

*50% PRELIMINARY DESIGN
OUTLINE SPEC - OPTION A*
WELLINGTON CENTRAL LIBRARY

21 September 2020

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PURPOSE

The following outline scope/specification describes the extent of Architectural works for the **Option A** structural remediation to the Wellington Central Library (referred to as WCL or 'the building' in this document). The three options are as follows with each described in separate Outline Spec documents:

- **Base Case Solution (Option A)**
- Mid-Range Solution (Option B)
- Base Isolation Solution (Option C)

This Option A spec is a redacted version of the Option B spec so as the differences between the two can be clearly identified and costed. Additions from Option B to A are in **red text** with the deletions in **red strike-through**.

Please note that costings based on preliminary design stage documents should not be considered a full or comprehensive schedule of the works and allowances should be made accordingly. Materials and selections identified in this outline specification are subject to change and development as the works progress. This Outline Specification is titled '50% Preliminary' as the project is not at a completed stage as at this costing issue and the consultants are at differing design stages. As a result, there are several areas where the different consultant's drawings are not coordinated. These uncoordinated items will be identified in a separate register to help inform whether their resolution and coordination will present a cost or not. **Option A is a much lighter structural remediation solution and accordingly the architectural changes are very minimal. The intention is that there is only essential maintenance carried out and not a wholesale refurbishment of the building.**

This document is to be read in conjunction with the latest documents from the following disciplines:

- Structural Engineering - Aurecon
- Building Services Engineering – Aurecon
- Fire Engineering – Fire HQ

1 PRELIMINARIES AND GENERAL

Protect building fabric that is not to be demolished during construction. The WCL may be added to Heritage New Zealand's register and separately may be added to the Council's District Plan as a heritage building. While it is still unclear how that will affect the proposed works to the building, it is likely to require protection of some elements which are to remain in place and in particular some of the FFE and joinery which will need to be stored and/or protected insitu.

Site Hoarding to **be retained as currently erected when the building was closed.**

~~...entire site at ground level and to close off the site within the wider Civic Precinct basement. Specifically:~~

- ~~• Allow to construct an accessible access route into Te Ngakau Civic Square via the Mercer Street entry between the Wellington City Library (WCL) and Council Administration Building (CAB). This will require a temporary protected (ie covered) access route to be constructed.~~
- ~~• On Harris Street the hoarding will bring the kerb side carparking to within the site but maintain the traffic lanes in use.~~
- ~~• On Victoria Street the existing hoarding line will be moved out further to thus include the kerb side carparks within the site. Pedestrian access along the east side Victoria Street in front of the WCL is to be confirmed.~~
- ~~• On the east side the space between WCL and City Gallery (CG) is to be hoarded off so it is within the site. Emergency Egress from the CG will need to be reviewed and potentially allowed for.~~

~~Allow for encroachment licence to Victoria and Harris Street during construction and appropriate traffic management.~~ Site vehicle access shall be on Victoria Street to make use of the kerb side parking and drop off along there and via the vehicle ramp to the basement off Harris Street.

Allow for construction scaffolding, site hoardings, and lifting equipment (identify crane positions and boom overhang).

Allow for sorting and recycling of construction waste to minimise the quantity of material to land fill and maximise the quantity which is recycled or reused. This will be defined in more detail in response to WCC's proposed Waste Minimisation rules coming into effect.

Allow for offices and communication facilities for contractor and consultants on site.

Allow for all temporary works ~~including management of ground water during construction. Note that the water head within the basement at high tide is known to be approximately 1200mm above basement slab level and thus timing of foundation works will need to be sequenced with tide times.~~

2 Site

21 General

2110 Location

Refer to site plan for site hoarding boundary. ~~...and identified zones of landscape works which fall within this option or~~ All work outside the building will be 'by others' ~~...were deemed to be outside the scope of the WCL Remediation project.~~

2120 Boundary & Title Survey

~~Allow for detailed survey of existing site including – building footprint at perimeter including columns at basement and ground levels; perimeter of adjacent buildings including City Gallery & CAB; legal property boundaries; kerb; visible drains; inground services; and landscape features on all sides of the Library.~~

Current location of property boundaries as annotated is indicative as referenced from historic working drawings.

2130 Existing Services

Locate and identify existing service connections, verify against desk top data and assumptions. Incorporate requirements for any additional services to the site as may be required. Refer to Aurecon for desk top survey of inground services (dated 15.09.20) which identifies likely existing services that will need to be relocated and/or accommodated within the new construction work.

22 Demolition

2210 Partial demolition

Refer to Services documentation for decommissioning, diverting and maintaining building services. Refer to structural documentation for the extent of structural demolition. Demolish existing structures as shown on the architectural drawings which describe both the demolition required alongside structural work and that to accommodate architectural changes. Refer to ECI contractor's methodology description for temporary support and propping required.

2220 Asbestos

An asbestos survey of the WCL was carried in March 2017 by Capital Environmental Services. This report should be reviewed by any contractors before starting work on site but from a costing perspective the following items were identified as containing asbestos:

- Insulation to safes - label and manage. Likely to be removed from the building as part of FFE changes.
- Boiler insulation - label and manage. Will be removed as part of services renewal work.
- Lift brake pads - label and manage. Likely to be replaced as part of lift upgrade.
- Pipe gaskets - label and manage. Will be removed as part of services renewal work.

2230 Protecting building fabric and site

The building is likely to be listed as a category 1 building by Heritage New Zealand and potentially recognized by WCC in their District Plan. This will result in the Resource Consent for any of the remediation options requiring the preparation of a conservation plan, which will be a project cost, and the consideration of this plan in the proposed works. While it is likely to be acknowledged and

accepted that intrusive structural work is required to the building the extent of changes that come with that work may require negotiation. The outcome of this from a cost perspective will be that **some most** existing building elements will require protection during construction and/or being deconstructed and reinstalled/built to match the existing.

From a reading of the separate draft Heritage Reports by both HNZ and WCC the following items were identified by AAL as likely to require protection and/or reinstatement under the **Option A** works.

- Existing stair and void balustrades
- Artwork – assumed to be deinstalled by Council and stored off site for the duration of the construction.
- Loose furniture/ shelving/ bespoke joinery – assumed to be deinstalled by Council and stored off site for the duration of the construction.
- ~~All selected area of~~ carpet tiles
- ~~All selection of~~ light fittings, these include the following:
 - Integrated up lights on book shelving
 - suspended up light brackets off ground floor columns.

~~2240—Archaeological Site~~

~~The site of the WCL is recorded by the NZ Archaeological Association due to it being on reclamation carried out between 1886 and 1889. An archaeological report will need to be prepared as part of the Resource Consent documentation.~~

~~It is very likely that the report will require a registered archaeologist to be engaged as part of the project team to inspect excavations at predetermined points. While this is a difficult issue to cost it does present a risk to the programme of works within the basement and where there is excavation into the ground at street level outside the basement footprint.~~

3 Structure

31 Concrete

3110 Concrete General

See structural documentation for new concrete structural work including beams, slabs, walls and foundations both above and below grade.

~~3120 In situ concrete~~

~~In addition to structural concrete, and as it may not be described in the structural drawings, allow for the following:~~

- ~~New landscape ramp down from Te Ngakau Civic Square at approx. grid G½ down to the grid F. This will be a slab substrate with interlocking pavers on top.~~
- ~~Several new internal ramps and stairs to transition between the existing and +600 floor levels between gridlines B and C, as shown on architectural ground floor plan.~~
- ~~New false floor build ups in concrete between stairs and ramps and grid C's structural step, as shown on architectural ground floor plan.~~
- ~~New concrete upstand wall on grid 2 following the curve of the north façade at this level. TBC if this is blockwork or insitu concrete, it will support the bottom of the curtain wall above.~~
- ~~New exterior concrete ramp surface between gridlines 1 and 2 as a substrate to reinstating interlocking pavers on top.~~
- ~~New concrete topping to steel and timber substrate for Level 2 'Civic Reading Room' addition outside grid 14.~~

3130 Precast concrete

~~Allow for precast concrete treads to new stairs into new void between grids 3 and 4.~~

34 Steel – Structural

3410 Structural steel

See structural documents for new primary steelwork.

Allow for secondary steel for the following:

- ~~• Curtain wall glazing on south and north façade where it replaces precast panels.~~
- ~~• Stair stringers and balusters to new stairs into new void between grids 3 and 4.~~
- ~~• Balusters around edges of these same voids.~~
- ~~• Glazed lantern over new void in Level 3/Roof slab.~~
- ~~• New full height (ground to underside of level 1) glazed wind lobby to Te Ngakau Civic Square.~~
- ~~• New low height (ground to underside of Mezz) glazed wind lobby to Harris Street.~~
- ~~• Balusters to the Mezzanine extension and the bleacher stairs.~~
- ~~• Balusters to the eastern edge of the existing Mezzanine where the floor is rebuilt, between grids D8 to D15.~~
- ~~• Lift shaft frame for new lift between basement and ground. TBC if this is suspended/hung from ground floor structure or sits on basement slab with clearance around the ground floor isolation.~~
- Portal frames for 2no new plantrooms on Level 5/Roof.
- ~~• Floor, wall and roof members for south extension at Level 2.~~
- New balustrade to existing L2 NE deck to replace non-compliant existing one.

38 Timber

~~3810 Structural Timber~~

~~Refer to Structural Engineers documentation~~

~~3820 Timber framing~~

~~New internal partition framing.~~

~~New external wall framing for the south extension at Level 2.~~

4 Enclosure

41 Tanking and pre-cladding

~~4130 Sheet tanking and damp-proofing~~

~~Allow for tanking to new areas of slab on grade including foundations in basement.~~

~~4131 Drained cavity System~~

~~Newton (or similar approved) drained cavity system to entire basement~~

~~4160 Building Wraps, underlays and DPC's~~

~~Polythene tanking to new basement structures~~

~~VaproShield system over ply rigid air barrier to areas of new exterior walls~~

~~4170 Rigid pre-cladding~~

~~Rigid air barriers – 12mm ply H3.2 Rigid air barrier with VaproShield over to Metal cladding on 'Civic Reading Room' extension on south façade of level 2.~~

42 Wall Cladding

~~4210 Curtain walling~~

~~Curtainwall glazing to North and South facades where replacing precast panels from Ground up to underside of Level 2.~~

~~4220 Metal cladding systems~~

~~2mm thick zinc Cassette Panel cladding system to South extension on Level 2. To be fixed to structural aluminium rail at approx. 600mm ctrs to provide drainage cavity for cladding system. Rail to be fixed over VaproShield on plywood rigid air barrier.~~

4230 Existing Plant Room walls

Allow to remove and replace the west louvre banks and their substructure at the existing Level 5 plant room to allow for the removal of existing services plant and the installation of new ductwork / mechanical plant. Allow to reinstate louvres and substructure.

4240 New Plant Room walls

Allow for new aluminium standing seam cladding and roof over plywood substrate and steel framing for new Level 5 southern plantroom. Allow for louvres to 80% of southern and eastern facades of new southern plantroom.

Allow for louvre enclosure to all sides of new northern plantroom, which will have no roof.

4250 Precast Concrete Panels

Externally allow to clean retained precast panels, scrape out existing sealant and apply new joint sealant to exterior face.

~~4260 Metal Wind Lobby~~

~~Allow to demolish and rebuild the existing wind lobby to Victoria Street, reusing the existing metal cladding and roofing sheets.~~

~~4270 Children's Wind Lobby~~

~~Allow to construct the new small wind lobby on the East façade and remove one pane width of curtain wall at low level. Timber framed walls with Equitone fibre cement cladding on alum rails and fibre cement RAB.~~

43 Roofing

~~4310 Existing Re-Roof Area~~

~~Identify a separate sum for an overlay membrane warm roof to the existing roofing areas on Level 3 and 5. Allow for Roof Logic 'Recover' Fibretite membrane system or similar with rigid insulation shaped to increase existing falls. This will be overlaid to the existing concrete and membrane substrate on level 5 and most of level 3. It will be overlaid to an existing plywood and membrane substrate to the lower perimeter edge areas of level 3.~~

~~Allow for new siphonic rainwater heads and downpipes to allow for increased rain volume/intensity.~~

~~Allow for upstands to receive mechanical plantroom enclosure structure and plant isolation mounts on level 5.~~

~~Identify another sum to overlay an uninsulated membrane roof over the existing Level 5 curved membrane plantroom roof.~~

~~4320 New Roof Area~~

~~New membrane roof over new Civic Reading Room extension at south end of Level 2. Allow for Roof Logic Fiberterm MSR on metal roof assembly or similar.~~

~~4330 New Glazed Roof~~

~~New double-glazed skylight to new level 3 void. Allow for Thermosash Alpha Glazing suite or similar.~~

45 Windows and doors

4510 Exterior windows and doors

Existing Exterior Windows to be retained

~~Allow to clean all existing windows and curtain wall glass and aluminium frame/mullions. Allow to inspect all existing windows and curtain wall and replace 75% of gaskets.~~

~~Allow to prop and protect &/or deinstall, store and reinstall existing curtain wall and shopfront windows on the West/Victoria St façade around at ground level. This is to allow for the demolition of the existing slab and construction of new floor structure and slab between grids A-C.~~

Existing Exterior Doors to be retained

~~Allow to deinstall, store and reinstall existing hinged steel doors on the West/Victoria St façade.~~

~~Allow to demolish the existing main entry wind lobby between grids 6 and 7. Carefully deconstruct the existing metal cladding and roofing to this lobby "box" for reuse. Allow for new glazing system, fixed and sliding glass panes and auto door mechanisms. Note there will be only 2no sets of auto sliders as opposed to the existing 4no at this lobby.~~

New Exterior Windows and Doors

Allow for new windows and doors as follows:

- Ground:
 - ~~○ New auto sliders (2no) to rebuilt wind lobby between grids 6-7~~
 - ~~○ New auto sliders (2no) and glazing to new wind lobby between B2 and C2~~
 - ~~○ New auto sliders (2no) and glazing to new wind lobby at grid D/14~~
 - New shopfront on West/Victoria St façade between grid 9-14.
 - 2no sets of double fire doors for the new transformer rooms.
 - New single auto sliders (2no) to Children's Wind lobby at grid H4.
 - ~~New aluminium framed double doors (with auto openers) into lower level of café at approx. grid C14.~~
 - ~~New curtainwall is described under section 4210 above.~~
- Mezz
 - ~~○ New auto sliders (2no) and glazing to new wind lobby between G3 and G4~~
- Level 1
 - ~~○ New curtainwall is described under section 4210 above.~~
- Level 2
 - ~~New structural glazing to west and east end of new Civic Reading Room, including 6no horizontal louvres to west facing glass.~~
- Level 3 - none
- Level 4 - none

47 Insulation

4710 Thermal insulation

~~Allow to replace insulation into specific openings into existing linings behind precast cladding panels.~~

~~New overlay roof will achieve insulation to level 3 and 5 roof slabs (see section 4310 above).~~

~~The new overlay ground floor structure will achieve insulation between basement and ground floor for most of that area. Allow for insulation to underside of new existing ground floor from basement below between grids A ½ - C.~~

4720 Acoustic insulation

Allow for Autex Quietspace, or similar, to following areas of ceiling/soffit:

- Basement – none

- ~~• Ground – to north café area between grids B2 and 3; workspace around grids C8 and C9; south café under mezzanine between grids 10 and 14.~~
- ~~• Mezzanine – soffit above Mezz floor area; all 4 walls of the 3no recording booth rooms;~~
- ~~• Level 1 – makerspace; 3no meeting rooms; workspace between A9 and B11.~~
- ~~• Level 2 – 6no meeting rooms; workspace between A9 and C11; suspended baffles over café between grids G1 and F2; Civic Reading Room to have acoustic lining to south wall and suspended acoustic baffles from ceiling.~~
- Level 3 – none, acoustic tiles throughout as part of base build.
- Level 4 – none, acoustic tiles throughout as part of base build.

4730 Fire insulation

Allow to fire rate around all vertical services penetrations through the floor slabs and risers to ensure integrity of the following fire cells separations:

- Basement & Ground
- Level 2 and Level 3
- Level 3 and Level 4
- Level 4 and Level 5 plantrooms

48 Enclosure sundries

4810 Sealants

Refer to cladding sections for extent of sealant.

4820 Flashings

Refer to cladding and roofing section for flashings.

~~**4830 Expansion & seismic joints**~~

~~Allow for seismic joint as shown on proposed plans. While this is yet to be detailed it will require a trafficable concrete pop out all sides. The eastern side's lid is less likely to see a vehicle loading but in the future there may be a cherry picker or the like to maintain the curtain wall.~~

~~Allow for drainage from the rattle space, which will most likely be directed to the basement floor sump drains.~~

4850 Roof Abseil Anchors

We do not know if the existing abseil anchors have not been inspected and/or whether they are still compliant. Allow for a new system or tag out any work to them so as Council understand this is a cost risk item.

~~**4860 Bird control**~~

~~Bird protection shall be reinstated as existing. Allow for bird spikes to all ledges with a depth greater than 100mm and a slope less than 15°.~~

49 Metalwork

~~**4910 Miscellaneous non-ferrous metals**~~

~~Allow to clean and make good any damage to the existing Nikau fronds.~~

5 Interior

Note that Levels 3 and 4 are drawn to illustrate a potential fitout however within the WCL Remediation project the scope will be providing a base build to the Govt Property standard. This will include ceilings, lighting, floor finishes, and toilets. It will exclude internal partitions, kitchen, FFE, joinery, window blinds, & cabinetry.

51 Wall linings

5110 Fibre cement linings

~~Villaboard linings to internal face (in lieu of plasterboard) for all WC rooms. This will form the substrate for a tiled finish.~~

5120 Plasterboard linings

~~Generally, allow 13mm standard plasterboard both sides of all partitions except where noted as Villaboard for tiles.~~

Allow to reline 2no 1200x1200 openings for every retained precast cladding panel. This will reinstate the internal linings to the exterior walls after structural work to the precast panel fixings. Note that the structural solution to the precast panel fixings for Option A are TBC. If it is more substantial for Option A vs C it may require larger openings than the 1200² described here.

5130 Timber lining

Strandboard linings

~~Strandboard (clear finished 9mm) overlay onto plasterboard lining for 10% of partition areas within Library. This will be used as a heritage reference to the original fitout in high wear areas and to increase the acoustic rating of walls in specific locations.~~

~~The same Strandboard overlay to all walls in the Makerspace rooms on Mezz and Level 1.~~

Prefinished plywood linings

~~Perforated ply linings with acoustic material backing to all walls within the Civic Reading Room.~~

52 Metalwork

5210 Steel metalwork

~~Balusters and handrail brackets to match existing to new stairs including bleacher into new voids between Ground and level 2.~~

Allow to replace the existing handrail to baluster brackets to raise the handrail up approx. 100mm to a compliant height.

5220 Stainless steel metalwork

~~SS balustrade infill panels and handrails to match existing to new stairs including bleacher into new voids between Ground and level 2. Note the new balustrade panels shall match existing in design but using a finer SS mesh infill panels so they do not provide a climbable surface.~~

Allow to replace the existing SS mesh infill panels with panels of a finer grid.

53 Ceiling systems

5310 Suspended ceilings

Ceiling finishes as follows:

- ~~• WC and Shower Rooms to be 13mm Aqualine Plasterboard, paint finish, on Rondo Suspension System.~~
- ~~• Library Workspace in basement to be 13mm Std Plasterboard, paint finish, on Rondo Suspension System.~~
- ~~• Library workspace on Ground, Level 1, and Level 2 to be exposed concrete soffit, paint finish, with direct fixed acoustic panels to 50% of ceiling area.~~

- ~~Civic Reading Room to be exposed concrete soffit with acoustic baffles as described in section 4720 above. 13mm Perforated Plasterboard, paint finish, Potters Rigitone Astral with white acoustic fabric backing on Rondo Suspension System.~~
- Exterior Soffit to be prefinished fibre cement panels on suspended steel framing.

54 Floors

5410 Concrete floors

See structural drawings for extent of new concrete floors including:

- ~~Additional area for Civic Reading Room at south end of level 2~~
- ~~Infill floors where South Stair is removed at all levels.~~
- ~~Replacement mezzanine between grids C8 and D11.~~
- ~~New mezzanine floor between grids 2 and 5.~~

5420 Timber floors

See structural drawings for extent of new timber floors including:

- ~~Bleacher steps and landing from ground to mezzanine extension.~~

55 Joinery fixtures and hardware

5510 Joinery and cabinetry fixtures

Allow for the following bespoke joinery and cabinetry:

- ~~Basement
 - Allow for 10 lineal metres of timber bench seating for change spaces.~~
- ~~Ground
 - 1 no full service café space at the southern end. This will be **fitout by tenant** including kitchens, storage, freezers and chillers, front of house counters, cabinets, tables, leaners and chairs. Tenant to also provide after hours screen to allow for differing operation hours between library and this café.
 - 1 no counter food café space in the north west corner. This will be **fitout by tenant** including front of house counters, cabinets, tables, leaners and chairs.
 - WCC Service Centre: 3 no bespoke leaners with under bench storage + 5 lineal metres of 2m high storage cupboards.
 - Allow for change table, bench seating and sink unit to ground floor parenting room.
 - Allow to refurbish and reinstall existing main service counter at Ground floor.
 - Allow for new Book Return window internally and into external wall/window. Location and connection to staff workspace TBC.
 - New bench seat to full length of east façade's wavy curtainwall. This includes removable vinyl upholstered squabs, internal enclosure for new FCUs and air grilles for intake on the vertical front and supply on the horizontal rear against the curtainwall glass. Starts and stops at the new wind lobby between grids 10 & 11.~~
- ~~Mezzanine
 - 2 no wet benches to Mezzanine Makerspaces
 - 10 lineal metres of 2m high storage cupboards to Mezz Makerspace~~
- ~~Level 1
 - 1 no wet bench to level 1 Makerspace
 - Allow for 2 no new service counters at level 1.~~
- ~~Level 2
 - 1 no counter food café space in the north east corner. This will be **fitout by tenant** including front of house counters, cabinets, tables, leaners and chairs.
 - Allow for staff kitchen in level 2 staff workspace.
 - Allow for bench and cupboard units to book workshop aside staff workspace on level 2.~~

- ~~○ Allow for 2no new service counters at level 2.~~
- ~~● Level 3 – none, partitions by future tenant.~~
- ~~● Level 4 – none, partitions by future tenant.~~

5520 Hardware

~~Allow for new hardware to all internal doors including levers, locks, closers, door stops and kick plates.~~

~~Allow for maglocks to staff & bookable room doors (35no) & all doors into the two core stairs (14no)~~

~~Swipe card control to all external doors/entries.~~

~~Allow for 100no bike racks in basement.~~

5530 Blinds and curtains

~~Allow for blackout blinds to Civic Reading Room windows.~~

~~Allow for sunshade blinds to following spaces:~~

- ~~● Mezzanine – all western façade windows~~
- ~~● Level 1 – western façade windows in Makerspace, Large Meeting room, and staff workspace.~~
- ~~● Level 2 – western façade windows in 6no Meeting rooms, and staff workspace.~~

56 Specialist equipment and assemblies

5610 Specialist equipment

~~Book returns and sorting machine TBC... identify in list of exclusions.~~

57 Furniture and appliances

5710 Loose appliances

~~Allow for the following to staff kitchen space: new dishwasher, 2no new fridge/freezer, 2no new microwaves.~~

5720 Furniture and fittings

- Basement
 - All FFE to basement for Library staff use to be reused existing.
 - ~~○ 30no lockers to basement change/shower area~~
- Ground
 - Library shelving to be mainly existing reused. Allow for new seismic fixings of existing shelving to slab ~~and new LED lights into existing refurbished shelving light shade structure.~~
 - Self Service joinery to be existing reused.
 - ~~○ Allow a provisional sum for new furniture at this level. Value TBA~~
- Mezzanine
 - ~~○ Allow a provisional sum for new furniture at this level. Value TBA~~
 - ~~○ 6.6m of public lockers (3 high) on Mezz.~~
 - ~~○ Recording booth (3no) AV gear and workstations~~
- Level 1
 - ~~○ Allow a provisional sum for new furniture at this level. Value TBA~~
 - ~~○ 6.6m of public lockers (3 high) on Level 1~~
- Level 2
 - ~~○ Allow a provisional sum for new furniture at this level. Value TBA~~
 - ~~○ 6.6m of public lockers (3 high) on Level 2~~

~~• 5m of staff lockers (3 high) on Level 2~~

- Level 3 – none, all FFE by future tenant.
- Level 4 – none, all FFE by future tenant.
- Library staff workstations, chairs, and storage units will be existing reused on all levels.

58 Signs and features.

5810 Signs and displays

~~Allow a provisional sum for way-finding signage across Ground to Level 2.~~

~~Allow for and space name signage to all internal doors.~~

~~Allow to refurbish existing main entry signage at the existing Victoria Street and Te Ngakau entries.~~

~~Allow for new building signage for the new entries at Harris Street ground and North-East mezzanine.~~

5820 Artwork

All existing and new artwork will be covered by WCC under a separate budget. Please include that understanding in the list of QS exclusions.

59 Interior windows, doors & glazing

5910 New Internal Timber doors

~~Allow for new doorsets for all internal doors shown on the proposed plans with those requiring acoustic rating identified in the next section.~~

5920 New Internal Timber acoustic rated windows and doors

Allow for acoustic doorsets as follows:

- ~~• Basement – 2no single Workspace doors.~~
- ~~• Ground – 2no single Workspace doors; 11no unisex WC doors.~~
- ~~• Mezzanine – Makerspace 3no double and 1no single doors; 3no single Recording Rooms (@ grids A4 to A5); 3no unisex WC doors.~~
- ~~• Level 1 – Makerspace 1no double and 1no single doors; 4no single Meeting Room doors; 4no unisex WC doors.~~
- ~~• Level 2 – 2no oversized single doors to Civic Reading Room; 6no single Meeting Room doors; 4no unisex WC doors.~~
- Level 3 – 5no unisex WC doors. Meeting rooms by future tenant.
- Level 4 – 5no unisex WC doors. Meeting rooms by future tenant.

Allow for acoustic windows as follows:

- ~~• Mezzanine – 3no single Recording Rooms (@ grids A4 to A5)~~

5930 New Internal Timber fire rated windows and doors

~~Allow for 10no double + 4no single fire rated doorsets for both core stairs on all levels. While they may be in a condition to simply be repainted, there is a risk that due to construction works the existing will need to be replaced to ensure they can be tagged as compliant fire doors.~~

5940 Interior glazing

Allow for interior glazed partitions as follows

- Basement – none
- Ground – none
- Mezzanine – ~~see proposed plan, east walls of both makerspaces to be glazed with 12mm toughened to achieve a level of acoustic enclosure.~~
- Level 1 – ~~glazed lobby into Rare Books room + 3m of double glazed partition to that Rare Books room itself; glazed north & south walls to Makerspace; two glazed walls to the 3no meeting rooms.~~

- Level 2 – ~~glazed wall where doors are into the 6no meeting rooms; glazed walls to side of oversized doors into Civic Reading room.~~
- Level 3 – none, partitions by future tenant.
- Level 4 – none, partitions by future tenant.

~~Allow for new mirrors to all bathrooms.~~

6 Finish

62 Tiling

~~6210 Ceramic tile and mosaic surfacing to walls~~

~~New tiles to match existing (one layer of 200x200 terracotta then blue 200x200 for 1m above that) to exterior upstand walls around perimeter of building. This is based on the assumption that the base isolation work will require replacement whether the substrate is cut out or just from construction vibration/damage.~~

~~Tiles to all WC room walls from top of coved vinyl @ +100 AFL to +2400.~~

6220 Ceramic tile paving

Allow for ceramic tiles to match existing within following areas:

- ~~Victoria Street entry from inner wind lobby doors up to top of steps and ramp between grids 5 to 8.~~
- Allow to cover and protect existing ceramic tiles in main entry space.
- ~~Harris Street entry from inner wind lobby doors up to grid 3 top of steps and ramp.~~

64 Resilient surfacing

~~6410 Vinyl sheet and tile finishes to floors~~

~~New coved vinyl flooring to all WCs on all levels and parenting room on ground.~~

~~New non-slip coved vinyl flooring to café kitchen and basement change/showers.~~

~~New LVT Amtico tiles to following areas:~~

- ~~4no lift cars~~
- ~~3no café spaces~~
- ~~Ground floor from top of new stairs/ramps grid C up to grid D across to grid 10, then up to wavy curtainwall between grid 10 to 14.~~
- ~~New and existing area of mezzanine floor excluding cores, WCs, recording booths and Makerspace rooms.~~

~~6420 Rubber sheet and tile finishes to floors and stairs~~

~~New rubber stud flooring (Pirelli, Artigo or similar) and nosings to following areas:~~

- ~~Existing open stairs aside escalator from ground to level 2 including landings~~
- ~~not the 2no core egress stairs as the rubber flooring there is in good condition but will require protection during construction.~~
- ~~New bleacher stair including landing~~
- ~~New void stairs between mezz and level 2~~
- ~~Mezzanine and Level 1 makerspace rooms~~
- ~~Rare Books room on level 1~~
- ~~Book workshop on level 2 (side room off the staff workspace)~~
- ~~20m² area at level 3 and 4 kitchens~~

65 Carpeting

6510 Carpet finish to floors

Allow for new carpet tiles to match existing pattern to following areas:

- ~~• Basement – none~~
- ~~• Ground – area between grids D to J and 2 to 10~~
- ~~• Mezzanine – 3no Recording booths~~
- ~~• Level 1 – Full floor plate excluding cores, makerspace, rare books room, WCs.~~
- ~~• Level 2 – Full floor plate excluding cores, book workshop, WCs, and area behind café counter.~~
- Level 3 – Full floor plate excluding cores, WCs, and a 20m2 area at the kitchen.
- Level 4 – Full floor plate excluding cores, WCs, and a 20m2 area at the kitchen.

66 Flooring ancillaries

~~6610 Flooring ancillaries~~

~~New entry matting to area of all 5no wind lobbies.~~

67 Painting, decoration and coating

6710 Painting exterior

Allow to waterblast clean all retained precast panel cladding. Note this will be a precursor to resealing precast panel joints.

Allow to repaint existing Level 5 plantroom and the external riser on the east side of levels 3 and 4 between grids 6 and 7.

6720 Painting interior

~~Generally allow for all internal walls to be painted unless otherwise noted.~~

Allow to paint new steelwork.

~~Allow to paint existing concrete columns, beams and soffits.~~

7 Services

71 Liquid supply

~~7110 Sanitaryware, tapware and accessories~~

~~Allow the following new for all WC Rooms – WC pan, WHB, mixer tap, mirror, toilet paper dispenser, soap dispenser, hot air hand dryer, 2no coat hooks. Additionally, 2no grab rails and baby change station for each accessible WC.~~

73 Fire

7310 Fire Miscellaneous

Allow to fire stop penetrations between fire cells as described in section 4730 above.

77 Electrical & Lighting

7710 Power

Refer to Aurecon building services documentation

7720 Lighting

Refer to Aurecon building services documentation.

79 Transport

7910 Lifts and escalators

Refer to Aurecon building services documentation.
~~Allow to refinish the lift car interiors.~~

~~8 External~~

82 Pavements

~~8210 Asphaltic concrete pavement surfacing~~

~~Allow for 1m wide strip from kerb of new road asphalt along Victoria and Harris Streets.~~

~~8220 Brick block pavements~~

~~Uplift Nubrik pavers to limited areas within site, store for reuse, and relay to same area. The exception being the changes around the northern end of the wavy curtainwall where a new landscape is required.~~

~~8230 Edgings, kerbs and gutters~~

~~Allow to reform kerb for the areas of the site hoarding on Victoria and Harris Streets.~~

~~8240 Gratings and channels~~

~~TBC along with the diversion of existing services.~~

~~8250 Tactile indicators~~

~~Existing to be uplifted, stored, and relaid.~~

83 Landscape

~~8310 Street furniture~~

~~Existing bike stands and tool stand to be uplifted, stored, and reinstalled.
Allow for 6no new street bench seats. Locations TBC.~~

~~8320 Areas 'by others'~~

~~See site plan for zones A, B, & C & D of identified landscape work that have not been designed and are assumed to be 'by others'.~~