

## PART C2: PRICING INSTRUCTIONS

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## PRICING ASSUMPTIONS: OPTION G

### 1 THE CONDITIONS OF CONTRACT

#### 1.1 How the Contract Prices Work and Assess it for Progress Payments

Clause 11 in NEC3 Professional Services Contract (PSC), June 2005 (with amendments June 2006)  
Option G states:

##### Identified and 11

##### defined terms

- 11.2 (17) The Price for Services Provided to Date is, for each Task, the total of
- the Time Charge for work which has been completed on time-based items on the Task Schedule and
  - a proportion of the lump sum price for each other item on the Task Schedule which is the proportion of work completed on that item.
- (20) The Prices are
- the Time Charge for items described as time based on the Task Schedule and
  - the lump sum price in the Task Schedule for each other item.
- (21) A Task is work within the *services* which the Employer may instruct the Consultant to carry out within a stated period of time.
- (22) Task Completion is when the *Consultant* has done all the work which the Task Order requires him to do by the Task Completion Date, and corrected Defects which would have prevented the *Employer* or Others from using the *services* and Others from doing their work.
- (23) Task Completion Date is the date for completion stated in the Task Order unless later changed in accordance with this contract.
- (24) A Task Order is the *Employer's* instruction to carry out a Task.
- (25) The Task Schedule is the task schedule unless later changed in accordance with this contract.

#### 1.2 Measurement and Payment

- a) The Task Schedule provides the basis of all valuations of the Price for Services Provided to Date, payments in multiple currencies and general progress monitoring.



- b) Notwithstanding the provisions of Clause 11.2(20) of the conditions of contract, the amount due at each assessment date **is based on Tasks and/or milestones completed as indicated on the Task Schedule.**
- c) The Task Schedule work breakdown structure provided by the Consultant is based on the Task Schedule provided by the Employer. The Tasks listed by the Employer are the minimum Tasks acceptable and identify the specific Tasks which are required to achieve Task Completion. The Task Schedule work breakdown structure is compiled to the satisfaction of the Employer with any additions and/or amendments deemed necessary.
- d) The Consultant’s detailed Task Schedule summates back to the Task Schedule provided by the Employer and is in sufficient detail to monitor completion of a Task related to the Accepted Programme in order that payment of completed Tasks may be assessed.
- e) The Prices are obtained from the Task Schedule. The Prices includes for all direct and indirect costs, overheads, profits, risks, liabilities, obligations, etc. relative to the Task Order.

## 2 TASK SCHEDULE

The details given below serve as guidelines only and the Consultant may split or combine the tasks to suit his methods. The task schedule is to be read in conjunction with the Employer’s Scope of Services. All Prices are to include for disbursement, travel and accommodation expenses, office allowances, daily allowances, management fees etc. throughout the duration of the contract.

TASK	TASK DESCRIPTION	LUMP SUM PRICE OF EACH TASK
	<b>Project Management and Coordination</b>	
	Convening, chairing, and preparing minutes of progress or other meetings except the kick-off meeting.	R
	Develop programme and provide updates for the Client	R
	Coordinate the services and deliverables provided by other service providers and/or sub-consultants associated with this contract	R
	<b>Total for Project Management and Coordination</b>	<b>R</b>
<b>1</b>	<b>Feasibility and detailed engineering design</b>	
<b>1.1</b>	Compile a Detailed Review Report together with updated drawings. The review of the Prefeasibility studies should highlight the gaps that need to be closed, further tests, surveys, and studies to be	R

	<p>conducted, and a list of additional documents that the Consultant needs from the Employer. The following activities to be undertaken:</p> <ul style="list-style-type: none"> <li>• Validate the preferred Prefeasibility designs against the User Requirement Specifications (URS)</li> <li>• Undertake the necessary changes and modifications to the Wave concept design/s – both interior and exterior.</li> <li>• Prepare updated concept drawings and 3-D views of the interior and exterior of the building.</li> <li>• Prepare all floor layout plans, sections, elevations, site plans.</li> <li>• Facilitate at least Four (4) x Client Review, and face-to-face presentation sessions for 3 hours each with the Client.</li> <li>• Present in PowerPoint the updated layouts and provide hard copies for review at these Client Review sessions for mark ups.</li> <li>• Present Design Development drawings for all engineering disciplines.</li> <li>• Set up Monthly Project and Progress presentation sessions with the Client/s</li> <li>• Facilitate and ensure Final client sign-off of the updated layouts and drawings.</li> </ul>	
<b>1.2</b>	Compile a Detailed Compliance Report on how the project design will comply with statutory and regulatory requirements	R
<b>1.3</b>	Compile a Detailed Condition Assessment Report of the project site with recommendations	R
<b>1.4</b>	Conduct survey data (land surveys, topographical surveys and hydrographic surveys) inclusive of a report and relevant drawings	R
<b>1.5</b>	Compile an Approved Traffic Impact Assessment Report	R
<b>1.6</b>	Compile an Assumptions and design criteria report	R
<b>1.7</b>	<p>Coordination of the design and Preparation of Design Calculations, Design Development drawings, and specifications for all disciplines</p> <ul style="list-style-type: none"> <li>- Architectural drawings</li> <li>- Structural Engineering drawings</li> <li>- Civil Engineering designs, and coordinated services drawings</li> <li>- Fire design drawings</li> <li>- Mechanical Building Services (HVAC, lifts, water reticulation)</li> </ul>	R

	<ul style="list-style-type: none"> <li>- C&amp;I and access control drawings</li> <li>- Electrical, Lighting and Power (EL&amp;P) drawings</li> <li>- Pavement Engineering design</li> <li>- Landscape design</li> <li>- Interior design</li> </ul>	
<b>1.8</b>	<p>Prepare Technical specifications, tender documentation, BOQ, C3 Works Information (technical scope) and the full set of approved for construction (AFC) drawings for all disciplines as follows:</p> <ul style="list-style-type: none"> <li>• Architectural drawings</li> <li>• Structural Engineering drawings</li> <li>• Civil Engineering designs, and coordinated services drawings</li> <li>• Fire design drawings</li> <li>• Mechanical Building Services (HVAC, lifts, water reticulation)</li> <li>• C&amp;I and access control drawings</li> <li>• Electrical, Lighting and Power (EL&amp;P) drawings</li> <li>• Pavement Engineering design</li> <li>• Landscape design</li> <li>• Interior design</li> <li>• Furniture and shopfitting drawings and details</li> <li>• Power and lighting drawings</li> <li>• Municipality submission drawings – to be submitted for approval to the local authority, and address comments.</li> </ul>	R
<b>1.9</b>	Prepare Priced and Unpriced Bills of Quantities in excel format	R
<b>1.10</b>	Prepare a Baseline Schedule for the remaining stages of the project, including the Basis of Schedule Report	R
<b>1.11</b>	Compile a Socio-Economic Impact Report	R
<b>1.12</b>	Compile a Comprehensive Design Report (all disciplines)	R
<b>1.13</b>	Compile a Feasibility Report	R
<b>1.14</b>	Prepare a Project Execution Plan	R
<b>1.15</b>	Prepare a Traffic Management Plan	R
<b>1.16</b>	Prepare a Project Risk Management Plan	R

<b>1.17</b>	Prepare a Quality Management Plan	R
	<b>Total for Task Order 1</b>	<b>R</b>
<b>2</b>	<b>Procurement Support</b>	
<b>2.1</b>	Participation in the whole tender process, reviews, evaluation criteria, and provide the support required by the Employer as per the Scope of Works.	R
	<b>Total for Task Order 2</b>	<b>R</b>
<b>3</b>	<b>Construction Monitoring and Close out</b>	
<b>3.1</b>	Consultant shall, manage, administer, and monitor the construction contracts and processes including preparation and coordination of procedures and documentation to facilitate practical completion of the works.	R
<b>3.2</b>	Convening, chairing, and preparing minutes for site progress or other meetings including the kick-off meeting, site handover meeting and issuing of the site access certificate.	R
<b>3.3</b>	Close out documentation to be issued to the client in hard copy and electronically. Design Manuals, Maintenance manuals, As-built drawings, and layouts Use of the Document Control systems	R
	<b>Total for Task Order 3</b>	<b>R</b>
	<b>Total for Project Management and Coordination</b>	<b>R</b>
	<b>Total for Task Order 1</b>	<b>R</b>
	<b>Total for Task Order 2</b>	<b>R</b>
	<b>Total for Task Order 3</b>	<b>R</b>
	<b>Total Price Excluding VAT Carried to Form of Offer and Acceptance</b>	<b>R</b>
	<b>VAT at 15%</b>	<b>R</b>
	<b>Total price inclusive of VAT</b>	<b>R</b>

### 3 STAFF RATES AND EXPENSES

The *Consultant* is required to refer to the Employer’s Scope of Services for further clarification in providing the rates. It is to be noted that the full scope of work for the construction monitoring and supervision is to be confirmed upon completion of the detailed engineering design phase.

Number	Description	Rate / Hour
<b>1</b>	<b>Design queries during construction (40hrs/week)</b>	
<b>1.1</b>	Civil and Structural Engineer (rate to include all expenses)	R
<b>1.2</b>	Mechanical Engineer (rate to include all expenses)	R
<b>1.3</b>	Architect (rate to include all expenses)	R
<b>1.4</b>	Planner (rate to include all expenses)	R
<b>1.5</b>	C&I, and Electrical Engineer (rate to include all expenses)	R
<b>1.6</b>	Land Surveyor (rate to include all expenses)	R
<b>1.7</b>	Geotechnical Engineer (rate to include all expenses)	R
<b>1.8</b>	Quantity Surveyor (rate to include all expenses)	R
<b>1.9</b>	Environmental Officer (rate to include all expenses)	R
<b>2</b>	<b>Supervision and monitoring during construction (45hrs/week)</b>	
<b>2.1</b>	NEC Supervisor/Resident Engineer (rate to include all expenses)	R
<b>2.2</b>	Construction Manager (rate to include all expenses)	R
<b>2.3</b>	Project Manager (rate to include all expenses)	R
<b>2.4</b>	Health and Safety Specialist (rate to include all expenses)	R