

# **SCOPE OF WORKS**

**85 McCoy Street, Myaree, WA**

**Warehouse and Office Works**

## **Demolition Works**

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Remove and dispose of brick and plasterboard / Timber office areas in front office / showroom areas including all fixtures.

Remove and dispose of existing ceilings in ground floor and first floor front office areas.

Remove and dispose of existing male / female toilet block on the ground floor.

Remove and dispose of existing concrete floor to main warehouse / workshop, includes concrete saw cutting as required to separate floors.

Remove and dispose of existing flat roof carport to front of building.

Remove and dispose of the approx. 50% of the existing auxiliary sheds to the front of the yard area.

Remove and dispose of existing ground floor windows and entrance doors to the main office building.

Cut and remove concrete window awnings to front of office.

Remove barbed wire to fences as dispose of.

### **Civil and Drainage Works**

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Remove and dispose of bitumen to front carpark area.

Site leveling and install 100mm limestone sub-base to carpark.

Pad preparation including water binding, compaction and tests as required.

Update Stormwater soak wells with trafficable lids to engineer's design.

Clean out existing drainage and ensure connection to stormwater system.

Supply new kerbing to front carpark area prior to installation of new hotmix.

30 mm Hotmix Pavement to carpark area.

Line marking to new carpark area.

1 x Bollard to disabled parking bay.

### **Concrete Works**

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Excavate for canopy footings as required.

Supply and install all concrete footings to engineers' specification.

Install new 125mm concrete slab to the main workshop / warehouse as discussed.

Expansion joint saw cuts to finished concrete as required.

New exposed aggregate paths to new double doors x 3 of.

Supply and lay 1mtr concrete strip to side of driveway to increase width to 6mtrs.

## **Electrical Works**

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Disconnect services to office that are no longer in use.

Disconnect all lights in ceilings to ground and first floor levels to enable works to be undertaken.

Supply new lighting to main office on the ground and first floor levels.

Provide 240 volt GPO`s to main office on the ground and first floor level to suit a open plan office.

Provide lighting and power to refurbished male and female toilets as required.

Provide lighting and power to the new disabled toilet as required.

Supply and install new LED high bay lights to warehouse area.

Remove existing pole and cable from front electrical compound to façade of building.

## **Fire Services**

Install a new smoke alarm system to the building (Not monitored)

## **Mechanical Works**

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Decommission and dispose of existing AC equipment.

## **Internal Main Office Works**

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Supply and install new grid ceiling to the first-floor office areas.

Patch existing underside of slab / ceiling in the office area to ground floor.

Patch existing walls in the office area to ground and first floor levels.

Patch walls throughout the office areas where damaged from demolition works, including damage from previous tenants.

Update passageway to the warehouse and male female toilets to meet Australian Standards.

Replace damaged single hinged door in rear warehouse office area with hollow core flush panel door and commercial grade hardware.

Supply and install new carpet tiles to the main office areas on the ground and first floor levels.

Replace kitchenette and data cabinet on ground floor under stairs.

### **Internal Rear Stores and Lunchroom**

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Ground floor store east end of office:

Fill and make good window openings into main office area.

Remove internal wall between the 2 x rooms.

Remove cabinetry and dispose.

Patch and paint doors, walls and ceilings.

Store off workshop:

Remove mid height L Shaped wall.

Remove vinyl flooring.

Patch and paint doors, walls and ceilings.

Remove and dispose of loose furniture.

Lunchroom off workshop:

Remove and dispose of loose furniture.

Patch and paint door, walls and ceilings

Supply and install new LED Batten lights.

Upstairs storerooms:

Remove and dispose of loose furniture generally.

Remove and dispose of unwanted items fixed to walls e.g. hook, shelves and the like.

Generally, make good and damage to walls or ceilings.

Patch and paint doors and walls (Ceilings are metal and in reasonable condition so nothing has been allowed to pain these)

## **Structural Steel**

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Supply and install new carport structure as per design,

Carry out structural adjustment to auxiliary sheds to enable parking under existing rear carport.

Timber look powdercoat finish to carport structure.

All fixings, cleats, connection plates, gussets and brackets as required.

Architectural Drafting, Shop Detailing and Engineers approvals to proposed front carport.

## **Architectural Façade Cladding and Battens**

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Shop Drawing as required.

Supply and install new feature box framing to the front façade as per drawing provided.

Supply, fabricate and install 4mm Ultrabond Cladding to new feature bulk heads, colours to be confirmed.

Cement render face brick walls were exposed to front office, front fence and high voltage compound to bring in line with new façade.

Supply, fabricate and install 150mm Timber Look Aluminium Battens to office and high voltage compound.

## **Metal Roofing and Metal Wall Cladding**

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Remove existing Trimdek Colorbond 0.42 - 2100mmH to West Elevation only of warehouse.

Install new Trimdek Colorbond 0.42 - 2100mmH to West Elevation only.

Remove existing Colorbond Downpipe - 2100mmH to West Elevation only.

Install new Colorbond Downpipe to match - 2100mmH to West Elevation only.

Downpipe Mitres

Remove existing Colorbond Flashings up to 2100mmH on West Elevation only.

Install new Colorbond Flashing up to 2100mmH on West Elevation only.

Clean all gutters and inspect for damage.

Supply and install 0.48 Colorbond Trimdeck roofing to proposed new carport including required fixings.

Supply and install eaves gutter, downpipes and all required flashings to complete proposed Carport.

Repair roof over main office where the existing AC unit is being removed.

## **Windows and Doors**

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Supply and install new Aluminium External Windows to ground and first floor level.

3 x sets of Double Hinged entrance doors to ground floor office area.

Powder coated aluminium frames (Group 1 colour range) with 6mm grade A grey safety glass.

Includes all sub-heads, sub-sills, hardware and associated fixings.

Exit Doors – Make good all exit doors from warehouse areas to enable emergency escape.

## **Disabled Toilet Construction**

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Demolish existing wall into toilet area.

Complete structural works as required to support suspended floor above.

Chase in plumbing to suit new layout.

Construct new steel framed plasterboard walls and ceiling.

Electrical works as required.

Screed, waterproof and tile floor with 300mm skirt to wall.

Supply and install, Disabled toilet bowl, grab rails, basin, tapware, mirror and dispensers as required to meet Australian Standards.

### **Painting**

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Internal office walls on the ground and first floor areas to be painted with commercial grade acrylic paint.

Paint ceiling / underside of slab on ground floor.

Paint external cement render to office and HV compound.

Paint to existing side fence in internal face only.

Paint existing workshop walls were exposed to view.

Paint new existing bathrooms and doors to existing toilet areas.

### **Landscaping Works**

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Remove existing front gate and replace with new 6 mtr wide double swing gates.

Remove existing grass to front verge and install fresh Turf and Shrubs to council requirements.

Mulch the topsoil to the garden areas along the front of office building.

Plant hedging to front of office areas.

Supply and lay turf to side of driveway as discussed.