



## **Request for Tender (RFT) - Design and Construction Allotments 74 & 75 (45 and 47) Bunyola Boulevard, Jerilderie**

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### Scope of Works

Murrumbidgee Council ("Council") invites tenders from suitably experienced contractors for the design and construction of 4 x 2 bedroom homes. Must comply with BCA and NSW Basix. The design of the units will be assessed against the development standards established in the NSW Planning Apartment Design Guidelines.

The build to comprise 4 x 2 bedroom homes, with 2 homes on each of allotments 74 and 75 (45 and 47) Bunyola Boulevard, Jerilderie (see map attached). The Contractor is required to provide a concept design as part of their tender documentation, showing plan view of the homes:

- 2 bedrooms (indicative 3 metres x 4 metres), with each to have:
  - i. Ensuite (indicative 1.7 x 3m)
  - ii. Built in robes (indicative 600mm x 1.3m)
  - iii. Desk space (indicative 600mm x 1.3m)
- Laundry room
- Linen closet
- Separate WC
- Living Room
- Kitchen
- Dining area
- Alfresco dining area
- Entry area
- Garage lockable – attached

Approximately 110m<sup>2</sup> (or more) of living area plus garage. The sizing of the bedrooms is most important.

Tenderers can also provide alternative concept design and have options to lock up stage.

Council's intention is to present the concepts to representatives of the user groups, and the preferences of the user groups will form part of Council's evaluation of the successful tenderer for the project.

The scope of works comprises, but is not limited to, other options. Please indicate the product and provisional cost for options. Council is only looking for standard fittings and fixtures, however there may be occasions where an upgrade is warranted.

Details:

- Type of construction e.g. brick veneer, weather board, vinyl cladding, modular, etc.
- Fitting types such as taps, door handles, light fixtures, kitchen type, kitchen appliances
- Roof type material - tiled, colorbond, etc.
- Foundation types eg concrete slabs, screw piles, etc. (Aitken Rowe site classification reports attached – and forms part of the RTF documentation).
- External and internal steel frames, timber etc
- Internal plaster linings to walls and ceiling or alternative
- Internal linings of garage
- Doors and windows - double glaze, sliding etc aluminium, uPVC, timber
- Painting colour TBA
- Gutter and stormwater down pipes – colour TBA
- Electrical power points, light fixtures, switches, smoke alarms - TBA location
- Reverse cycle split system AC units and installations - number in each room or central unit? Note: each bedroom to have own AC unit
- Ensuites/separate toilet/laundry - tiling - floor and walls
- Kitchen/living area/entry area - floor coverings
- Bedrooms - carpet or tiles, vinyl etc
- Bedroom passage sets lockable
- Ceiling fans in each living room/bedroom
- Extraction fans – ensuites, separate toilet and kitchen
- Doors - internal/external (solid core doors and steel grouted door jambs) 920mm wide opening
- Alfresco area under the roofline - techwood or similar decking system
- Built-in robes - mirrored door
- Window finishes - internal and external ie blinds/curtains



- Council to do DA/CC application stage
- External paths
- Garden taps/stormwater connections
- Rainwater tank
- Small front verandah or similar over front door/front of unit
- Concrete driveway
- Landscaping

#### General Conditions of Contract

The works shall be subject to the NSW Residential Building Contract for New Dwellings.

#### Specification

All works to be carried out in accordance with the BCA.

The Contractor is responsible for the supply of all materials, plant and equipment necessary to carry out the works in a safe and efficient manner to accepted industry best practice.

#### Environmental Factors

The Contractor is responsible for dust suppression as necessary to minimise nuisance to nearby residences. Noise levels of equipment when operating near residences shall not exceed 75dB before 8.00am and after 6.00pm on any day. Minimise disturbance to existing surfaces and restore disturbed areas in a neat and tidy fashion.

#### Work Health and Safety (WHS)

The Contractor is to comply with Council's WHS policies and procedures (copies available on request) and with all relevant statutory obligations regarding the health and safety of personnel associated with the works. Contractors will also be subject to Council's Drug and Alcohol Policy and may be randomly tested, a non-negative result will mean removal from site until such time as a negative result is provided.



### Tenders

Tenders are to be submitted via own documentation.

Tenders are to be submitted to Murrumbidgee Council tender box, 35 Jerilderie Street, Jerilderie NSW 2716 or via email to: [tender@murrumbidgee.nsw.gov.au](mailto:tender@murrumbidgee.nsw.gov.au) no later than 4.00pm Wednesday 26 June 2024.

### Enquiries

Any enquiries or clarifications in relation to this RFT should be addressed to General Manager, John Scarce E: [mail@murrumbidgee.nsw.gov.au](mailto:mail@murrumbidgee.nsw.gov.au) T: 03 5886 1200.





**PROJECT LOCATION – ALLOTMENTS 74 AND 75 (45 & 47) BUNYOLA BOULEVARD**

