

ANNEXURE 6 – schedule 1

BTARC Maintenance Responsibilities: (Agreement For Lease)

Preface:

Below is a detailed maintenance responsibility outline which provides guidance as to the responsibilities of all parties under an outsourced management arrangement. Where GRC decide to operate an internal model, the “Contractor and GRC” columns will combine to form one line of responsibility.

Several assumptions have been made in the development of this outline, including but not limited to:

- GRC enter into an outsourced management arrangement
- All initial operating components have been allowed for in detailed design and construction
- The apportioned responsibilities are in line with GRC current contractor obligations with similar facilities and meets their operational benchmarking requirements
- The contractor agrees to the terms and conditions of the maintenance responsibilities

It is important to note, the maintenance responsibilities listed below are conceptual only and would require additional consultation with Gladstone Regional Council in the preparation of the final lease documentation. Variations to the outline below may have minimal financial implications on each part and must be considered in the final maintenance responsibility schedules.

Maintenance Responsibilities

Item	Contractor (Sub Lessee) Responsibility	GRC Responsibility	ZenDev Responsibility
<ul style="list-style-type: none"> Air conditioning, Split systems, Exhaust fans, Ventilation systems Solar water heating systems (All Centres) Heat Pump System Pool filtration 	<p>Cost of repairs or replacement due to Contractor negligence to carry out ongoing maintenance</p> <p>Appropriate water treatment to be carried out in accordance with Australian Standard and in line with QLD Health Guidelines</p> <p>Set up and maintain electronic logbooks and inspection logs (or suitable checklists) including but not limited to:</p> <ul style="list-style-type: none"> Water testing – Chlorine, pH, alkalinity & water balance parameters Heat Pump – running time and water temperatures Solar Heating – temperature & leakage 	<ul style="list-style-type: none"> Routine Service, repair and replacement as required Repair and replacement due to Contractor negligence to carry out ongoing maintenance at Contractor cost. Receive and check all log & inspection report books submitted by the Contractor Review maintenance logbook 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Pool Heating Systems 	<ul style="list-style-type: none"> Remove, check and clean heat pump enclosure Measure and record water temperature on and off heating coils Check Heat Pump operation Check for undue noise & vibration Do not adjust the temperature unless approved by GRC <p>Cost of repairs or replacement due to Contractor negligence.</p>	<ul style="list-style-type: none"> All repairs and replacement Routine maintenance Inspect valves (annual) Repair and replacement due to Contractor negligence to carry out ongoing maintenance at Contractor cost. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Pool Chemical Dosing 	<ul style="list-style-type: none"> Regular maintenance as per manufacturer specifications including but not limited to: <ul style="list-style-type: none"> Inspect, clean and repair injection points Inspect, clean and chemical dosing lines Descale chlorinators on a regular schedule (electro chlorinators only) Keep regular stock on hand to maintain adequate water balance in line with QLD Health Guidelines Cost of repairs or replacement due to Contractor negligence. 	<ul style="list-style-type: none"> Replacement of equipment at end-of-life stages Repair and Replacement of equipment and associated operating items due to contractor negligence to carry out ongoing maintenance at contractor cost. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Water Slides 	<ul style="list-style-type: none"> Day to day operation Entry and work to the plant room must be recorded in the logbook. It must include who, sign in & nature of the work Report all maintenance required to the Council's Representative in writing Cost of repairs or replacement due to Contractor negligence to carry out ongoing maintenance 	<ul style="list-style-type: none"> Routine maintenance, test and certify the structure and mechanical equipment annually Register as an amusement device with work cover annually Repair and maintenance as required Resurfacing if required at Councils assessment Repair and replacement due to Contractor negligence to carry out ongoing maintenance at Contractor cost. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined

<ul style="list-style-type: none"> Aquatic Playground 	<ul style="list-style-type: none"> Day to day operation including cleaning of the pad, cleaning all filters (each pump) (and replacement at Contractors cost) and replacement of chemical (at Contractors cost) storage as required Refer and comply to description, operational & procedures manuals in each pool plant room in line with manufacturer specifications Must not adjust the valves on the Solenoids Cost of repairs or replacement due to Contractor negligence to carry out ongoing maintenance Set up and maintain logbooks and Inspection logs Report all maintenance required to GRC Representative in writing Replace water and clean balance tanks, wastewater tank and seepage tank as required Appropriate water treatment to be carried out in accordance with Australian Standard 	<ul style="list-style-type: none"> Routine maintenance and test the equipment and structure annually Repair and maintenance as required Resurfacing if required at Councils assessment Replacement of moulded features as required at the assessment of Council Set program running times as requested by the Contractor. At the request of the Contractor valves on the Solenoids can be adjusted by Council Repair and replacement due to Contractor negligence to carry out ongoing maintenance at Contractor cost. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Car Park 	<ul style="list-style-type: none"> Regular Cleaning of rubbish and litter 	<ul style="list-style-type: none"> Repair car park surface and maintain line marking Maintain trees and landscaping within car park Maintain car park lighting 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Ceiling, walls and skylights (internal) 	<ul style="list-style-type: none"> Any repairs required due to major or continual misuse by Contractor Repair and replace due to Contractor negligence to carry out ongoing maintenance e.g.: Continual roof leaks Maintain, clean and repair suspended ceiling tiles, diffusers (as required) 	<ul style="list-style-type: none"> Repair and replacement due to structural defect E.g., ceiling collapse due to beams, ceiling joists and stud wall failure Repair and replace due to age Replace suspended ceiling tiles, diffusers at end of life 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Doors & Frames <p>(including: automatic, folding, cupboard, turnstiles, gates and all door fittings)</p>	<ul style="list-style-type: none"> Repair and replacement of all doors (except automatic doors) Ease and adjust doors Replace putties/beads/clips Replace hardware, draught stripping Lock repairs Cost of repairs (except those due to structural defect) Repair and replacement due to Contractor negligence to carry out ongoing maintenance at Contractor's cost. 	<ul style="list-style-type: none"> Repair and replacement due to structural defect Repair and replacement of automatic doors Replacement due to age 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Electrical wiring <p>(including: switchboard, power points, switches, light fittings, fans, scoreboards and PA system)</p>	<ul style="list-style-type: none"> Repair, replace and maintain surface electrical fittings such as electrical points, diffusers, fluorescent tubes, bulbs and LED Lighting sources as well as other exposed elements on the electrical circuit Cost of repair and replacement of external wiring if damage is due to misuse Tagging of all plug-in equipment Repair and replace due to Contractor negligence to carry out ongoing maintenance at Contractor's cost. 	<ul style="list-style-type: none"> Repair and replacement of all building wiring due to age from main supply to and including the switchboard, power points and light switches Repair or Replacement of Pool Flood Lighting (internal and external) due to failure 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined

<ul style="list-style-type: none"> Fences (Internal and Perimeter) 	<ul style="list-style-type: none"> Inspect, repair and maintain 	<ul style="list-style-type: none"> Replacement at GRC cost 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Fire Equipment (Extinguishers and Hose Reels) 	<ul style="list-style-type: none"> Cost of refilling or replacement of damaged equipment due to Contractor negligence Testing and Tagging of all fire related equipment Regular inspections and testing as required by WHS act and regulations 	<ul style="list-style-type: none"> Pressure testing (6 monthly) Replacement as required 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Floor surfaces and coverings 	<ul style="list-style-type: none"> All regular cleaning, repair and maintenance of floor coverings such as carpet, tiles, vinyl, paved/concrete deck areas Repair of floor finishes such as tiles, grout, carpet/carpet tiles, PVC tiles/sheets Replacement caused through misuse 	<ul style="list-style-type: none"> Replacement due to structural defect or age Repair and replacement of pool concourse cracking and structural defects Replacement of all floor finishes, tiles, PVC tiles/sheets Maintain and repair access/manhole covers/frames and associated floor finishes 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Furniture, Fittings and Fixtures 	<ul style="list-style-type: none"> Maintain and repair - public address system, intruder alarm system rubbish bins, cupboards, shelves, counters, kiosk display cabinets/screens, tubes, program/play equipment, lockers, clothes hooks and rails, chairs and tables, whitegoods, hand/hair dryers, mirrors, curtains, blinds and tracks, signs, notices and noticeboards (portable and fixed); extends to fittings and fixtures installed by the contractor as part of operations. Maintain, regularly test, repair, replace breathing apparatus and all safety equipment Contractor responsible for replacement of all contractor owned items 	<ul style="list-style-type: none"> Replacement at end-of-Life period for all permanent fixtures included in the fit out. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Glass, Windows (Internal/External) 	<ul style="list-style-type: none"> Replace broken or cracked windows arising from misuse and vandalism Regular cleaning 	<ul style="list-style-type: none"> Replacement due to breakage arising from structural defect or age 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Grandstands and External Furniture 	<ul style="list-style-type: none"> Maintain and replace all timber slat seats and associated supports (as required) Maintain and replace balustrade as required to meet WHS standards Maintain concrete apron and report any structural defects Maintain and clean shade structures 	<ul style="list-style-type: none"> Replacement of structural steel members due to age Repair and replace shade structures Replacement of timber slat seats due to Age. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Grounds Maintenance 	<ul style="list-style-type: none"> Mow, maintain and reinstate lawns, as required. Plant, prune, mulch and maintain garden beds. Maintain all paths, stairs, rails and outdoor fittings. Maintain any non-standard surfaces such as rubber and synthetic grass. Operate, maintain, repair and replace hoses and irrigation systems. 	<ul style="list-style-type: none"> Replace retaining walls, asphalt concourse, concrete pathways, stairs, stair nosing's and handrails due to age Replace Irrigation systems at end of life Maintain and replace all spoon drains, stormwater drains any other drainage. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined

	<ul style="list-style-type: none"> Maintain clear of debris all entry/exit areas. Remove and dispose of all litter Maintain free from weeds and debris all hard surfaces including concrete, asphalt, paving, crushed rock and gravel areas and associated curbing. Report deterioration of concrete retaining walls, stairs and rails and hard surfaces Maintain retaining walls. Seek Council approval prior to any modifications to the grounds. 		
<ul style="list-style-type: none"> Locks and Keys 	<ul style="list-style-type: none"> Responsible for keys/security passes issued by Council Replacement of lost or damaged keys Cost of repair and replacement of lock due to misuse or negligence to carry out ongoing maintenance 	<ul style="list-style-type: none"> Ordering and supplying of additional keys as requested at the expense of the Contractor Repair and replacement of lock due to misuse or negligence to carry out ongoing maintenance at Contractors cost 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Lighting 	<ul style="list-style-type: none"> Repair and Replace all internal and external lighting sources 	<ul style="list-style-type: none"> GRC responsible for repair and replacement of main pool lightning except where the contractor is at fault or due to misuse of contractor 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Painting 	Internal and external painting due to building misuse or damage or vandalism.	<ul style="list-style-type: none"> Proactive Painting Schedule 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Permanent Fixtures 	<ul style="list-style-type: none"> Maintain the following items: hot water service, inbuilt cupboards, bench tops, sinks, boiling water units, filtered water units, stoves, kitchen exhausts, shelving, bench tops, workstations, counters, etc. Regular cleaning of all fixtures 	<ul style="list-style-type: none"> Replacement at end-of-Life periods 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Pest Control 	<ul style="list-style-type: none"> Keep all areas free of pest and rodents as per health standards 	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> No responsibility
<ul style="list-style-type: none"> Plumbing and Fixtures 	<ul style="list-style-type: none"> Clean and maintain Cost of internal or external repairs to plumbing fittings such as toilet seats, pans, cisterns, taps, basins, traps, pipes, shower heads, etc due to misuse, or vandalism. Replacement of internal surface. Unblocking of internal sewerage drains, waste and hot/cold water pipes. 	<ul style="list-style-type: none"> Repair and renewal of all plumbing due to structural defect, age or corrosion. Repair and replacement due to negligence to carry out ongoing maintenance, at Contractors cost. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Pool Safety Signage 	<ul style="list-style-type: none"> Maintain signage Monitor compliance of signage with RLSSA Guidelines for Safe Pool Operations and notify Council immediately of any changes required Repair and replacement due to negligence to carry out ongoing maintenance Installation of any new signage relating to a program / activity introduced by the Contractor 	<ul style="list-style-type: none"> Replacement of signage due to age and fair wear and tear 	<ul style="list-style-type: none"> Initial Signage to be installed as part of construction and handover

<ul style="list-style-type: none"> Sanitary Fixtures 	<ul style="list-style-type: none"> Maintain, repair and replace soap / towel / toilet paper dispensers / holders, personal hygiene units, WC seats / chains, shower curtains / rails, shower heads, flexible hoses Rewasher / reseal / renew taps Rewasher / renew ball valves 	<ul style="list-style-type: none"> Replacement of WC pans and cisterns, wash basins and brackets, sinks and sink tops, urinal bowls and cisterns, cistern syphons, mechanisms. 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined
<ul style="list-style-type: none"> Security Systems 	<ul style="list-style-type: none"> Monitor and advise GRC of any defects Repair and replacement of equipment due to contractor misuse or negligence to monitor and advise of defects 	<ul style="list-style-type: none"> Initial purchase and installation of equipment Maintain, repair and replacement of equipment 	<ul style="list-style-type: none"> No responsibility
<ul style="list-style-type: none"> Trees 	<ul style="list-style-type: none"> Fence off damaged or dangerous trees Minor pruning only 	<ul style="list-style-type: none"> Prune or remove for safety Inspect trees on an annual basis or as required Replacement 	<ul style="list-style-type: none"> No responsibility (post-handover)
<ul style="list-style-type: none"> Walls (including retaining walls) 	<ul style="list-style-type: none"> Clean Make good plaster cracks Maintain wall tiling (including grouting) Maintain retaining walls Clean graffiti from internal surfaces inside the centre 	<ul style="list-style-type: none"> Replacement of wall tiling (including grouting) All tiling to pool shells Remove graffiti on external surfaces of the centre Replace all retaining walls at end of life 	<ul style="list-style-type: none"> Responsibilities extend to defects and liability period as defined