



# MARYSVILLE COMMUNITY ARTS CENTRE

DESIGN DEVELOPMENT COST PLAN REV.2

13<sup>TH</sup> JUNE 2017

37-41 Prospect Street Box Hill VIC 3128

T (03) 9899 0411 [www.wildeandwoollard.com](http://www.wildeandwoollard.com)



PROJECT SUMMARY

**Project: MARYSVILLE COMMUNITY ARTS BUILDING ALTERATIONS**  
**Cost Plan: C- DESIGN DEVELOPMENT COST PLAN Rev.2**

No.	Item Description	Proj Cost %	Quantity	Rate	Total
1	NOTES AND EXCLUSIONS	0.00			0
2	BUILDING WORKS	83.52	482	933.44	449,919
3	EXTERNAL WORKS AND SERVICES	3.63	679	28.80	19,550
4	ESCALATION TO TENDER	0.00	482	0.00	0
5	ESCALATION DURING CONSTRUCTION	0.88	482	9.75	4,700
	<b>ESTIMATED CONSTRUCTION TENDER</b>		<b>482</b>	<b>983.75</b>	<b>474,169</b>
6	CONSTRUCTION CONTINGENCY	4.46	5.00	49.79	24,000
	<b>ESTIMATED TOTAL CONSTRUCTION COST</b>		<b>482</b>	<b>1,033.55</b>	<b>498,169</b>
7	OTHER PROJECT COSTS	7.53	482	84.12	40,548
	<b>ESTIMATED TOTAL PROJECT COST</b>		<b>482</b>	<b>1,117.67</b>	<b>538,717</b>
<b>GFA: 482.00 m2</b>			<b>100</b>		<b>538,717</b>

ELEMENTAL SUMMARY

**Project: MARYSVILLE COMMUNITY ARTS BUILDING ALTERATIONS**  
**Cost Plan: C- DESIGN DEVELOPMENT COST PLAN Rev.2**

Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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**NOTES AND EXCLUSIONS**

	NOTES				0
	EXCLUSIONS				0
	AREAS				0
	OPTION- ART STORE				0

**BUILDING WORKS**

SB	01 SUBSTRUCTURE	0.61	482	5.66	2,730
CL	02 COLUMNS	0.17	482	1.62	780
UF	03 UPPER FLOORS	1.38	482	12.88	6,210
SC	04 STAIRS	0.00	482	0.00	0
RF	05 ROOF	5.64	482	52.62	25,365
EW	06 EXTERNAL WALLS	3.74	482	34.88	16,811
WW	07 WINDOWS	2.94	482	27.49	13,250
ED	08 EXTERNAL DOORS	1.40	482	13.09	6,310
NW	09 INTERNAL WALLS	5.88	482	54.86	26,443
NS	10 INTERNAL SCREENS & BORROWED LIGHTS	6.30	482	58.84	28,360
ND	11 INTERNAL DOORS	4.21	482	39.34	18,960
WF	12 WALL FINISHES	2.74	482	25.56	12,320
FF	13 FLOOR FINISHES	11.97	482	111.70	53,840
CF	14 CEILING FINISHES	2.92	482	27.22	13,118
FT	15 FITMENTS	17.33	482	161.78	77,980
SE	16 SPECIAL EQUIPMENT	0.16	482	1.45	700
SF	17 SANITARY FIXTURES	1.27	482	11.85	5,710
PD	18 SANITARY PLUMBING	0.00	482	0.00	0
WS	19 WATER SUPPLY	0.00	482	0.00	0
GS	20 GAS SERVICE	0.00	482	0.00	0
SH	21 SPACE HEATING	0.00	482	0.00	0
VE	22 VENTILATION	0.00	482	0.00	0
EC	23 EVAPORATIVE COOLING	0.00	482	0.00	0
AC	24 AIR CONDITIONING	2.33	482	21.78	10,500
FP	25 FIRE PROTECTION	0.00	482	0.00	0
LP	26 ELECTRIC LIGHT AND POWER	6.95	482	64.85	31,260
CM	27 COMMUNICATIONS	0.00	482	0.00	0
TS	28 TRANSPORTATION SYSTEMS	0.00	482	0.00	0

ELEMENTAL SUMMARY

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Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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**BUILDING WORKS**

*(Continued)*

SS	29 SPECIAL SERVICES	0.00	482	0.00	0
CE	30 CENTRALISED ENERGY SYSTEMS	0.00	482	0.00	0
AR	31 ALTERATIONS AND RENOVATIONS	7.22	482	67.43	32,500
YY	46 SPECIAL PROVISIONS	1.28	482	11.98	5,772
	<b>Element Sub-Total</b>	<b>86.44</b>	<b>482</b>	<b>806.89</b>	<b>388,919</b>
PR	00 PRELIMINARIES	8.67	10.00	80.91	39,000
YY	46 DESIGN CONTINGENCY	4.89	5.00	45.64	22,000
	<b>Building Total</b>	<b>100.00</b>	<b>482</b>	<b>933.44</b>	<b>449,919</b>

**EXTERNAL WORKS AND SERVICES**

XP	32 SITE PREPARATION	10.23	679	2.95	2,000
XR	33 ROADS, FOOTPATHS AND PAVED AREAS	79.54	679	22.91	15,550
XN	34 BOUNDARY WALLS, FENCING AND GATES	0.00	679	0.00	0
XB	35 OUTBUILDING AND COVERED WAYS	0.00	679	0.00	0
XL	36 LANDSCAPING AND IMPROVEMENTS	0.00	679	0.00	0
XK	37 EXTERNAL STORMWATER DRAINAGE	0.00	679	0.00	0
XD	38 EXTERNAL SEWER DRAINAGE	0.00	679	0.00	0
XW	39 EXTERNAL WATER SUPPLY	0.00	679	0.00	0
XG	40 EXTERNAL GAS	0.00	679	0.00	0
XF	41 EXTERNAL FIRE PROTECTION	0.00	679	0.00	0
XE	42 EXTERNAL ELECTRIC LIGHT AND POWER	0.00	679	0.00	0
XC	43 EXTERNAL COMMUNICATIONS	0.00	679	0.00	0
XS	44 EXTERNAL SPECIAL SERVICES	0.00	679	0.00	0
XX	45 EXTERNAL ALTERATIONS AND RENOVATIONS	0.00	679	0.00	0
YY	46 SPECIAL PROVISIONS		679	0.00	0
	<b>Element Sub-Total</b>	<b>89.77</b>	<b>679</b>	<b>25.86</b>	<b>17,550</b>
PR	00 PRELIMINARIES	10.23	10.00	2.95	2,000
YY	46 DESIGN CONTINGENCY	0.00	0.00	0.00	0
	<b>External Works Total</b>	<b>100.00</b>	<b>679</b>	<b>28.80</b>	<b>19,550</b>

ELEMENTAL SUMMARY

**Project: MARYSVILLE COMMUNITY ARTS BUILDING ALTERATIONS**  
**Cost Plan: C- DESIGN DEVELOPMENT COST PLAN Rev.2**

Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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**ESCALATION TO TENDER**

*(Continued)*

YY	46 SPECIAL PROVISIONS		482	0	0
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**ESCALATION DURING CONSTRUCTION**

YY	46 SPECIAL PROVISIONS		482	10	4,700
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**CONSTRUCTION CONTINGENCY**

YY	46 SPECIAL PROVISIONS		482		24,000
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**OTHER PROJECT COSTS**

YY	46 SPECIAL PROVISIONS		482	84	40,548
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**GFA: 482.00 m2**

**538,717**

# Marysville Tourism and Arts Centre (MTAC) Project

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## Memorandum of Understanding

Between

Marysville Triangle Business  
and Tourism Inc  
ABN 21 412 762 257

Triangle Arts Group Inc  
ABN 90 276 527 684

Triangle Community  
Steelbands Inc  
ABN 66 308 382 727

Marysville Cultural  
Community Inc  
ABN 27 161 377 051

This non-binding Memorandum of Understanding (MOU) sets the terms and records the understanding between Marysville Triangle Business and Tourism Inc (MTBT), Triangle Arts Group Inc (TAG), Triangle Community Steelbands Inc (TCS) and Marysville Cultural Community Inc (MCC), hereinafter the 'project partners', in relation to the Marysville Tourism and Arts Centre (MTAC) project.

### 1. Background

- 1.1 As a key component of the Marysville Tourism and Arts Centre Project, the project partners as signatories to this MOU have agreed to work together to repurpose and expand the buildings and facilities of the former Marysville Rebuilding Advisory Centre to establish the Marysville Tourism and Arts Centre.

### 2. Goal, Purpose and Principles

- 2.1 The goal of the MTAC project is to establish an exciting, vibrant and sustainable tourism and arts community and culture in the Marysville region that will welcome all-comers, whether local or visitors, with an experience that engages and entertains, allows the development of ideas and exchange of information that reflects our regional culture.
- 2.2 The purpose of this MOU is to record the intention of the project partners to work collaboratively to establish a centrally-located venue for the provision of arts activities, tourist information and visitor services that will become a creative Arts Hub for the district, including visual arts, workshops, music and performance arts.
- 2.3 In pursuance of the project goal and purpose, the project partners agree to be bound by the following principles:

- 2.3.1 Notwithstanding the eventuality of a partner organisation ceasing to operate and/or winding up, all partners recognise the importance of, and commit to ongoing involvement in the project for the duration of this MOU.
- 2.3.2 Funding sought for the benefit of the project by any member of the project partnership will stay with the project, irrespective of the future involvement of that member.
- 2.3.3 Project partners support approaches that enhance economic development and prosperity, engage with local knowledge, trades and skills and promote environmental sustainability.
- 2.3.4 Project partners recognise the importance of increased volunteerism to enhance the governance and operational sustainability of the project. Partners are committed to continually reviewing and, where possible, increasing their volunteering capacity, including through the engagement of young people.
- 2.3.5 Project partners will maintain a coordinated (rather than competitive) approach to grant-seeking in order to maximise access to funding in the best interests of the MTAC project.
- 2.3.6 Project partners will contribute to a successful design for the facility by clearly articulating their respective group's needs and proactively negotiating outcomes that maximise community benefit, advocacy and public support for the project.
- 2.3.7 That as signatories to the MOU, project partners will commit to endorsed terms of reference, budget, operational plan and employment agreements and acknowledge their obligations under same.
- 2.3.8 Project partners will act with integrity and in good faith for the benefit of the Marysville and Triangle communities. Decision-making will be guided by consideration of the following criteria: *Is it the truth? Is it fair to all concerned? Is it beneficial to all concerned? Will it build goodwill and better friendships?*
- 2.3.9 That the status of the project and the partnership will be reviewed annually throughout the duration of the MOU.

### **3. Governance**

- 3.1 The project model is predicated on Murrindindi Shire Council leasing the whole MTAC facility to MTBT as lead tenant for the project (with the exception of the UGFM Radio Station). As lead tenant, MTBT will also receive, administer and manage project operational funding.
- 3.2 Governance for the project will be provided through the establishment of a new management committee established as a sub-committee of MTBT. The composition of the MTAC Project Management Committee will comprise:
  - Two members representing MTBT
  - Two members representing MCC
  - Two members representing TAG
  - Two members representing TCS
  - One MTBT Executive member as Chair, nine (9) members in total.

- 3.3 In addition to the above positions, the MTAC Committee may co-opt additional, non-voting members with specialist skills or subject matter expertise as may be required by the project.
- 3.4 Membership to the committee will be determined through nomination of representatives by the project partners.
- 3.5 The inaugural committee will comprise five members who will each serve a two-year term, including the Chair, and four members who will serve terms of one year each (A total of nine members), which allows for a staggered re-appointment of positions (i.e. 4 positions at the start of year two and 5 positions at the start of year three and so forth). After the first year of this MOU, all positions will be of two years' duration.
- 3.6 This committee structure reflects the equal commitment to success required from each partner under the project MOU, with the appointment of an MTBT Chair acknowledging the specific accountabilities that fall to MTBT as lead tenant.
- 3.7 The responsibilities of the Chair include advocating for the project and maintaining effective communication with all parties; reporting to MTBT in its role as lead tenant; upholding a sense of fairness, and maintaining the required skills to effectively chair the MTAC Project Management Committee as a sub-committee of MTBT.
- 3.8 Project partners will contribute to the development and endorsement of a project business plan, financial plan, committee terms of reference, roles, responsibilities, policies and procedures and commit, through this MOU, to their implementation and review as required for the success of the project.

#### **4. Reporting**

- 4.1 Members of the MTAC Project Management Committee will be responsible for reporting to their respective organisations in relation to the project. MTBT has responsibility for reporting to Murrindindi Shire Council in its capacity as lead tenant.
- 4.2 Project partners will develop and endorse a communication strategy to guide the effective engagement of project stakeholders and the provision of information to the Marysville and Triangle community.

#### **5. Dispute Resolution**

- 5.1 The partners agree to use all reasonable efforts to resolve by negotiation any issue that arises between them under this MOU.
- 5.2 If an issue cannot be resolved in accordance with clause 5.1:
  - 5.2.1 In the first instance, the Contact Person for each project partner together with the Chair of the MTAC Project Management Committee will discuss the issue and



attempt to determine a mutually acceptable strategy consistent with the intent of this MOU, to resolve the issue: and

- 5.2.2 If the Committee Chair and Contact Persons are unable to satisfactorily resolve the issue within 10 Business Days of the issue being referred to them, the issue will be referred to the Committee President or Chief Executive Officer (or equivalent) of each project partner, who will discuss the issue and attempt to determine a mutually acceptable strategy consistent with the intent of this MOU, to resolve the issue.
- 5.3 Any issue which cannot be resolved by the Committee President or Chief Executive Officer (or equivalent) of each project partner within 1 month of the issue being referred to them under clause 5.2.2 will be submitted to mediation by a mediator agreed between the project partners.
- 5.4 The parties will continue to perform their obligations under this MOU notwithstanding the existence of any issue between them.

## **6. Funding**

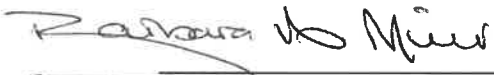
- 6.1 Being a signatory to this MOU is a commitment to contribute funding to the project as specified in the endorsed project budget.
- 6.2 Funding for the project will be held and administered by MTBT on behalf of the project partners and in accordance with the endorsed project budget and financial plan.
- 6.3 Once committed to the MTAC project, any funds, grants, donations, fundraising proceeds or any other monies received in the project's name are to be used for the benefit of the project.

## **7. Duration**

- 7.1 This MOU is at-will and may be modified by mutual consent of the authorised representatives of the project partners.
- 7.2 This MOU shall become effective upon signature by the authorised representatives of the project partners and will remain in effect until modified or terminated by any one of the partners by mutual consent.
- 7.3 Not later than six months before the expiration of this MOU, the project partners will commence re-negotiation of the partnership arrangement.
- 7.4 In the absence of mutual agreement by the authorised representatives of the project partners, this MOU shall end on 27. April 2022.

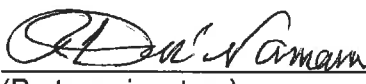
**Contact Information**

Partner name Partner representative Position Address Telephone E-mail	Marysville Triangle Business and Tourism Inc. Barbara Muir President 10 Allison Crescent, Marysville VIC 3779 0455 313 882 barbara@terracotta-room.com
Partner name Partner representative Position Address Telephone E-mail	Marysville Cultural Community Inc. Bob McNamara President 1 Sedgwick St., Marysville VIC 3779 0408 146 165 twobobtraveller@icloud.com
Partner name Partner representative Position Address Telephone E-mail	Triangle Arts Group Inc. Lisa Nolte President 24 Mareeba Avenue, Buxton VIC 3711 0431 450 160 isaacsims99@hotmail.com
Partner name Partner representative Position Address Telephone E-mail	Triangle Community Steelbands Inc. Rita Seethaler President 3367 Maroondah Hwy, Taggerty VIC 3714 0411 168 840 rita.seethaler@tuti.com.au

  
Date: 27/4/17  
(Partner signature)  
(Partner name, organisation, position)  
PRESIDENT: MTRBT

  
Date:  
(Partner signature)  
(Partner name, organisation, position)

PRESIDENT: TAG.

  
Date: 27/4/2017  
(Partner signature)  
(Partner name, organisation, position)  
Marysville Cultural Community  
President R.D. McNamara

  
Date: 27/4/2017  
(Partner signature)  
(Partner name, organisation, position)

Triangle Community Steelbands Inc.



14<sup>th</sup> June 2017

Naomi McNamara  
Manager Community Services  
Murrindindi Shire Council  
PO Box 138  
Alexandra, 3714

Dear Ms McNamara,

I write this letter on behalf of Marysville and Triangle Business and Tourism Association Inc, Marysville Cultural Community Inc, Triangle Arts Group Inc. and Triangle Community Steel Bands Inc. to provide formal recognition of our understanding of Murrindindi Shire Council's position in regards to the Marysville Tourism and Arts Centre.

We understand that Murrindindi Shire Council does not intend to allocate additional funding to the above groups, over and above the existing Visitor Information Centre subsidy, to support the establishment, operations and non-structural maintenance of the proposed new Centre, including covering any future operating shortfall.

A detailed financial plan for centre operations has been established with some assistance from MACH2 consulting and we are confident that a sustainable business is being created.

Once the building plans are signed off by council the head lease can be established which will outline Council's (as the landlord) and MTBT's (as the tenant) obligations and responsibilities, including Council's responsibility for structural maintenance of the building.

This is an exciting project that will bring benefits to Marysville Triangle and, subsequently, the Shire. I feel it is incumbent on all of us to ensure its future sustainability.

Yours sincerely,

A handwritten signature in blue ink that reads "Barbara A Muir". The signature is written in a cursive style and is positioned above a horizontal blue line that serves as a separator.

Barbara A Muir  
President

Marysville Triangle Business and Tourism Association.

11, Murchison Street  
Marysville  
3779

T: 03 5963 4567

The logo for Marysville REAL. CLOSE. The word "Marysville" is written in a large, green, cursive font. Below it, the words "REAL. CLOSE." are written in a smaller, green, sans-serif font.

# ANTARCTICA OFFICE ARCHITECTS

Antarctica Group Pty Ltd  
41 A'Beckett Street Melbourne VIC 3000

## MARYSVILLE AND TRIANGLE COMMUNITY ARTS CENTRE TENDER ISSUE - NOT FOR CONSTRUCTION

NOTE: These schedules to be read in conjunction with Specification sections and the Drawings  
All fixtures must be installed in accordance with children's services and AS1428.1 guidelines  
REFER ELEVATIONS FOR SETOUT OF WINDOW SUITES

SCHEDULE 01:		MATERIAL CODES & FINISHES			
CODE	Description	General Locations	Details	Finish/Type	Size/Thickness
[CONCRETE]	Broom finished concrete	Access Ramp	Broom finish		
[ACRYLIC]	Clear acrylic sheet	Desk and door as shown	Clear Plexiglas	Clear	6mm thick
[METAL]	aluminium sheet	Furniture & joinery, as shown	Aluminium Flat Sheet	Powdercoat - Colourbond Monument	6mm thick
[METAL2]	profiled metal wall and roof sheet	Roofs, Walls and external bench seat as shown	Lysaght Spandek	Colorbond: Surfemist - profile to match existing	0.42BMT - lapped into existing profile
[CFC]	Compressed fibre cement sheet	external bench seat - top and edge	James Hardie: Hardipanel compressed Sheet	clear seal	18mm thick
[CURTAIN]	curtain	Theatre Store & sound room	Curtain 2 x lengths: 2.6m and 1.5m, 2.2m length. curtain bonding to be applied to affix curtain hooks	Instyle Atelier Jungle	
[RAIL]	curtain rail	Theatre Store & sound room	Curtain rail hung at 2200AFFL (inline with MDF datum) fixed either end and suspended at corner, Black curtain rings and and eyelets to be hung on rail	Steel pipe, black powdercoat	40mm diameter
[PLASTER]	plaster board	ceilings as noted	Gyprock Supercheck. Fixed directly to stud frame	DULUX Natural White	12mm thickness
[PAINT]	paint finish	walls and joinery backing - as noted	Dulux low sheen acrylic	LOW VOC	DULUX Sago Half P13C1H/PN1D3
[PAINT2]	paint finish	joinery and door framing, pelmets - as noted	Dulux low sheen acrylic	LOW VOC	DULUX C29 - Monument
[PAINT3]	paint finish	walls - as noted	Dulux low sheen acrylic	LOW VOC	DULUX P40B9 - Blue Velvet
[PAINT4]	paint finish	as noted	Dulux low sheen acrylic	LOW VOC	DULUX Natural White
[SKIRTING]	12mm x 130mm MDF	plaster walls	paint finish	match wall	DULUX Sago Half P13C1H/PN1D3
[SKIRTING2]	12mm x 50mm MDF	joinery units, as drawn	paint finish	Paint Finish	DULUX P40B9 - Blue Velvet
[ECHO1]	Echo Panel	locations as noted	ECHOPANEL 295 - to be formed over curved surfaces	Colour: Orange	24mm on Operable Furniture and pinboard, 12mm for all other applications
[ECHO2]	Echo Panel	locations as noted	ECHOPANEL 542 - to be formed over curved surfaces	Colour: Grey	24mm on Operable Furniture and pinboard, 12mm for all other applications

[PLY]	Page 37 Gunnersons plywood sheet	joinery, furniture and wall lining - as shown	clear finish	Hoop Pine	12mm
[GLASS]	Clear glazing	Windows as drawn	Viridian clear Single Glazing	Clear	8.38mm
[MIRROR]	Mirror Glass	Décor Mirror Safe	Viridian Décor Mirror Safe polished flat edges	Clear Glass Mirror, Flat polished edges	4mm
[FILM]	glazing film	phoenix gallery storefront windows	3M™ Scotchcal™ Translucent Graphic Film	translucent opal white	80 µm
[AIRCELL]	Enviroseal Foil	All Roof & walls	S/F Enviroseal Breather	beneath metal	
[INS1]	R.2.5 polyester Batts	all new external walls between studs	Autex Greenstuf	N/A	90mm thick
[INS2]	polyester acoustic	all new internal walls	Autex Quietstuf	N/A	90mm thick
[LAMINATE]	Laminate Bench and Countertops	counter tops, desk as shown	Laminex	Midnight - Natural Finish	Postform, Tightform Bull-nosed edging
[LAMINATE2]	Laminate Countertops	kiosk and display table	Laminex	Olympia Orange - Natural Finish	Postform, Tightform Bull-nosed edging
[LAMINATE3]	Laminate Doors and Fronts	kitchen, kiosk and joinery doors and fronts	Laminex	Charcoal - Crystal Gloss	
[POLYCARB1]	Multiwall Polycarbonate	External and internal walls - as shown	Ameplite Thermoclick	Opal	40mm thick
[POLYCARB2]	Corrugated Polycarbonate	Canopy and Internal Roof where shown	Ampelite Solasafe	Pearl Ice	10mm thick
[MDF]	MDF sheet	Joinery as shown	paint finish	paint finish as noted	size as shown
[TIMBER]	Big River Engineered Timber Flooring	as shown	Armour panel - Blackbutt	clear finish	1200 x 2400
[UPHOLSTERY]	Instyle Upholstery Fabric	lounge, phoenix museum & alcove	Instyle - Chunky Look		

**SCHEDULE 02: SANITARY FIXTURES COMPONENTS & APPLIANCES**

Description	Details	Locations	Notes/Finish	Comments	
[TAP]	mixer tap - kitchen sinks and bar	Clark - Skandic Care Sink Mixer (Hot/Cold)	kitchen	Satin Chrome	
[SINK]	double kitchen sink	Clark - Advance Double End Bowl OTH	kitchen	stainless steel	
[SINK2]	Laboratory Sink - Twin End Bowl	Britex - Stainless Steel Twin End Bowl Lab Sink - 1500L x 500W O/A	Art/Crafts	LSTEB-1500L	Left hand bowl, re-use existing tapware & connections
[DISHWASHER]	dishwasher	Fisher & Paykel - DW60CHPW1	kitchen	White	598w X 612d
[FLICKMIXER]	instantaneous hot water	Stiebel - DHCE 6/50	kitchen - under sink		single phase outlet required

**FIRE PROTECTION** Contractor to provide and install fire extinguishers and blankets to commercial kitchen and bar in accordance with NCA and Murrumbidgee Shire Health department requirements

**SCHEDULE 03: DOORS and Windows**

DOORS	Type	Nom. Size	Notes	Location	
[D01] [D02]	Aluminium framed glazed sliding door with fixed side light	2200w x 2400h overall: leaf 1100 wide + sidelight 1100w	Powdercoat Frame - Colourbond Monument	New Entry	[D02] installed with EXIT sign shown on RCP

[D03] [D04] [D05] [D06] [D07] [D08] [D09] [D10] [D11] [D12] [D14] [D15]	Operable Furniture - Door	1175w x 2190h	[ECHO1] to outside face, [ECHO2] to inside face Flush panel paint finish to inside face - Doorpull installed to both sides of door	Theatre	[D03] installed with EXIT sign shown on RCP
[D06]	Airport Doors - exterior roller shutter	2400w X 2400h	Exterior - Ply Sheet finish, Interior: Acoustically lined [ECHO2]	Deck Storage	
[D05]	Aluminium Framed Hinged Double Doors	2 x 1200w X 2650h	Powdercoat Colourbond Monument - [ECHO2] infill panels to sit behind glazing as per 16v.6	Billboard Doors to Deck Storage	Door to sit flush with glazing suite
[D07]	Hollow core sliding - surface mounted	850w x 2200h	Paint finish to inside face - Kiosk face to be overlaid with [ACRYLIC] from 680AFFL	Kiosk/Office	[ACRYLIC] to be used as whiteboard
[D08] [D09] [D10] [D13]	Solid core hinged	900w x 2100h	[PAINT2] finish to door and frame	Multi-Purpose Room, Office/Copy Centre	
[D11]	Aluminium Framed Glazed hinged door	900w x 2100h	Powdercoat Frame - Colourbond Monument	Kitchen/Art Craft Studio	
[D12]	Aluminium framed glazed hinged - fixed sidelight - External door	1000w x 2100h hinged, 1500w x 2100h overall	Powdercoat Frame - Colourbond Monument	Amenties/Rear Ramp External	
[D14]	Servery Sliding Door - Aluminium framed ply sliding/fixe door	1200w x 1100h sliding, 2400w x 1100h overall	Powdercoat Frame - Colourbond Monument, Door at 1100AFFL	Kitchen/Multi-Use	[FILM] applied to glazing
[D15]	Aluminium Framed - External Door	900w x 2100h	Metal2 Finish - Paint 2 finished to frame	Rear Art Store	

<b>SCHEDULE 03B:</b>	<b>WINDOWS</b>			
no.	Type	Nom. Size	Notes	Glazing Type

[W01]	<i>REUSE</i> Aluminium framed fixed	2450w x 2400h	<i>REUSE</i> W.01 from front façade		
[W02] [W03]	<i>REUSE</i> Aluminium framed fixed	400w x 2700h	<i>REUSE</i> W.08, W.07 from North West façade		
[W04]	Aluminium framed storefront glazing	4110w x 2650h overall, glazing panels sized as shown 02v6.A	Powdercoat Frame - Colourbond Monument	[GLASS]	mullions to sit inline with existing reclaimed timber posts, corner glazing to meet/butt join W05
[W05]	Aluminium framed storefront glazing	450w x 2650h overall, glazing panel sized as shown 02v6.A	Powdercoat Frame - Colourbond Monument	[GLASS]	Framing to sit flush with W06 and D06 corner, glazing to meet/butt join W04
[W06]	Aluminium Framed	1740w x 2650h overall, glazing panel sized as shown on 16v.6	Powdercoat Colourbond Monument - [ECHO2] infill panels to sit behind glazing as per 16v.6	[GLASS]	Framing to sit flush with W06 and D06
[W07]	Aluminium Framed	1600w x 2650h overall, glazing panel sized as shown on 16v.6	Powdercoat Colourbond Monument - [ECHO2] infill panels to sit behind glazing as per 16v.6	[GLASS]	Framing to sit flush with W06 and D06
[W08]	Timber Framed Reception/Office Window	Corner glazing panels; 1270w + 570w x 1090h, as show 02v6.A	Framing materials show 10v.6, glazing sits above kiosk counter at 1100AFFL	[GLASS]	

<b>SCHEDULE 03C:</b>		<b>WINDOW &amp; DOOR HARDWARE</b>		
HARDWARE	Type	Details + Finish	Notes:	
<b>Framing</b>				
<b>Aluminium Windows</b>	windows	AWS suite	matte powdercoat finish: monument	
<b>Glazing</b>	Unless notes otherwise glazing is refer materials codes & window schedule for glass specifications clear			
<b>Hinge Amenities</b>	Lockwood 100 lift/off hinges	satfin chrome, LW10075RLSSS	all amenity doors	3 hinges per leaf
<b>Hinge Internal</b>	Lockwood 100 Series	satfin chrome	all internal doors	3 hinges per leaf
<b>Hinge External</b>	Lockwood 100 Series	satfin chrome	all external doors & gate	3 hinges per leaf
<b>Hinge Heavy Duty</b>	Lockwood 100 Series - LW10000BBHDSS	satfin chrome	Operable Wall Doors	3 hinges per leaf
<b>Castor - Fixed</b>	Richmond Castors	R2007	Operable Wall Units & Doors, Display Table	2 per operable wall unit & display table
<b>Castor - Swivel</b>	Richmond Castors	S2006	Operable Wall Units & Doors, Display Table	2 per operable wall unit & display table
<b>Floorlock</b>	Richmond Castors	900-2 Extended height: 155, Retracted Height: 130	Operable Wall Units & Doors, Display Table	1 per operable wall unit & display table
<b>Lever/latch</b>	Lockwood 1220 series furniture	Lever 80 satfin chrome	all swing doors	
<b>Doorpull</b>	Lockwood 267 D Pull B3	Satin Chrome	Operable Wall Doors	D03, D04
<b>Flush Bolt</b>	Brio Flush Bolt	456R Satin Nickel 450mm length	All Operable Wall Doors & Units	As drawn
<b>Deadlatch</b>	Lockwood pentagon series	key & turnsnib satfin chrome	all external doors	
<b>Snib</b>	Lockwood 1220 series turnsnib	satfin chrome	accessible turn escutcheon	DDA amenities
<b>Door Stop</b>	A290 Half Moon Door Stop	lockwood satfin chrome	all swing doors	

<b>SCHEDULE 04:</b>		<b>SCHEDULE OF STATUTORY FIXTURES &amp; SIGNAGE</b>		
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*This schedule to be read in conjunction with other Specification sections and the Drawings*

*Note: All items in the schedule are statutory requirements and must be installed in strict compliance with both the BCA and all applicable Australian Standards*

	Description	Manufacturer/Name	Model	Comments	
S5	Fire Extinguisher Location Sign	Wormald	SIGNLOCEXT	Statutory Size and location	
S6	Fire Extinguisher Type ABE Sign	Wormald	FNIDABE	Statutory Size and location	
S7	Fire Extinguisher Type F Sign	Wormald	FNIDAF	Statutory Size and location	Kitchen
S8	Fire Blanket Sign	Wormald	FNIDFB	Statutory Size and location	Kitchen

<b>SCHEDULE 05:</b>		<b>LIGHTING &amp; ELECTRICAL</b>		
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*This schedule to be read in conjunction with other Specification sections and the Drawings*

*Note: All items in the schedule are statutory requirements and must be installed in strict compliance with both the BCA and all applicable Australian Standards*

	Description	Supplier/Manufacturer	Model	Comments	
<b>SCREEN</b>	LED display screens				
<b>THEATRE TRACK</b>	Suspended Theatre Track	Light Moves	Circuit Tube	Size and location as drawn	Suspended at 2800 AFFL, built offsite by Light Moves installed by
<b>THEATRE LIGHT</b>	Multi-Use Theatre Light	Phillips Selecon	<b>Acclaim Fresnel</b>	Clipped to Theatre Track	Wired to patch panel by Light Moves

<b>PATCH PANEL</b>	Patch Panel for light controls	Light Moves	LSC RBP/24 Power Patch Bay with DMX Patch Panel	Wall mounted in Stage Store, as shown	
<b>CONTROL</b>	Lighting Control System	Light Moves	Antumbra Wall Panel Lighting Control System (Basic Control)	Wall mounted in Stage Store, as shown	
<b>PROJECTOR</b>	Theatre Projector	Epson	EPSON projector EB-2265U	Mounted to ceiling with ELPMB23 Ceiling Mount, add ELPFP14 Extension Pole	Connect HDM and power through lightmoves circuit tube
<b>INT</b>	LED surface batten	Laser Lighting	LED surface batten - LPHSQ	Warm White	Located in store room and concealed pelments as shown
<b>INT2</b>	LED suspended batten	Laser Lighting	YODA Feature LED suspended batten 1985mm long	Warm White	Located over kiosk, at heights shown on 10v.7
<b>EXT</b>	LED surface batten	Laser Lighting	LED surface batten - Trevi 1.1	Cool White	3 x lengths as shown: 600mm, 1200mm &
<b>PENDANT</b>	Suspended Pendant Light	Laser Lighting	Suspended Pendant black with white interior SHAPE 1	Pendant centers at 2500 AFFL	
<b>DOWNLIGHT</b>	Ceiling Mounted Downlight	Laser Lighting	LED Ultraslim, white 300dia - Ultraslim XL Round	surface mounted	
<b>EMERGENCY LIGHT</b>	Emergency Fluorescent Light	Pierlite	Nipper PND118NM	surface mounted	
<b>MULTI. SWITCH PLATE</b>	Switch Plate	Clipsal 2000 series	horizontal switch 2/3 gang 250V 10A	surface mounted	Number indicates switches
<b>DOUBLE GPO</b>	Double Power Outlet	Clipsal 2000 series	horizontal power outlet double 250V 10A	surface mounted	Locations as shown
<b>TELEPHONE &amp; DATA CABLE OUTLET</b>	Data and Telephone Outlet	Clipsal 30 series	twin aperture plate with RJ12 and RJ45 outlets	surface mounted	Locations as shown



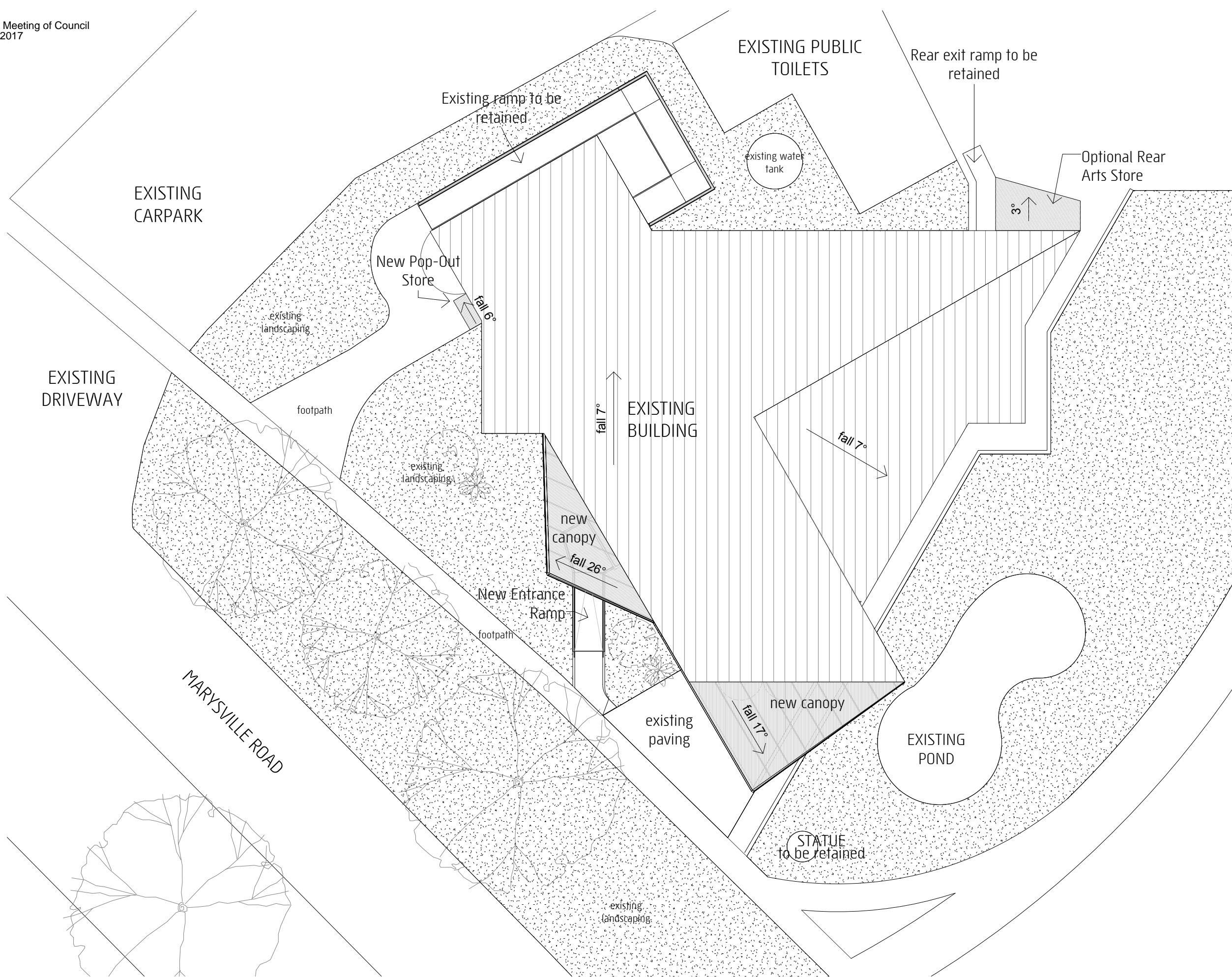
Page 41  
**ANTARCTICA OFFICE ARCHITECTS**

Antarctica Group Pty Ltd  
41 A'Beckett Street Melbourne VIC 3000

**MARYSVILLE AND TRIANGLE COMMUNITY ARTS CENTRE  
TENDER ISSUE - NOT FOR CONSTRUCTION**

NOTE: These schedules to be read in conjunction with Specification sections and the Drawings  
All fixtures must be installed in accordance with children's services and AS1428.1 guidelines

Item	Location	Stock name/Size	Colour/Finish	Supplier	Qty	Cost Unit	Cost Total	Lead Tm
Light Rig	Theatre			Lightmoves	1	\$10,280	\$10,280	
Removable Theatre Light	Theatre	w/ gels		Lightmoves	5	\$485	\$2,425	
Theatre Projector	Theatre			Epson	1	\$3,950	\$3,950	
Task Stools - Low	Art & Craft Studio	Alto Stool - Low	Black	Schiavello	4	\$149	\$596	6 weeks
Task Stools - High	Kitchen	Alto Stool - High	Black	Schiavello	2	\$195	\$390	6 weeks
Theatre Chair - Stackable	Theatre	Hero Chair	Black Plastic	Schiavello	80	\$185	\$14,800	6 weeks
Ottoman	Visitors Centre	Karo Round - 950Wx450H	Instyle Genre Opera	Schiavello	1	\$694	\$694	6 weeks
Loose stools	Visitors Centre	Karo Round - 450Wx450H	Instyle Genre Opera	Schiavello	5	\$393	\$1,965	6 weeks
Task Stools - Low	Kiosk	Alto Stool - Low	Black	Schiavello	2	\$149	\$298	6 weeks
Computer Chair	Computer Alcove	Vegas Task Chair - Medium Back	Black	Schiavello	2	\$395	\$790	6 weeks
Theatre Chair Dolly	Theatre			Schiavello	3	\$590	\$1,770	6 weeks
Conference Chairs	Multi-Use & Community	Gaber Italian Visitor/Meeting Chairs	4-legs with castors chrome. Sand polyprop Shell with upholstered seat pad - Fiesta; Diego Orange	Schiavello	8	\$300	\$2,400	6 weeks
Art Drying Rack	Art & Craft Studio	Drying Rack 20 Shelves - A2	Product Code SUN7001	MTA - modern teaching aids	1	\$190	\$190	6 weeks
<b>Total Cost:</b>							<b>\$40,548</b>	



## DRAWING LIST:

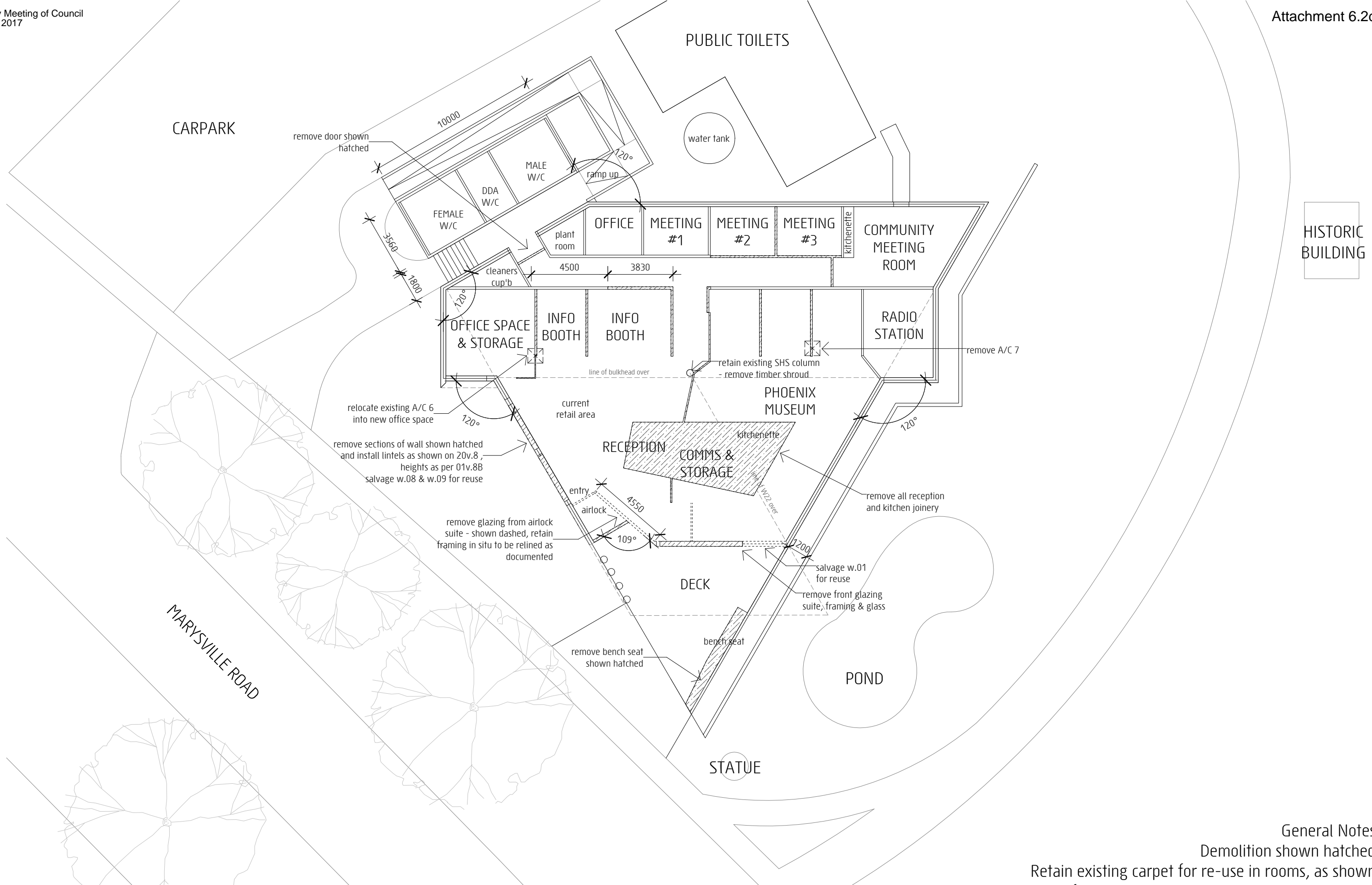
### ARCHITECTURAL

- 00 - Proposed Site Plan
- 01A - Existing & Demo Plan
- 02B - Existing & Demo Elev.
- 02A - Proposed Plan
- 02B - Layout Plan
- 02C - RCP
- 03 - Axonometric
- 05 - Elevations
- 06 - Sections
- 09 - Street View
- 10A - Kiosk and Display
- 10B - Kiosk and Display
- 11A - Lounge & Computer Alcove
- 11B - Lounge & Computer Alcove
- 12A - Theatre
- 12B - Theatre
- 13 - Operable Wall
- 14 - Kitchen, Copy Centre & Office
- 15 - Phoenix Museum
- 16 - Deck Storage
- 17 - Multi-Use, Art/Craft & Store
- 18 - Display Table
- 19 - Details
- 20 - Framing Plan

### General Notes:

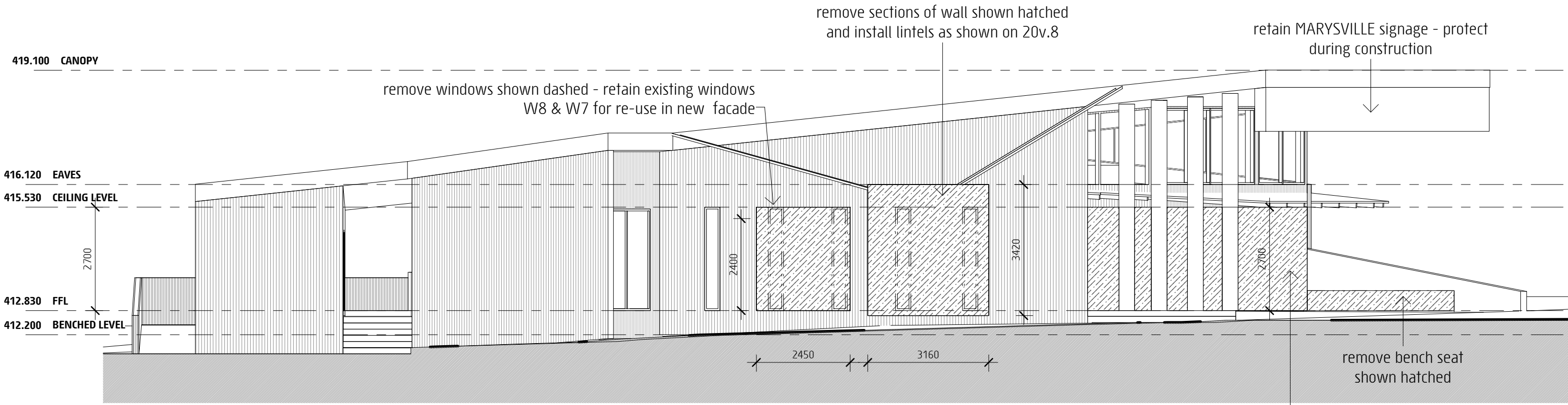
Proposed works shown hatched.  
Connect to existing services onsite.

Existing stormwater and services to be protected during construction.  
Existing landscaping to be protected during construction.



HISTORIC BUILDING

General Notes:  
 Demolition shown hatched.  
 Retain existing carpet for re-use in rooms, as shown.  
 MARYSVILLE signage and front decking to protected during construction.  
 Existing stormwater and services to be protected during construction.



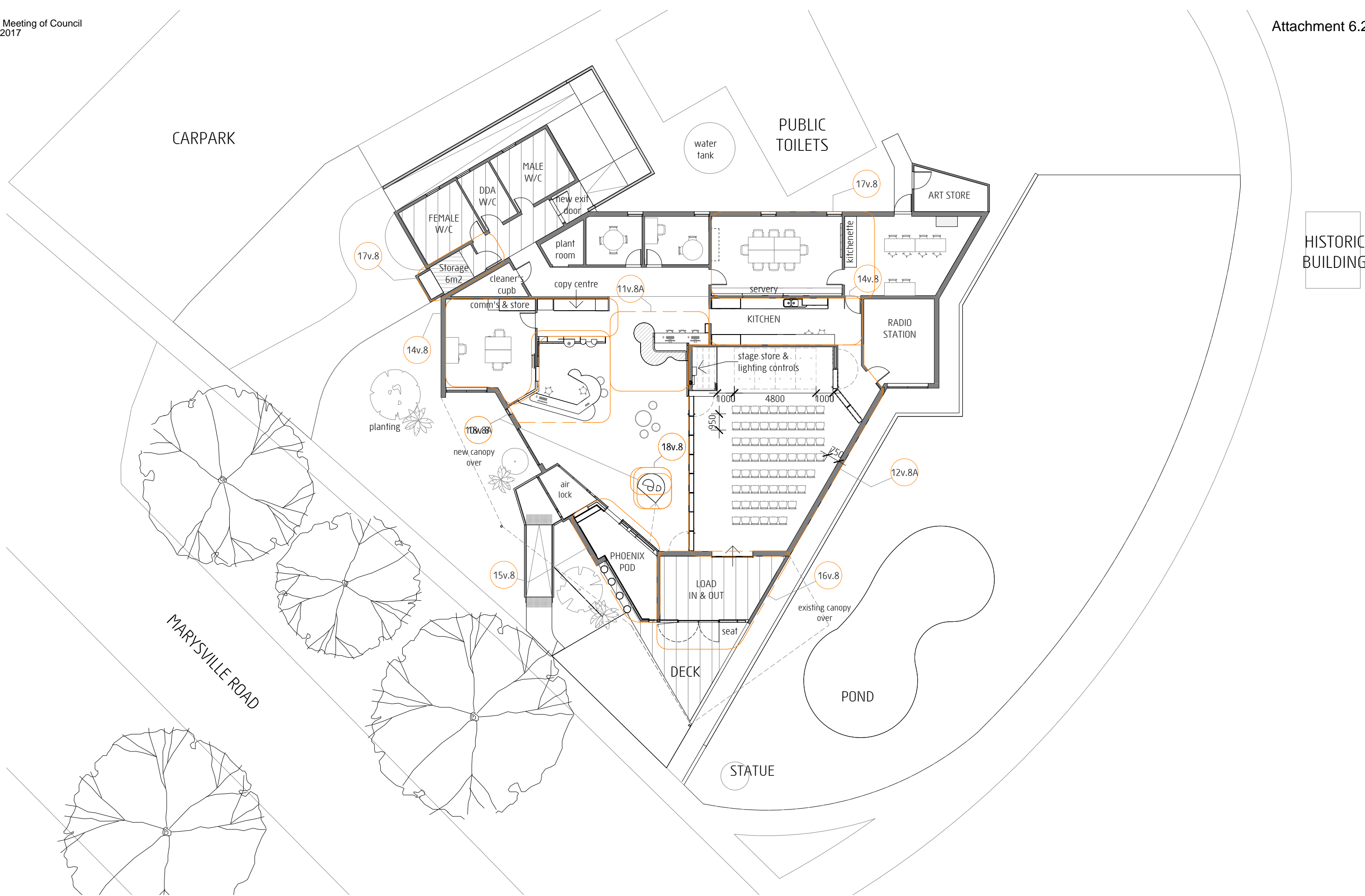
**North West Elevation - Demolition**  
1 : 100

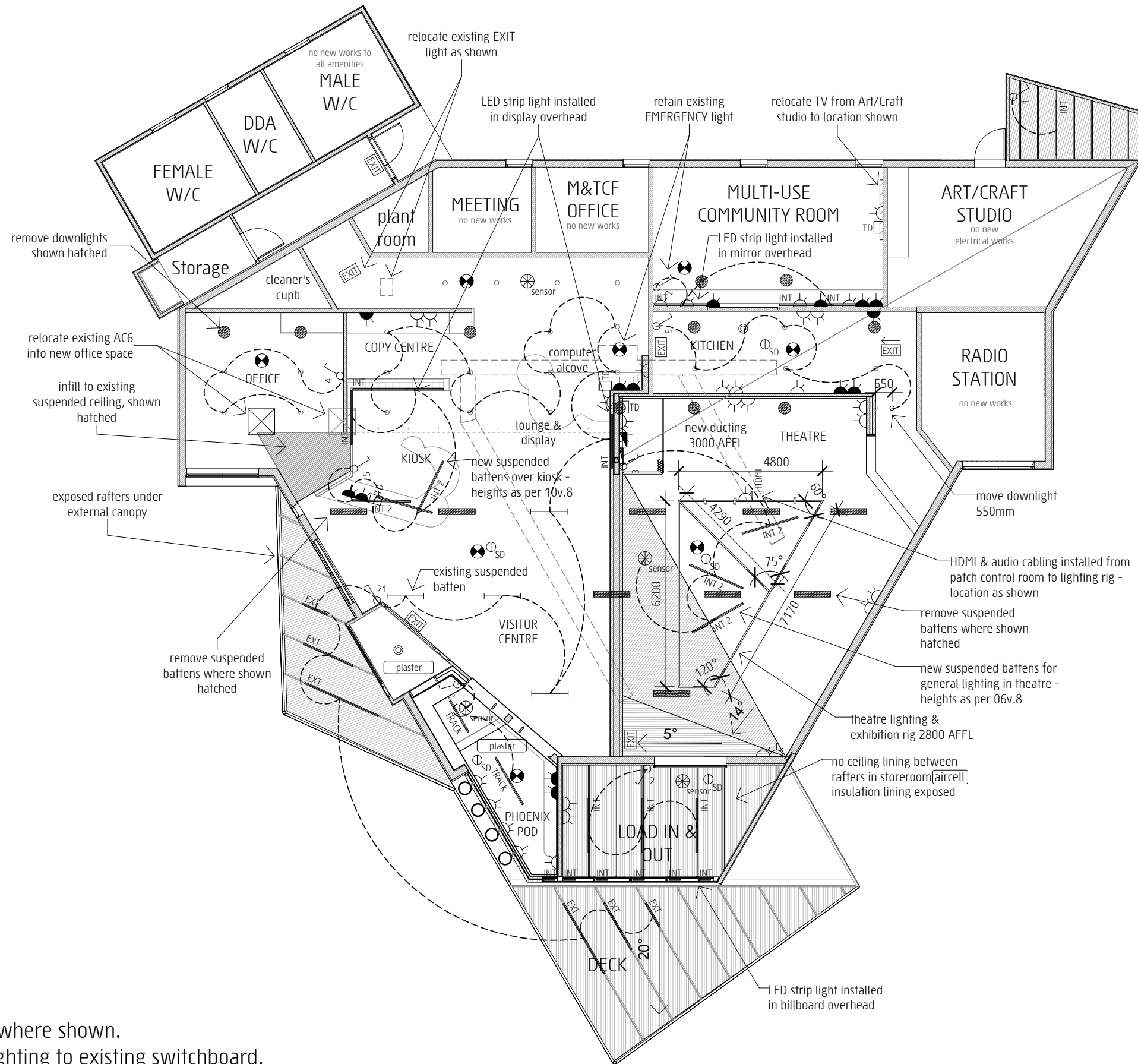
remove store front glazing to 2700AFFL - retain existing windows W1 for re-use in new facade

General Notes:  
Demolition shown hatched.  
MARYSVILLE signage and front decking to protected during construction.  
Existing stormwater and services to be protected during construction.



General Notes:  
New walls shown hatched.  
Retain existing carpet where shown.  
Connect to existing services onsite.  
Existing stormwater and services to be protected during construction.

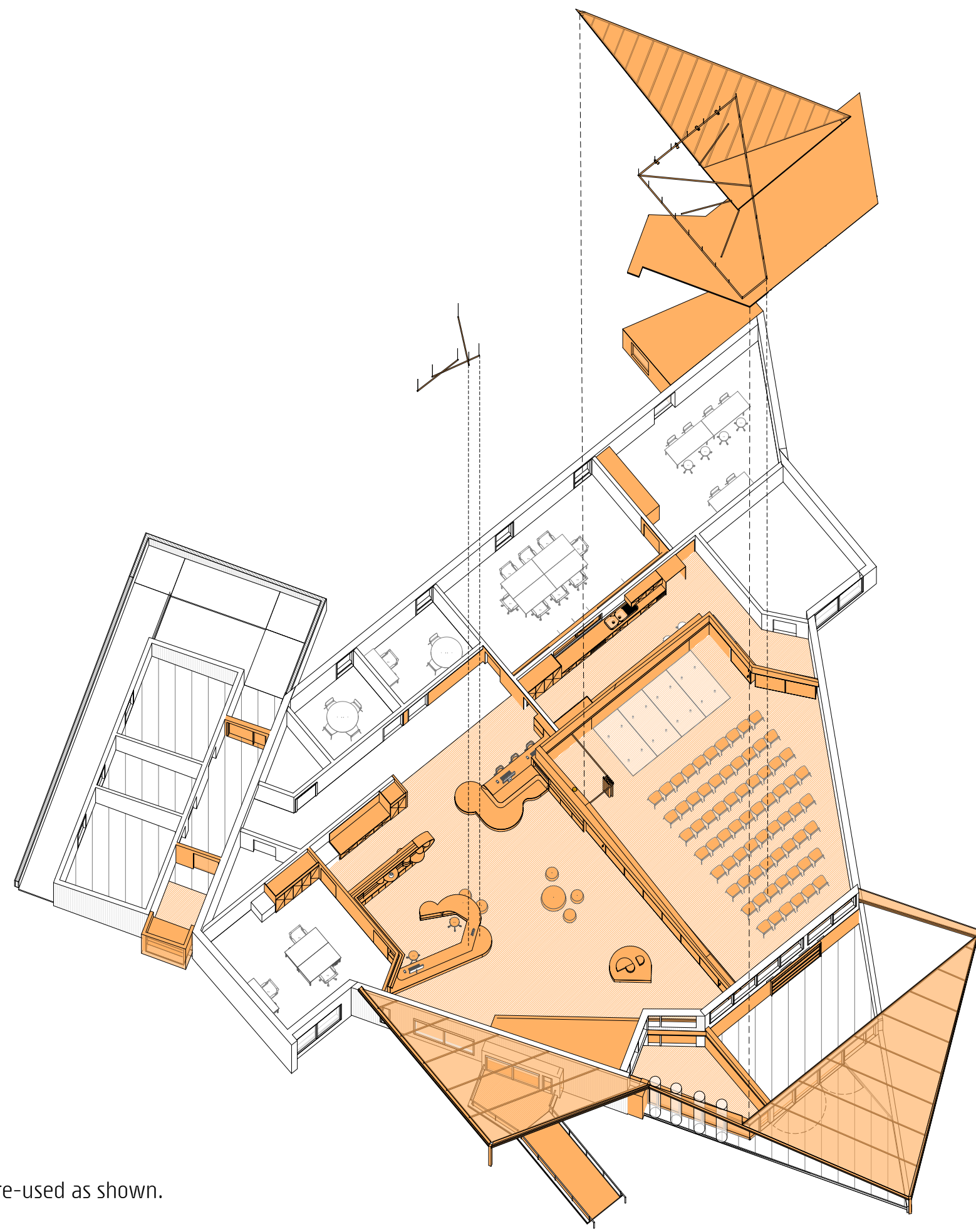




ELECTRICAL KEY

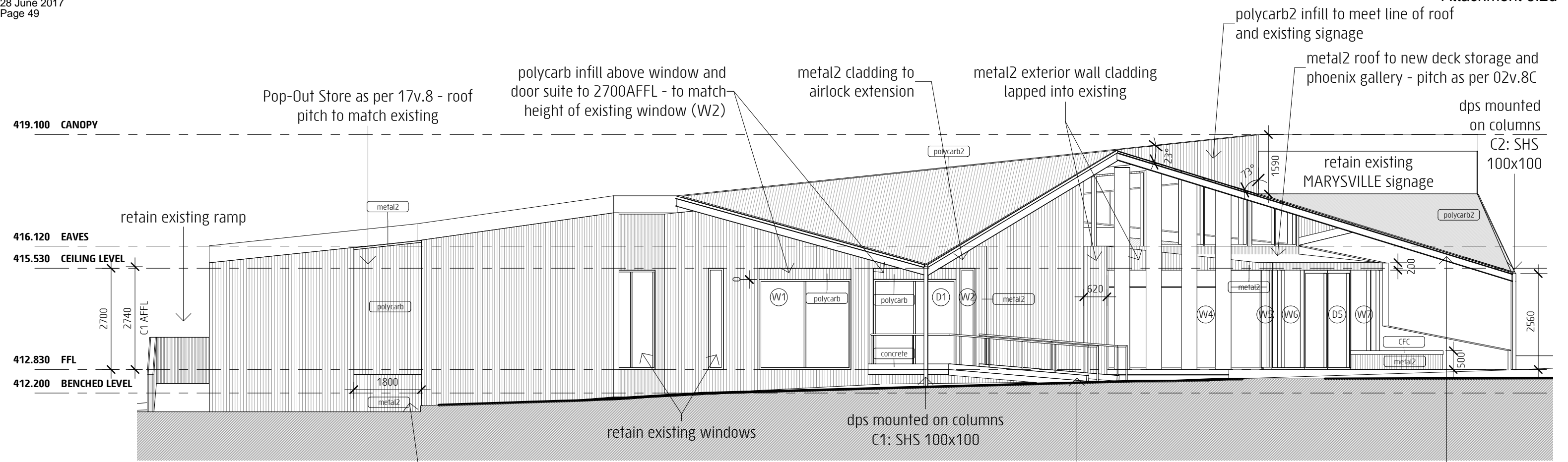
- ⊕ Suspended CFL Pendant  
*suspended round pendant, black with white interior - SHAPE 1, Laser Lighting*
- ⊙ Ceiling Mounted Downlight - New  
*LED ultraslim downlighting, white 300dia - Ultralime XL Round, Laser Lighting*
- Ceiling Mounted Downlight - Existing
- Suspended LED batten - Existing
- INT Internal LED surface batten  
*LED surface batten warm white - LPHSQ, Laser Lighting*
- INT 2 Internal LED suspended batten  
*LED suspended batten neutrail white - YODA Pendant, Laser Lighting*
- TRACK Internal Track Lighting  
*Track lighting - 2 lengths, as shown: 1200mm and 1800mm. 2 x ZAB 0.1 on 1200mm length, 3 x ZAB 0.1 on 1800mm length. White 3000K*
- EXT External LED surface batten  
*LED surface batten warm white - Trevi 1.1, Laser Lighting - 3 lengths, 600mm 1200mm 1800mm*
- EXIT Exit Sign  
*1 x 10w maintained illuminated exit sign with running man pictogram - Pierlite Director DIR10MPDS*
- ⊕ Emergency Light  
*1 x 18w surface mounted maintained emergency fluorescent light - Pierlite Nipper PND118NM*
- ⚡ Multiple Switch Plate  
*Number Indicates Switches Clipsal 2000 series horizontal switch 2/3 gang 250v 10A*
- ⚡ Double GPO  
*Clipsal 2000 series horizontal power outlet double 250v 10A*
- ⓧ Telephone/Data Cable Outlet  
*Clipsal 30 series twin aperture plate with RJ12 and RJ45 outlets*
- ▢ Patch Panel + Dimmer + Control  
*lightmoves theatre lighting controls wall mounted*
- ⊗ Motion Sensor  
*Clipsal 753R motion sensor 10A 3 Wire flush mount*
- ⊙ SD Smoke Detector  
*smoke detectors connected to automatic smoke detection and alarm system in accordance to AS1670.1*

General Notes:  
 Retain existing lights where shown.  
 Connect power and lighting to existing switchboard.  
 Connect to existing services onsite.  
 Retain existing lighting unless shown marked to be removed.  
 Existing lighting to be replaced with LED where required.

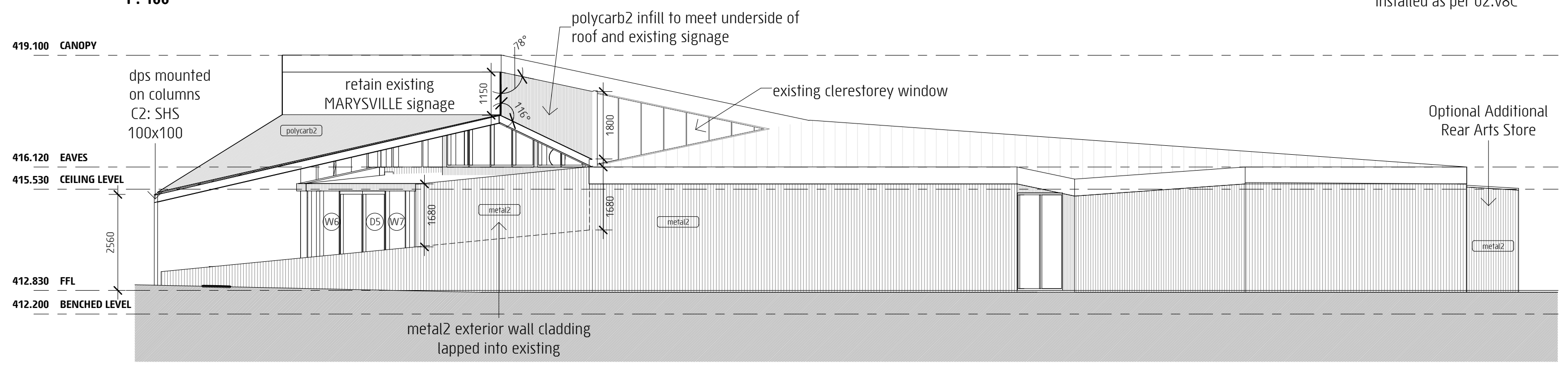


General Notes:  
New works shown shaded.  
Existing Deck to be retained.  
Existing Carpet to be protected and re-used as shown.  
Connect to existing services onsite.  
Existing stormwater and services to be protected during construction

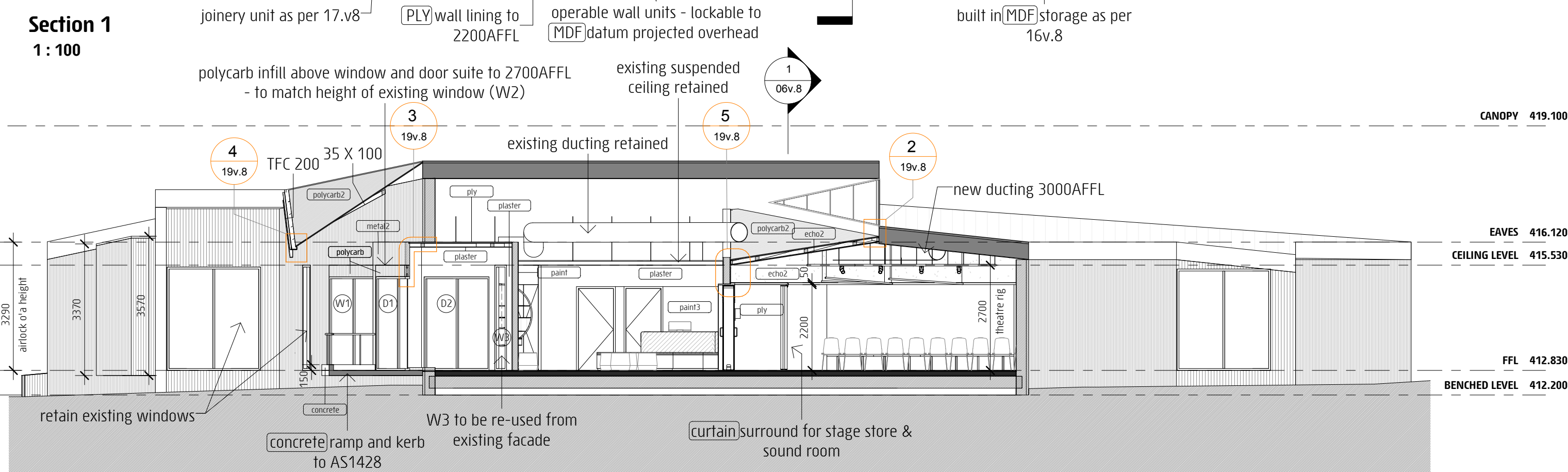
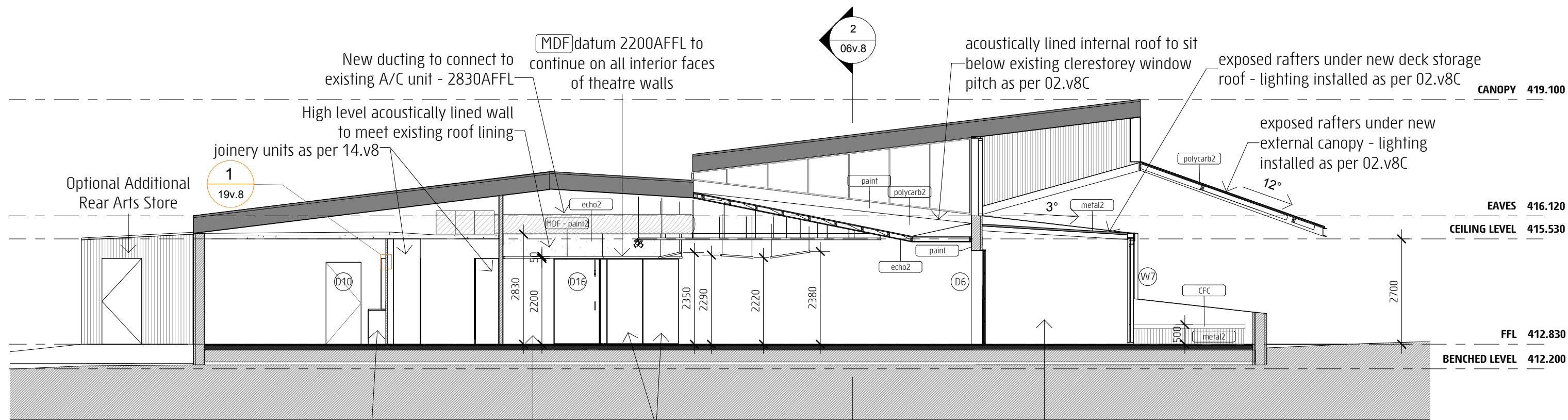




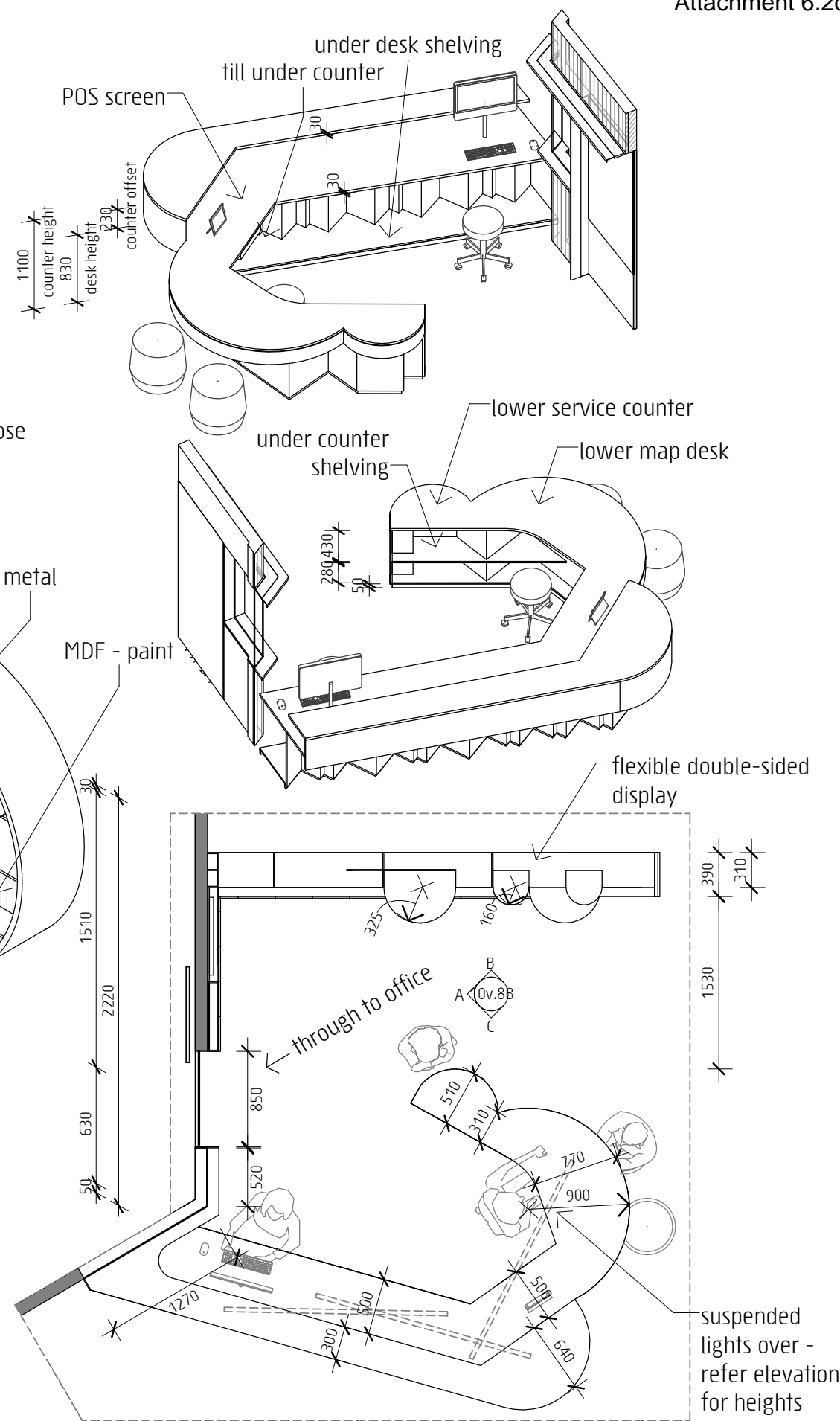
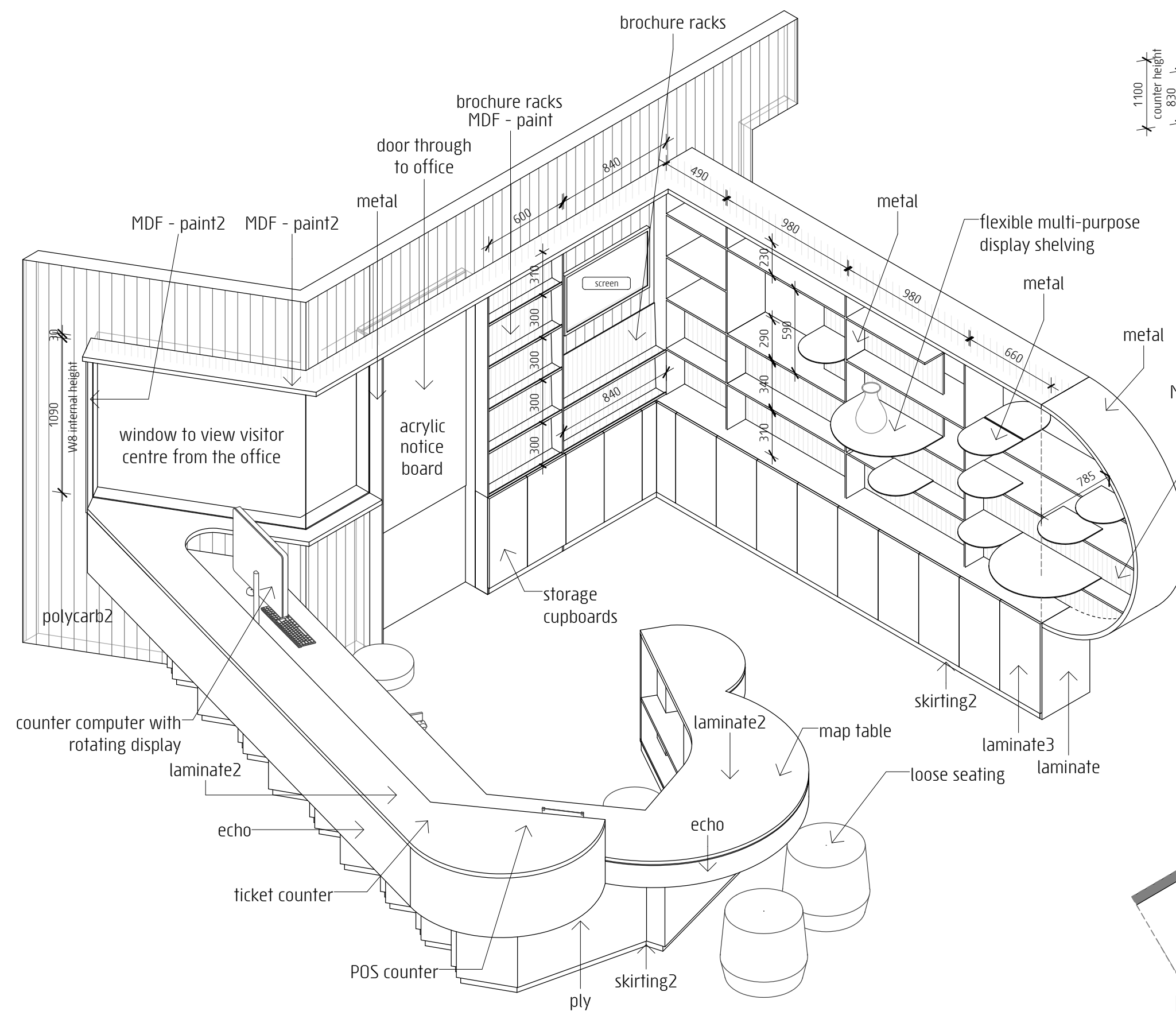
**North West Elevation**  
1 : 100



**South West Elevation**  
1 : 100

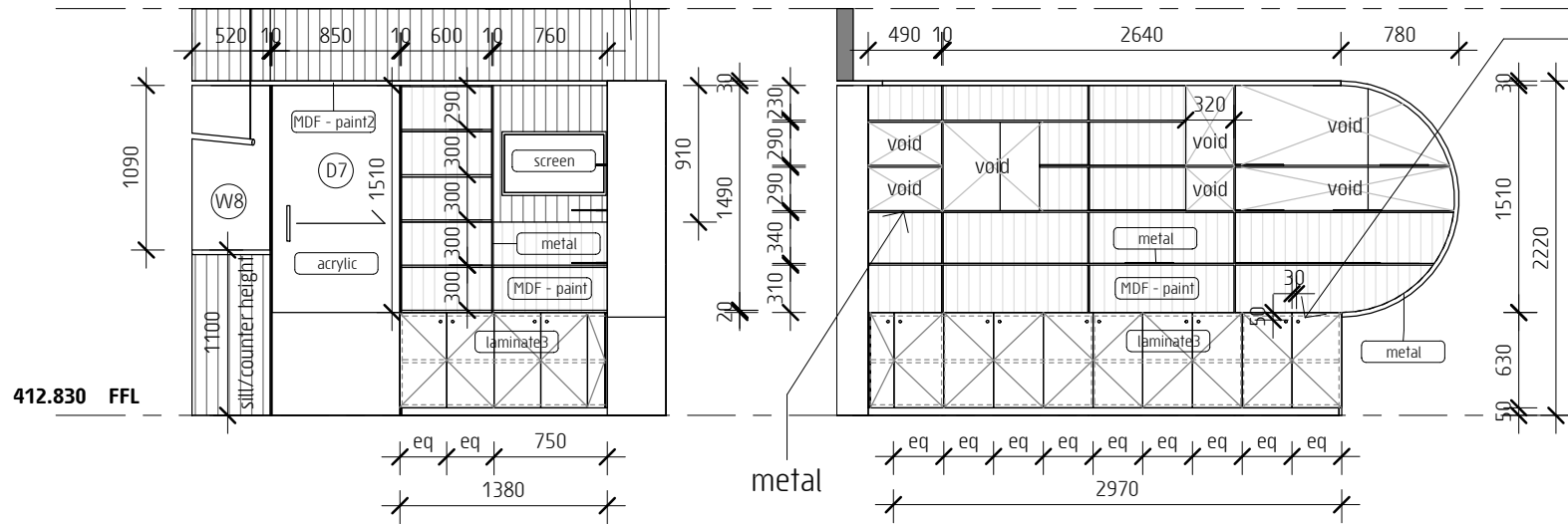






**DETAIL PLAN - Kiosk & Display**  
1 : 50

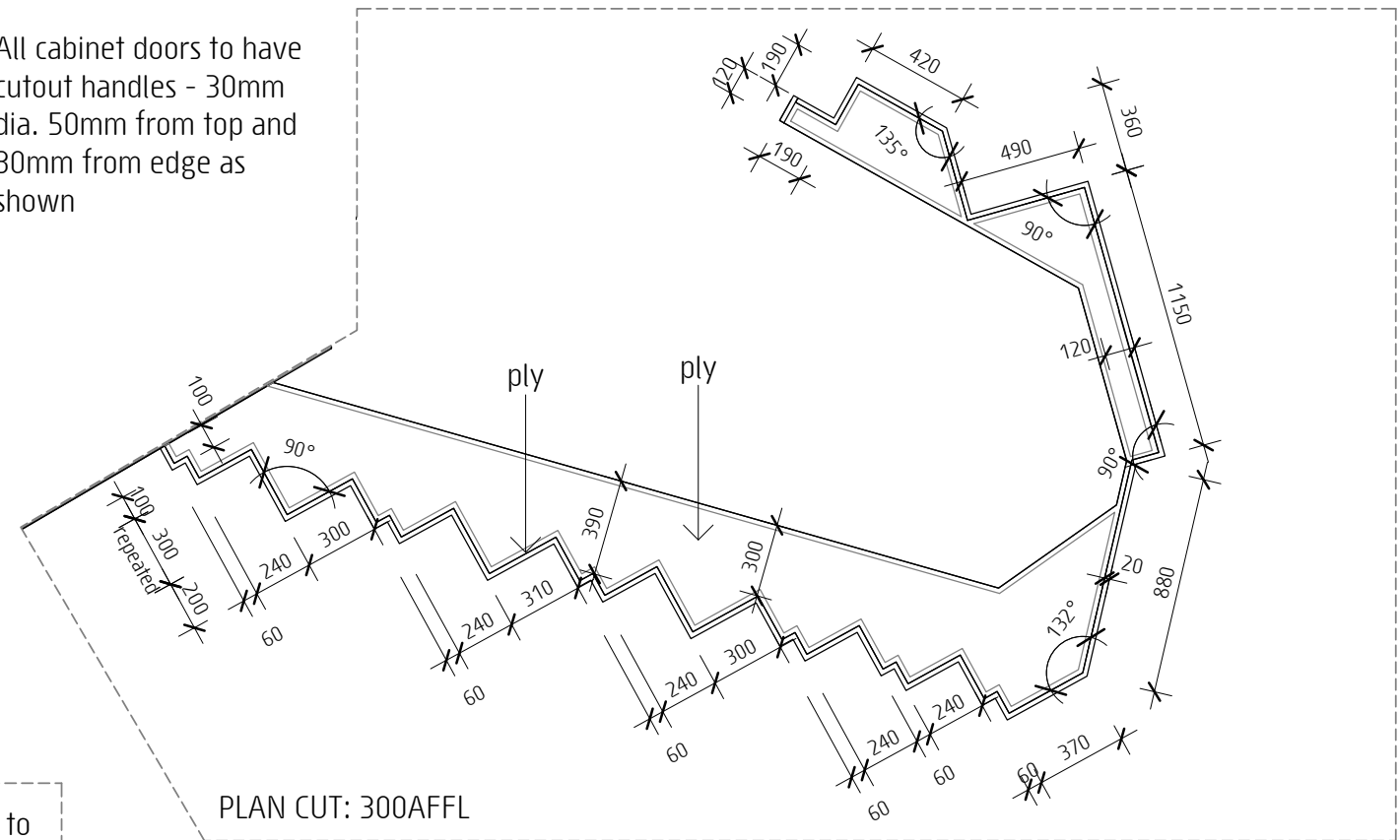
415.530 CEILING LEVEL



**ELEVATION - Kiosk Shelving A**  
1 : 50

**ELEVATION - Kiosk Shelving B**  
1 : 50

All cabinet doors to have cutout handles - 30mm dia. 50mm from top and 30mm from edge as shown

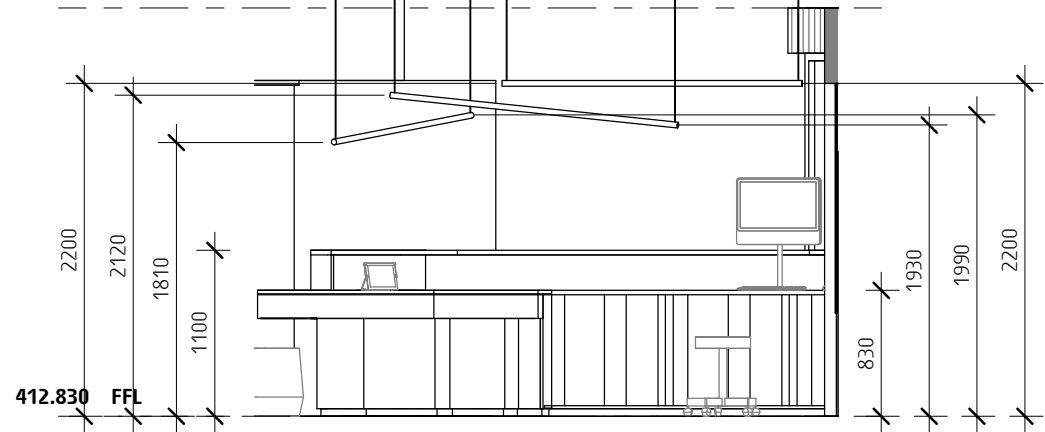


PLAN CUT: 300AFFL

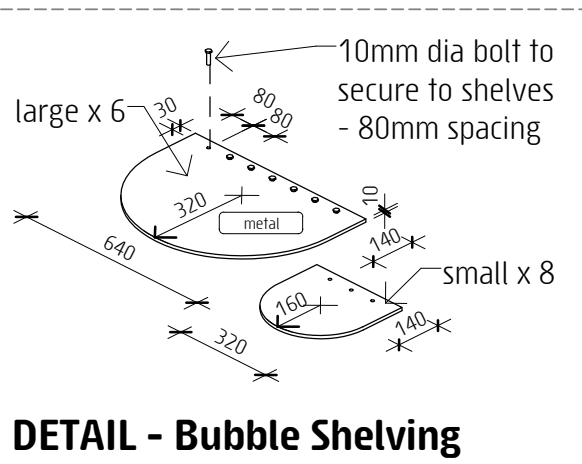
**DETAIL PLAN - Kiosk Counter A**  
1 : 30

416.120 EAVES

415.530 CEILING LEVEL

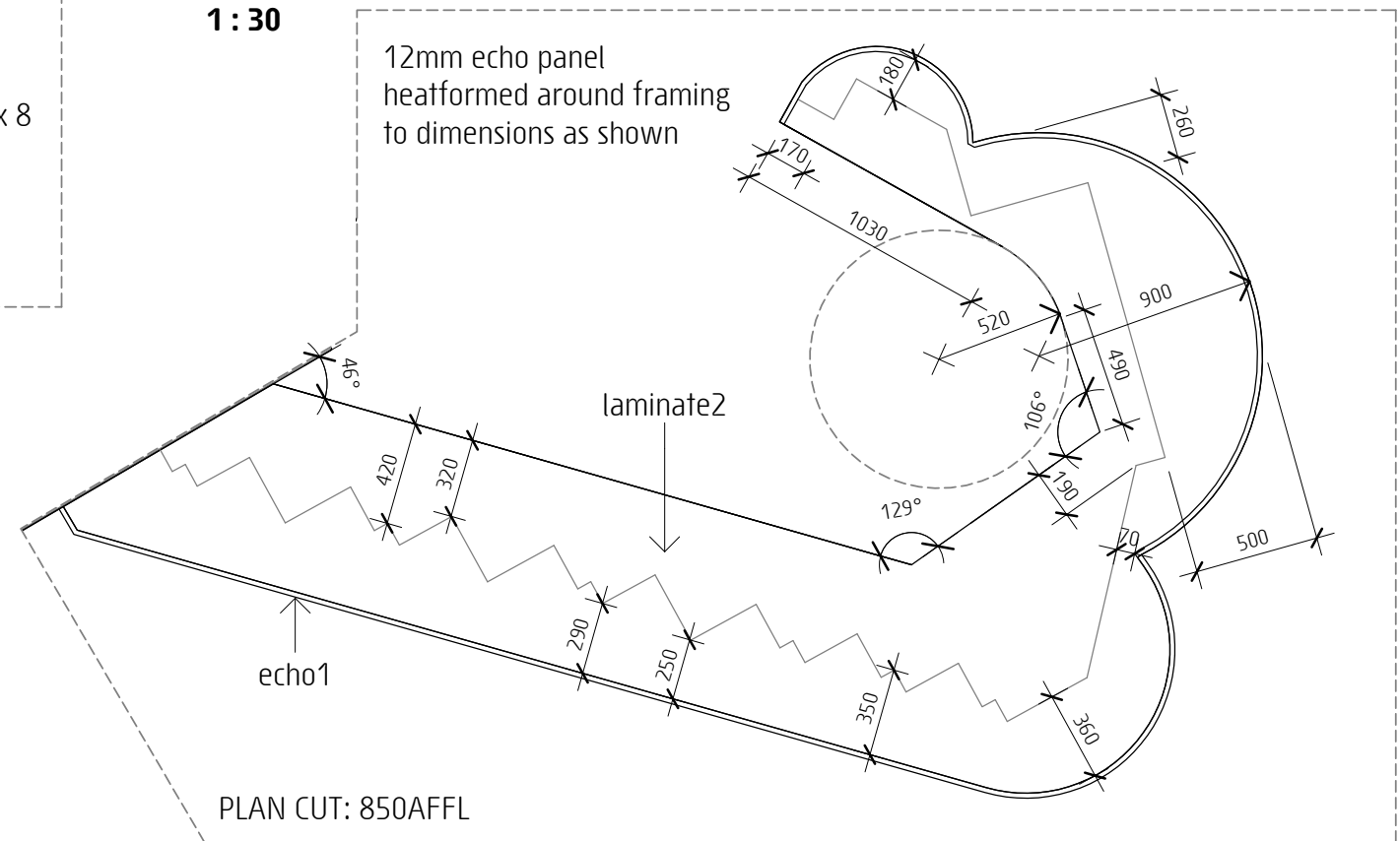


**ELEVATION - Kiosk Lighting C**  
1 : 50



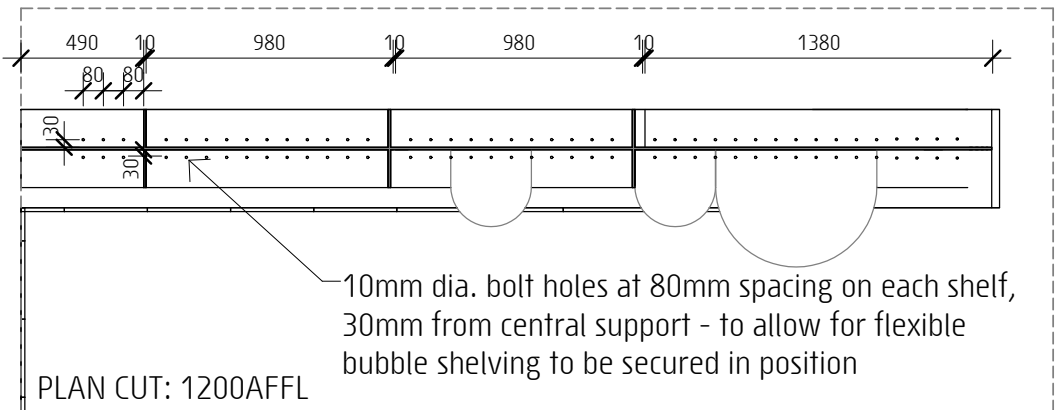
**DETAIL - Bubble Shelving**

12mm echo panel heatformed around framing to dimensions as shown



PLAN CUT: 850AFFL

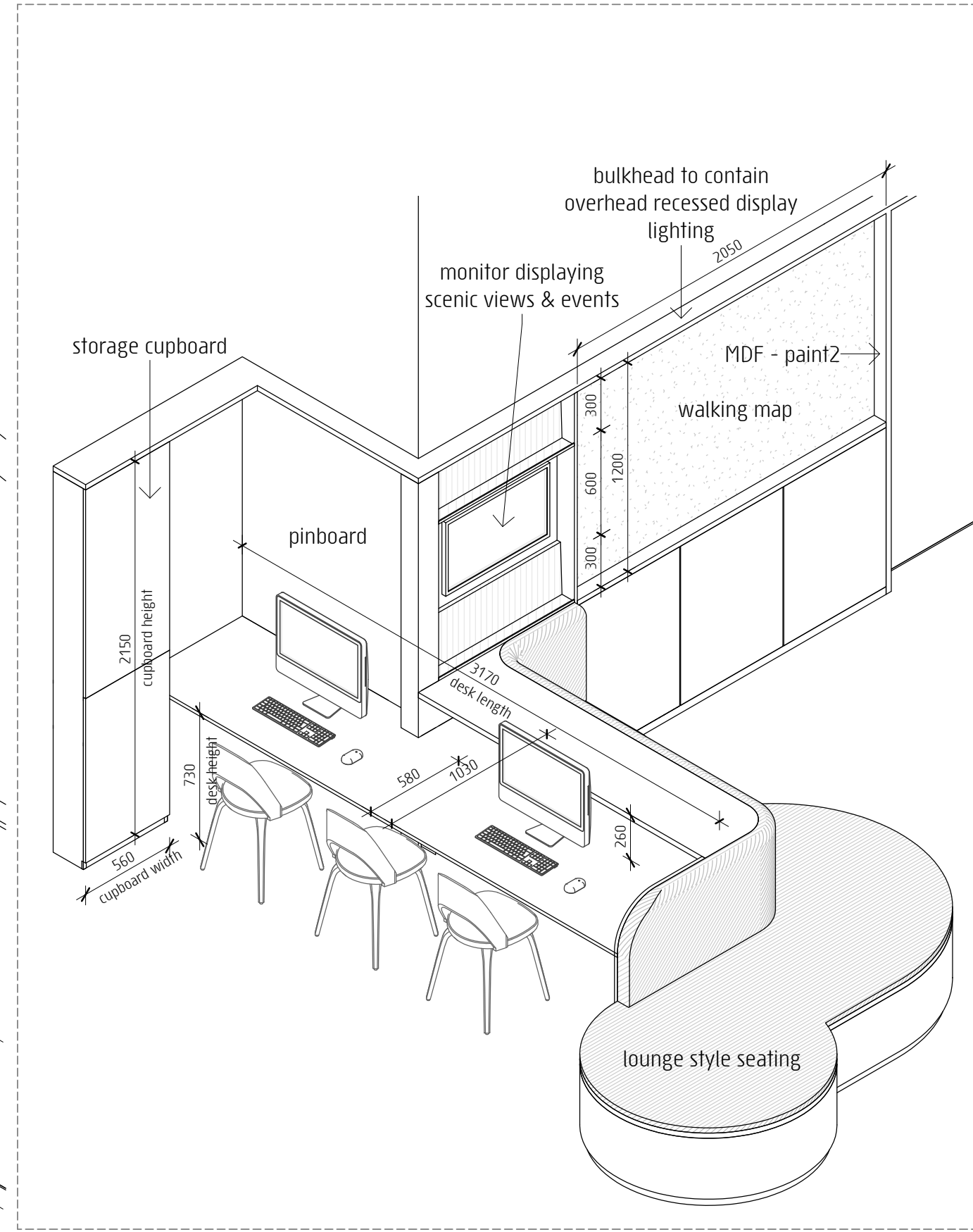
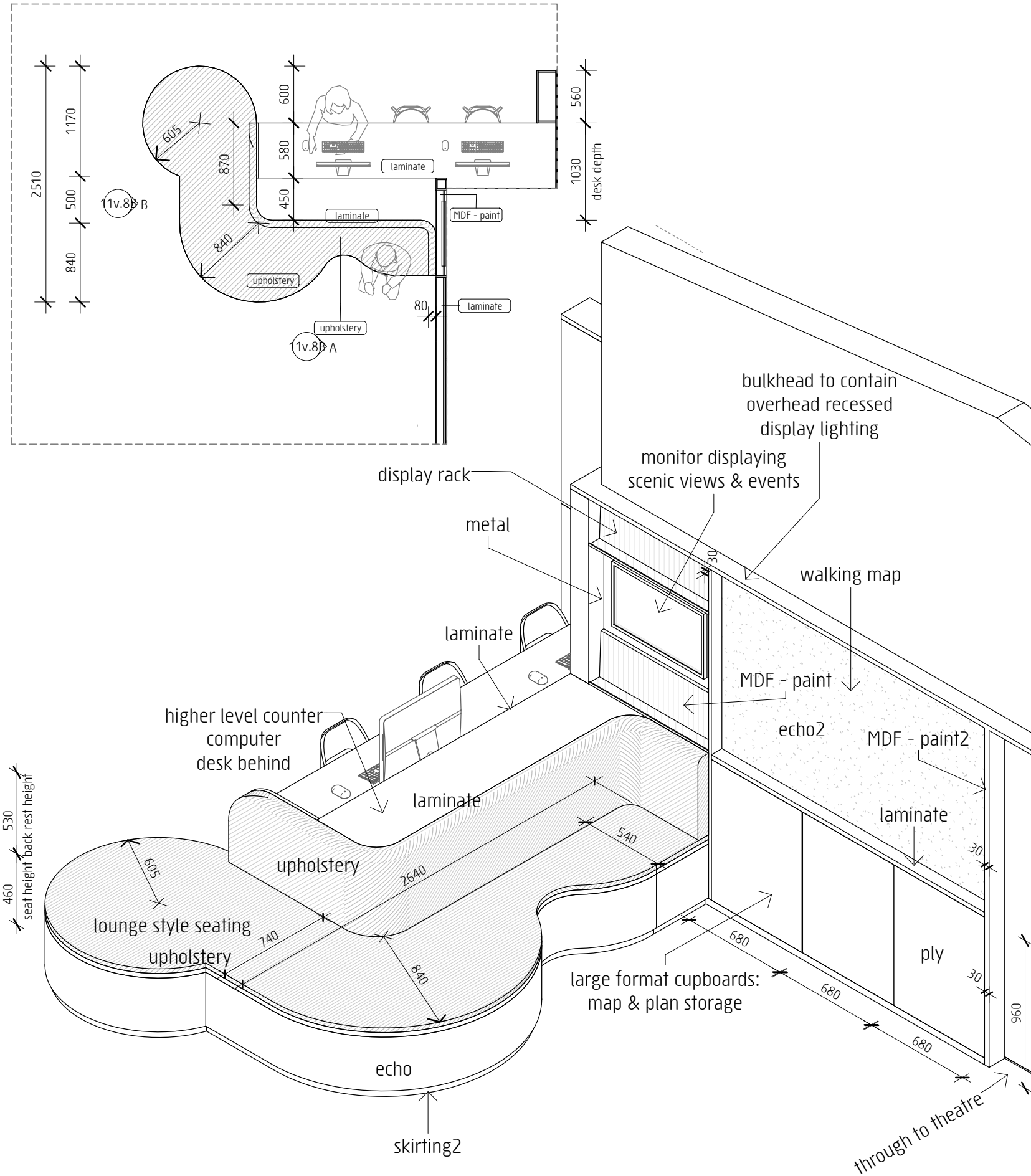
**DETAIL PLAN - Kiosk Counter B**  
1 : 30



**DETAIL PLAN - Kiosk Shelving**  
1 : 30

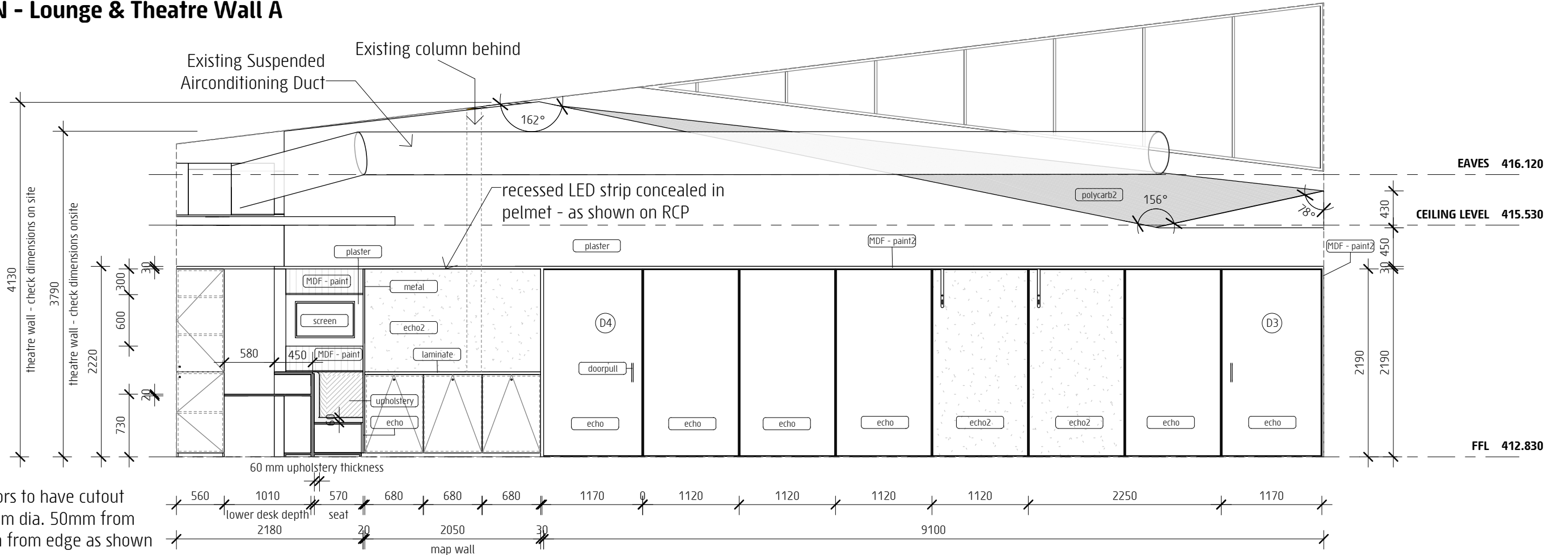
# DETAIL PLAN - Lounge & Computer Alcove

1 : 50

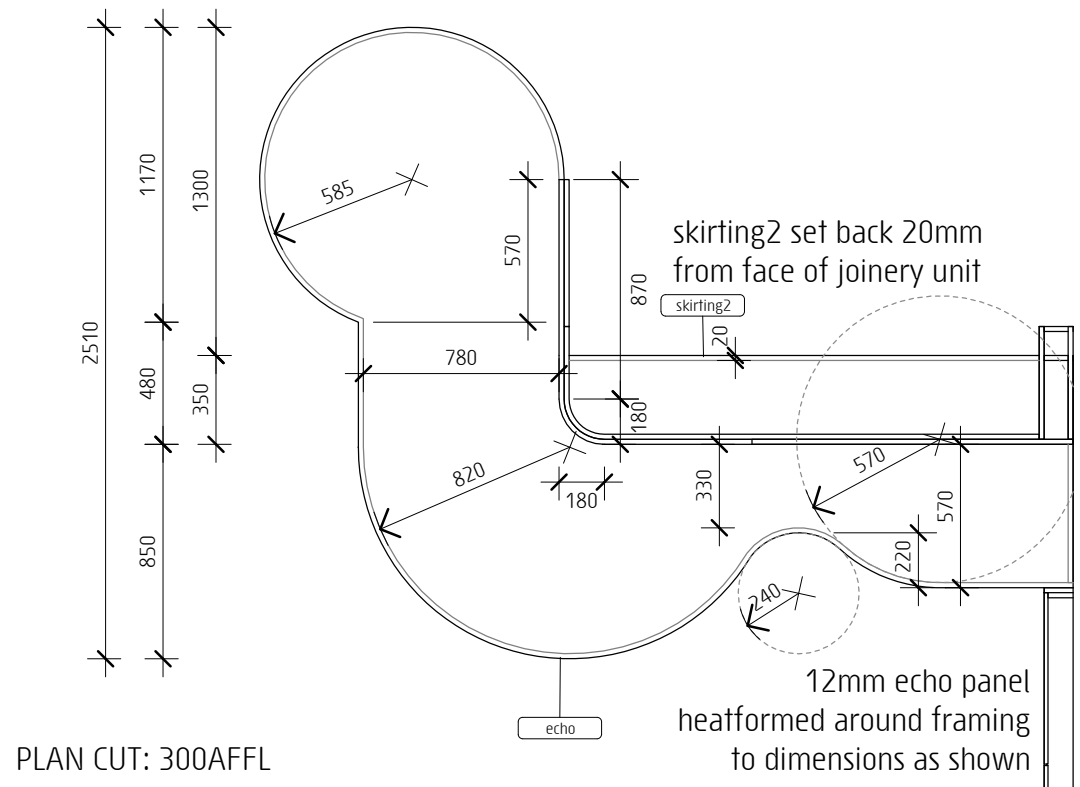


### ELEVATION - Lounge & Theatre Wall A

1 : 50



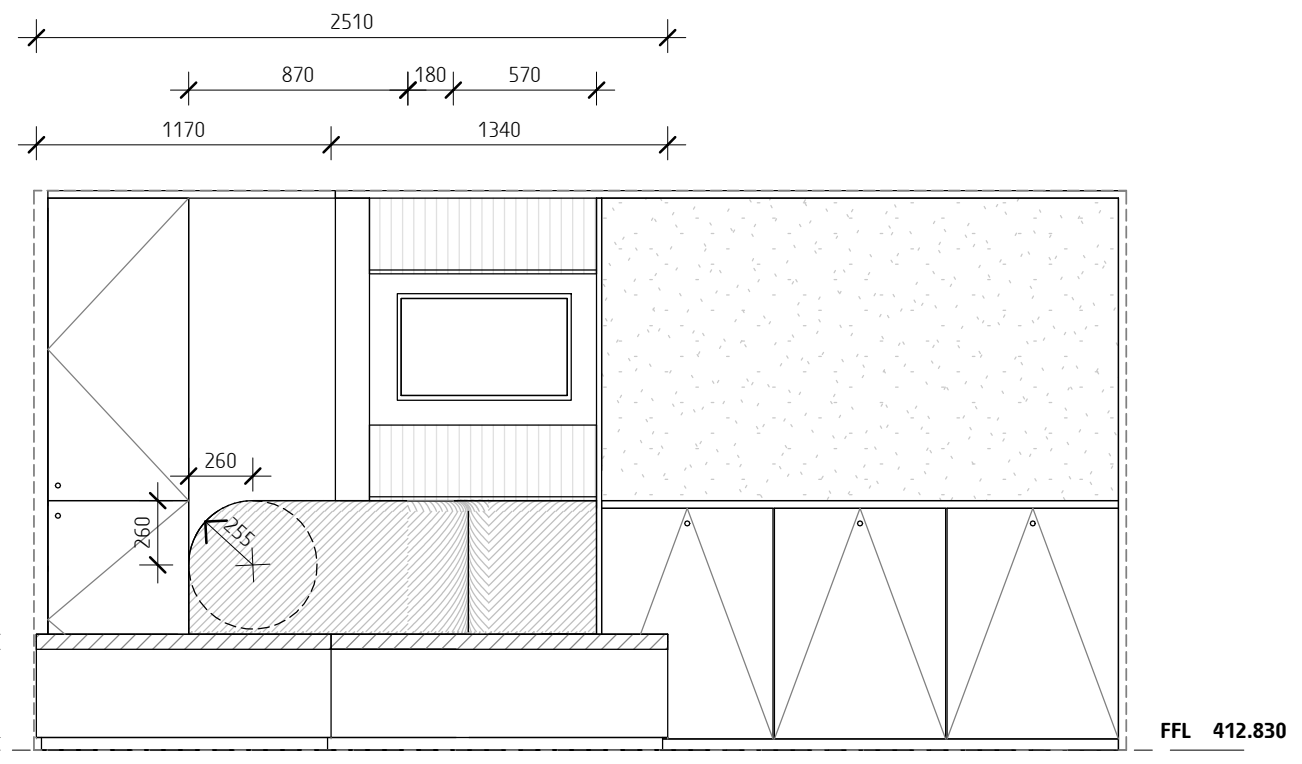
All cabinet doors to have cutout handles - 30mm dia. 50mm from top and 30mm from edge as shown



PLAN CUT: 300AFFL

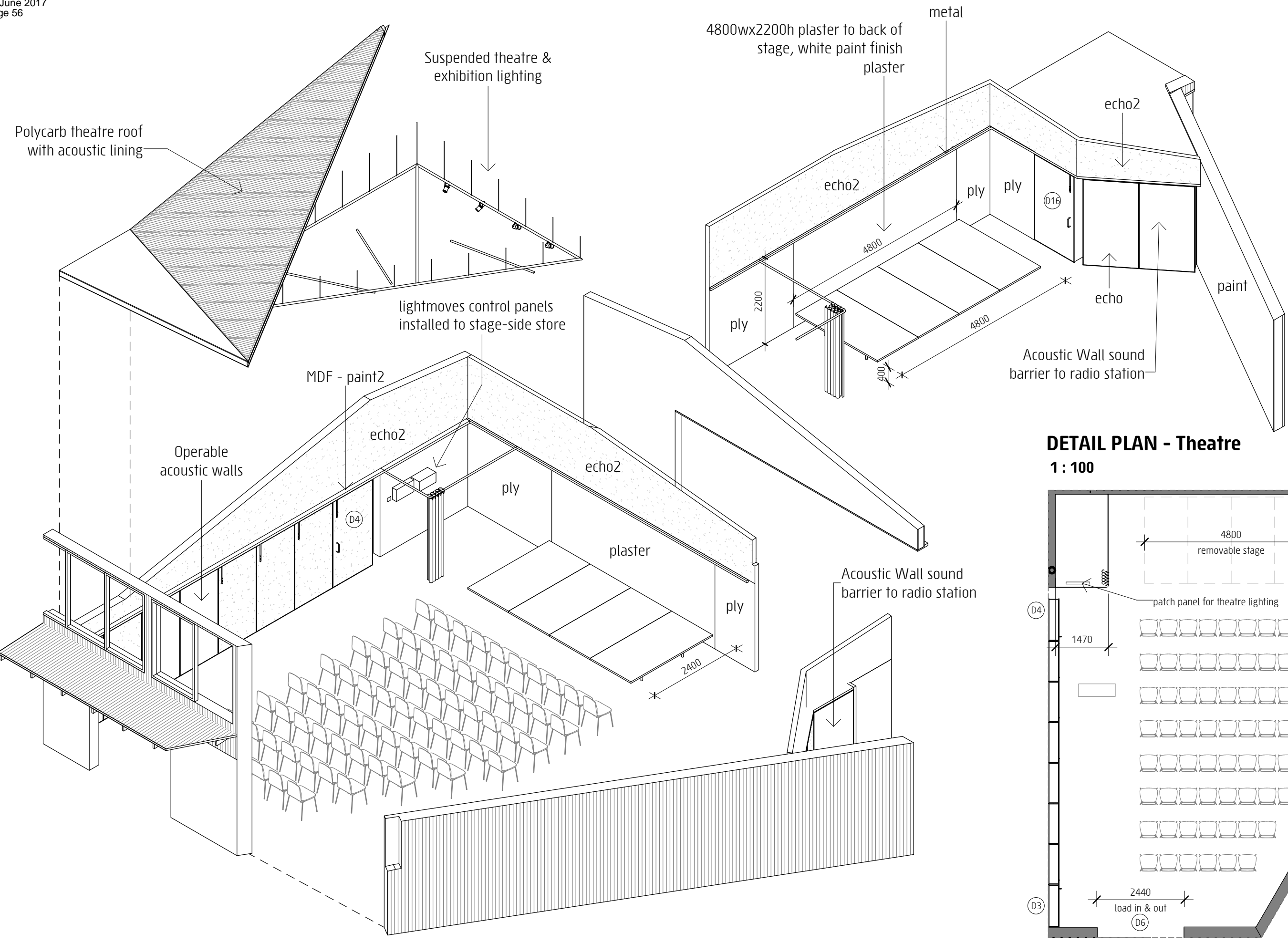
### DETAIL PLAN - Lounge & Computer A

1 : 30

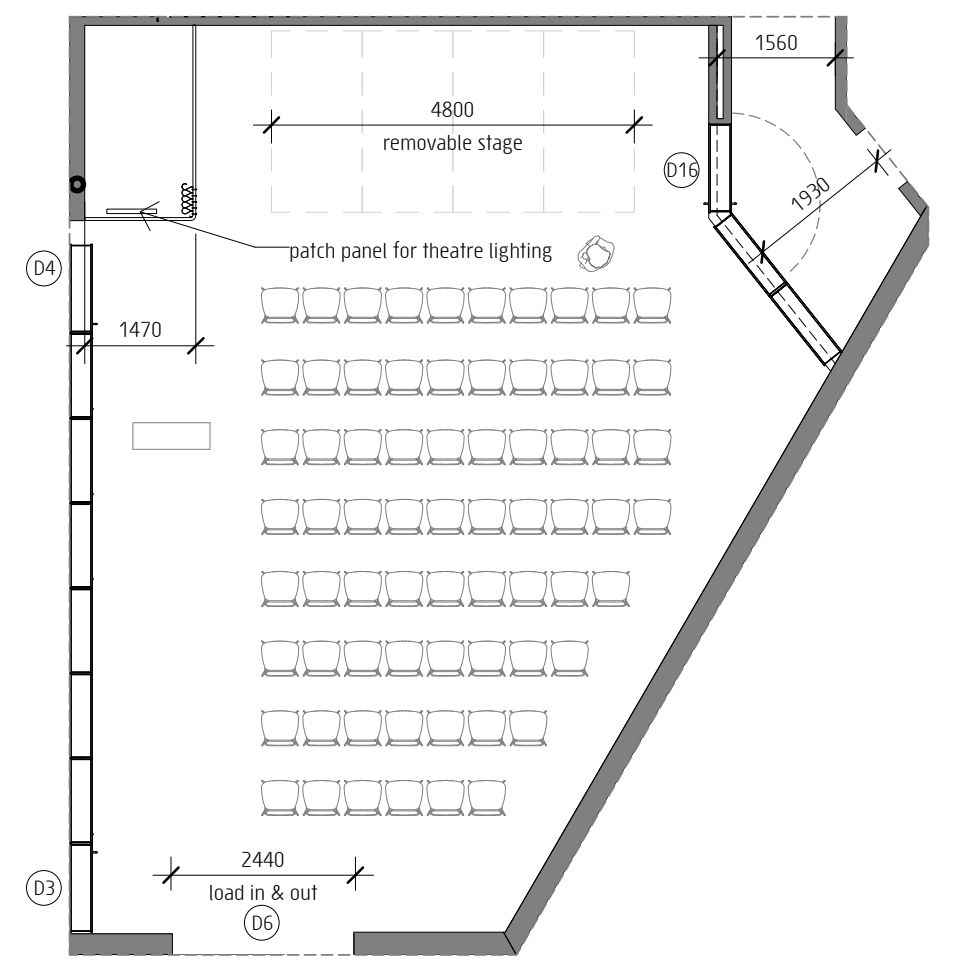


### ELEVATION - Lounge B

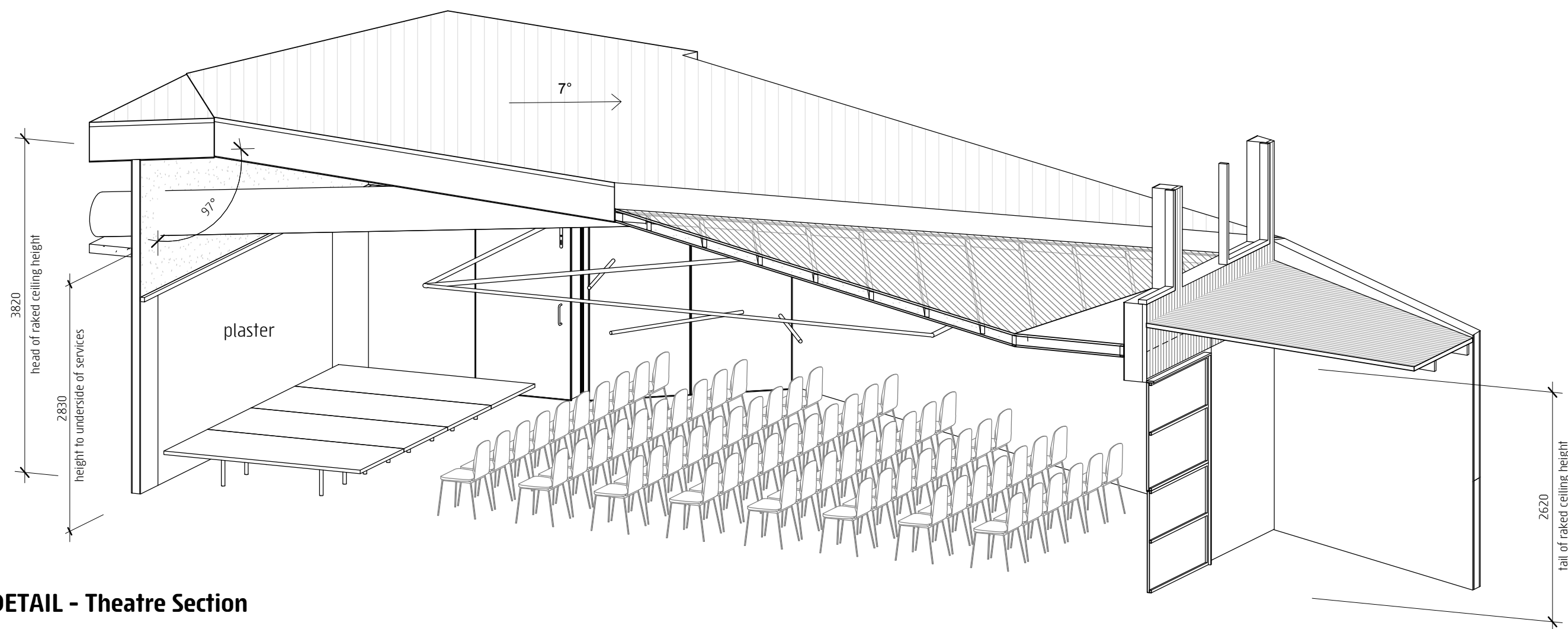
1 : 30



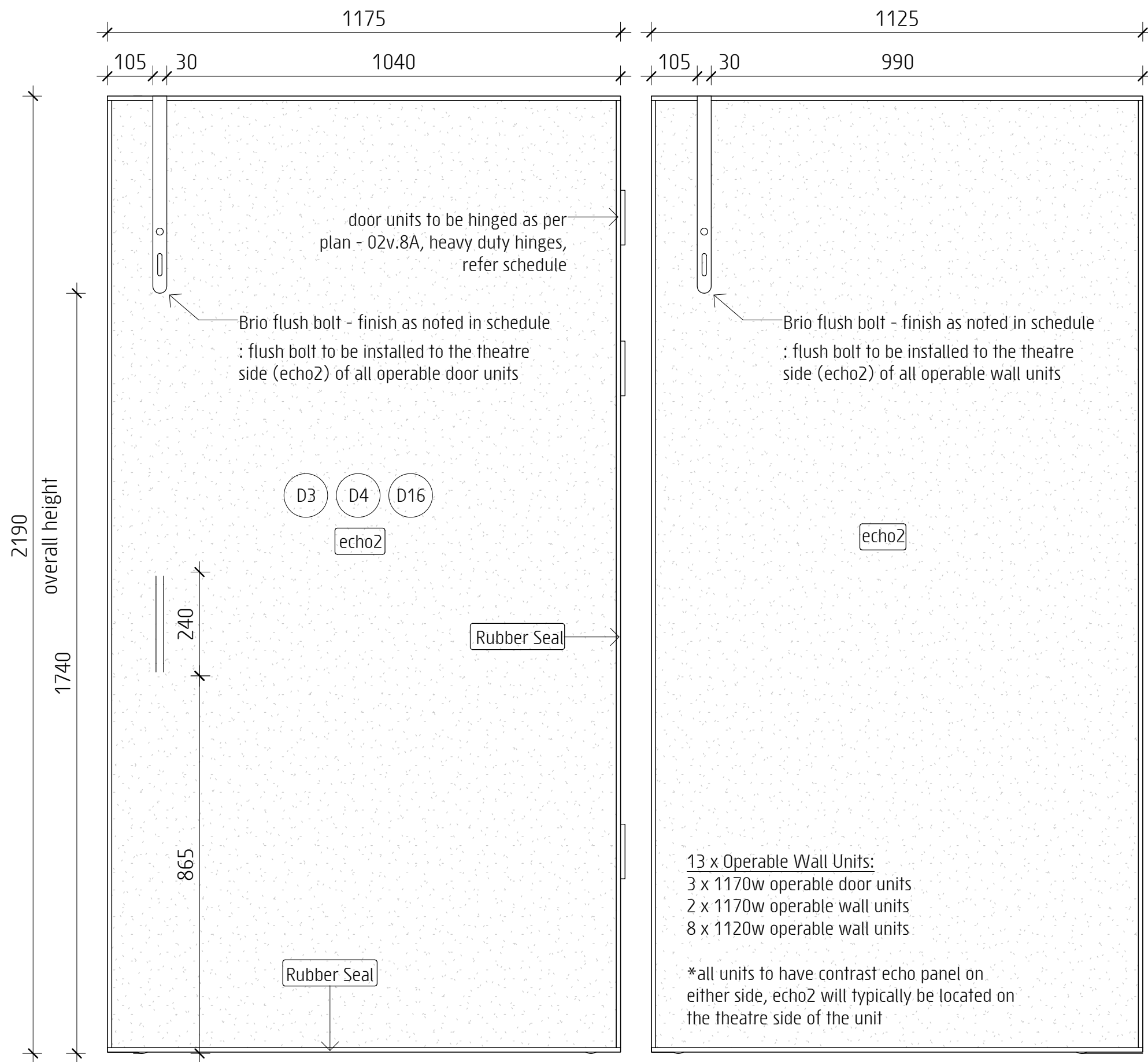
**DETAIL PLAN - Theatre**  
1 : 100







**DETAIL - Theatre Section**

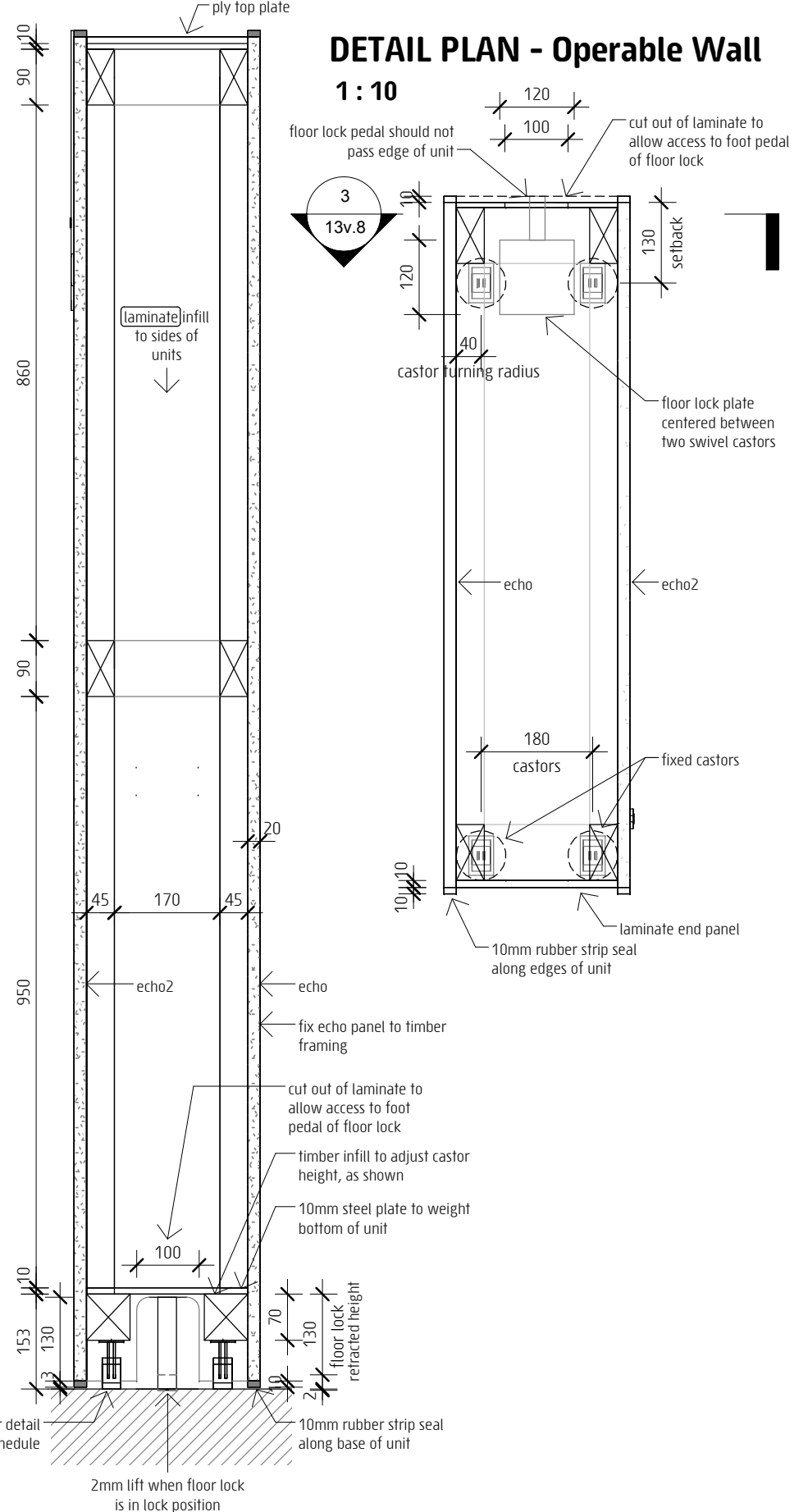


13 x Operable Wall Units:  
3 x 1170w operable door units  
2 x 1170w operable wall units  
8 x 1120w operable wall units

\*all units to have contrast echo panel on either side, echo2 will typically be located on the theatre side of the unit

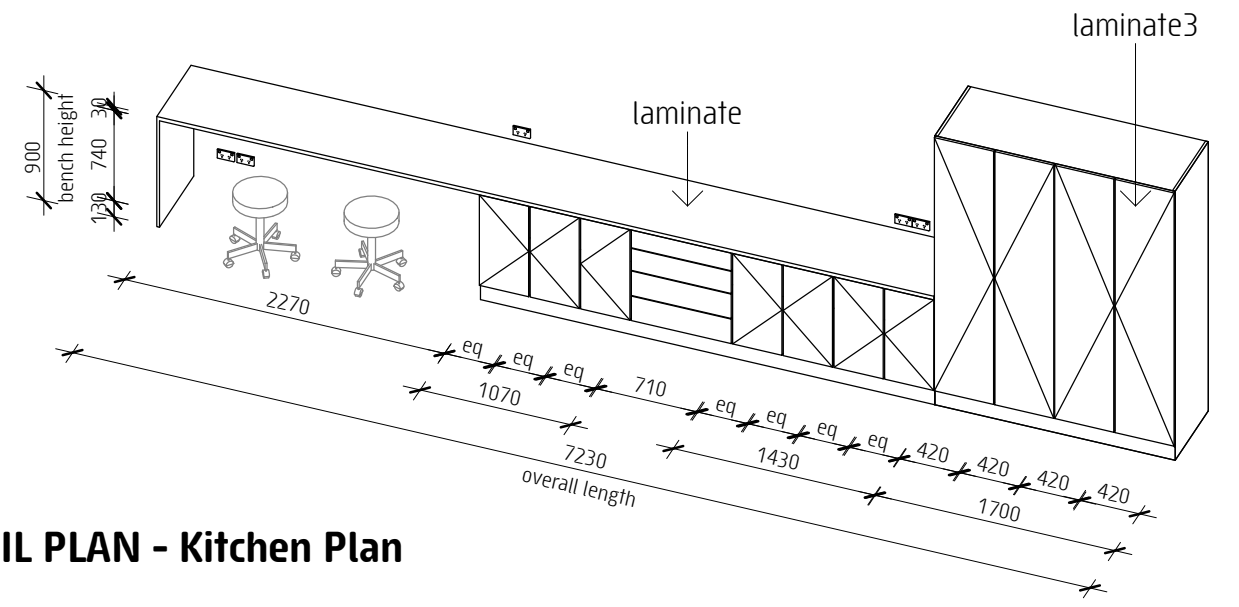
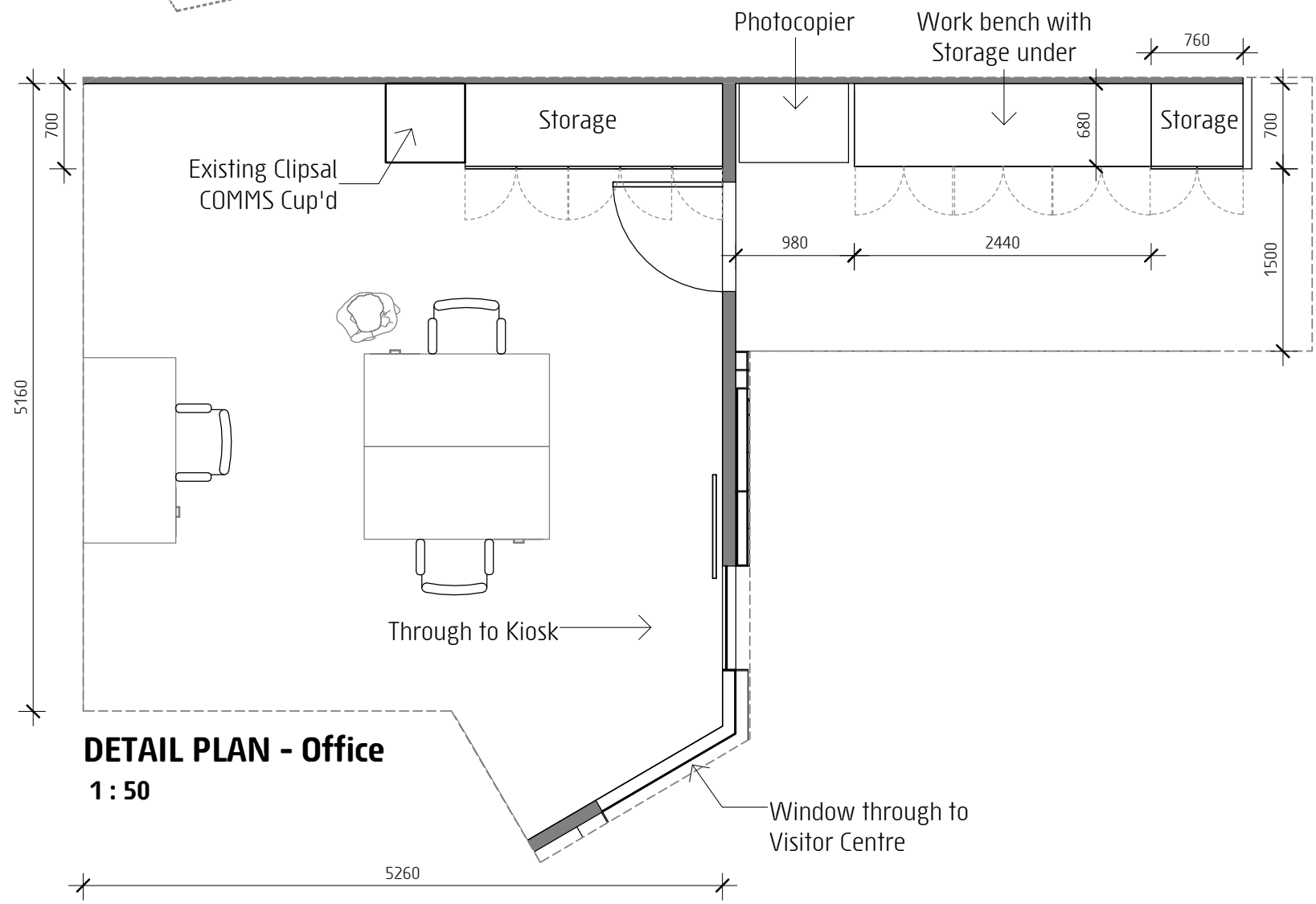
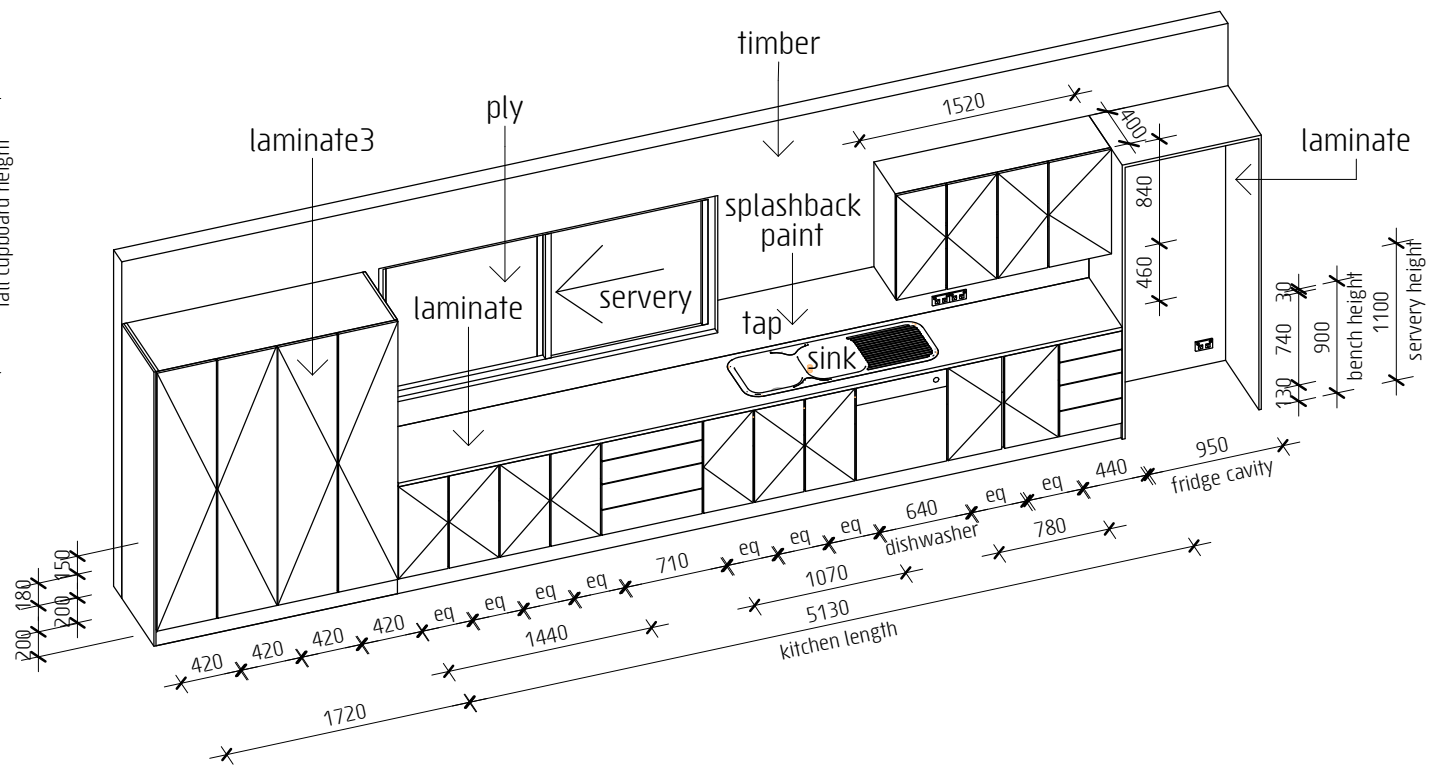
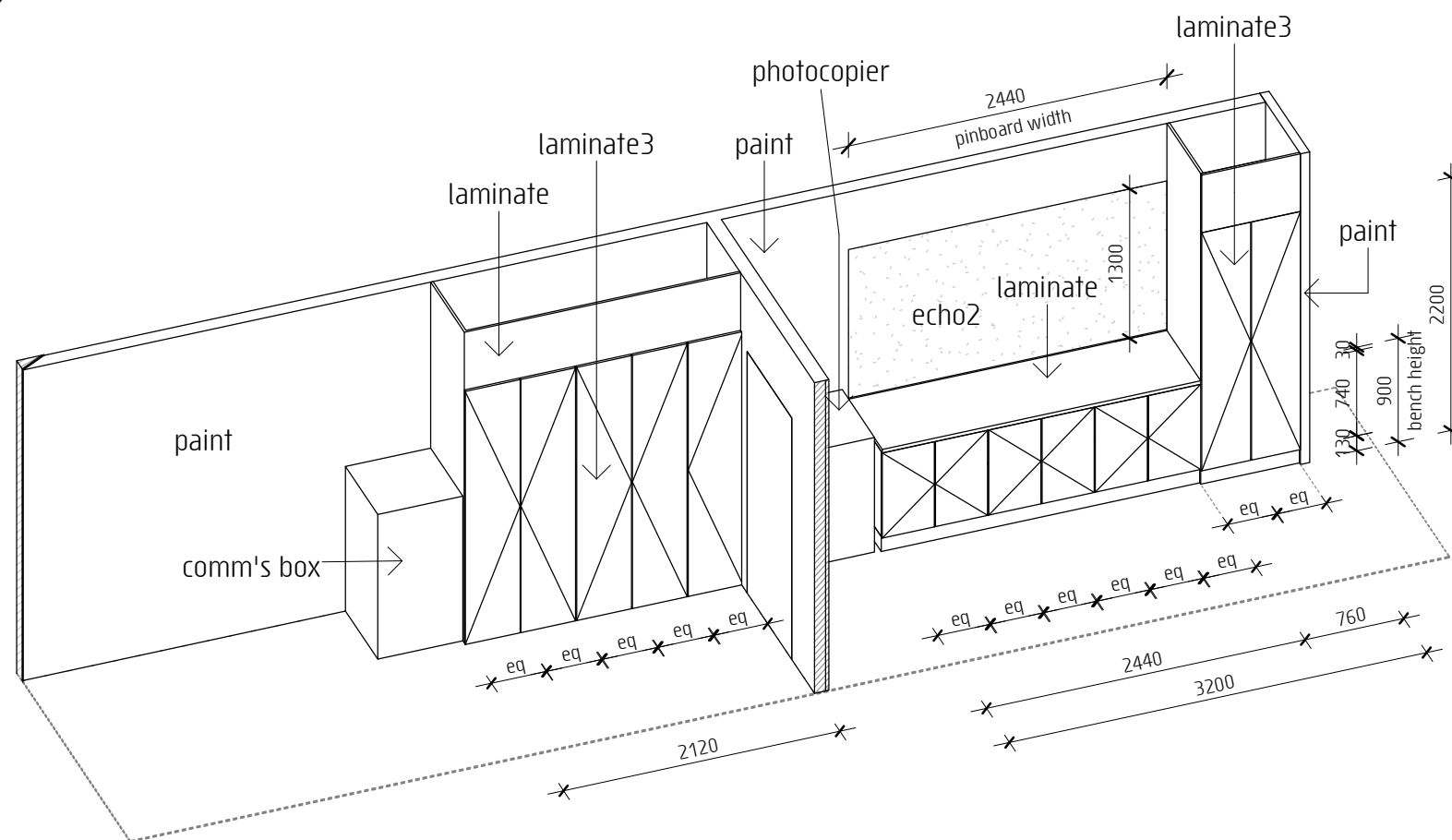
**DETAIL SECTION - Operable Wall**

1 : 10

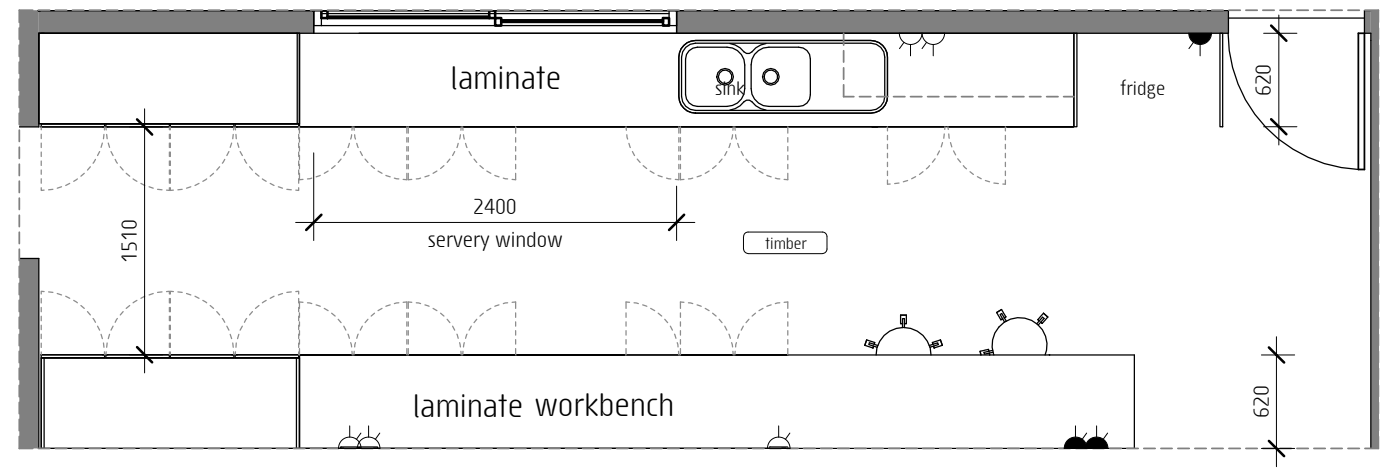


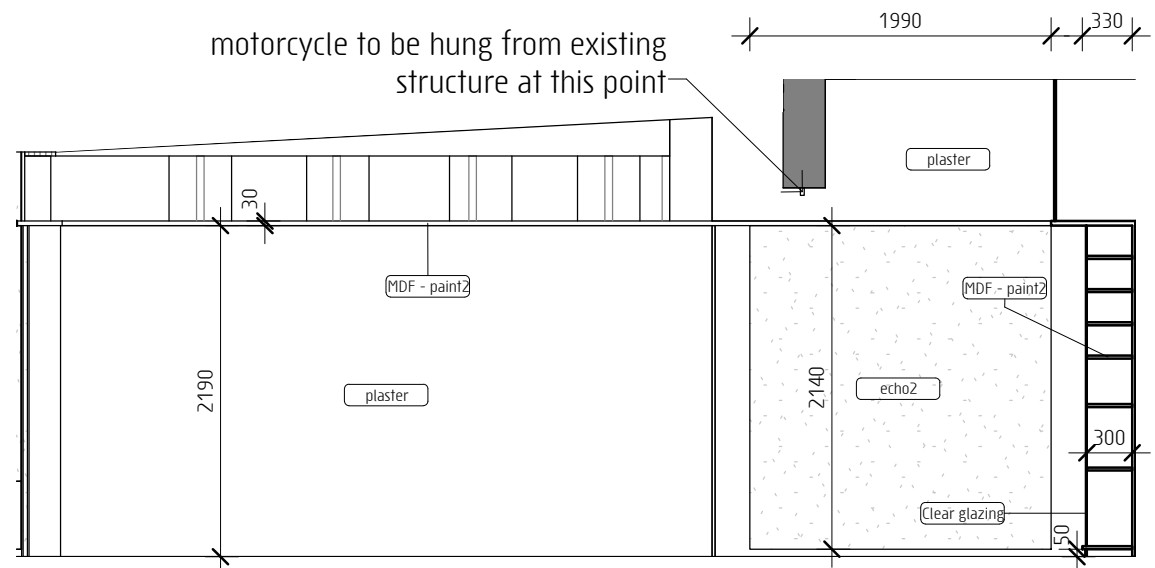
**DETAIL PLAN - Operable Wall**

1 : 10

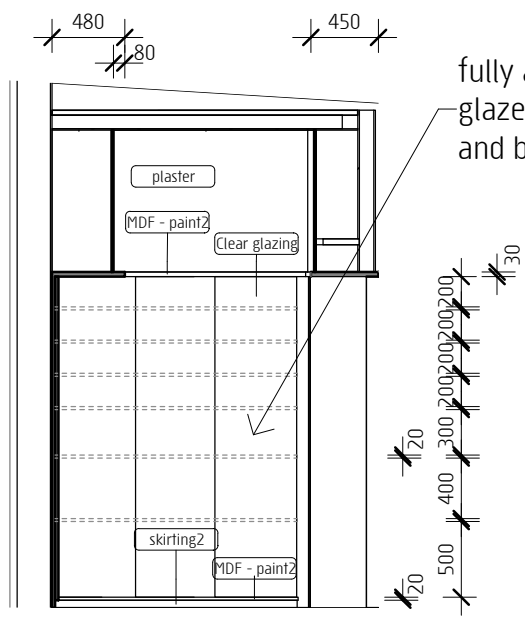


**DETAIL PLAN - Kitchen Plan**  
1 : 50

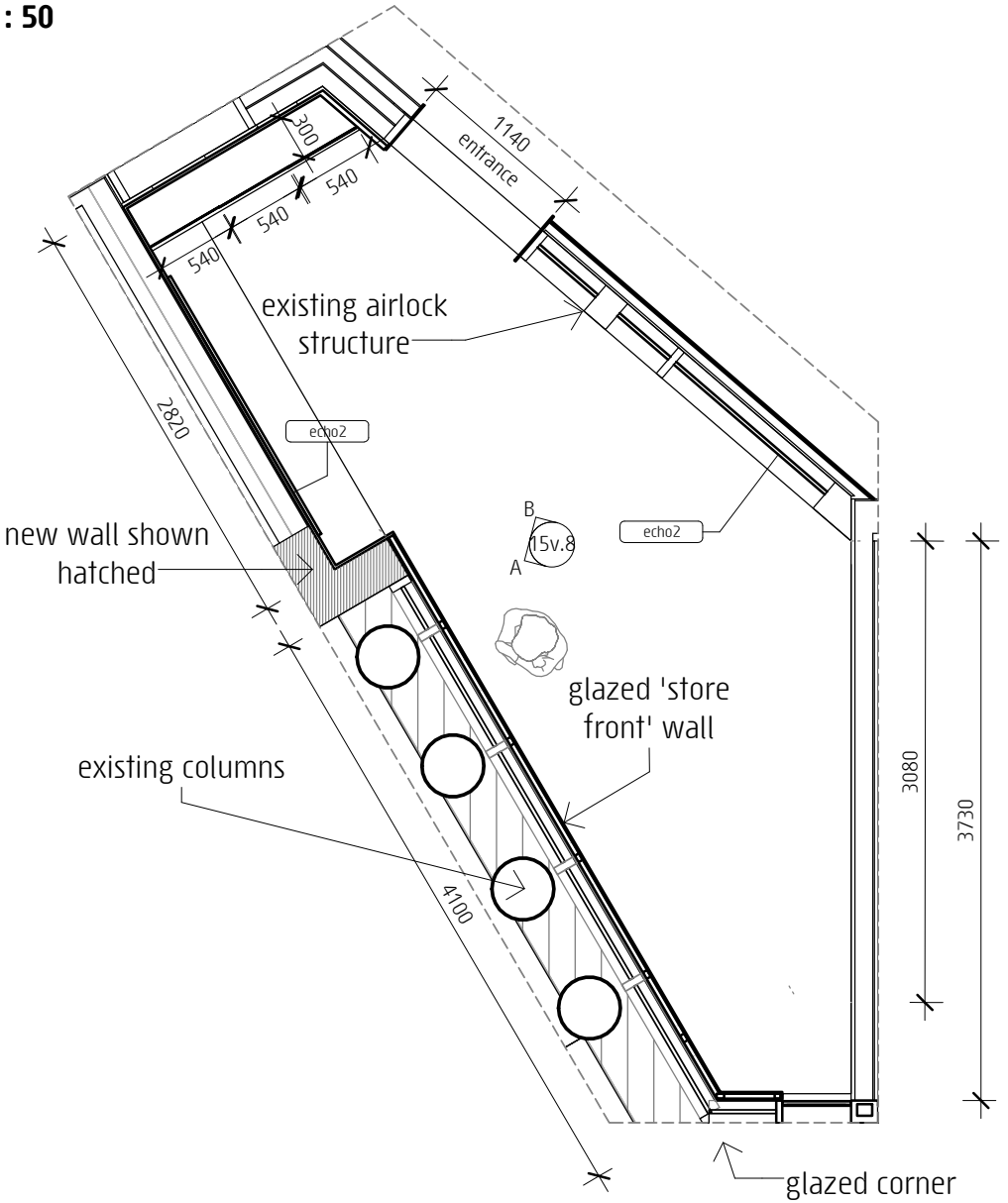
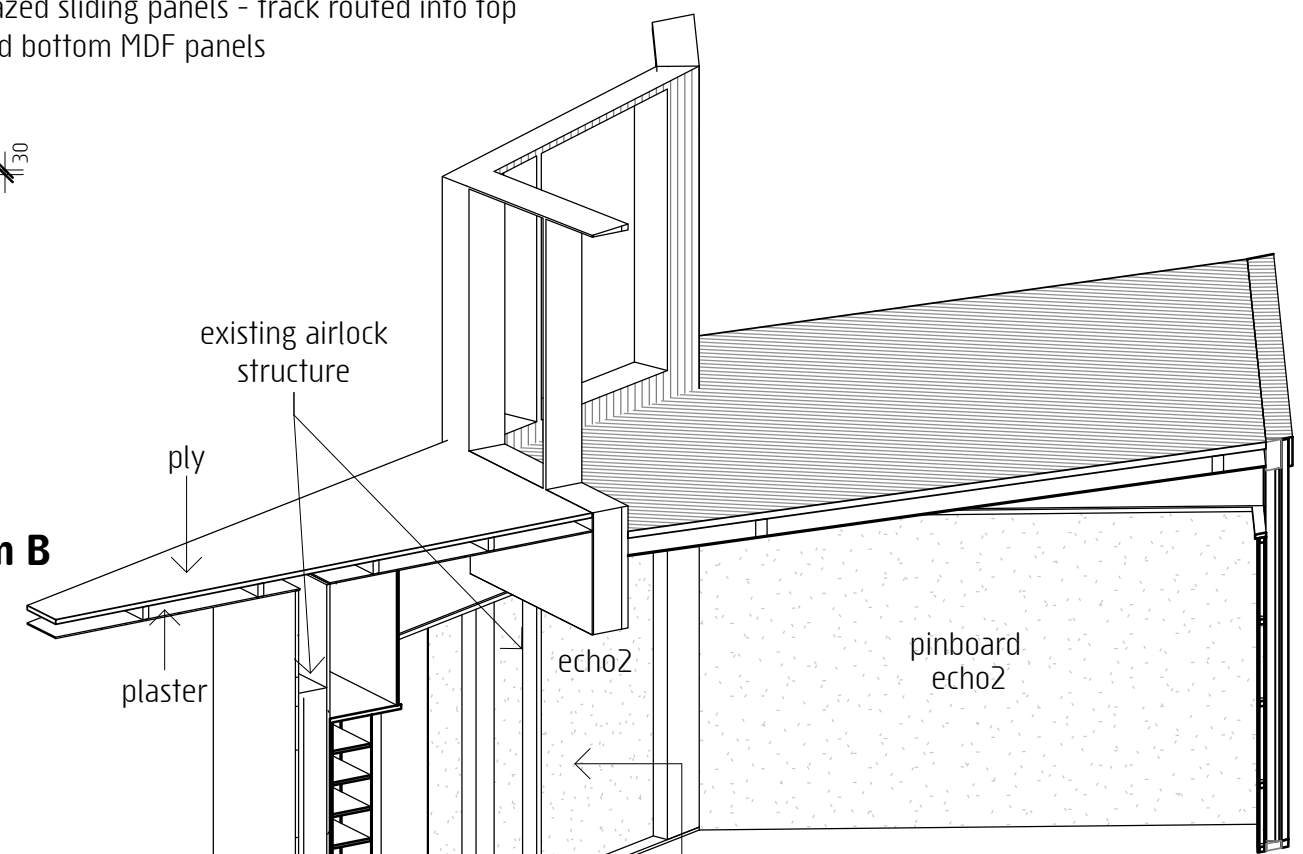




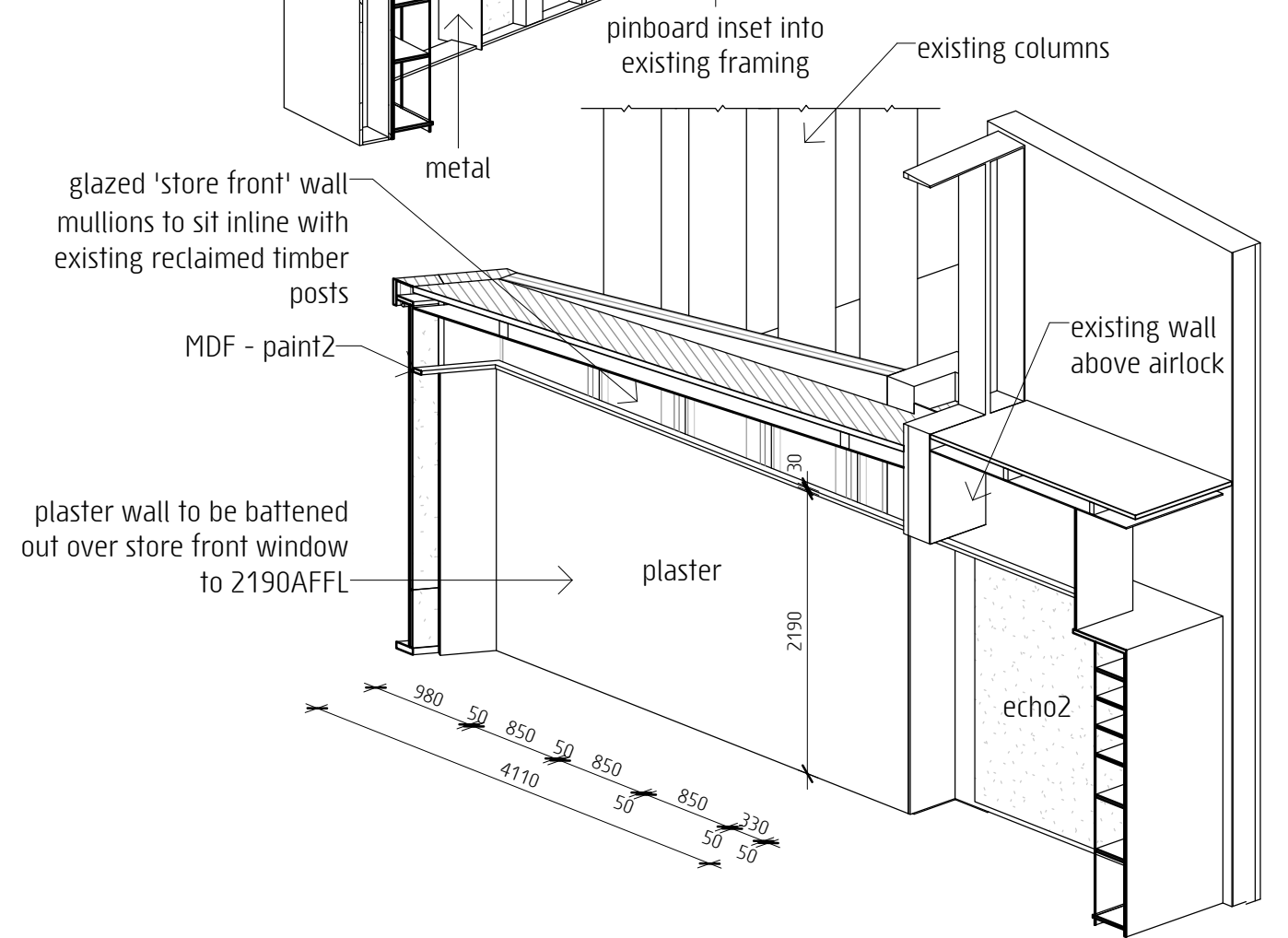
**ELEVATION - Phoenix Museum A**  
1 : 50

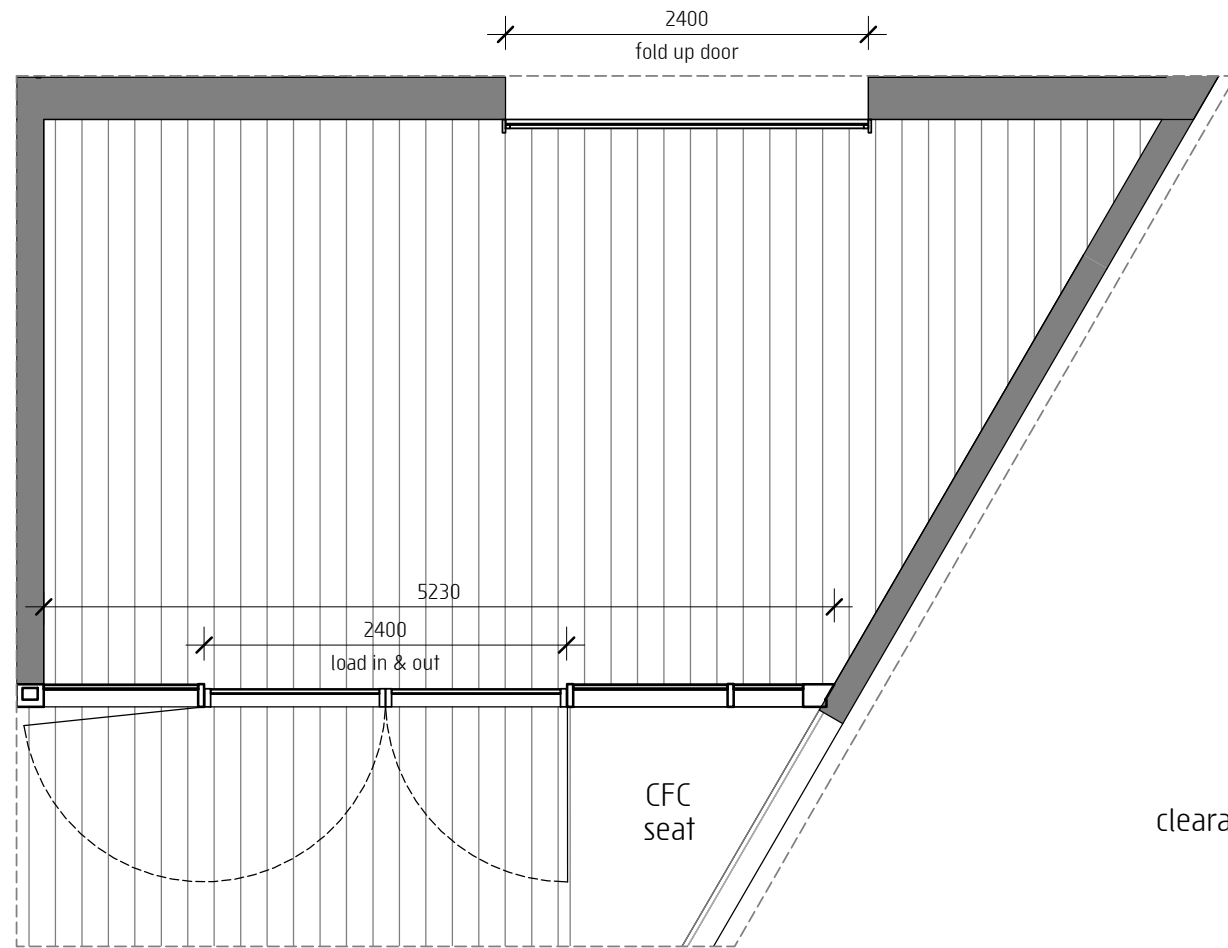


**ELEVATION - Phoenix Museum B**  
1 : 50

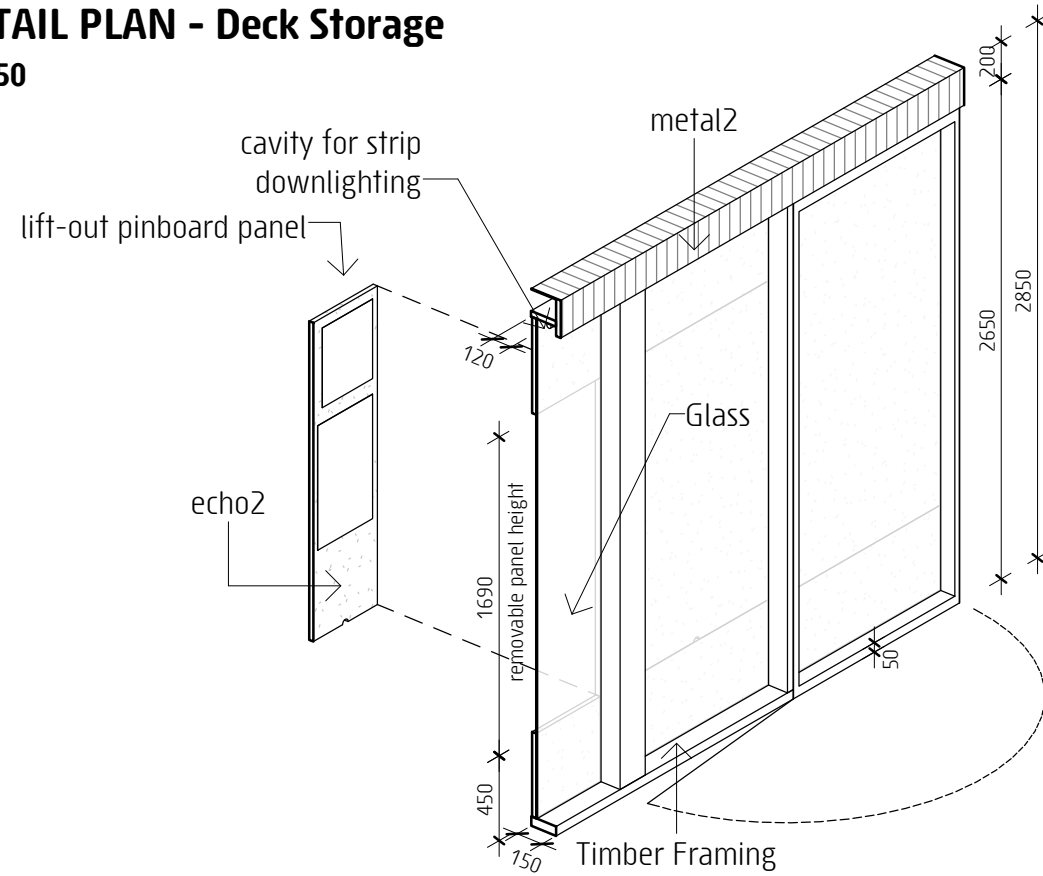
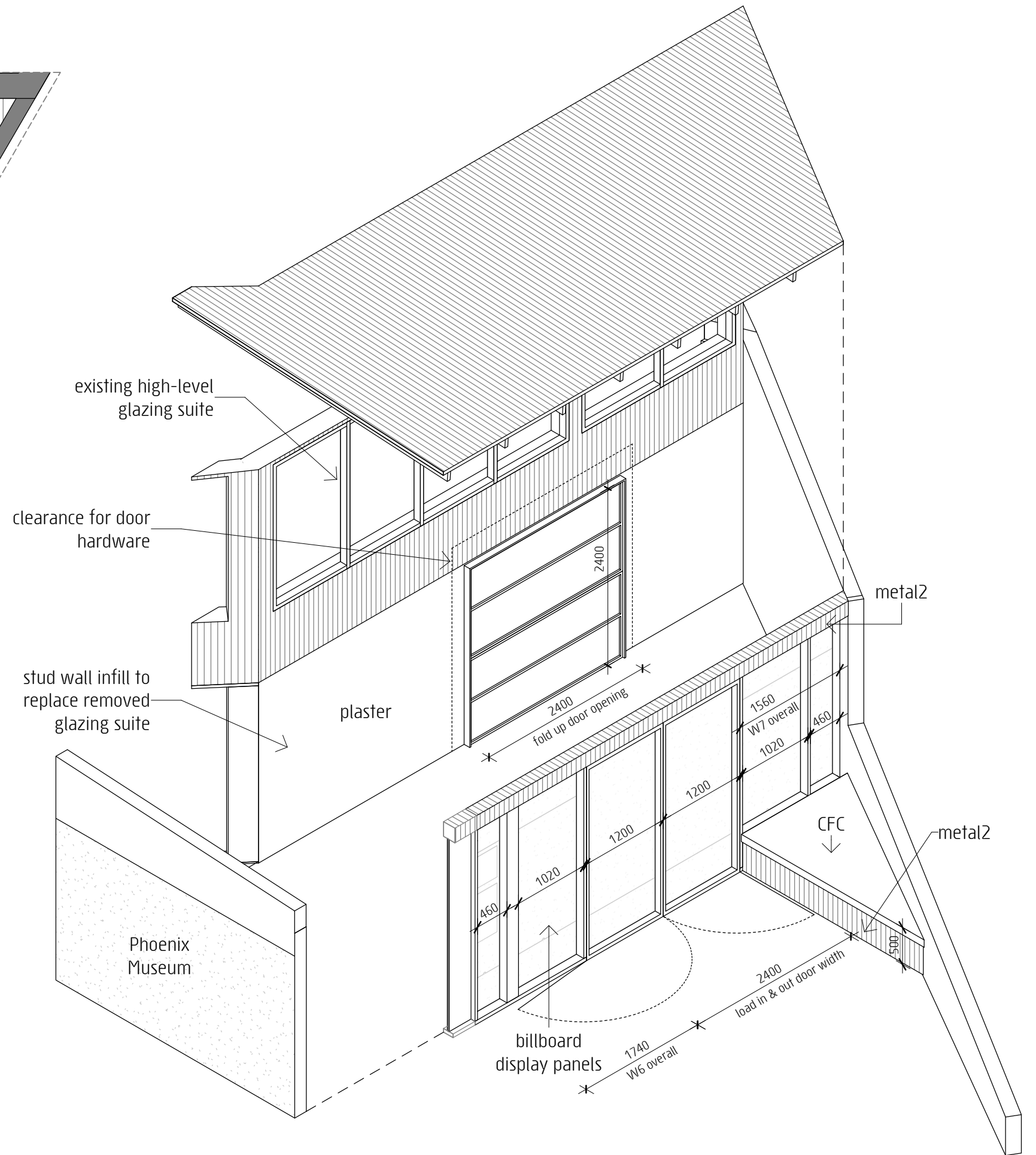


**DETAIL PLAN - Phoenix Museum**  
1 : 50

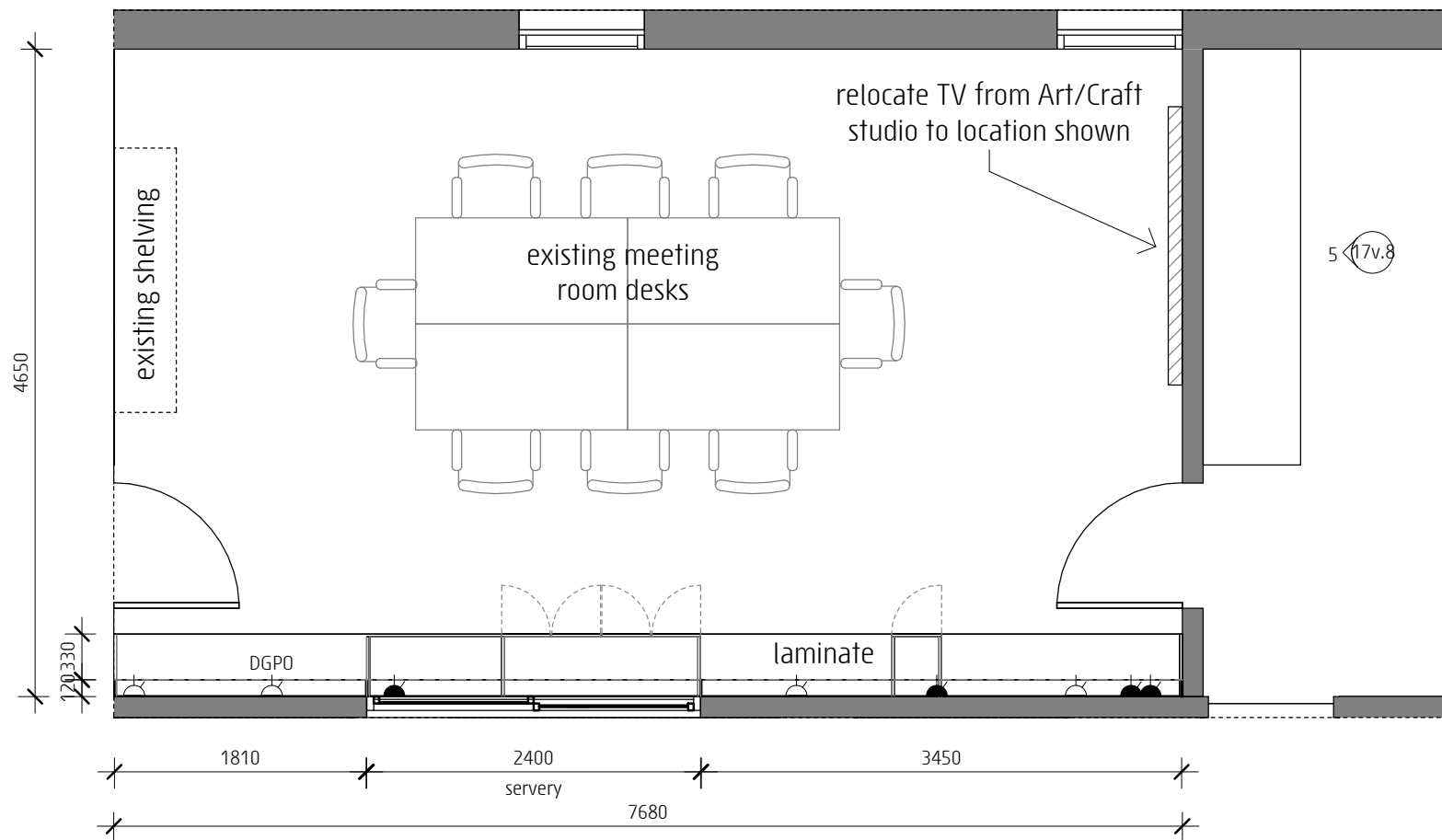




**DETAIL PLAN - Deck Storage**  
1 : 50

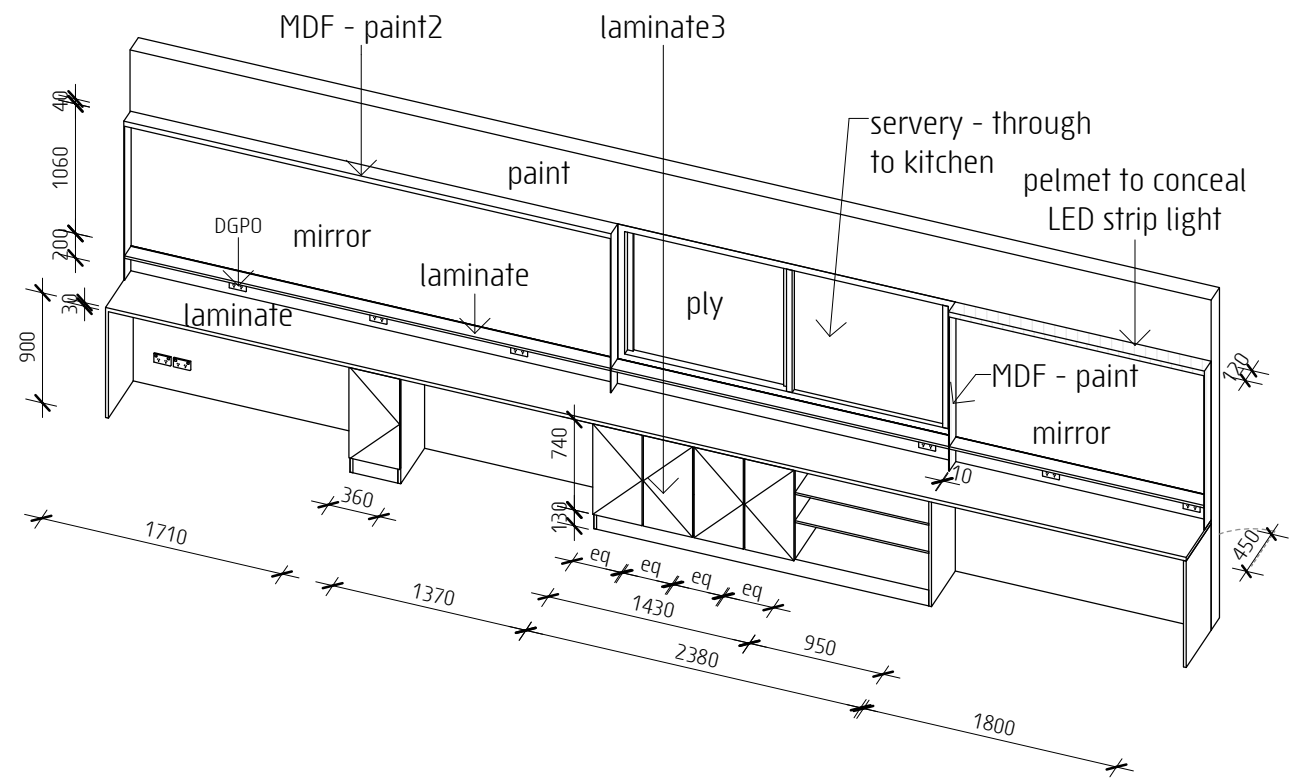


**DETAIL - Billboard Display**

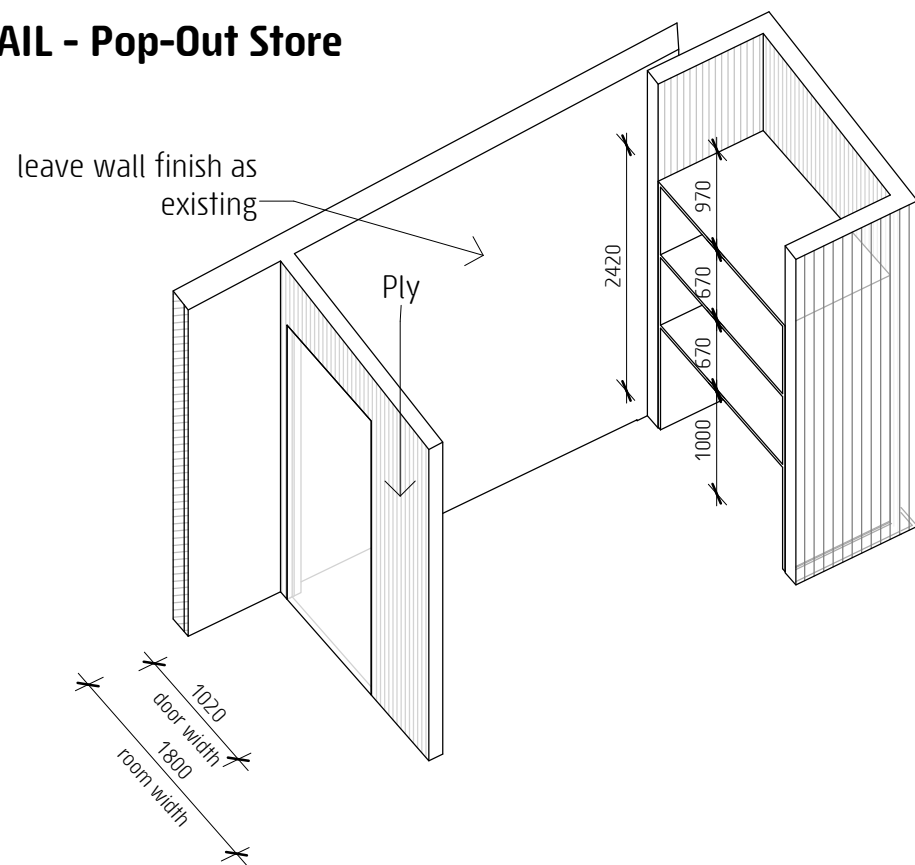


**DETAIL PLAN - Multi-Use Community Room**  
1 : 50

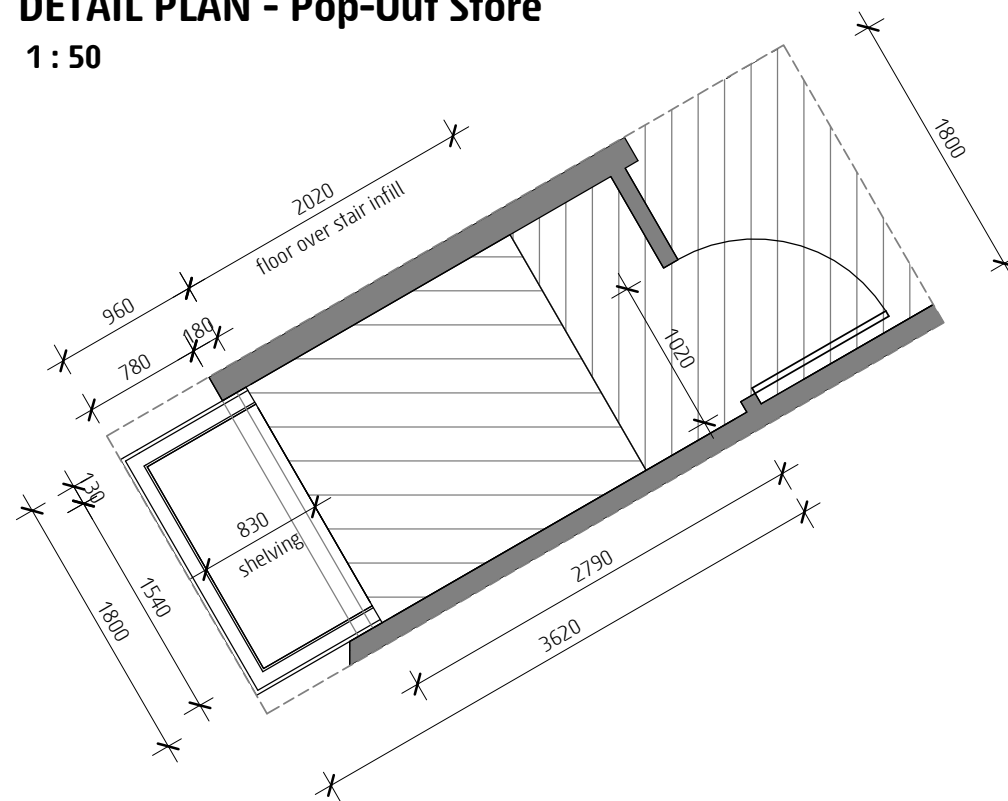
**DETAIL - Multi-Use Room**



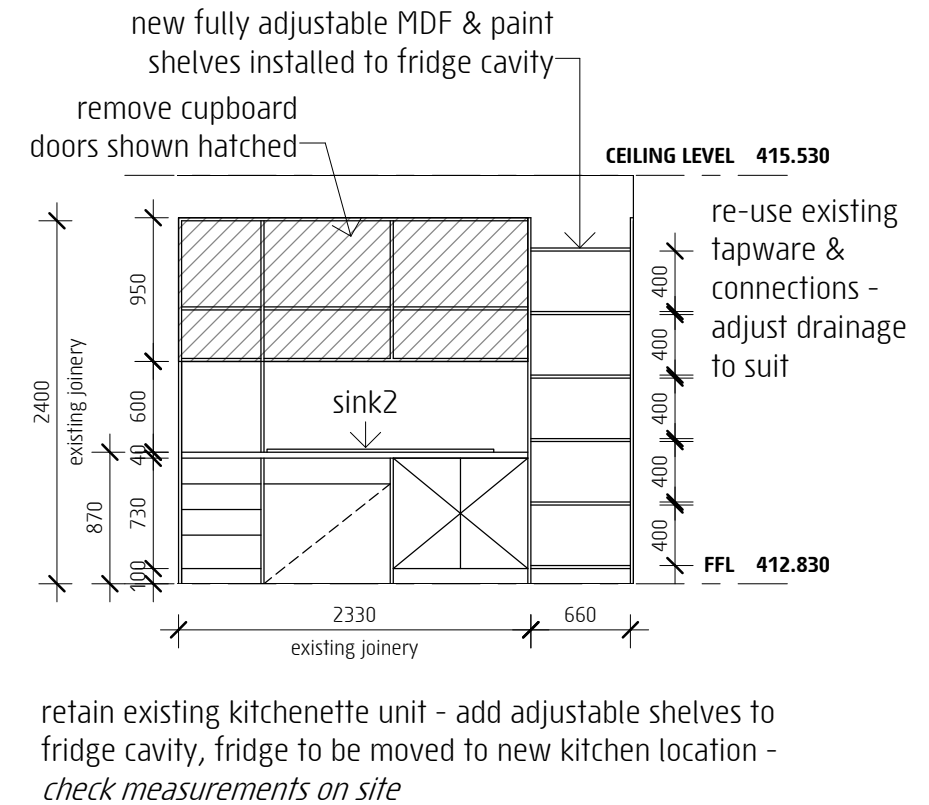
**DETAIL - Pop-Out Store**



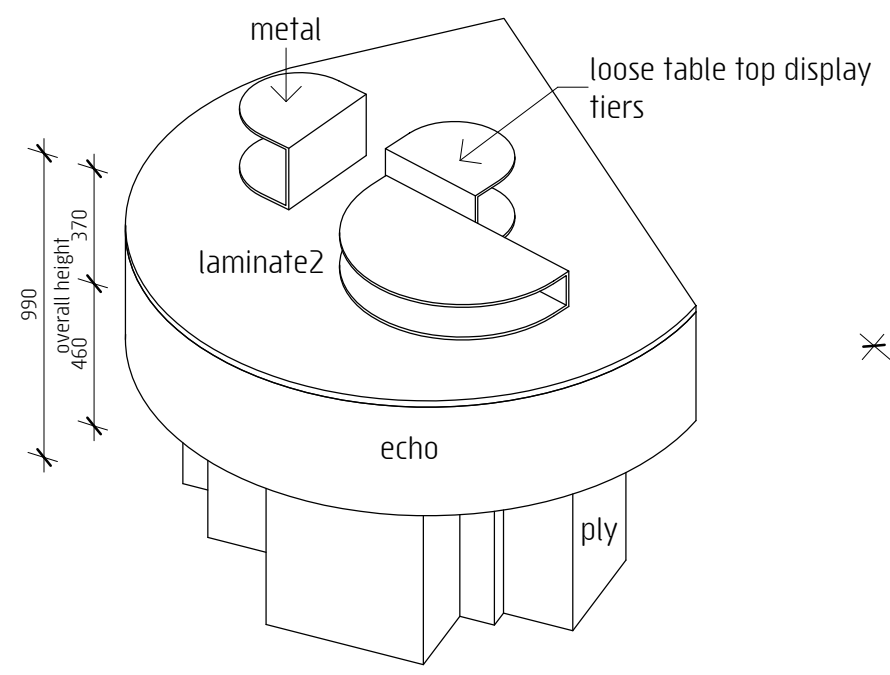
**DETAIL PLAN - Pop-Out Store**  
1 : 50



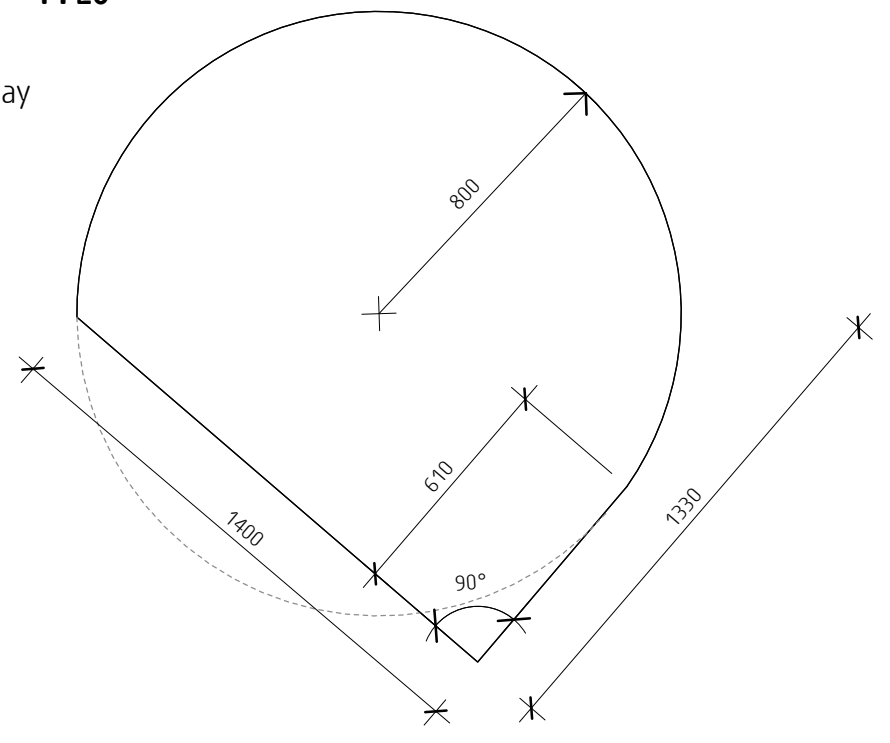
**ELEVATION - Art/Craft Studio Kitchenette**  
1 : 50



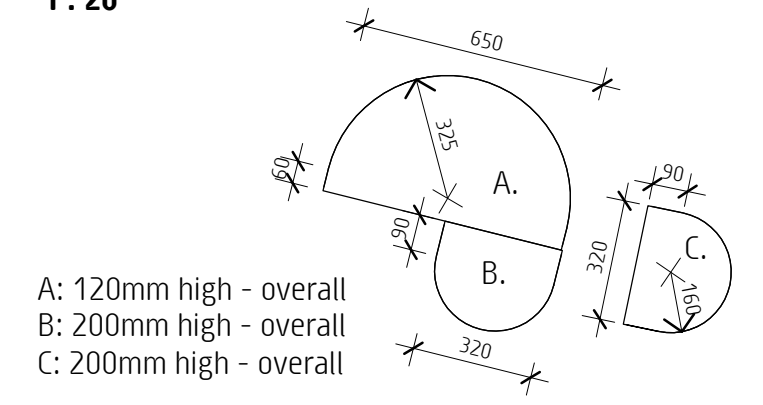
**DETAIL - Display Table**



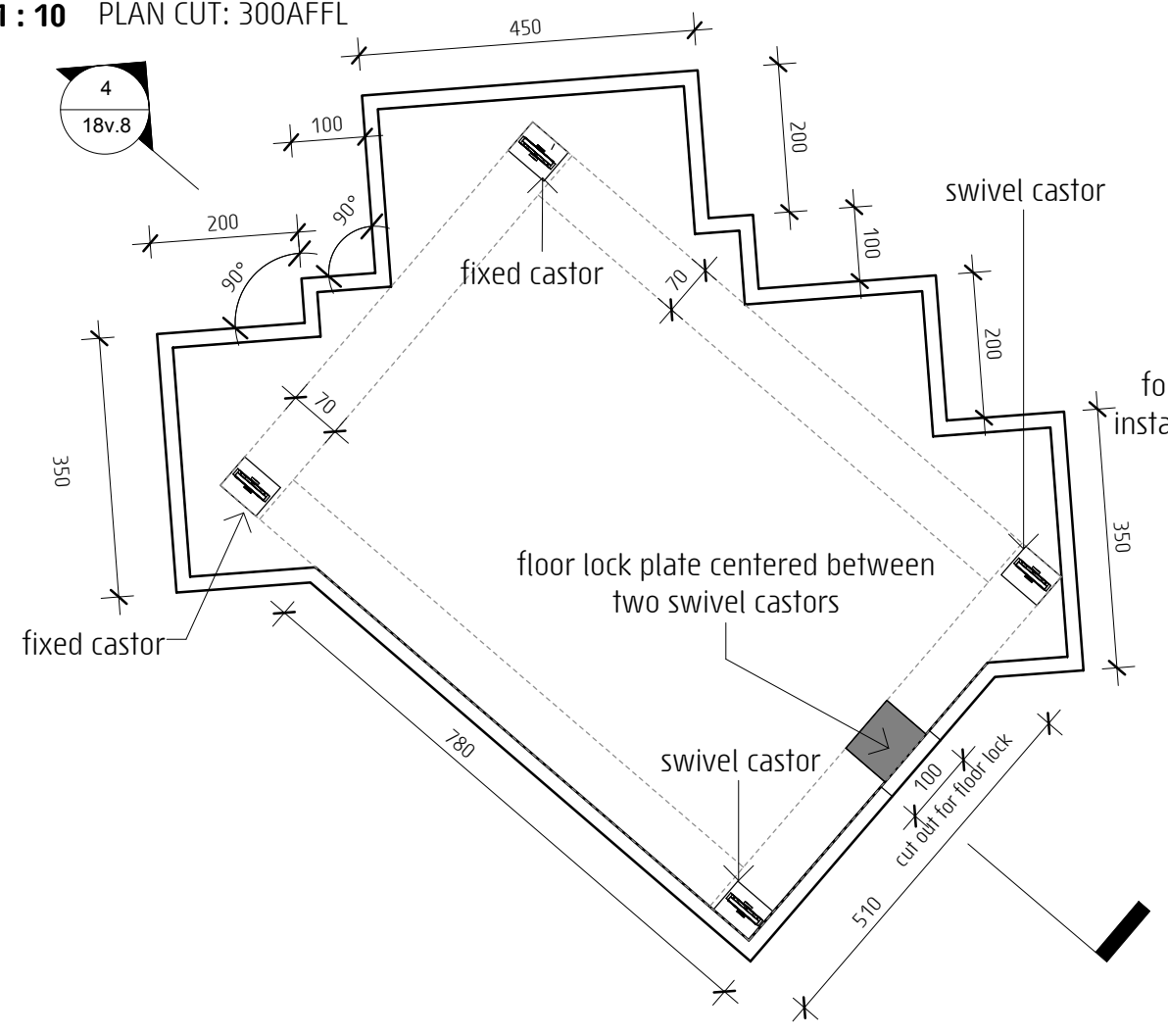
**DETAIL PLAN - Display Table**  
1 : 20



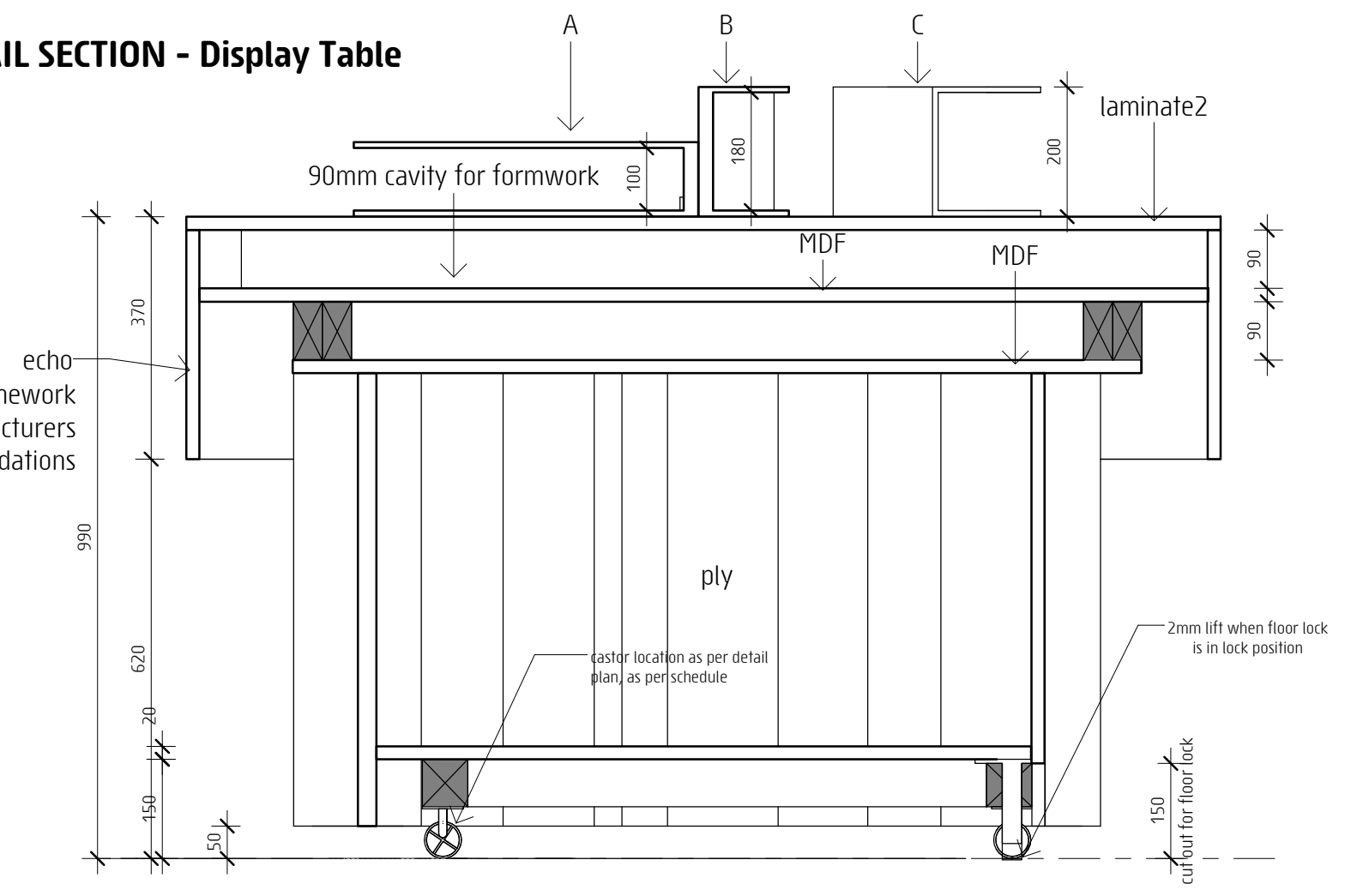
**DETAIL PLAN - Loose Display Tiers**  
1 : 20

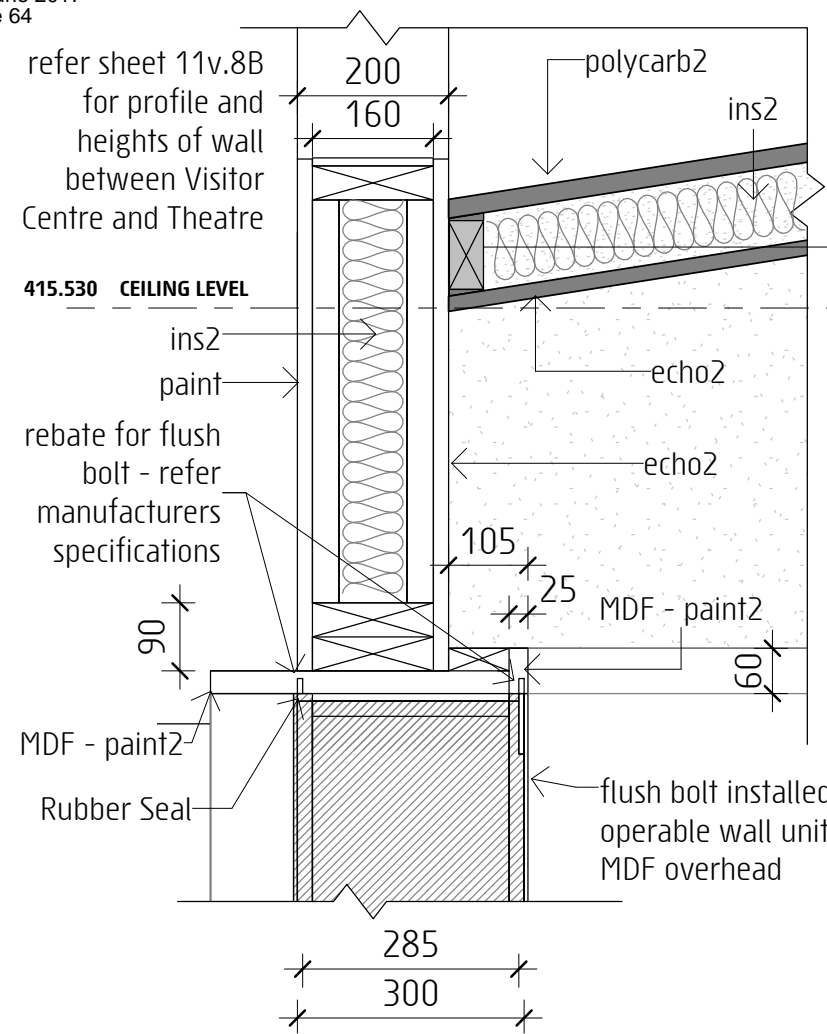


**DETAIL PLAN - Display Table B**  
1 : 10 PLAN CUT: 300AFL

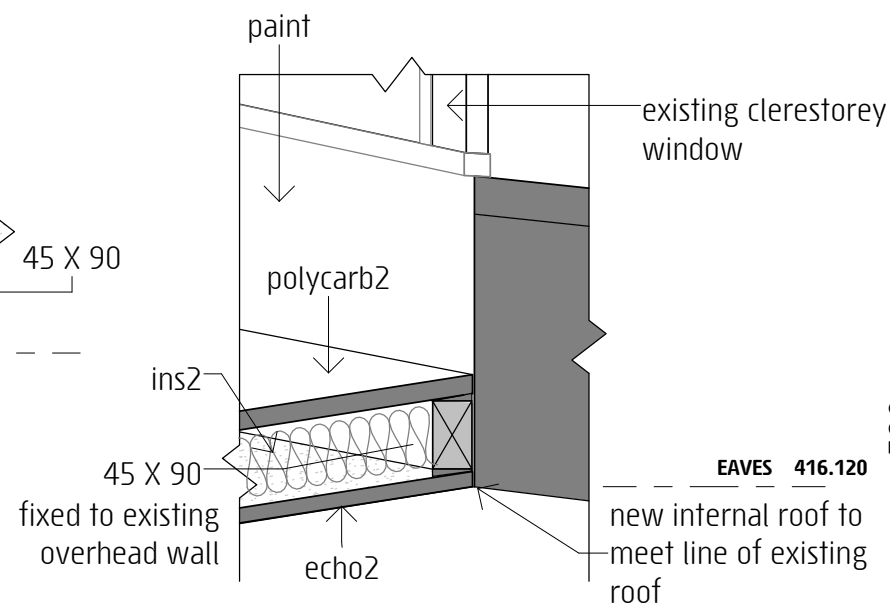


**DETAIL SECTION - Display Table**  
1 : 10

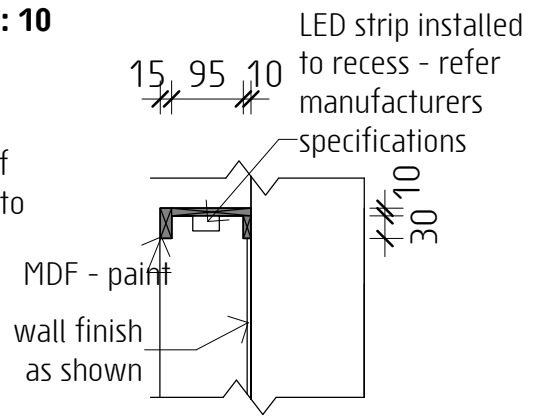




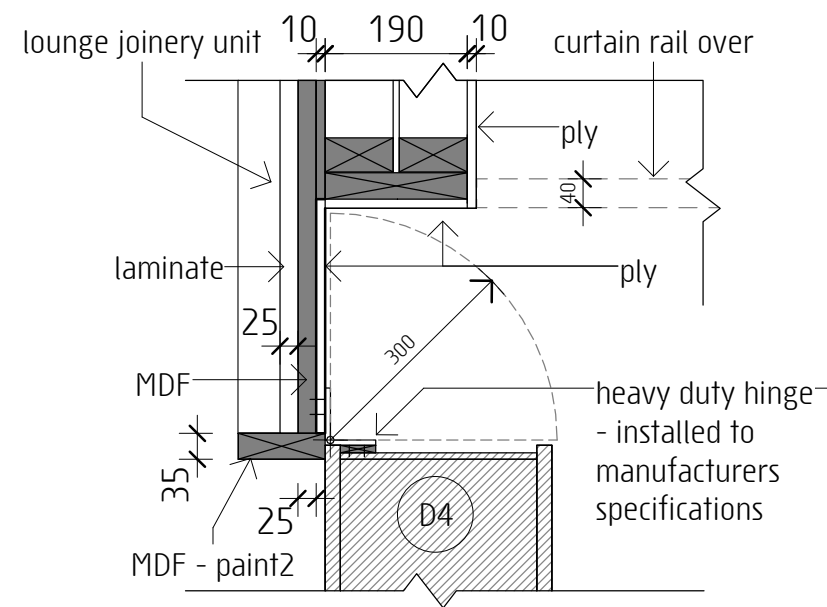
**WALL DETAIL - Operable Wall Unit Overhead**  
1 : 10



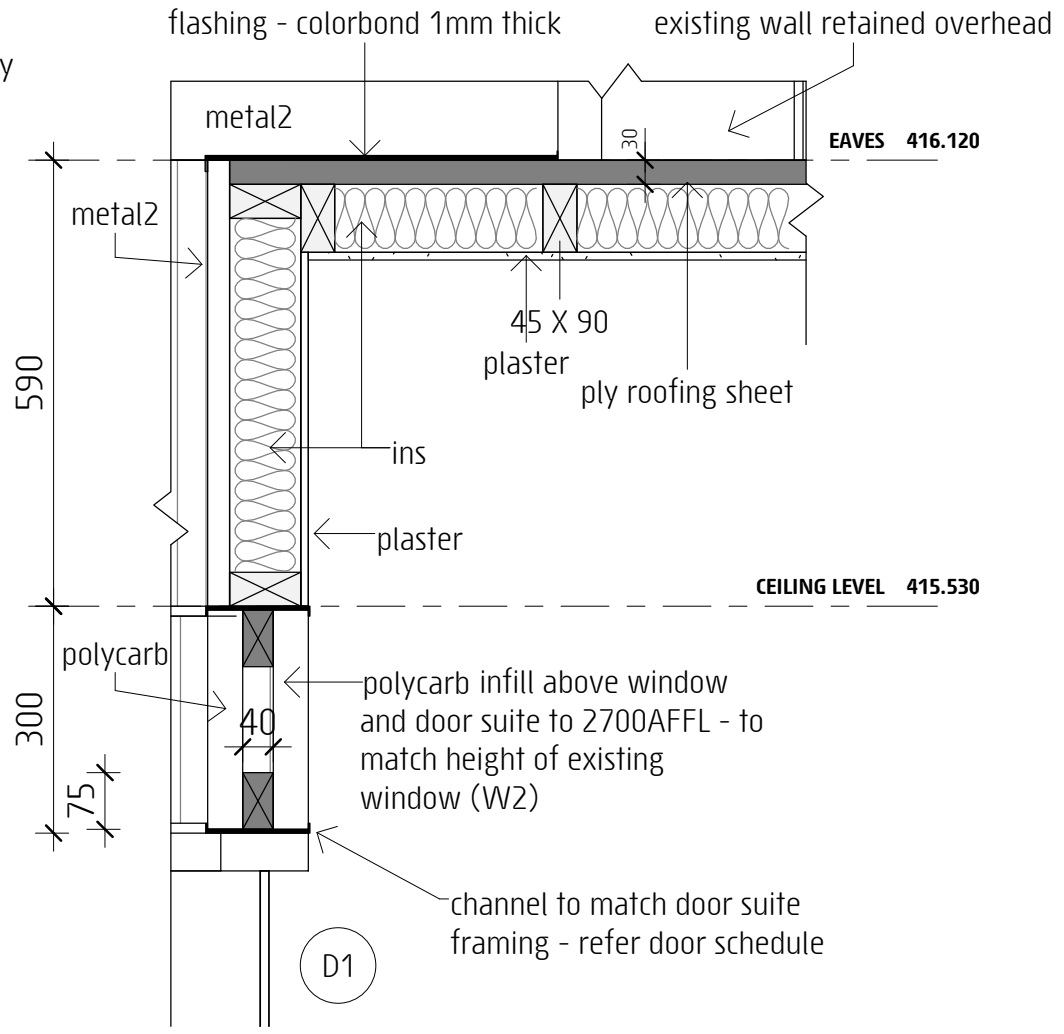
**WALL DETAIL - Internal Theatre Roof**  
1 : 10



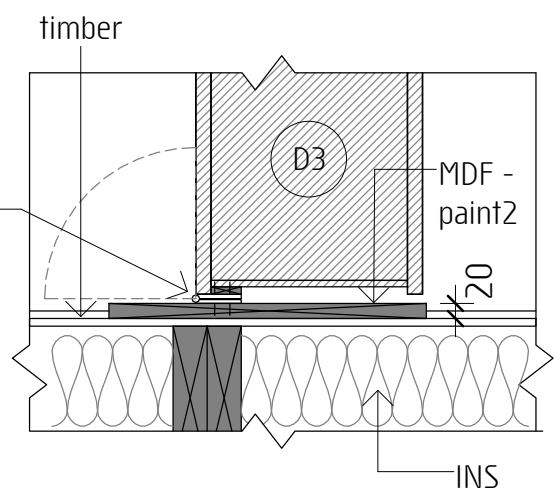
**WALL DETAIL - Typical Pelmet**  
1 : 10



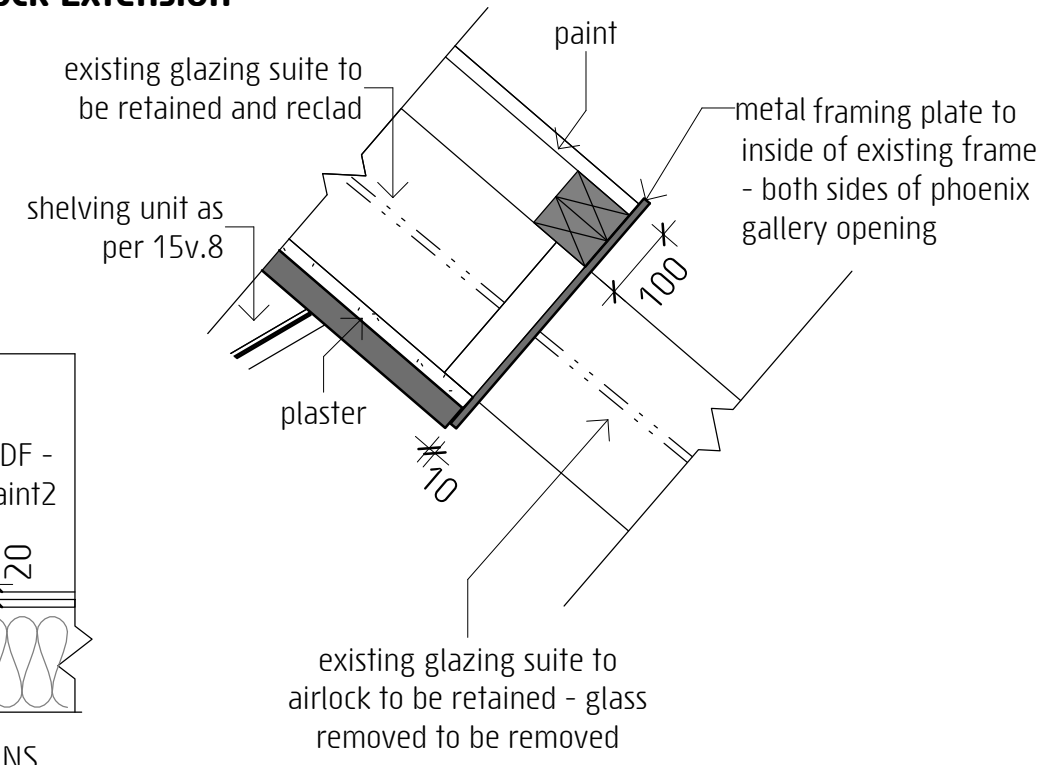
**PLAN DETAIL - D04 Hinge**  
1 : 10



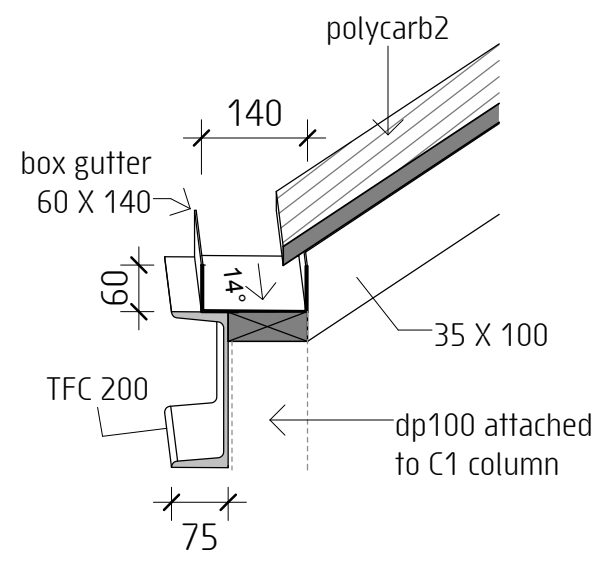
**WALL DETAIL - Airlock Extension**  
1 : 10



**PLAN DETAIL - D03 Hinge**  
1 : 10

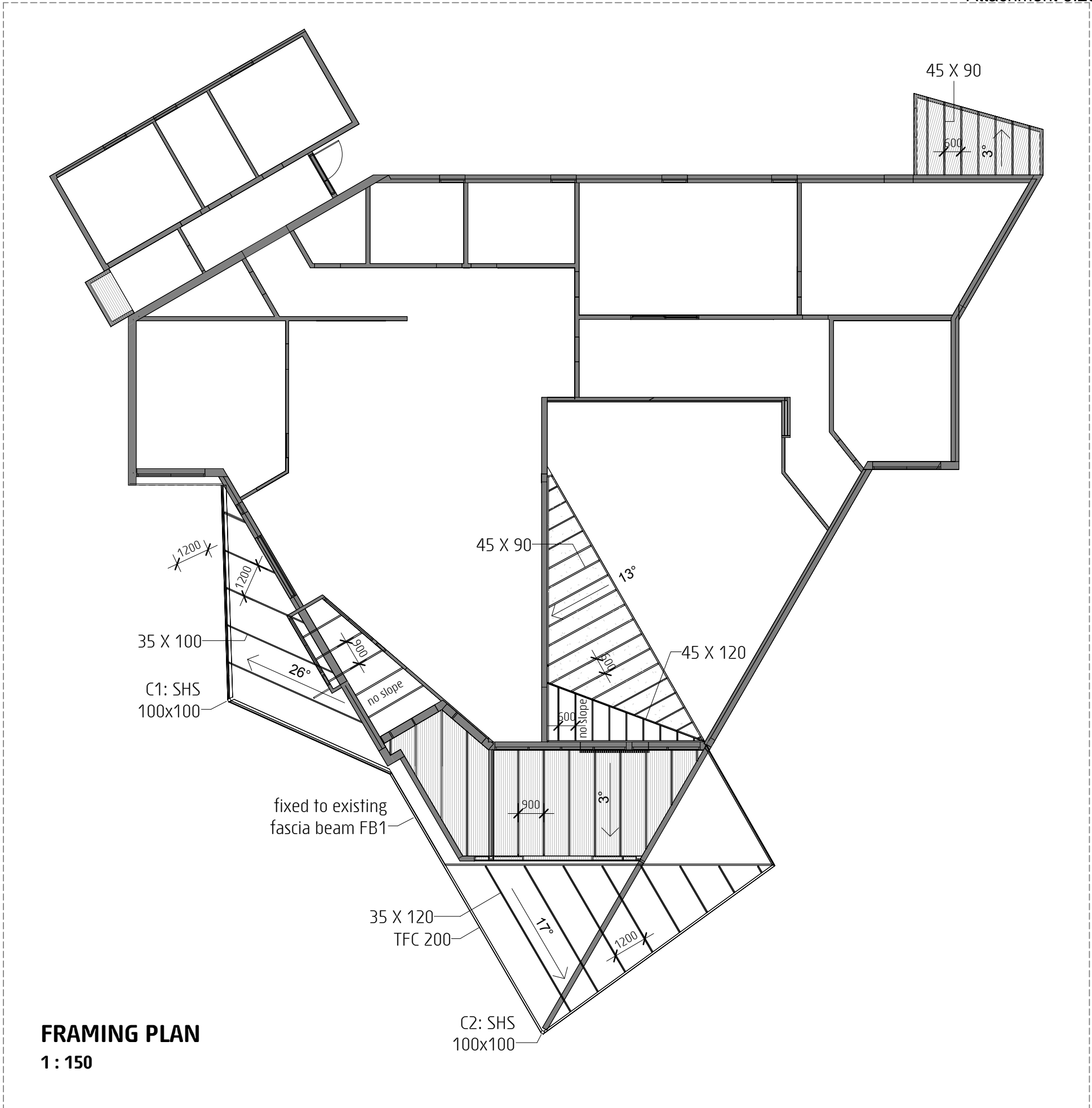


**PLAN DETAIL - Existing Airlock Glazing**  
1 : 10



**WALL DETAIL - Canopy Gutter Typical**  
1 : 10





**FRAMING PLAN**  
1 : 150