



**Coolum Library Facility
Development Plan**
Sunshine Coast Libraries



Contents

Introduction.....	3
Background.....	3
Purpose	3
Methodology	4
Overview	4
Site and Infrastructure Analysis	5
Land Ownership and Surrounding Uses	5
Planning Context.....	5
Strategic Direction	7
The Future Library	7
Key challenges	7
Future Service Delivery Directions	8
Coolum Library Use and History.....	8
Physical Condition Assessment	9
Code Analysis and Compliance.....	9
Usability Assessment	10
Sustainability Assessment.....	10
Opportunities and constraints	10
Service Analysis	11
Levels of Provision	11
Participation Profile and Usage	12
Current Investment	12
Community Engagement.....	13
External Consultation	13
Internal Stakeholder Engagement	14
Recommendations	14
Design Options	15
Finance	16
Timeline	16

Introduction

Background

Sunshine Coast Libraries are one of Council's most visible, highly utilised and valued services to the community.

The Council adopted *Sunshine Coast Libraries Plan 2014-2024*, is Council's commitment to investing in library operations and infrastructure to ensure they remain relevant and responsive to new and existing audiences, and continue to have a positive, ongoing influence on our diverse communities.

Contained within the *Sunshine Coast Libraries Plan 2014-2024* are a range of recommendations including the completion of a Facility Development Plan to investigate opportunities to expand the Coolum Library.

Specifically the *Sunshine Coast Libraries Plan 2014-2024* requires Council staff in the short term to: "...complete a facility development plan to investigate opportunities for expanding the Coolum Library" (pg. 21).

The Coolum Library Facility Development Plan outlines the operational and infrastructure requirements and recommendations for extending the existing Coolum Library to meet the current and future needs of the growing community. The current size of the library already limits the amount and types of activities than can occur at this well utilised library.

Purpose

The Coolum Library Facility Development Plan builds upon the work previously undertaken in the development of the *Sunshine Coast Libraries Plan 2014-2024*, which was adopted by Council in August 2014. The *Sunshine Coast Libraries Plan 2014-2024* outlines the operational and infrastructure priorities and directions to achieve the vision for the Sunshine Coast Library Service: *to nurture an environment where people may discover, connect, belong and grow – striving to stretch minds and unlock opportunities.*

The *Sunshine Coast Libraries Plan 2014-2024* identifies Coolum Library as a facility that has fast outgrown its limited space. With an increasing population and the second highest visitations by floor area, the small footprint of the facility poses issues for its current and future use.

The *Sunshine Coast Libraries Plan 2014-2024* lists the Coolum Library as a short-term (2-5 years) priority to investigate the opportunities for expansion of the library building.

It also prescribes the undertaking of a facility development plan to enhance the library functionality and service delivery.

The Coolum Library Facility Development Plan investigates and determines:

- the role and function of the Coolum Library within the library network and in relation to the community it services
- the gross floor area (GFA) requirements and identification of any additional land requirements based on current and anticipated future populations
- the strategic policy objectives including co-location and shared services, precinct planning and place making opportunities.

It also responds to the Operational and Infrastructure Recommendations outlined in the *Sunshine Coast Libraries Plan 2014-2024* for the Coolool Library (p21) by:

1. describing the option to extend the Coolool Library floor space
2. ensuring the use of floor space is maximised and meets the needs of the community and follows the direction set out by the *Sunshine Coast Libraries Plan 2014-2024*
3. providing an estimate of costs involved in the extension and inclusions for fit-out
4. including a range of sustainability principles in the proposal
5. maximising the use of indoor and outdoor areas.

Methodology

The *Sunshine Coast Libraries Plan 2014-2024* outlines the recommendations for the library service for the next 10 years. It provides a framework for the continued growth and development of the Sunshine Coast Libraries network.

This facility development plan project has involved a literature review of current trends, opportunities and needs of current and future library services by researching:

- economic, social and cultural benefits
- demographic and industry trends
- comparison with other local governments
- conducting audits of the library network
- consultation with internal and external stakeholders.

It specifically considers the:

- *Australian Standard AS1428.1-2009.*
- *State Library of Queensland - Queensland public library standards and guidelines 2009*
- *Sunshine Coast Libraries Plan 2014-2024, including Supporting Resources*
- Jack Morgan Park Landscape Master Plan
- *Sunshine Coast Performance and Community Venues Services Plan 2014-2029*
- *Sunshine Coast Social Infrastructure Strategy 2011*
- *Sunshine Coast Open Space Strategy 2011*
- *Sunshine Coast Social Strategy 2015.*

Feedback was received from the community via a number of community engagement processes in relation to the development of the *Sunshine Coast Libraries Plan 2014-2024*, and more recently via a process specifically aimed at obtaining local community comment and feedback on the proposed design for the expansion of the Coolool Library.

Overview

The Sunshine Coast Libraries network is comprised of eight branch libraries and two mobile libraries, which are visited over 1.4 million times per year and with a membership base of over 113,400 members. Additionally, many more non-members use the library as a study space, for online research, to utilise the free Wi-Fi for business and entertainment, and to attend free workshops.

Sunshine Coast Libraries host more than 2,000 programs attracting over 48,000 attendees each year. Over 2.5 million items are borrowed annually.

The Coolool Library, with a total floor area of 403m² is the third smallest in the network. However, it continues to experience a significant increase in the number of visitors. In the 2016/2017 financial year it is anticipated that visitations to the Coolool Library will increase from 180,000 to over 190,000.

A library catchment is usually calculated as being the population within a 15 minute drive from the library branch.

In 2011, the population catchment within 15 minutes' drive time to the Coolool Library was 40,206 people. This is estimated to increase to 48,218 people by 2021.

The current size of the library limits the amount and types of activities that can occur to support this growing visitation. The significant visitor population during holiday periods also places limitations on programs and activities.

In the 2015/16 financial year, the Coolool Library:

- recorded 180,761 visits
- loaned an average of 18,900 items monthly
- had 18,429 members
- offered 212 programs which attracted more than 4,291 people.

The Coolool Library operating budget for 2016/17 is \$671,966

Site and Infrastructure Analysis

Land Ownership and Surrounding Uses

The Coolool Library is located on part of Council's 'freehold' land described as Lot 7 RP893289. The site was acquired and transferred into Council's (then Maroochy Shire Council) name on 21 October 1996. The site is known as *Jack Morgan Park*. Lot 7 is currently zoned 'Community Facilities'.

The library is situated on Jack Morgan Park, which is a 2.6 hectare district-level park bordered by Elizabeth Street, Perry Street, Park Street, the Coolool Bowls Club and private residences in Coolool. The park contains the Council owned and managed Coolool Civic Centre and Coolool Library, a Council owned and privately managed child care centre, and a Council owned building operated as a partly state-funded community centre.

Planning Context

The Sunshine Coast Libraries Plan 2014-24 recommends that an investigation into opportunities to expand the Coolool Library consider:

- increasing street presence
- enhancing public access and pathway provisions
- increasing car parking provisions
- expanding and maximising use of indoor and outdoor areas
- redesigning indoor areas to create distinct divisions between individual spaces

- investigating opportunities to co-locate the Coolool Library with the Coolool Civic Centre and community centre
- enhancing linkages with Jack Morgan Park without compromising functionality of open spaces.

It also states that the investigation should be completed as part of an integrated precinct planning process.

In 2009, Council carried out workshops with local residents, traders and property owners. The objectives of the workshops were to establish the key priorities to guide the development of the Coolool Village Centre Landscape Master Plan (2010).

The community identified Jack Morgan Park as the 'Cultural/Civic Heart of the Town' and some key aspirations for the Jack Morgan Park precinct were identified. These included activating the park through hosting small community events and markets, creating a library reading garden, accommodating a community garden, improving path connections, retaining the Civic Centre, library and child care centre, and consideration to relocate the community centre to the north-western corner of Jack Morgan Park.

The development of the Landscape Plan for Jack Morgan Park, endorsed by Council in 2015, draws on outcomes identified in the Coolool Village Centre Master Plan (2010) and includes some amendments that represent Council's current strategic direction since the Master Plan's development.

The Jack Morgan Park Landscape Plan (2015) proposes that the community centre building be relocated off-site to a more suitable, alternate, local site. It also addresses and resolves site specific issues within the precinct.

In developing the Coolool Library Facility Development Plan, the investigation into and planning for the extension of the Coolool Library has considered the planning and delivery of the Jack Morgan Park Landscape Plan.

This integrated approach has meant that with the completion of stage one of the Jack Morgan Park upgrade, some of the considerations for the library expansion have also been addressed, namely car parking, public pathways and street presence, which was slightly enhanced with the road realignments.

The Coolool Library expansion proposal also closely aligns with the endorsed Jack Morgan Park Landscape Plan outcomes, which are to ensure that any works:

- activate and revitalise the park
- recognise that the park provides a significant open space facility to host performances and community gardens as well as a broader public benefit
- create a safe and useable public open space that is high quality, comfortable and accessible
- relieve the pressure and high use of Tickle Park
- improve the connectivity between the existing buildings and the park through the creation of outdoor spaces, such as outdoor reading rooms
- create a distinctive and coordinated image for Jack Morgan Park that draws on the established streetscape character along David Low Way and Tickle Park.

Strategic Direction

The Future Library

The strategic direction of Sunshine Coast Libraries is guided by the Sunshine Coast Council Corporate Plan 2014-2019. The operational activities prescribed for libraries are to "Implement the annual program of actions in the *Sunshine Coast Libraries Plan 2014-2024*". This includes the infrastructure recommendations to expand Coolum Library (p. 21).

A worldwide study conducted in 2015 identified key trends shaping libraries. (*Future Libraries: Workshops Summary and Emerging Insights: Arup March, 2015*). The study found that libraries are providing a broader diversification of the services and experiences offered to the community. They are evolving into community hubs for education, health, entertainment and work. One of the key challenges for libraries is the provision of space for diverse functions and user needs. Spaces in the future need to be flexible, adaptable, employ smart systems and sustainably retrofitted.

The library's future role is moving from providing information to the community, to enabling the community to learn how to access and develop information independently. Libraries are collaboratively working with the community to create new content. The walls of libraries are expanding beyond the physical location by providing access to information and resources 24 hours a day, seven days a week.

Lending items and housing a physical collection will continue to play a large role in the library service. In the future the library will place a larger focus on:

- providing welcoming spaces for many forms of formal and informal community interaction
- continued physical interaction will remain as a key demand of users
- digital media literacy and access to enable the entire community to function in a contemporary society
- partnering with surrounding services, linking information beyond the physical library branch and into the community
- moving from a dominance of physical collections to a balance between the physical and the digital resources which can be accessed anytime from anywhere
- increasingly, learning will take place through shared collaborative activities that are driven by the community and facilitated by library staff.

Key challenges

Although libraries will continue to have a valued role in the community there are ongoing challenges. These include:

- operating within a tight financial framework
- increasing population placing high demands on facilities
- keeping pace with the rate of technological advancements
- ongoing need for training and up skilling of staff and the community

- balancing the community needs and expectations against the capacity and capability to deliver within limited budgets.

Future Service Delivery Directions

Service delivery models continue to transform as evolving technology is incorporated into the delivery and operations of libraries. Community expectations partly driven by changes in technology and their ability to engage with it are also directing changes in service delivery.

Implementation of new technologies e.g. RFID (Radio-Frequency Identification) facilitating self-service by customers will free up staff from manual tasks to provide on demand and personalised training for customers as the need arises, as well as more dedicated programmes and workshops.

The current preferred service delivery mode is to move staff away from behind desks and backrooms so they can effectively engage with the customers. Information and service desks are downsizing to pods whilst staff are actively moving around the floor to assist customers. Staff are viewed more as collaborators and facilitators who empower community members to participate in their own learning.

Spaces within libraries need to be flexible so they can easily be changed to incorporate active and passive spaces. Flexible spaces allow for increased programming for all age groups and the community to use the space in a way that fits in with their needs. For example, the provision of power points, small tables, movable shelving, suitable seating and Wi-Fi supporting the use of customers digital devices (Smartphones, tablets etc.).

Facility Assessment

Coolum Library Use and History

Coolum Library was officially opened on Friday 13 October, 1989. The 150m² library was designed by award-winning architect Gabriel Poole in his trademark tropical style, featuring a curved iron roof and large windows.

A 250m² extension was added to the library in 1997. The extension was designed by Greenway Architects in keeping with the original appearance and feel of the building.

Features of the 403m² building are the extensive use of natural light, the spacious feel created by the curved ceilings and the attractive reading area with the large picture windows overlooking the park. The current public floor space totals 337m².

With an increasing population and the second highest number of visitations by floor area in the Sunshine Coast Network, the small footprint of the building poses issues for its current and future use. Coolum Library, due to its small size is unable host regular library programming such as holiday activities and popular information workshops. The library trialled using alternative community spaces, but this detracted from the service and stretched staffing. The small space often leads to conflicts between users as there is no dedicated quiet space. During busy periods customers often sit on the floor creating safety issues for other users and staff.

The Coolum Library is well used by not only the local community but also by visitors during holiday periods and, as it is the library closest to the Local Government boundary with Noosa, neighbouring residents via reciprocal borrowing arrangements. Reciprocal borrowing requirements are a funding requirement of the State Library of Queensland.

The small size of the Coolum Library means the different spaces for collections, reading areas, public access computers and community programs etc. are all closely located. Noise is an issue as there are no clearly defined 'noisy' or 'quiet' areas and meeting spaces are limited.

All of this means that the current size of the library limits both the amount and types of activities that can occur, and its ability to cater for increasing visitor numbers.

Physical Condition Assessment

The Coolum Library is over 25 years old and receives regular, planned asset maintenance as part of the management of Council owned facilities. The library's most current condition assessment, in summary, advises that:

- the library overall is in an "average condition", defined as 'in a fair condition with minor evidence of deterioration which could potentially shorten the asset's life'.
- deterioration is commensurate with the age of the building and since the last refurbishment. The building element groups (structure, spaces and systems) were all assessed to be in average condition.
- the air conditioning condenser units were deemed to be in a poor condition however, this was largely due to evidence of some corrosion that could be addressed with some remedial maintenance.
- an indicative Capital Works Plan identifies approximately \$190,000 of works required over the next ten years. The larger items identified for replacement are:
 - air conditioning condenser unit
 - lighting
 - book return units.
- The assessors noted that both the carpet and internal painting were in average condition with an indicative remaining life of three years.

More generally, the shelving is outdated and not compliant with State Library of Queensland standards. The seating and other furniture in the public spaces are outdated, worn and need replacing and upgrading.

As one of Council's most utilised facilities, it is essential that libraries display quality in design and provide flexible environments to support the recreation and lifelong learning needs of the community.

The detailed planning for the proposed library extension will address the asset's condition assessment and ensure that the current and new sections of the building provide a seamless experience.

Code Analysis and Compliance

The building complies with all codes and standards that were current when the original structure was built.

However, based on current population levels, the Coolum Library, which has a floor space of 403m² does not meet the Queensland Public Library Standards and Guidelines – Library Buildings Standards (2009).

The guideline recommends a library floor space (including collections, staff, public seating areas, utilities, foyer and toilets) of 1,716m² for a catchment of 40,000 people and a minimum floor area of 2,035 m² for a catchment of 50,000 people.

It also describes the need for a meeting room to increase the functionality of the library – and recommends an additional 40m² for this purpose. This is a total floor requirement of 1,756m².

The current public toilet facility at the library does not meet current Australian Standards relating to access for people with a disability (PWD). Accessible toilets must comply with AS1428.1- 2009.

The proposed library expansion would provide an additional 285m² of internal floor space for public use and an extra 80m² for an external deck to provide easy access to Jack Morgan Park, resulting in an increase of 365m² which, when added to the current library space, would provide a total floor space of 768m².

While still well below the recommended guideline of 1,756m², such an extension would increase the current floor space by almost 50%, would not impact on the park and would provide greater access to the park – an outdoor reading room as identified in the Coolool Village Centre Landscape Master Plan – and space that may be activated with programming.

Usability Assessment

The Coolool Library is ideally located within Coolool's "cultural" centre and is very well used, catering for an average of more than 590 visits per day.

However, the library has no active street frontage and suffers from poor visibility with the Coolool Civic Centre further concealing the library from the street.

Car parking for the library is shared with neighbouring facilities.

Stage one of the Jack Morgan Park Landscape project has helped address parking issues with subsequent stages expected to address additional walkways, which will lead visitors to the library from the park.

It is expected this will increase the library's accessibility with many people finding the library for the first time, particularly visitors and new residents, or finding it easier to access from other car parking areas, cycling and pedestrian routes, and by public transport.

Sustainability Assessment

Coolool Library has been designed to make extensive use of natural light with large windows overlooking the park and skylight windows under the roofline.

The proposed extension will continue to take advantage of natural light with large windows overlooking Jack Morgan Park and natural ventilation to take advantage of sea breezes.

In line with Council's adherence to sustainability, it has been proposed that the nine up-lights in the current Coolool Library be replaced with an energy saving system. This will reduce electricity usage.

The current air conditioning unit is more than 10 years old and in poor condition. While remedial action may repair the unit in the short term, it is proposed that the unit be replaced with a new cost effective system as part of the proposed library expansion. Such a system would be required to manage a larger library space.

The building will be insulated to keep cool in summer and warm in winter and energy efficient glazing will be used for the windows.

The inclusion of a stepped deck area overlooking the park will encourage activation of the Jack Morgan Park and provide outdoor reading and an additional space for library programs and activities.

Opportunities and constraints

The limited floor space is a key issue for Coolool Library.

Currently Coolool Library is 403m² with only 337m² for public use. The current library has:

- an unappealing and poorly designed entrance and foyer
- limited children's area – shelving has to be relocated to hold weekly story telling
- no toy library service due to lack of space
- no available space for larger events, programs or community meetings/gatherings
- no suitable/easily accessible outside area for activities
- no quiet area for study or work
- limited casual seating throughout the library (only 30 seats)
- only six public access internet terminals (which are solidly booked)
- insufficient space to engage young adults – this is a missed opportunity to engage with youth who make up a significant proportion of the Coolum Library's catchment
- minimal display space available for community group use. The display cabinet is currently stored at the Coolum Civic Centre
- only one public toilet which does not meet current PWD standards
- a combined workspace and returns room which is inefficient and inhibits productivity
- a staff room that does not meet current staffing needs. No room for full sized fridge and this can impact on catering for events
- limited storage space for display boards, essential equipment and cleaning products which mostly are stored in public area, the staff room and the work room.

The proposed library extension will provide an additional 285m² floor space for public use plus an external deck, bringing the total Coolum Library floor space to 768m².

While this is still below the recommended standard of 1,756 m², the expansion will address most of the above constraints and with careful planning and an innovative approach to the internal layout, fittings and fixtures, it will create a flexible and more functional space to meet the needs of the community.

The covered deck will also provide better access to Jack Morgan Park and an outside room for reading, working and programming.

The deck is vital to the success of the proposed expansion. Any larger expansion would encroach on the Park.

The plan proposes using a currently idle area of land between the library and the adjacent child care centre (on the south western side of the library) for the extension. This corridor was intended as a thoroughfare. However, without the existence of pathways or reason to use the corridor, it remains a dead space between the two buildings.

It is anticipated that a narrow walkway may remain to allow access to an emergency exit. The corridor will be treated, with advice and in consultation with the adjacent child care centre, to ensure safety issues are addressed.

Service Analysis

Levels of Provision

An analysis of the current drive times to access Sunshine Coast Council Library facilities was undertaken as part of the development of the *Sunshine Coast Libraries Plan 2014-2024*. Analysis shows 93.9% of residents living in a defined urban area are within 15 minutes drive

to a library facility. The population catchment within 15 minutes' drive time to the Coolum Library as at 2011 was 40,206 people. This is estimated to increase to 48,218 by 2021.

The map provided as Appendix D displays the locations and the 15 minute drive times for each of the Sunshine Coast Council's existing libraries, as well as the current and estimated projection population figures within each library catchment

In the 2015/16 financial year, 180,761 visits were made to Coolum Library and 18,900 items were loaned to the community each month. In the 2016/2017 financial year it is anticipated that visitations to the Coolum Library will increase to over 190,000. Current membership stands at 18,429 members, which is made up of both local residents and visitors. The library delivered over 212 programs, which were attended by 4,291 people.

Participation Profile and Usage

Based on a survey of library members in 2012, which was used to inform the *Sunshine Coast Libraries Plan 2014-2024*, and again in 2015, the following characteristics of library visitation are highlighted:

- patrons are most likely to visit the library closest to their home
- weekly visits are the most common frequency
- borrowing items is the main reason that people visit the library
- visits to the library are most likely to coincide with shopping trips
- 60% of visitors to the library visit the library with the intent to borrow a book or item from the collection
- 45% of library visitors do something in addition to the original intent of their visit such as read a magazine or newspaper or sit in on an event or engage in a social interaction
- 43% of visitors either accidentally or intentionally meet people they know at the library
- 83% of visitors to the library interact with staff
- 37% use free Wi-Fi or access the internet when visiting the library

For individual age brackets, the following library usage characteristics have been identified:

- the older age brackets are more likely to attend workshops and access collections
- the 15 to 19 year olds are the most common computer users by far
- the 65+ age group is most likely to come to the library to socialise
- the 35 to 44 age group is most likely to utilise reading spaces
- all age groups consistently utilise table spaces to undertake their work or research, with this type of usage dropping for ages 55 and over.
- generally, most services of the library are used consistently by all age groups within the community, with obvious peaks in activity for specific age brackets.

Current Investment

In the 2016/17 financial year, the total council library budget is \$13,265,610 for the Sunshine Coast Council Libraries network. This involved investment across multiple units including:

- library hubs
- library programs and marketing

- literacy programs
- unit management library service development
- innovation and development.

The Coolum Library operating costs for 2016/17 are \$671,966.

The 2016/17 grant from the State Library of Queensland to Council to assist with the operation of the library network was \$1.24 million.

Community Engagement

External Consultation

A Community Engagement Plan was developed and delivered to ensure the Coolum community was comprehensively and effectively engaged in the proposal to expand the Coolum Library.

External community engagement took place from 5 February, 2015 to 31 March, 2015 and consisted of a range of events, meetings and activities in and around the Coolum Library. The program involved providing opportunities in the community for feedback at shopping centres, in the library and online. The engagement was promoted through Council's Community Engagement webpage, the Library Facebook page and advertisements in the Coolum and North Shore News. The Community Engagement program included:

- the display of draft concept drawings of the new library extension in the Coolum Library during March 2015 for community comment and feedback
- pop-up library stalls outside Coolum Woolworths and Coles supermarkets during March 2015
- Attendance at a Project Coolum meeting on 5 February 2015. The Project Coolum group is chaired by Cr Stephen Robinson and includes representatives of a range of community organisations, who disseminate information across the Coolum community to seek feedback on desired ways forward. The meeting discussed the justification and plans for the extension of Coolum Library and members agreed to distribute information and collect comments. The member organisations are:
 - Coolum Residents Association
 - Coolum Beach Lions Club
 - Coolum High School
 - Coolum Business and Tourism
 - Coolum Library
 - Coolum Boardwalk
 - Coolum Community Centre
- Attendance at a Friends of Coolum Library meeting on 10 February 2015. Draft concept drawings were shown to this group for feedback and comment.

All feedback received has been considered in the development and finalisation of the plan. There was overwhelming support for the proposed extension with the main message being the library was too small and more space was required.

Internal Stakeholder Engagement

Internal consultation included meetings and conversations with a range of stakeholders between December 2014 and October 2015:

- Manager Community Relations, Community Services
- Councillor Robinson – Division 9
- Cross council internal stakeholder meetings, including staff representing:
 - Community Services
 - Regional Strategy and Planning
 - Infrastructure Services
 - Corporate Services
- Staff involved in the Jack Morgan Park precinct planning and projects were specifically engaged and consulted.

Library staff were engaged via a range of opportunities including staff meetings and the library weekly newsletter *Heads Up*.

All feedback received has been considered in the development and finalisation of the plan.

Recommendations

The Coolool Library Facility Development Plan clearly identifies the need for the expansion of the Coolool Library.

High and growing usage of the service and the feedback received from both internal and external stakeholders clearly supports that need but also identifies the extension and specifically the proposed design in **Appendix A**, as being the optimum floor space:

- to cater for growing usage without encroaching on Jack Morgan Park
- to activate Jack Morgan Park in line with the community's vision for the space.

Library Services specifically consulted with internal and external stakeholders involved in the Jack Morgan Park Precinct Planning and Upgrade Project.

Discussions indicated that the extension was highlighted as a possibility during the planning process for the Park and that as the proximity of the Coolool Civic Centre and a mature fig tree restrict the direction of the extension, it is the preferred option to extend the library towards the adjacent child care centre, utilising what is essentially an inactivate corridor between the two buildings.

The proposed library extension will provide an additional 285m² floor space for public use, plus an external deck bringing it to a total space of 768m².

While the proposed extension to the Coolool Library will not meet the recommended Queensland Library Building Standard of 1,756m², the additional 285m² and the undercover decking will provide much needed space to relieve the cramped layout and provide additional opportunities to activate Jack Morgan Park.

The design recommended will:

1. enhance public access and pathway provisions
2. expand and maximize use of indoor and outdoor areas
3. allow for the redesign of indoor areas to create distinct divisions between individual spaces

4. create flexible multi-purpose spaces.
5. using amphitheatres style steps from a large deck, take advantage of the planned pathway to the library from the park while also enabling outdoor seating for both library and park users.

Design Options

Mode Design was contracted to undertake preliminary drawings and costing of an extension to the Coolum Library. The concept design was used in the community engagement process, and addressed the space and issues identified in the current building. Feedback from internal and external stakeholders, including library staff, was taken into account during the concept planning.

Mode Design developed designs and plans to extend the Coolum Library north towards the childcare centre as shown in the Jack Morgan Development Plan. (**Appendix A - Coolum Library Expansion Floor Plan and Appendix B - Coolum Library Expansion Concept**).

Based on these plans a quantity surveyor was engaged to undertake detailed costing. The costing are outlined in the *Coolum Library Expansion Estimate* (**Appendix C**).

In 2015 Complete Urban was contracted to undertake detailed design and costing for the Coolum library based on the previous concept work done by Mode Design. Detailed designs **Appendix E - 160705 Coolum Library Architecture** and costing and **Appendix F - 1610 Coolum Library Expansion CD2 Estimate Report** were provided in March 2016.

The proposed library extension will provide an additional 285m² floor space for public use plus a 80m² external deck, to the current 403 m² Coolum Library, resulting in a total space of 768m².

While still well below the recommended State Library Queensland guideline of 1,756m², such an extension would increase the current floor space available to the public by close to 50%.

By designing flexible spaces and with the introduction of contemporary and mobile furniture and shelving, the expansion will address the challenges of a library that not grown with its community or the direction libraries of the future are headed.

Provision is also made for a meeting room and more applicable work, storage and kitchen spaces.

Environmental guidelines will be met by upgrading the current air-conditioning and lighting to energy efficient systems.

The design provides for greater linkage to Jack Morgan Park with the inclusion of a covered deck which may be used informally for reading or for library programs. It also offers the opportunity to host library events. Steps from the deck down to the grass will provide some amphitheatre type seating during events in the park and will support activation of the park.

The public toilet facility at the library which does not meet current Australian Standards relating to access will be upgraded to meet the required standard AS1428.1-2009.

The plan for the extension of the Coolum Library (see **Appendix A and B**) locates the library extension in the space between the library and the adjacent Community Child Care Centre.

This space is currently not used for pedestrian or any other purpose. The ground is flat and no structural impediment to the extension of the building has been identified.

The plan includes duplication of the large window with views across Jack Morgan Park.

Finance

A quantity surveyor was engaged by Urban Design to scope the financial implications of the proposed Coolum Library extension based on detailed designs.

This report estimates the cost to be **\$2.484** million (Inc. GST) (**Appendix F**).

This includes the cost of construction, furniture and furnishings, fees and charges, and a 7.5% constructing contingency allowance.

An initial estimate of \$750,000 for the proposed extension of the Coolum Library was included in Council's 10 year Capital Works program as a two year project (in the years 2016/17 and 2017/18). High level designs and a quantity survey report completed in September 2015, necessitated a review of this budget allocation. (**Appendix F**)

Council allocated \$1,222,575 over the 2016/17 and the 2017/18 financial years. Council was also successful in gaining a subsidy of \$903,360 over two years from the Local Government Grants and Subsidies Program from the State Government of Queensland.

The following table outlines identified sources of funding for the extension of Coolum Library over the next two financial years.

	SCC Funding	State Government Funding	
2016/2017	\$300,000	\$271,008	
2017/2018	\$922,575	\$632,352	
Total	\$1,222,575	\$903,360	\$2,125,935

There is a current short fall of **\$358,065**. Council will need to consider this shortfall and will be requested, as part of the 2017/2018 Capital Works (sub-program Community Facilities) Budget Development Process, to consider allocating \$358,065 to the 2017/18 budget to complete the project.

Timeline

Detailed design plans were finalised during the 2015/16 financial year. Costing of the detailed design plans are attached. **Appendix F - 1610 Coolum Library Expansion CD2 Estimate Report**

Construction timeframes will be dependent on budget allocations. However Stage 1 is expected to begin in March 2017 with Stage 2 completion in July 2017.

Risks and Mitigation

Once construction commences, there will be a need to close the Coolum Library for a period of time. This closure time is yet to be determined, however, it will be kept to a minimum and managed with the customer in mind with alternative service options being made available (i.e. potential use of mobile library service, extension of library borrowing times etc.).

An extensive communication program will also be rolled out to ensure ongoing awareness and updates are provided to library users and more generally, to the community.

Appendix A *Coolum Library Expansion Floor Plan and*

Appendix B *Coolum Library Expansion Concept*

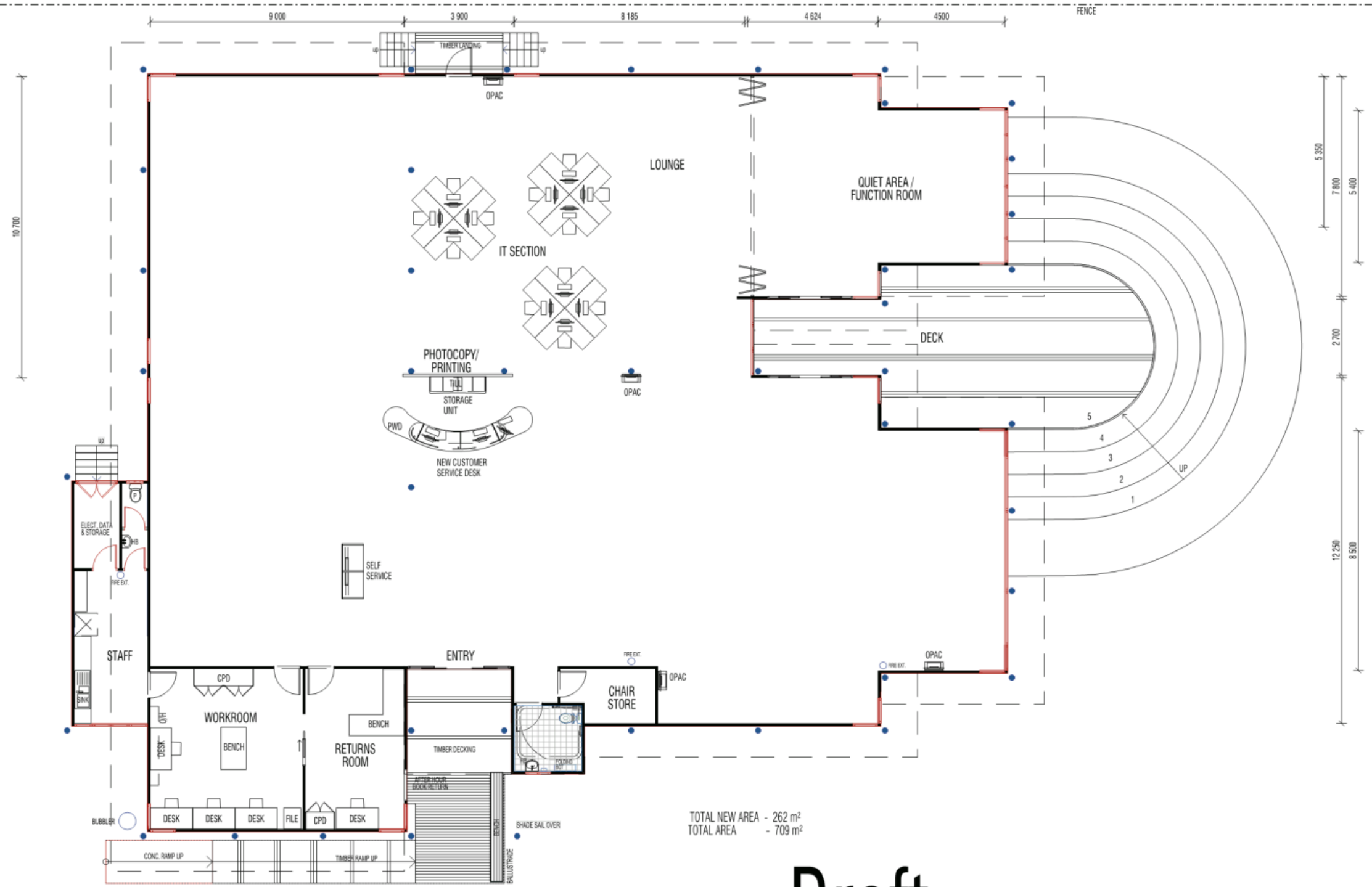
Appendix C *Coolum Library Expansion Estimate*

Appendix D *Map of 15 Minutes' Drive Time*

Appendix E *160705 Coolum Library Architecture*

Appendix F *1610 Coolum Library Expansion CD2 Estimate Report 15.03.16*

Appendix A - Coolool Library Expansion Floor Plan



NOT REPRODUCED WITHOUT WRITTEN PERMISSION
 CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

- Verify all dimensions on site prior to the commencement of work.
- Do not scale off these drawings.
- Report discrepancies to the Architect before carrying out work.

AMENDMENTS	
No.	Description
1	ISSUED FOR TENDER
2	ISSUED FOR TENDER
3	ISSUED FOR TENDER
4	ISSUED FOR TENDER
5	ISSUED FOR TENDER
6	ISSUED FOR TENDER
7	ISSUED FOR TENDER
8	ISSUED FOR TENDER
9	ISSUED FOR TENDER
10	ISSUED FOR TENDER
11	ISSUED FOR TENDER
12	ISSUED FOR TENDER
13	ISSUED FOR TENDER
14	ISSUED FOR TENDER
15	ISSUED FOR TENDER
16	ISSUED FOR TENDER
17	ISSUED FOR TENDER
18	ISSUED FOR TENDER
19	ISSUED FOR TENDER
20	ISSUED FOR TENDER

TOTAL NEW AREA - 262 m²
 TOTAL AREA - 709 m²

Draft

D1 GROUND FLOOR PLAN
 PROPOSED PLAN 1:100

PROJECT
 COOLOOL LIBRARY EXPANSION

CLIENT
 SUNSHINE COAST COUNCIL



URBAN DESIGN
 MASTER PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE
 GRAPHIC DESIGN

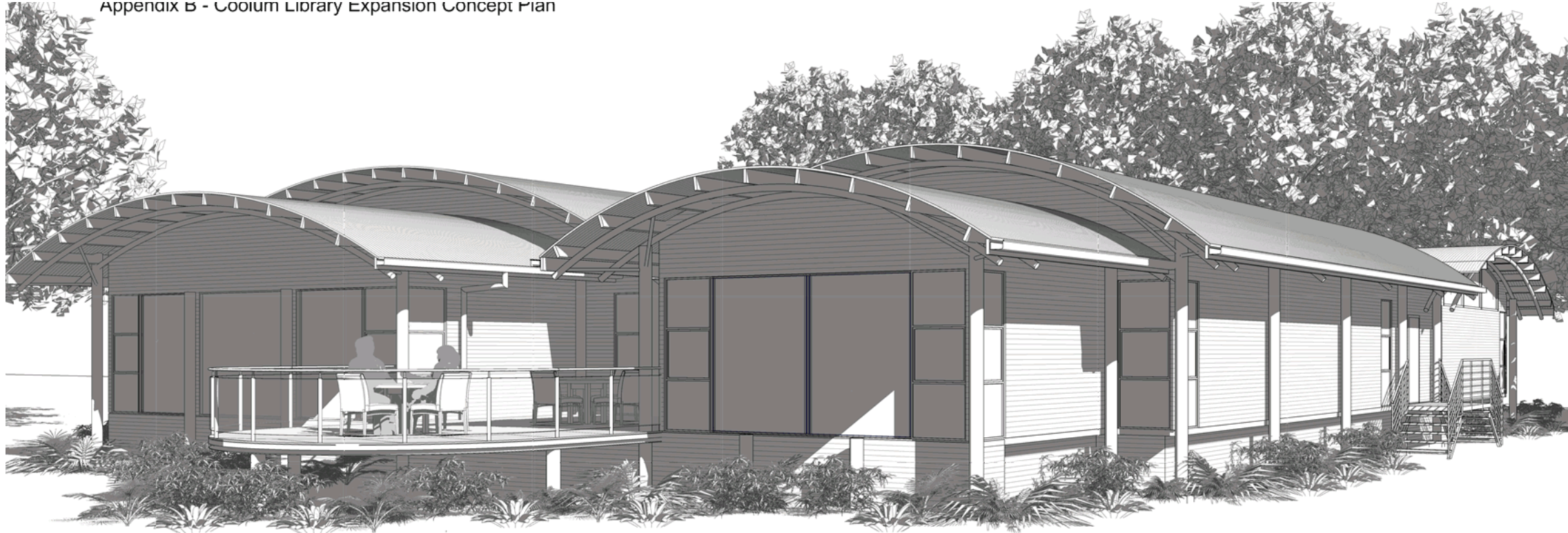
BRISBANE
 SYDNEY
 MELBOURNE
 PERTH
 DARWIN
 CAIRNS
 GOLD COAST
 SUNSHINE COAST
 AUCKLAND

A.B.N. 65 112 807 931
 www.modedesign.com.au
 2/9 Capital Place, Birtinya, QLD 4575
 Tel +61 7 5437 8574 Fax +61 7 5490 2211
 sunshinecoast@modedesign.com.au

DRAWING TITLE
 FLOOR PLAN

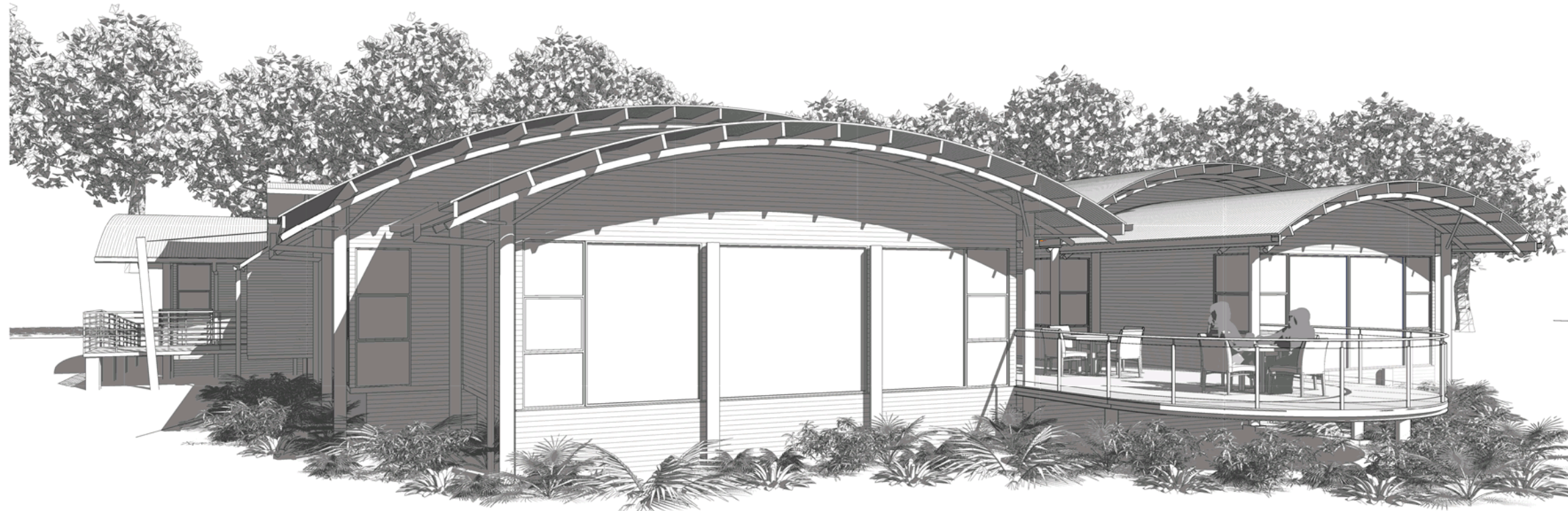
check	date	by
AF	TB	28/01/15

Appendix B - Coolum Library Expansion Concept Plan



URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COA
AUCKLAND



■ COOLUM BEACH PUBLIC LIBRARY EXPANSION
PARK STREET, COOLUM BEACH
PERSPECTIVES

Sunshine Coast

PROJECT No: 14648.SSC
DATE:
SCALE: @ A1
DRAWING No: SK-800

Suite 2, 9 Capital Place, Birtinya, QLD 4575
Tel +61 7 5437 8574 Fax +61 7 5493 2716
sunshinecoast@modedesign.com.au

Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

These designs and plans are the copyright of Mode Design Corp. Pty Ltd and cannot be reproduced without written permission



Appendix C - Coolum Library Expansion Project Estimate

23 September 2015

Mode Design
Suite 2, 9 Capital Place
Birtinya Qld 4575

PROJECT ESTIMATE REPORT: SCHEMATIC DESIGN

Sunshine Coast Council
Coolum Library Expansion

Attention: Alan Frederiksen

Dear Alan,

Please find attached the Schematic Design estimate report for the above project

Please contact me on 5406 1188 or alternatively on 0407 769 273 if there are any aspects of this estimate you wish to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to be "SK", written over a light green background.

Stephen Kaszas
Principal Quantity Surveyor



23 September 2015

Sunshine Coast Council – Coolum Library Expansion

2

Table of Contents

Section	Page
1. Estimate Commentary	3
2. Estimate Cost Summaries (Gross Project Cost) <i>Cost Summary 1: Showing breakup of contract costs</i> <i>Cost Summary 2: Showing breakup of non-contract costs</i>	5
3. Project Scope & Elemental Budgets Schedule (Contract Cost)	8

CPC1515



23 September 2015

Sunshine Coast Council – Coolool Library Expansion

3

Commentary: Schematic Design Estimate

Basis of Estimate

The estimate has been based on the drawings and information provided. Allowance has been made for procurement by traditional lump sum tender.

Mechanical and electrical services budgets have been based on the estimates provided by the services engineering consultant.

Allowance has been made for staging of the construction works as follows:

- Stage 1: Construction of new extension
- Stage 2: Alterations and renovations to the existing building

Project Scope and Cost Details

Further details relating to the included project scope and estimated costs for each of the construction elements are included in the attached Project Scope Schedule.

Provisional allowances have been included where design information and/or consultant budget advice was not available at the time of preparing the estimate or the required scope of work could not be ascertained.

Cost Escalation

Cost escalation of contract costs to an assumed tender date of December 2016 has been included.

Building Areas

Measured building areas of Fully Enclosed Covered Area (FECA), Unenclosed Covered Area (UCA) and Gross Floor Area (GFA) are as follows:

Building Area Component	Area
FECA (Extension)	285 m ²
FECA (Existing)	403 m ²
Total FECA	688 m²
UCA (Extension)	80 m ²
Total GFA	768 m²

Non-Contract Items

The following non-contract items have been included in the attached estimate:

CPC1515



23 September 2015

Sunshine Coast Council – Coolool Library Expansion

4

Item	Comments
Construction Contingency	A project construction contingency allowance has been included for design variations and other contract sum adjustments during construction. This allowance has been calculated at 7.5% of the Project Cost Tender Date.
Statutory Fee & Charges	Allowances have been included for the following: <ul style="list-style-type: none">• QFES Fire Services levy• Occupational Health & Safety construction audit fees• Portable Long Service Leave levy• Workplace Health and Safety fee.
Loose Furniture & Fittings	A provisional allowance of \$145,000 (excl GST) has been included for the procurement of loose furniture and fittings by the Sunshine Coast Council. This allowance has been based on the schedule of loose furniture and fittings provided, together with subsequent clarifications and includes cost escalation to March 2017.
Professional Fees	A provisional allowance of \$137,000 (excl GST) has been included. This allowance has been calculated at 10% of the Project Cost Tender Date. This allowance is deemed to include the following fees: <ul style="list-style-type: none">• Building Act Compliance Fees• Geotechnical Investigation Fees.

Exclusions

No allowance has been included in the estimate for the following:

- Cost escalation beyond December 2016
- Restrictions on working hours or methods
- Demolition of asbestos containing materials
- Prolonged or compressed construction periods
- Alternative project procurement method or complex staging arrangements
- Site infrastructure upgrades
- Provision of fire hydrants and associated infrastructure
- Latent conditions and work outside site boundaries
- Financial and performance review of tenderers.

CPC1515



23 September 2015

Sunshine Coast Council – Coolum Library Expansion

5

Estimate Cost Summaries

CPC1515





PROJECT ESTIMATE

PROJECT : Sunshine Coast Council
 Coolum Library Expansion

PROJECT No. : CPC1515

PROCUREMENT : Traditional

Schematic Design Estimate	\$	
Building Extension	628,500	
Alterations & Renovations	172,200	
Siteworks	42,600	
External Services	8,000	
External Alterations & Renovations	31,100	
Mechanical Services	195,200	
Electrical Services	225,700	
Verandah Shade Sail	29,700	
PROJECT COST - ESTIMATE DATE	1,333,000	
Cost Escalation (Tender Closing - December 2016)	37,000	
PROJECT COST - TENDER DATE	1,370,000	
Construction Contingency Allowance (7.5%)	103,000	
PROJECT COST - COMPLETION	1,473,000	
Statutory Charges	4,500	
WH&S / PLSL	9,500	
Local Authority & Supply Charges	NIL	
Geotechnical & Contour Survey Fees	NIL	
Temporary Accommodation & Relocation Costs	NIL	
Loose Furniture & Equipment (Provisional Allowance)	145,000	
Other Costs and Fees	NIL	
PROJECT COST - SITE	1,632,000	
Professional Fees (Provisional Allowance)	137,000	
Client and Other Costs	NIL	
GROSS PROJECT COST (Excluding GST)	1,769,000	
GST Allowance	176,900	
GROSS PROJECT COST (Including GST)	1,945,900	
FECA (new) 285 m2	UCA (new) 80 m2	GFA (new) 365 m2
FECA (Refurb) 403 m2	UCA (Refurb) 0 m2	GFA (Refurb) 403 m2
FECA (Total) 688 m2	UCA (Total) 80 m2	GFA (Total) 768 m2

PRINCIPAL QUANTITY SURVEYOR
 CANOPY PROJECT CONSULTANTS

22 February 2017



PROJECT ESTIMATE

PROJECT : Sunshine Coast Council
 Coolum Library Expansion

PROJECT No. : CPC1515

PROCUREMENT : Traditional

Schematic Design Estimate	\$
Project Cost - Tender Date	1,370,000
Construction Contingency Allowance (7.5%)	103,000
PROJECT COST - COMPLETION	1,473,000
Building Act Compliance (Included in Professional Fees)	Incl
Fire Services Levy (QFES)	3,000
OHS Audit Fee	1,500
Portable Long Service Leave & Training Levy	7,000
Workplace Health and Safety Fee	2,500
STATUTORY FEES & CHARGES - Subtotal	14,000
Geotechnical Fees (Included in Professional Fees)	Incl
Loose Furniture and Equipment	145,000
OTHER SITE COSTS - Subtotal	145,000
Professional Fees (Provisional Allowance)	137,000
PROFESSIONAL FEES - Subtotal	137,000
OTHER PROJECT COSTS - Subtotal	NIL
GROSS PROJECT COST (Excluding GST)	1,769,000
GST Allowance	176,900
GROSS PROJECT COST (Including GST)	1,945,900

23 September 2015

Sunshine Coast Council – Coolum Library Expansion

8

Project Scope & Elemental Budgets Schedule

CPC1515



23/09/2015

Sunshine Coast Council
 Coolool Library Expansion



Project Scope & Elemental Budgets

Sunshine Coast Council
 Coolool Library Expansion
 Schematic Design Estimate

Project No:
 CPC1515

23/09/2015

Ref	Cost Element	Provisional Allowance \$	Element Total \$
BUILDING EXTENSION			
1.0	Substructure		123,300
1.1	Substructure comprising bored piers 450mm diameter x 1m deep at 2.7m centres, steel columns 75 x 75 x 3mm SHS with adjustable column tops, floor bearers and joists, bracing and termite protection		
2.0	Upper Floors		20,300
2.1	Tongue and groove particleboard flooring underlay		
2.2	Stainless steel cable balustrade to landing on western elevation		
2.3	Sub-floor enclosure with Colorbond coated metal sheeting fixed to framing		
3.0	Staircases		34,800
3.1	Timber stair treads on steel framing to western elevation with stainless steel cable balustrade and handrails		
3.2	Timber platform seating steps on steel framing to northern deck		
4.0	Roof		170,100
4.1	Steel framed roof with Colorbond coated (Ultra) metal roof sheeting including steel portal frames, rainwater goods and painted exposed structure to eaves		
4.2	Allowance for box gutters and junction with existing roofs	5,000	
4.3	Allowance for raised section of roof between new roof and existing roof	12,000	
4.4	Allowance for air conditioning plant deck (un-roofed)	15,000	
5.0	External Walls		51,500
5.1	Steel/timber framing with corrugated Colorbond coated metal cladding externally including Kingspan sheet insulation, aircell insulation and 9mm villaboard fixed to framing		
5.2	Allowance for structural elements	10,000	
6.0	Windows		41,200
6.1	Awning windows and fixed glazing to external walls		
6.0	External Doors		15,600
6.1	New auto sliding double entry door and fixed sidelights to northern deck		
6.2	Solid core door to exit on western elevation		
6.0	Internal Walls		9,700
6.1	Double glazed bulkhead to operable wall		
6.2	Stud framed wall 2.7m high to Photocopy/Printing area		
6.3	Stud framed wall 1m long x 2.7m high for pamphlet display slat wall		
7.0	Internal Doors		20,000
7.1	Operable wall STC 42 including hanging beam and columns		
8.0	Wall Finishes		14,700
8.1	Impact resistant plasterboard 13mm thick fixed to wall framing including painting		
8.2	Allowance for acoustic wall panels to Quiet Area/Function Room	3,000	

CPC1515



23/09/2015

Sunshine Coast Council
 Coolool Library Expansion

9.0	Floor Finishes		40,700
9.1	Commercial carpet tiles with vinyl strip skirting		
9.2	Hardwood timber decking including stain/oil treatment		
10.0	Ceiling Finishes		50,700
10.1	Flush screw up plasterboard ceiling to curved roof profile		
10.2	Tongue and groove timber ceiling to curved roof profile to southern curved roof running east/west		
10.3	Allowance for acoustic ceiling panels to Quiet Area/Function Room	3,000	
11.0	Fitments		28,200
11.1	Customer service desk as per detail provided		
11.2	2 no. Mobile drawer units to customer service desk		
11.3	Storage unit behind customer service desk		
11.4	4 no. OPAC stations		
11.5	Self service unit		
12.0	Fire Protection		7,700
12.1	Fire hose reel connected to existing water service	6,100	
12.2	3 no. Fire extinguishers	1,600	
ALTERATIONS & RENOVATIONS			
13.0	Alterations for Building Extension		35,500
13.1	Remove all loose furniture and equipment from library and dispose off-site		
13.2	Demolish external wall/windows for extension		
13.3	Temporary wall during construction of extension		
13.4	Demolish sunken planter and make good floor		
13.5	Create opening in wall for new entry door to northern deck		
13.6	New auto sliding double entry door and fixed sidelights to northern deck		
14.0	Alterations to Entry		24,300
14.1	Demolish circulation desk and counter, entry doors, window, wall mounted signage and bench seat		
14.2	Create opening for new entry door and infill openings where doors demolished		
14.3	New auto sliding double entry door and fixed sidelights		
14.4	Relocate exit lights		
15.0	Alterations to Workroom		20,600
15.1	Take down door and demolish wall		
15.2	New stud framed partitions lined both sides with 13mm impact resistant plasterboard		
15.3	2 no. solid core doors and 1 no. cavity sliding door		
15.4	3 no. cupboards to Workroom>Returns Room		
15.5	Bench to Returns Room		
15.6	Make good ceiling where wall demolished		
16.0	Alterations to Staff Room		21,000
16.1	Demolish sink, kitchenette joinery and Cloak Area shelves		
16.2	Demolish door and infill opening		
16.3	Create opening in existing wall and install solid core door		
16.4	Kitchen bench with cupboards under and overhead cupboards		
16.5	Double bowl kitchen sink connected to existing service		
16.6	Underbench zip boiler/chilled water unit		
16.7	Make good ceiling where wall demolished		
17.0	Chair Store		5,300
17.1	New stud framed partitions lined with 13mm impact resistant plasterboard		
17.2	New door		
17.3	Relocate fire extinguisher		
18.0	Floor Finishes		44,300
18.1	Demolish floor finishes to existing portion of building and replace with new commercial carpet tiles/sheet vinyl		
19.0	Painting		9,800
19.1	Patch and paint existing walls and ceilings		

CPC1515



23/09/2015

Sunshine Coast Council
 Coolool Library Expansion

20.0	PWD Toilet Upgrade		11,400
20.1	Demolish existing door, sanitary fixtures, floor finishes and fitting:		
20.2	Infill opening in wall where door removed		
20.3	Solid core door in new partition		
20.4	Stud framed partitions lined both sides with 13mm impact resistant plasterboard		
20.5	Paint existing walls and ceiling		
20.6	Ceramic floor tiles and skirtings		
20.7	Toilet roll holder, paper towel dispenser, soap dispenser, mirror, coat hooks, baby change table, grab rail set		
20.8	PWD basin and WC suite connected to existing services		
SITWORKS			
21.0	Site Preparation		20,800
21.1	Demolish air conditioning enclosure		
21.2	Remove trees, demolish garden beds and prune vegetation as required	2,000	
21.3	Strip topsoil 150mm		
21.4	Allowance for removal and replacement of unsuitable foundation material (80m ³)	6,000	
21.5	Earthworks testing	1,200	
21.6	Services location	1,000	
21.7	Sediment and erosion control	1,000	
22.0	Landscaping & Improvements		21,800
22.1	Turfing and topsoil to make good on completion		
22.2	Garden beds and planting to northern elevation	5,000	
22.3	Concrete landing 2m wide to base on platform seating stairs to northern elevator		
EXTERNAL SERVICES			
23.0	External Stormwater Drainage		8,000
23.1	Provisional allowance for stormwater pipe and pit system within site and connection to existing infrastructure		
EXTERNAL ALTERATIONS & RENOVATIONS			
24.0	PWD Ramp Upgrade		21,900
24.1	Demolish existing handrail and install new compliant handrail/balustrade and kerb rail		
24.2	Tactile ground surface indicators at top and bottom of ramp		
25.0	External Painting		9,200
25.1	Prepare and paint existing painted external surfaces		
MECHANICAL & ELECTRICAL SERVICES - EXTENSION & EXISTING			
24.0	Mechanical Services		195,200
24.1	Demolish existing air conditioning system and provide new system throughout		
24.0	Electrical Services		225,700
24.1	New lighting throughout		
24.2	Re-use power and data in existing area		
24.3	New power and data in extension		
24.4	New distribution board		
24.5	Provision of additional capacity to communications rack		
VERANDAH SHADE SAIL			
25.0	Shade Sail to Northern Verandah		29,700
25.0	Custom designed tensioned membrane structure fabricated from PVC coated polyester material having an expected life span of fifteen to twenty years and in an application where fire performance is non critical (shade sail area 50m ²)		
25.1	Modifications to existing roof structure for connection of shade sail structure including flashing to roof sheeting penetrations		
ESTIMATED CONTRACT COST - ESTIMATE DATE (EXCL COST ESCALATION & GST)			1,333,000

CPC1515

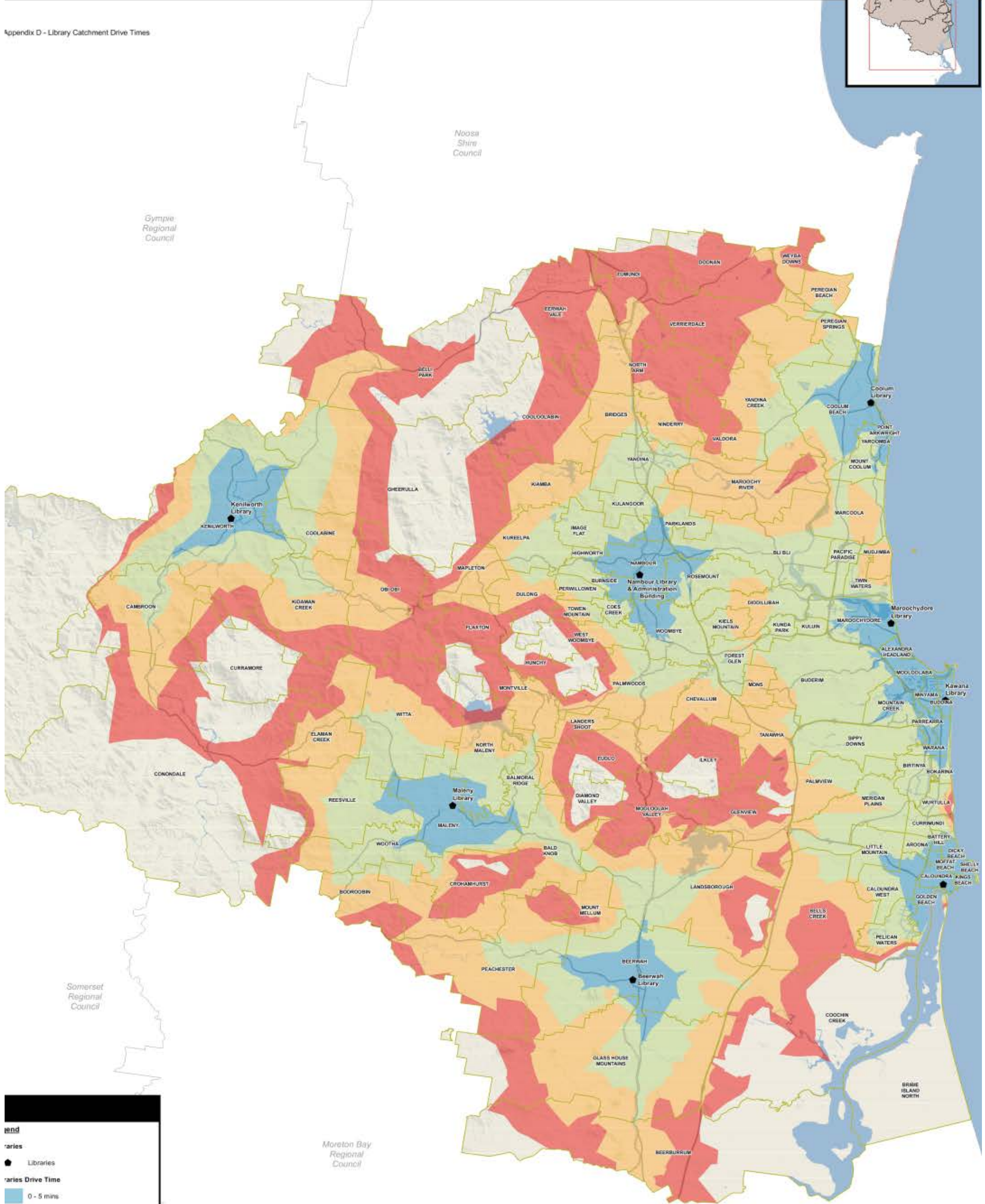




Libraries Drive Time



Appendix D - Library Catchment Drive Times



Legend

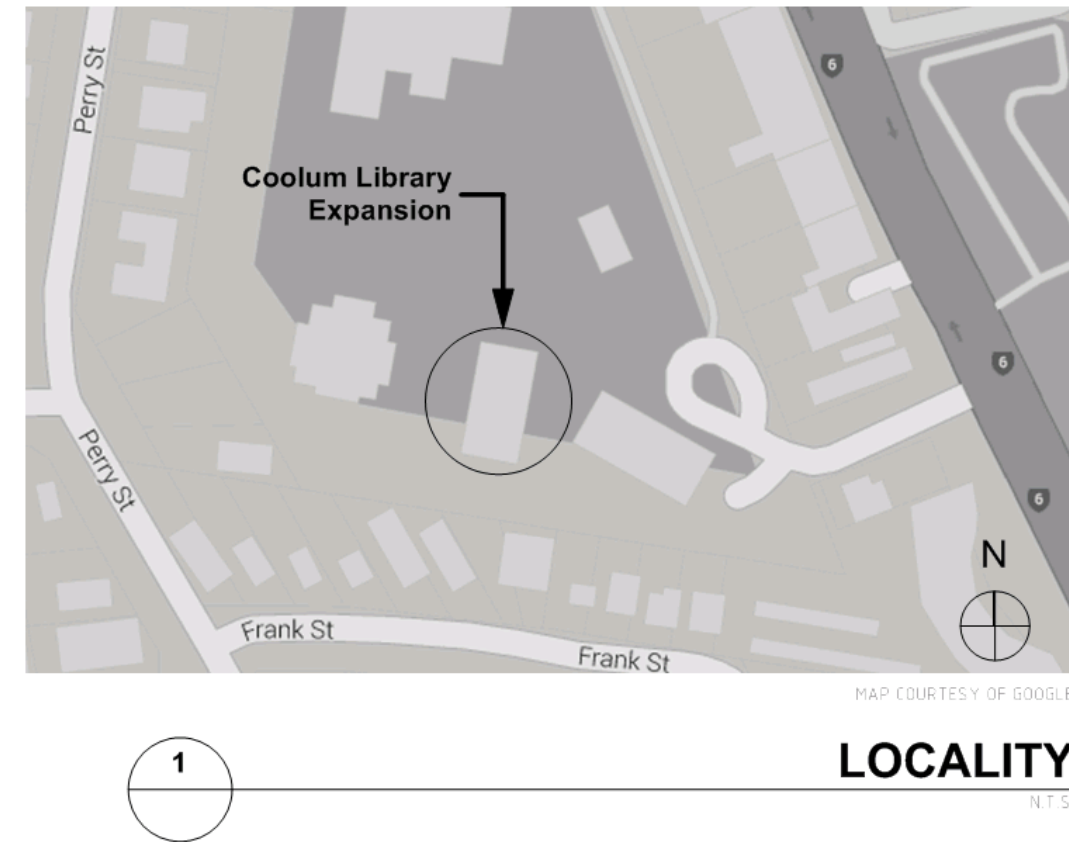
- Libraries
- Drive Time
 - 0 - 5 mins
 - 5 - 10 mins
 - 10 - 15 mins
 - 15 - 20 mins

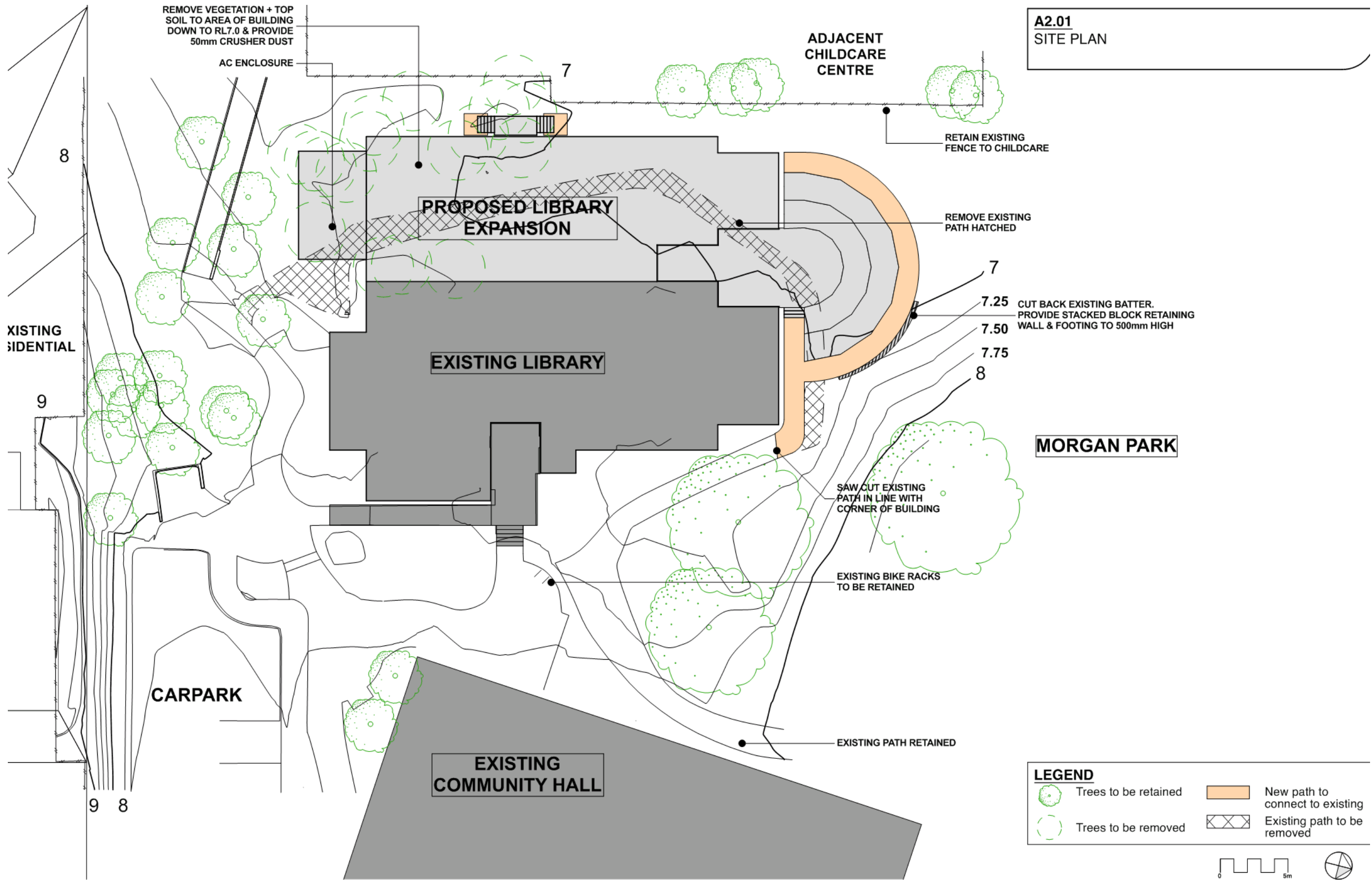
Scale: 1:110,000
 1 2 3 4 5 Kilometers on A1 paper

© 2017 Sunshine Coast Regional Council
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sunshine Coast Regional Council.

COOLUM LIBRARY EXPANSION SUNSHINE COAST COUNCIL

ARCHITECTURAL DRAWING SCHEDULE		
SHEET No.	DESCRIPTION	DRAWING No.
1	DRAWING SCHEDULE AND LOCALITY PLAN	A0.01
2	SITE PLAN	A2.01
3	DEMOLITION PLAN	A2.02
4	SETOUT PLAN	A2.03
5	FLOOR PLAN	A2.04
6	ROOF PLAN	A2.05
7	REFLECTED CEILING PLAN	A2.06
8	SECTIONS A + B	A3.01
9	SECTION C + D	A3.02
10	ELEVATIONS 1 + 2	A4.01
11	ELEVATIONS 3 + 4	A4.02
12	WINDOWS + EXTERNAL DOORS SCHEDULE	A5.01
13	WINDOWS + EXTERNAL DOORS SCHEDULE	A5.02
14	WINDOWS + EXTERNAL DOORS SCHEDULE	A5.03
15	INTERNAL ELEVATIONS	A6.01
16	FURNITURE + EQUIPMENT LAYOUT PLAN	A7.01
17	PLAN DETAILS	A8.01
18	STAIR DETAILS	A8.02
19	SECTION DETAILS	A8.03
20	SECTION DETAILS	A8.04
21	SECTION DETAILS	A8.05
22	SECTION DETAILS	A8.06
23	MATERIALS + FINISHES SCHEDULE	A9.01
24	FURNITURE + EQUIPMENT SCHEDULE	A9.02





A2.01
SITE PLAN

PROJECT
 COOLUM LIBRARY
 EXPANSION
 LOT 7 ON RP893289

LOCATION
 6 PARK ST
 COOLUM QLD 4573

CLIENT
 SUNSHINE COAST
 COUNCIL

SCALE
 1:250 @ A3
 DATE
 28/01/16
 AUTHOR
 DS/JOS
 PROJECT NO.
 #Pin
 DWG NO.
 A2.01
 ISSUE
 F

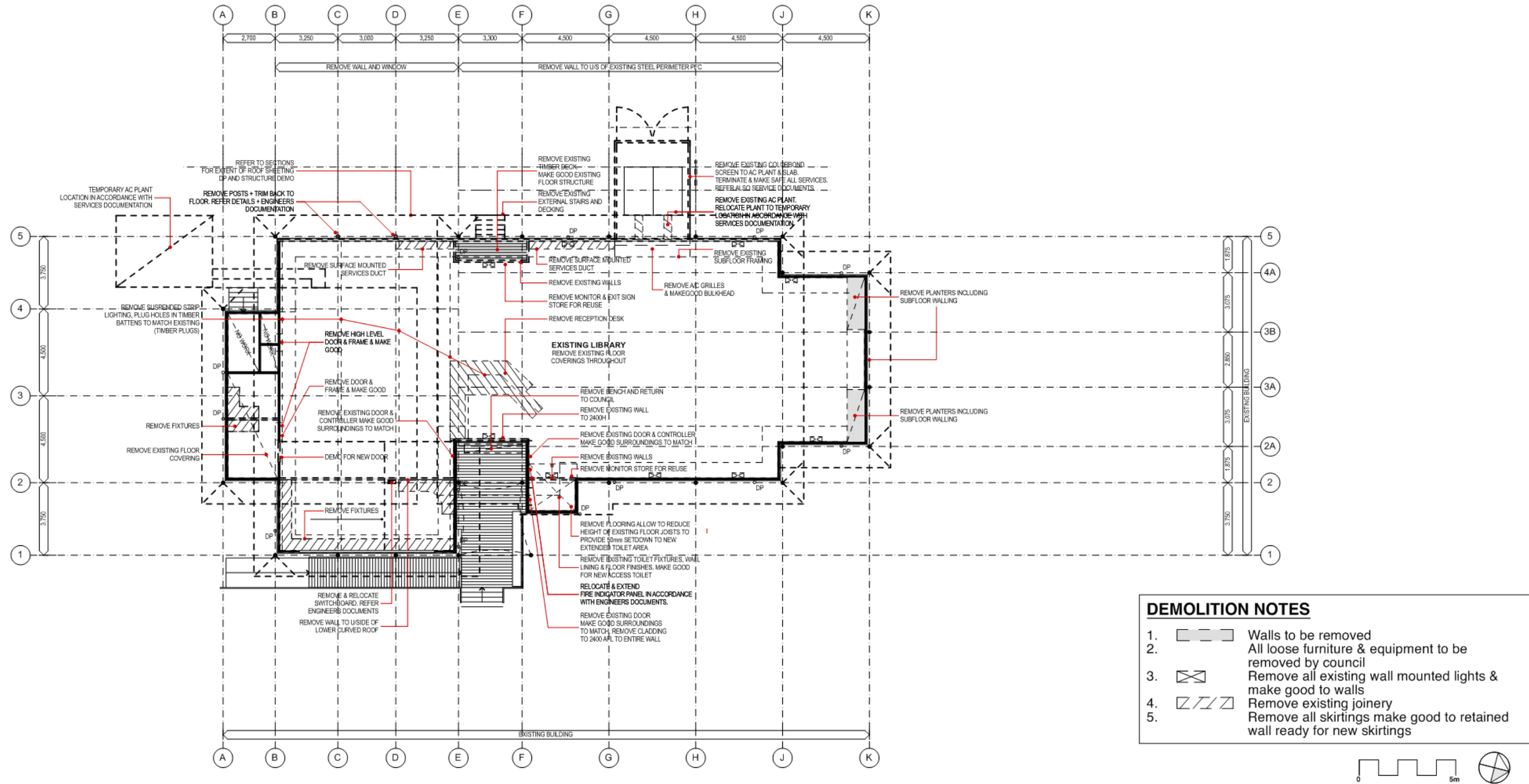
ISSUE	DESCRIPTION	DATE	JOB
A	DRAFT	28/01/16	JOS
B	DRAFT	18/02/16	JOS
C	ISSUE TO COUNCIL	10/03/16	JOS
D	ISSUE TO COUNCIL	21/03/16	JOS
E	DRAFT ISSUE FOR TENDER	21/03/16	JOS
F	ISSUE FOR TENDER	05/07/16	JOS

DRAWING
 SITE PLAN

ARCHITECTURE
 LANDSCAPE
 ENGINEERING
 MANAGEMENT

CONTACT
 COMPLETE URBAN
 P: +61 7 5553 5555
 A: SUITE 6-7 | 23 MAIN ST
 VARSITY LAKES | Q | 4227

A2.02
DEMOLITION PLAN



PROJECT
**COOLUM LIBRARY
 EXPANSION**
 LOT 7 ON RP893289

LOCATION
**6 PARK ST
 COOLUM QLD 4573**

CLIENT
**SUNSHINE COAST
 COUNCIL**

SCALE
 1:200 @ A3

DATE
 28/01/16

AUTHOR
 DS/JOS

PROJECT NO.
 #Pin

DWG NO.
 A2.02

ISSUE
 F

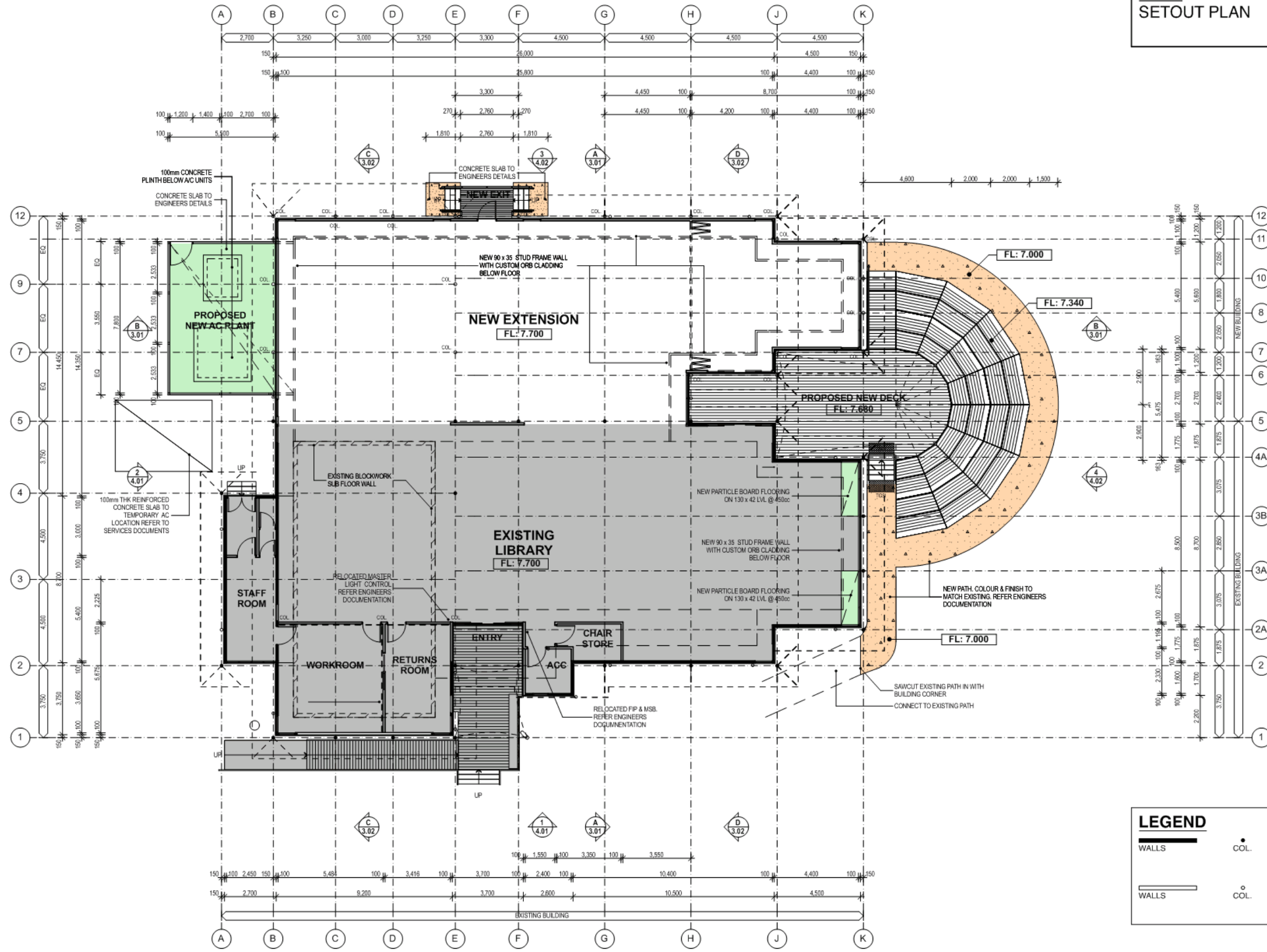
ISSUE	DESCRIPTION	DATE	JOS
A	DRAFT	28/01/16	JOS
B	DRAFT	18/02/16	JOS
C	ISSUE TO COUNCIL	10/05/16	JOS
D	ISSUE TO COUNCIL	21/03/16	JOS
E	DRAFT ISSUE FOR TENDER	21/03/16	JOS
F	ISSUE FOR TENDER	05/07/16	JOS

DRAWING
DEMOLITION PLAN

ARCHITECTURE
 LANDSCAPE
 ENGINEERING
 MANAGEMENT

CONTACT
COMPLETE URBAN
 P: +61 7 5553 5555
 A: SUITE 6-7 | 23 MAIN ST
 VARSITY LAKES | Q | 4227

A2.03
SETOUT PLAN

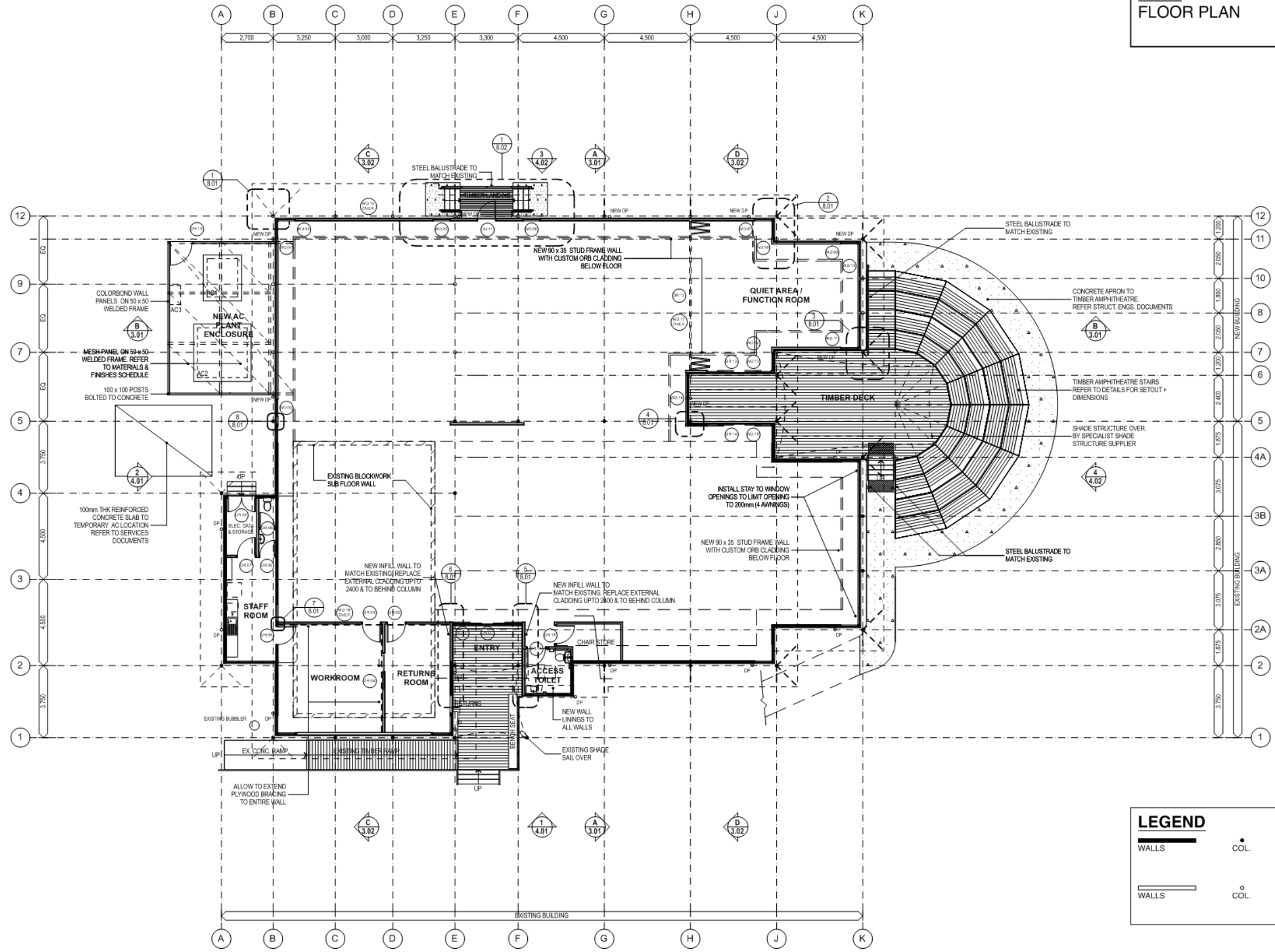


LEGEND

WALLS	COL	Existing Structure
WALLS	COL	New Structure - 90x35 MPG10 stud framing at 450cc. Allow to frame around structural wall bracing as required

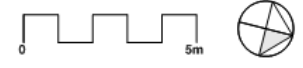
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:200 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 03/07/16	JOS JOS JOS JOS JOS JOS	DRAWING SETOUT PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
--	--	----------------------------------	---------------------	------------------	------------------	---	--	--	------------------------	--	--

A2.04
FLOOR PLAN



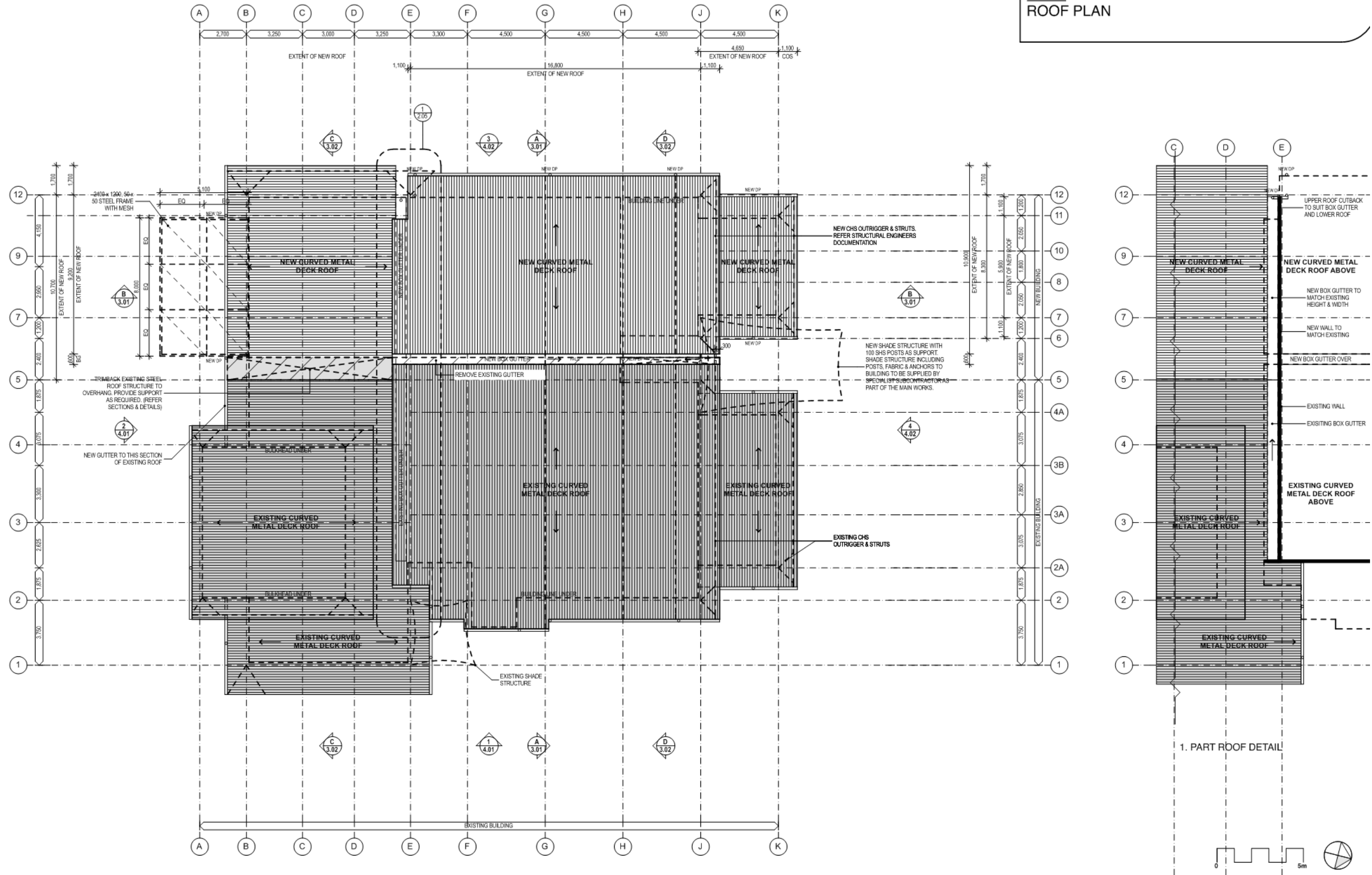
LEGEND

	WALLS		COL.	Existing Structure
	WALLS		COL.	New Structure - 90x35 MPG10 stud framing at 450cc. Allow to frame around structural wall bracing as required



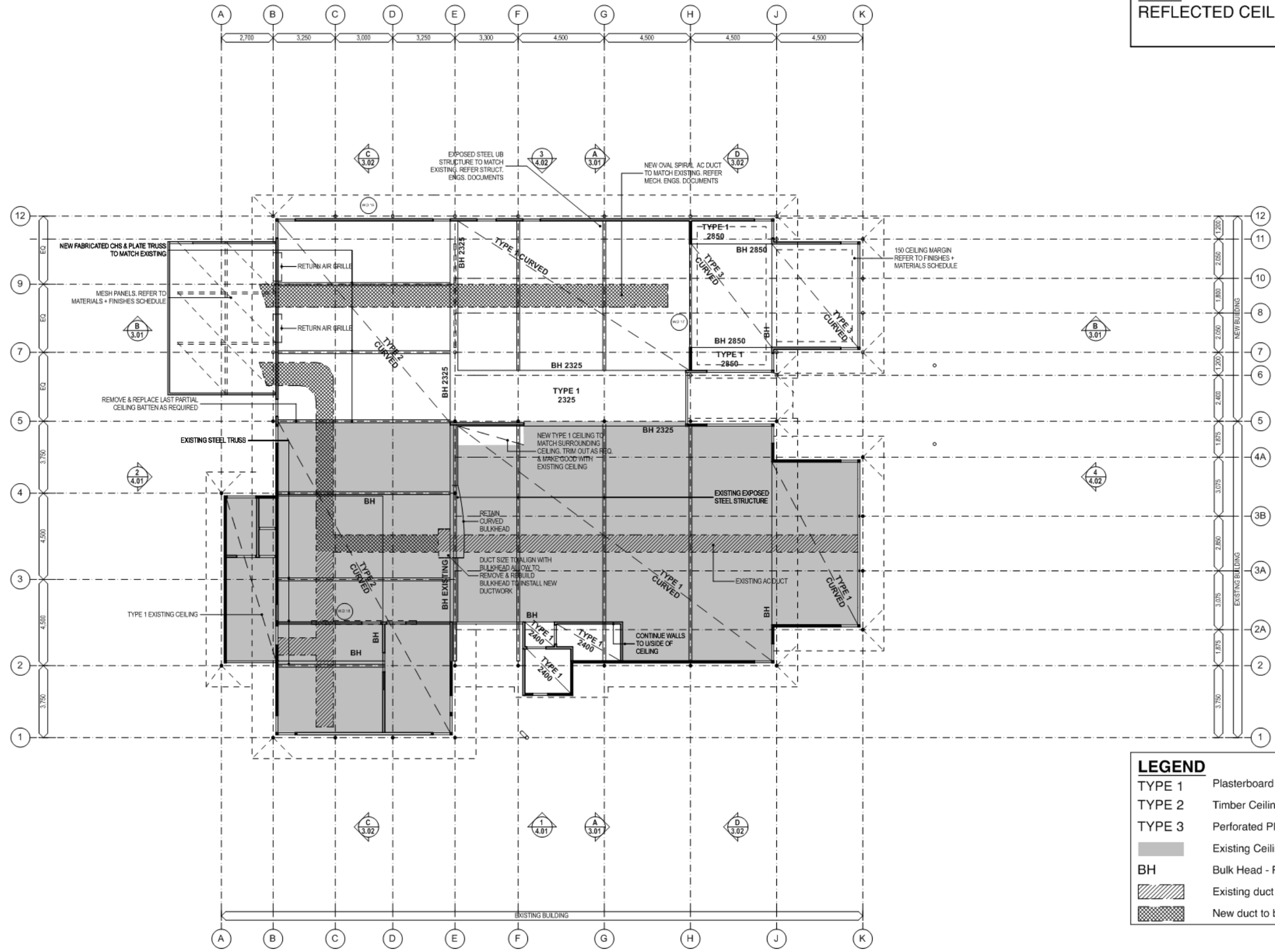
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:200 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING FLOOR PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A2.04	ISSUE F						

A2.05
ROOF PLAN



PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:200 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION	DATE	DRAWING ROOF PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #PIn	DWG NO. A2.05	ISSUE F	A DRAFT 28/01/16 JOS B DRAFT 18/02/16 JOS C ISSUE TO COUNCIL 10/03/16 JOS D ISSUE TO COUNCIL 21/03/16 JOS E DRAFT ISSUE FOR TENDER 21/03/16 JOS F ISSUE FOR TENDER 05/07/16 JOS				

A2.06
REFLECTED CEILING PLAN

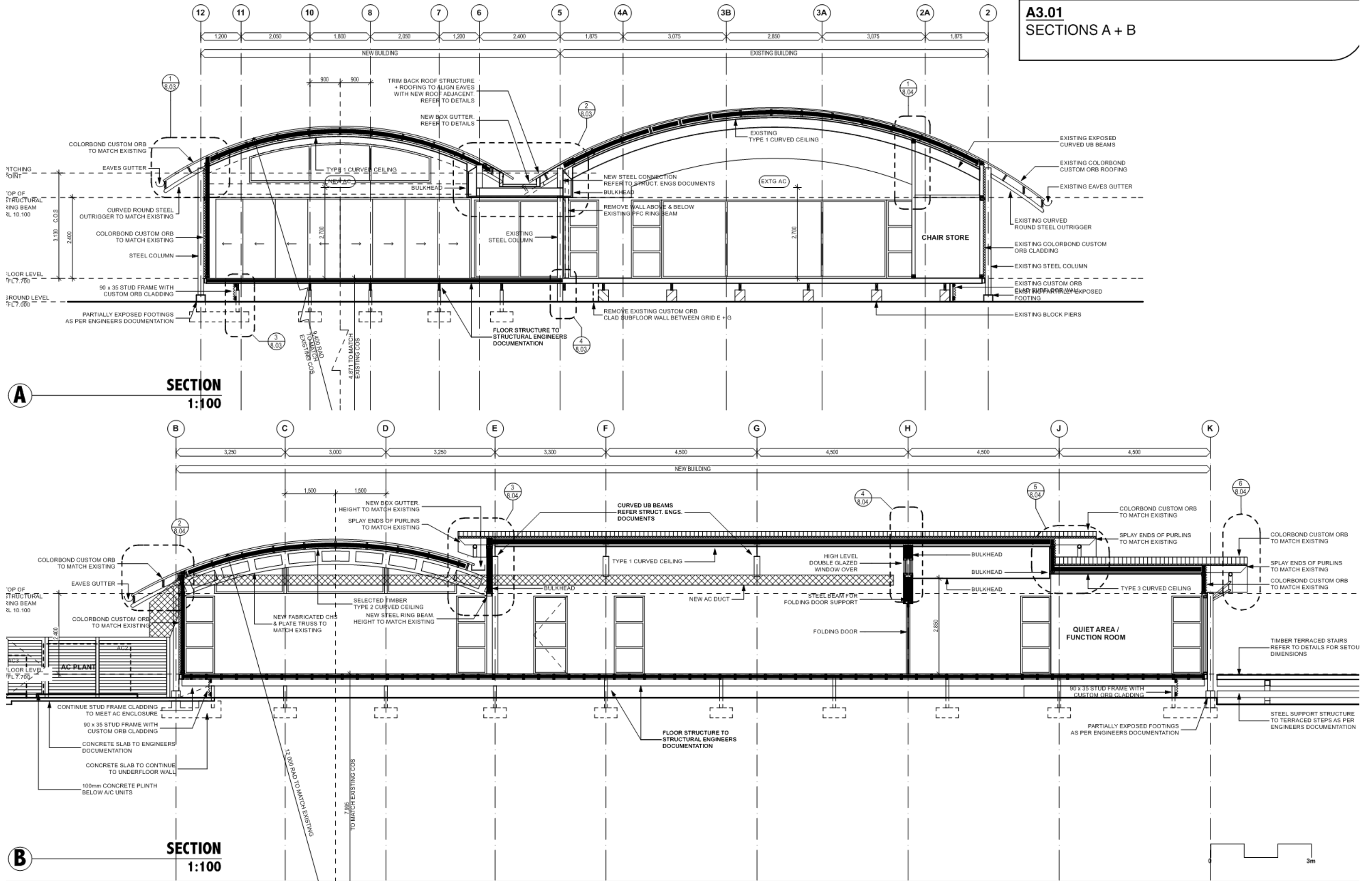


LEGEND

- TYPE 1 Plasterboard - refer Materials + Finishes Schedule
- TYPE 2 Timber Ceiling Battens - refer Materials + Finishes Schedule
- TYPE 3 Perforated Plasterboard - refer Materials + Finishes Schedule
- Existing Ceilings shaded
- BH Bulk Head - Plasterboard on Rondo framing
- Existing duct retained & painted
- New duct to be painted

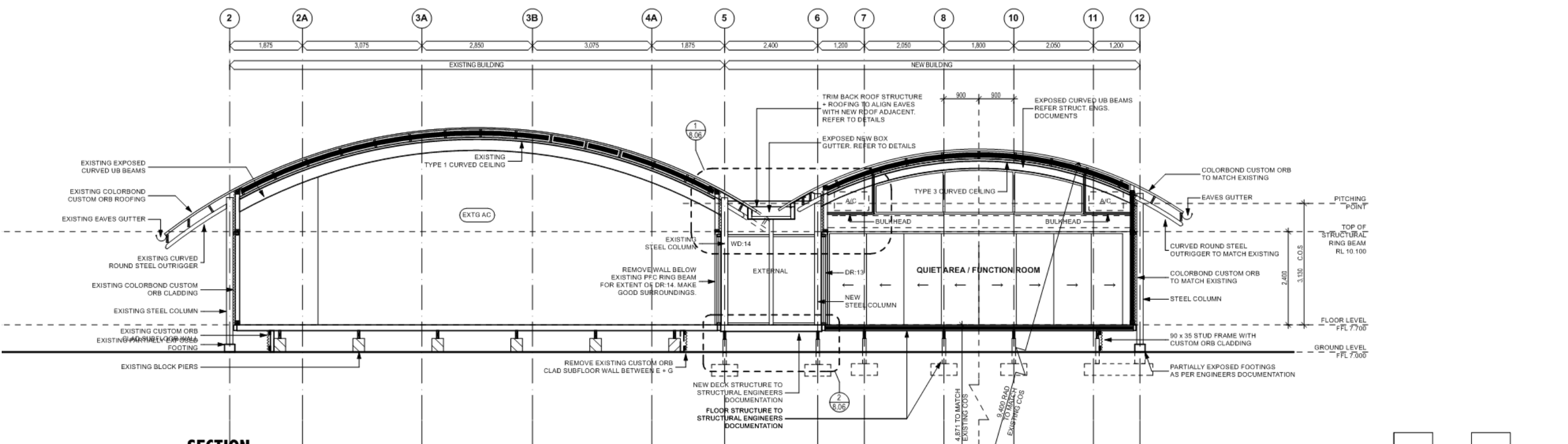
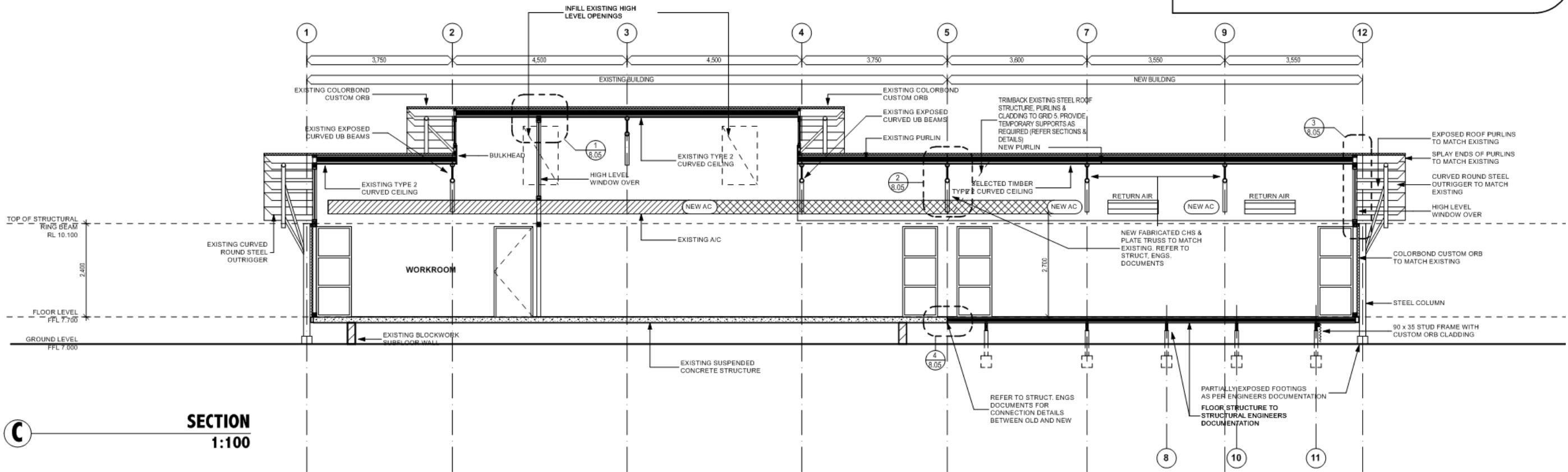


PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:200 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	DRAWING REFLECTED CEILING PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A2.06	ISSUE F					



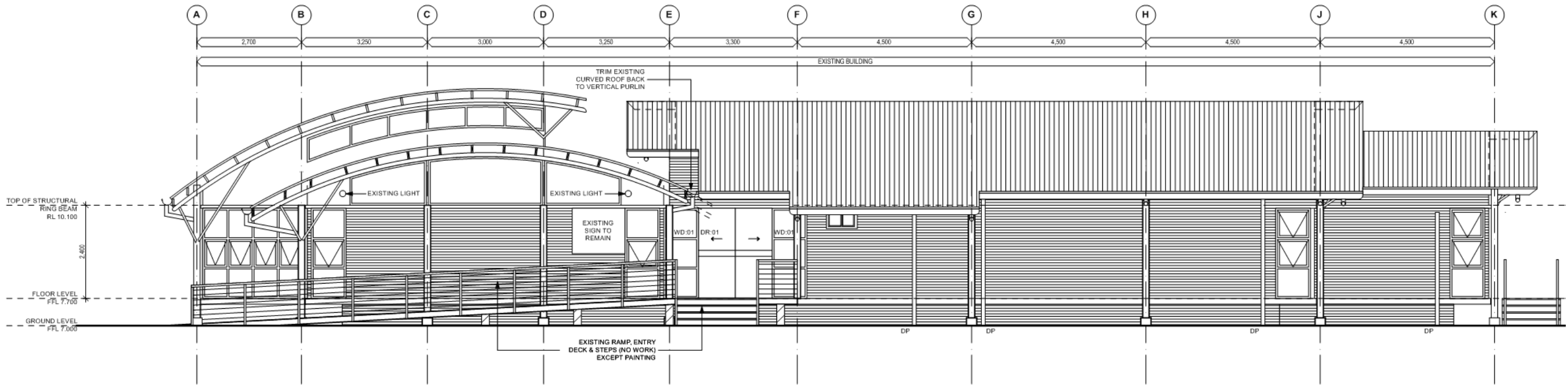
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:100 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING SECTIONS A + B	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A3.01	ISSUE F						

A3.02
SECTIONS C + D

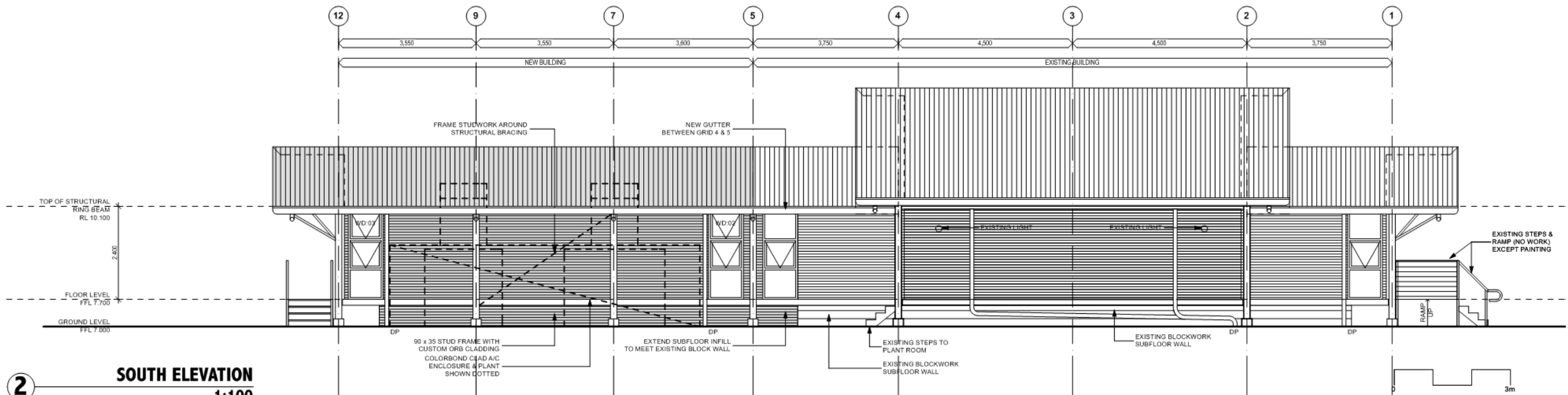


PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:100 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/05/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING SECTIONS C + D	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A3.02	ISSUE F						

A4.01
ELEVATIONS 1 + 2



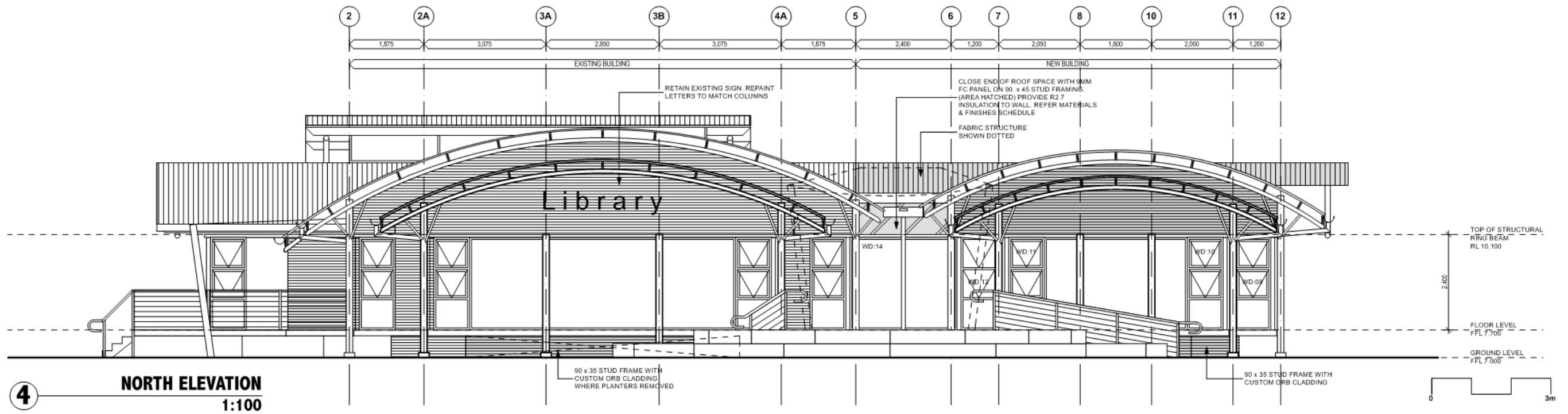
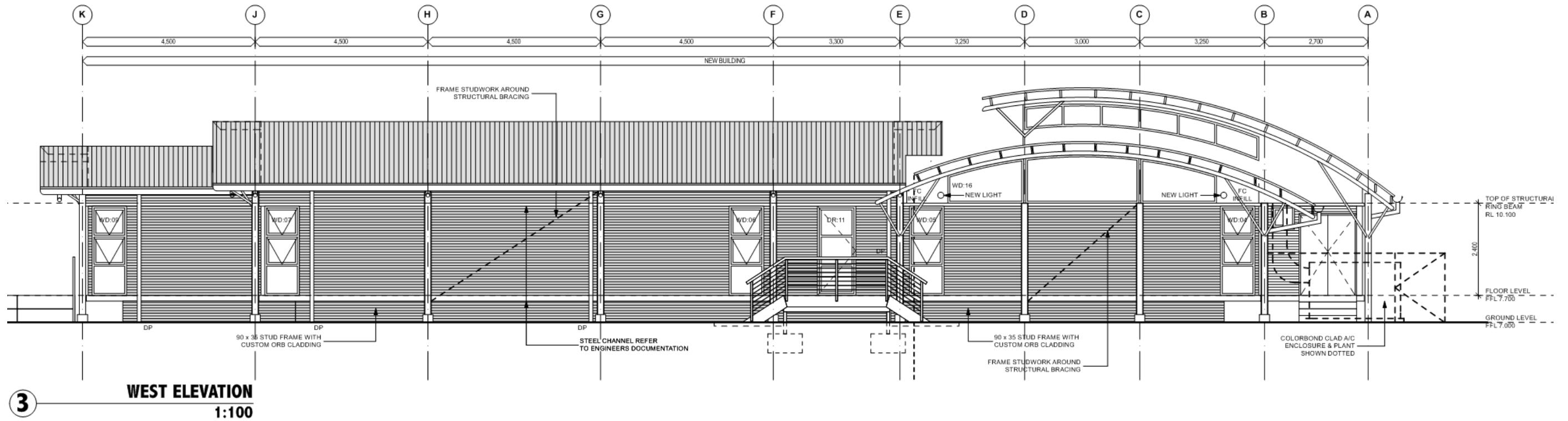
1 EAST ELEVATION
 1:100



2 SOUTH ELEVATION
 1:100

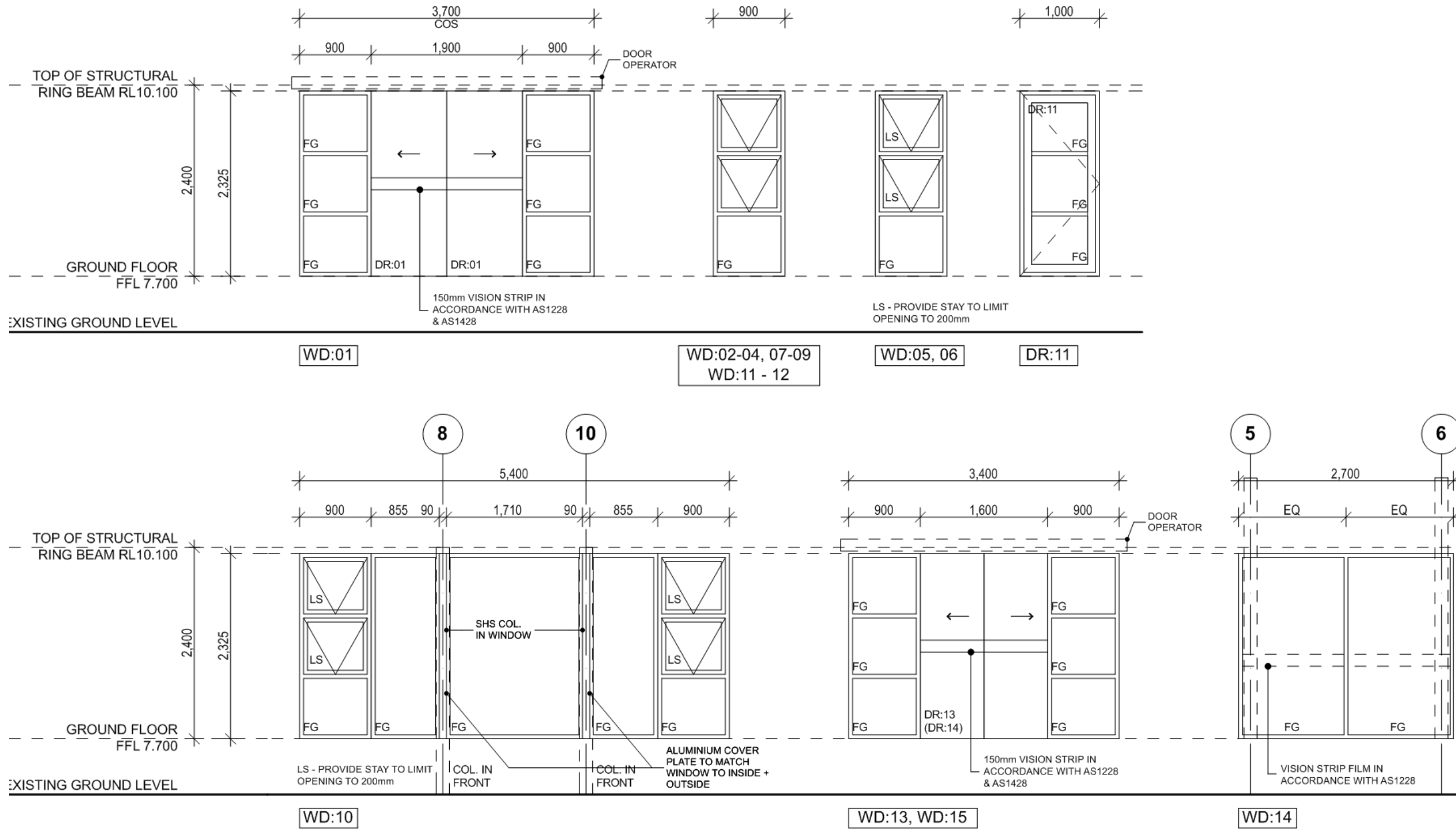
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:100 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING ELEVATIONS 1 + 2	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
---	--	-------------------------------------	---------------------	------------------	------------------	---	--	--	-----------------------------	--	--

A4.02
ELEVATIONS 2 + 3

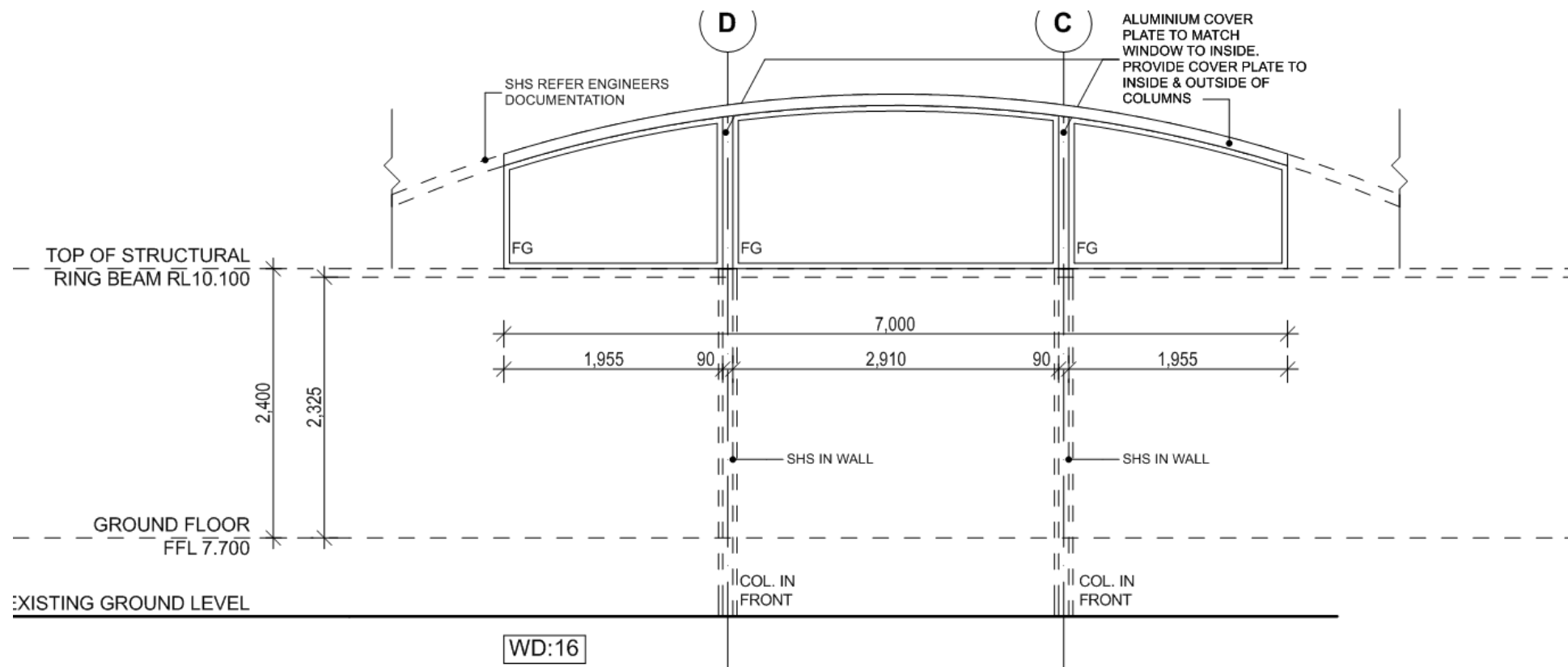


PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:100 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/03/16 10/05/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING ELEVATIONS 2 + 3	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A4.02	ISSUE F						

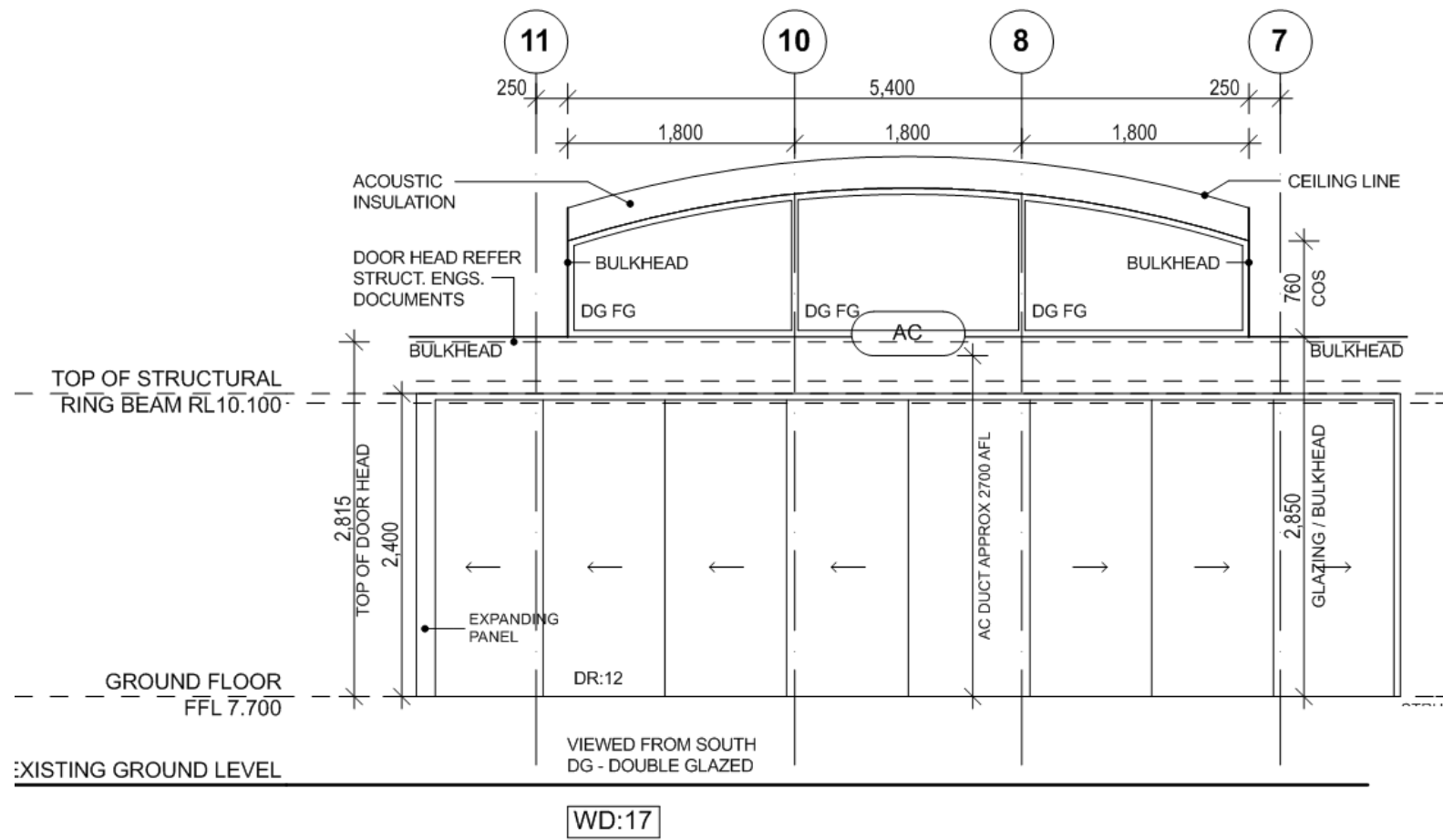
A5.01
 WINDOWS + EXTERNAL DOORS SCHEDULE



PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:50 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING WINDOWS + EXTERNAL DOORS SCHEDULE	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
---	--	-------------------------------------	--------------------	------------------	------------------	---	--	--	---	--	--

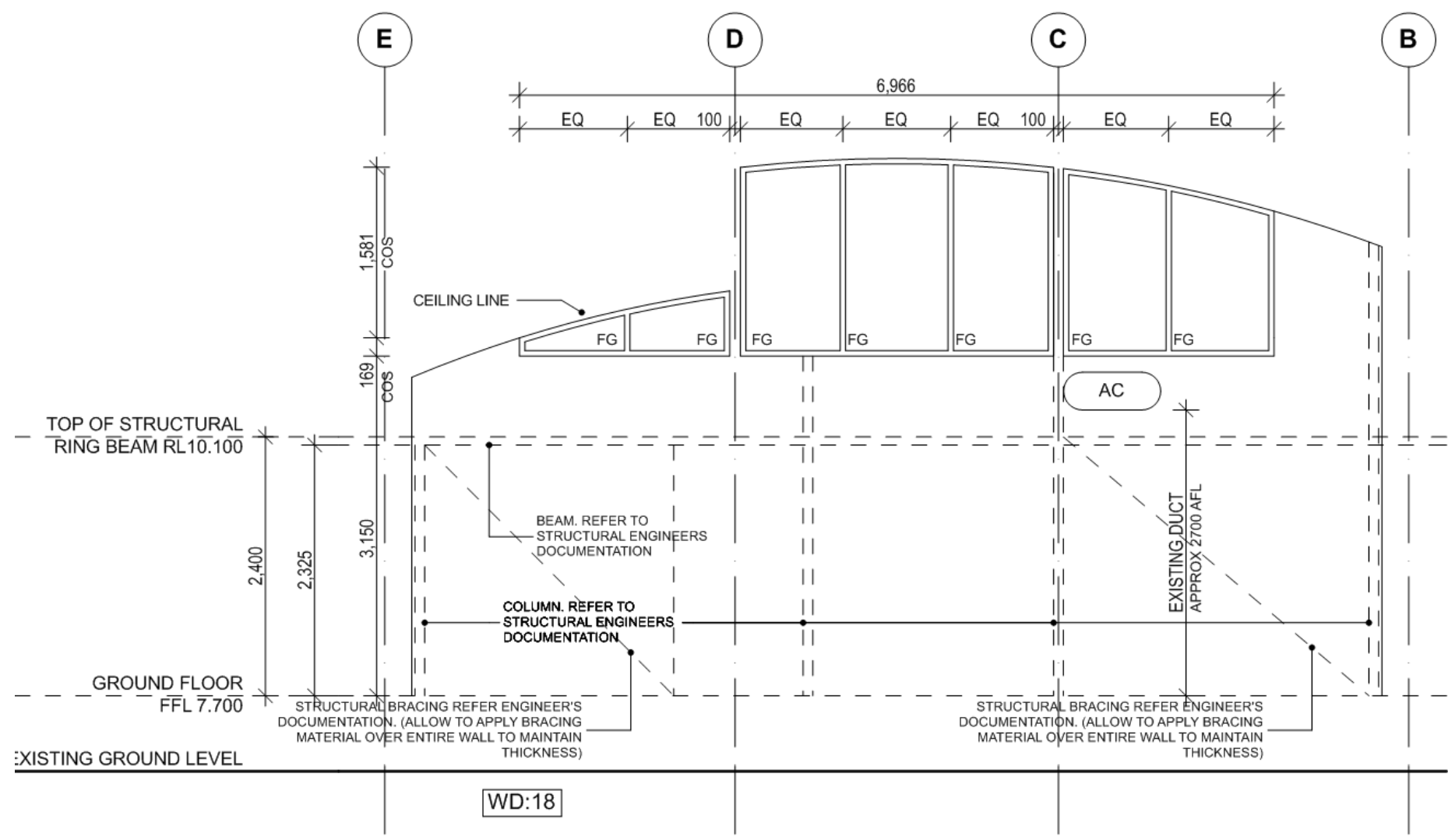


A5.02
 WINDOW + EXTERNAL DOORS



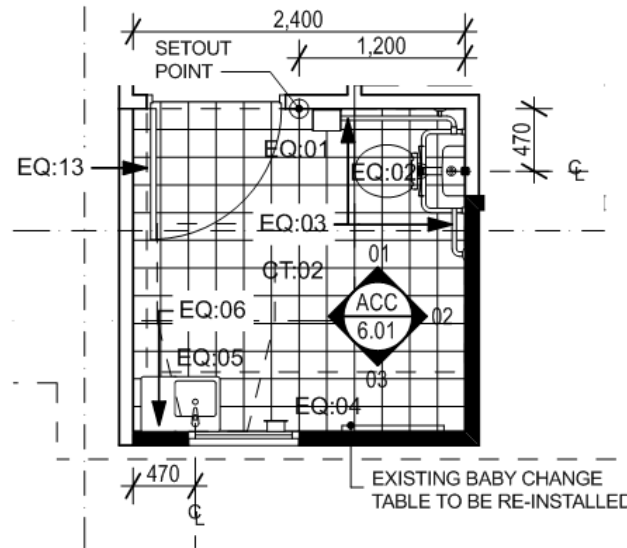
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:50 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING WINDOW + EXTERNAL DOORS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A5.02	ISSUE F						

A5.03
 WINDOWS + EXTERNAL DOORS



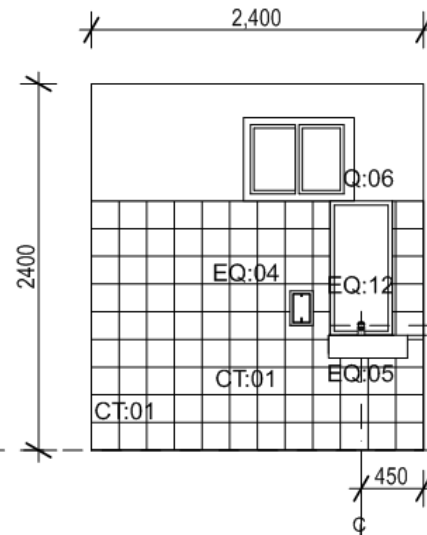
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:50 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION	DATE	DRAWING WINDOWS + EXTERNAL DOORS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227										
			PROJECT NO. #Pin	DWG NO. A5.03	ISSUE F	A DRAFT	28/01/16				JOS	B DRAFT	18/02/16	JOS	C ISSUE TO COUNCIL	10/03/16	JOS	D ISSUE TO COUNCIL	21/03/16	JOS

A6.01
 INTERNAL ELEVATIONS

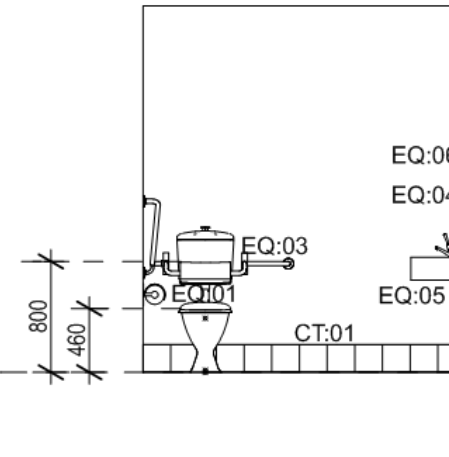


GROUND FLOOR
 FFL 7.700

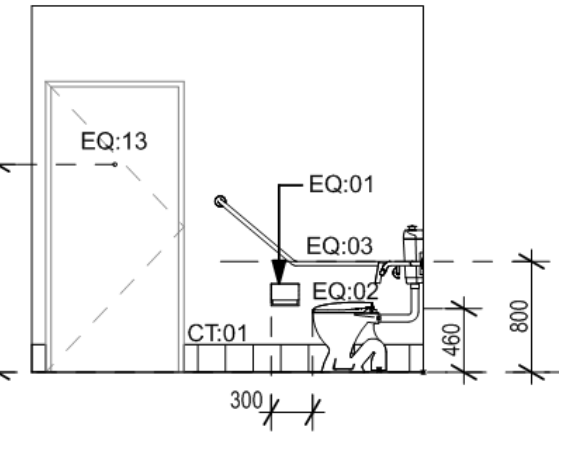
ACC WC



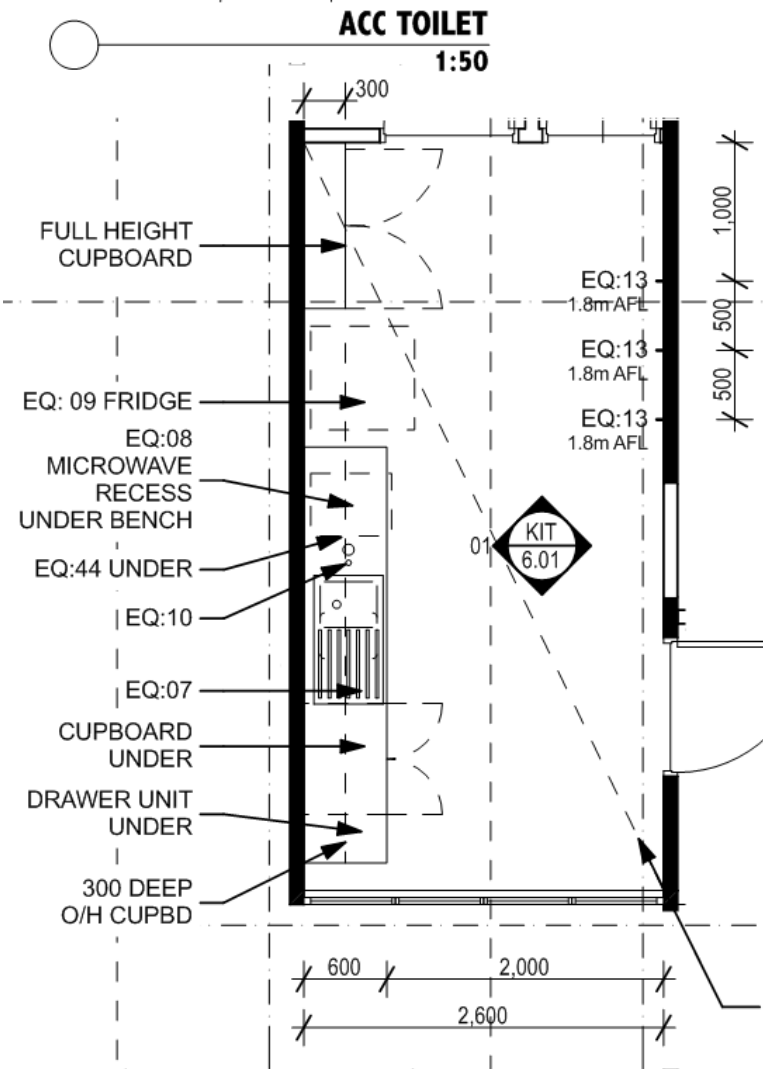
ELEVATION ACC
 1:50



ELEVATION ACC
 1:50

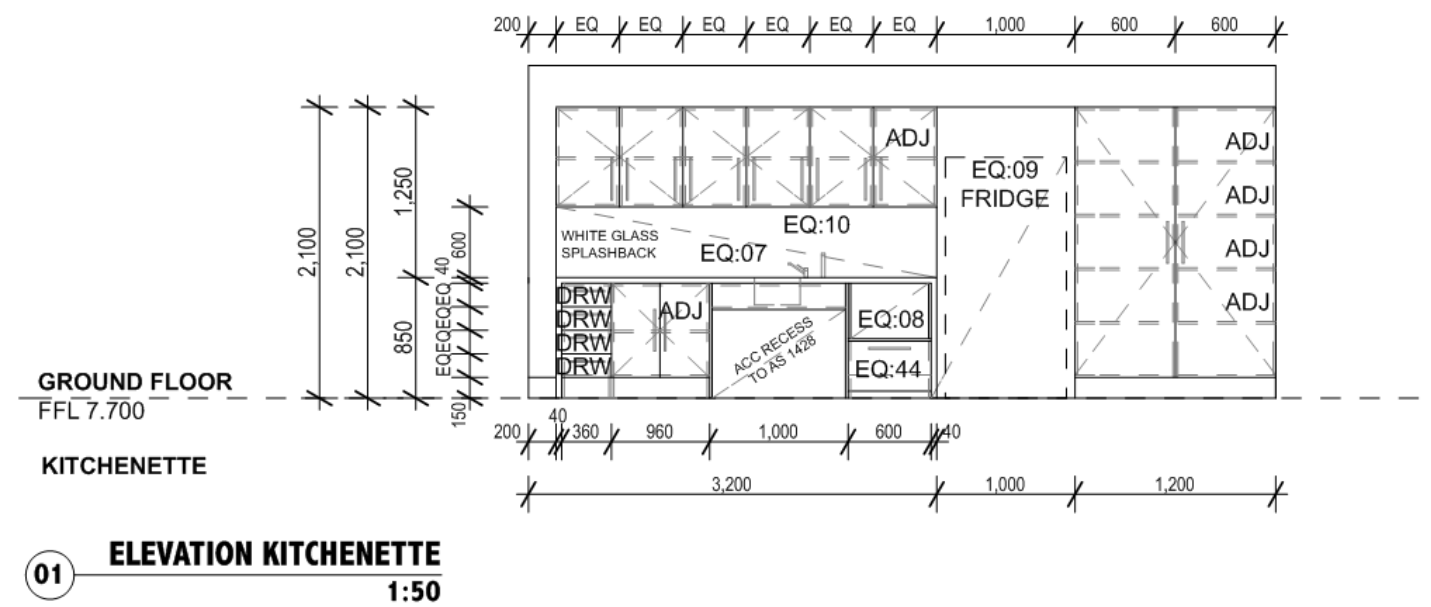


ELEVATION ACC
 1:50



KITCHENETTE
 1:50

NEW VINYL FLOORING
 & COVED SKIRTING
 REFER TO MATERIALS &
 FINISHES SCHEDULE



GROUND FLOOR
 FFL 7.700

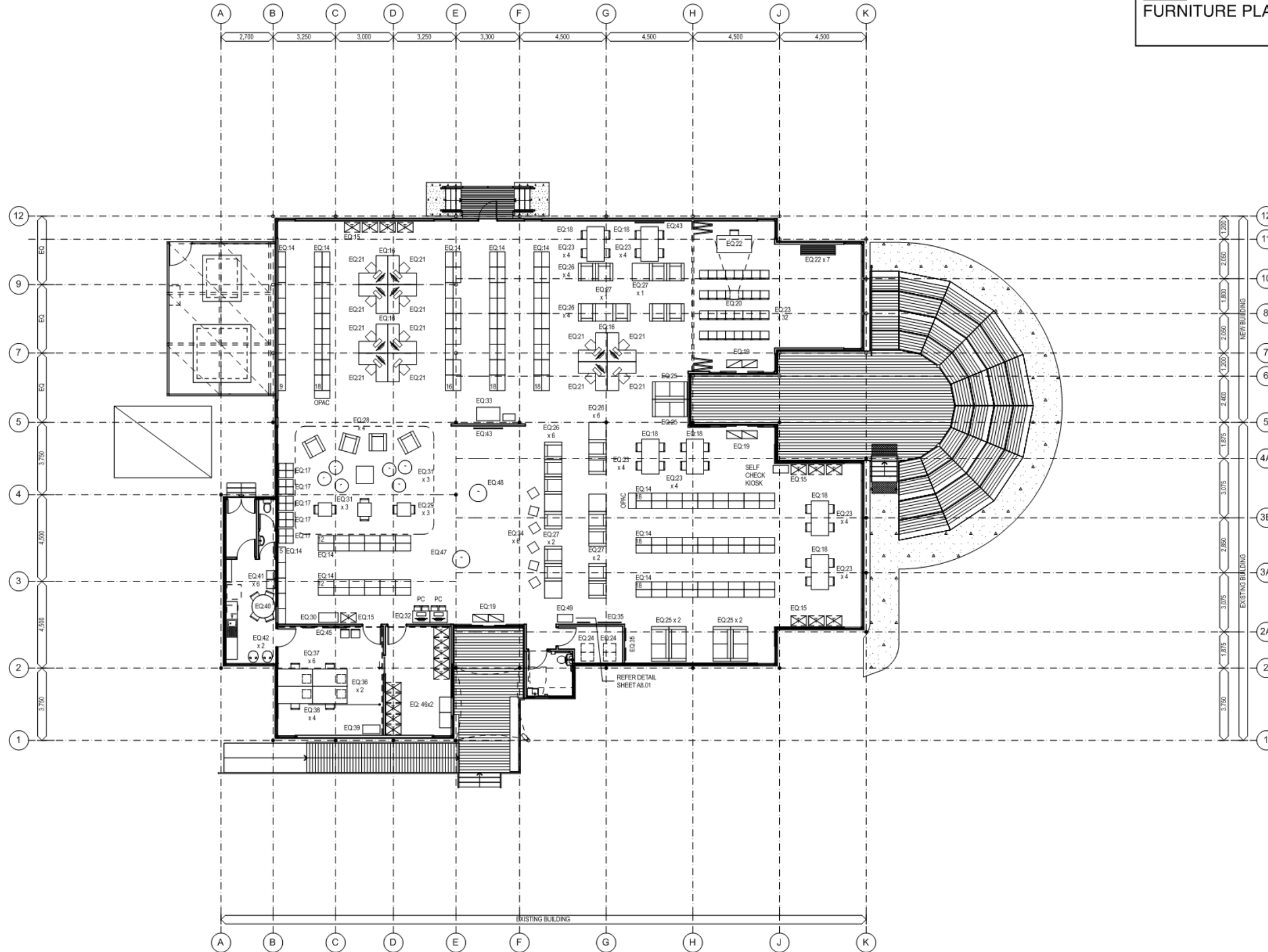
KITCHENETTE

ELEVATION KITCHENETTE
 1:50

NOTES
 Refer to Materials & Finishes Schedule for Joinery materials
 Refer Sheet A7.01 for equipment details

PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:50 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING INTERNAL ELEVATIONS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A6.01	ISSUE F						

A7.01
FURNITURE PLAN + EQUIPMENT LAYOUT



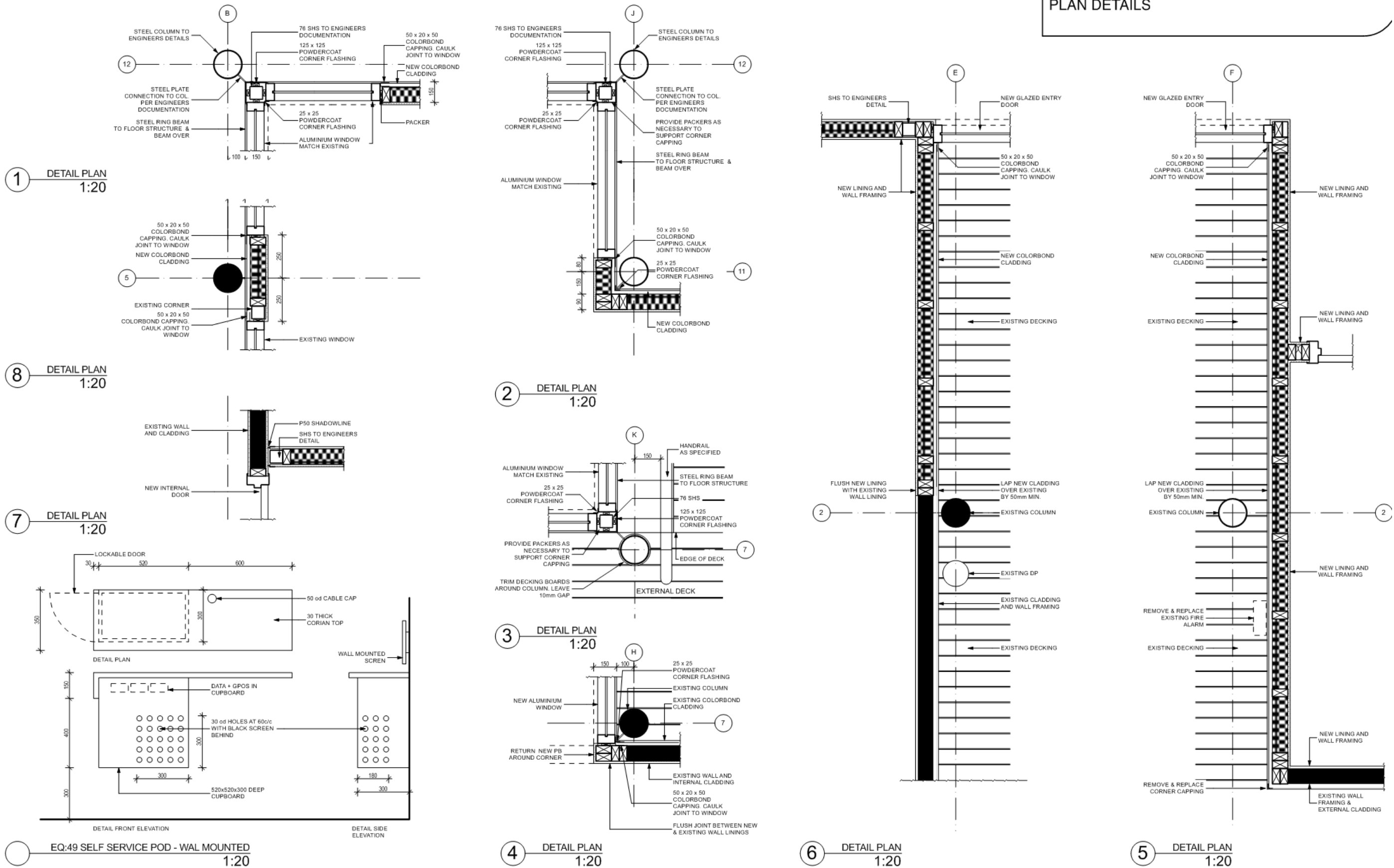
No.	Item
EQ:01	Toilet Roll holder
EQ:02	Toilet Suite
EQ:03	Grabrail and Seat back
EQ:04	Soap Dispenser
EQ:05	Basin
EQ:06	Mirror
EQ:07	Stainless steel sink
EQ:08	Microwave oven
EQ:09	Fridge
EQ:10	Boiling water/chilled water unit and drip tray
EQ:11	Sink tap
EQ:12	Basin tap
EQ:13	Coat hooks
EQ:14	Library Shelving
EQ:15	Book trolley
EQ:16	PC tables
EQ:17	Book boxes on wheels
EQ:18	Study Tables
EQ:19	Book control Security Gates
EQ:20	Projector
EQ:21	PC chairs
EQ:22	Flip Tables
EQ:23	Desk Chairs
EQ:24	Chair Trolley
EQ:25	Double sofa
EQ:26	Single sofa
EQ:27	Ottoman
EQ:28	Kid's Bean Bags
EQ:29	Children's table and chair set
EQ:30	Kitchen Station - Mobile
EQ:31	Pod Chairs
EQ:31	Kid's PC Chairs
EQ:32	Kid's PC Table
EQ:33	Printer/Photocopier and payment machine
EQ:34	Display Cubes
EQ:35	Slatwall
EQ:36	Office desks
EQ:37	Office Chairs
EQ:38	Mobile Pedestal
EQ:39	Filing Cabinet
EQ:40	Round Table
EQ:41	Chairs
EQ:42	Tub Chair
EQ:43	Screen
EQ:44	1/2 drawer Dishwasher
EQ:45	Whiteboard/pinboard
EQ:46	Existing book return bins
EQ:47	Self Service Pod
EQ:48	Service Pod
EQ:49	Self Service Pod - wall mounted

LIST OF FURNITURE + EQUIPMENT
 REFER FURNITURE + EQUIPMENT SCHEDULE FOR FULL DETAILS



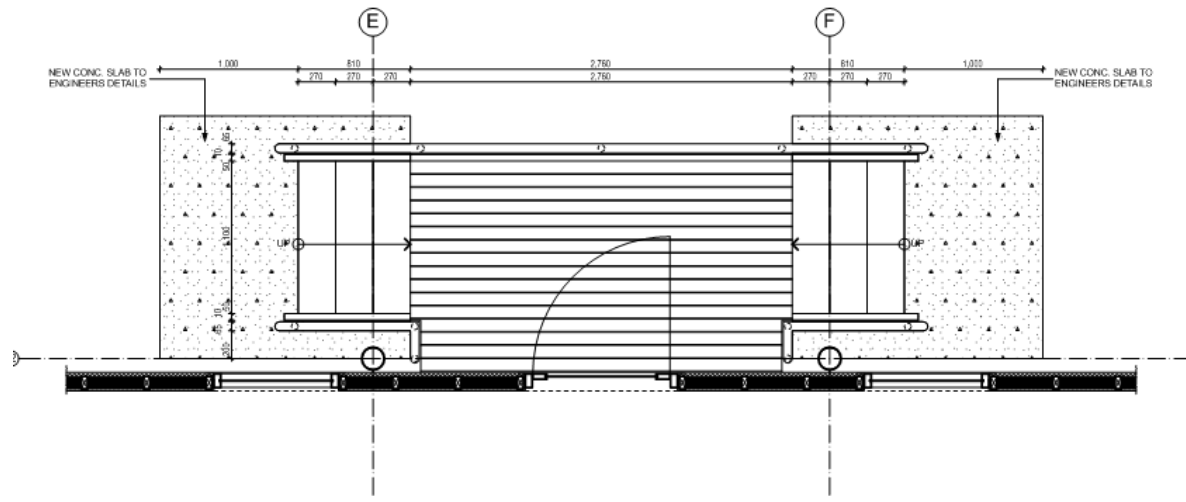
PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:200 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 03/07/16	JOS JOS JOS JOS JOS JOS	DRAWING FURNITURE PLAN + EQUIPMENT LAYOUT	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
--	--	----------------------------------	---------------------	------------------	------------------	---	--	--	--	--	--

A8.01
PLAN DETAILS

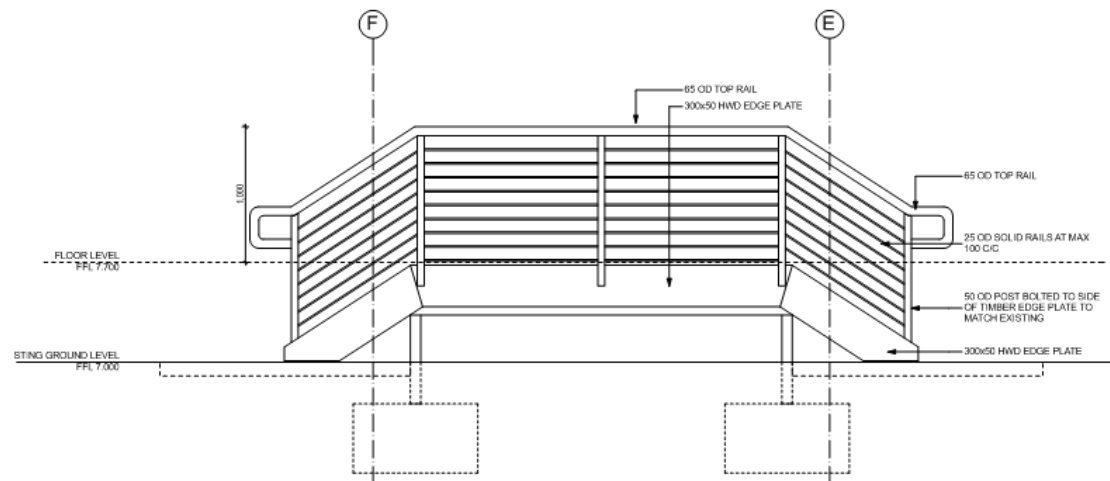


PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:20 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING PLAN DETAILS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
---	--	-------------------------------------	--------------------	------------------	------------------	---	--	--	-------------------------	--	--

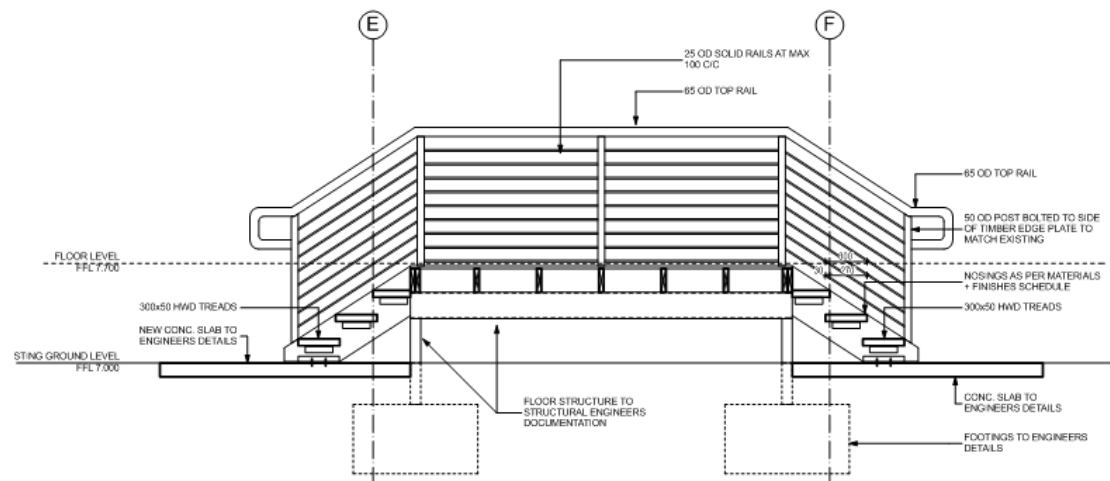
A8.02
STAIR DETAILS



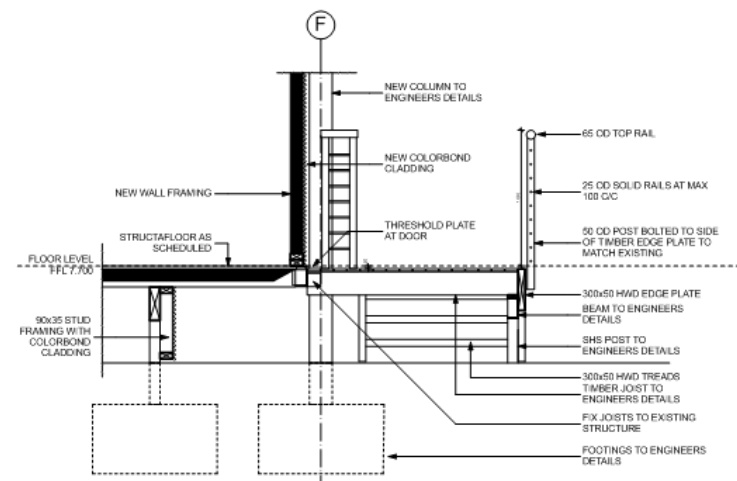
1 DETAIL PLAN
 1:50



1 DETAIL STAIR ELEVATION
 1:50



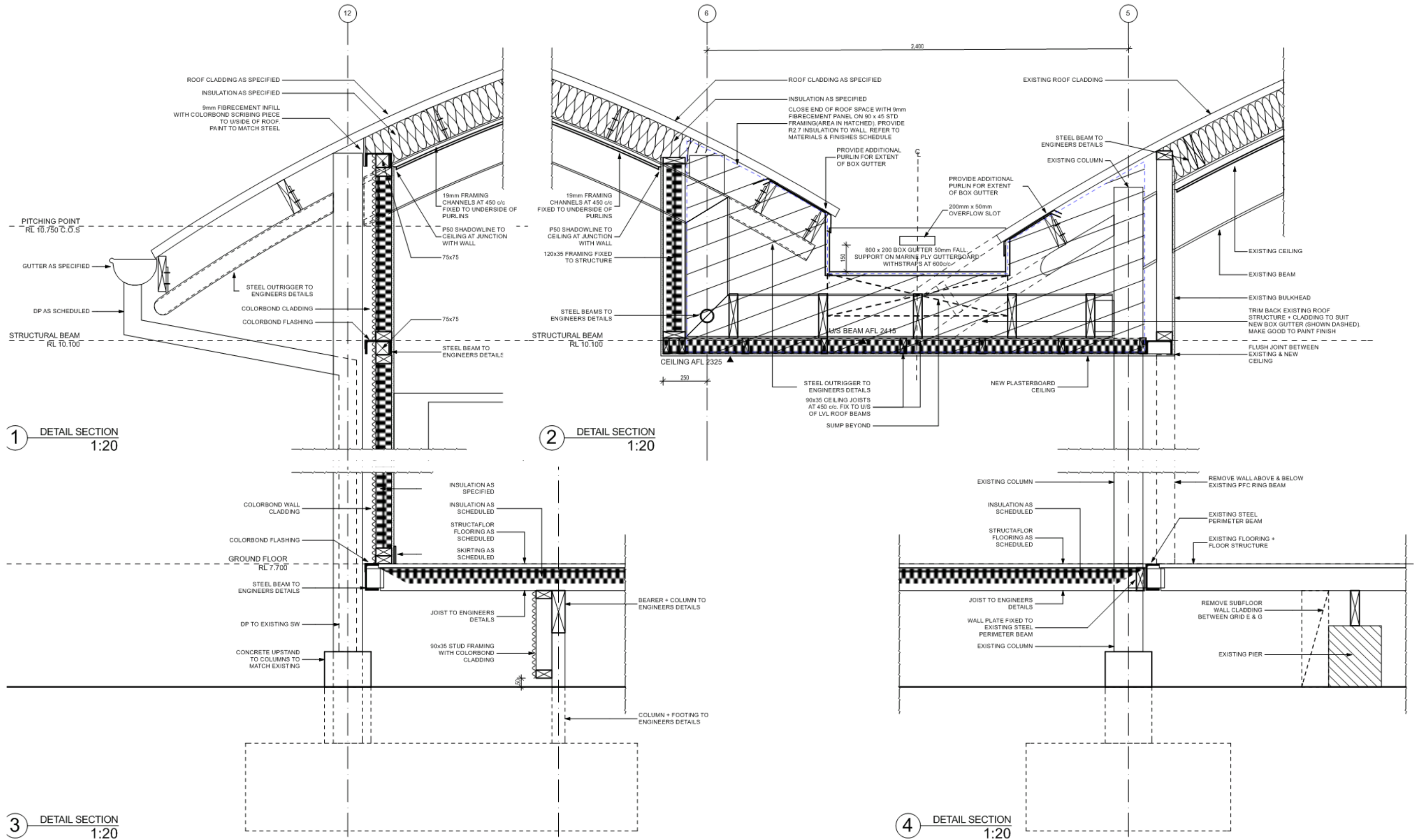
2 DETAIL STAIR SECTION
 1:50



1 DETAIL STAIR SECTION
 1:50

PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:20 @ A3 1:50 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING STAIR DETAILS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
---	--	-------------------------------------	---------------------------------	------------------	------------------	---	--	--	--------------------------	--	--

A8.03
SECTION DETAILS



PROJECT
 COOLUM LIBRARY
 EXPANSION
 LOT 7 ON RP893289

LOCATION
 6 PARK ST
 COOLUM QLD 4573

CLIENT
 SUNSHINE COAST
 COUNCIL

SCALE
 1:20 @ A3

DATE
 28/01/16

AUTHOR
 DS/JOS

PROJECT NO.
 #Pin

DWG NO.
 A8.03

ISSUE
 F

ISSUE DESCRIPTION	DATE	JOS
A DRAFT	28/01/16	JOS
B DRAFT	18/02/16	JOS
C ISSUE TO COUNCIL	10/03/16	JOS
D ISSUE TO COUNCIL	21/03/16	JOS
E DRAFT ISSUE FOR TENDER	21/03/16	JOS
F ISSUE FOR TENDER	05/07/16	JOS

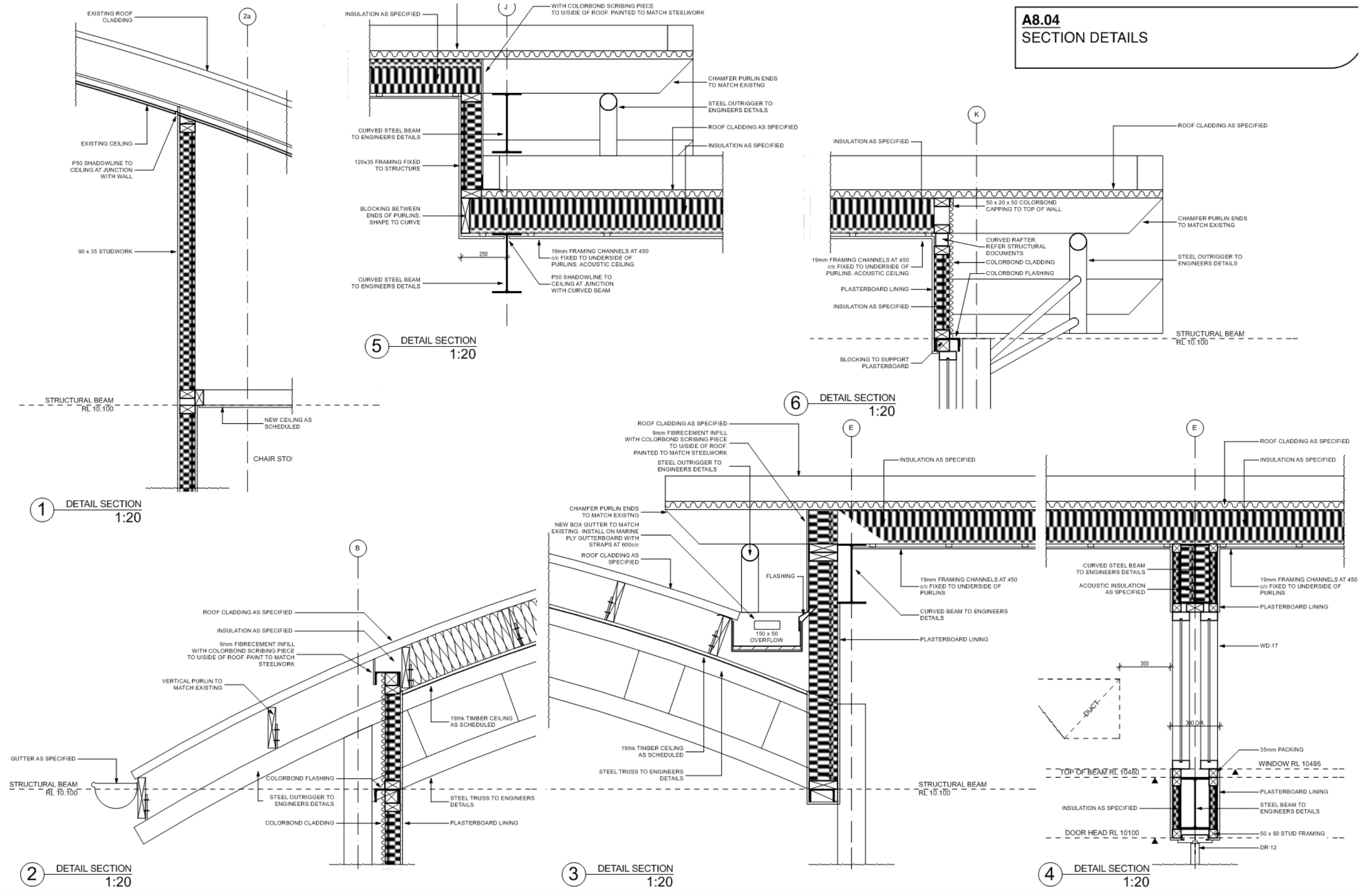
DRAWING
 SECTION DETAILS

ARCHITECTURE
 LANDSCAPE
 ENGINEERING
 MANAGEMENT

CONTACT
 COMPLETE URBAN

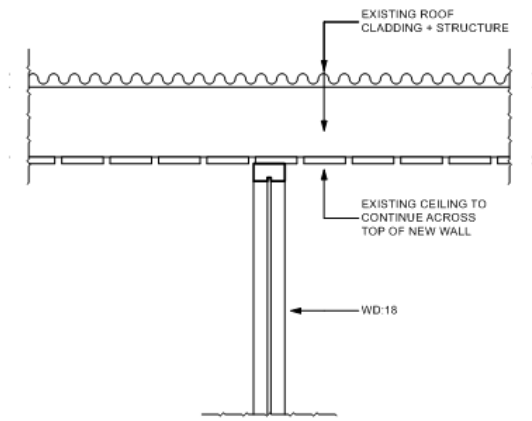
P: +61 7 5553 5555
 A: SUITE 6-7 | 23 MAIN ST
 VARSITY LAKES | Q | 4227

A8.04
SECTION DETAILS

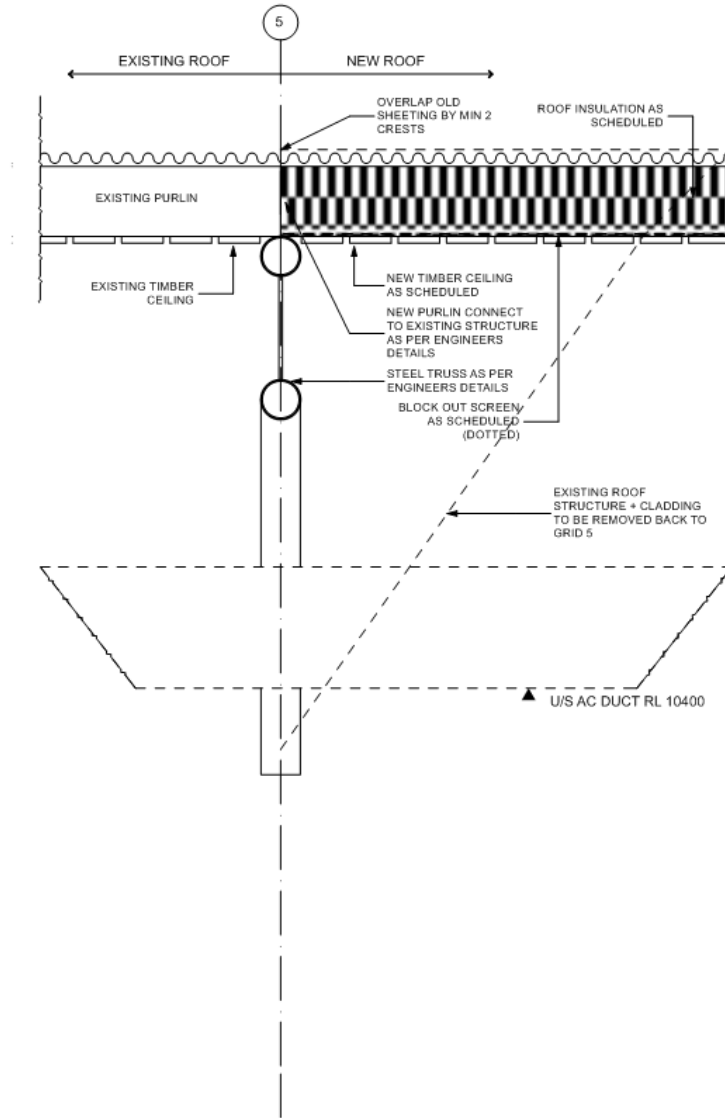


PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:20 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING SECTION DETAILS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A8.04	ISSUE F						

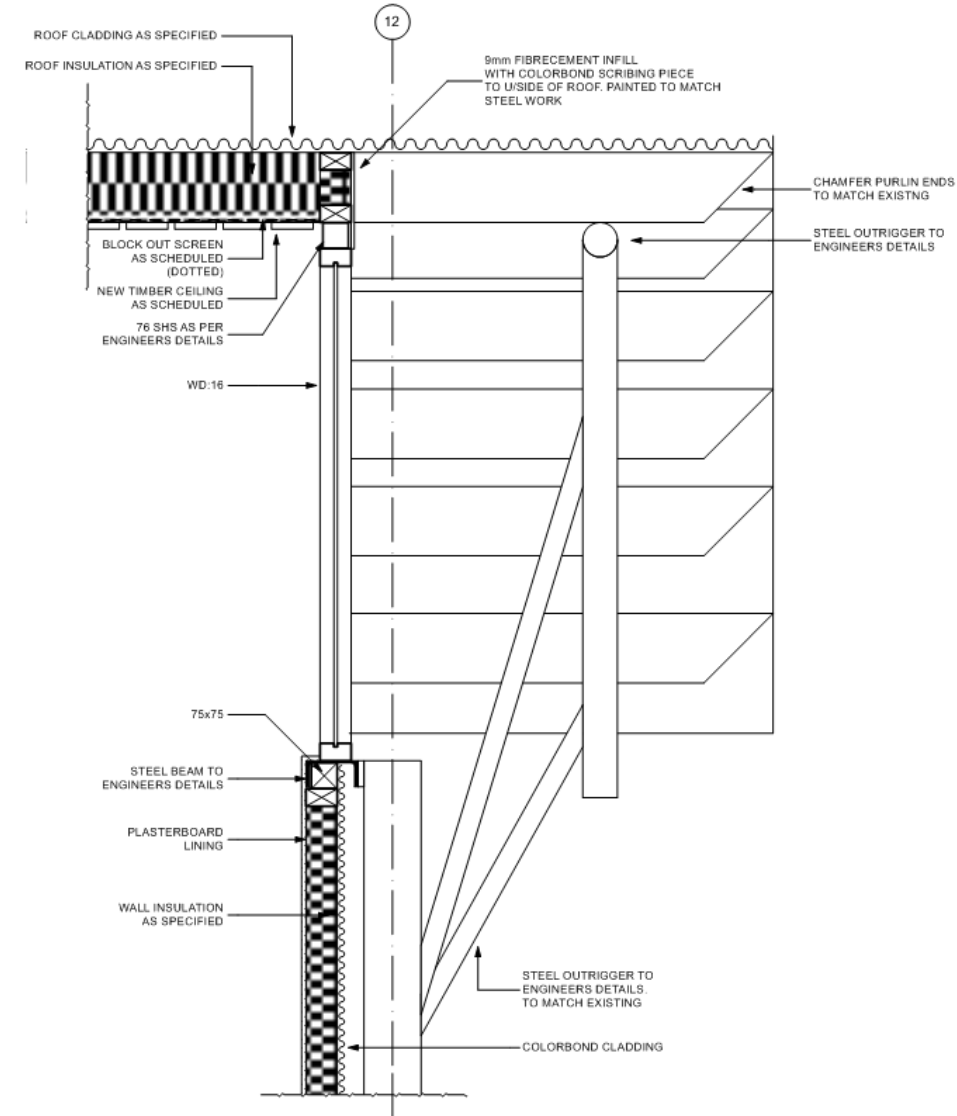
A8.05
SECTION DETAILS



1 DETAIL SECTION
 1:20



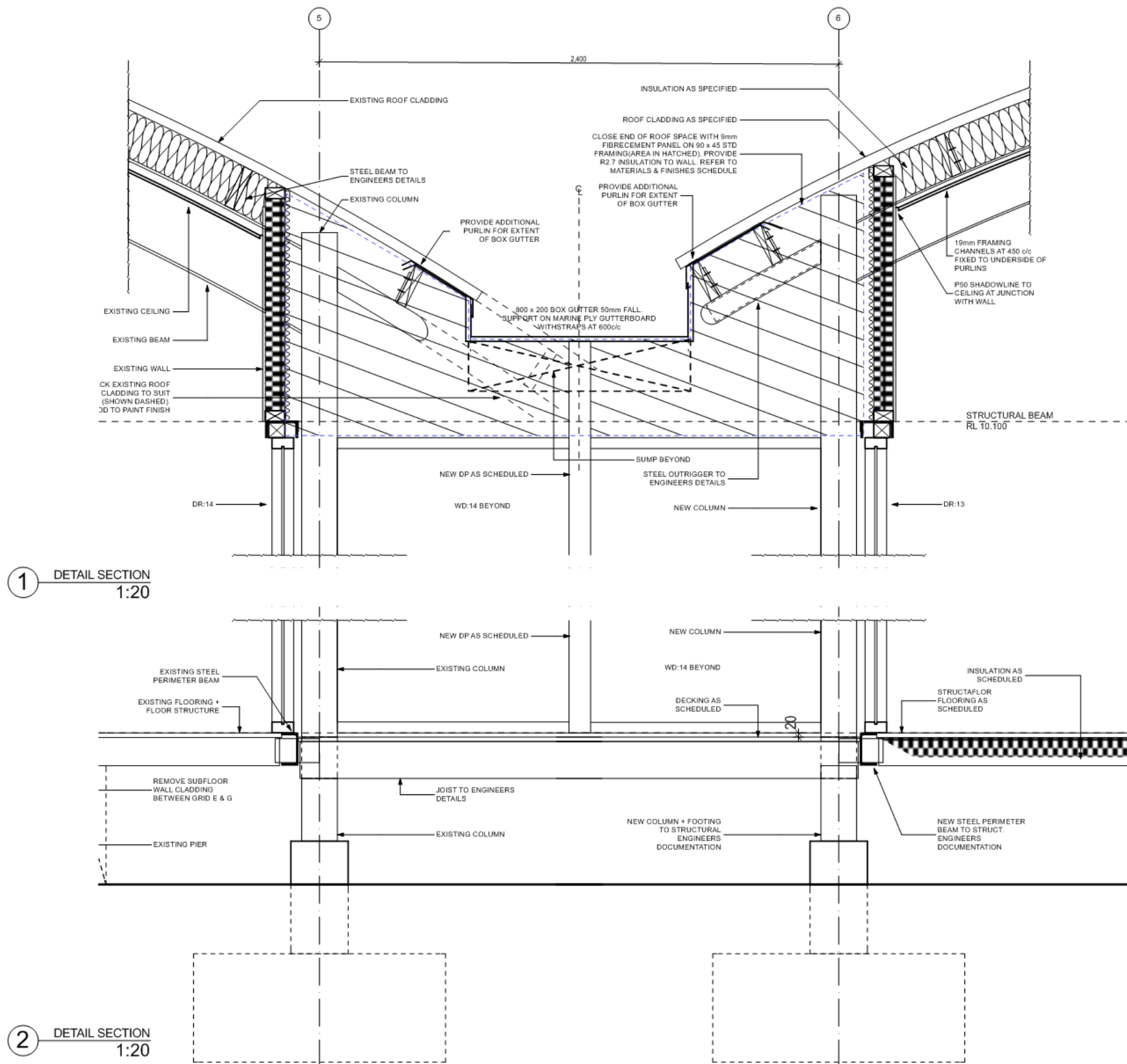
2 DETAIL SECTION
 1:20



3 DETAIL SECTION
 1:20

PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:20 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION A DRAFT B DRAFT C ISSUE TO COUNCIL D ISSUE TO COUNCIL E DRAFT ISSUE FOR TENDER F ISSUE FOR TENDER	DATE 28/01/16 18/02/16 10/03/16 21/03/16 21/03/16 05/07/16	JOS JOS JOS JOS JOS JOS	DRAWING SECTION DETAILS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A8.05	ISSUE F						

A8.06
 SECTIONS DETAILS



PROJECT COOLUM LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLUM QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE 1:20 @ A3	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION	DATE	DRAWING SECTIONS DETAILS	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A8.06	ISSUE F	A DRAFT 28/01/16 JOS B DRAFT 18/02/16 JOS C ISSUE TO COUNCIL 10/05/16 JOS D ISSUE TO COUNCIL 21/03/16 JOS E DRAFT ISSUE FOR TENDER 21/03/16 JOS F ISSUE FOR TENDER 05/07/16 JOS				

A9.01
MATERIALS + FINISHES SCHEDULE

MATERIALS AND FINISHES SCHEDULE - COOLOOL LIBRARY DETAILED DESIGN

ITEM	DESCRIPTION	COLOUR	FINISH	MANUFACTURER/SUPPLIER*	NOTES
External Materials and Finishes					
New External Walls and Insulation	Horizontal Lysaght Custom Orb on 90 x 35 MGP 10 stud framing at 450mm cc. Insulation to be Bradford Gold Hi Performance Wall Balts R2 7 (80mm thick)	Surfmist	Corobond	Lysaght or equal	
Existing Existing external walls	Painted Horizontal Corobond Custom Orb	Repaint existing wall to match Corobond Surfmist	Paint		Prepare existing painted Corobond surface prior to repainting in accordance with paint manufacturer's recommendations. Apply 2 coats of new final colour.
New external walls at sub floor level	Horizontal Lysaght Custom Orb	Surfmist	Corobond	Lysaght or equal	Provide 90 x 35 sub frame to support cladding - refer details
Existing external walls at sub floor level	Painted Horizontal Corobond Custom Orb	Repaint existing to match Corobond Surfmist	Paint		Prepare existing painted Corobond surface prior to repainting in accordance with paint manufacturer's recommendations. Apply 2 coats of new final colour.
Cappings, flashings, trims etc	Folded 0.6mm Corobond	Surfmist	Corobond	Lysaght or equal	
Existing cappings, flashings, trims etc	Painted metal flashings	Repaint existing to match Corobond Surfmist	Paint		Prepare existing painted Corobond surface prior to repainting in accordance with paint manufacturer's recommendations. Apply 2 coats of new final colour. Treat all areas of existing corrosion prior to application of new finishes.
Structural Steel	Structural steel	To match Corobond colour Woodland Grey	Paint		Refer technical Specification for details of Steel Protective Paint system.
Structure Steel ring beam at 2400 AFL	Structural steel	Paint to match Corobond Surfmist	Paint		Refer technical Specification for details of Steel Protective Paint system.
Existing Structural Steel	Existing painted structural steel	Repaint all existing structural steel to match Corobond colour Woodland Grey	Paint		Refer technical Specification for details of Steel Protective Paint system. Prepare existing steelwork in accordance with manufacturer's details. Treat all areas of existing corrosion prior to application of new finishes.
Existing Structural steel ring beam at 2400 AFL	Structural steel	Paint to match Corobond Surfmist	Paint		Refer technical Specification for details of Steel Protective Paint system. Treat all areas of existing corrosion prior to application of new finishes.
Windows	Aluminium framed windows	Offwhite (Colour to match existing)	POWDERCOATED, Dulux Duratec	Capral or equal to match existing	Refer window schedule on drawings
Doors	Aluminium framed doors as part of window system	Offwhite (Colour to match existing)	POWDERCOATED, Dulux Duratec	Capral or equal to match existing	Refer window schedule on drawings
Door frames	Aluminium framed doors as part of window system	Offwhite (Colour to match existing)	POWDERCOATED	Capral or equal to match existing	Refer window schedule on drawings
Handrails, Balustrades and stair structures (new and existing)	Steel	Corobond colour Woodland Grey	Paint		Prepare existing structural steel to receive 2 coats of new final colour. Treat all areas of existing corrosion prior to application of new finishes.
New timber ramps, steps and decks	Nominal 90 x 19 hardwood decking and face to steps (Kela or similar) Steps to be 300 x 50 Kela steps to match existing. Pre-drill and screw fix to framing. Provide individual 5.5 buttons to TCSI as shown on drawings.	Natural	Cabot's AquaDeck Natural or equal	Holcim Geestone of equal	Apply in accordance with manufacturer's recommendations. Provide Latham Asbra aluminium stair nosing to front of every tread with full abrasive infill to comply with AS 1428. Colour to achieve 30% luminance contrast.
Paving slabs	Exposed aggregate concrete	Holcim Geestone Blackwoods or equal		Holcim Geestone of equal	
Plant Enclosure	Corobond clad enclosure and gates with mesh roof. Refer engineers documents for concrete slab details	Surfmist	Corobond Steel Frame to be painted to match corobond	Lysaght or equal	Provide Arc Mesh WUSA44 100 x 100 x 5.6mm galvanised mesh to top supported on 50 x 50 SHS steel frames.
Roof and Roof Insulation	Lysaght Custom Orb	Surfmist	Corobond	Lysaght or equal	Reflective foil + minimum 140mm Bradford ceiling Gold Batt
Gutters/Rainwater Heads	150mm colorbond 1/2 gutter to match existing	Surfmist	Corobond	Lysaght or equal	R4.0 glasswool insulation to roof or ceiling
Downpipes (new and existing)	Plain 100 UPVC to take stormwater	Paint to match Corobond Surfmist	Paint		Refer engineer's documentation for details of stainless steel box gutters and rain heads etc.
Box Gutter	0.6mm colorbond folded box gutter	Surfmist	Corobond	Lysaght or equal	Provide 100 x 100 removable inspection panel 300mm above ground level. Located on inside face of pipe where possible. Paint to match downpipe.
Exposed roof purlins and structural steel	Timber and steel roof structure	Corobond colour Woodland Grey	Paint		Fabricate to profile shown on drawings
Frame Cement wall panels	8mm fibre cement panels	Corobond colour Surfmist	Paint	James Hardie or equal	Prep coats and at least 2 final coats
Fabric Structure	Waterproof PVC tension membrane	Off White			Fixed to columns and to building via stainless steel cables and turnbuckles. Shade structure supplier to provide Form 15/Form 16 certification for entire installation.
Internal Materials and Finishes					
Internal walls and bulkheads- new and existing	13mm plasterboard on 60x35 MGP 10 stud framing at 450mm cc	Dulux Natural White	Paint		Paint all new and existing plasterboard ceilings. Refer specification for paint type
Flooring - Insulation	1 layer of Structofoam Rigid Insulation Bradford Anticon RT 2 foil backed insulation laid over floor joists. Provide mesh to support.				Installed in accordance with manufacturer's details
Wet Area Floor	Hardies HardiePanel compressed sheet		Tiles		Installed in accordance with manufacturer's details
Wet area walls	8mm fibre cement on 90x35 MGP 10 stud framing	Dulux Natural White		Hardies villa-board or equal	Refer specification for paint type
Skirtings	42 x 12 rectangular to match existing	Dulux Natural White	Paint		Paint all new and existing skirtings. Refer specification for paint type
New ceiling type 1	10 mm plasterboard on 19mm furring channels at 450 cc to new ceilings	Dulux Brilliant White	Paint		Paint all new and existing ceilings. Refer specification for paint type. Provide Round P50 Shadow line at all junctions between ceiling and other elements.
Existing ceiling type 1	existing plasterboard ceiling finish	Dulux Brilliant White	Paint		Paint all new and existing ceilings. Refer specification for paint type
New ceiling type 2	100 x 19 finished size timber ceiling battens to match existing	Stain and clear polyurethane finish to match existing	Stain and clear coat	Cabot's or equal	Provide 600mm long fully finished sample of proposed ceiling batten for approval. Provide painted timber edge trim all round to match existing. Provide backout scum behind battens to match existing
Existing ceiling type 2	existing 100 x 19 timber ceiling battens	existing	existing		Allow to make good where existing suspended light fittings have been removed with timber plug finished to match surround ceiling
New Ceiling type 3	12.5mm perforated plasterboard	Dulux Brilliant White	Paint	Boral Echostop - 12mm Square Hole Plasterboard backed with 70mm glasswool insulation. (13kg/m3) and black scrim.	Provide 150mm non perforated margin all round.
Bulkhead to Quiet Area-Function Room	13mm plasterboard on 19mm furring channels. Frame up between A/C units and ductwork in 90 x 35 framing to adequately support linings				
Steel work exposed internally (new and existing)	Existing painted structural steel	Corobond colour Woodland Grey		Dulux	Refer technical Specification for details of Steel Protective Paint system. Prepare existing steelwork in accordance with manufacturer's details
New and existing exposed mechanical ductwork	Metal spray duct	Corobond colour Woodland Grey	Paint	Dulux	
floor tiles (OTD2)	Grey Black Matt 200 x 200mm	Black. Charcoal grey to match. Provide colour match caulking to all corners	Textured R12	Beaumont's code 00431 or equal	ARDEX WPM 001 one part acrylic modified fibre reinforced waterproofing membrane installed in accordance with manufacturer's recommendations. Align joints with wall tiles
wall tiles (C101)	Gloss White 200 x 200mm	White. Provide colour match caulking to all corners	Gloss White	Beaumont's code 97491 or equal	ARDEX WPM 001 one part acrylic modified fibre reinforced waterproofing membrane installed in accordance with manufacturer's recommendations. provide 5% spare
carpet	Carpet Tile - 500mm x 500mm. Interfaceor - Common Theme Collection	7429-004-003 Steel			
Vinyl flooring and coving	Vinyl flooring	Accoade SA503151 SAND GREY.		Armstrong Vinyl	Cove up walls 100mm and install in accordance with manufacturers instructions
Kitchen Joinery	Description: Kitchen Cabinetry with above bench cupboards Bench top: laminate on particleboard substrate. Colour to be selected Cupboard Doors: High pressure decorative laminated sheeting on 18mm moisture resistant MDF. Drawers: High pressure decorative laminated sheeting on 18mm moisture resistant MDF. Carcases: Laminex Structural MR with white melamine finish Exposed Plinth: 18mm Laminex Structural MR overlaid with Black high pressure decorative laminated sheeting Internal Shelving: 18mm Laminex Structural MR overlaid with White high pressure decorative laminated sheeting	Laminex Moose		Laminex/Corian	

PROJECT COOLOOL LIBRARY EXPANSION LOT 7 ON RP893289	LOCATION 6 PARK ST COOLOOL QLD 4573	CLIENT SUNSHINE COAST COUNCIL	SCALE N.T.S	DATE 28/01/16	AUTHOR DS/JOS	ISSUE DESCRIPTION	DATE	DRAWING MATERIALS + FINISHES SCHEDULE	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 5555 A: SUITE 6-7 23 MAIN ST VARSITY LAKES Q 4227
			PROJECT NO. #Pin	DWG NO. A9.01	ISSUE F	A DRAFT 28/01/16 JOS B DRAFT 18/02/16 JOS C ISSUE TO COUNCIL 10/03/16 JOS D ISSUE TO COUNCIL 21/03/16 JOS E DRAFT ISSUE FOR TENDER 21/03/16 JOS F ISSUE FOR TENDER 05/07/16 JOS				

A9.02
FURNITURE + EQUIPMENT SCHEDULE

FURNITURE AND EQUIPMENT SCHEDULE - COOLUM LIBRARY DETAILED DESIGN

No.	Item	Description	Services	NOTES	Quantity
EQ:01	Toilet Roll holder	Kimberly Clark - 4971 - Jumbo Roll Toilet Paper Dispenser		Must comply with AS1428	1
EQ:02	Toilet Suite	Caroma Care 400 Ambulant Toilet Suite (Incl. Sovereign 2000 Care Cistern) with double flap toilet seat - 987901W	Water/sewer	Include seat, all brackets, fixings and vandal resistant conversion kit for cistern.	1
EQ:03	Grabrail and Seat back	Britex Back Rest and Combination Rail BTX-BRC-R40-VR		Refer drawings for details. Must comply with AS:NZ 1428	1
EQ:04	Soap Dispenser	Wall mounted soap dispenser - BTX-05-023. Stainless steel			1
EQ:05	Basin	Caroma Cube Extension Right Hand Shelf Wall Basin, Enware - Oras Viva basin mixer with accessible extended lever (SLM306AD-5)	Water/sewer		1
EQ:06	Mirror	Britex Mirror BTX-07-031			1
EQ:07	Stainless steel sink	Clark - Monaco Single End Bowl, Right hand side	Water/sewer		1
EQ:08	Microwave oven	By Proprietor			1
EQ:09	Fridge	By Proprietor			1
EQ:10	Boiling water/chilled water unit and drip tray		Water/sewer		1
EQ:11	Sink tap	Enware - Oras Viva basin mixer with accessible extended lever (SLM306AD-5)	Water		1
EQ:12	Basin tap	Enware - Oras Viva basin mixer with accessible extended lever (SLM306AD-5)	Water		1
EQ:13	Coat hooks	Britex Coat Hook BTX-10-036		Include all brackets and fixings and install at 1800 above floor level in kitchen and 1500 in access toilet	4
EQ:14	Library Shelving	1600 high x 4 shelves per bay. By Proprietor		Provide manufacturers proprietary labelling system. 1 to one end of each bay.	162 bays
EQ:15	Book trolley	By Proprietor			10
EQ:16	PC tables	By Proprietor. Empire Furniture - Citi System - X-Pod Workstation - 4 cluster (1500mm x 1500mm each table in cluster of 4)	Power/data	Colour: White/Charcoal	3
EQ:17	Book boxes on wheels	By Proprietor			5
EQ:18	Study Tables	By Proprietor. Empire Furniture Archi Table (1800mm x 900mm)			6
EQ:19	Book control Security Gates	3M 9100 Detection System - 3 gate with buried cable installation	Power	Install in accordance with manufacturer's instructions. Remove and replace section of timber flooring to allow for buried cable installation.	3
EQ:20	Projector	Existing projector	power/data	Relocate existing wall mounted projector including all mounting arms and brackets. Provide support in wall to support equipment.	1
EQ:21	PC chairs	By Proprietor. Empire Furniture - Mayfield Medium Back Operator chair.		Colour: Black	12
EQ:22	Flip Tables	By Proprietor. Empire Furniture Shape Flip Table (1800mm x 900mm)		Colour: White	8
EQ:23	Desk Chairs	By Proprietor. Empire Furniture - Play sled Base Chair with upholstered seat and back		Fabric colour: Alloy Grey	65
EQ:24	Chair Trolley	By Proprietor. Empire - Play Storage Trolley		Colour: Black	1
EQ:25	Double sofa	By Proprietor. Empire Furniture Southport Double seater lounge		Colour: Black	6
EQ:26	Single sofa	By Proprietor. Empire Furniture Southport single seater lounge		Colour: Black	20
EQ:27	Ottoman	By Proprietor. Www.raeco.com.au/events		Colour:TBC	6
EQ:28	Kid's Bean Bags	By Proprietor. Milan direct kids bean bag		Colour:TBC	4
EQ:29	Children's table and chair set	By Proprietor. Qtoys White Table and Chair Set		Colour: White	3
EQ:30	Kitchen Station - Mobile	Existing relocated. By Proprietor.			1
EQ:31	Pod Chairs	By Proprietor.			6
EQ:31	Kid's PC Chairs	By Proprietor.			4
EQ:32	Kid's PC Table	By Proprietor.			2
EQ:33	Printer/Photocopier and payment machine	Existing relocated. By Proprietor.	Power/Data		1
EQ:34	Display Cubes	By Proprietor. www.raeco.com.au. Storage and display cubes 650mm x 450mm x 450mm			6
EQ:35	Slatwall	full height x full wall length. Slats at 100mm c/c. Panel colour white. Accessories by Proprietor.			1
EQ:36	Office desks	By Proprietor. Empire Furniture Citi System back to back (1500mm x 750mm x 2)		Colour White/Charcoal	2
EQ:37	Office Chairs	By Proprietor. Empire Furniture - Mayfield Medium Back Operator chair.			6
EQ:38	Mobile Pedestal	By Proprietor. Empire Furniture - Built Strong Metal Mobile Pedestal		Colour: Graphite Ripple	4
EQ:39	Filing Cabinet	By Proprietor. Empire Furniture - Built Strong Metal Lateral Filing Cabinet (3 drawer)		Colour: Graphite Ripple	1
EQ:40	Round Table	By Proprietor. Empire Furniture - Milano table with Melamine top (Diam. 1000mm)			1
EQ:41	Chairs	By Proprietor. Empire Furniture - Leto Outdoor chair.		Colour: White	6
EQ:42	Tub Chair	By Proprietor. Empire Furniture - Ace Executive Chair.		Colour: Black	2
EQ:43	Screen	Existing Screen and mounting bracket relocated	Power/Data	Mount at 2100AFL.	2
EQ:44	1/2 drawer Dishwasher	fisher and Paykel DD60SCX7	Power/water/sewer		1
EQ:45	Whiteboard/pinboard	2396 x 1200 whiteboard/pinboard with 600mm pen shelf		Mount at 2100AFL.	1
EQ:46	Existing book return bins	By Proprietor			1
EQ:47	Self Service Pod	General layout and sizes to match Kawana service pod details but without cash drawer and flat side. Top to be Corian or equal. Base and carcass to be laminate. Provide shop drawings.	Power/Data through floor box	Colour to be selected	1
EQ:48	Service Pod	General layout and sizes to match Kawana service pod details. Top to be Corian or equal. Base and carcass to be laminate. Provide Shop drawings.	Power/Data through floor box	Colour to be selected	1
EQ:49	Self Service Pod - wall mounted	Top to be Corian or equal. Base to be laminate.Refer drawings for details. Provide shop drawings.	Power/Data	Colour to be selected	1

PROJECT
 COOLUM LIBRARY
 EXPANSION
 LOT 7 ON RP893289

LOCATION
 6 PARK ST
 COOLUM QLD 4573

CLIENT
 SUNSHINE COAST
 COUNCIL

SCALE
 N.T.S
 DATE
 28/01/16
 AUTHOR
 DS/JOS
 PROJECT NO.
 #Pin
 DWG NO.
 A9.02
 ISSUE
 F

ISSUE DESCRIPTION
 A DRAFT
 B DRAFT
 C ISSUE TO COUNCIL
 D ISSUE TO COUNCIL
 E DRAFT ISSUE FOR TENDER
 F ISSUE FOR TENDER
 DATE
 28/01/16
 18/02/16
 10/05/16
 21/03/16
 21/03/16
 05/07/16
 JOS
 JOS
 JOS
 JOS
 JOS
 JOS

DRAWING
 FURNITURE + EQUIPMENT
 SCHEDULE



ARCHITECTURE
 LANDSCAPE
 ENGINEERING
 MANAGEMENT

CONTACT
 COMPLETE URBAN
 P: +61 7 5553 5555
 A: SUITE 6-7 | 23 MAIN ST
 VARSITY LAKES | Q | 4227



Appendix F - Coolum Library Expansion CD2 Estimate Report 15/03/16

15 March 2016

Project Delivery
Infrastructure Services
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560

PROJECT ESTIMATE REPORT: DRAFT PRE-TENDER ESTIMATE

Coolum Library Expansion

Attention: Roy Ventura

Dear Roy,

Please find attached the Draft Pre-Tender Estimate report for the above project.

Please contact me on 5406 1188 or alternatively on 0407 769 273 if there are any aspects of this report you wish to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to be "SK", written over a light green background.

Stephen Kaszas
Principal Quantity Surveyor

15 March 2016

Coolum Library Expansion

2

Table of Contents

Section	Page
1. <i>Estimate Commentary</i>	3
2. <i>Estimate Cost Summaries (Gross Project Cost)</i>	6
3. <i>Elemental Estimate Cost Summary (Contract Cost)</i>	9

CPC1610



Commentary: Draft Pre-Tender Estimate

Basis of Estimate

The estimate has been based on the preliminary Contact Documentation drawings and specification, together with other information provided. At the time of preparing the estimate, the architectural and structural documentation was incomplete and hydraulics documentation was not available.

Mechanical and electrical services budgets have been based on the estimates provided by the relevant design consultants.

Allowance has been included in the estimated contract cost for a radio frequency identification (RFID) book detection system, self-check stations and staff assisted loans stations. The provisional allowance for these components has been based on cost advice provided by the supplier (see provisional allowances below).

Allowance has been made for procurement of the project as a single contract in one stage by traditional lump sum tender.

Provisional Allowances

Provisional allowances have been included in estimated contract costs where design information and/or consultant budget advice was not available at the time of preparing the estimate or where the required scope of work could not be ascertained.

Item	Provisional Allowance \$ (excl GST)
Customer service desk joinery	\$ 6,000
Tech bar joinery	\$ 3,000
OPAC station joinery	\$ 2,000
Self-service terminal joinery	\$ 3,000
Book detection system (RFID) including 2 no. self-check stations and 2 no. staff assisted loans stations	\$80,000
Fire hose reels	\$ 5,000
External stormwater drainage	\$10,000
External sewer drainage	\$ 5,000
External water supply	\$10,000
External fire protection (1 no. dual pillar hydrant and 100m of fire ring main connected to existing water supply)	\$40,000

15 March 2016

Coolool Library Expansion

4

Building Areas

Measured building areas of Fully Enclosed Covered Area (FECA), Unenclosed Covered Area (UCA) and Gross Floor Area (GFA) are as follows:

Building Area Component	Area
FECA (Existing)	411 m2
FECA (Extension)	285 m2
Sub-Total (FECA)	696 m2
UCA (Existing)	23 m2
UCA (Extension)	24 m2
Sub-Total (UCA)	47 m2
Total GFA	743 m2

Cost Escalation

Allowance has been included for cost escalation to a forecast tender date of March 2017.

Non-Contract Items

The following non-contract items have been included and are shown as line items in the attached estimate:

Item	Comments
Construction Contingency	A project construction contingency allowance has been included for design variations and other contract sum adjustments during construction. This allowance has been calculated at 7.5% of the Project Cost at Tender Date.
Statutory Fee & Charges	Provisional allowances have been included for the following: <ul style="list-style-type: none"> • QFES Fire Services levy • Portable Long Service Leave levy • Workplace Health and Safety fee
Loose Furniture & Equipment	A provisional allowance of \$135,000 (excl GST) has been included for the procurement of loose furniture and equipment by the client. The provisional allowance has been based on the Furniture and Equipment Schedule provided and includes the items noted as "by Proprietor".
Information & Communication Technology (ICT)	A provisional allowance of \$30,000 has been included for ICT peripherals procured by the client (active equipment such as network switches, servers, wire access points etc.)
Professional Fees	A provisional allowance of \$70,000 (excl GST) has been included as per the information provided by Sunshine Coast Regional Council.

CPC1610



15 March 2016

Coolool Library Expansion

5

Exclusions

No allowance has been included in the estimates for the following:

- Cost escalation beyond March 2017
- Restrictions on working hours or methods
- Prolonged or compressed construction periods
- Alternative project procurement method or complex staging arrangements
- Latent conditions
- Demolition and removal of asbestos containing material
- Salvage value of demolished materials
- Upgrades to existing paths, ramps and carparking for BCA and AS1428 compliance
- Window coverings and insect/security screens
- Landscaping other than turfing and topsoil to reinstate disturbed areas
- Site infrastructure upgrades
- Fire booster pumps and storage tanks
- Fire appliance access road and hardstand area
- New timber decking to existing entry area
- Acoustic wall and ceiling panels
- ESD initiatives
- Headworks charges and fees
- Development and Building Application fees
- Geotechnical fees and contour and detail survey fees
- Legal fees and stamp duty
- Financial and performance review of tenderers
- Client costs

CPC1610



15 March 2016

Coolum Library Expansion

6

Estimate Cost Summaries

CPC1610





PROJECT ESTIMATE

PROJECT : Coolum Library Expansion

PROJECT No. : CPC-1610

PROCUREMENT : Traditional

Draft Pre-Tender Estimate		\$
Preliminaries		191,600
Building Cost		748,000
Alterations & Renovations		160,400
Siteworks		28,800
External Water, Drainage & Fire Services	(Provisional Allowance)	65,000
Mechanical Services		176,600
Electrical Services		418,000
PROJECT COST - ESTIMATE DATE		1,788,400
Cost Escalation	(Tender Closing - March 2017)	76,000
PROJECT COST - TENDER DATE		1,864,400
Construction Contingency Allowance	(7.5%)	140,000
PROJECT COST - COMPLETION		2,004,400
Statutory Charges	(Provisional Allowance)	5,000
WH&S / PLSL	(Provisional Allowance)	14,000
Local Authority & Supply Charges		NIL
Geotechnical & Contour Survey Fees		NIL
Temporary Accommodation & Relocation Costs		NIL
Loose Furniture & Equipment and ICT	(Provisional Allowance)	165,000
Other Costs and Fees		NIL
PROJECT COST - SITE		2,188,400
Professional Fees	(Provisional Allowance)	70,000
Client and Other Costs		NIL
GROSS PROJECT COST (Excluding GST)		2,258,400
GST Allowance		225,840
GROSS PROJECT COST (Including GST)		2,484,240
FECA (new) 285 m2	UCA (new) 24 m2	GFA (new) 309 m2
FECA (Refurb) 411 m2	UCA (Refurb) 23 m2	GFA (Refurb) 434 m2
FECA (Total) 696 m2	UCA (Total) 47 m2	GFA (Total) 743 m2

PRINCIPAL QUANTITY SURVEYOR
 CANOPY PROJECT CONSULTANTS

15-March-2016



PROJECT ESTIMATE

PROJECT : Coolool Library Expansion

PROJECT No. : CPC-1610

PROCUREMENT : Traditional

Draft Pre-Tender Estimate	\$
Project Cost - Tender Date	1,864,400
Construction Contingency Allowance (7.5%)	140,000
PROJECT COST - COMPLETION	2,004,400
Fire Services Levy (QFES) (Provisional Allowance)	5,000
Portable Long Service Leave & Training Levy (Provisional Allowance)	10,000
Workplace Health and Safety Fee (Provisional Allowance)	4,000
STATUTORY FEES & CHARGES - Subtotal	19,000
Loose Furniture and Equipment (Provisional Allowance)	135,000
Information & Communication Technology (Provisional Allowance)	30,000
OTHER SITE COSTS - Subtotal	165,000
Professional Fees (Provisional Allowance)	70,000
PROFESSIONAL FEES - Subtotal	70,000
OTHER PROJECT COSTS - Subtotal	NIL
GROSS PROJECT COST (Excluding GST)	2,258,400
GST Allowance	225,840
GROSS PROJECT COST (Including GST)	2,484,240

Elemental Cost Summary

CPC1610





ELEMENTAL SUMMARY

PROJECT : Coolool Library Expansion

Project No: CPC-1610
 Date: 15/03/2016

Draft Pre-Tender Estimate			
Element No	Element Code	Element Title	Total
00	PR	Preliminaries	191,600
01	SB	Substructure	82,400
02	CL	Columns	57,500
03	UF	Upper Floors	76,000
04	SC	Staircases	44,500
05	RF	Roof	166,100
06	EW	External Walls	43,600
07	WW	Windows	30,100
08	ED	External Doors	27,800
09	NW	Internal Walls	2,400
10	NS	Internal Screens & Borrowed Lights	10,300
11	ND	Internal Doors	19,600
12	WF	Wall Finishes	12,900
13	FF	Floor Finishes	24,800
14	CF	Ceiling Finishes	46,700
15	FT	Fitments	16,500
16	SE	Special Equipment (Book Detection System)	80,000
17	SF	Sanitary Fixtures (incl. plumbing and water supply)	
18	PD	Sanitary Plumbing	
19	WS	Water Supply	
20	GS	Gas Services	
21	SH	Space Heating	
22	VE	Ventilation	
23	EC	Evaporative Cooling	
24	AC	Air Conditioning	176,600
25	FP	Fire Protection	6,800
26	LP	Electric Light & Power (incl. external electrical)	418,000
27	CM	Communications	
28	TS	Transportation Systems	
29	SS	Special Services	
30	CE	Centralised Energy Systems	
31	AR	Alterations & Renovations	160,400
32	XP	Site Preparation	6,900
33	XR	Roads, Footpaths & Paved Areas	8,500
34	XN	Boundary Walls, Fencing & Gates	8,700
35	XB	Outbuildings & Covered Ways	
36	XL	Landscaping & Improvements	4,700
37	XK	External Stormwater Drainage	10,000
38	XD	External Sewer Drainage	5,000
39	XW	External Water Supply	10,000
40	XG	External Gas	
41	XF	External Fire Protection	40,000
42	XE	External Electric Light & Power	
43	XC	External Communications	
44	XS	External Special Services	
45	XX	External Alterations & Renovations	
46	YY	Special Provisions	
47	ET	Escalation To Tender	
ESTIMATED CONTRACT COST (EXCL COST ESCALATION & GST)			1,788,400
FECA (m2):			696
UCA (m2):			47
GFA (m2):			743