

Detailed Scope of Works

Demolition

Ground Floor

Remove ceilings

Remove walls including doors

Remove WC suite and cap off service

Remove basin and cap off service

Remove urinal and cap off service

Remove mirrors, etc to toilets

Demolish slab on ground (for installation of new grease arrestor)

Demolish concrete topping and make good surface of slab

Remove glass partition and door

Remove single leaf fire rated door / frame from wall to remain

Remove concrete step to door threshold approx. size on plan 900mm wide x 800mm deep

Cut and form door opening 1180mm wide x 2355mm high through approx.

800mm thick sandstone wall (set sandstone aside for re-use)

Remove two panels of louvres

Remove all existing wire mesh walls and storage shelving (noted on drawing - extent is unclear)

Level 1

Remove carpet flooring including adhesives

Remove carpet from treads and risers of stair 3

Remove walls including doors

Demolish raking stepped seating structure to level 1 / level 2

Demolish RC suspended slab over cinema plant room

Cut and form door opening 1180mm wide x 2355mm high through approx.

600mm thick sandstone wall (set sandstone aside for re-use)

Remove timber shelving located at area A south wall

Allowance to remove louvre and attenuator

Level 2

Remove walls including doors

Remove glass partition and door

Remove balustrade adjacent to windows

Cut and form 2 new door openings in party wall on level 2 1180mm wide x 2355mm high through approx. 600mm thick wall (Brick)

Demolish existing staircase 1700mm wide complete including balustrades - level 2 to level 3

Remove strip drain adjacent to external steps 2

Remove existing double leaf doors adjacent to steps 2

Clean render by washing and hand brushing to remove urban grime and dirt (facade at entry)

Level 3

Remove walls including doors

Demolish raking stepped seating structure to level 3 / level 4

Demolish RC suspended slab over cinema plant room

Cut and form door opening 1180mm wide x 2355mm high through approx.

600mm thick brick wall (set brick aside for re-use)

Allowance to remove louvre and attenuator

Level 4

Remove walls including doors

Cut and form door opening 1180mm wide x 2355mm high through approx. 600mm thick brick wall (set brick aside for re-use)
<u>Roof</u>
Form door opening size approx. 900 x 2100mm high
<u>First Floor</u>
Allowance for steel supporting columns to structural floor above
<u>Third Floor</u>
Allowance for steel supporting columns to structural floor above
<u>All Floors</u>
Raised Floors
Access floor system above existing slab comprising steel frame, timber joists including minor labours, edge trims, cut-outs etc. (Approximately 600mm high)
Allowance for access ramp steel frame, timber structure, timber floor boards, connections etc
Allowance for steps 1200m wide including steel frame, timber structure, timber floor boards, connections etc
Deck
Steel frame and timber floor framing
Balustrades and Handrails
Steel balustrades around voids
Handrails fixed to walls in ramps
Internal Stairs
1200mm wide steel framed stair including balustrades and handrails to connect Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor
<u>Roof</u>
Demolition
Remove roof access hatches
Remove access ladder
Remove existing slate roofing to store to form new roof penetrations for mechanical louvres
Protection
Allowance for protection of all openings in the roof to maintain waterproofing at all times
Roof Louvres
Horizontal fixed louvres on roof including frame
Roof Platforms
Steel Platform fixed to existing roof
1000mm high steel balustrades to platform
External Glass Doors
External double entry doors including frame and hardware
Double automatic sliding entry door
<u>All Floors</u>
Repair and paint existing windows
<u>All Floors</u>
Brick
Brick up window opening with masonry wall to match existing
Internal Partitions
Stud wall with 13mm plasterboard both sides
Extra over plasterboard for fibre cement to wet areas
Internal Screens
Toilet Partitions

Toilet partitions including doors
Shower Screen
Shower screen including door
Internal Windows
Alluminium framed glass partitions to tenancies
Extra over glass partitions for single doors including hardware
Extra over glass partitions for double door including hardware
Internal Doors
Timber Doors
<u>All Floors</u>
Single doors including framing, paint and all hardwares
Fire rated single door including framing, paint and all hardwares to Fire stair
Double doors including framing, paint and all hardwares
Services duct doors including framing, paint and all hardwares
EDB doors including framing, paint and all hardwares
Wall Finishes
Internal Wall Finishes
Paint to internal walls
Tile finishes to Kitchenette splash backs (PC supply \$50/m2)
Ceramic tile to Wet areas (PC supply \$50/m2)
Waterproofing to shower recess
Wall Linings
Fibre cement wall linings to existing masonry walls
Ceiling Finishes
All Floors
Moisture resistant plasterbaord finishes with paint finish to Wet areas
<u>Cornices</u>
90mm plasterboard cornice
Floor Finishes
Ceramic tiles to wet areas (PC Supply \$50/m2)
Waterproofing to wet areas
Timber Floor Boards
Timber floor boards to framing
Timber floor boards to ramp
Sand and oil timber floor
Raised Floor
Flooring to change rooms
Flooring to passage
Fitments
Joinery
Two tier lockers in change rooms
600mm wide benches in change rooms
Vanity unit
Mirrors
Bathroom mirrors

Bathroom Accessories
Toilet paper holder
Toilet paper holder to accessible toilet
Soap Dispenser
Coat hook
Hand dryer
Back rest
Grab rail
Angle grab rail
Signage
Allowance for Signage
Electrical, Communication and Security Services
<u>Demolition</u>
Decomission and remove existing distribution boards
<u>Electrical Light & Power</u>
Power, lighting, communications, security, MATV - enclosed areas
Submains
Switchgear
Lighting
Power
Fire alarm / smoke detection
Communications
Security
Matv
Paytv
Electrical Distribution Boards
<u>BWIC</u>
Allowance for builder's work in connection (3%)
Hydraulic Services
<u>Reticulation</u>
Provision for pipework reticulation
<u>Fixtures and fittings</u>
Kitchen single bowl sink
Mixer to kitchenette sink
Toilet suites - WC
Accessible WC
Vanity basins
Tap-ware to wash basin
Shower mixer
Floor waste
<u>Hydraulic costs</u>
Cold and Hot water supply connection
Gas supply connection
Sewer drainage upgrade to suit new layout
Storm water drainage upgrade
<u>BWIC</u>
Allowance for builder's work in connection (3%)

Mechanical Services
<u>Air-Conditioning and Ventilation</u>
Mechanical air-conditioning
<u>Ventilation</u>
Mechanical ventilation to toilets
Mechanical ventilation to kitchen
<u>BWIC</u>
Allowance for builder's work in connection (3%)
Fire Services
<u>Fire Protection Services</u>
Fire-sprinklers to suit new layout
Hydrants
Hose reels connected to hydrant points
<u>BWIC</u>
Allowance for builder's work in connection (3%)
Lift Services
<u>Demolition</u>
Removal of existing lifts
<u>Passenger Lift</u>
Passenger Lift
Fitout of lift car
BWIC
Allowance for builder's work in connection (3%)
Roads, Footpaths and Paved Area
<u>Access Ramp</u>
Allow for access ramp steel framing, infill plates, beams, connections etc including joining and making good existing steps
Steel balustrades and handrails to ramp