

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

List of Items;

1. New Seminar/Gallery & Store
2. New Staff room to mezzanine
3. Fire report
4. Consultant Fees

1. New Seminar/Gallery & Store

Demolition of wall, carpet and ceiling.
New glass sliding door.
New 90mm stud walls with acoustic insulation and plasterboard lining.
New ceiling with acoustic panel.
Doors to store area.
New carpet tiles and vinyl to airlock store.
New curtains to existing window and sliding door.
New lighting and power for overhead projector.
Painting to walls and ceilings.
Air handling equipment.
Furniture and equipment not included.

2. New Staff Room to Mezzanine

Repair existing ceiling tiles.
New carpet tiles.
New joinery for kitchenette with sink, dishwasher, hot water outlet
Painting to walls and ceilings.
Electrical point to kitchen
Review lighting

3. Fire Report

We are changing fire egress paths from the library and mezzanine.
Fire engineer consultant required to review egress path changes and building use and population
Alarm upgrade allowance.
Additional requirements noted as critical have not been included in this estimate. eg if a fire rated ceiling
to the mezzanine is required or new fire egress stairs required.

Building Project Budget Estimate for Stage 2

Project	Item	Estimate	Sub-Total
1. Seminar/Gallery & Store 23m ²	Glass sliding door	5,000	
	Walls and lining	5,000	
	Doors, frame leaf, and furniture	2,250	
	Ceiling	7,500	
	Curtains	1,500	
	Carpentry	7,500	
	Painting	5,000	
	Lighting	5,000	
	Demolition	2,500	
	Shelving	1,500	
	Mechanical air equipment	7,500	
	Carpet tiles to staff room 30m ² @ \$100/m ²	3,000	
	Electrical	7,500	
			60,750
2. Staff Room to Mezzanine 70m ²	Plumbing; 3 fixtures @ \$700	2,100	
	Carpet 70m ² @ \$100/m ²	7,000	
	Joinery	5,000	
	Painting	7,500	
	Electrical	3,500	
	Lighting	2,500	
	Sink, tap, instant hot water unit	2,000	
3. Fire Report	Fire Alarm adjustment	6,000	
			6,000
4. Internal Costs	Internal project management	4,000	
			4,000
	Contingency 15%		15,053
	Total		115,403

Estimate excluding GST.

Excluding furniture and loose equipment

This report was revised in a 24 hour period so may contain errors and should be used as a budget guide only.

It is advisable to give a 4-6 week period to develop future cost reports.

It is advisable to commission a quantity surveyor for accurate project cost estimates.

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