedule 1);
- (c) the Principal's Project Requirements Rev 14, excluding its Attachments (refer Schedule 2);
- (d) the Development Approval Matrix, in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (e) the Contractor's Qualifications, in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (f) the Architectural General Arrangement Floor Plans in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (g) the EMF Services Specifications in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (h) the Other Specifications & Reports in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (i) the Reflected Ceiling Plans in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (j) the Front of House Elevations in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (k) the Materials & Finishes Schedules in Attachment 2 to the Principal's Project Requirements (refer Schedule 2);
- (l) any other Attachments to the Principal's Project Requirements not already listed above, (but excluding Attachment 3 & Attachment 4 of the Principal's Project Requirements); and
- (m) the Preliminary Design, in Attachment 3 to the Principal's Project Requirements (refer Schedule 2).

Details (continued)

- > TT the Super applied a Credit of \$80k for the reduction in cylinders from 6 to 4
- > The Contract Specification is the higher document in OOP
- > HB submitted additional cylinders as a Variation
- > Super acknowledged bonafide variation
- > Variation was approved in full for \$42,698.24 + GST

EMF-SPC-PPR-0001 Issue 2 is dated 12/08/2019

EMF-SPC-HYD-0001 Issue 3 is dated 13/03/2020, EMF reviewed 13/07/2020, HB commented 16/07/2020

Drawing EMF-DRG-HYD-PD-GM-2112 Rev 0 is dated 12/08/2019, Rev 1 dated 04/03/2020

Therefore it's clear the HYD spec and drawing are more updated than the EMF PPR, and the intention is to have 6 tanks.

However, FIA Clause 4.3 reads *Any ambiguity, inconsistency or discrepancy between the documents set out in clause 4.1 is to be resolved and interpreted according to the same order of precedence as the documents are listed in clause 4.1, with the documents first in the list having higher priority (including with respect to the documents forming part of the Principal's Project Requirements, the documents first listed are to have higher priority).*

The contents in brackets means there's also an order of precedence in all the documents forming the PPR, and in this case EMF-SPC-PPR-0001 is above EMF-SPC-HYD-0001, and way above EMF-DRG-HYD-PD-GM-2112 Rev 1 which is in the Preliminary Design section.

And unfortunately EMF PPR 8.5 was not updated to match the other documents.

In light of this particular sentence in FIA Clause 4.3 bracket, AWJ asks the Superintendent to review the contract, re-visit the merit determination of this variation and then ask RLB to re-evaluate should the merit determination changes.

David

Thank you for your input. As you have portrayed, the clear intent of the authors of the design specifications and drawing was to update the older spec to match the newer spec and drawings to show 6 tanks, but unfortunately that did not happen.

You have raised a new consideration that hasn't been discussed before in how FIA clause 4.3 should be interpreted. I have reviewed this and confirm that, while it was not EMF's intent, clause 4.1 does render EMF-SPC-PPR-0001 to have a higher order of precedence than EMF-SPC-HYD-0001 and EMF-DRG-HYD-PD-GM-2112. Accordingly, the scope in EMF-SPC-PPR-0001 for two tanks prevails over the scope in EMF-SPC-HYD-0001 and EMF-DRG-HYD-PD-GM-2112 for six tanks and HB's HCV 097 will be re-assessed on this basis ie: include the cost of two additional tanks rather than a credit for two less tanks.

Outcome

Estimated effects of good contracting:

- > Discrepancy delays?
 - > Variations
 - > Credits?
 - > D&C gains?
-
- > Lessons learned



Design Managers and Head Contract

Pre Contract /

- 1 / Split
- 2 / Sort
- 3 / HB Quals Highest
- 4 / Strong Design Program

Post Contract /

- 4 / Manage design submissions
- 5 / Satisfy the PPR
- 6 / Jump on any direction outside PPR
(and advise of consequences)
- 7 / Manage your Design program



a ***Design Manager***

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Contractual Requirements

Thank you

—
Questions





Get in contact



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National Commercial Manager

Joined Hutchies 1992

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Case Study / Jewel



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Jewel

Phase 3 / The Langham Hotel



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Case Study / Jewel

Precinct / Phase 1 & 2

- > **Multiplex Contract** \$850M
- > Three towers (513 Apartments) above a 2 storey connecting podium and 3 basement levels, across 130 metres of direct beach frontage, including:
 - **Tower 1** 41 Storeys above podium level (232 Apartments)
 - **Tower 2** 47 Storeys above podium level (172 serviced apartments above 169 Hotel Rooms)
 - **Tower 3** 34 Storeys above podium level (108 Apartments)
- > **GBA** 144,315m² / **GFA** 95,000m²
- > **Commencement** September 2014
- > **Completion** July 2020



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Case Study / Jewel

Phase 3

- > **Hutchies' Contract** \$126M
- > 169 Hotel Suites including 2 x Executive Suites S and 1 x Presidential Suite. Hotel facilities including:
 - **Podium 3** Chinese Restaurant and Kitchen (Michelin Star), Outdoor Bar
 - **Podium 2** Gym, Yoga, Indoor Pool and Amenities, Spa, Kids Play Club, Conference Facilities including Kitchen
 - **Podium 1** (Ground): ADD with Private Dining and Kitchen, Grab n Go, Lobby Bar c/w kitchen, Multi Function Room c/w Kitchen, Palm Court, Flavors, Hotel Arrival Lobby and Reception, BOH Reception, Pre-Function Lobby, Ballroom, Bridal Suite, 3 x Additional Retail Tenancies.
 - **Basements** Staff Amenities (Basement), Staff BOH Offices (Basement), Bridal Suite Lifts + Lobby
- > **Commencement** December 2020
- > **Completion** March 2022



Project Strategy

- > Program, strategy (design / approvals) and Design Groups
 - Documentation Status: DD80% vs reality
 - Architectural + ID Design Consultants
- > 3D cloud survey (Podium Areas)
- > Demarcation: Phase 1+2 works <> Phase 3 works.
- > Dilapidations Investigations to Phase 3 site
- > Order of Precedence for design decisions (PPR design, preliminary design, other documents)
- > Material signoffs: Staged samples approvals
- > DD80% > DD100% submissions including PPR departures schedules
- > Client VPR's vs conversions
- > Design coordination vs existing on site constraints (eg: wall panels / french cleats tolerances)
- > Repetitive / modular joinery and wall panels vs site constraints (separate base boards site scribed)

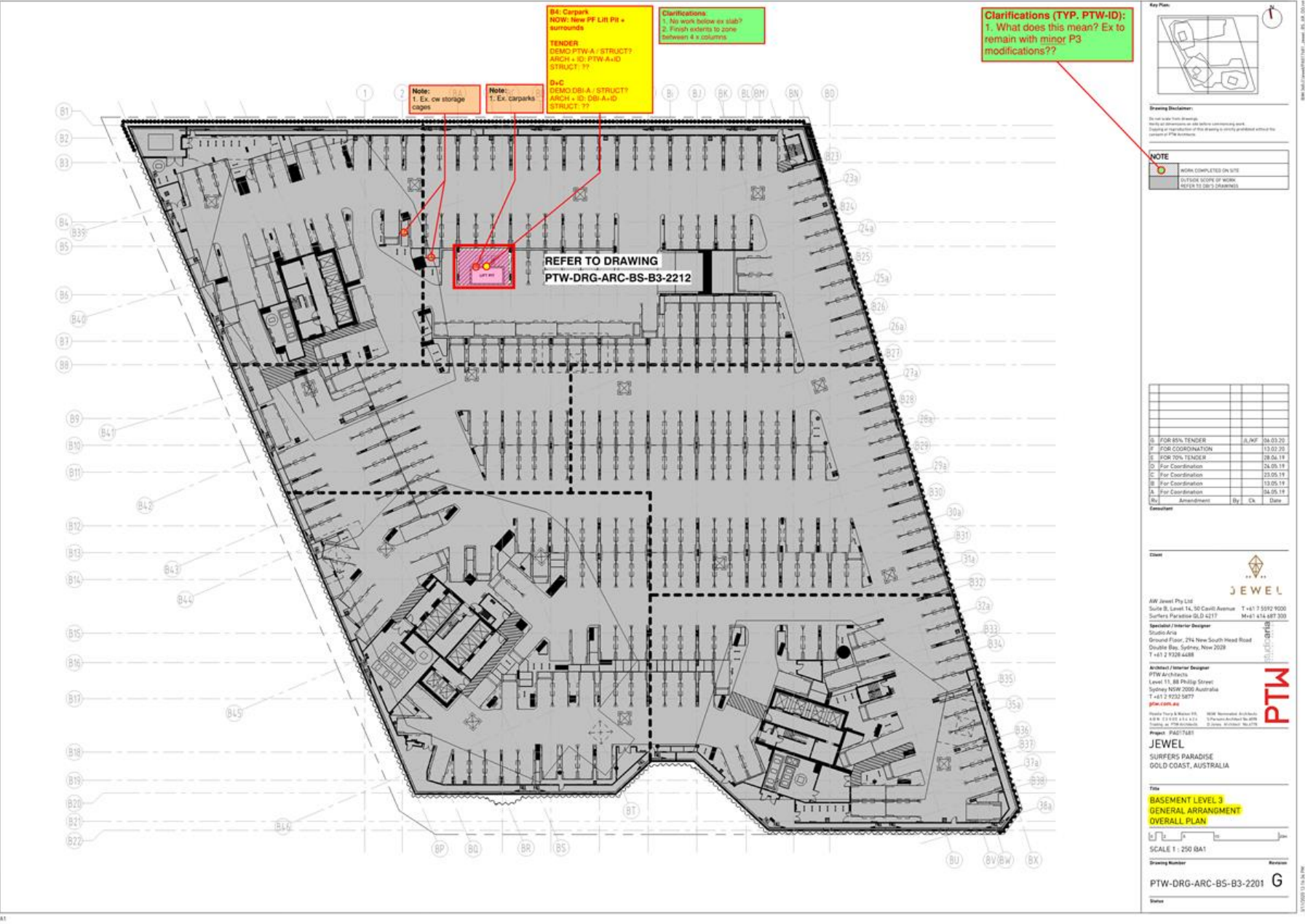
Architectural Overall Plans

Scope & Demarcation

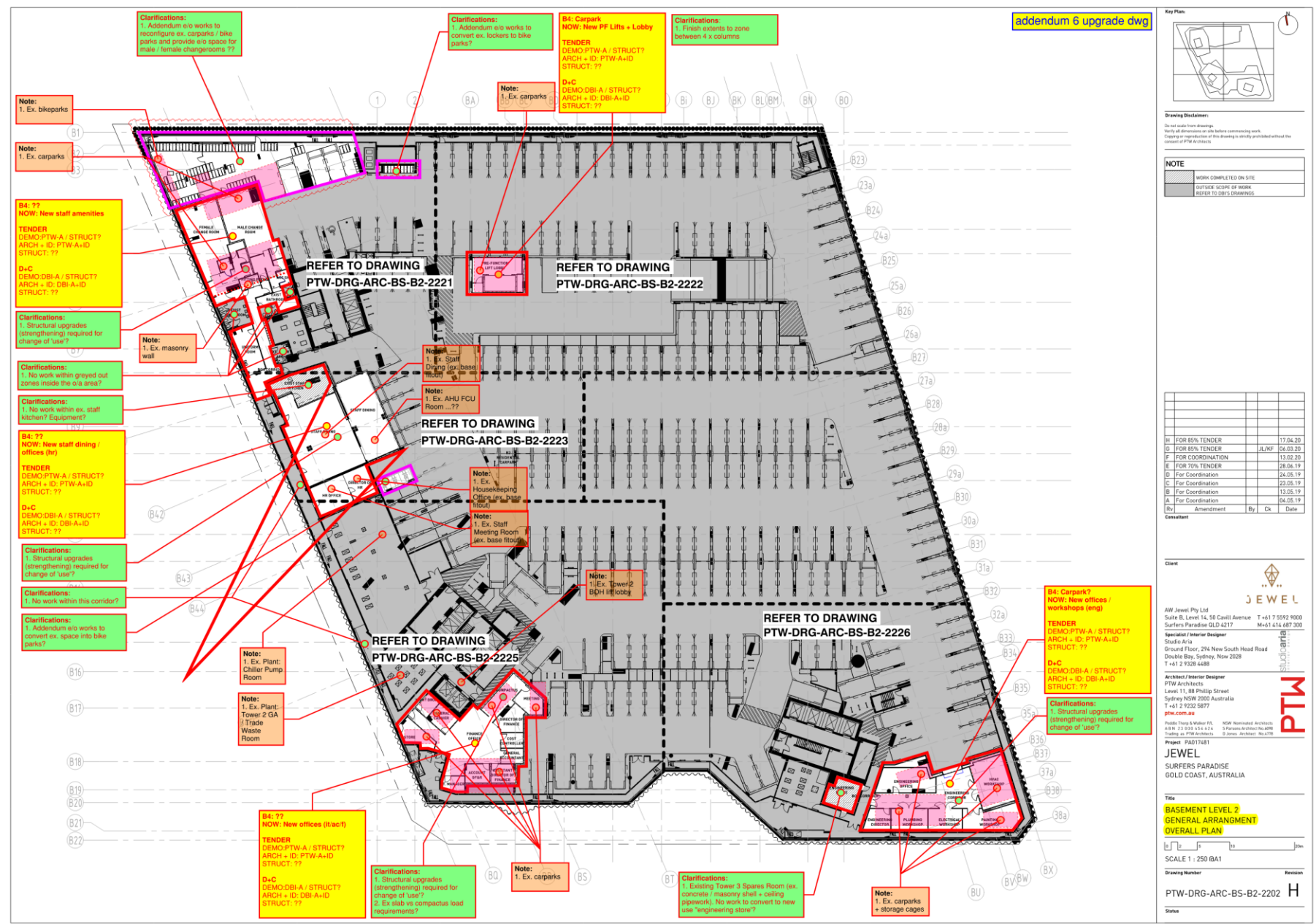


Case Study / Jewel

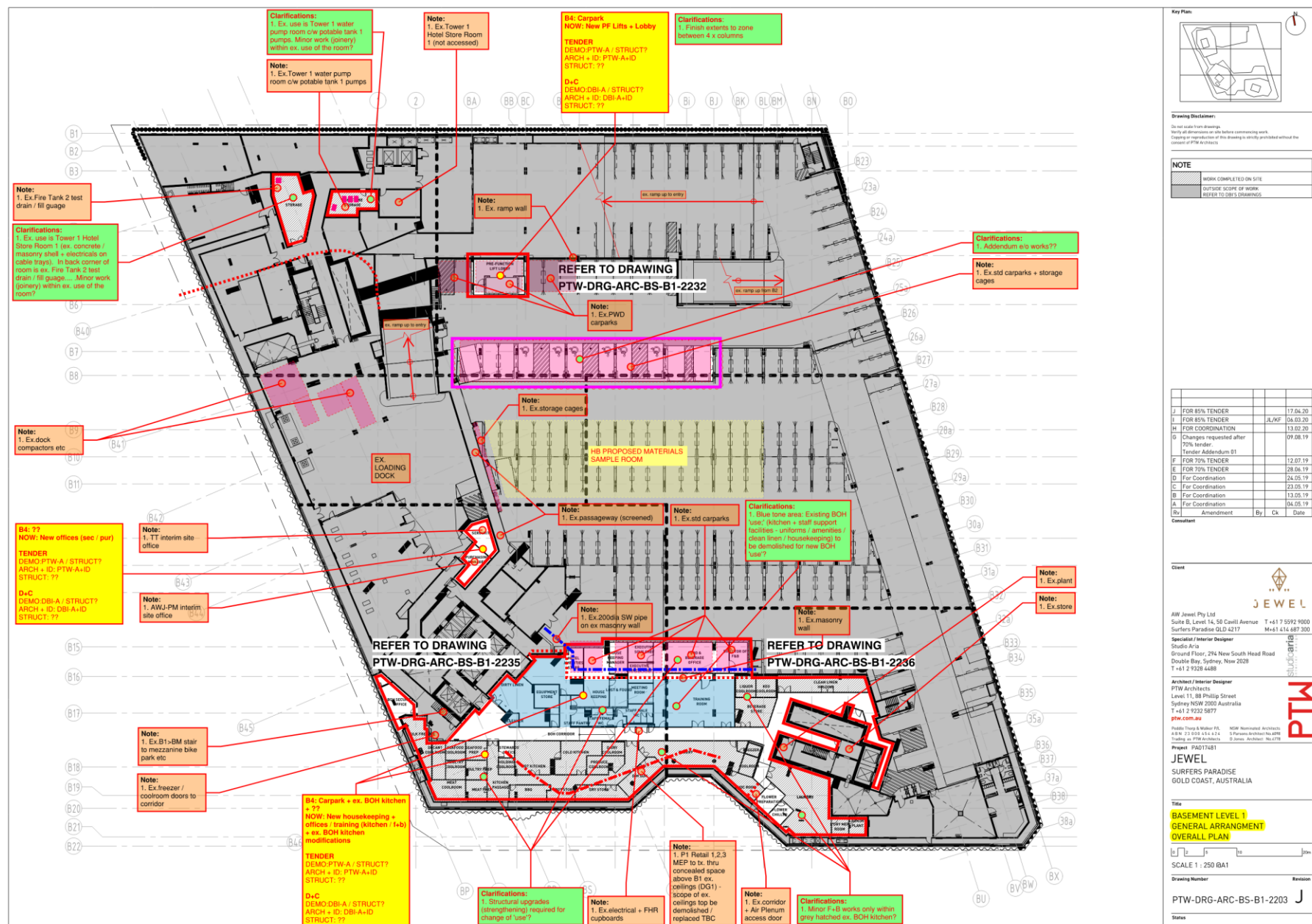
Basement 3



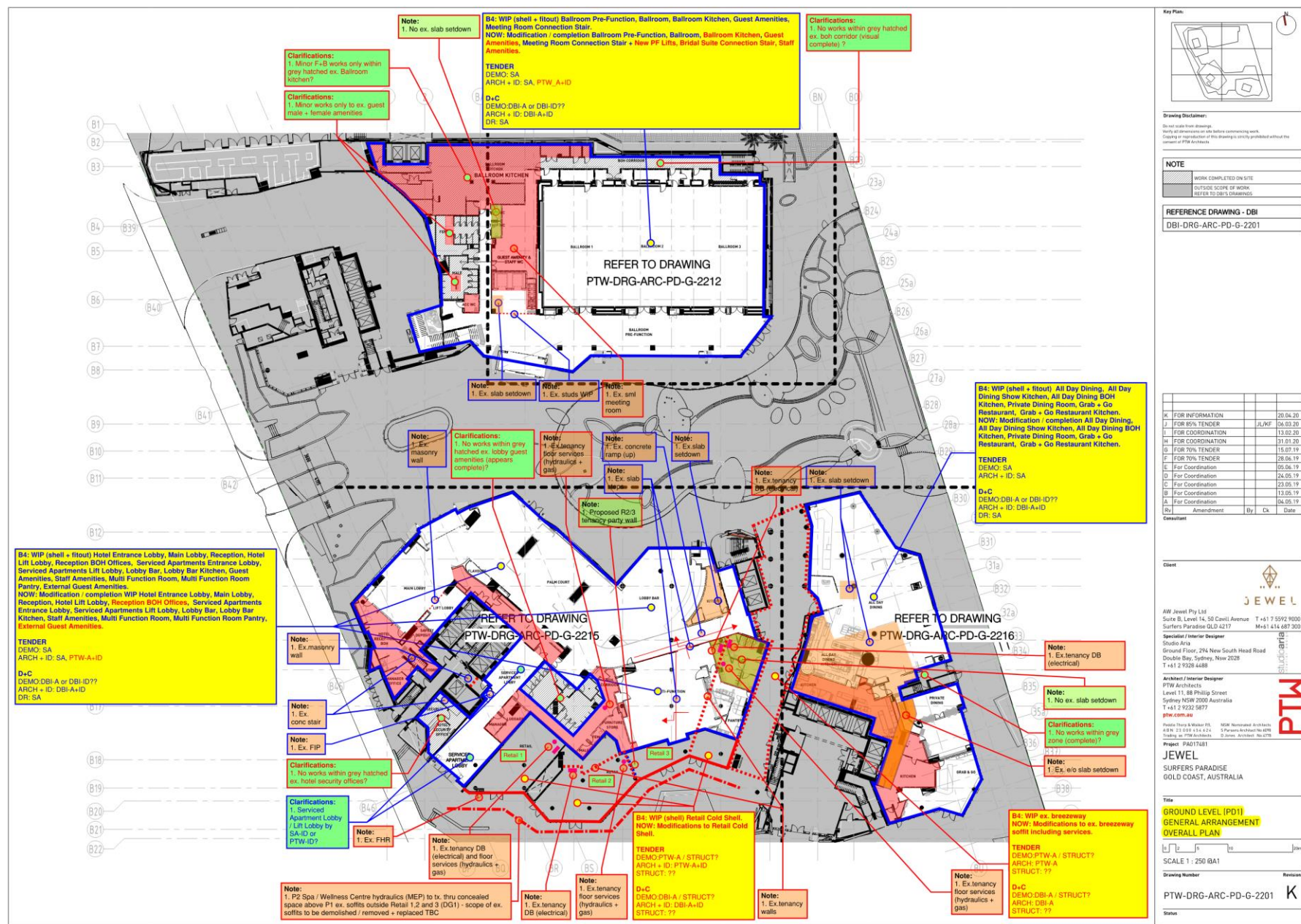
Case Study / Jewel



Case Study / Jewel



Case Study / Jewel Ground



Case Study / Jewel

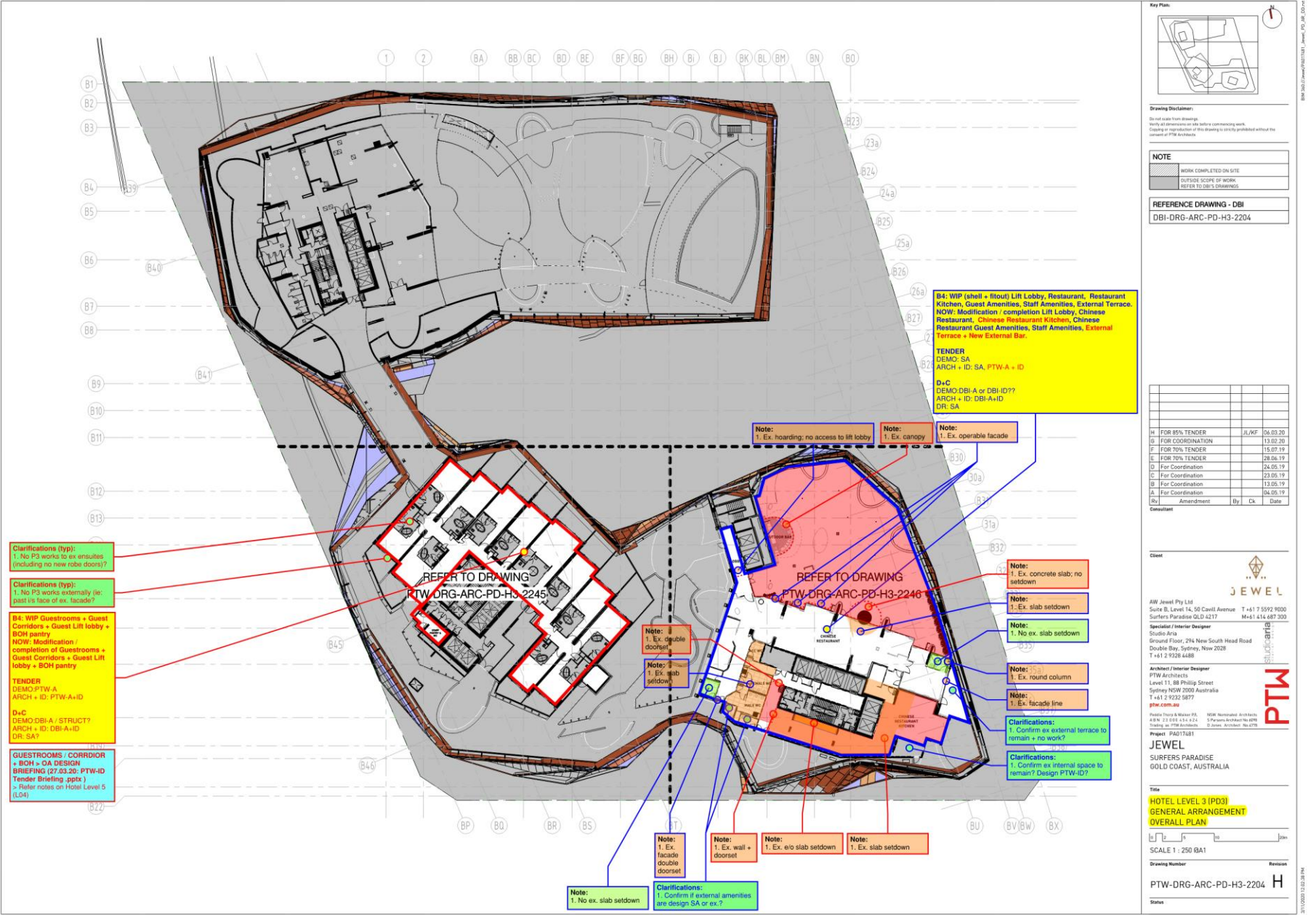
Ground Mezzanine



Case Study / Jewel Level 2

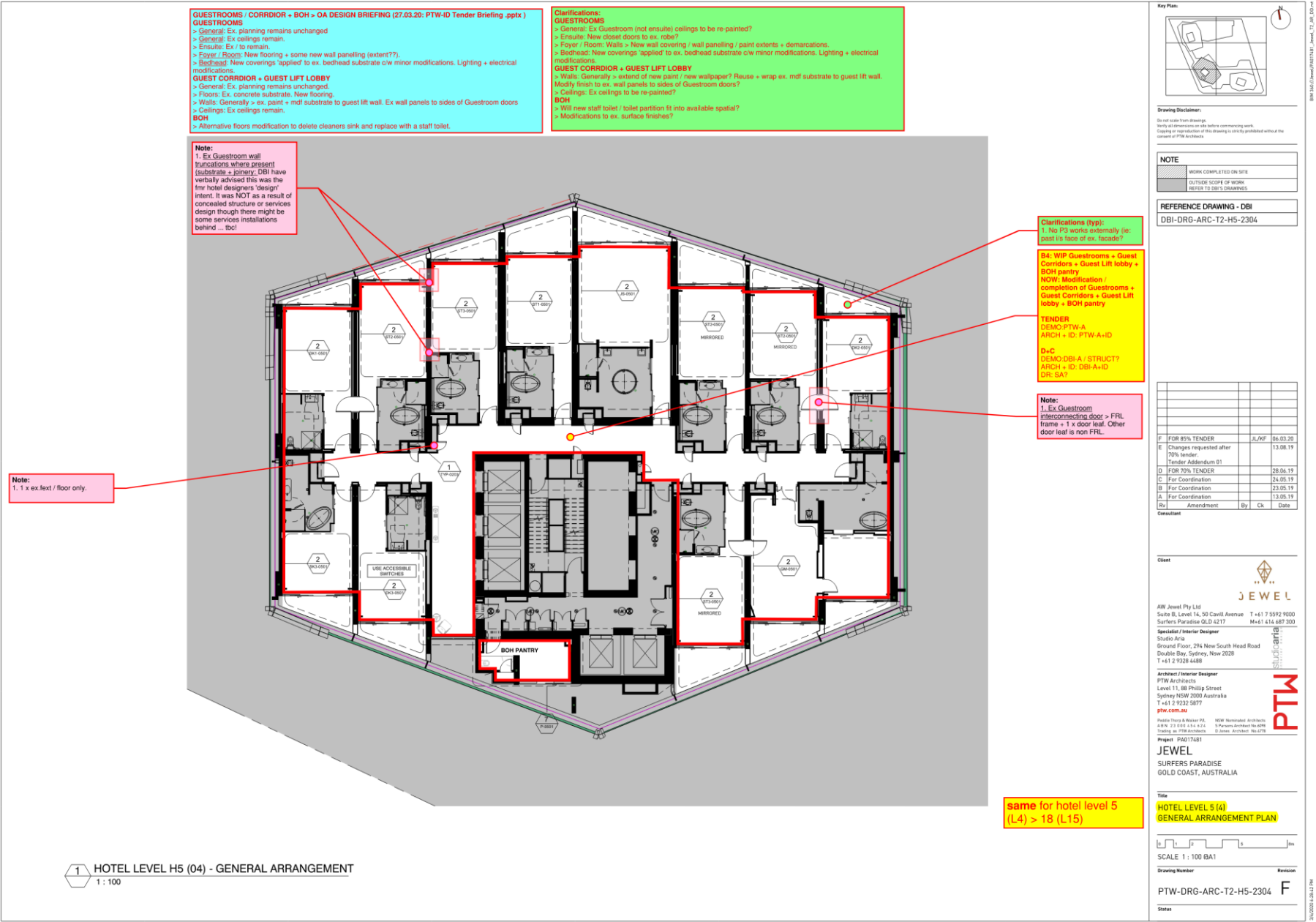


Case Study / Jewel
Level 3



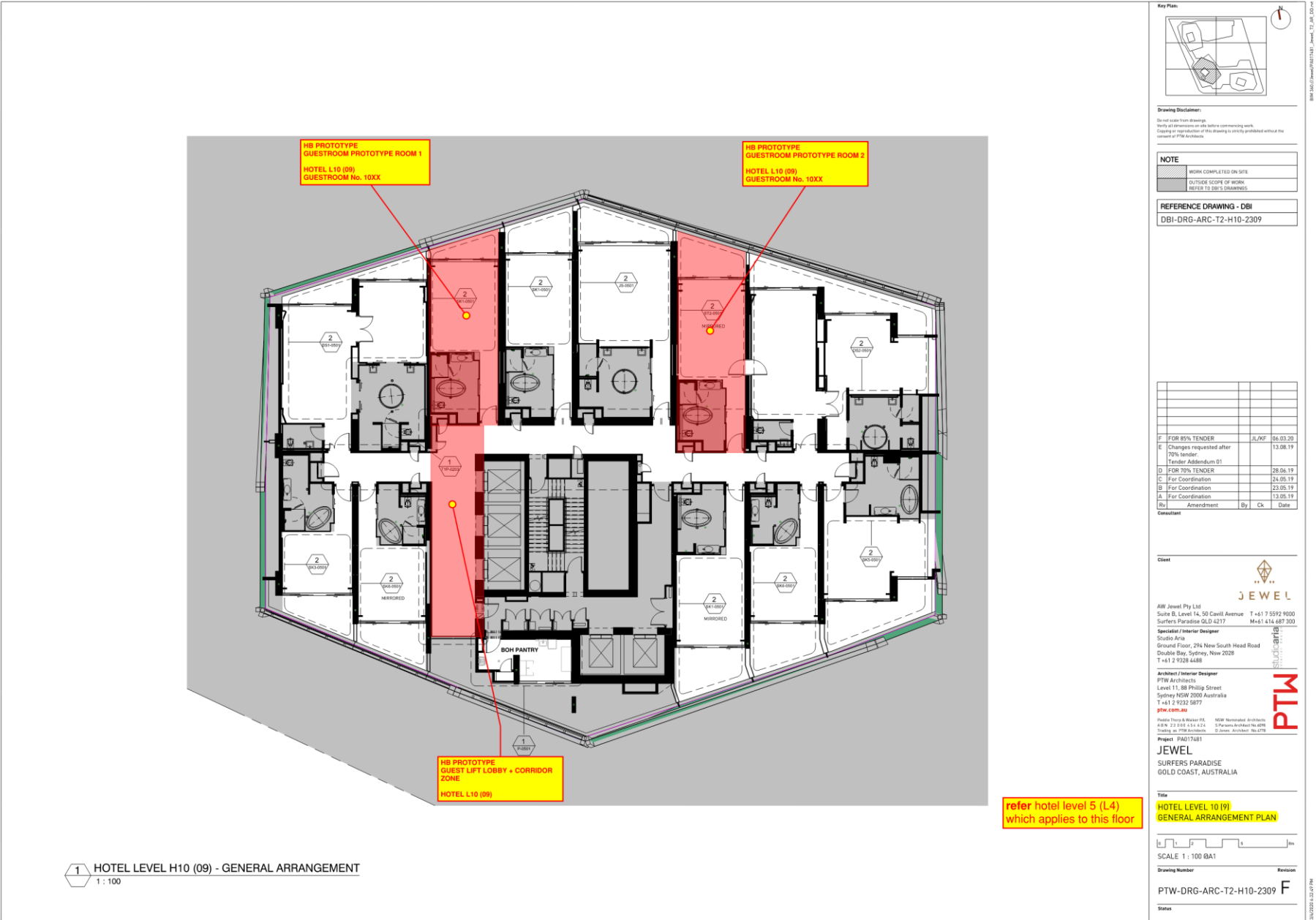
Case Study / Jewel Level 5

> Know your design documents and OOP. PPR plans indicate no work to bathrooms. Robe Doors were indicated in Preliminary design and excluded from HB offer.



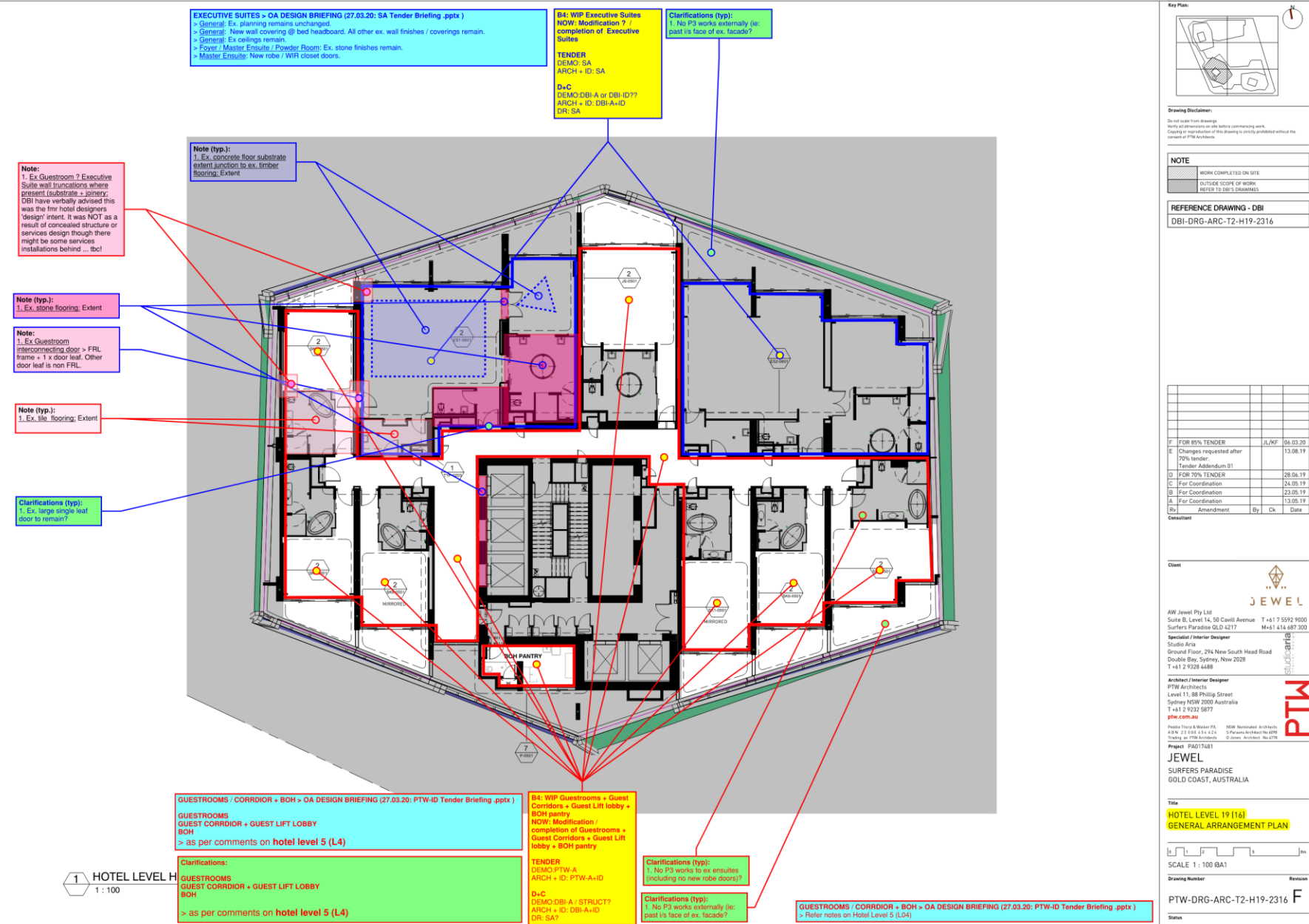
Case Study / Jewel Level 10

- > PPR documents – Bedhead modification / refurbishment, TV wall panel to ex. TV bracket centreline.
- > HB ended up demolishing the ex. bedheads and Client took the opportunity to modify bedhead and nightstand widths, and sought bedheads to align with centreline of TV panels. Existing lighting not considered.



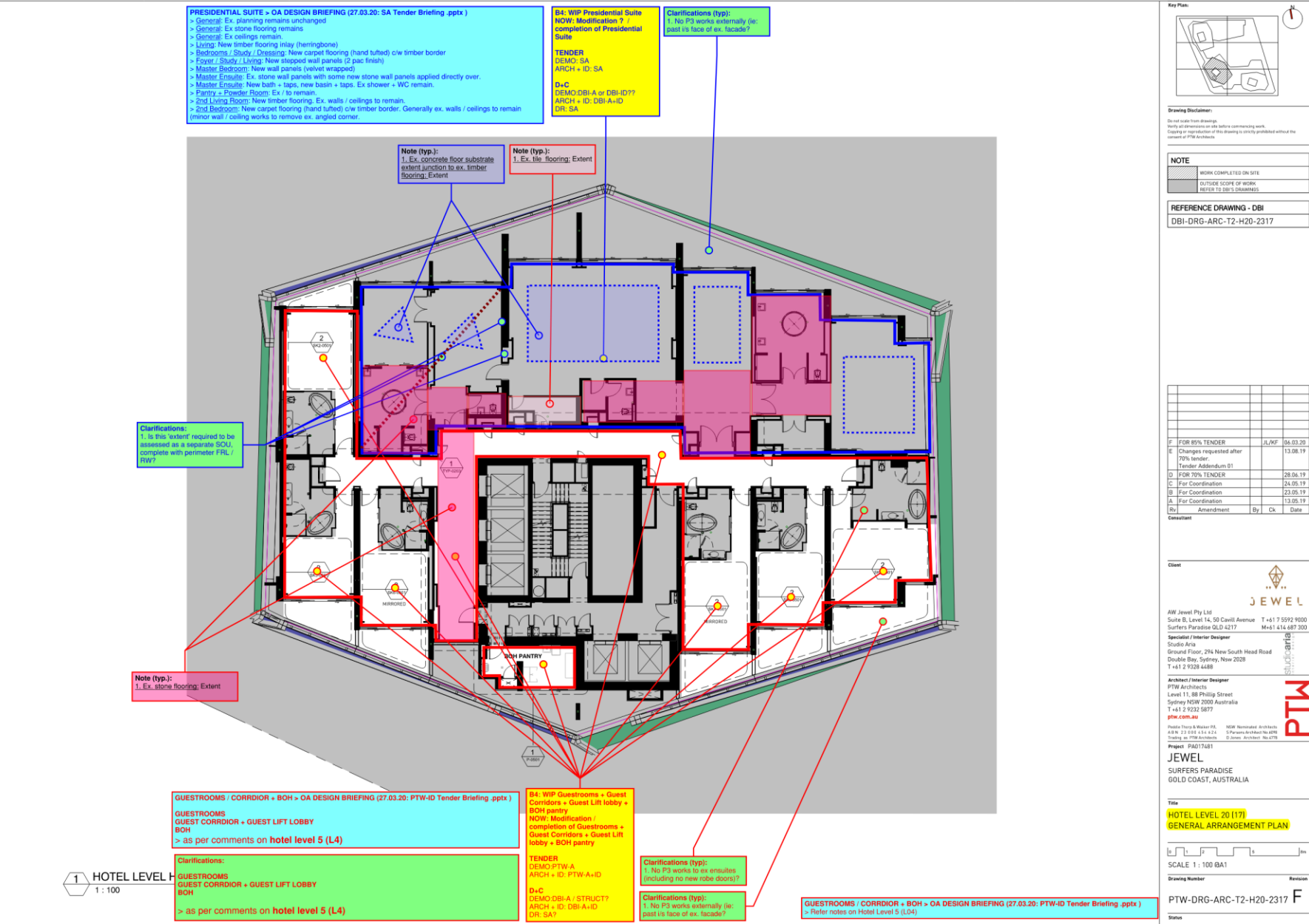
Case Study / Jewel

Level 19



Case Study / Jewel

Level 20

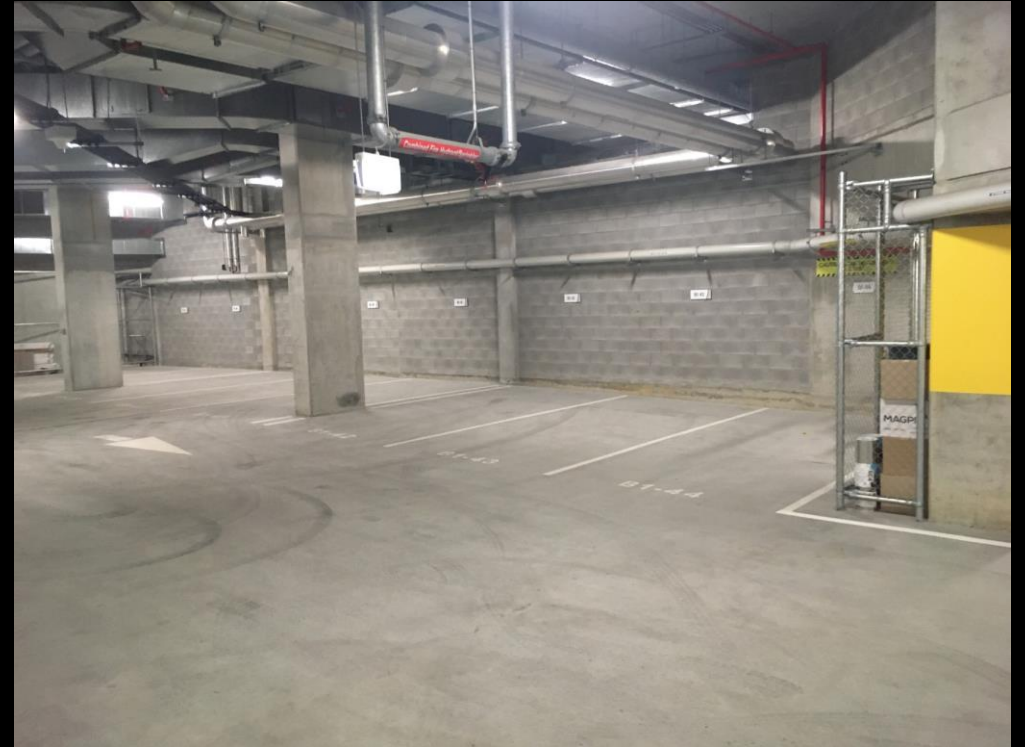


Phase 1 + 2 Site

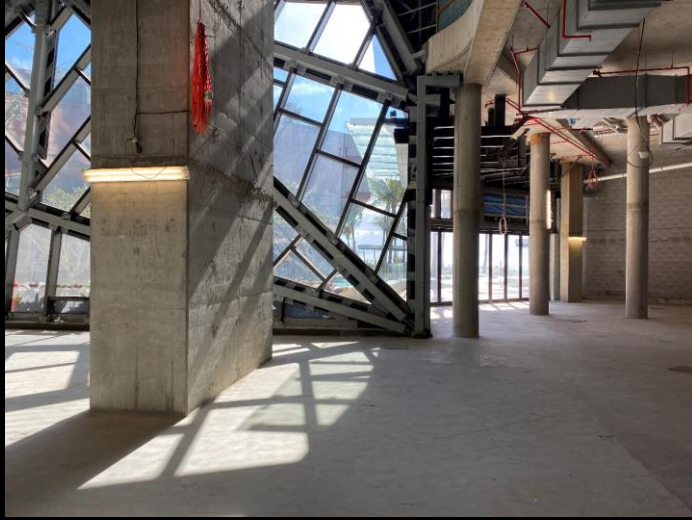


— Case Study / Jewel

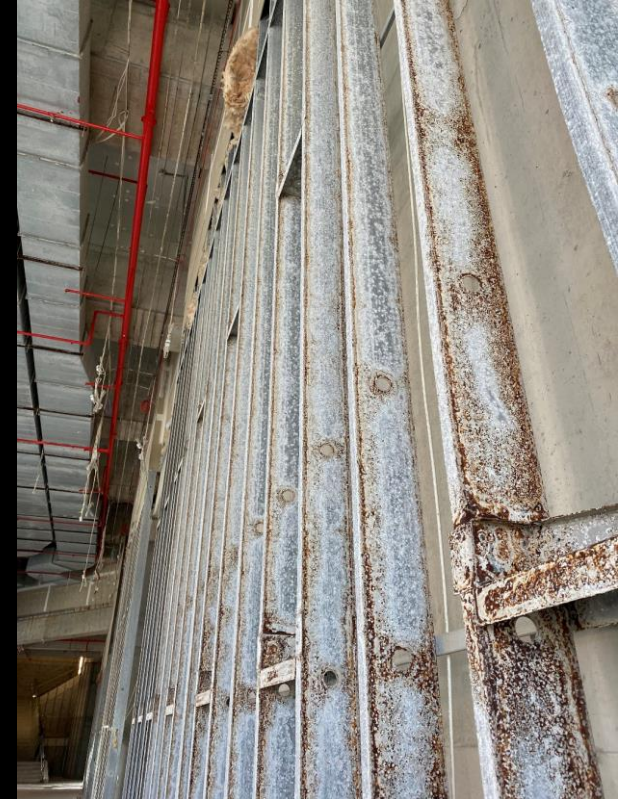
Phase 1 + 2 Basement 1



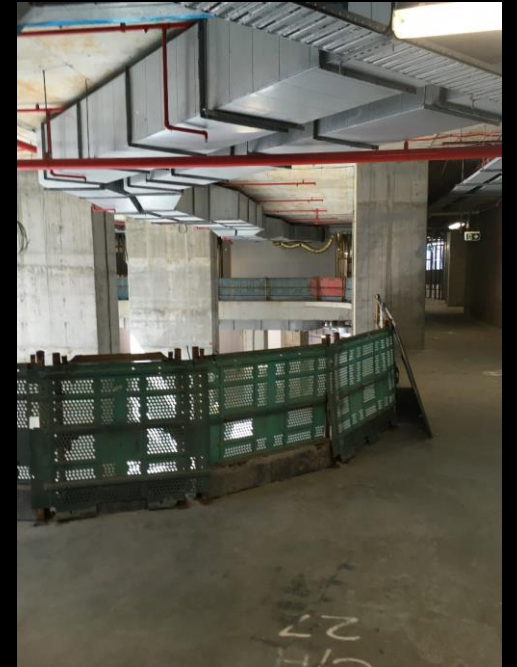
Phase 1 + 2 Podium 1 (Ground)



Phase 1 + 2 Podium 1 (Ground)



Phase 1 + 2 Podium 02



Phase 1 + 2 Podium 03



— Case Study / Jewel

Phase 1 + 2 Typical Hotel



Phase 1 + 2 H19 – Executive Suites



Phase 1 + 2 H2O Presidential Suites



Case Study / Jewel

Phase 1 + 2 Dilapidation Investigations

2. REPORTS

2.1 Access

0.1 MGC Report

26333 Jewel Phase 3 Dilapidation Report (Initial)
© springer/00508033_Jewel Phase 3 DESIGN
MANAGEMENT/176 Submission/00508033 Dilapidation
REPORT/2 210122_181 DILAP REPORT/18 Cover +
Summary/Jewel_DRI_COVER AND DIVIDERS.docx

HUTCHINSON
BUILDERS

6








Jewel Phase 3
SCAN TO LOAD THIS LOCATION










Jewel Phase 3 – Langham Hotel
Fit Out
Wed, Jan 27, 2021

Summary (38)

Open 38 Ready to inspect 0 Work Done 0 In dispute 0 Closed 0












ID	Location	Issue Description	Assigned to	Due	Status
4914	Jewel Phase 3 (B2)	Issue-MACW: Male toilet sign to include ambulance text, symbol and braille	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Fri, Jan 22, 2021, 1:06:37 pm Status: Open				
4913	Jewel Phase 3 (Basement 2)	Observation-UTACW: 1 rose hook in accessible shower in lieu of 2, located 350mm in lieu of 200/400	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Fri, Jan 22, 2021, 1:06:36 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Fri, Jan 22, 2021, 1:06:33 pm Status: Open			
4906	Jewel Phase 3 (Podium level 1, basement)	Observation-UTACW: 440mm / 445mm centreline pan-podium level 1 accessible toilet	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:38:30 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:38:28 pm Status: Open			
4905	Jewel Phase 3 (Function ground - mezzanine)	Observation-UTACW: Function stair ground - mezzanine, stair	Not assigned		Open

Page 1 of 12









					to be completed with access features
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:29:37 pm Status: Open				
4904	Jewel Phase 3 (Podium level 1, basement)	Observation-UTACW: Review BOM door operational force of door, >20N; door clear width 750mm door circ, - addressed under PB5?	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Fri, Jan 22, 2021, 1:06:30 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:26:54 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:26:52 pm Status: Open		
4903	Jewel Phase 3 (Pd 1; function room)	Issue-MACW: Review door operational force - accessible toilets; heavy to operate	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:26:48 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:21:27 pm Status: Open			
4902	Jewel Phase 3 (Pd 1)	Issue-MACW: Security card reader 400x30mm from corner (<50mm) 4 doors	Not assigned		Open
					
	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:34:12 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:34:11 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:18:04 pm Status: Open		
4901	Jewel Phase 3 (Podium level 1; ground)	Observation-UTACW: Entry ports LC, PB5 ITEM	Not assigned		Open

Page 2 of 12










Case Study / Jewel

			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:14:16 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:14:16 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:14:14 pm Status: Open	
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:14:12 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:14:11 pm Status: Open		
4900 Jewel Phase 3 (Podium level 1)	Observation-UTACW: Review entry ramp TGSIS AND PROXIMITY TO RAMP HANDRAILS -> 300mm, note 1:20 grade ramp does not require TGSIS	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:10:54 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:10:54 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:10:53 pm Status: Open	
4899 Jewel Phase 3	Issue-MACW: Review passenger set down and location of TGSIS; break in TGSIS limited to doorway entry zone	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:07:27 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:06:46 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:06:44 pm Status: Open	

Page 3 of 12








			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:06:42 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:06:41 pm Status: Open		
4896 Jewel Phase 3 (Podium level 1, Ground level, old Burlington rd)	Observation-UTACW: Review hazard TGSIS TO ANGLED FACADE	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:58:17 am Status: Open			
4889 Jewel Phase 3 (Level 1)	Observation-UTACW: Review TGSIS at level 1, base of stair P4, confusion	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:02:34 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:41:33 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:41:31 am Status: Open	
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:41:30 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:41:28 am Status: Open		
4888 Jewel Phase 3 (Level 2-3)	Issue-MACW: Obstruction above handrail - stair P 4, within 600mm above	Not assigned	Open

Page 4 of 12









			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:58:23 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:58:22 am Status: Open		
4887 Jewel Phase 3 (Level 3)	Observation-UTACW: Review door clear width; exit only? 800mm in lieu of 850mm for access	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:54:48 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:54:54 am Status: Open		
4885 Jewel Phase 3	Observation-UTACW: Reduced walkway width <1m(970mm)	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:51:41 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:51:38 am Status: Open		
4882 Jewel Phase 3 (Level 3)	Observation-UTACW: Review edge protection to external walkway; build up much to level of walkway to minimise fall	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:31:57 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:30:20 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:30:18 am Status: Open	

Page 5 of 12









Case Study / Jewel

			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:30:17 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:27:48 am Status: Open		
4881 Jewel Phase 3 (Level 3 external, door access)	Observation-UTACW: Location of intercom > 1350mm APFL	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:28:21 am Status: Open			
4878 Jewel Phase 3 (Pd 3; level 1)	Observation-UTACW: Luminance contrast to glazed doors; functional compliance achieved	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:46:01 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:33:16 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:33:11 am Status: Open	
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:22:27 am Status: Open			
4877 Jewel Phase 3 (External swing doors with closers- level 1; podium level 1)	Observation-UTACW: Review external swing doors operate force will vary given wind external conditions Op force to be not greater than 20N	Not assigned	Open

Page 6 of 12

			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:27:58 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:36:44 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:21:12 am Status: Open	
4876 Jewel Phase 3 (Pd 2)	Observation-UTACW: Review Hotel admin office stair - PD2, single handrail no TGSIs	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:17:18 am Status: Open			
4869 Jewel Phase 3 (Pd2; pd1)	Observation-UTACW: Adequate Braille and tactile sign- general niller- 1315mm APFL TO Braille (subject to floor finish) pd2; 1270 pd1 subject to floor finish	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Fri, Jan 22, 2021, 1:06:38 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 12:20:18 pm Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:13:08 am Status: Open	
4868 Jewel Phase 3 (PD1)	Observation-UTACW: Male and female toilets- couldn't inspect	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:11:24 am Status: Open			
4867 Jewel Phase 3 (Stair Pd)	Issue-MACW: TGSIs shall be installed full width of path of travel, between handrails	Not assigned	Open

Page 7 of 12

			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:09:29 am Status: Open			
4866 Jewel Phase 3 (Podium level 1/2, hotel admin, central lower BOH Lobby)	Issue-MACW: Door control locations - BOH < 500 mm internal corner	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:01:27 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:01:26 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 11:01:26 am Status: Open	
4865 Jewel Phase 3 (Mezzanine)	Issue-MACW: Review door control locations for auto doors- should be located 1-2m of door swing	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 10:54:57 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 10:54:23 am Status: Open		
4866 Jewel Phase 3 (712, 501)	Observation-UTACW: Accessible BOU - door card reader location	Not assigned	Open
			
Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 10:56:37 am Status: Open	Captured by: Angela Chambers (J. Hutchinson Pty Ltd) Date: Thu, Jan 21, 2021, 10:27:49 am Status: Open		
4865 Jewel Phase 3 (Hotel Rts)	Observation-UTACW: Gap at R threshold - 35mm	Not assigned	Open

Page 8 of 12

Case Study / Jewel



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:32:56 am
Status: Open

4854 Jewel Phase 3 (Hotel lift) Issue-MACW: LIFT audible announcement - lift landing Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:23:54 am
Status: Open

4848 Jewel Phase 3 (Level 5 - 2 LHS, 1 RHS, Level 7 2LHS, 1 RHS, L18, 1 LHS; 1 RHS) Observation-UTACW: Reviewed LH, RH accessible SOU provision Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:04:37 am
Status: Open

4843 Jewel Phase 3 (1808) Observation-UTACW: Accessible SOU - GPOs Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 8:54:13 am
Status: Open

4840 Jewel Phase 3 (1810) Observation-UTACW: Door LC ACCESSIBLE SOU Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:50:44 am
Status: Open

4836 Jewel Phase 3 (1808) Issue-MACW: Accessible SOU - bathroom float, robe hooks not installed Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:28:18 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:47:58 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:46:22 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:44:32 am
Status: Open

4835 Jewel Phase 3 (1810) Observation-UTACW: Accessible SOU - luminance contrast of fittings Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:26:52 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:26:50 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:43:48 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:42:58 am
Status: Open

4833 Jewel Phase 3 (Level 18 - 1810) Observation-UTACW: Accessible SOU doorbell > 1350mm Not assigned Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:46:10 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:36:00 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:34:11 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:29:54 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 10:29:54 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:48:58 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:46:57 am
Status: Open



Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:46:47 am
Status: Open

4829 Jewel Phase 3 (Hotel lift) Issue-MACW: LIFT control panel- lack of Braille and Tactile Not assigned Open




Captured by: Angela Chambers (J. Hutshinson Pty Ltd)
Date: Thu, Jan 21, 2021, 9:36:00 am
Status: Open

4828 Jewel Phase 3 (Level 20) Observation-UTACW: Luminance contrast adequately achieved along corridor to standard rooms Not assigned Open

Case Study / Jewel

Design Program

26/03/2022	PROJECT: JEWEL PHASE 3 DESIGN > IFC PROGRAM DESIGN GROUPS 01 - 05																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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					COMMENCE	DUR'N (days)	COMPLETE	STATUS	1/01/21	2/01/21	3/01/21	4/01/21	5/01/21	6/01/21	7/01/21	8/01/21	9/01/21	10/01/21	11/01/21	12/01/21	13/01/21	14/01/21	15/01/21	16/01/21	17/01/21	18/01/21	19/01/21	20/01/21	21/01/21	22/01/21	23/01/21	24/01/21	25/01/21	26/01/21	27/01/21	28/01/21	29/01/21	30/01/21	31/01/21	1/02/21	2/02/21	3/02/21	4/02/21	5/02/21	6/02/21	7/02/21	8/02/21	9/02/21	10/02/21	11/02/21	12/02/21	13/02/21	14/02/21	15/02/21	16/02/21	17/02/21	18/02/21	19/02/21	20/02/21	21/02/21	22/02/21	23/02/21	24/02/21	25/02/21	26/02/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Case Study / Jewel

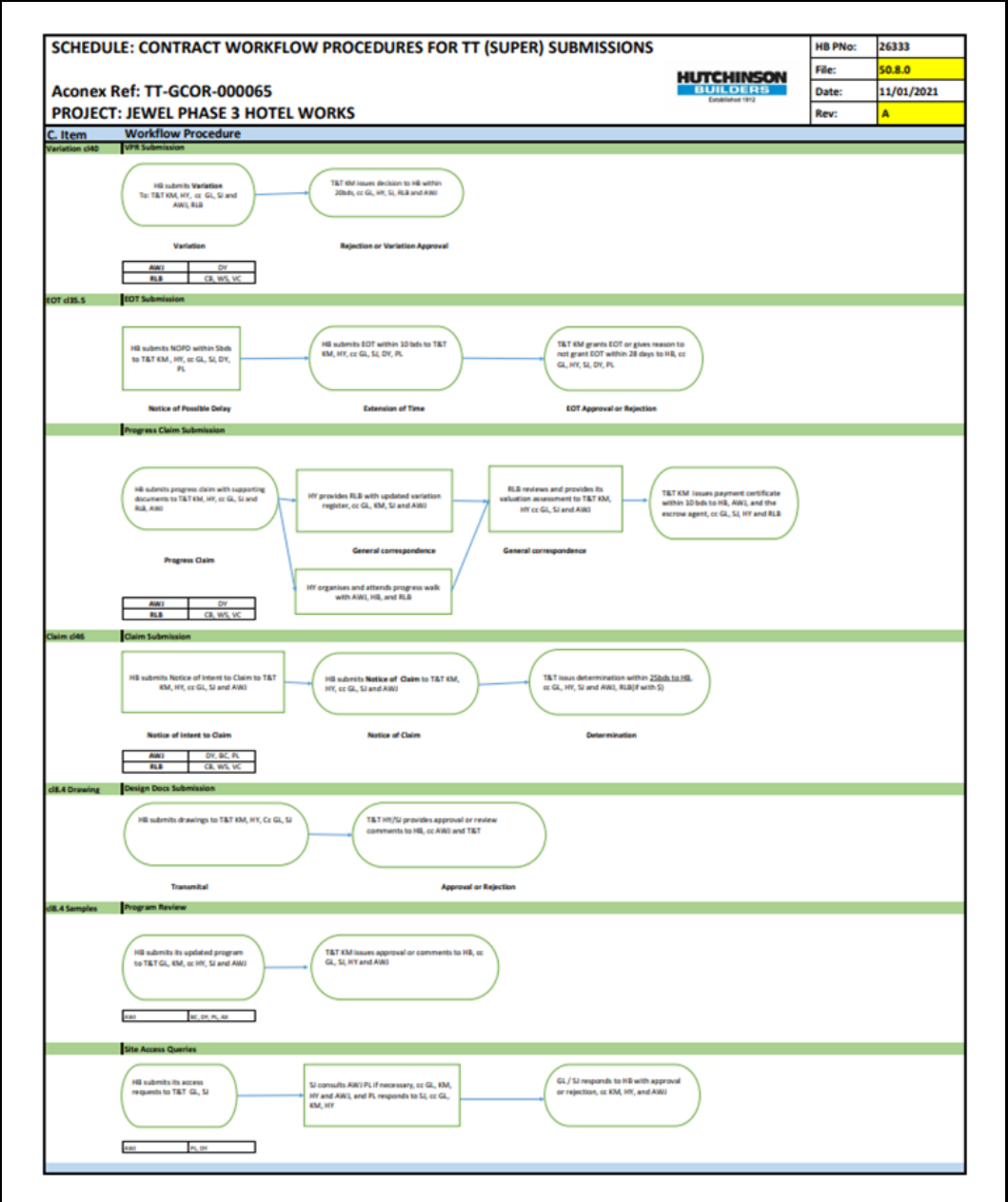
PPR Departure Schedule

[illegible]

Case Study / Jewel

Contract Workflow

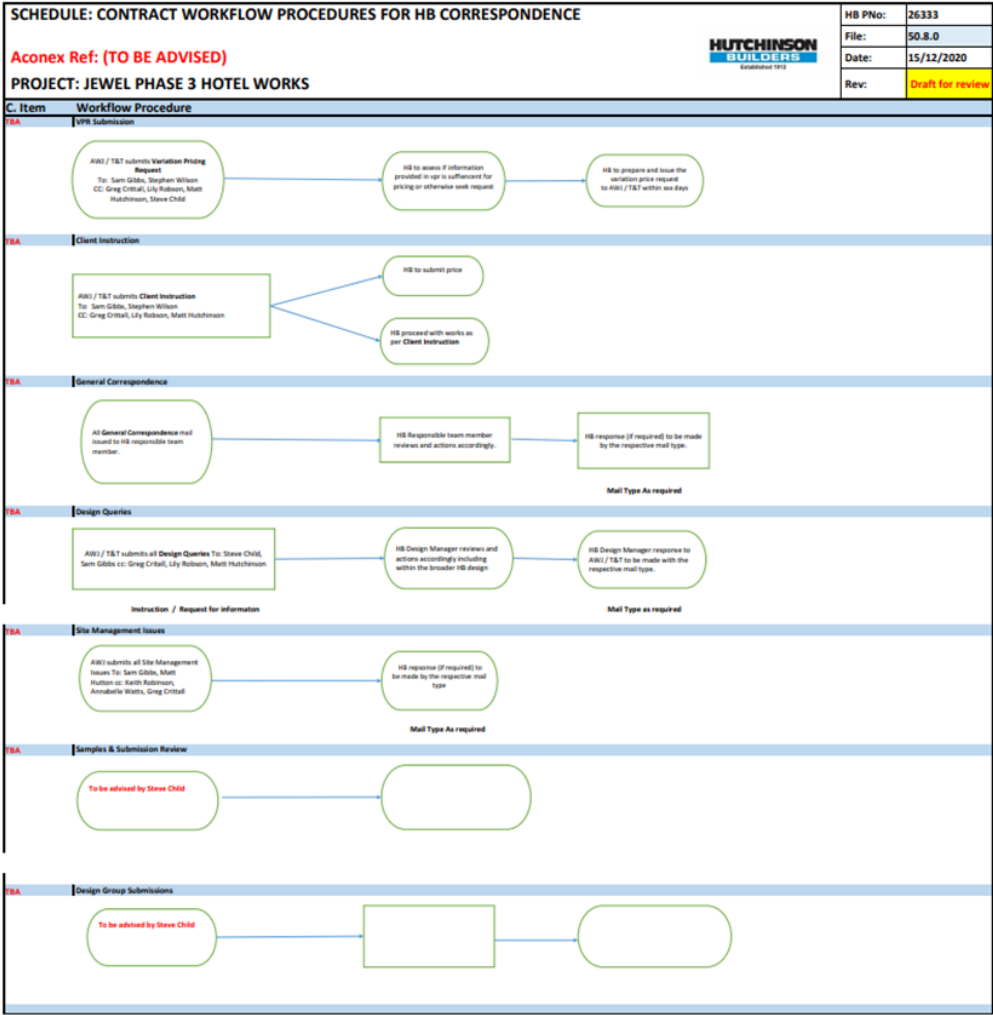
1 / To Superintendent



Case Study / Jewel

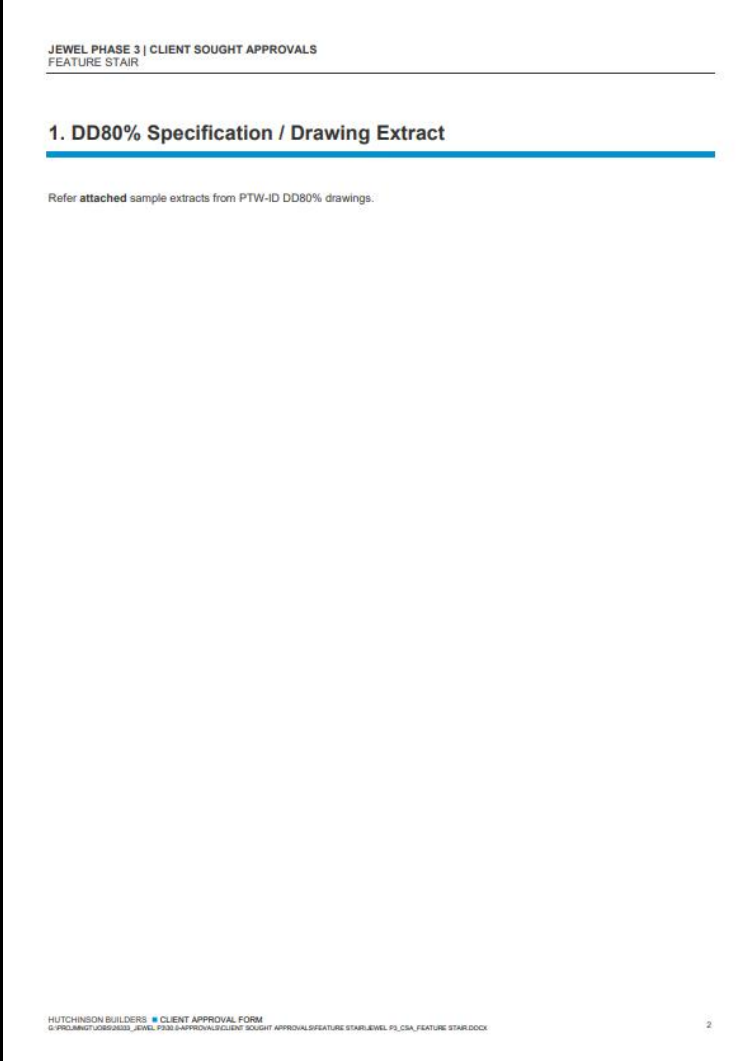
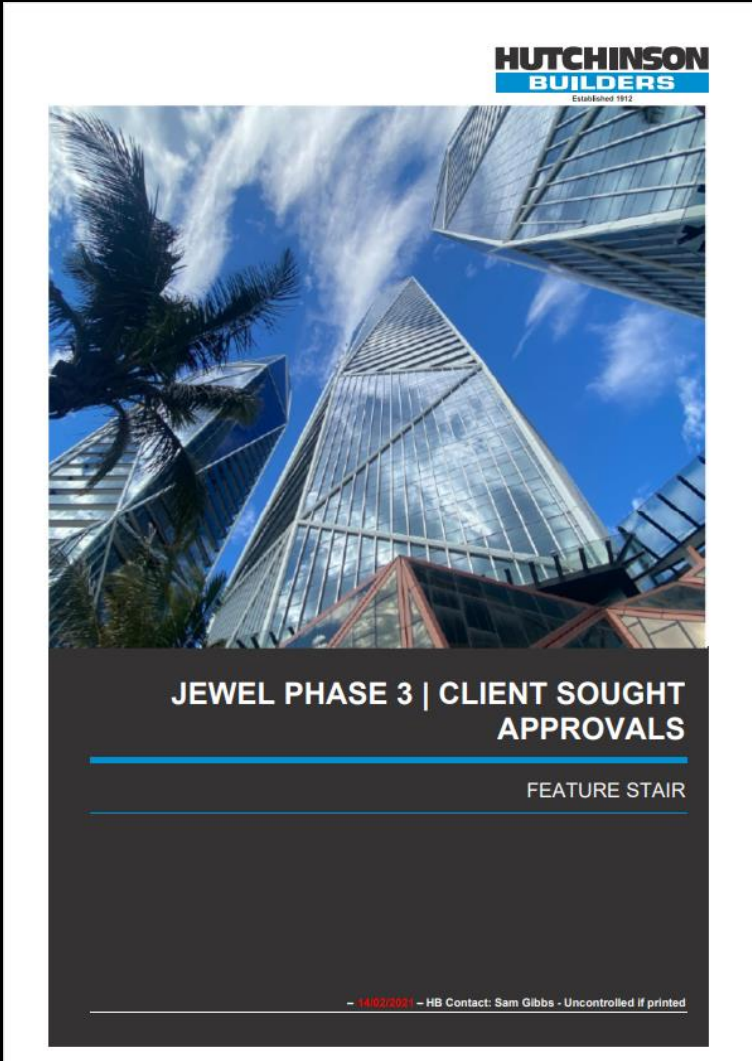
Contract Workflow

2 / From Hutchinson Builders

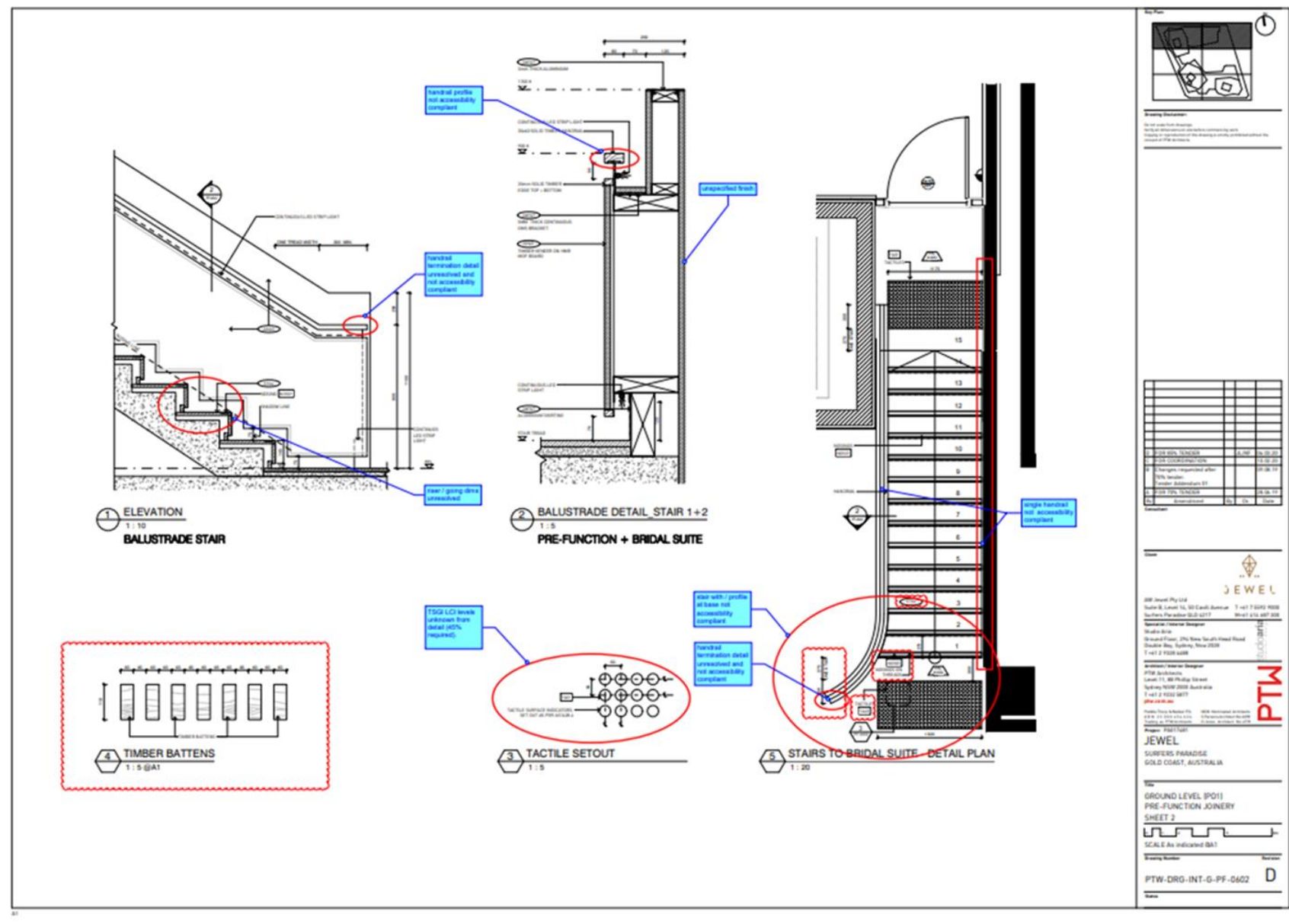


Client Sought Approvals – Feature Stair

Sample



— Case Study / Jewel

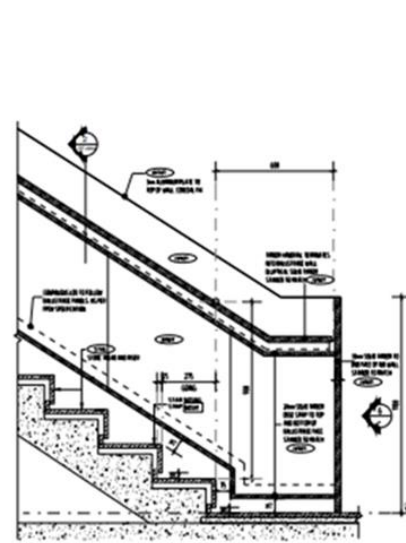


Case Study / Jewel

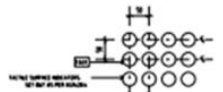
JEWEL PHASE 3 | CLIENT SOUGHT APPROVALS
FEATURE STAIR

2. Hutchinson Builders Proposal / Submission

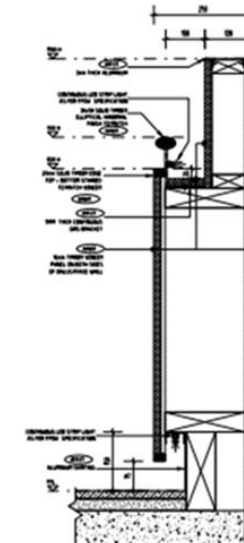
Refer attached DBI-ID mark-up package.



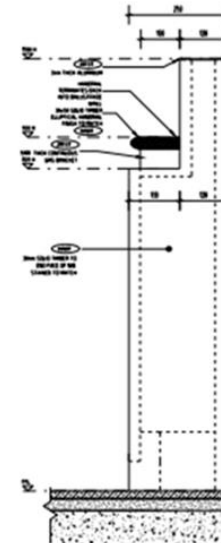
1 ELEVATION
1:10
BALUSTRADE STAIR



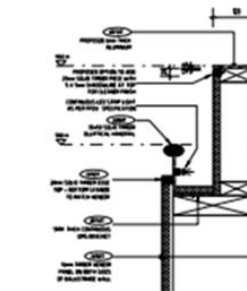
3 TACTILE SETOUT
1:5



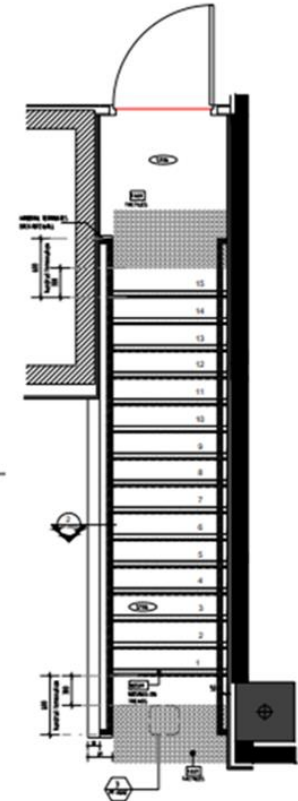
2 BALUSTRADE DETAIL STAIR 1+2
1:5
PRE-FUNCTION + BRIDAL SUITE



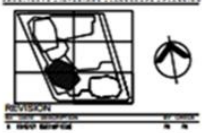
6 BALUSTRADE DETAIL STAIR 1+2
1:5 - OPTION A
PRE-FUNCTION + BRIDAL SUITE



8a BALUSTRADE DETAIL STAIR 1+2
1:5 - OPTION B
PRE-FUNCTION + BRIDAL SUITE



5 STAIRS TO BRIDAL SUITE - DETAIL PLAN
1:20

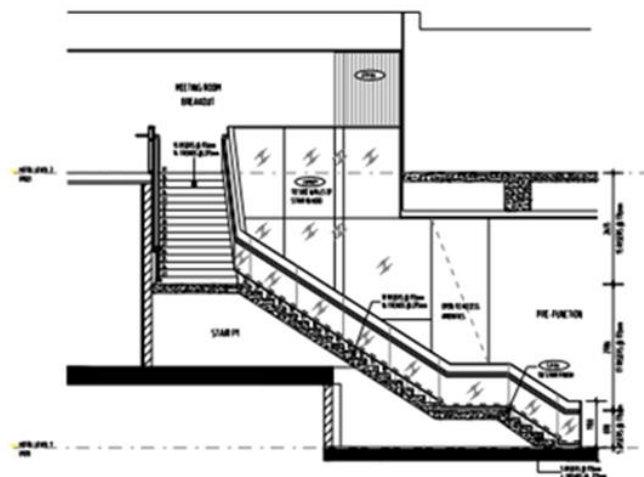


JEWEL PHASE 3 HOTEL WORKS
SURFERS PARADISE
GOLD COAST, AUSTRALIA

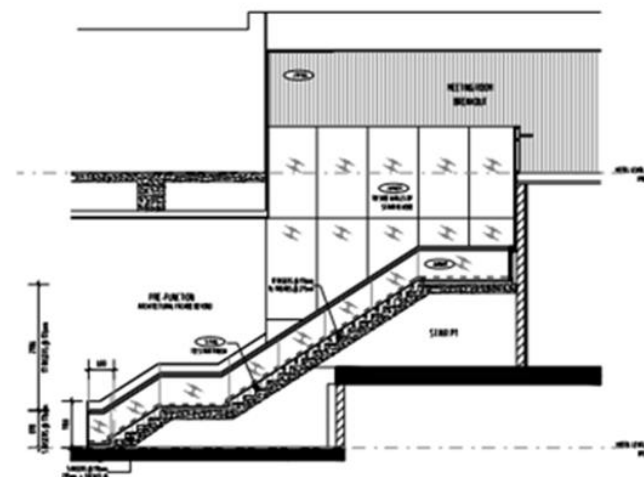
GROUND LEVEL (PD1)
PRE-FUNCTION JOINERY
SHEET 2

DRAWN	PH
CHECKED	PROJECT MANAGER
SCALE	as shown @ A1
DATE	OCTOBER 2020
PROJECT NO.	205105
DRAWING NO.	DBI-ORG-INT3-G-PF-0602
REVISED	1

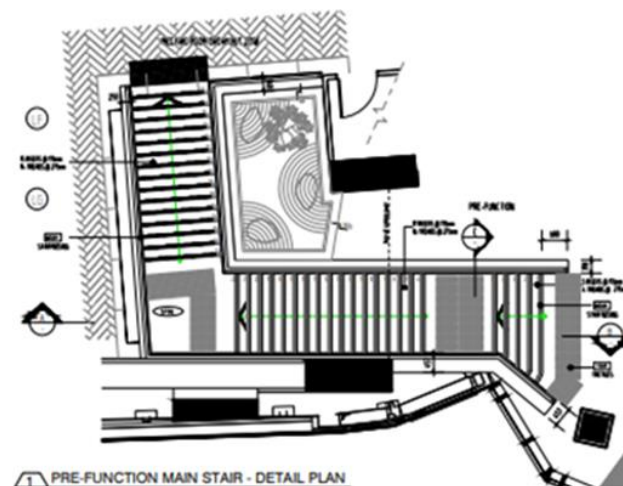
— Case Study / Jewel



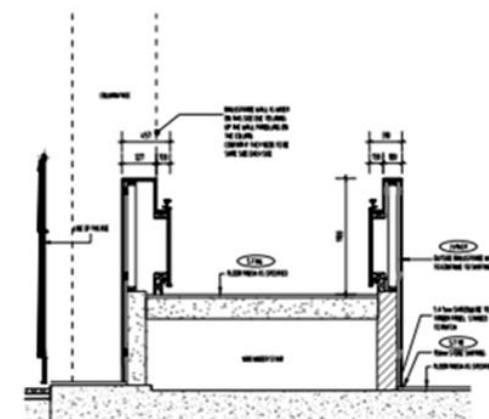
PRE-FUNCTION MAIN STAIR - SECTION



PRE-FUNCTION MAIN STAIR - SECTION



1 PRE-FUNCTION MAIN STAIR - DETAIL PLAN
1 : 20



C PRE-FUNCTION MAIN STAIR - SECTION
1 of 20



PROQUEST

[illegible]

JEWEL PHASE 3 HOTEL WORKS
SURFERS PARADISE
GOLD COAST, AUSTRALIA

GROUND LEVEL (PD1)
PRE-FUNCTION MAIN STAIR
DETAIL SHEET

ORIGIN	PH	
CLASSIFIED	PROSPECT DIRECTOR	SI
	PROSPECT LEADER	PH
SCALE	as shown @ A1	
DATE	OCTOBER 2020	
PROSPECT NO.	205595	
ORIGINATOR NO.	DBI-DRG-INT3-G-PF-0606	

Case Study / Jewel


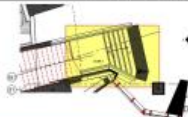
JEWEL PHASE 3 | CLIENT SOUGHT APPROVALS FEATURE STAIR

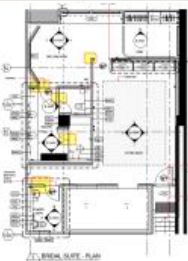
3. Additional Specifications / Information

Refer attached MGC Access Consultancy Report (Appendix) Design Group 3 (04.02.21) - Reference Items 14 and 15.

Accessibility Design Review
Jewel Phase 3
Design Group 2

C:\Users\ale\Desktop\201142 - Jewel Phase 3\Report\Design
Group-3\201142 - Jewel Phase 3_Design Group 3_DDA Review
(Appendix).docx

Pre-Function Room			
Ref	Item	Document Snapshot	DDA Comments
14.	Stair-2		Handrails <ul style="list-style-type: none">Two continuous handrails shall be provided TGSIs <ul style="list-style-type: none">Ensure 45% luminance contrast to TGSIs if discrete TGSIs are intended to be provided
15.	Stair-1		TGSIs <ul style="list-style-type: none">Ensure 45% luminance contrast to TGSIs if discrete TGSIs are intended to be provided

Bridal Suite			
Ref	Item	Document Snapshot	DDA Comments
16.	Doors		Door Circulation Space <ul style="list-style-type: none">Ensure compliant door latch side circulation space is provided Luminance contrast <ul style="list-style-type: none">Ensure 30% luminance contrast is provided on both sides of the doorways

JEWEL PHASE 3 | CLIENT SOUGHT APPROVALS FEATURE STAIR

4. Principal Approval* (Principal or Principal's Representative)

A. PRINCIPAL

SIGNATURE

NAME

COMPANY / TITLE

DATE

* by signing, the PRINCIPAL confirms they have received & reviewed physical samples where applicable in addition to this submission

OR

B. PRINCIPALS AGENT / REPRESENTATIVE - GARY LANDERS

PRINCIPAL'S AGENT / REPRESENTATIVE (TURNER & TOWNSEND) on behalf of AW JEWEL PTY LTD

* by signing, the PRINCIPAL'S AGENT / REPRESENTATIVE confirms they have received & reviewed physical samples where applicable in addition to this submission

SIGNATURE

NAME

DATE

* = NOTE: This approval does not overwrite Hutchinson Builders contractual obligations of having to meet all NCC and Australian Standards requirements.

[For more information, please contact](#)

Sam Gibbs, Project Manager
Mobile +61 419 762 555
Email sagm.gibbs@hutchinsonbuilders.com.au

Case Study / Jewel

Loose Sample Submission


Sample



PROJECT: JEWEL PHASE 3
SCHEDULE: SAMPLE REVIEW FORM
ACONEX REF: HUT-SMP-PCU3-00-00-0005[A]



SAMPLE DETAILS					
SAMPLE No:	CT06		REV:	A	
DATE SUBMITTED:	15-02-2021				
SUBCONTRACTOR:	Hutchinson Builders				
SAMPLE TITLE:	Floor Tile				
DESCRIPTION:	Range: Bauhaus Series Modular Mosaic Tile. Size: 100mm x 100mm.				
MANUFACTURER:	Glennon Tiles				
MODEL No:	907S	FINISH:	Matt – Unglazed		
SAMPLE TYPE:	PHYSICAL:	<input checked="" type="checkbox"/>	PHOTO/ CATALOGUE:	<input checked="" type="checkbox"/>	
TECH DATA INCL:	Refer Attachment 1	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
ASSOCIATED SAMPLES:	N/A				
PPR DEPARTURE:	YES	<input type="checkbox"/>	NO (Specified item)	<input checked="" type="checkbox"/>	Refer to comments.

APPROVALS	
HUTCHINSON BUILDERS	print: Steve Child
sign: 	date: 01-03-2021
SUPERINTENDANT	print:
sign:	date:
PRINCIPAL	print:
sign:	date:

NOTES/COMMENTS:

NOTE BY:


Note: The attached sample submission has been reviewed by the HB design team including DBI Group & Studio Aria.	HB
Sample and Prototype Schedule (Head Contract): #144. PTW Materials & Finishes Schedule (PTW-INT-SCH-MR-0001[I]): p3 & p28. DBI Schedule of Finishes + Fixtures (DBI-ID-SCH-INT3-PD-01-0001[G]): p6 & p70.	HB
Refer Attachment 1: Tech Data - Bauhaus Series - Glennon Tiles.	HB




PROJECT: JEWEL PHASE 3
SCHEDULE: SAMPLE REVIEW FORM
ACONEX REF: HUT-SMP-PCU3-00-00-0005[A]
PHOTOS



<table border="1"><tr><td colspan="2">PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS</td><td>JEWEL</td></tr><tr><td colspan="3">ACONEX REF: HUT-SMP-PCU3-00-00-0005</td></tr><tr><td colspan="3">DETAILS</td></tr><tr><td>SAMPLE NUMBER:</td><td>CT06</td><td>REV: A</td></tr><tr><td>SAMPLE TITLE:</td><td colspan="2">Floor Tiles - 9075</td></tr><tr><td>DATE SUBMITTED:</td><td colspan="2">15-02-2021</td></tr><tr><td>SUBCONTRACTOR/SUPPLIER:</td><td colspan="2">HB Glenon Tiles</td></tr><tr><td colspan="3">APPROVALS</td></tr><tr><td>HUTCHINSON BUILDERS</td><td>DATE:</td><td></td></tr><tr><td>SUPERINTENDANT</td><td>DATE:</td><td></td></tr><tr><td>PRINCIPAL</td><td>DATE:</td><td></td></tr></table>	PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS		JEWEL	ACONEX REF: HUT-SMP-PCU3-00-00-0005			DETAILS			SAMPLE NUMBER:	CT06	REV: A	SAMPLE TITLE:	Floor Tiles - 9075		DATE SUBMITTED:	15-02-2021		SUBCONTRACTOR/SUPPLIER:	HB Glenon Tiles		APPROVALS			HUTCHINSON BUILDERS	DATE:		SUPERINTENDANT	DATE:		PRINCIPAL	DATE:		<table border="1"><tr><td colspan="2">PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS</td><td>JEWEL</td></tr><tr><td colspan="3">ACONEX REF: HUT-SMP-PCU3-00-00-0005</td></tr><tr><td colspan="3">DETAILS</td></tr><tr><td>SAMPLE NUMBER:</td><td>CT06</td><td>REV: A</td></tr><tr><td>SAMPLE TITLE:</td><td colspan="2">Floor Tiles - 9075</td></tr><tr><td>DATE SUBMITTED:</td><td colspan="2">15-02-2021</td></tr><tr><td>SUBCONTRACTOR/SUPPLIER:</td><td colspan="2">HB Glenon Tiles</td></tr><tr><td colspan="3">APPROVALS</td></tr><tr><td>HUTCHINSON BUILDERS</td><td>DATE:</td><td></td></tr><tr><td>SUPERINTENDANT</td><td>DATE:</td><td></td></tr><tr><td>PRINCIPAL</td><td>DATE:</td><td></td></tr></table>	PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS		JEWEL	ACONEX REF: HUT-SMP-PCU3-00-00-0005			DETAILS			SAMPLE NUMBER:	CT06	REV: A	SAMPLE TITLE:	Floor Tiles - 9075		DATE SUBMITTED:	15-02-2021		SUBCONTRACTOR/SUPPLIER:	HB Glenon Tiles		APPROVALS			HUTCHINSON BUILDERS	DATE:		SUPERINTENDANT	DATE:		PRINCIPAL	DATE:		<table border="1"><tr><td colspan="2">PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS</td><td>JEWEL</td></tr><tr><td colspan="3">ACONEX REF: HUT-SMP-PCU3-00-00-0005</td></tr><tr><td colspan="3">DETAILS</td></tr><tr><td>SAMPLE NUMBER:</td><td>CT06</td><td>REV: A</td></tr><tr><td>SAMPLE TITLE:</td><td colspan="2">Floor Tiles - 9075</td></tr><tr><td>DATE SUBMITTED:</td><td colspan="2">15-02-2021</td></tr><tr><td>SUBCONTRACTOR/SUPPLIER:</td><td colspan="2">HB Glenon Tiles</td></tr><tr><td colspan="3">APPROVALS</td></tr><tr><td>HUTCHINSON BUILDERS</td><td>DATE:</td><td></td></tr><tr><td>SUPERINTENDANT</td><td>DATE:</td><td></td></tr><tr><td>PRINCIPAL</td><td>DATE:</td><td></td></tr></table>	PROJECT: JEWEL PHASE 3 HUTCHINSON BUILDERS		JEWEL	ACONEX REF: HUT-SMP-PCU3-00-00-0005			DETAILS			SAMPLE NUMBER:	CT06	REV: A	SAMPLE TITLE:	Floor Tiles - 9075		DATE SUBMITTED:	15-02-2021		SUBCONTRACTOR/SUPPLIER:	HB Glenon Tiles		APPROVALS			HUTCHINSON BUILDERS	DATE:		SUPERINTENDANT	DATE:		PRINCIPAL	DATE:	
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GLENNON
ARCHITECTURAL TILES



BAUHAUS P4/P5

- Modular Design
- Excellent Technical Properties & Slip Rating
- Huge Colour Range
- Full Range of Matching Coves

50x50

50x100

100x100

COVE 100x100

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BAUHAUS
Floor & Wall Tile

The Bauhaus Series is Glennon Tiles' own signature range of coordinated ceramic floor and wall tiles. Available in 3 sizes and in 22 colours, the range comes with coordinating cove tiles and is modular, with floor and wall tiles fitting together seamlessly.

Boasting a refined aesthetic and technical competency, it's the perfect solution for environments with an increased risk of slips – like hospitals, schools and airports.

UNGLAZED

942 SHADOW	941 DARK COPPER	938 DUST	939 SMOKE	
917 BURNT IRON	948 COCO	946 STONE	908 NICKEL	
904 COBALT	950 MEDITERRANEAN COPPER OXIDE	909 MARINA	943	
954 FLINT	953 STEEL	940 GRUNGE	931 ASH	910 ICE
903 MIDNIGHT	949 CHARCOAL	901 GRAPHITE	911 CARBON	907 PEWTER

GLAZED

220 GLOSS WHITE	221 MATT WHITE
222 GLOSS TAUPE	223 GLOSS DK GREY TAUPE
225 GLOSS BEIGE	226 GLOSS IVORY

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GREEN & VERIFIABLE CERTIFIED

*APPLIES TO UNGLAZED TILES ONLY

GREEN & VERIFIABLE CERTIFIED

*APPLIES TO GLAZED TILES ONLY



PRODUCT CODES

COLOUR	50x50	50x100	100x100	COVE 100x100
UGL GRAPHITE	5901		901	COVE 901
UGL MIDNIGHT	5903	5703	903	COVE 903
UGL COBALT	5904		904	COVE 904
UGL PEWTER			907	COVE 907
UGL NICKEL	5908		908	COVE 908
UGL COPPER OXIDE	5909			COVE 909
UGL ICE	5910	5710	910	COVE 910
UGL CARBON	5911	5711	911	COVE 911
UGL BURNT IRON	5917	5717	917	COVE 917
UGL ASH	5931		931	COVE 931
UGL DUST			938	COVE 938
UGL SMOKE	5939	5739	939	COVE 939
UGL GRUNGE			940	COVE 940
UGL DARK COPPER			941	COVE 941
UGL SHADOW	5942	5742	942	COVE 942
UGL MARINA	5943		943	COVE 943
UGL STONE			946	COVE 946
UGL COCO			948	COVE 948
UGL CHARCOAL			949	COVE 949
UGL MEDITERRANEAN			950	COVE 950
UGL STEEL			953	COVE 953
UGL FLINT			954	COVE 954
GL WL GLOSS WHITE			OCT220	
GL WL MATT WHITE			OCT221	
GL WL GLOSS TALPE			OCT222	
GL WL GLOSS DK GREY TALPE			OCT223	
GL WL BEIGE			OCT225	
GL WL IVORY			OCT226	

SLIP RATING

UNGLAZED Indicative slip resistance values (AS/NZS 4586:2004)				
Modular Size	Work Size	Oil Wet Ramp	Wet Pendulum	Barefoot
100x100x7.5mm	96.5x96.5x7.5mm	R11	P4	C
100x50x7.5mm	95.0x45.0x7.5mm	R11	P4	C
50x50x7.5mm	48.5x48.5x7.5mm	R12	P5	C

Modular Design.
Bauhaus will maintain three-dimensional alignment and preserve the visual appeal and integrity of your design.

Excellent Technical Properties & Slip Rating
Provides you security in design and confidence that Bauhaus will meet the most stringent applications and meet project safety and standard requirements.

Huge Colour Range
Demanding projects? Cover all your needs with Bauhaus.

Full Range of Matching Covs
Bauhaus lets you finish off any project in style.

These figures are indicative only for tiles tested under laboratory conditions and cannot be guaranteed for this supplied. All tiles are sheared (except cove skirting). Nettle Colour variation is an inherent property of ceramic tiles. All tiles vary in batch and in colour. Tiles supplied may inherently vary from these samples.

BAUHAUS
Floor & Wall Tile



ITEM	UNIT	STANDARD REQUIREMENT	TEST RESULTS
 Dimension variation	mm	Length	±0.9
		Width	±0.9
		Thickness	±0.5
 Side straightness	mm	±0.75	-0.10→+0.15
 Rectangularity	mm	±0.75	-0.12→+0.09
 Surface quality		A minimum of 95% of the tiles shall be free from visible defects that would impair the appearance of the major area of tiles	Pass
 Water absorption	%	Average ≤0.5	0.13
 Breaking strength	N	When tile thickness is not less than 7.5mm, breaking strength is not less than 700	1201
 Rupture modulus	Mpa	≥35	68
 Freeze resistance		No crack or peeling after test	Pass
 Stain resistance		Report after test	Grade 5
 Resistance to household chemicals & swimming pool salts		Not lower than Grade GB after test	Grade A
 Slip Resistance		96.5x96.5x7.4 Ramp	R11
		96.5x96.5x7.4 Wet Pendulum	P4
		96.5x96.5x7.4 Wet Barefoot	A+B+C
		48.5x48.5x7.4 Ramp	R12
 Wear Resistance	mm ³	≤175	P5 A+B+C 116

All tiles vary in batch and in colour. Tiles supplied may inherently vary from these samples.
Test results above are indicative only for tiles tested under laboratory conditions and cannot be guaranteed for this supplied.

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— Case Study / Jewel

Sample Room



— Case Study / Jewel



— Case Study / Jewel

Prototype Room

1003 - Installation

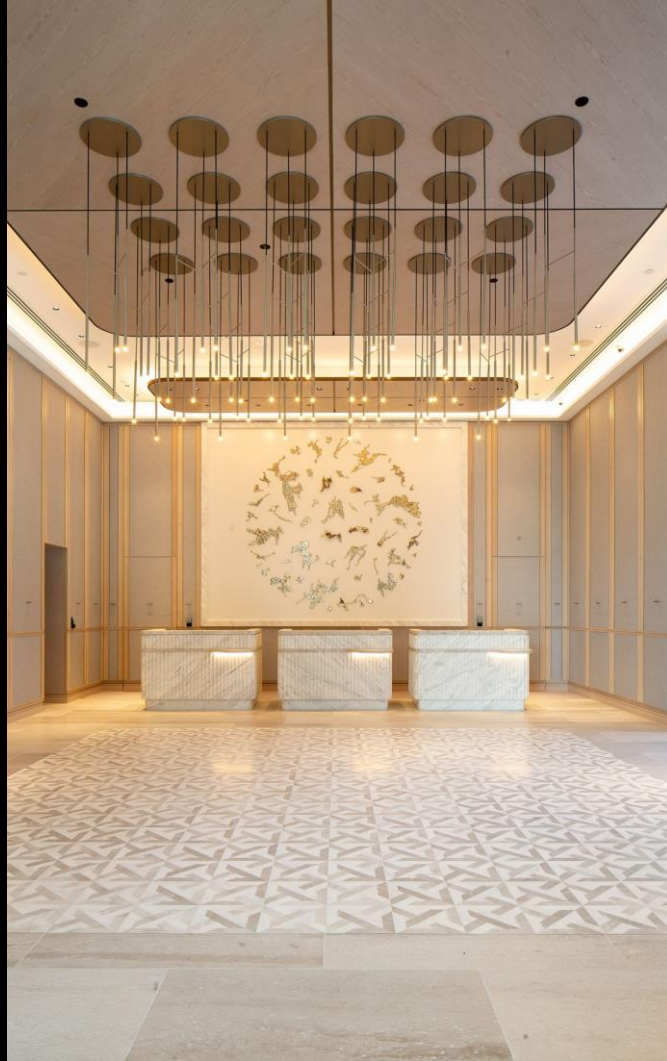


— Case Study / Jewel

Completed Works



Podium 01 (Ground) – Reception / Palm Court / Lobby Bar / MF Room



Podium 01 (Ground) – Pre-Function / Ballroom



— Case Study / Jewel

Podium 01 (Ground) – All Day Dining / Grab & Go



Podium 01 (Ground Mezzanine) – Stair / Meeting Room Breakout



Case Study / Jewel Podium 02 – Spa



Podium 02 – Gym / Kids Play



— Case Study / Jewel

Podium 03 – Chinese Restaurant / Private Dining



Podium 03 – Outdoor Bar



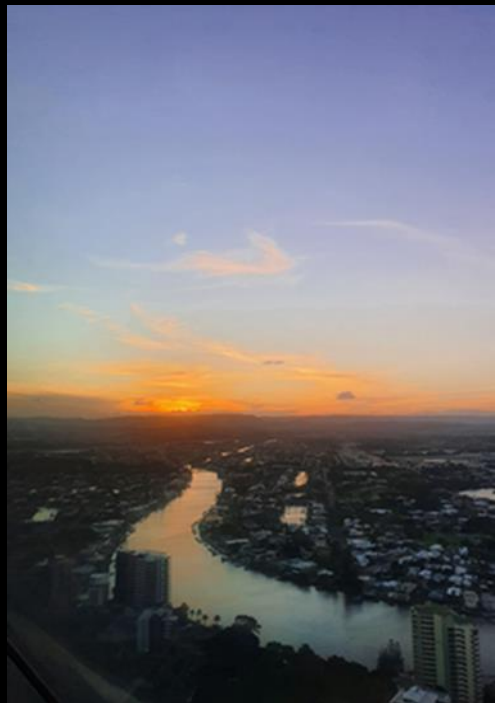
Serviced Apartment Lobby / Typical Room / Presidential Suite



Project Completion Celebration T2 (L51)



Case Study / Jewel



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DESIGN
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Case Study / Jewel

Thank you

Questions





Get in contact



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Joined Hutchies 2019

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Email

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Back soon

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**Contract
Wiggle
Harry**

2022
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Russell Fryer

Director



Paul Hart

Director & COO



Jack Hutchinson Jnr

Associate Director

Hutchies



2022

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Hutchies Update

from Jack Jnr

- > Hutchies' history
- > Hutchies' core values
- > Unique structure to remain



2022

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Hutchies Update

from Rusty

Issues & Risks /

- > Escalation
- > Quality
- > **Program**

Position of Strength /

- > Strong debt free balance sheet
- > Quality teams with diverse workbook
- > Preferred position with subbies and clients
- > Central support teams



2022

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Hutchies Update

from Harty

- > 86 Design Managers in Hutchies
- > Design management makes Hutchies a builder of choice
- > Be proud of being part of transforming Hutchies into what we are today



--- Hutchies Update

Around the Grounds



Tasmania



Melbourne



Sydney



Coolangatta



Southport



Toowoomba



Sunshine Coast



Rockhampton



Airlie Beach



Townsville



Cairns



Brisbane

2022
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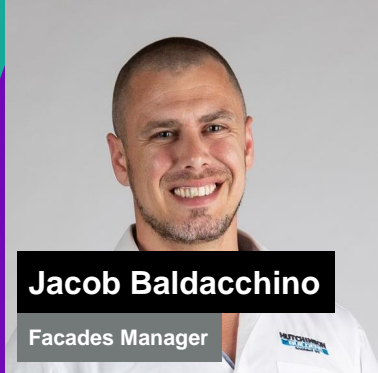
Hutchies Update

Thank you

Questions



2022
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Facades



1 / Facade workflow

2 / Design tools

3 / Case study #1 > design / installation

4 / Case study #2 > design / samples and warranty

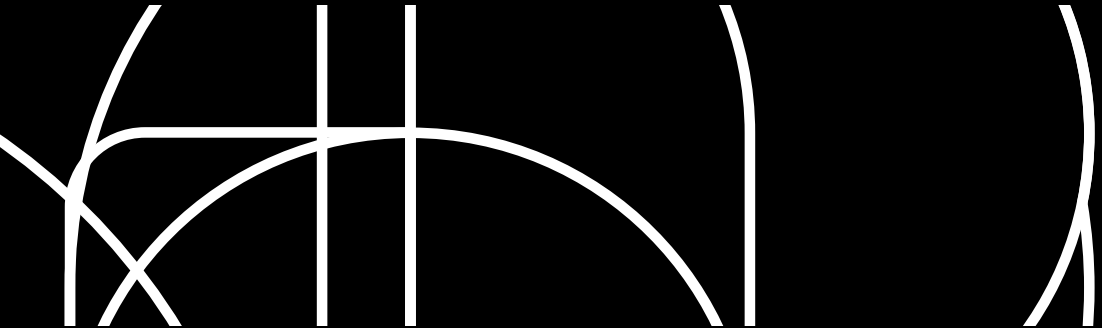
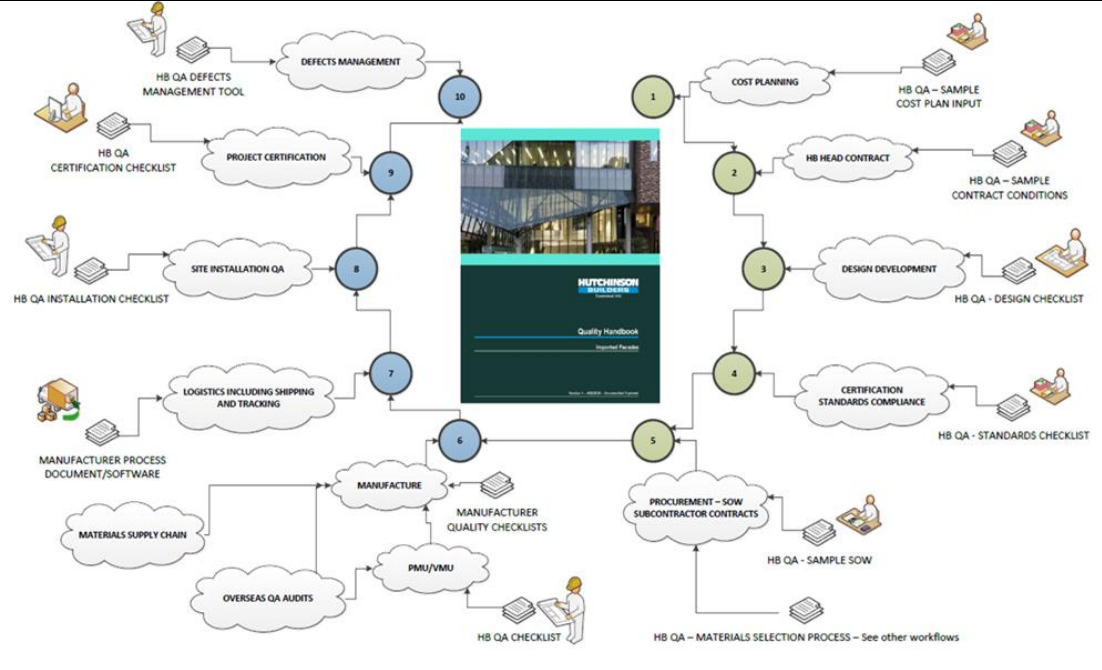
5 / Case study #3 > design / PMU testing

6 / Top 5 design related issues

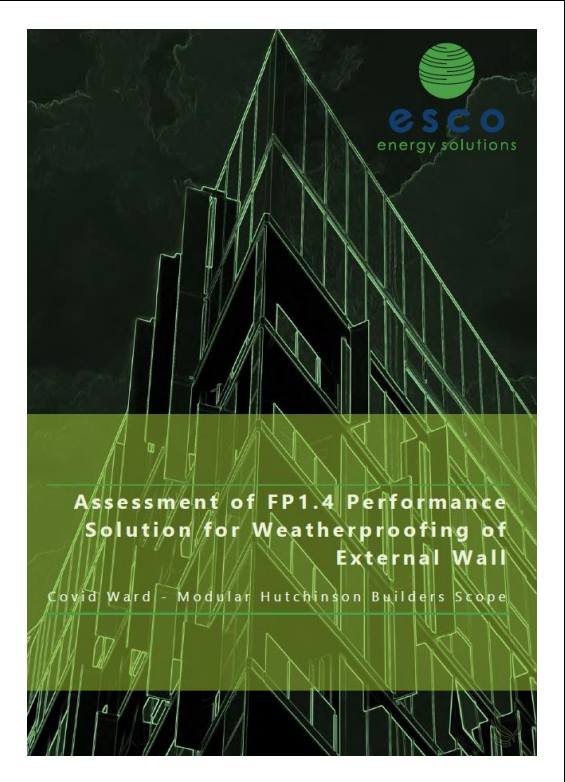
7 / Questions & answers

Facade Workflow

- 1 / Cost planning
- 2 / Contract
- 3 / Design development
- 4 / Certification & standards compliance
- 5 / Procurement
- 6 / Manufacture / QA
- 7 / Logistics & shipping
- 8 / Site installation / QA / testing
- 9 / Project certification
- 10 / Defects management



Design Tools & Documentation



Design Tools & Documentation

FP1.4 Weatherproofing

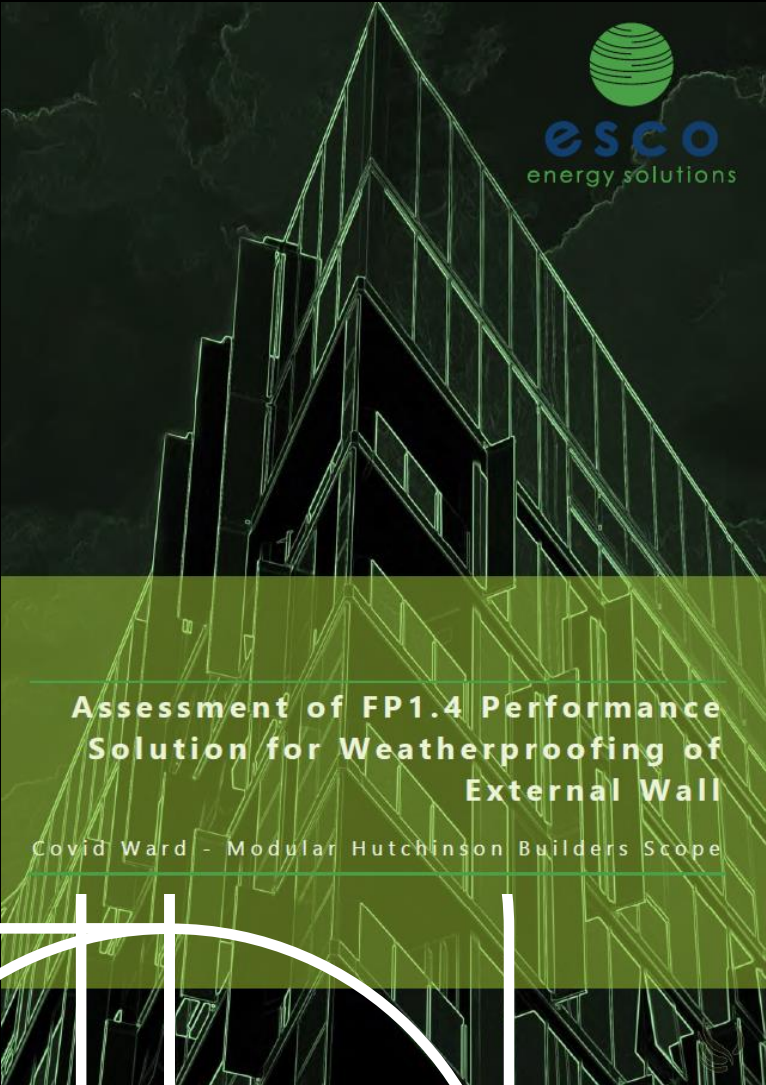
A roof and *external wall* (including openings around *windows* and doors) must prevent the penetration of water that could cause—

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of building elements.

F1.0 Deemed-to-Satisfy Provisions

- (a) *Performance Requirement FP1.4*, for the prevention of the penetration of water through *external walls*, must be complied with.

There are no *Deemed-to-Satisfy Provisions* for this *Performance Requirement* in respect of *external walls*.



— Facades

FP1.4 – Where do you start? What do you do?

- Mark up your elevations
- Every component on the walls
- Every component on the roofs

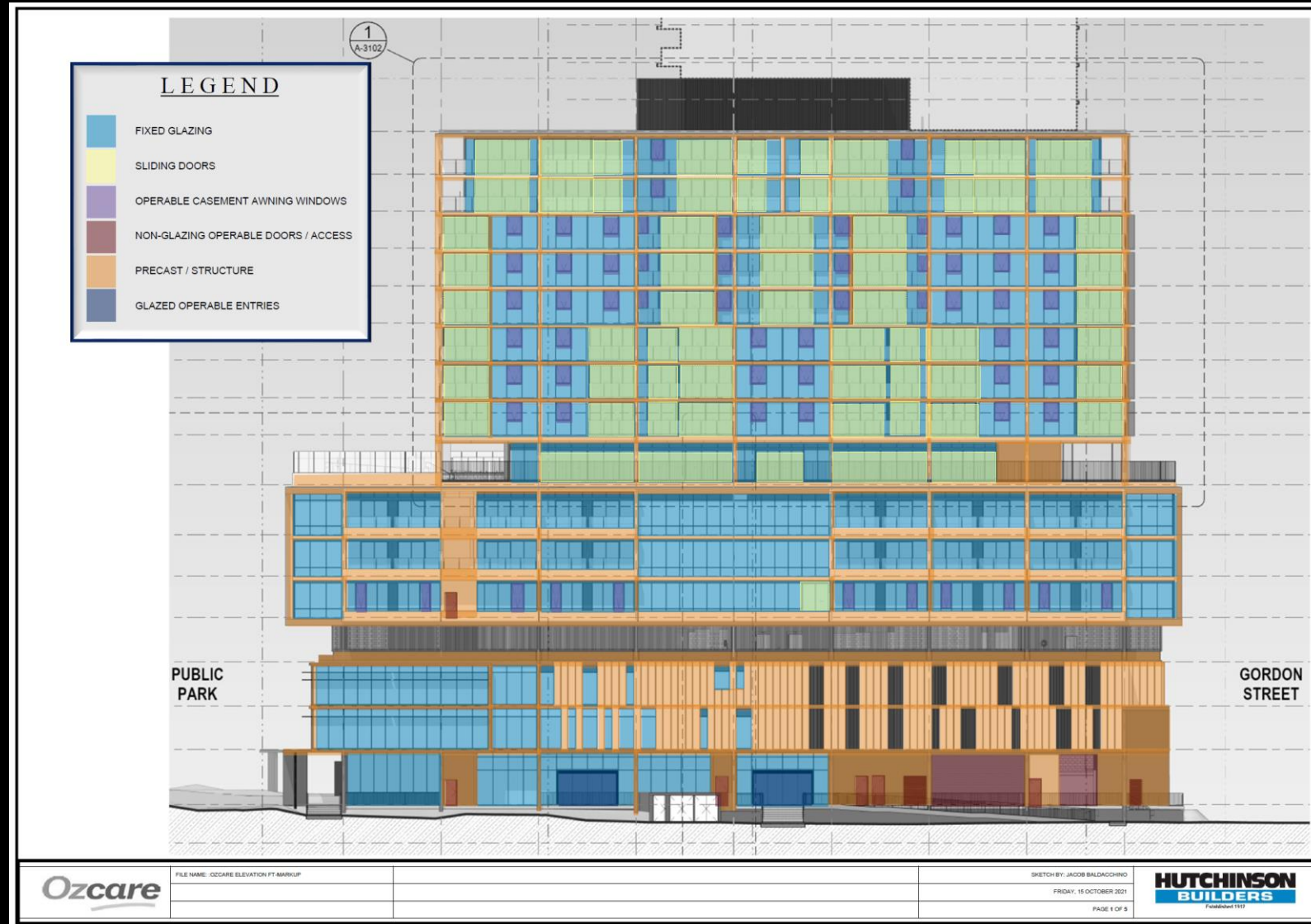
These all need to meet certain Test Criteria for compliance with FP1.4

IF THEY DO NOT

Then we need a:

- **Performance Solution**; or
- **New subbie** or
- Tell the client we can't build it that way

Do not decide to build it wrong!
there's ways we can help.



Case Study #1

Project /

- > High Rise Apartment Tower - UCW
- > Awning windows
- > Terraces / Balconies with Sliding Doors
- > External feature fins / shades
- > Faceted panel junctions
- > Multiple Interfaces (pre-cast in particular)

Facade Team assistance to help identify the source of water ingress and leaks, and what remedial actions could be undertaken to prevent further ingress.



Water Ingress



External façade view of faceted panels



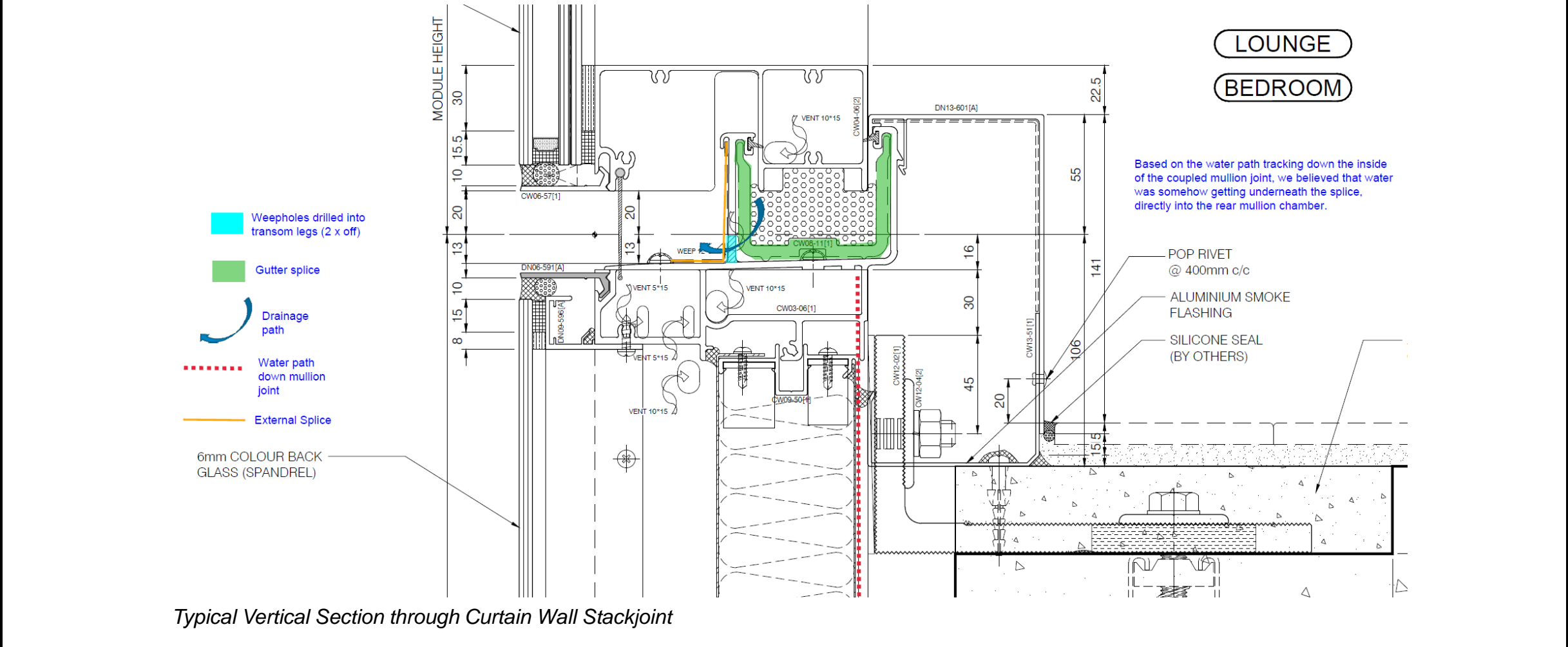
Water tracking down mullion



Water ponding on floor

Shop Drawing Status

Facet Panels Design – Appeared ok:

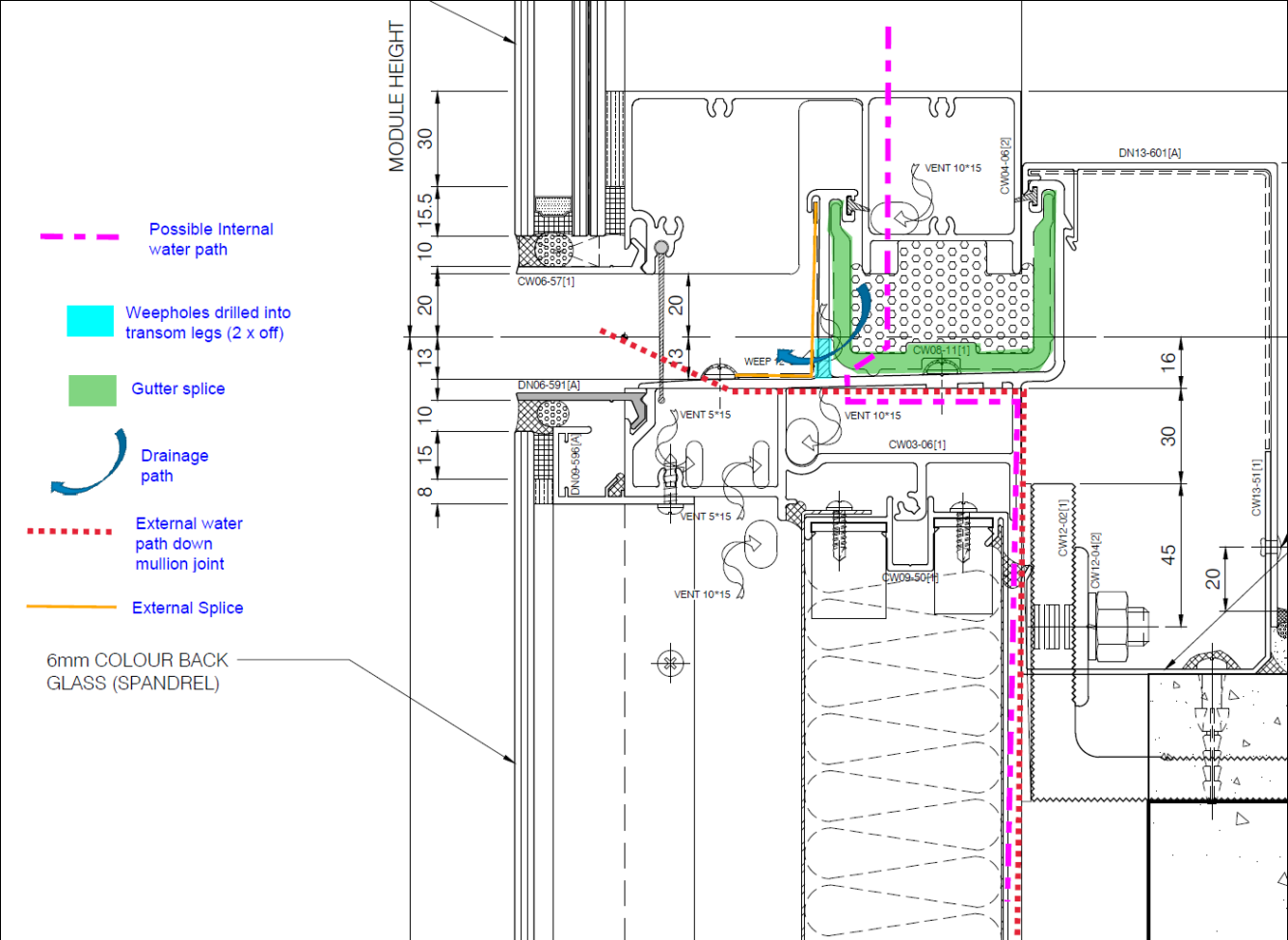


Cause of Ingress

Point of Ingress:



Water Ingress down mullion behind the slab



Suspected Water Ingress Path

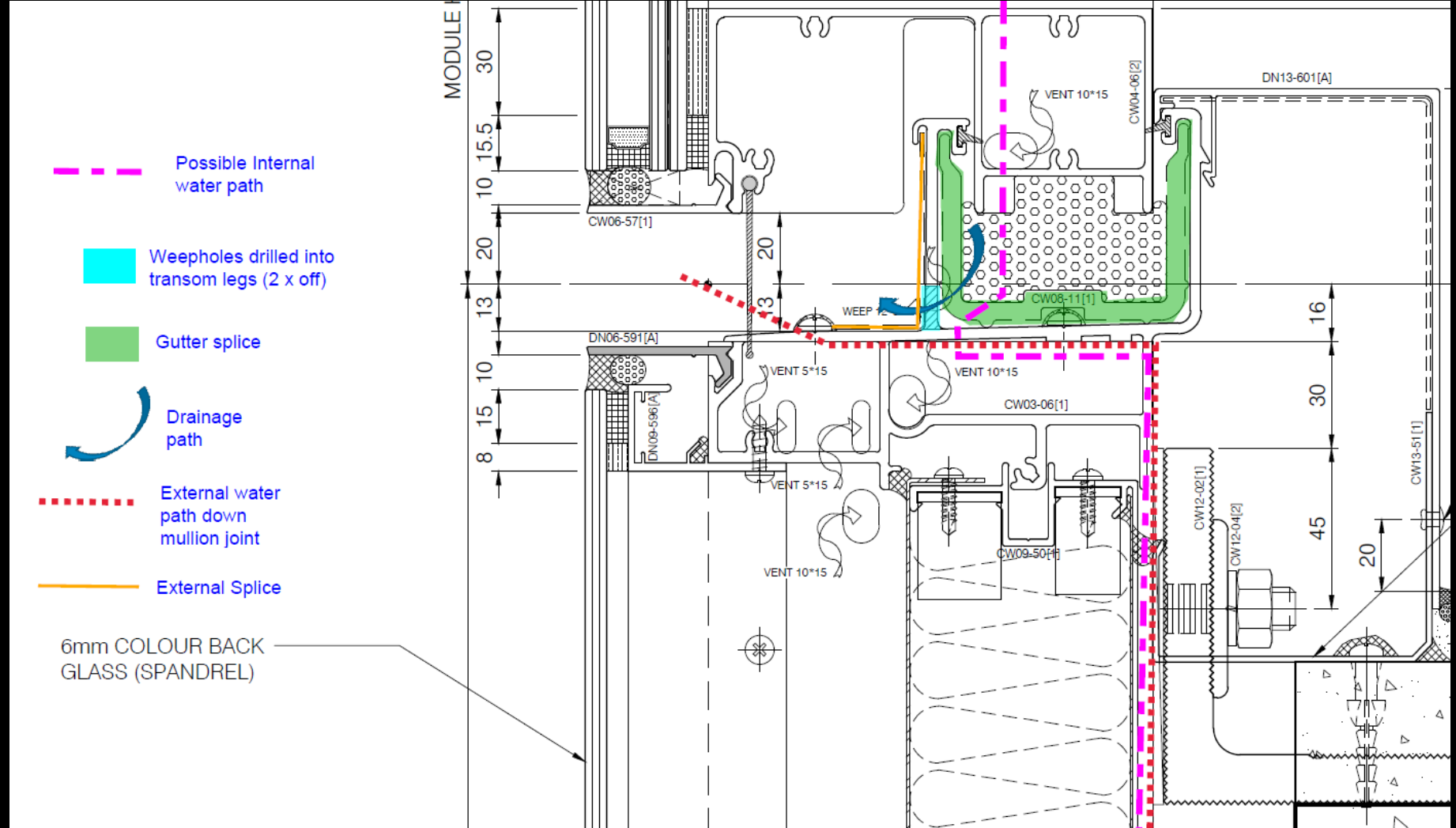
What did we discover?



Exposed framing / Missing external sleeves



Weepholes Blocked



Could these have been identified before completion?

1. Contract / Subbie Award

- Scope of Works
- Testing Allowances (off and on site)



2. QHSE

- Project Quality Plan
- Design Reviews
- More detailed ITP & ITCs



Here are our key focus areas for 2022

After considering carefully:

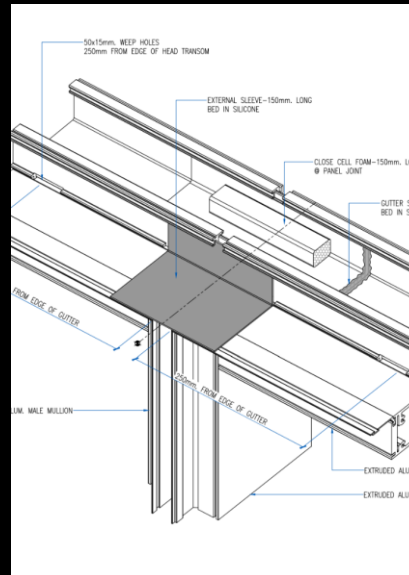
- Improvements made over many years through the implementation of Hutchies' Quality, Services and Facades Handbooks and Systems
- The impact of increasing legislative change on building acts and regulations, the NCC and Australian Standards
- Issues repetitively identified through ongoing progressive site Quality control inspections
- Long term / statutory warranty issues and associated cost impacts

We've identified the top 10 areas for focus on improving quality / reducing defects as follows:

- 1 / Stormwater overflows / flow paths
- 2 / Balcony / podium construction & waterproofing
- 3 / Fire compartments, passive fire, penetration register / markups
- 4 / Services
- 5 / Acoustics
- 6 / Internal wet areas and waterproofing
- 7 / Facades
- 8 / Floors
- 9 / Basements
- 10 / Durability and Corrosion

3. DIP Design

- Additional details
- 3D views of junctions
- Design peer review
- Shop drawings review



4. VMU / PMU

- Mock-up the non typical detail
- Off-site test of the non-typical detail



5. Installation

- ITP / ITCs
- Design review with installer before starting
- Install sample Quality hold point
- Site hose testing
- Peer inspections / reviews



Last opportunity to identify and rectify

Remedial Strategy

- > Remove all silicone at external 4-way joint
- > Applied sealant to the underside of the gutter splice
- > Install & seal external sleeve
- > Drill new weepholes into head transom
- > Seal over blocked weepholes

Note /

This solution allows for all rectification to be done externally removing impact to occupants

HUTCHINSON
BUILDERS

Established 1912

Faceted Panel Water Ingress - Investigations and Remedial Strategy

Embassy, St Leonards

Revision 0 – 22/10/2021 – Uncontrolled if printed

- > Are we capturing the right details?
- > Have all interfaces been considered?
- > Should we 3D model key junctions?
- > Who is reviewing / checking drawings
- > Has the subby / designer considered the stages of the project that follow design?



Design directly affects /

- > System Design and engineering
- > Fabrication drawings
- > Façade Subby/Partners
- > Test facility
- > Material suppliers
- > Fabrication and assembly
- > Site Installation

The shop drawing stage is the best opportunity to capture design issues that may impact us later in the project.

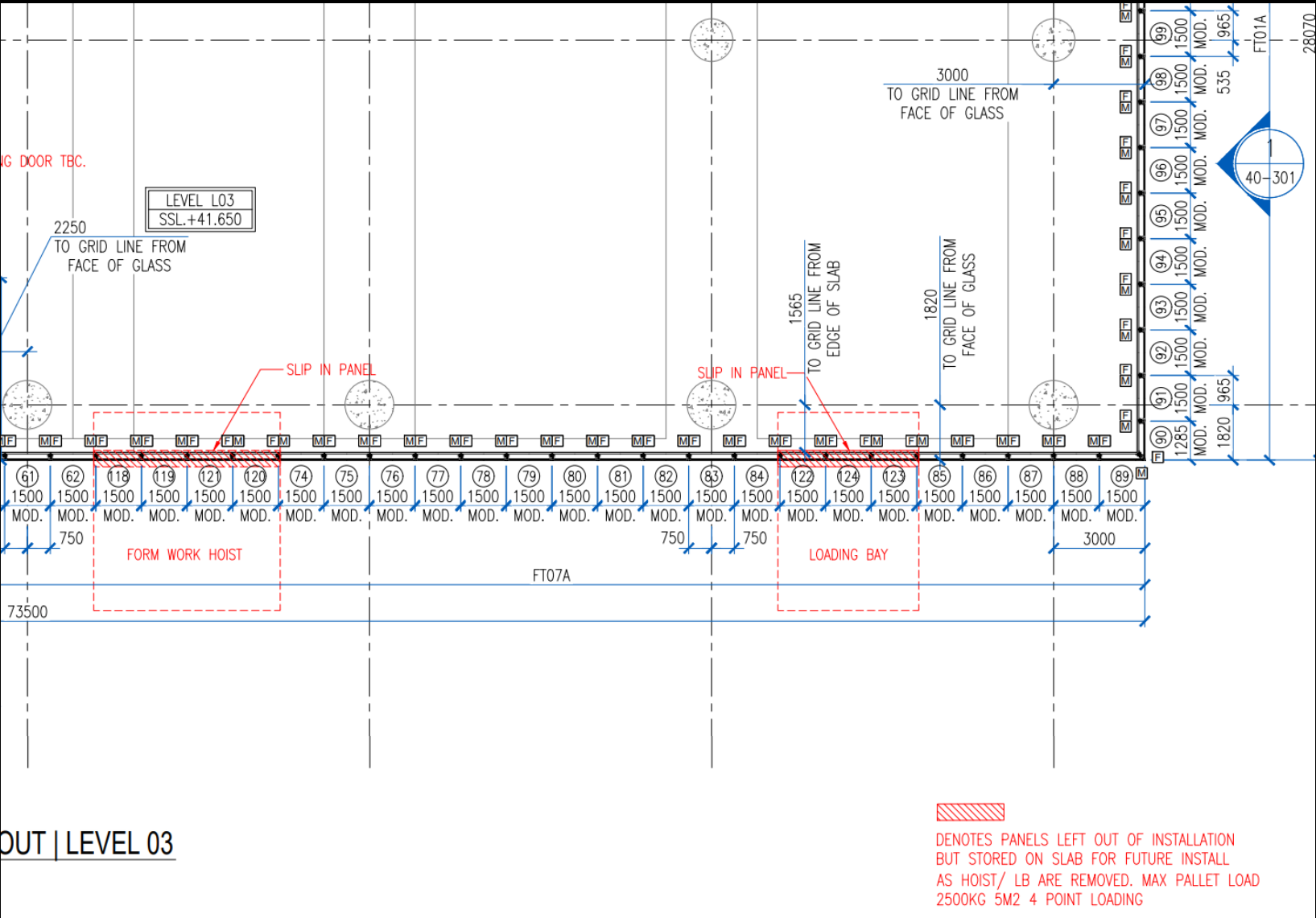
How we intent to deliver the project plays a large role in what needs to be considered at the design stage.



Design Planning

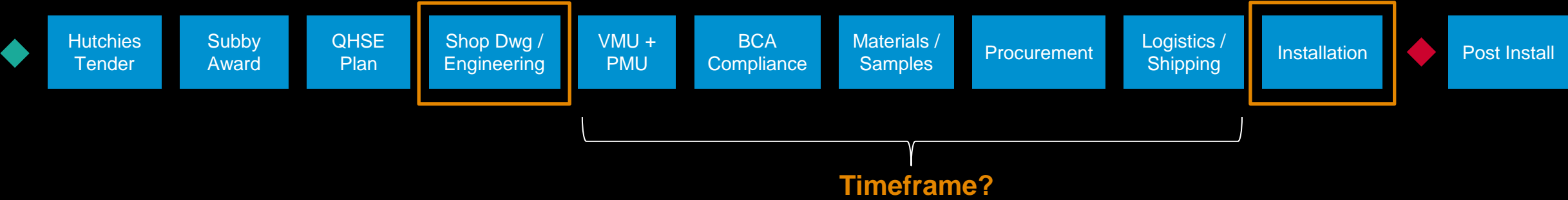
Site Installation and Sequence?

- > Alimak
- > Loading Bay
- > Slider Panels
- > Installation Sequence
- > Column locations
- > Backpropping
- > Access and materials handling

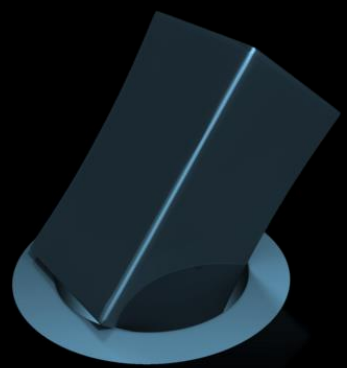


Design decisions

Decisions made during the design development stages can have significant impact to our projects once the upfront design is completed



- > Are we asking the right questions upfront?
- > Are our subcontractors looking at the critical details?
- > Have the relevant stakeholders had a say?
- > Can it be fixed when it gets to site?



Façade Design

There are many different aspects of a complete facade design that we need to understand.

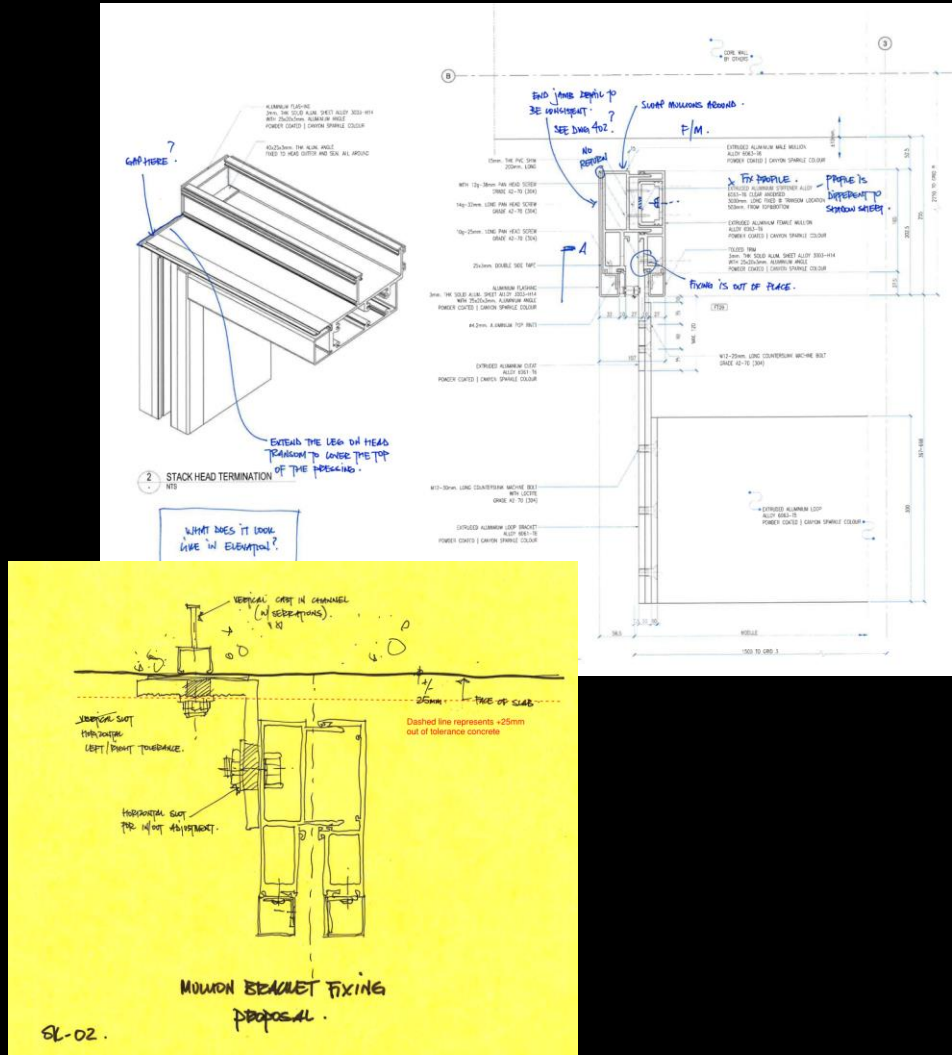
Facade design needs to consider:

- > Aesthetics / architectural intent
- > Structural performance
- > Thermal performance
- > Acoustic performance
- > BCA/NCC compliance
- > Code and Standard Compliance
- > Material selection
- > Fabrication and Installation
- > Maintenance



What do we do?

- >More detailed reviews of shop drawings
- >Early engagement with site team to review design
- >Early engagement with fabricator / installer to review design
- >3D images to explain key interface details
- >Holistic view of the scope – not stage by stage
- >We need to understand the process, and ask the right questions upfront.



Case Study #2

Project /

- > High rise apartment building in Sydney
- > Change in design after the project started (finish specified as anodised, but powdercoat approved)
- > No QA process / verification in approval
- > No QA process / verification in manufacture
- > High profile “rich and famous” apartment owners
- > Hutchies resources ongoing for 10 years to address issues
- > Financial implications are?
- > Worst case solution – full facade replacement
- > What could this mean for Hutchies?



Site Observations

Do we consider that design is completed when the shop drawings are IFC?

What checks were made to ensure the documented design followed through to the next façade stages (procurement, install etc)?



Case Study #3

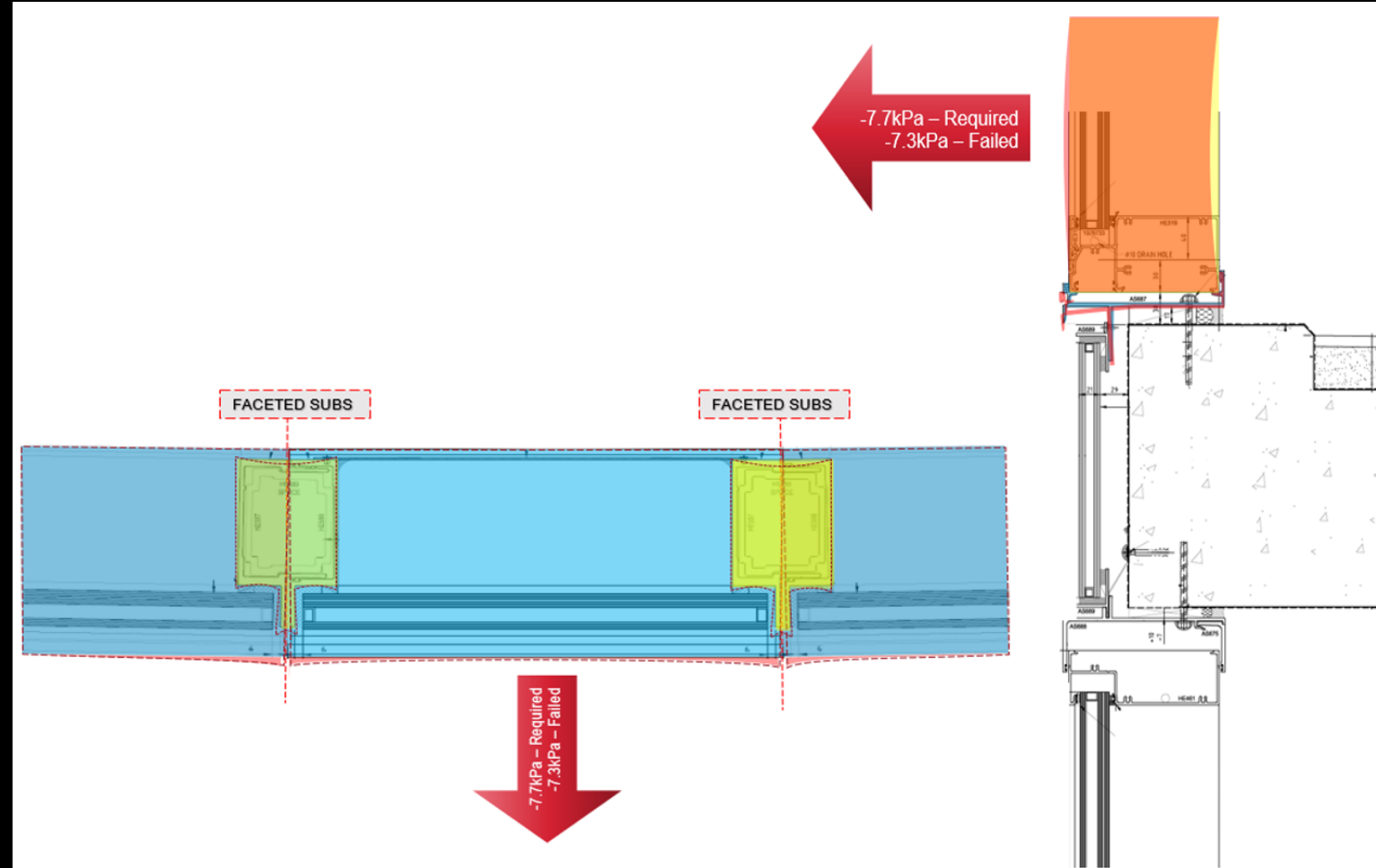
Project /

- > Faceted panels
- > Slab edge detail
- > System not as per the supplied performance test report
- > Technically not conforming to AS2047 (BCA requirement under FP1.4)
- > Engineering reviewed requiring system strengthening
- > All works carried outside of normal hours whilst the project was still progressing
- > Time and cost



Testing Summary

- > -7.9kPa wind loads (huge!)
- > Test report design orientation was typical / straight
- > Project design orientation was faceted panels
- > Misunderstanding of AS2047 requirements on what can be considered to be a “previously tested system”
- > Consultant identified discrepancies that our subby couldn't answer
- > Testing 1 completed = **fail**
- > Testing 2 completed = **fail**
- > Testing 3 completed = **pass**



Rectification Strategy?

- > Changes to the system design as required to achieve a successful test pass
- > Over 50% of the façade had already been installed
- > Weekend only access to carry out rectification works
- > All works had to be completed from ropes
- > Program delays and disruption to the project

Questions /

- > Do we track critical milestones such as testing, and understand the risks involved if we move ahead on the project?
- > Do we typically accept what the subby is telling us is correct?



The Top 5

What issues are we seeing across our Projects that present themselves during design, or are impacted by the decisions we make during design development?



Facades > Top 5


1 / Subcontractors and SOW

HUTCHIES

HUTCHIES FAÇADE ALERT #101

Conforming & non-conforming Tender Checklist

FAÇADE TENDERS



OVERVIEW

When tendering Façade Scopes, critical documentation & project specifics outline minimum performance requirements, code compliance & project specifics. Each subcontractor prices differently, allows for products & materials available in their supply chain, but these are not always necessarily conforming.

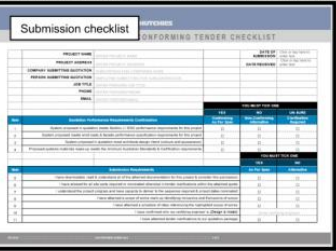
The intention of this Alert is to get our Teams & Subbies using the attached checklist during tender submissions, allowing Hutchies teams to get a clearer understanding on what has been priced clarifying conforming & non-conforming components within their quotations.

PROJECT DOCUMENTATION & COMMUNICATION

We understand that not all tenders have the same level of documentation & in some circumstances this offers risk, just like we understand our Subbies are likely to get further & deeper into the technical side of the documentation than our initial reviews. We need to ensure all discrepancies & risk items are identified & clarified to mitigate these risks.

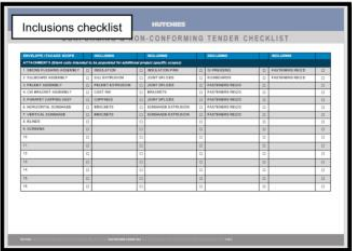
Submission checklist

CONFORMING TENDER CHECKLIST



Inclusions checklist

NON-CONFORMING TENDER CHECKLIST



ACTION

Please ensure the attached checklists are completed with our Façade-Subby submissions to clearly identify scope inclusions / exclusions & clarify conforming & non-conforming submissions.

Hutchies Issue Tender

Subby Pricing

Tender Checklist

Submission Pack

Hutchies

FOR MORE INFORMATION, PLEASE CONTACT

Hutchies Facades / Email facades@hutchies.com.au / Phone 1300 HUTCHIES

* Responsibility for correct design, installation, commissioning, and performance remains with the designer and installing subcontractor

26/12/2020

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1 OF 3

HUTCHIES

CONFORMING & NON-CONFORMING TENDER CHECKLIST

PROJECT NAME	ENTER PROJECT NAME	DATE OF SUBMISSION	Click or tap here to enter text.
PROJECT ADDRESS	ENTER PROJECT ADDRESS	DATE RECEIVED	Click or tap here to enter text.
COMPANY SUBMITTING QUOTATION	SUBCONTRACTING COMPANIES NAME		
PERSON SUBMITTING QUOTATION	EMPLOYEE SUBMITTING FOR SUBCONTRACTOR		
JOB TITLE	ENTER PERSONS JOB TITLE		
PHONE	ENTER PERSONS PHONE		
EMAIL	ENTER PERSONS EMAIL		

		YOU MUST TICK ONE		
		YES	NO	UN-SURE
Item		Conforming As Per Spec	Non-Conforming Alternative	Clarification Required
1	System proposed in quotation meets Section J / ESD performance requirements for this project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	System proposed meets wind loads & facade performance specification requirements for this project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	System proposed in quotation meet architects design intent (colours and appearance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Proposed systems materials make-up meets the minimum Australian Standards & Certification requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		YOU MUST TICK ONE	
		YES	NO
Item		As Per Spec	Alternative
5	I have downloaded, read & understand all of the attached documentation for this project & consider this submission:	<input type="checkbox"/>	<input type="checkbox"/>
6	I have allowed for all site parts required or nominated otherwise in tender clarifications within the attached quote:	<input type="checkbox"/>	<input type="checkbox"/>
7	I understand the project program and have capacity to deliver to the sequence required & project dates nominated:	<input type="checkbox"/>	<input type="checkbox"/>
8	I have attached a scope of works mark-up identifying Inclusions and Exclusions of scope:	<input type="checkbox"/>	<input type="checkbox"/>
9	I have attached a schedule of rates referencing the highlighted scope of works:	<input type="checkbox"/>	<input type="checkbox"/>
10	I have confirmed who my certifying engineer is (Design & Install):	(Enter certifying engineer)	
11	I have attached tender clarifications to our quotation package:	<input type="checkbox"/>	<input type="checkbox"/>

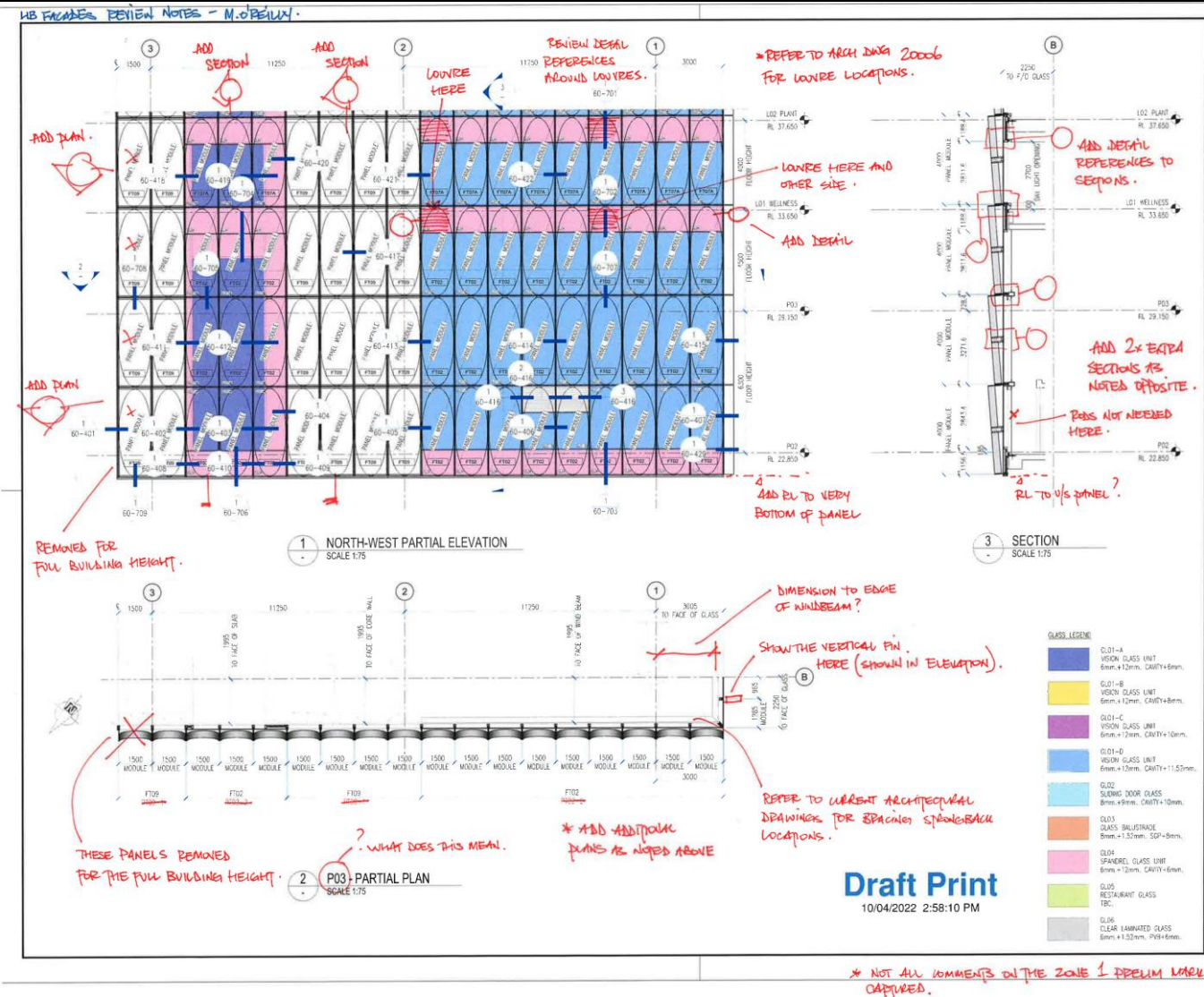
26/12/2020

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2 OF 3

2 / Shop Drawings + Engineering – ‘Our Subbie knows what he’s doing’

- > Incomplete shop drawing packages
- > Typical system detailing only
- > Lack of consideration for fabrication and site installation (“they’ll just work it out on site”)
- > Lack of nomination of materials and components
- > No accompanying engineering, or inconsistencies between the two document sets
- > No design planning – how much work and when by?
- > Shop drawing admin (review, status, close-out etc)



2 / Shop Drawings + Engineering

Engineering of facade systems is critical, and getting it wrong could be disastrous.

Major risks include failure of the façade, resulting in items falling off, or damage to people and properties.

- > Some subbies don't have anyone doing a structural engineering check, or rely on manuals or own experience as being sufficient
- > Incorrect wind load assumptions (design pressures must be derived in accordance with AS1170)
- > Engineering calculations don't match shop drawings
- > Engineering calculations don't cover all components (eg anchor sizes and frequency, minimum edge or embedment dimensions)

HUTCHIES

HUTCHIES FAÇADE GLAZING ALERT #301.1

Structural Calculations / Engineering
SUBMISSION REQUIREMENTS

OVERVIEW

Regardless of project size or façade type, Structural Calculations that confirm the structural integrity of the glazed façade systems must be completed by an appropriately qualified Engineer and submitted for record and/or review. This includes both bespoke and off-the-shelf systems. All façade types should be addressed, not just glazed components.

On some projects, Hutchies sub-contractors are relying only on performance tables provided by the window system suppliers, however these are not project specific.

It is the sub-contractor's responsibility to ensure the systems and components installed are structurally adequate. The consequences of getting it wrong can be catastrophic.



OFF-THE-SHELF SYSTEMS

Whilst span and loading tables are available in technical manuals from proprietary system suppliers, it remains the responsibility of the façade fabricator to complete project specific calculations to prove system adequacy. The following is an example extract from a supplier technical manual:

Fabricators of the [redacted] system should seek certification by a consultant structural engineer as to the framing being acceptable for the design wind pressure and deflection characteristics required of the site.

STRUCTURAL CALCULATION SUBMISSION

Where a Façade Performance Specification exists on the project, this will outline the minimum requirements with regards to the required structural calculation submissions. Where not already specified, the calculations should include:

- Evidence of coordination of panel loads, movements and tolerances and deflections
- Wind loading assessment, glass types and thicknesses, silicone bite
- Framing members, sections, reinforcement, anchors and brackets, screw capacities etc

Please refer to the following document for additional information that is required: Appendix 1.2 HB-FAC-Alert Sup #301.1 – Structural Eng 20210513

ACTIONS

The Sub-contractor is to ensure that:

1. They have included for structural engineering calculations to be completed that cover the complete design.
2. A Structural Design Certification will be issued by an appropriately qualified Engineer (qualifications in accordance with State requirements where applicable)

FOR MORE INFORMATION, PLEASE CONTACT

Hutchies Facades / Email facades@hutchies.com.au / Phone 1300 HUTCHIES

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1 OF 1

HUTCHINSON BUILDERS
CONCRETE DIV

Façade Glazing Alert 303

Glazing and Window Perimeter Fixings into Stud Framing – Co-Ordination Between Trades

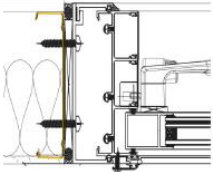
OVERVIEW 10/11/2021

There are numerous types of perimeter structures that we fix our glazed façade panels to (steelwork, concrete, stud framing etc).

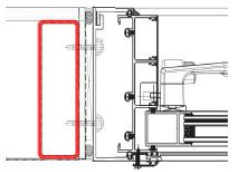
This Alert addresses the importance of ensuring the sub-frame fixing types for cavity wall constructions (in particular, where the sub-framing is fixed to lightweight studs), are suitable, and identifies at high level the key steps to be followed to ensure our connections to these supporting structures are structurally sound.

Whilst window systems themselves are performance tested to confirm in-part structural adequacy, the project specific interfaces with structure typically aren't. This is where problems can occur if not thoroughly considered during the design development stages.

Below is an example from a recent Hutchies project:



Original Design – Stud Framing




Required Design – Steel RHS

Net Result:

- additional cost
- document revisions
- programme delays

- The key issues experienced with incorrect assessment of the perimeter fixings and supporting structure can include:
- Incorrect fixing types and fixing centres
- Internal stud walls not strong enough to support the façade loads
- Stud framing thickness too thin to accommodate pull-out forces on fixings
- Additional framing supports to be fixed to stud framing to support façade panels



If not assessed, coordinated, engineered, or installed correctly, the system could fail under project conditions (typically wind related events).

RECOMMENDED ACTION

Façade Subby Engineer to advise façade loading and forces to supporting structure

Façade Subby Engineer to advise fixing types

Information to be reviewed by Structural Engineer / Stud Wall Subby

Support framing suitability to be confirmed

Façade and Wall documentation to be detailed accordingly

Getting in touch

3 / Offsite Testing

Off-site testing is very important to confirm that the design intent / documented design actually works.

It can cover:

- > Structural tests
- > Material tests
- > Adhesion / Compatibility
- > Water penetration
- > Air infiltration
- > Acoustic performance
- > Asbestos
- > Impact
- > Anchor pullout etc

HUTCHIES

HUTCHIES FAÇADE GLAZING ALERT #302

PMU Comparison Reports

PERFORMANCE MOCK-UPS TESTED TO AS2047 AND AS/NZS4284



OVERVIEW

Hutchies are experiencing on multiple projects, leaks through the façade post construction. The façade sub-contractors have relied upon test reports for previously tested systems as justification for performance compliance.

Where proprietary systems are adopted (fabricator purchasing a standard system from a window supplier), test reports for standard systems and configurations are often provided to justify system performance instead of carrying out new testing.

Hutchies are finding that sub-contractors are relying on previously tested system data, without providing any assessment as to how this data applies to the project. In some cases, it has been found that the results should not be relied upon as the tested system is not comparable with the current project (~~windload~~, size, configuration etc).

PERFORMANCE TESTING & THE BCA / NCC

Window performance testing is either carried out to AS2047, or AS/NZS4284 depending upon the type of façades used on the project. Both Standards are referenced in the BCA, Section FP1.4, as requirements as part of the Performance Solution required to verify compliance for weatherproofing.

COMMON FINDINGS

Particularly with regards to off the shelf tested systems, we are discovering that:

- ~~Windload~~ for tested systems are lower than what the projects are subjected to.
- Project window sizes exceed the 15% increase in area allowed for to consider the test results applicable.
- The detailing of the tested system does not align with the project details.
- Sub-framing has not been incorporated into the tabled test ~~reports~~ or doesn't match the project detailing.
- Test reports have been carried out to old versions of the Standards.

ACTION – PMU COMPARISON REPORT

If you are relying upon an existing test report as compliance for AS2047 or AS/NZS4284, you must provide a Comparison Report that compares the tested system criteria against the project requirements. This is to be prepared by your Certifying Engineer, and should include:

1. ~~Windload~~ comparison.
2. Module size comparison.
3. Framing assessment (structural).
4. Water penetration and air infiltration assessment.
6. Commentary on compliance with the current version of the Standard (where the test report is to an outdated version).

FOR MORE INFORMATION, PLEASE CONTACT

Hutchies Facades / Email facades@hutchies.com.au / Phone 1300 HUTCHIES

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13/05/2021

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1 OF 1

Off-Site Testing



4 / Samples and Material Selection

Selecting the right materials when we design, ensuring they performance as required, and making sure we get the correct submissions from our subbies must not be underestimated.

Making the right material related design choice at the beginning of the project can significantly reduce our risk for years to come.

- > What sample submissions are we getting from our subbies?
- > Do they meet any project Specifications?
- > Do they comply with relevant Codes and Standards?

HUTCHIES

HUTCHIES FAÇADE GLAZING ALERT #305

Façade Glazing Sample Management Checklist

MINIMUM CODE CONFORMANCE HB-FAC-306

OVERVIEW

Façade systems comprise of numerous elements, all of which have minimum Australian Standards to achieve compliance. Typically, we see submission & approvals based on Aesthetics (Glass / Powdercoat etc.), however there are far more elements to take into consideration. [Reference Appendix A1.4 for HB-FAC-306 Façades – Sample Management Checklist](#) takes into consideration compliance & QA issues relevant to issues seen on Hutchies projects in attempt to mitigate the risks associated. This checklist should be complied with as a minimum Hutchies standard for products utilised in the supply & approval of our glazing systems.

'FAÇADE'S' IN TODAY'S CONSTRUCTION INDUSTRY

Compliance relative to components in our Façade Systems is under constant scrutiny & only becoming more of a risk. In an industry that is solely dependent on O/S Supply for one item or another, Compliance to Australian Codes & Standards has never seen such a level of in-depth technical scrutiny. We have seen Project Teams & Subbies in endless pursuits 'seeking compliance', at stages of projects where it's too late to change products & the cost & time lost to all involved as well as reputation, is not a reflection anyone wants, after working so hard.

WHAT WE ARE SEEING

Projects are being scrutinised for hardware not complying with AS4145, this standard has a codification requirement to be stamped / stickered on each product. This isn't commonly seen as a majority of our products are O/S procurement. We need to push our suppliers towards the path of conformance to avoid these delays.

ACTION

1. Refer attached HB-FAC-306 Façade Sample Management Checklist
2. Subbies should complete this checklist as a minimum for a project
3. We need to identify any non-conforming products as early as possible in a project
4. If there are components deemed non-conforming, bring this to the attention of your Hutchies Project Team & determine the path-forward.

SUBCONTRACTOR

SAMPLE CHECKLIST

SAMPLE SUBMISSION

HUTCHIES

STAKEHOLDERS REQ'd

GLAZING SYSTEM

PRODUCT / MATERIAL / ELEMENTS / COMPONENT Etc.

CERTIFICATE

ACCREDITED TEST FACILITY

TESTING

PASS

BUILDING CODE OF AUSTRALIA

AUSTRALIAN STANDARDS

CONTRACT DOCUMENTS & CONDITIONS (SPEC'S)

Further information & submission form examples available: refer HB-FAC-400 Façade Sample Management pack; Please ensure this process is implemented or one reflective of this plans level of QA checks being the minimum.

FOR MORE INFORMATION, PLEASE CONTACT

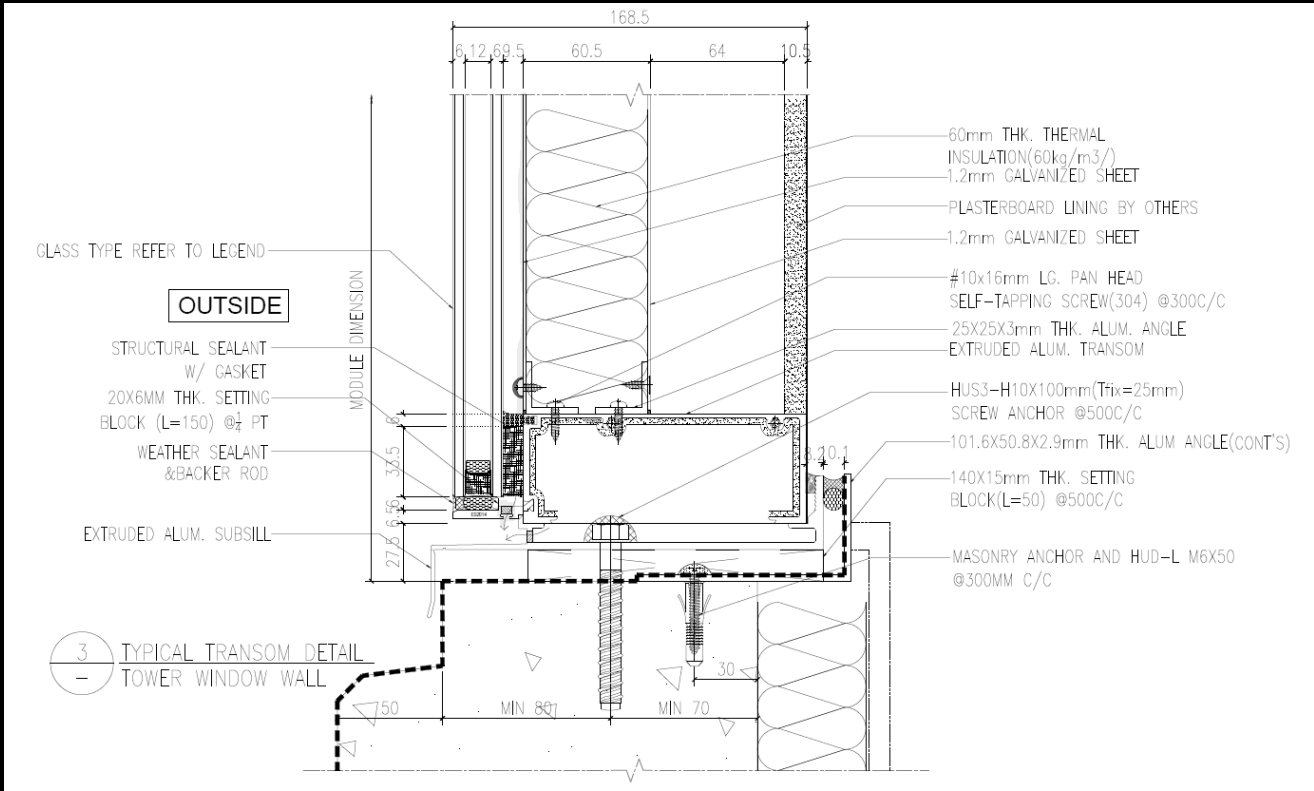
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HUTCHIES ■ 2022 DESIGN MANAGERS' CONFERENCE

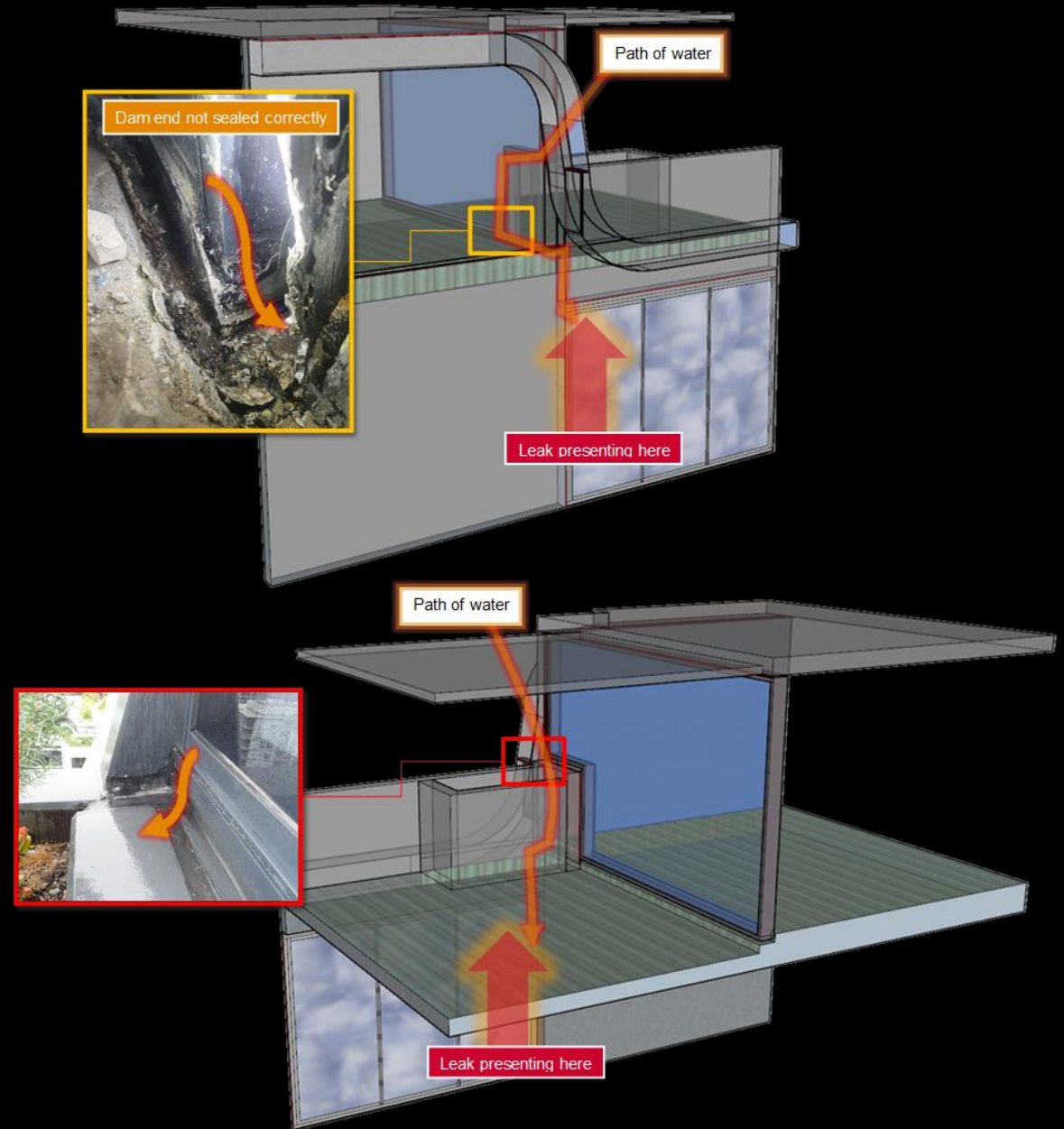
4 / Samples and Material Selection

Are we using the right materials when we design?

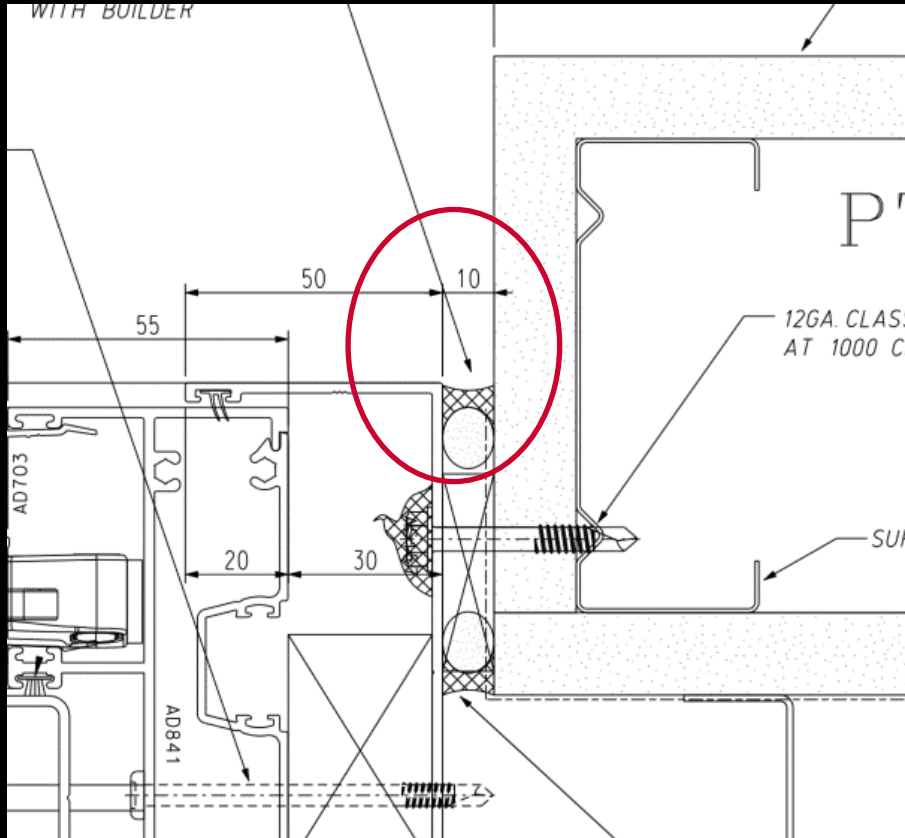


5 / Installation

- > Conditions on site have changed and the install doesn't match the design
- > Outdated drawings used on site
- > No drawings on site
- > No design for non-typical / difficult interfaces ('they can work it out on site')
- > Lack of design related items in ITP's and ITC's (eg torquing of anchor bolts)
- > Installers are typically a subcontractor to the façade subby, and not aware of some design requirements



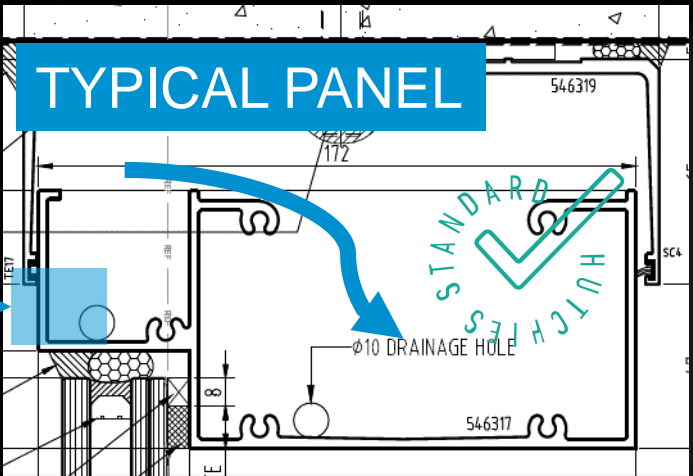
5 / Installation



— Facades > Top 5

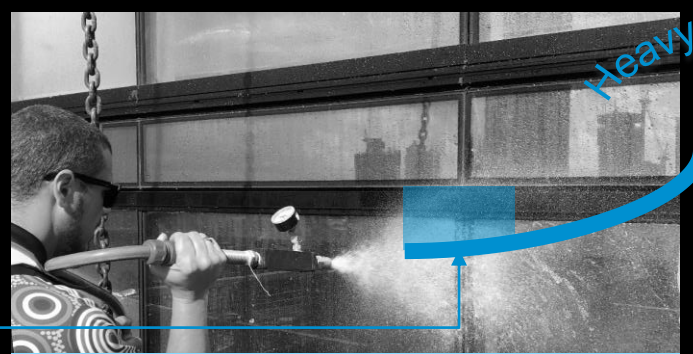
5 / Installation

CURVED PANEL



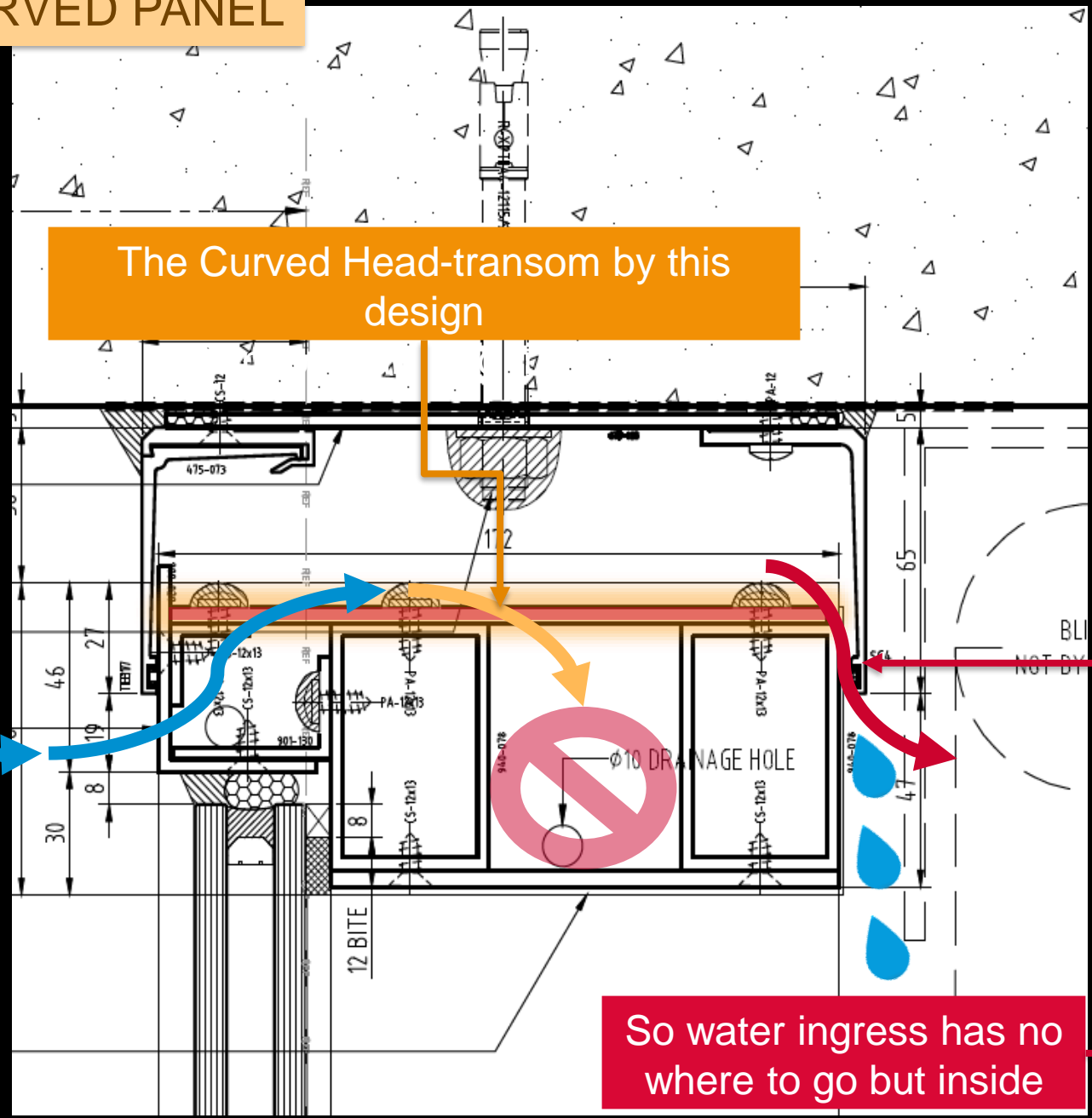
TYPICAL PANEL

- Water gets in the head transom; &
- Drains back into the mullion; &
- Out through the subsill / stackhead



Heavy Rain

- Water gets in the head transom at the mullion joints in heavy storms



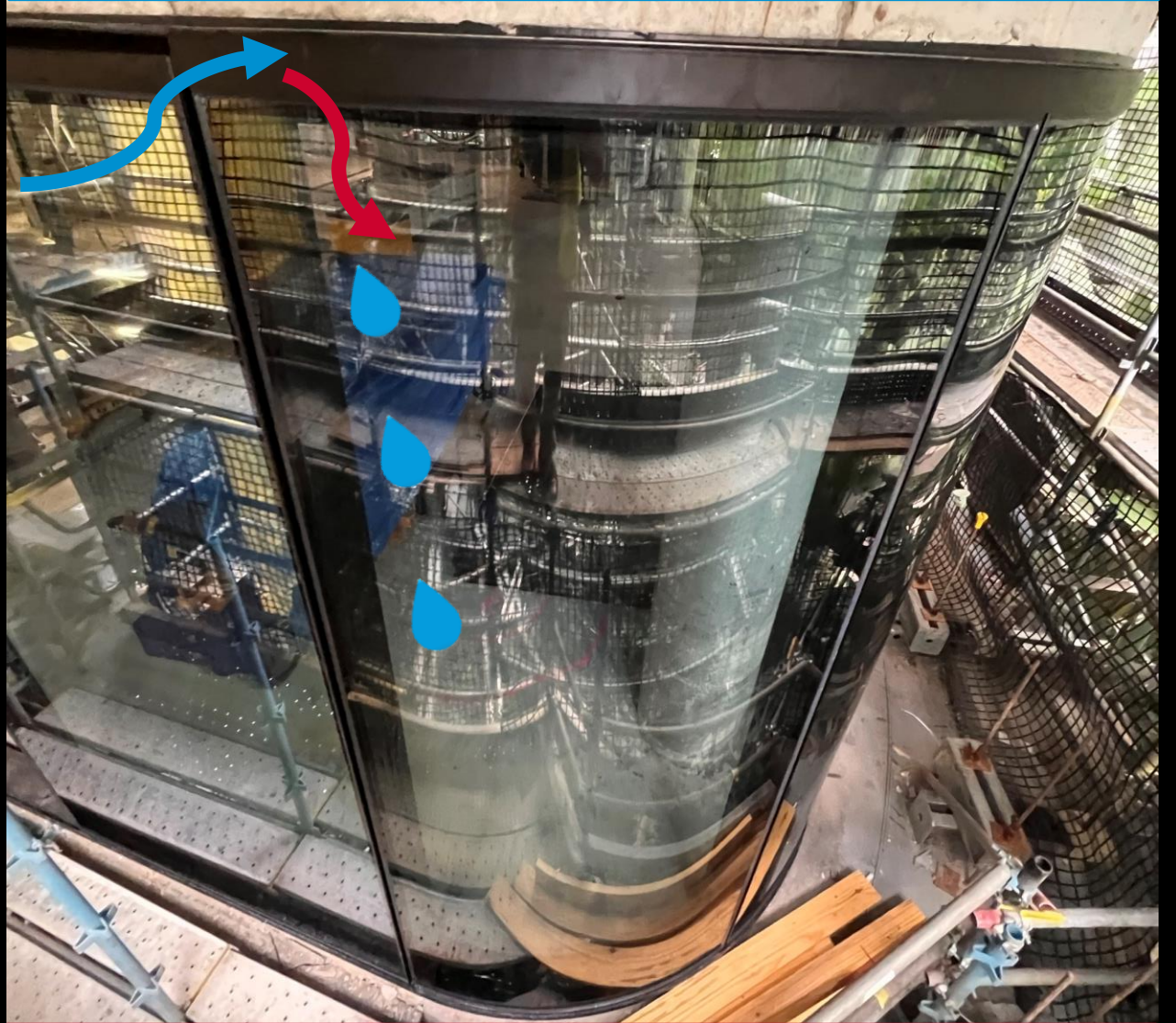
The Curved Head-transom by this design

So water ingress has no where to go but inside

5 / Installation



We simply poured water from a cup here



& it instantly came through here

5 / Installation

Door Installation – plan for them to fail!

Competing factors (water penetration vs DDA compliance)

To comply with FP1.4:

DTS – F1.13 – AS2047 = off site testing

Hinged doors often struggle to meet the project pressures – have our subbies considered this in the system they propose?

Performance Solution is the alternative approach for frames glazed, and framed bifold doors to achieve.



2022
DESIGN
MANAGERS'
CONFERENCE



Facades

Thank you

—
Questions





Get in contact



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Joined Hutchies 2021

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Facades Manager

Joined Hutchies 2021

Phone

02 8344 2442

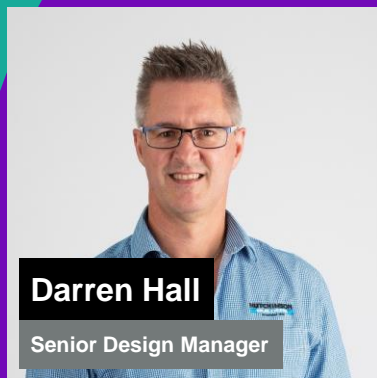
Email

michael.oreilly@hutchies.com.au

**Harry
Jobs**



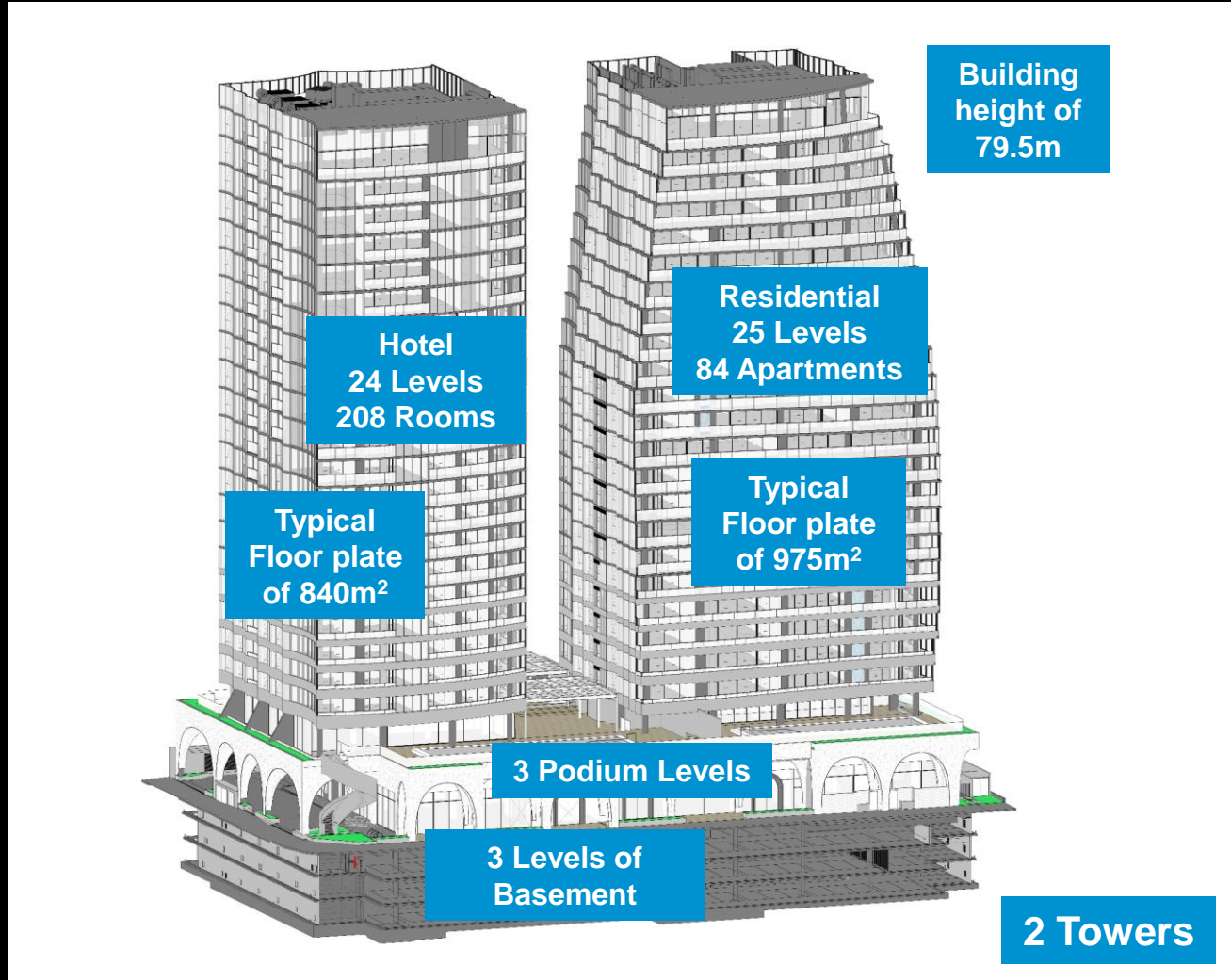
2022
DESIGN
MANAGERS'
CONFERENCE



Case Study / Mondrian



Project Summary



Project Summary / Design Team



Darren



Tom

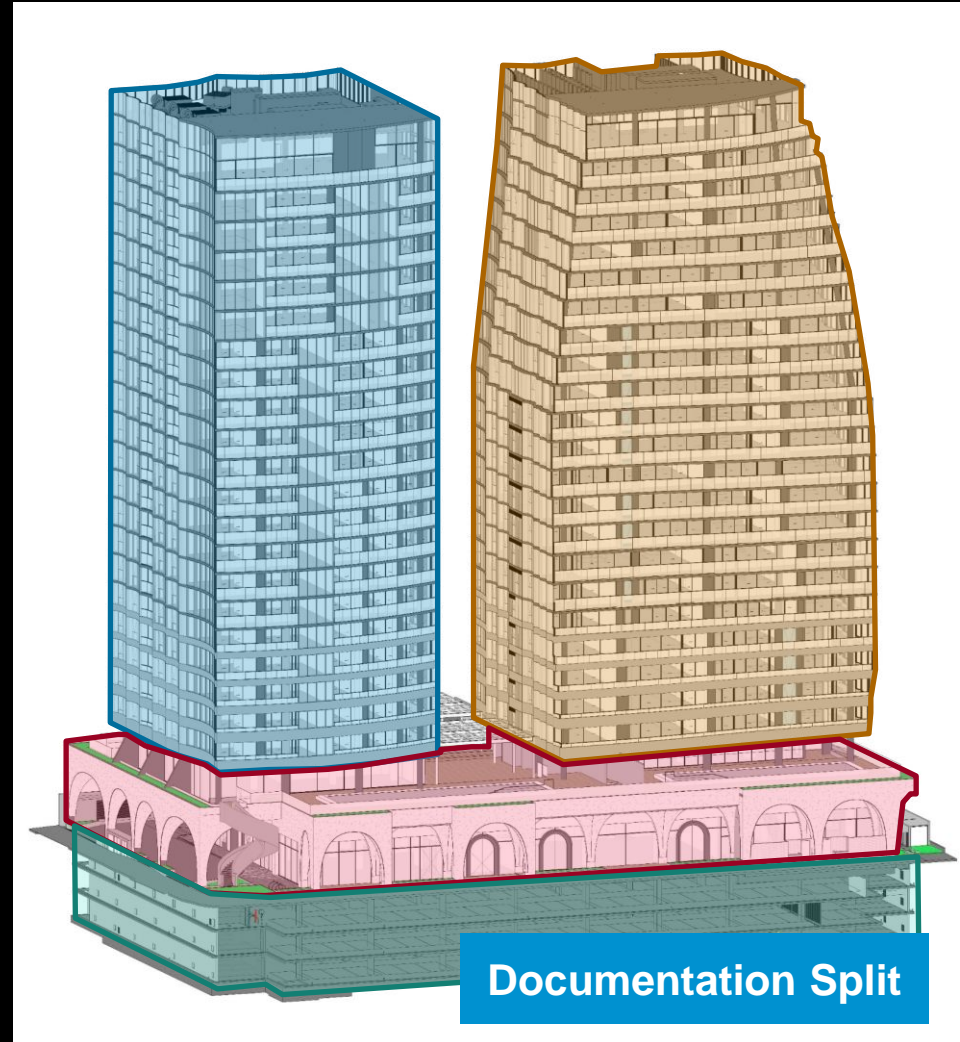


Nibras

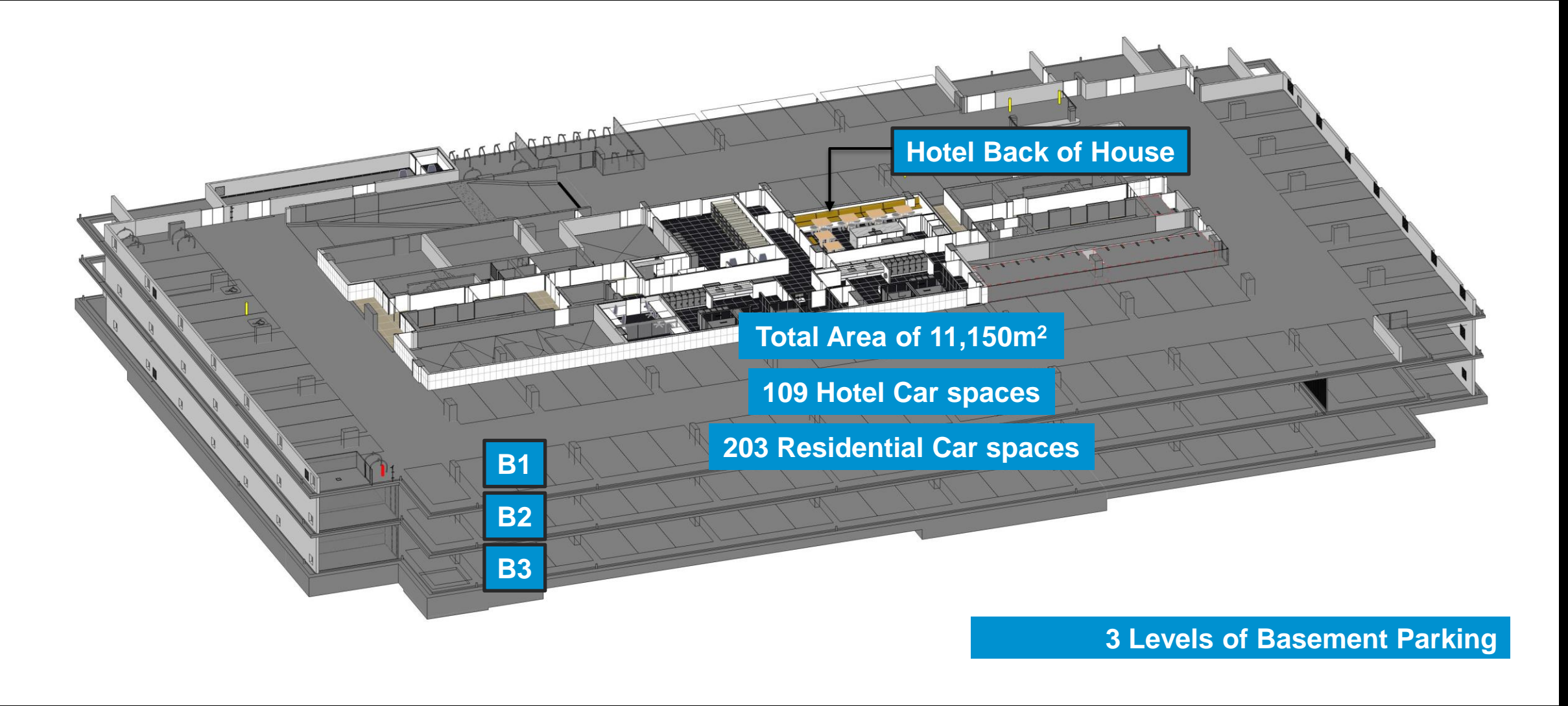


Emma

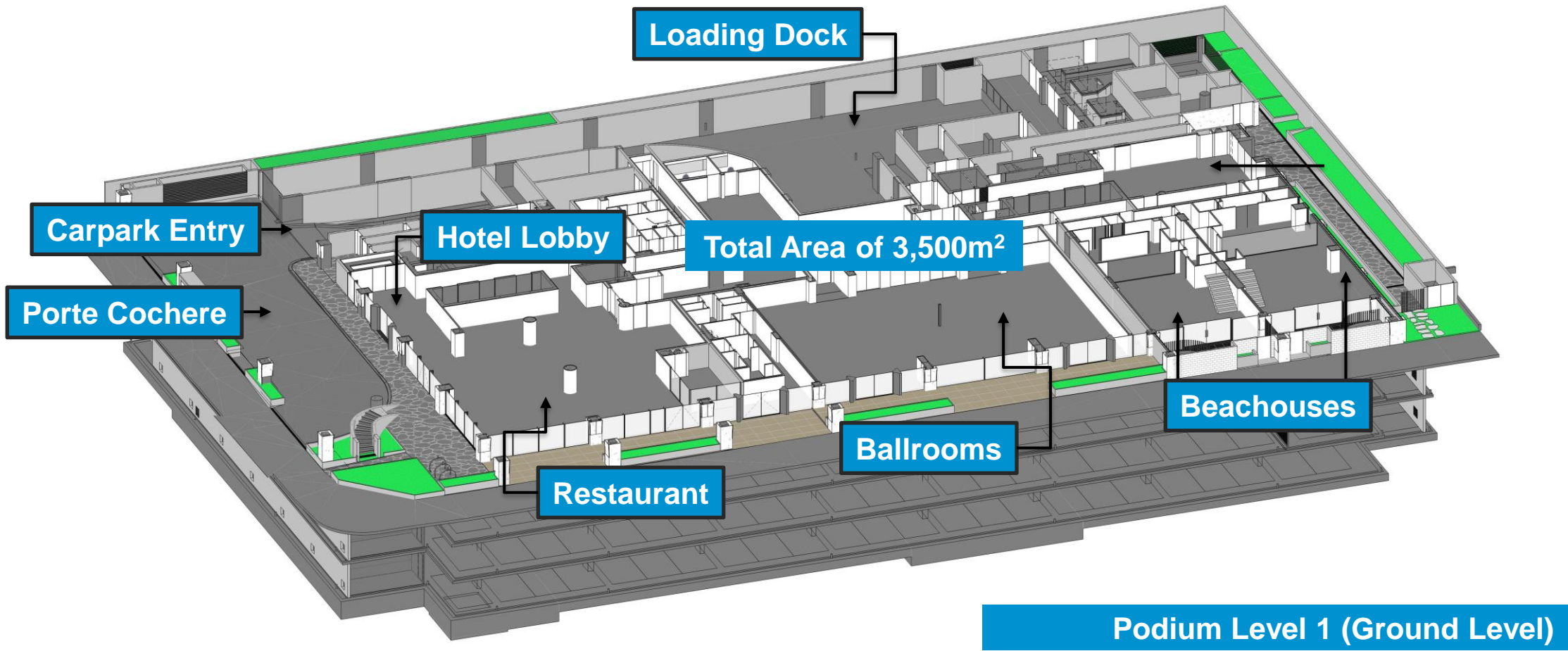
Design Team



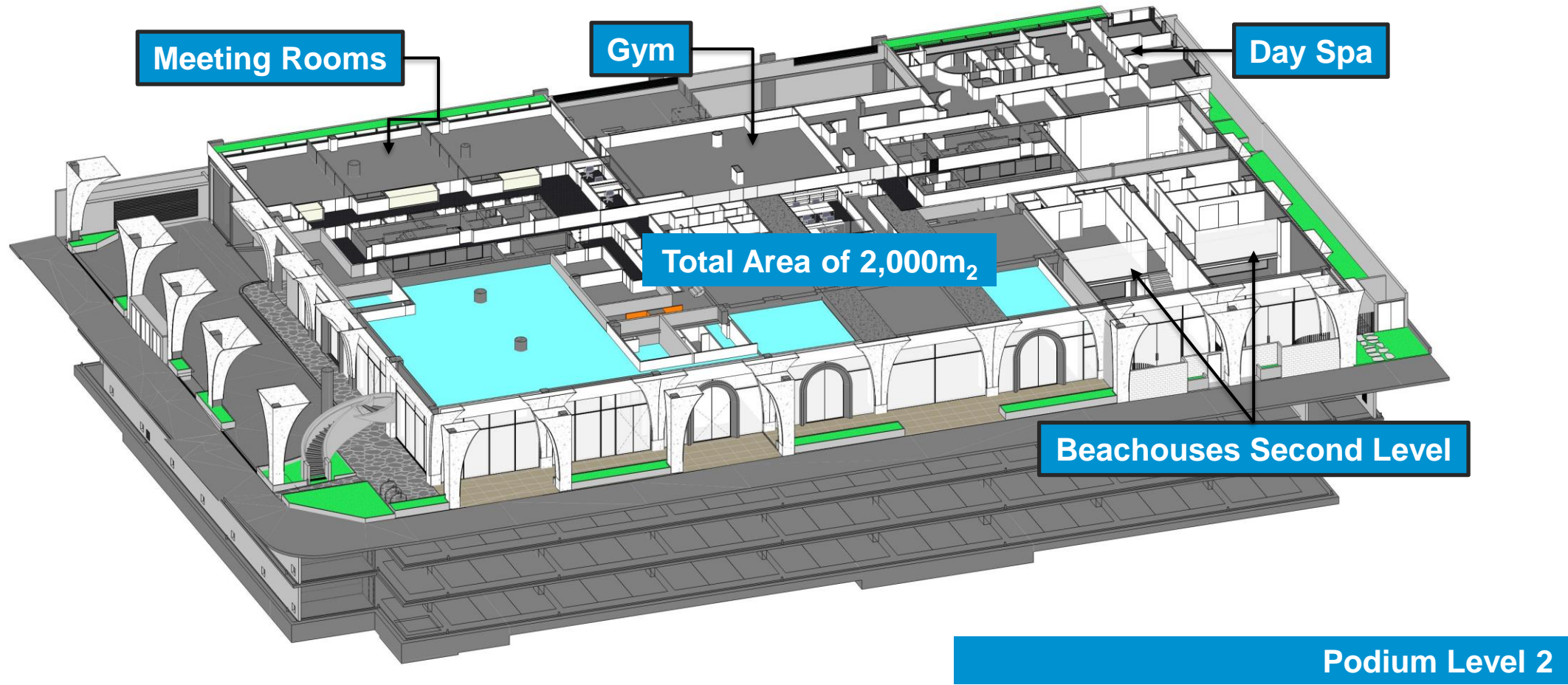
Project Breakup / Basement Levels



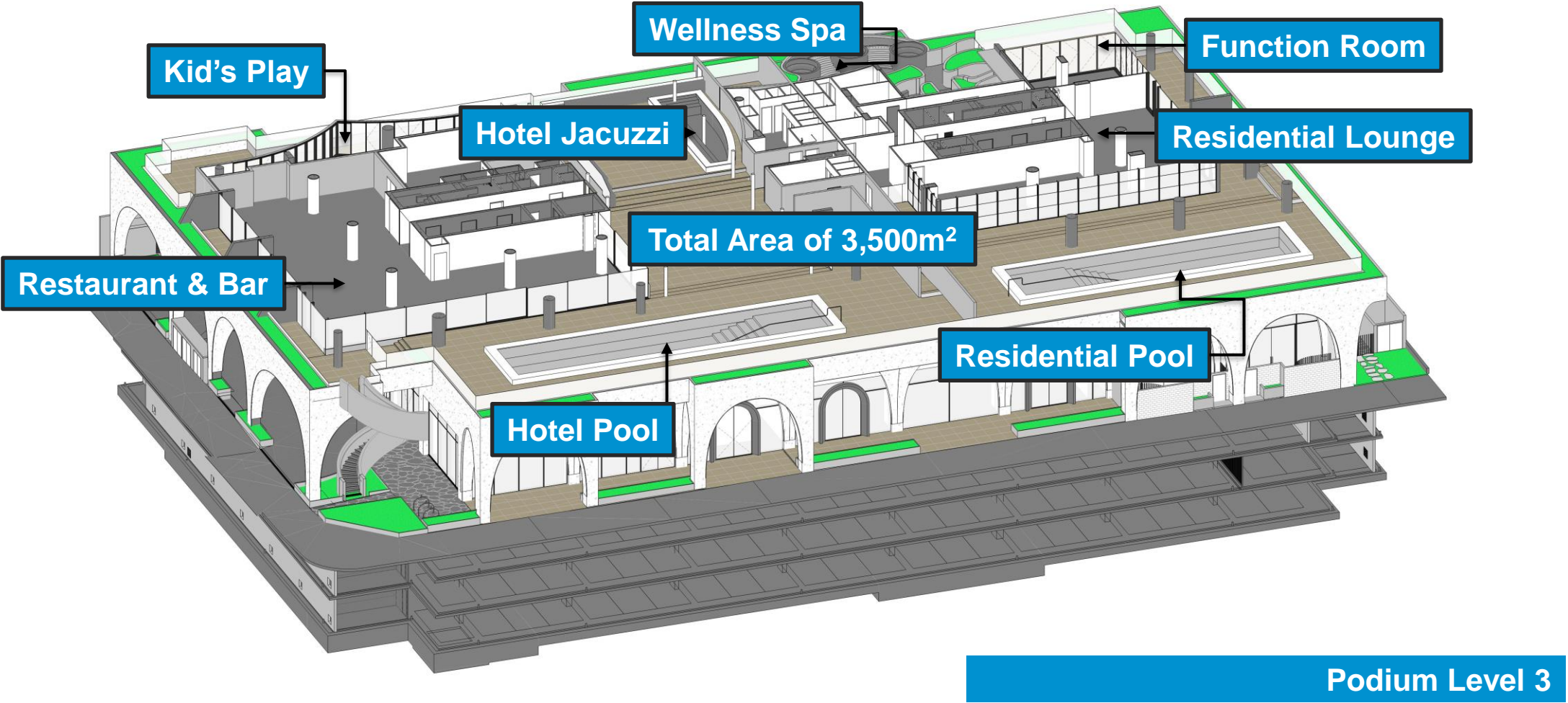
Project Breakup / Podium Levels



Project Breakup / Podium Levels



Project Breakup / Podium Levels



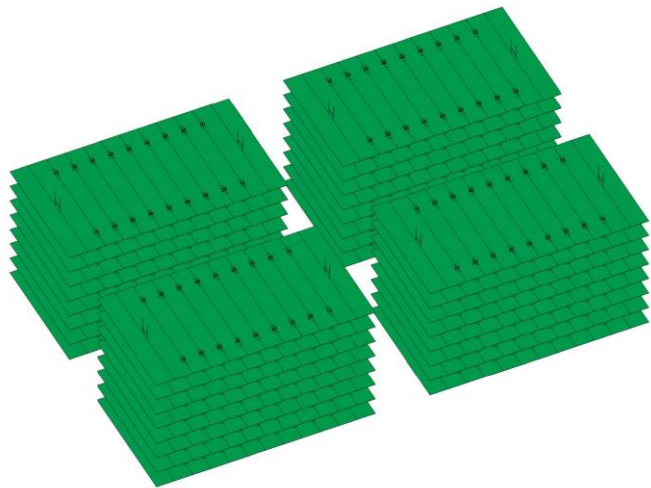
Case Study / Mondrian

Project Stats

Project Concrete Quantities

25,900m³
of concrete

Equates to roughly
32 rugby league fields



Project Steel Quantities

3,200
tonne of steel

Equates to roughly 100
adult humpback whales



Project Glazing Quantities

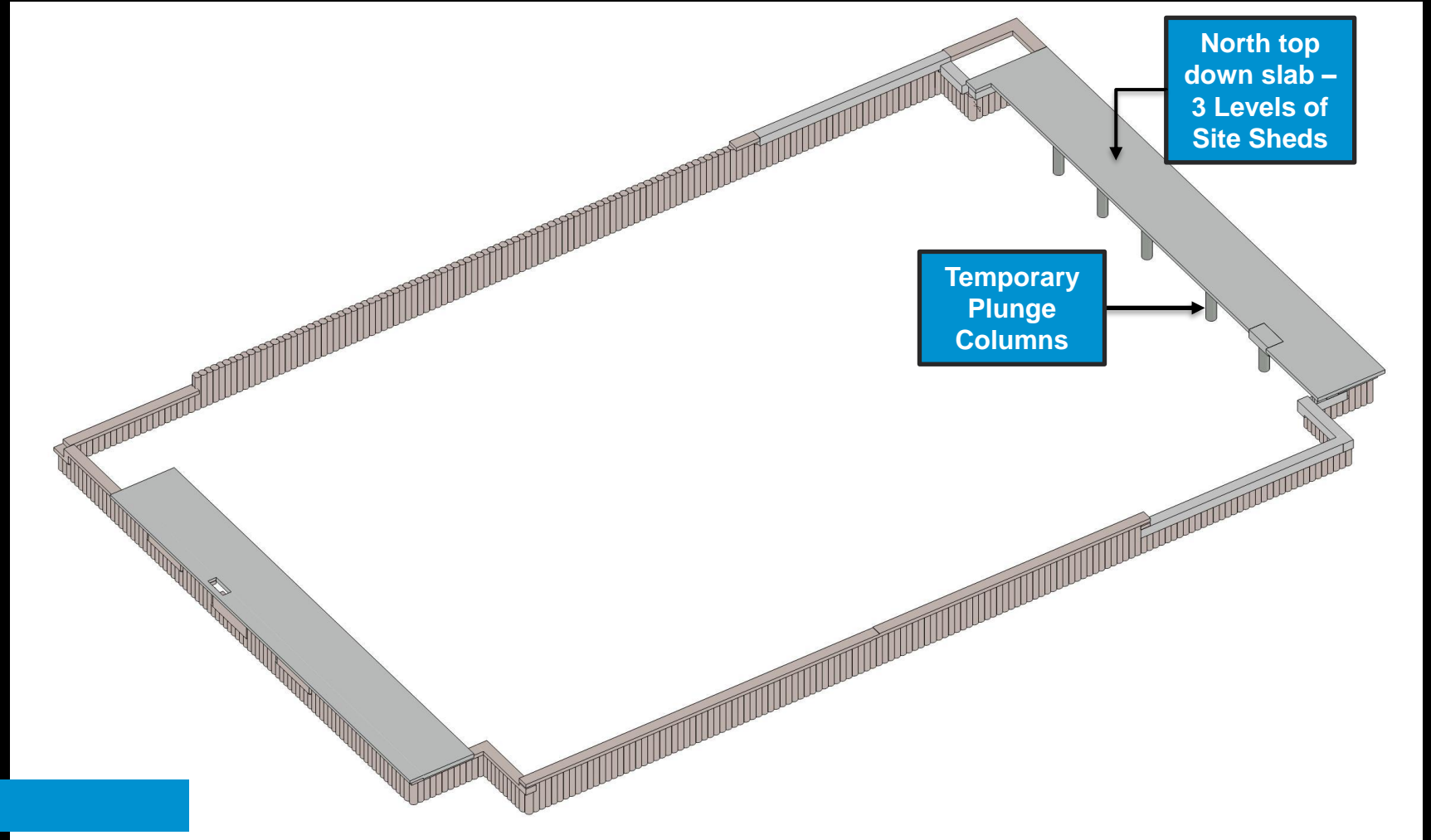
14,200m²
of glazing

Equates to roughly 30 average size
residential subdivision blocks of land



Case Study / Mondrian

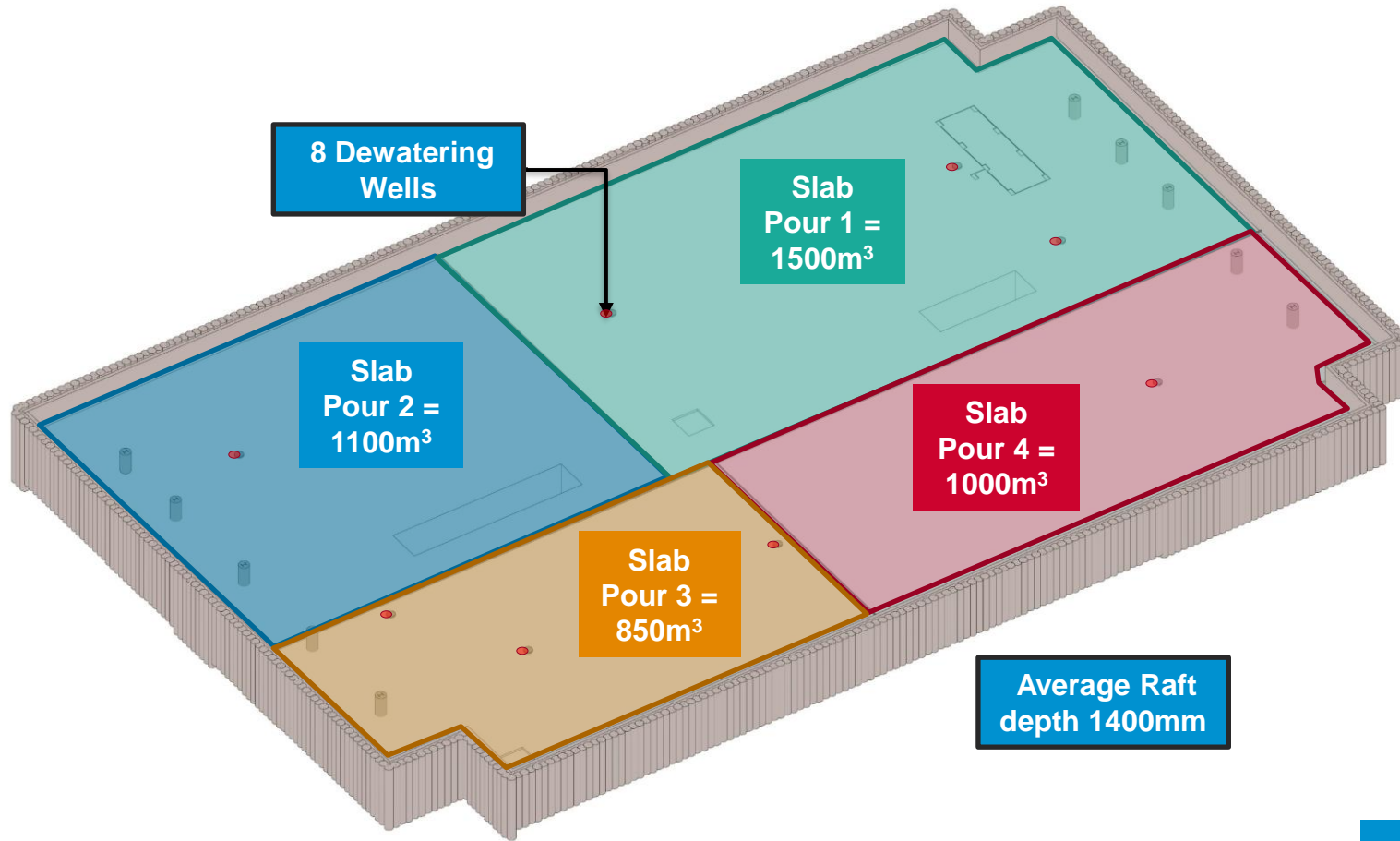
Early Construction



Top-down Slab Construction

Case Study / Mondrian

Early Construction



Basement Construction

Project Features / Porte Cochere

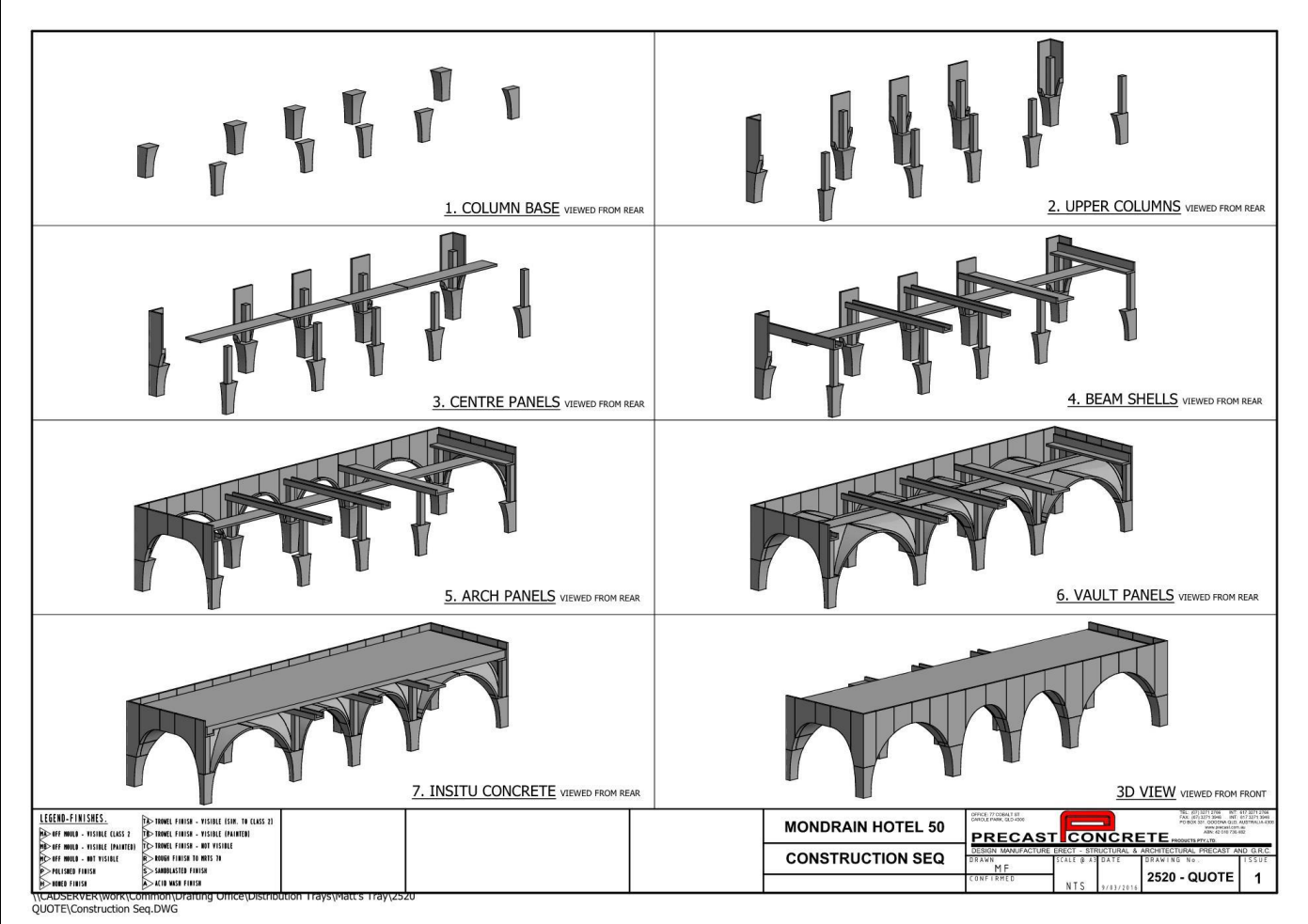


Original
Project Render

Case Study / Mondrian

Project Features / Porte Cochere

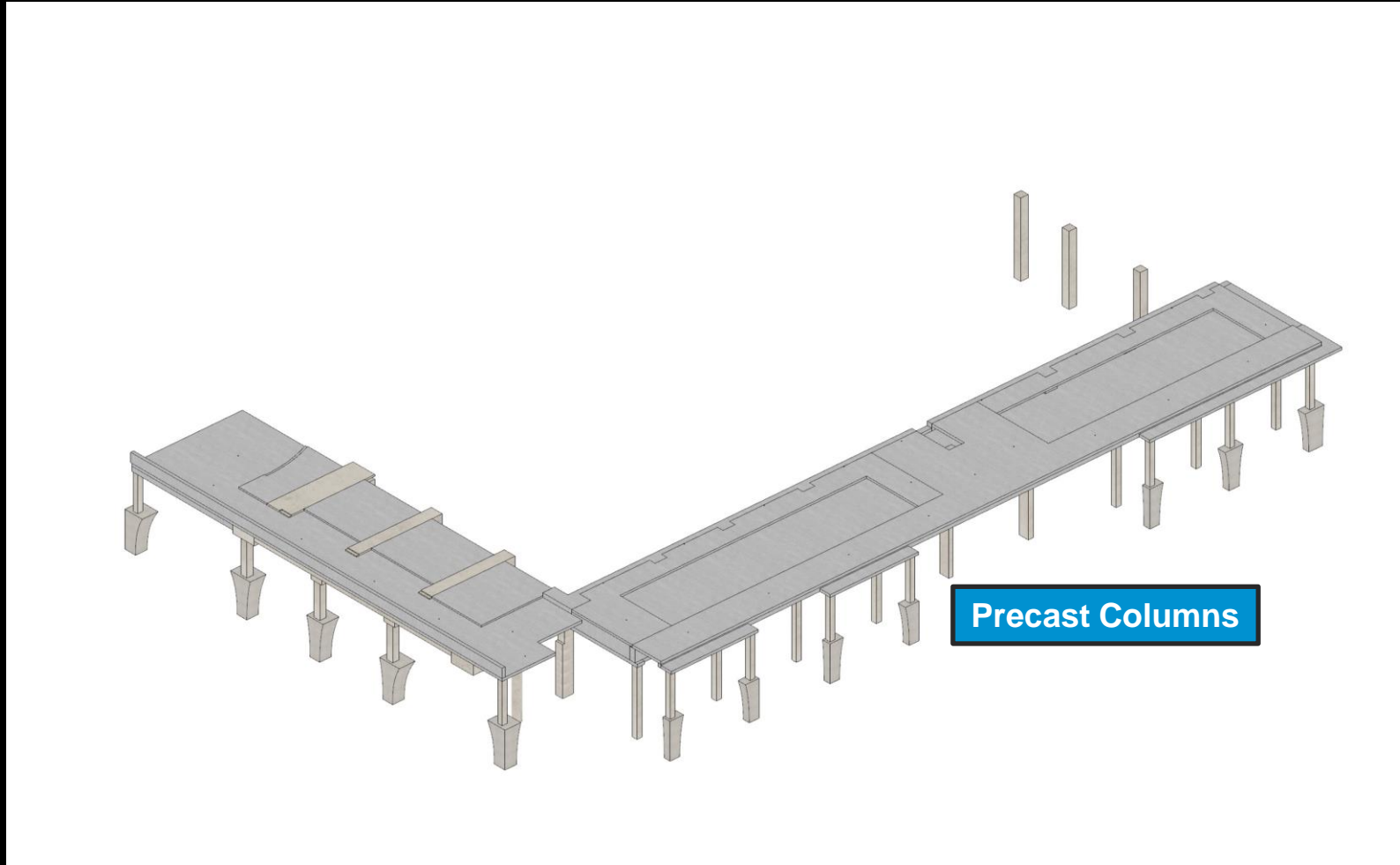
Original Methodology
Entirely Precast



Project Features / Porte Cochere



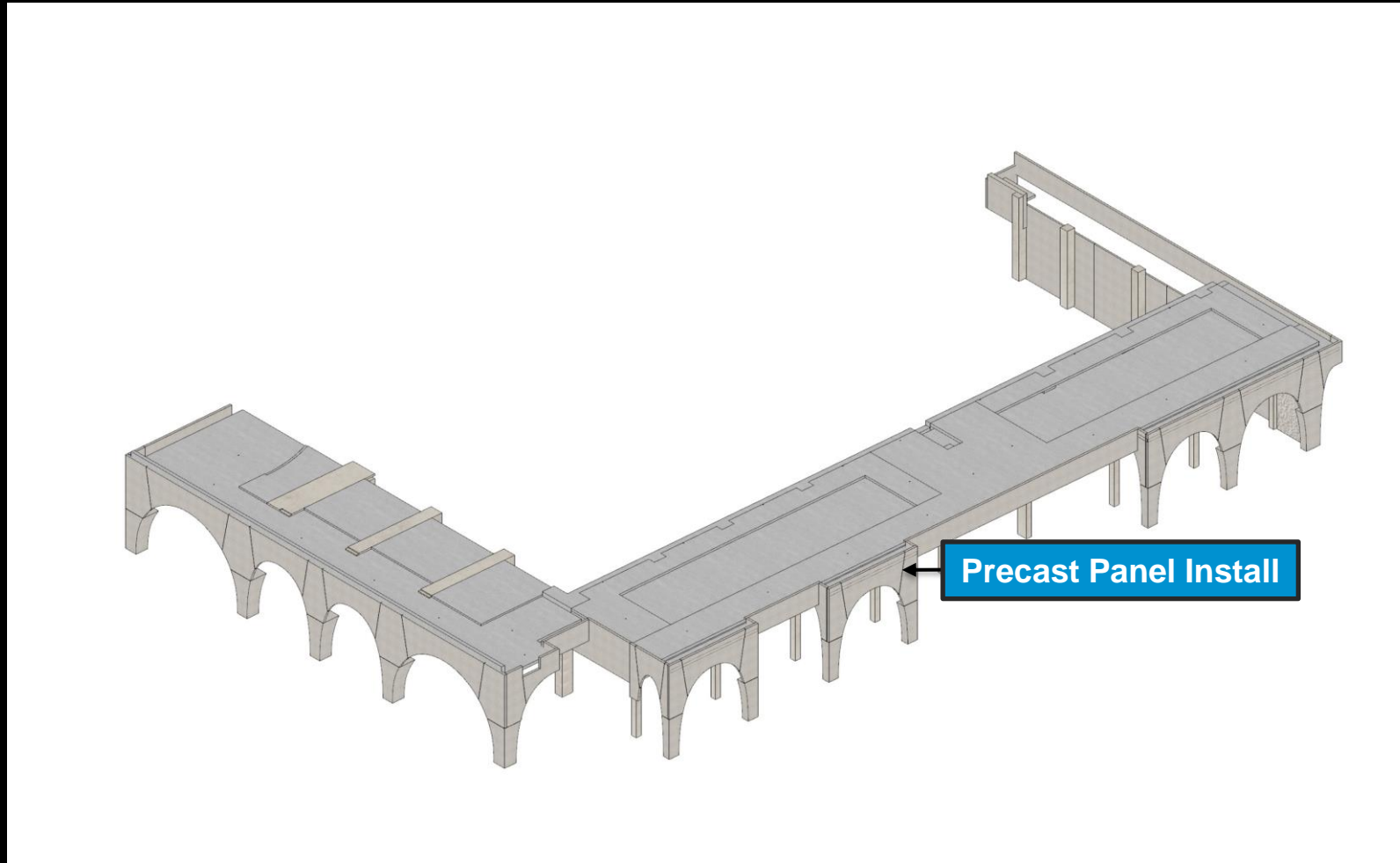
Project Features / Porte Cochere



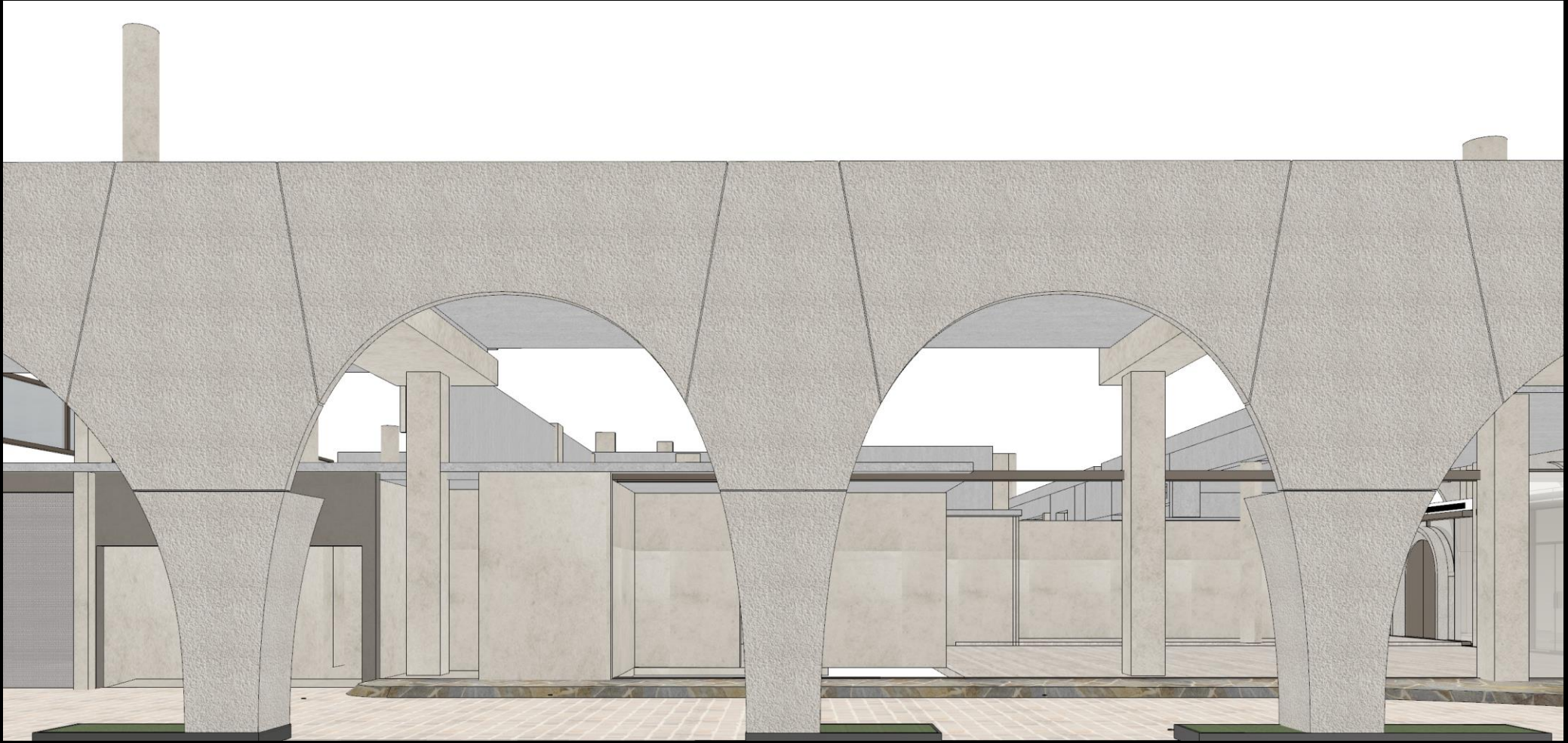
Project Features / Porte Cochere



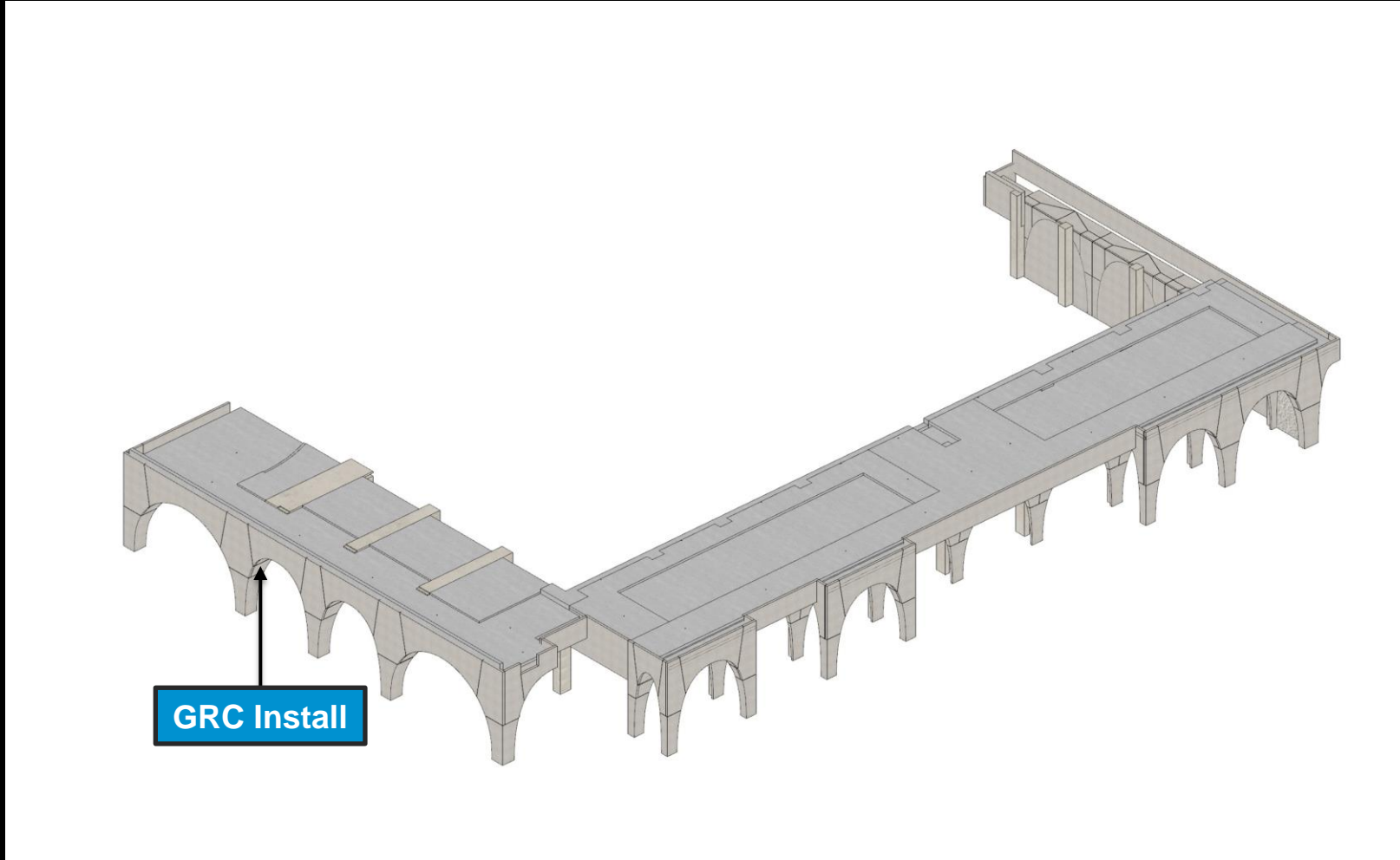
Project Features / Porte Cochere



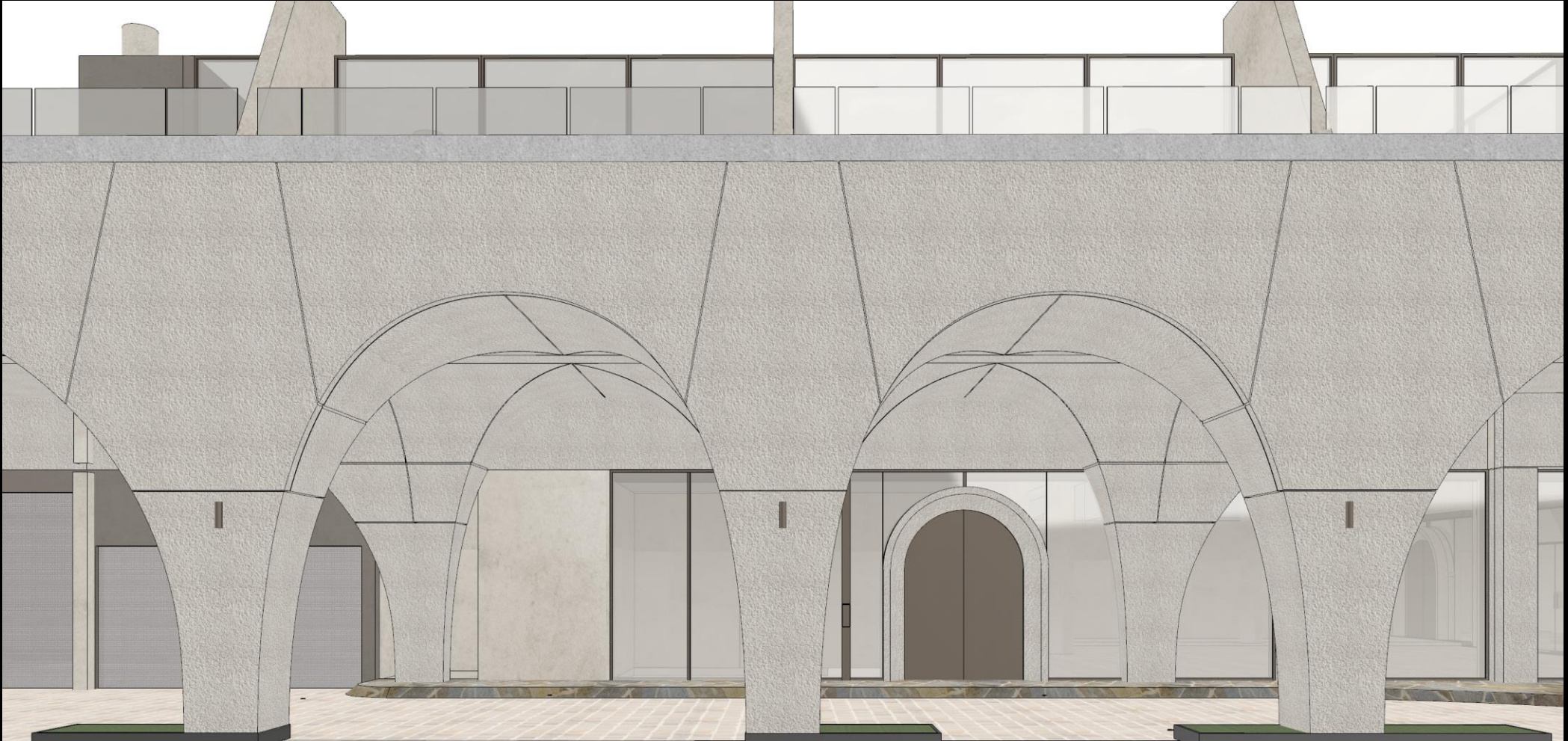
Project Features / Porte Cochere



Project Features / Porte Cochere



Project Features / Porte Cochere



Project Features / Porte Cochere



Project Features / Pools

8 pools
in total

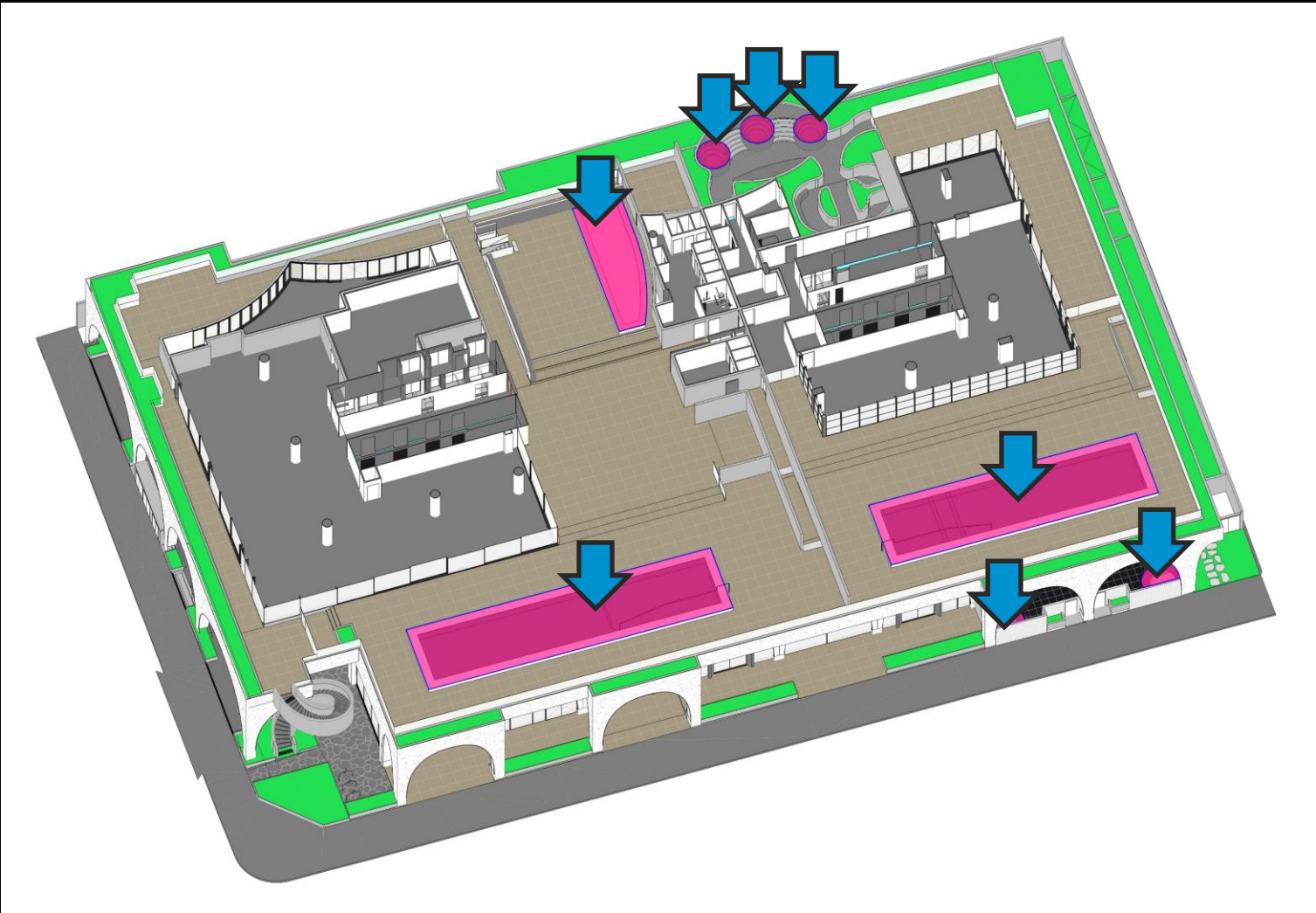
1 x Hotel Pool

1 x Hotel Jacuzzi Pool

1 x Residential Pool

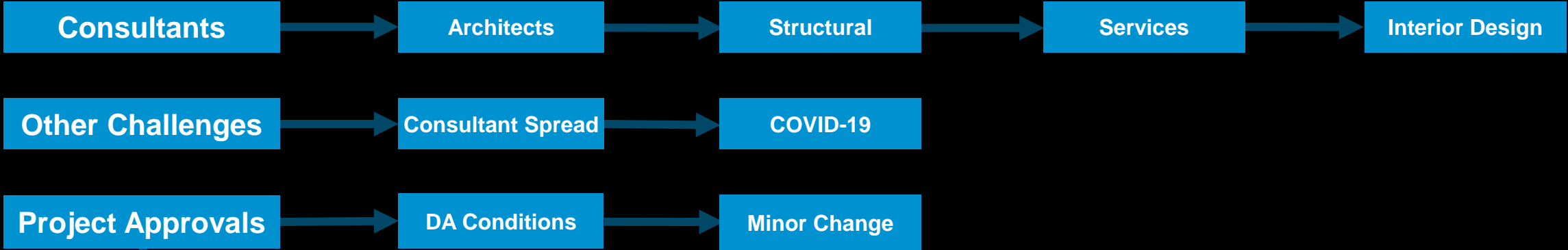
3 x Wellness Spa Pools

2 x Beachouse Plunge Pools



Case Study / Mondrian

Project Challenges



Project Matrix

	Standard Room Fixed Joinery - TV Wall	Cost saving alternative to replace the TV wall at the end of the bed with a TV Bed to the wall with a pivot frame as per the 2/1 bedroom detail. Alternative F&B solution to be discussed for the TV wall.	Studio Carter	YES
Refer 3.1 above	Standard Room Fixed Joinery - Bed Wall & Frame	Bed Wall & Frame - Cost saving to supply and install the bed wall & frame as a loose FF&E item. The current price for the bed wall and frame is based on a built in joinery item. Based on PC rate for each of the bed wall & frame supplied as a loose FF&E item.	Studio Carter	YES
Refer 3.1 above	Standard Room Fixed Joinery - Bench seat	Bench seat - Cost saving alternative to supply and install the half circle bench seat as a loose FF&E item. The current price for the half circle bench seat is based on a built in joinery item. Based on PC rate for each of the half circle bench seat supplied as a loose FF&E item.	Studio Carter	YES
N/A	Stairs & Standard Room Bathroom alternatives - New Alternative	Reconstituted stone in lieu of Porcelain Panel (Stata Argemum). The specified porcelain panel sheets require distressing prior to cutting to avoid wastage. The fabrication time required for the porcelain panel is significantly higher than stone products. Due to the distressing process and the manual handling required, based on all filler rooms and bathrooms, etc.	Studio Carter	YES
	Stairs & Standard Room Bathroom alternatives - Bathroom Entry Door	Replace cavity slider door with a face mounted door hung from a ceiling mounted track.	Studio Carter	YES

DA CONDITION		NCC REPORT		DESIGN CHANGE		CLIENT APPROVAL REGISTER									
Hutchinson Builders - Southport		Hutchinson Builders - Southport		Hutchinson Builders - Southport		Hutchinson Builders - Southport Office									
50 THE ESPLANADE		Mondrian Hotel		Mondrian Hotel		Mondrian Hotel - Burleigh Heads									
PROJECT NO. 26533		PROJECT NO. 26533		PROJECT NO. 26533		PROJECT NO. 26533									
DA APPLICATION No. MW2021279															
DA APPROVAL DATE: 07/02/2022															
DA Condition		NCC Clause		Item		HUTCHINSON BUILDERS									
						Established 1912									

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Case Study / Mondrian

Thank you

Questions





Get in contact



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Joined Hutchies 2021

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Back soon

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Structural Engineering Selection



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Structural Engineering Selection

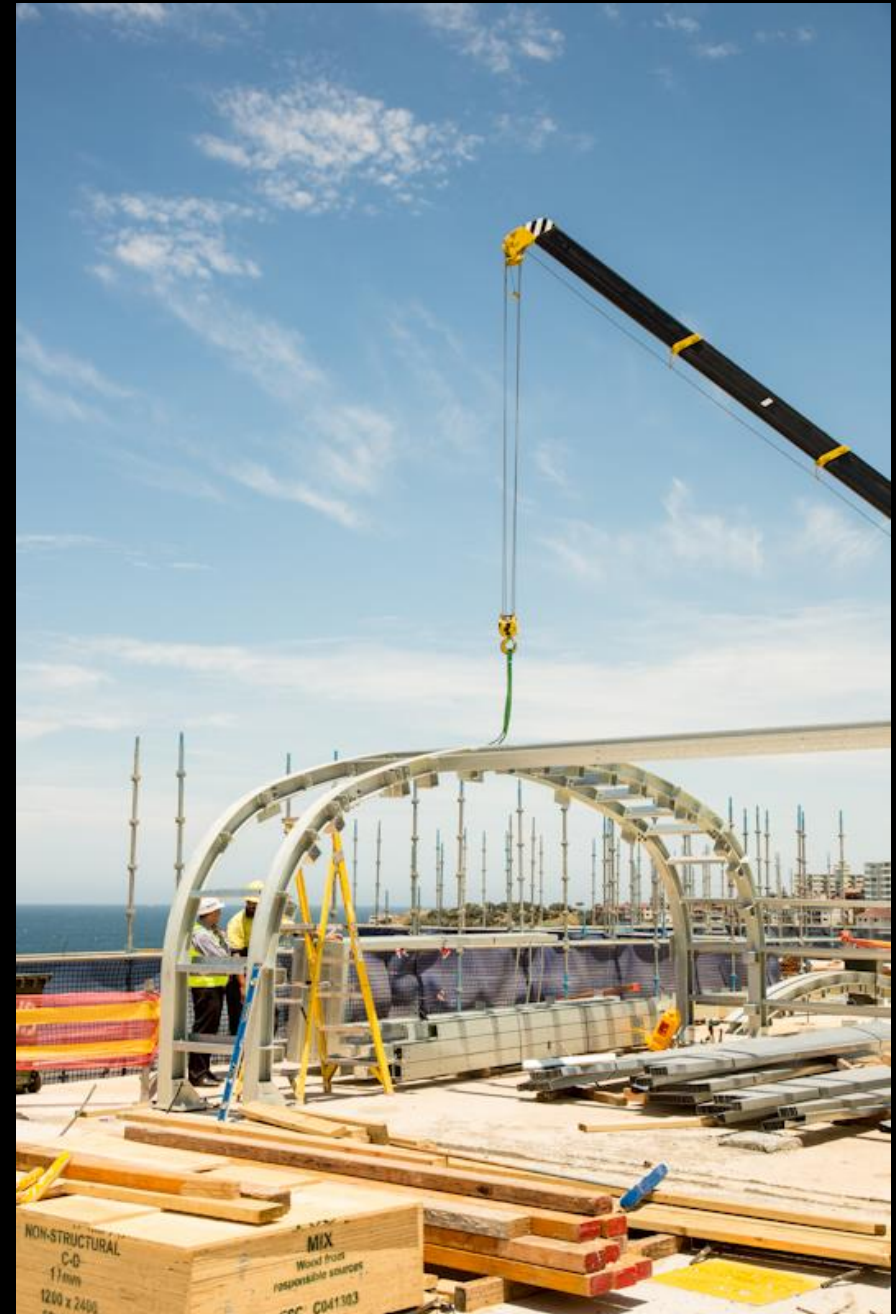
Do you know who I am?

- > I'm not Jeff Vader
- > Mixed bag of experience
- > Commercial, high-rise residential and large span steel experience
- > Both PM and more recently DM
- > Used to be renowned for my good looks
- > Now I rely on old photos



Work winning

- > What can we control in D&C and where's the risk?
 - Structure is obvious
 - Build method and product selection
 - Speed of completion
 - Some value in fitout – but this often gets kicked down the line to the CA's to make letting margins
- > Lets focus on structure



—— Structural Engineering Selection

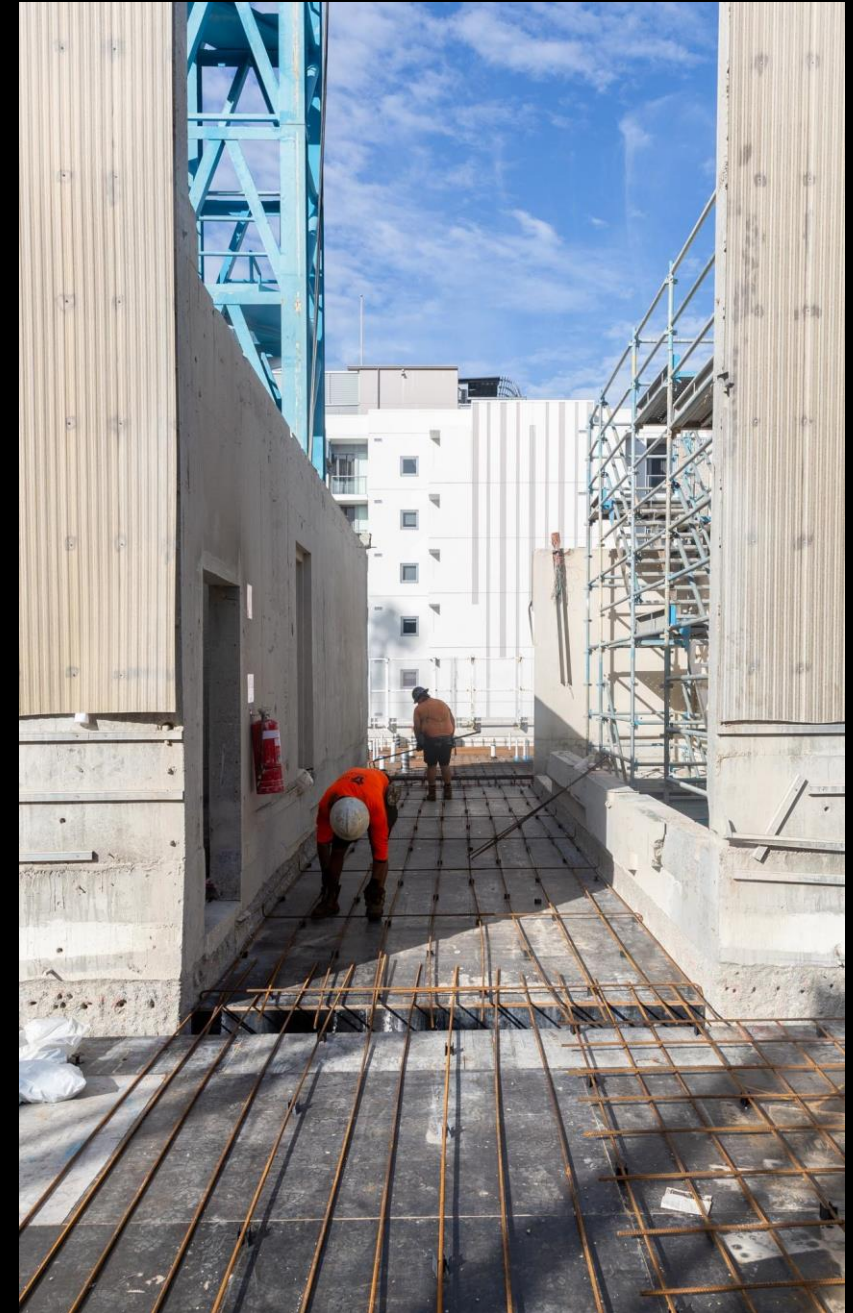
Who do you use and why?

- > Old favourites – ie trust?
- > No favourites?
- > Fresh blood?
- > Cheapest??????
- > Quickest?
- > Easiest?
- > Incumbent?
- > Don't care – just get the job done?



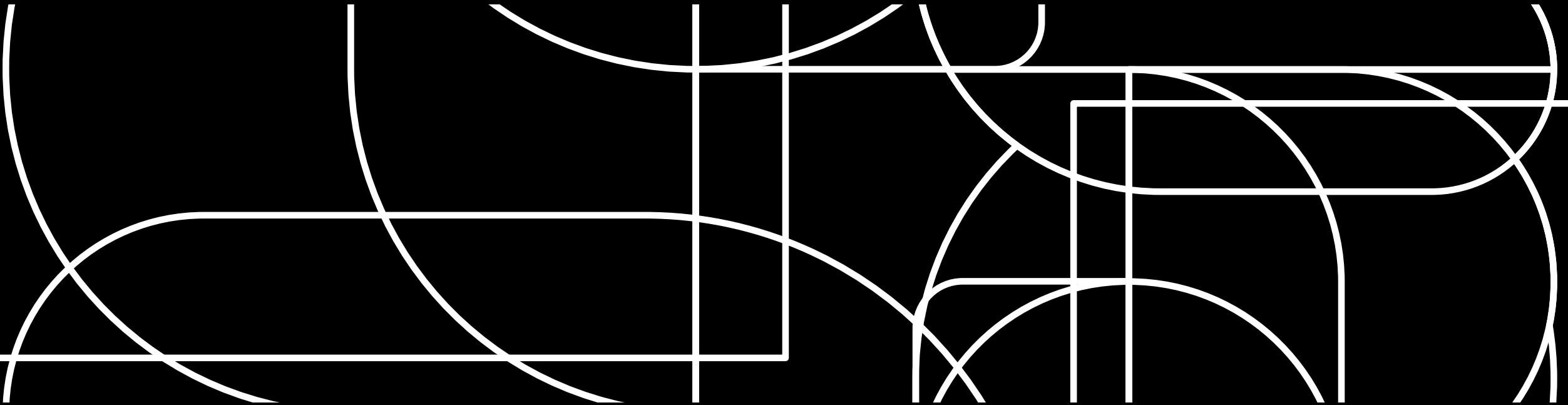
Consultant fees – example job

- > Incumbent = 66,200 (0.736%) – Used before and semi reliable
- > Option 1 = \$36,000 (0.4%) – Used before and very reliable
- > Option 2 = \$45,000 (0.5%) – Not used before but good name
- > Option 3 = \$24,000 (0.267%) – Not used before but good name
- > Project value / Approx \$9M
- > ALL CONSULTANTS ARE CONSIDERED RELIABLE AND APPROPRIATE
- > Who would you use?



The guts

- > Hot rolled steel incumbent design = 99 tonnes including connections
- > BUT steel is ordered in stock lengths and waste occurs
- > When available lengths are factored, this becomes 101 tonnes
- > At time of tender = allowed \$6,500 / tonne, or total \$655K



Design Competition

Run a design competition – the lightest design gets the gig

—

Supply red pens with the quote

—

Hold them to the red pens

—

Not everyone took it seriously, they weren't used to this

—

Some took it seriously as they realised this is the way forward now

—

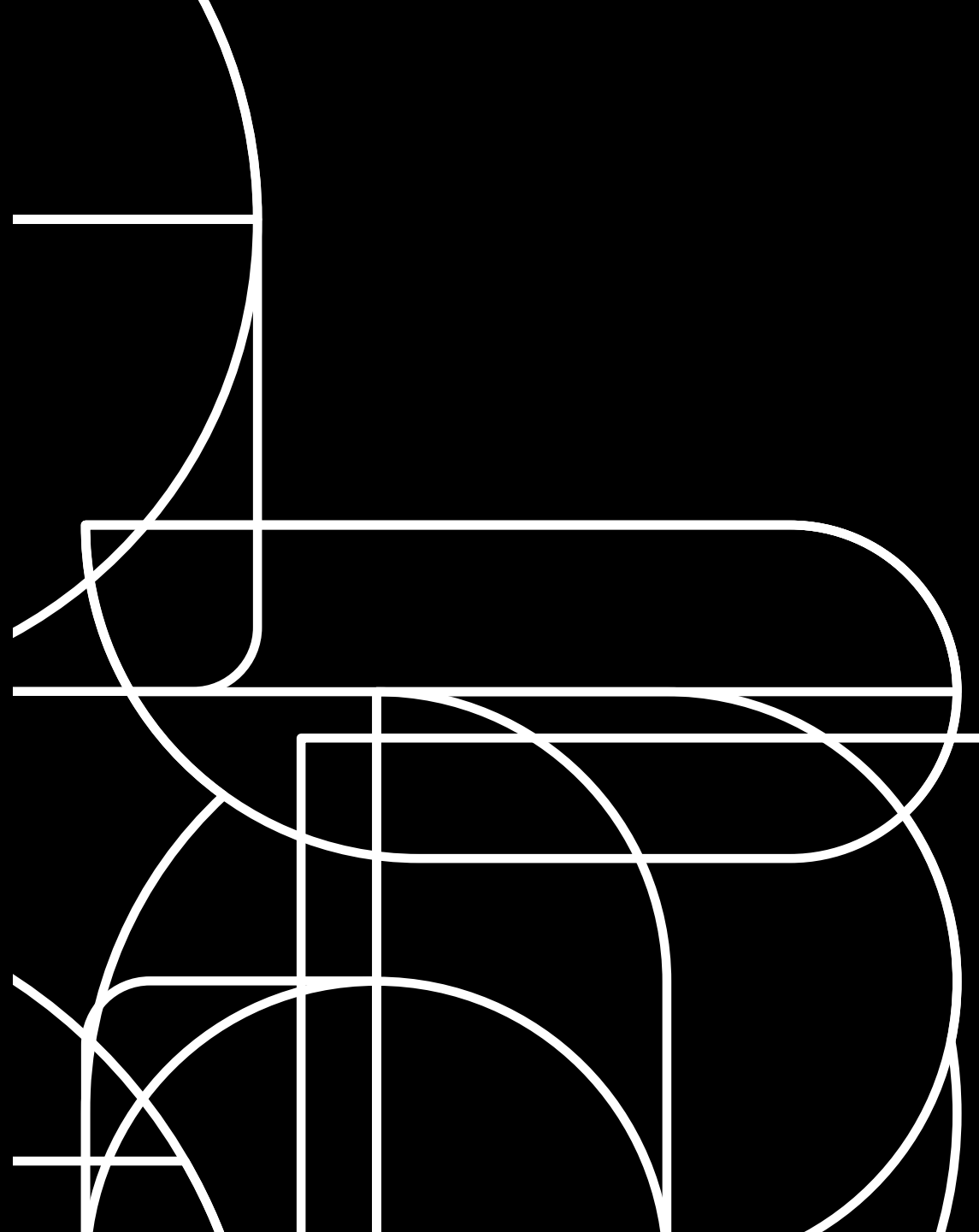
Comparison

Designer	Design Fee	Measured Tonnage	Steel cost	Total Cost
Incumbent	\$66,200	100.8 T	\$655,600	\$721,800
Option 1	\$36,000	77.98 T	\$506,000	\$542,000
Option 2	\$45,000	N/A	N/A	Unknown
Option 3	\$24,000	86.17 T	\$560,000	\$584,000

Who would you use now?

The wash up

- > We tendered 2 similar jobs at once for same client
- > Both had the same set of consultants
- > Based on the design comp for project A, Option 1 consultant was selected for both, and we went in on their masses
- > Client said we would not win both, but we won the more complex project – Project B
- > Option 1 consultant offered same order of saving on Project B
- > Option 1 consultant was good to his word and delivered a design on Project B that was 20% lighter than incumbent

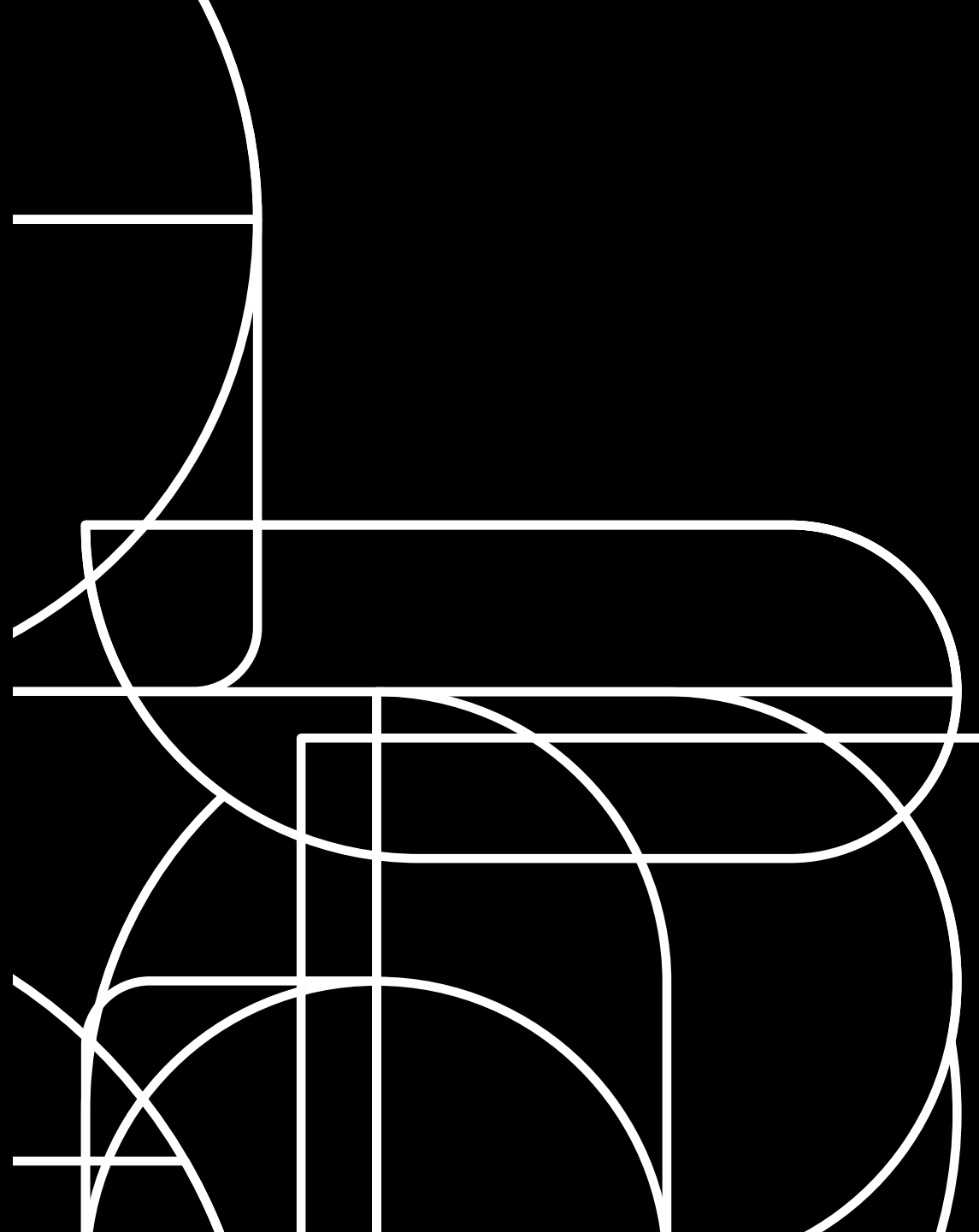


Are fees important?

- > Of course they are, but equally need to allow enough such that they don't run dry during design
- > Difference in steel cost makes the design fees inconsequential
- > Don't just look at any one factor in isolation when choosing a consult
 - History
 - Resourcing
 - Technical ability
 - Willingness to help
 - Cost
- > Savings in steel and design fees mean nothing if the project is delayed due to poor / late documentation and approvals
- > Allow design contingency

Going Forward

- > Is the project you are tendering heavy in one particular design aspect?
 - Structural Steel
 - Concrete pavements
 - Suspended concrete
- > Consider Running a design comp to select engineer
- > If they aren't willing to commit, then you know you have the wrong engineer, fees mean nothing
- > Keep it simple and to the point, let them apply their own smarts
- > Very easy way to make bulk \$ saving without guessing or making stuff up



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Structural Engineering Selection

Thank you

—
Questions





Get in contact



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Paul David

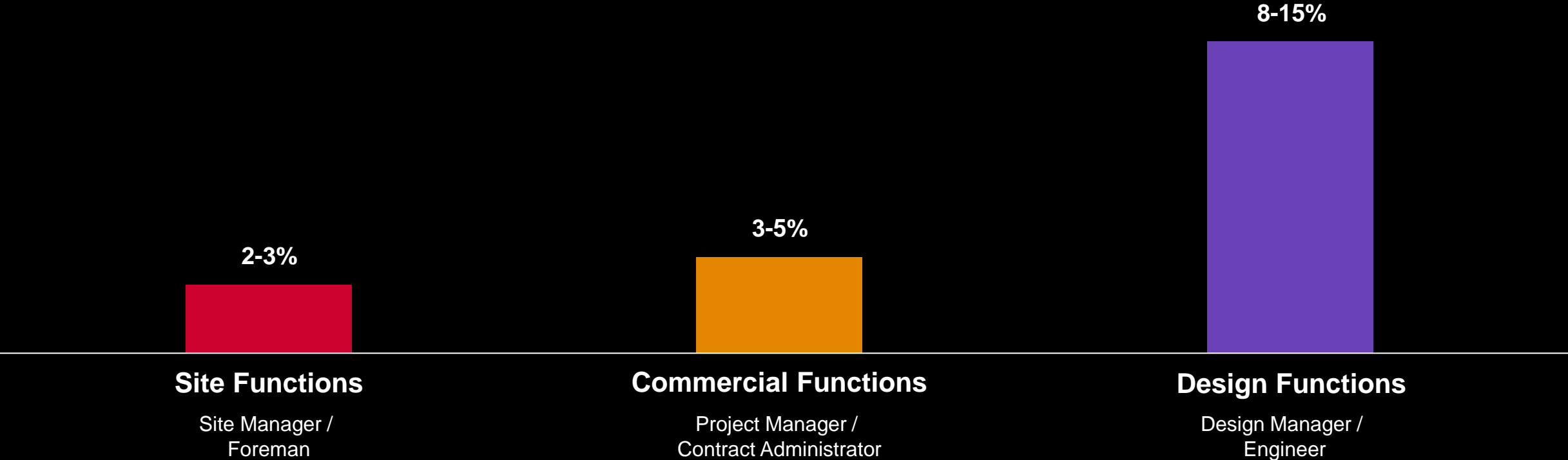
Head of New Business

Escalation

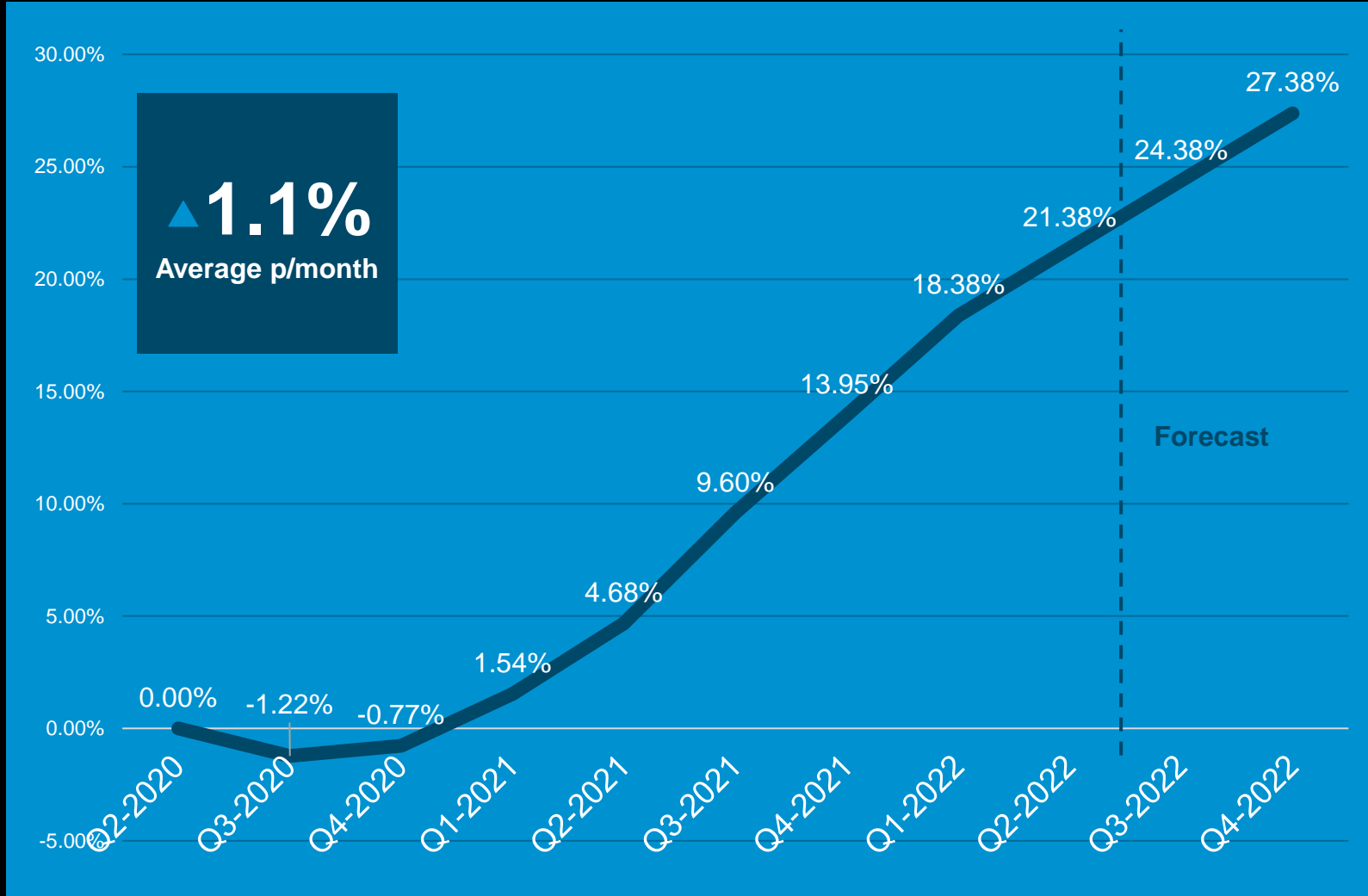


Escalation

Influence over profitability



Escalation Conditions



**~1% /
month
for now**



Labour shortages

- > Negative migration
- > Ageing workforce
- > Skill drain /
apprentice training

Escalation

12 Month Material Increase / South East Queensland



▲20%

Concrete supply



▲30%

Formwork



▲23%

Structural steel



▲20%

Ceilings & partitions



▲23%

Painting

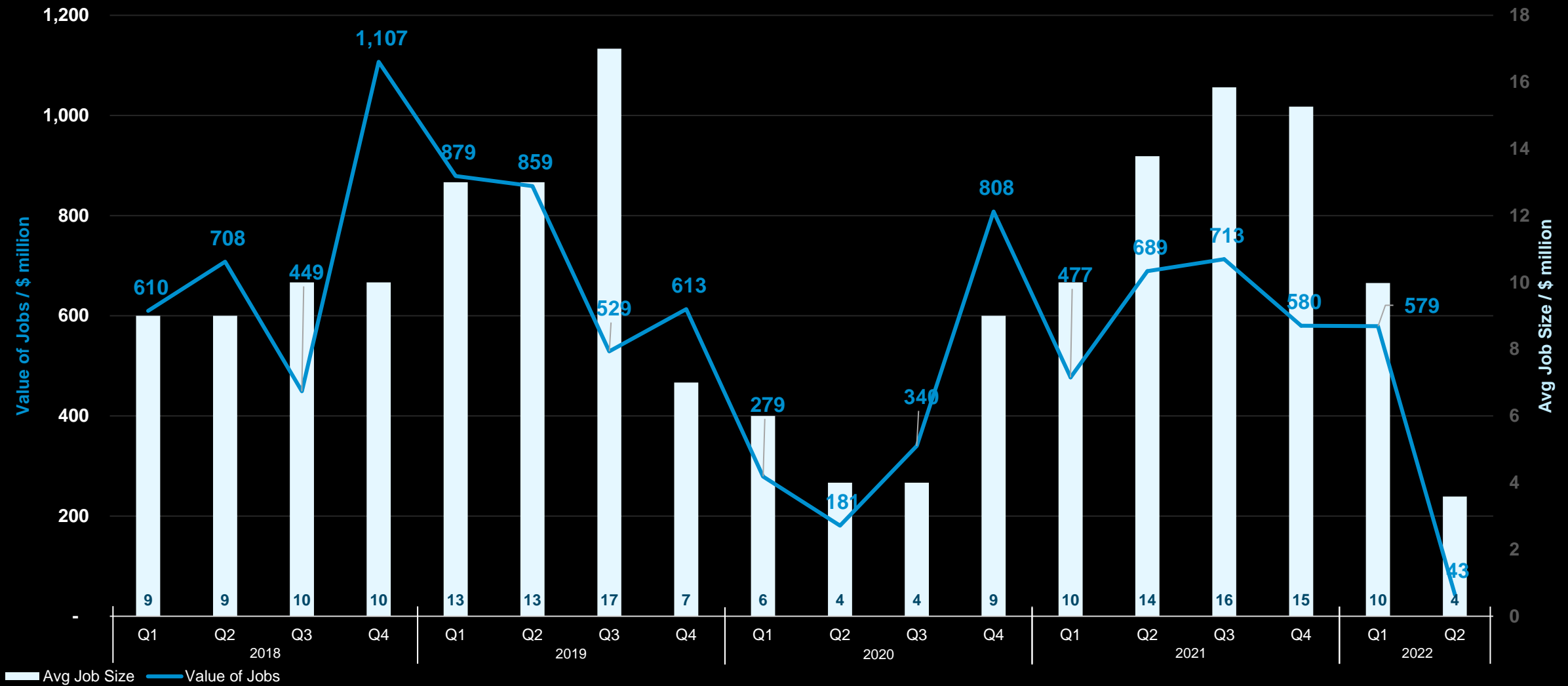


▲41%

Blockwork

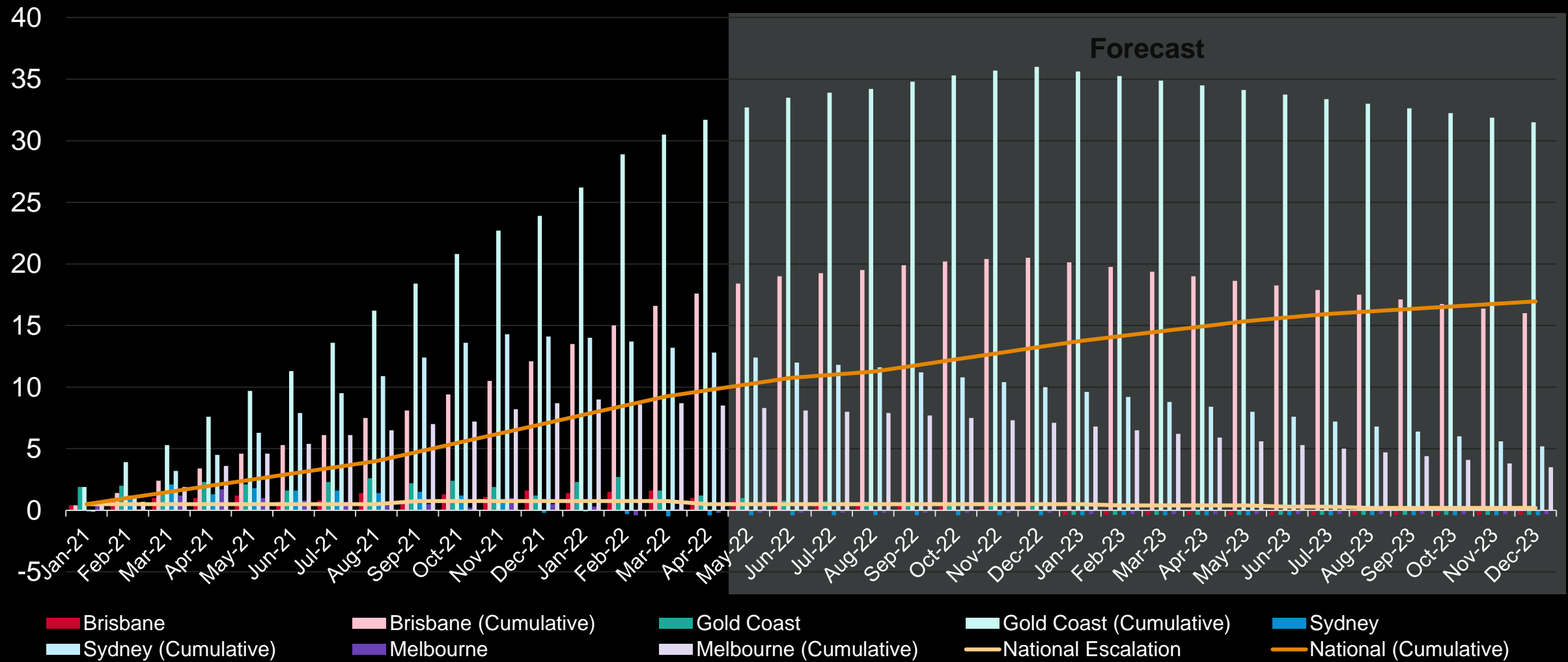


Pipeline



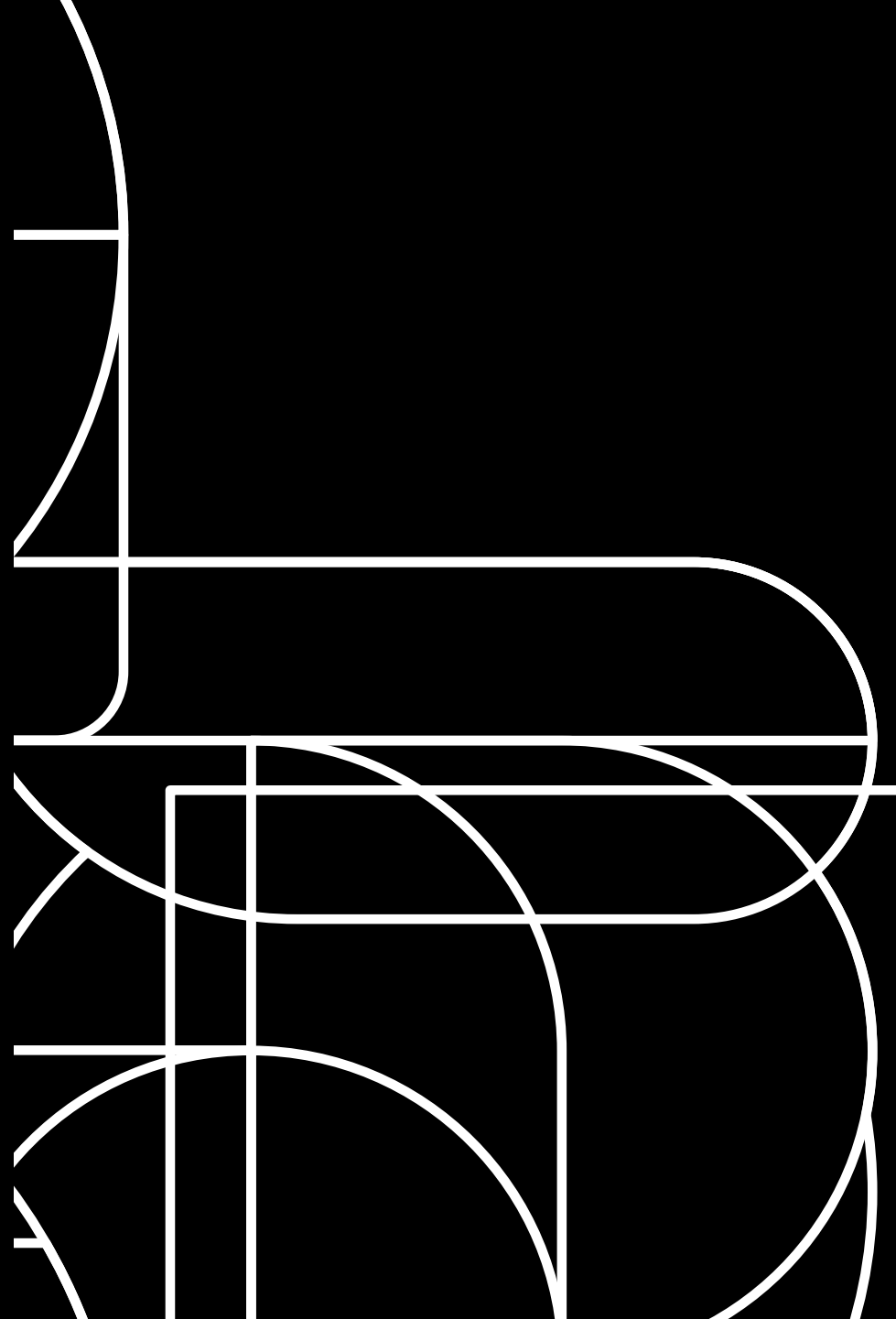
Escalation

National Development Costs



Market

- > Unprecedented material volatility
- > Full construction labour employment
- > Subcontractor Solvency
- > Builder solvency
- > Supply chain disruption
- > Subcontractors' appetite
- > Unseasonal weather and climatic change



Pressure

**Rising
construction
costs**

—

**Rising design
consultant
costs**

—

**Rising
finance
costs**

—

**Rising sales
and marketing
costs**

—

**Falling
property
values**

—

**Ailing
consumer
confidence**

—

**Finance
harder to
obtain**

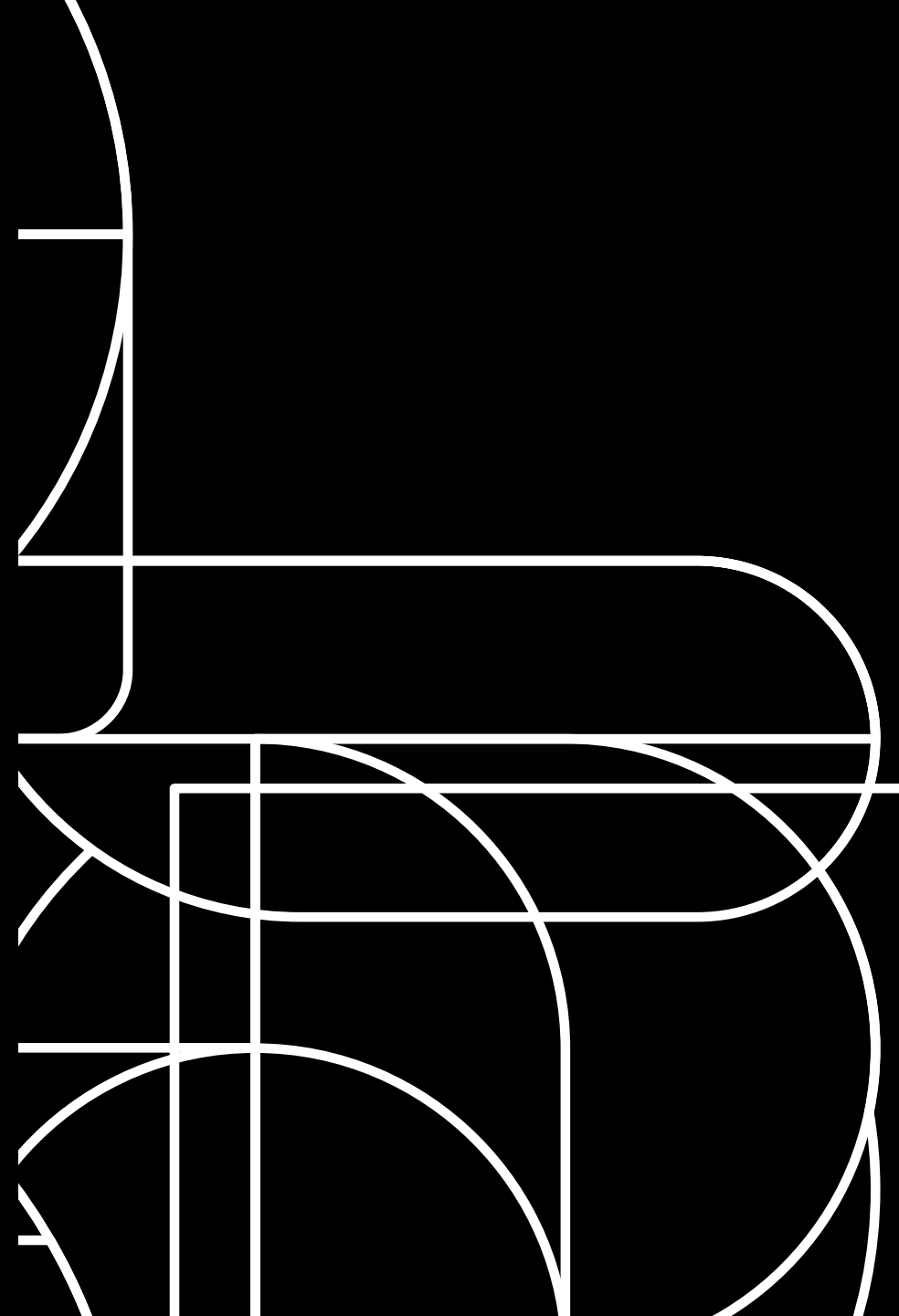
—

**Withdrawal of
foreign
investment
(Asia)**

—

Hutchies

- > Unprecedented amount of bank interest in Hutchies and increasing referral
- > Client enquiry rates
- > Negotiation preferred over tender
- > Early involvement and input
- > Hutchies' changing role – problem solving



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Escalation

Thank you

—
Questions





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Joined Hutchies 1996

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Panel Discussion



Panel



Lyndon Christian
ESD / Services Team Leader

Joined Hutchies 2007



Chris Lanigan
Design Manager

Joined Hutchies 2005



Paul David
Head of New Business

Joined Hutchies 1996



Jamie Coe
Project Director / Modular

Joined Hutchies 2016





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Conference Close



Following today



Survey

—
To provide feedback
on the conference



PDF

—
Copy of the
presentation

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2023 Conference





An aerial photograph of the London skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. The River Thames flows through the center, with several bridges visible. The skyline is dominated by modern skyscrapers, including the Shard on the left and the Gherkin in the center. The letters 'JKS' are superimposed in a large, white, outlined font across the middle of the image. Above the 'J' is a small white 'H' with a horizontal line underneath it.

H

JKS

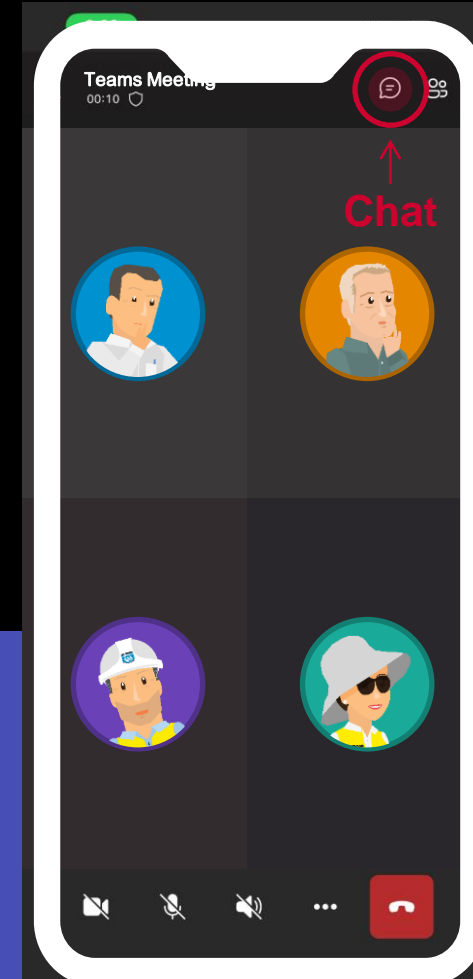
**Estimators have spent all
the conference budget**



Questions



Raise your hand or ask a question
in Microsoft Teams chat

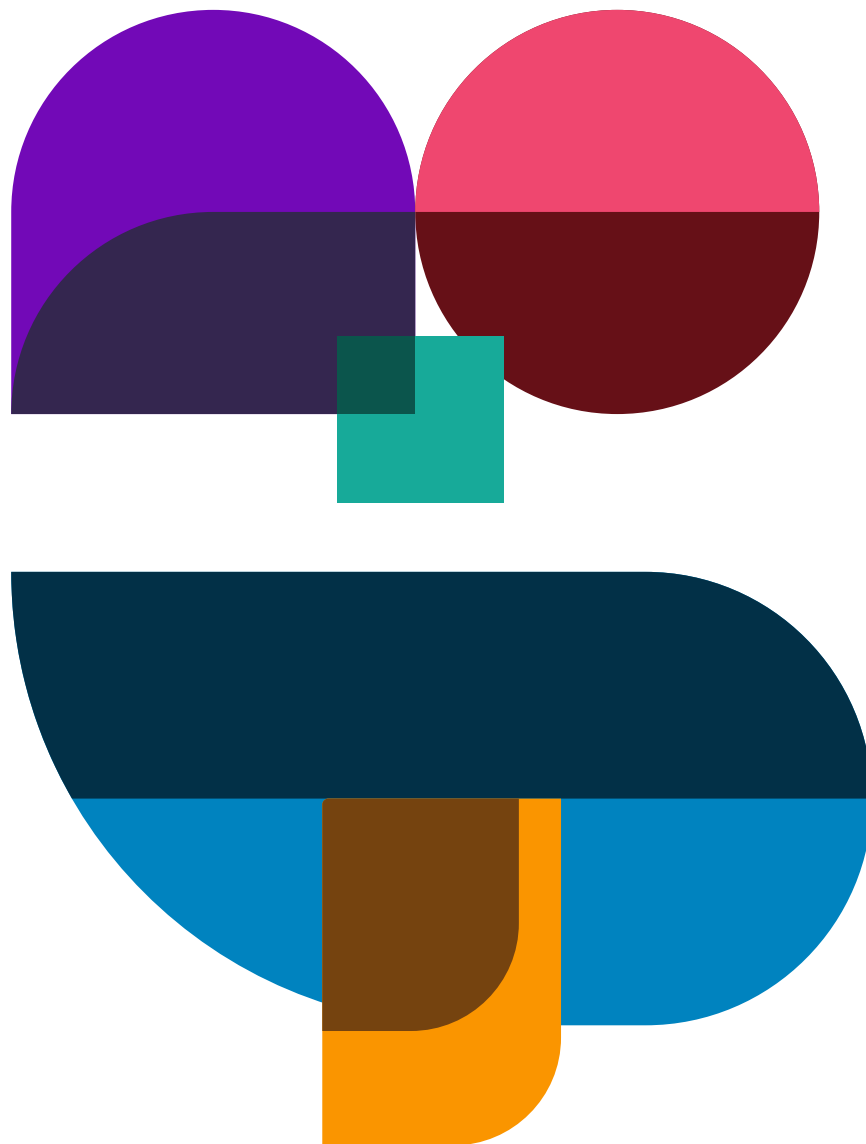


—— Get in contact

Hutchies' Construction & Operations Support Teams

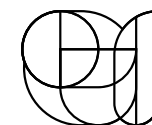
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**That's
a wrap**

>Thank you



Next generation construction



The Hutchies way



HUTCHIES