DESIGN REVIEW REPORT

PROJECT NAME
TAFE ASHMORE AOTI NEW TRADE BLOCK PROJECT

PROJECT NO.
3415

SNR PROJECT MANAGER
BRENDAN MEIKLE

PROJECT MANAGER
JUSTIN ALLEN

REPORT DATE
17 JULY 2020
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1. EXECUTIVE SUMMARY

This report expands on the design identified in the design development reports, seeing iterations in scope due to user-group consultation, compliance, risk and safety reviews.

This 100% construction documentation report for all disciplines sees consultant coordination, developing the design for the building architectural elements, building structure, building services and landscape.
2. DESIGN

2.1 Key design issues

ADCO has continued to manage the team of consultants and maintain the key design milestone dates. Please refer to Appendix A for the Detailed Design Programme Status – Rev C.

The key design issues for ADCO to continue to progress construction in accordance with the programme is to:

- Resolve proposed access path from an accessible car park
- Confirmation of site wide fire system upgrade minimum required flow and pressures at connections to be provided.
- Confirmation that site wide fire system upgrade will have a testable double check valve installed on incoming mains.
- Finalise door hardware schedule for Salto access and security controls
- Finalise Audio Visual Design and Joinery Details

2.2 Status of RFIs

- Please refer to Appendix B for the RFI register.
3. PROGRAMME

3.1 Summary of progress

Architectural

Architectural Design Documents are now issued For Construction.

The Architect is continuing to review the other discipline design plans and providing mark-ups and comments to the engineer and services consultants as part of co-ordinating design. A summary of remaining design tasks is set out below.

- Partitions (awaiting ADCO trade partner)
- AV (awaiting design via ADCO/Videopro)
- Signage (Wilsons Proceeding with design for approval by ADCO, Qbuild and TAFE) and scheduled for August 2020
- CD-02 - alternative detail proposed by ADCO - detail requested by Wilsons
- Finalise large entry gate details
- Finalise brick details (Wilson sent questions on Friday 31/07 to finalise and close out requirements for brick details)
- PWD Carpark location and strategy - Wilson’s working on sketches and proposal to be reviewed by ADCO, Certis, Qbuild and TAFE
- X-tend mesh - Ronstan to be engaged by ADCO for final engineering which will allow the finalisation of these details.
- Balustrade fixing to be confirmed by ADCO trade partner
- Fine tuning of painting strategy for steel
- Roof access ladder, walkway, platform and balustrade by ADCO trade partners.

Structural Engineering

The Structural Engineering Design Documents are now issued For Construction.

Structural steel shop drawings for the roof structure are progressing well by way of 3d modelling and in conjunction with the final design development of architectural and structural connection details.

The steel shop drawing package has been submitted for review and approval to the architect and engineer.

Civil Engineering

The Civil Engineering Design Documents are now issued For Construction

Bond Agreements have been delivered to Council and a bond has been paid for the sewer infrastructure operational works. A prestart meeting has been held with the council inspection officer.

Hydraulic Services

Q Build has endorsed the hydraulic services plans and issued a compliance permit and issued a plumbing and drainage permit.

Hydraulic Services Design Documents are now issued For Construction and there is no outstanding design tasks to complete.
Electrical Services

Electrical Services Design Documents are now issued For Construction. Outstanding design tasks to complete include:

- Documentation update of Salto security system for electronic access control of the doors.
- Final Coordination of power and data supplies for AV.

Mechanical Services

Mechanical Services Design Documents are now issued For Construction and there is no outstanding design tasks to complete.

3.2 Milestones / Program status

The following table identifies some key project milestones (net and gross) and the associated status of each:

<table>
<thead>
<tr>
<th>Key milestones</th>
<th>Forecast Submission Date</th>
<th>Actual Submission Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submit Architectural Design Development to TAFE/DESBT for Approval</td>
<td>26 May 2020</td>
<td>26 May 2020</td>
</tr>
<tr>
<td>Submit Structural Engineering Package to Certifier for Substructure Building Approval</td>
<td>26 May 2020</td>
<td>27 May 2020</td>
</tr>
<tr>
<td>Design Review Meeting</td>
<td>29 May 2020</td>
<td>Suitable for Use Letter received dated 02 June 2020</td>
</tr>
<tr>
<td>Submit Building Special Fire Services to QFES for compliance assessment</td>
<td>16 June 2020</td>
<td>16 June 2020</td>
</tr>
<tr>
<td>Submit 60% Complete For Construction Architectural and Landscape Design to TAFE/DESBT for Approval</td>
<td>14 July 2020</td>
<td>Part 1 Lodged 16 June 2020 Part 2 Due 02 July 2020</td>
</tr>
<tr>
<td>Finishes and Samples Presentation to TAFE and QBuild</td>
<td>14 July 2020</td>
<td>Presented 14 July 2020</td>
</tr>
<tr>
<td>Submit 100% Complete For Construction Architectural Design Packages to TAFE/DESBT for Approval</td>
<td>28 July 2020</td>
<td>05 August 2020</td>
</tr>
</tbody>
</table>

3.3 Potential Delays

There are no potential delays to the development of the design to date.
4. APPROVALS

4.1 Building Permits

<table>
<thead>
<tr>
<th>Building Permits</th>
<th>Reference</th>
<th>Date Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Works</td>
<td>BA 21211 – Demo/Civil/Electrical Early Works</td>
<td>09 April 2020</td>
</tr>
<tr>
<td>Substructure – Foundations</td>
<td>BA 21211 – Structural</td>
<td>01 June 2020</td>
</tr>
<tr>
<td>Superstructure – Engineering, Electrical and Hydraulic Services</td>
<td>BA 21211 – Structural &amp; Services</td>
<td>24 June 2020</td>
</tr>
<tr>
<td>Complete Building</td>
<td>BA 21211</td>
<td>30 July 2020</td>
</tr>
</tbody>
</table>

4.2 Building & Operational Works Approvals

<table>
<thead>
<tr>
<th>Building Approvals</th>
<th>Responsibility</th>
<th>Authority</th>
<th>Date Approved</th>
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</thead>
<tbody>
<tr>
<td>Plumbing and Drainage Act Compliance Permit – Temporary Builders Sheds</td>
<td>Lucid Consulting</td>
<td>Q Build</td>
<td>23 June 2020</td>
</tr>
<tr>
<td>Plumbing and Drainage Act Compliance Permit – Main Works</td>
<td>Integral Group</td>
<td>Q Build</td>
<td>08 July 2020</td>
</tr>
<tr>
<td>GCCC Operational Works for Sewer</td>
<td>Meinhardt</td>
<td>GCCC</td>
<td>29 June 2020</td>
</tr>
<tr>
<td>Architectural Design Development</td>
<td>ADCO</td>
<td>Q Build</td>
<td>Suitable for Use Letter received dated 02 June 2020</td>
</tr>
<tr>
<td>60% Complete Architectural For Construction</td>
<td>ADCO</td>
<td>Q Build</td>
<td>Suitable for Use Letter received dated 07 July 2020</td>
</tr>
<tr>
<td>100% Complete Structural and Building Services Engineering For Construction</td>
<td>ADCO</td>
<td>Q Build</td>
<td>24 June 2020</td>
</tr>
<tr>
<td>100% Complete Architectural For Construction</td>
<td>ADCO</td>
<td>Q Build</td>
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4.3 Queensland Fire & Emergency Services

The Ashmore Fire Hydrant Project is currently out to Tender as a D&C Project and being managed by QBuild. Please refer to Appendix E for a copy of the indicative site plan included in the Tender.

QBuild has supplied the CAD file for design coordination purposes.

<table>
<thead>
<tr>
<th>Compliance Assessment</th>
<th>Reference</th>
<th>Date Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Hydrant Main Upgrade by Principal</td>
<td>20-02782</td>
<td>09 July 2020</td>
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<tr>
<td>AOTI Trade Block Project</td>
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5. APPENDICES

APPENDIX A – DETAILED DESIGN PROGRAMME

APPENDIX B – REQUEST FOR INFORMATION REGISTER

APPENDIX C – BUILDING APPROVAL

APPENDIX D – DRAWINGS ISSUED FOR CONSTRUCTION

APPENDIX E – ARCHITECTURAL MASTER SCHEDULE

APPENDIX F – ARCHITECTURAL LOOSE FURNITURE SCHEDULE