

Thames Library Design
Scope of Works - Stage One
Preliminary Estimate - Revision C - 9 October 2015

List of Items;

1. New public toilet alteration
2. New librarian office
3. Adjust front counter
4. Design Development and consent documentation

1. New public toilet

Remove internal door, infill with studs and plasterboard with aqualine.
Remove 2 internal windows, infill with studs and plasterboard with aqualine.
Reline existing wall internally with aquiline plasterboard – ht 2400.
Allow new ceiling to toilet arear height 2400mm.
Re-wire with new power points, light switches and lighting – to select.
New covered vinyl flooring – to select.
New main plumbing connection to existing, requires concrete cutting and rectification.
Allow new carpet tiles to staff room – to select
New toilet fittings, handbasin, grab rails, 2 wall mounted changing tables, 2 wc's, mixer taps.
Fixtures to include; paper towel dispenser, soap dispenser, mirror.
New extractor fan to an external wall with ducting to the existing floor above;
Repairs to the ceiling in the staff room and passage.
Painting; walls in Paint+ ArmourGuard to walls and ceiling.

2. New Librarian Office

New glass and aluminium framed partitions
New glass door
Allow for electric, telephone and data points
New carpet tiles to office and staff area – to select
Power and data to public computer tables.
New lighting and repairs to existing ceiling
Window transfer for privacy and art expression
Painting; Paint+ MediGuard to walls and Paint+ Ceiling Flat to the ceiling

3. Front Counter

Remove counter and joinery carcass.
New furniture counters for Issue and Returns
Relocate electric data floor cable
Carpet tiles to staff area and computer corner.

4. Design development

Design development with user group - Stage 1 & 2
Building consent documents - Stage 1 & 2
Construction documentation - Stage 1 & 2
Fire Assessment Report - Stage 1 and review Stage 2
Seismic Assessment Report

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Building Budget Estimate

Project	Item	Estimate	Sub-Total
1. Public Toilet 10m ²	Plumbing; 4 fixtures @ \$700	2,800	
	Fixtures; wc, handbasins, mirror, grab rail etc	3,000	
	Baby change wall mount 2 x \$800	1,600	
	Drilling - pneumatic thrusting	2,000	
	Concrete cutting 11m @ \$20/m ²	220	
	Concrete	1,000	
	Walls and lining	3,500	
	Resco Multicom wall lining \$108/m ²	2,540	
	Doors	750	
	Ceiling	2,000	
	Vinyl flooring 10m ² @ \$100/m ²	1,000	
	Carpentry	4,000	
	Painting	2,500	
	Extraction system	1,500	
	Labour	1,500	
	Demolition	1,500	
Carpet tiles to staff room 16m ² @ \$60/m ²	960		
Electrical	2,500		
			34,870.00
2. Library Coordinators Office 13m ²	Glass partitions & door	7,000	
	Carpet	1,500	
	Colourful screen 18m ² @ \$200/m ²	3,600	
	Labour	2,500	
	Electrical	2,500	
	Lights	500	
			17,600.00
3. Front Counter	General	2,500	
	Front counters -	26,160	
	Carpet 40m ² @ \$60/m ²	2,400	
	Demolition	1,000	
	Painting	2,500	
	Electrical	5,000	
	Lighting	3,000	
			42,560.00
4. Design fees	Grant Mears Architect	10,280	
	Gray Consulting - Seismic Assessment	2,090	
	National Consultants - Fire Assessment	3,000	
	Construction documentation	5,000	
			20,370.00
5. Internal Costs	Building cosent documents - Yr1 & 2	9,000	
	Project management costs	4,000	
			13,000.00
	Contingency 15%		19,260.00
	Total		\$147,660.00

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