

EMU PLAINS PUBLIC SCHOOL – EMU PLAINS NSW

1. SITE WORKS

	AREA	FINISH		COMMENT
	New access entry ramp – steel frame & concrete	RC slab to up to 200mm high & Inex 'Maxideck' 140 x 19mm decking boards to remaining of ramp, approved fixed to deck structure in accordance with manufacturers specifications. Refer to the structural engineer's detail		Concrete finish: Broom non-slip In accordance with AS 1428.1-2009. Paint finish – Colour: TBC Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). Maxideck: Paint finish Inex Ultra Clear Anti-Slip R12, P4 and P5(65)
	Concrete slab – A/C enclosure	New RC slab, refer to Structural Engineer's detail.		
	New timber deck – steel framed	Inex 'Maxideck' 140 x 19mm decking boards or similar approved fixed to deck structure in accordance with manufacturers specifications.		Paint finish Inex Ultra Clear Anti-Slip R12, P4 and P5(65)
	New access entry ramp – cladding to sides	Inex 'Maxideck' 140 x 19mm decking boards or similar approved fixed to deck structure in accordance with manufacturers specifications.		Paint finish Inex Ultra Clear Anti-Slip R12, P4 and P5(65)
	New access entry steps	New RC slab, refer to Structural Engineer's detail.		Broom non-slip In accordance with AS 1428.1-2009.
	Stair nosing	AS1428.1 compliant stair nosing to be 50-75mm wide & min. 30% luminance contrast		

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Stainless steel handrail to new access ramp & stairs	New 50mm CHS with 3mm tube wall stainless steel 316 marine grade handrails fixed with 10mm pin fixings on galvanised steel posts with base fixings (baseplates) bolted with 4 fixings to RC slab at max. 1.2m centres. Refer to Elevations for extent. Note: Baseplate not to protrude from handrail to the inside. Note: All joints ground smooth.		In accordance with AS 1428.1-2009.
New ramp & stair kerb	100x5mm galvanised steel plate kerb Refer to Elevations for extent. Note: All joints ground smooth.		In accordance with AS 1428.1-2009.
Tactile indicators	New stainless steel studs tactile indicators installed at the top and bottom of the new entry ramp in accordance with the BCA and Australian Standards.		
New picket fence	70 x 19mm hardwood picket fence palings with 25mm gaps on hardwood 70 x 35mm cross rails. 90x90 hardwood posts on suitable footings at max 1.8m centers.		Paint finish – Colour: 'TBA' Weathershield Acrylic 'Semi-Gloss' (min. 2 coats over primer)
New signage to existing well	Install plaque on sandstone slab indicating "Well under"		PC Sum - refer to architectural specification
Existing pavers	Relay pavers where uneven		
A/C enclosure	Aluminium louvre enclosure, powdercoat finish		Powdercoat finish, colorbond 'Paperbark' or 'Deep ocean' TBC

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2. EXTERNAL FINISHES

	AREA	FINISH		COMMENT
	Existing	New Paint finish throughout		Make good for new paint finish Paint finish – Colour: 'TBA' Weathershield Acrylic 'Low sheen' to walls 'Semi-gloss' to timberwork (min. 2 coats over primer)
	New bathroom/ storage addition generally	Selected weatherboard to match existing;		Paint finish – Colour: 'TBA' Weathershield Acrylic 'Low sheen' (min. 2 coats over primer)
	Existing north elevation verandah	Remove CCC cupboards from verandah and repoint/repair sandstone Remove existing awning blinds		
	Existing north elevation verandah - steps	Repair/replace sandstone stairs to verandah		
	Northern elevation – existing exhausting vents	Install heritage vent covers over toilet exhaust outlets x 2		
	Historical entry – steps	Repair/replace sandstone step		
	Historical entry – verandah decking	Selected hardwood to match existing		
	Historical entry – cladding	Repair/replace damaged cladding next to door		Paint finish to match existing
	Eastern elevation	Replace soffit lining SE corner to match existing		Paint finish, Colour TBA Weathershield Acrylic 'Flat', min 2 coats over primer
	Southern elevation	Replace 50% of verandah decking		Oil finish – Intergrain Natural Stain, Clear (min. 2 coats) TBA Note: species & size to match existing


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	Southern elevation	Replace 2 scrolls missing on gable ends; profile & size to match existing		
	All entry doors	Security doors to be replaced with bars to match windows		
	New doors generally	Paint finish, refer to schedule of windows and doors		Paint finish – Colour: 'TBA' Weathershield Acrylic 'Semi-Gloss' (min. 2 coats over primer)
	New windows generally	Timber frame, refer to schedule of windows and doors		Paint finish – Colour: 'TBA' Weathershield Acrylic 'Semi-Gloss' (min. 2 coats over primer)
	Existing windows - bathroom	Replace glazing to existing frames with acid etched 6.38mm safety laminated glass to AS1288		
	Existing roof – gutters	Replace entire gutter and downpipe system to match existing		Pre-finished Colorbond Colour 'Manor Red'
	Existing roof – downpipes	Replace downpipe system to match existing		Paint finish to match walls – Colour: TBA Weathershield Acrylic 'Gloss' (min. 2 coats over primer).
	Roofing, bargeboards and fascias (existing)	Prepare existing pre-finished Colorbond roof and all painted bargeboards, fascias and trims for new paint finish.		Paint finish – Dulux Roof & Trim Acrylic 'Semi-gloss' Colour: TBA (min. 2 coats)
	New roofing	Pre-finished colorbond Custom-orb to match existing, sarking throughout		Prefinished colorbond, colour 'Zincalume'
	Flashing	Prefinished Colorbond flashing.		Pre-finished Colorbond Colour 'Manor Red'
	Fascia boards	Timber pre-primed fascia boards, paint finish.		Paint finish – Colour: TBA Weathershield Acrylic 'Gloss' (min. 2 coats over primer).


3. INTERNAL FINISHES

3.1 FLOOR


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	Entry/ Reception	Replace existing carpet		Allow \$50 p/sqm
	Kitchen	Replace existing vinyl flooring		Allow \$50 p/sqm
	New accessible and ambulant WCs	300x 300 terrazzo look porcelain tile 'Terrazzo di Marmo 12' matt SG239		by Surface Gallery ph: 9566 2002 Epoxy grout – Colour: 'TBA' (2mm max. grout joints)
	New ante-room and storage	Selected hardwood/ vinyl flooring to match existing Hall 2 flooring		
	Existing Main Hall	Strip and seal existing floor, sand and re-finish		3 coats 2pac polyurethane clear satin finish
	Existing Hall 2	Existing timber floor to be fully exposed and left as sealed timber boards – condition of boards and extent of repairs to be determined once coverings are removed. If the floor boards are unsuitable for refinishing, the option of a vinyl floor can be explored		3 coats 2pac polyurethane clear satin finish
	Internal Historical rooms & office	Remove carpets and refinish timber flooring		3 coats 2pac polyurethane clear satin finish

3.2 WALLS

	Generally existing	New paint finish throughout		Dulux Wash & wear acrylic low sheen 2 coats + undercoat. Colours 'Antique White USA', refer to schedule of paint finishes
	Bathrooms generally	300x100mm subway tile white matt ref:SG61 to 1.8m high with 100x100mm dado rail & paint finish over		by Surface Gallery ph: 9566 2002

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	Bathroom dado tile	100x100mm turquoise matt tile ref:SG233		
	Ante-room feature wall	300x100mm subway tile white matt ref:SG61		by Surface Gallery ph: 9566 2002

3.3 SKIRTING

	New kitchenette, ante-room and rear entry	New 90 x 19mm pre-primed pine skirting board, paint finish.		Paint finish – Colour: TBC Wash & Wear Acrylic ‘Semi-gloss’ (min. 2 coats over primer).
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3.4 INTERNAL DOORS & WINDOWS

	New doors generally	Paint finish, colour dulux TBA Refer to Door & Window Schedule		Dulux Wash & wear acrylic Semi- Gloss 2 coats + undercoat.
	Door & Window Hardware	Generally satin chrome finish throughout		Refer to hardware schedule

3.5 CEILING

	Existing kitchen	Patch & make good to existing ceiling for new paint finish		Paint finish – Colour: TBC Wash & Wear Acrylic ‘Flat’ (min. 2 coats over primer).
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3.6 ELECTRICAL

Refer to reflected ceiling and electrical plan

	Switchplates	HPM Linea or similar approved.		Refer to reflected ceiling and electrical plan
	GPO's	HPM Linea or similar approved.		All double GPO's. Refer to reflected ceiling and electrical plan
	Exhaust fan			
	Smoke detectors	Replace smoke detectors and alarm panel. Smoke detectors to be linked to alarm system		Make good to BCA requirements. New security system - Contact council preferred contractor : Piekar Comms Services Pty Ltd ph: 4730 6677
	Ceiling fans – main Hall	Replace existing ceiling fans		
	Main hall - cabling	Tidy up electrical cabling		
	Internal historical	New LED lighting throughout		All internal lights to be linked to motion sensors. Store rooms sensors with (manual switch at door 1000-1100mm FFL) override
	Floodlights	Flood lights linked to PEcell, with switch override		Refer to reflected ceiling and electrical plan

3.7 UNISEX/ACCESS WC

All fixtures and fittings to comply with A.S.1428-1

FW	Floor waste	Stainless steel plain slotted with removable screw fixing		
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WC	Toilet suite	901900BAG - Care 800 Clean flush wall faced suite with backrest and Pedigree II Care single flap seat		to comply with A.S.1428-1 by Caroma ph: (02) 9202 7000
GR1	Grab Rail (toilet)	RBA4040-810 – SS 40° angled right hand grab bar		to comply with A.S.1428-1 by RBA group ph: (02) 9570 8888
GR2	Grab Rail (toilet)	RBA4000-045 – SS 450mm straight grab rail		to comply with A.S.1428-1 by RBA group ph: (02) 9570 8888
GR3	Grab Bar (shower)	RBA4000-075 – SS 750mm straight grab rail		To comply with A.S.1428-1 by RBA group ph: (02) 9570 8888
TRH	Toilet roll holder	4930 Cost saver™ Interfold Toilet Tissue Dispenser		to comply with A.S.1428-1 by Kimberly-Clark Professional ph:1800 647 994
HB	Hand basin	Caroma Opal 720 Right Hand Shelf to access. WC 01 Left Hand Shelf to access. WC 02		to comply with A.S.1428-1 by Caroma ph: (02) 9202 7000

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BM	Basin mixer	9505250 - Posh Bristol MK2 Basin Mixer with Extended Lever Chrome		to comply with A.S.1428-1 by Reece
MR	Mirror	500 x1000 frameless mirror with polished edges		
PTD	Paper towel dispenser	Kimsoft 4980 compact towel dispenser		to comply with A.S.1428-1 by Kimberly-Clark Professional ph:1800 647 994
SD	Soap dispenser	Ecolab 284393		to comply with A.S.1428-1 by Ecolab ph: 1 800 022 002
RH	Robe hooks x 2	Single Robe Hook - Model no. 7340		to comply with A.S.1428-1 by JD Macdonald ph: (02) 9756 1622

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	Change table x 1	Koala Kare, KB101 vertical wall mounted baby change table, colour Grey 01		To comply with AS.1428-1
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3.8 UNISEX AMBULANT WC & ANTE-ROOM


All fixtures and fittings to comply with A.S.1428-1

WC2	Ambulant toilet suite – 1 OFF	766400AG- Liano Clean flush Series II Easy height wall faced suite with single flap seat Anthracite Grey		by Caroma ph: (02) 9202 7000
GR4	Grab Bar (ambulant cubicles) – 2OFF	RBA4090-450 – 90° angled ambulant compliant grab rail		To comply with A.S.1428-1 by RBA group ph: (02) 9570 8888

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TRH	Toilet roll holder	4930 Costsaver™ Interfold Toilet Tissue Dispenser		to comply with A.S.1428-1 by Kimberly-Clark Professional ph:1800 647 994
HB1	Basin x 2	Caroma Artisan Above Counter Basin - Rectangle 490mm		By Caroma – (02) 9202 7000
BM1	Basin mixer x 2	Caroma Pin Tower Basin Mixer.		By Caroma – (02) 9202 7000
SO	Soap dispenser	Ecolab 284393		to comply with A.S.1428-1 by Ecolab ph: 1 800 022 002




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PTD	Paper towel dispenser	Kimsoft 4980 compact towel dispenser		to comply with A.S.1428-1 by Kimberly-Clark Professional ph:1800 647 994
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3.9 KITCHENETTE 1 & 2


SK	Sink – 2 OFF	Clarke Monaco 1.5 End Bowl left hand drainer 1 tap hole		By Clarke ph: (02) 8825 4400
ST	Sink tapset – 2OFF	Enware Oras Vega Sink Mixer with Accessible Extended Lever		by Enware ph: 1300 369 273
FR	Under bench fridge – 2OFF	Fisher & Paykel stainless steel bar refrigerator P120RSX 115L		To be supplied by owner Size: 525w x 570d x 819h
BW	Boiling Water Unit – 1OFF to kitchenette 02	Zip Econoboil® 5 Litre White Wall mounted instant boiling water, ref: 305042		Water supply to be plumbed in unit size: 318w x 180d x 465h by Zip ph: (02) 9796 3100

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ZIP	Zip HydroTap – 1 OFF to kitchenette 01	HT1785 - Zip HydroTap BA, boiling and ambient filtered water		Water supply to be plumbed in by Zip ph: (02) 9796 3100
MW	Microwave – 2OFF	Panasonic stainless steel 32L microwave oven Model: NN-ST671S		To be supplied by owner Size: 525w x388d x 310h

4. JOINERY


4.1 KITCHENETTES 01 AND 02

	Benchtops	32mm HMR MDF with roll formed edge, 5mm radius in Laminex 'Abyssinian natural finish', code 270, laminate finish		By Laminex Ph: 02 8863 3700
	Carcasses	HMR MDF white melamine		

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	Bottom cupboard door, drawer front and full height cupboard doors & sides	Laminex 'Sorrel natural finish', code 023 with 2mm PVC edge strips		By Laminex Ph: 02 8863 3700
	Top cupboard door & door fronts to retractable & overhead doors to kitchenette 02 & kitchen cupboard	Laminex 'Parchment natural finish', code 202 with 2mm PVC edge strips		By Laminex Ph: 02 8863 3700
	Splashback	16mm HMR MDF in Laminex Metaline splashback 'Champagne Perle'		By Laminex Ph: 02 8863 3700
	Drawer runners	HETTICH soft close ball bearing		

4.2 ANTE-ROOM

	Vanity benchtop	32mm HMR MDF with roll formed edge, 5mm radius in Laminex 'Essastone Silica', laminate finish		By Laminex Ph: 02 8863 3700
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4.3 HARDWARE TO JOINERY THROUGHOUT

	All cupb'ds & drawers	D pull MDZ 100/l 135mm		Satin stainless steel
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	Cupboard Locks	FL Push Locks		By: Locks Galore Ph: (03) 9755-5053
	Fold away doors – kitchenette 02	Hafele Hawa Concepta 25 fold away door system		

5. SERVICES

	B&A North elevation	Relocate HWH and make good service penitrations		
	B&A North elevation	Remove AC condensers and make good service penetrations x 2		
	Air conditioning	Replace AC units - install ducted system to offices, etc. with separate zone to hall. Condenser located away from building in plant yard) approx. 25kW		
	Air conditioning – Hall 2	New ducted AC system 15Kw		
	Fire services	Fire extinguisher & blanket to each kitchenette,		Contact Council preferred contractor: Firetection ph 4721 7500

6. LANDSCAPING

	Existing playground	Remove playground equipment and make good area		
	Eastern elevation	Trim existing trees		
	Western elevation	Remove 2 trees to western playground as noted in plan		