

WAIROA DISTRICT COUNCIL

Wairoa Centennial Library Proposed Extensions / Alterations



Graham Linwood
Graham Linwood Architects Ltd
3rd November 2016

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WAIROA DISTRICT COUNCIL

Extensions and Alterations to Wairoa Centennial Library

1. HISTORY OF THE LIBRARY

The Wairoa Centennial Library was erected in 1960 to the design provided by Porker & Martin, Architects of Wellington. The engineers were D Bruce – Smith & Associates of Wellington. The construction was concrete block external walls, stipple coat finished, with steel portal frames supporting the roof and walls. The exterior joinery was timber.

In 1974 the Wairoa Rotary Club raised \$20,000 for an extension to house a Museum which was opened by the then Mayor on 21st December 1975.

The West wall and rear wall were reclad in 1998 and in 2003 extensive interior alterations were undertaken in 2003 to incorporate the Museum into the library space and erect a new stair to the mezzanine. The architects for this project were Graham Linwood Architect of Hastings.

A new auto opening entrance door was installed in 2009.

2. THE BRIEF

The objective of this project is to maximise the library to cope with the current needs of the community and allow flexibility to be able to adapt to the changing needs for a public library.

The council sees that one of the major continuing changes is in the digital world. Many local residents are now reliant on the library internet services to access online data and services and many of these people require assistance from library staff.

When combined with a need for traditional library services alongside the new digital platforms challenges are created. More space is required for small meetings and where people can quietly download information or reading material.

The main issues that have given rise to the review are:

- a. Additional storage requirements
- b. The Health and Safety Act changes have necessitated and review of temporary storage and heavy boxes of books.
- c. Poor acoustics within the library space.
- d. The unattractive appearance of the front entrance.

3. GENERAL CONDITION OF THE BUILDING

The library has changed little in external appearance since it was originally built in 1960 and extended in 1975 excepting for the metal cladding to the side and rear walls, which are not evident to the public. The external coating to the blockwork appears to be in reasonable condition with no indication of moisture penetration.

The high level timber windows have twisted with the time rendering the mechanical opening system unworkable. Allowance has been made in the estimate to replace these windows with aluminium sashes, as has been done down the side of the mezzanine floor.

The roof has not been surveyed as part of this commission and will require adjustment at the junction with the new entrance where an internal gutter will be installed. The existing air conditioning unit on the roof will remain and the two units on the existing canopy and a new unit for the meeting room will be added to this. Allowance is made in the estimate for a proprietary platform to be added to protect the roof from foot traffic when regular maintenance of these units occurs.

4. EXTERNAL APPEARANCE OF THE EXISTING LIBRARY

Libraries built in the era of the Wairoa Centennial Library were generally designed as receptacles for books and were mostly rectangular structures with little in the way of design features.

This library is very much of this nature and has little in the way of street appeal. One aspect of the brief was to address this aspect of the building and to provide a more inviting entrance.

Photos of Exterior



5. TAKING THE LIBRARY INTO THE FUTURE

The 2015/2016 Annual Plan made provision to “Review Library Building Future Requirements”. The commissioning of our firm to undertake this review stems from this funding allowance.

The design of the extensions and alteration to the library has been prepared following consultations with the Librarian and council staff.

The estimates provided have been prepared on the basis that the ground conditions are reasonably good and the extent of additional cost (if any) will only be known once the engineer has undertaken appropriate ground bearing testing.

6. ESTIMATES OF COST

A preliminary estimate of cost have been prepared by Sharp Consulting Ltd, quantity surveyors of Havelock North and a copy of the estimate is attached as Appendix 2 to this report, the preliminary estimate of cost for the project is \$848,000.00 + GST. This preliminary estimate doesn't allow for ground remediation, partitioning and client fit out and any replacement of the main switch board, should this be required.

7. ELEMENTS OF THE UPGRADING

These elements are as follows:

7.1 New Main Entrance 1st floor Meeting Room and Deck

This new area provides an entrance with an air lock and a storage area for outdoor equipment. Above this level is an air conditioned meeting room with tea and coffee making facilities. This room opens out to a deck with a glass balustrade providing a view to the river, with a portion covered. The design of this extension features a curved double glazed wall with feature panels of coloured glass, all supported by an exposed structural steel frame.

7.2 Lift

A lift providing access to the first floor level, as required by The Building Act, is located on the front entry wall with access from the body of the library exiting onto the new walkway. The external sheathing is panels painted in colours to reflect the coloured glazing in the new entry.

7.3 Rear Store Extension

One of the major deficiencies of the library is the lack of storage and this extension is designed to alleviate this issue. The existing rear canopy will be removed and reinstated over the relocated doorway as part of this work.



7.4 Workshop

The existing storage area/workshop will become a dedicated workshop for staff purposes and for holiday programme use. A glazed wall will be erected above the existing handrail level to provide separation from what will be a quiet space. The glazing will allow visibility to the body of the library and provide natural light to the workshop space.



7.5 Quiet Space and Walkway

The existing reading areas will have a new floor installed above at the same level as the existing first floor to provide an additional quiet space and to provide access via a walkway to the lift and meeting room.

These areas have been designed with acoustic measures to ensure a minimum of noise transmission when the spaces are used. These measures will also assist in reducing reverberation within the library space.

7.6 Staff Area

A level of separation is being provided to the staff area adjacent to the disabled toilet which is, at the moment, part of the body of the library under the mezzanine floor.

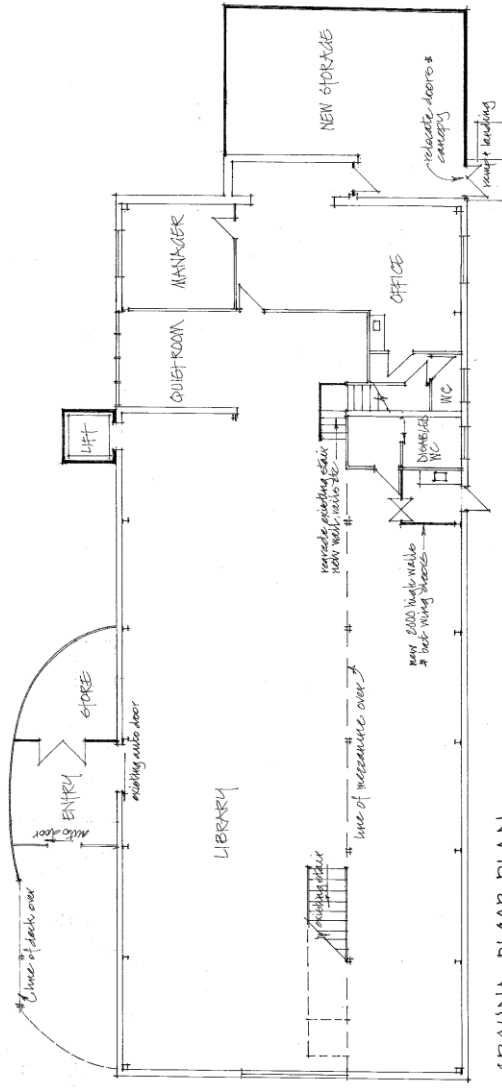
7.6 Acoustic Dampening

A major component of the brief was to reduce the noise levels within the library. Acoustic panels will be inserted into the existing ceiling linings in an effort to reduce the noise levels in the library.

Photo of library interior showing ceiling



Appendix 1 Drawings



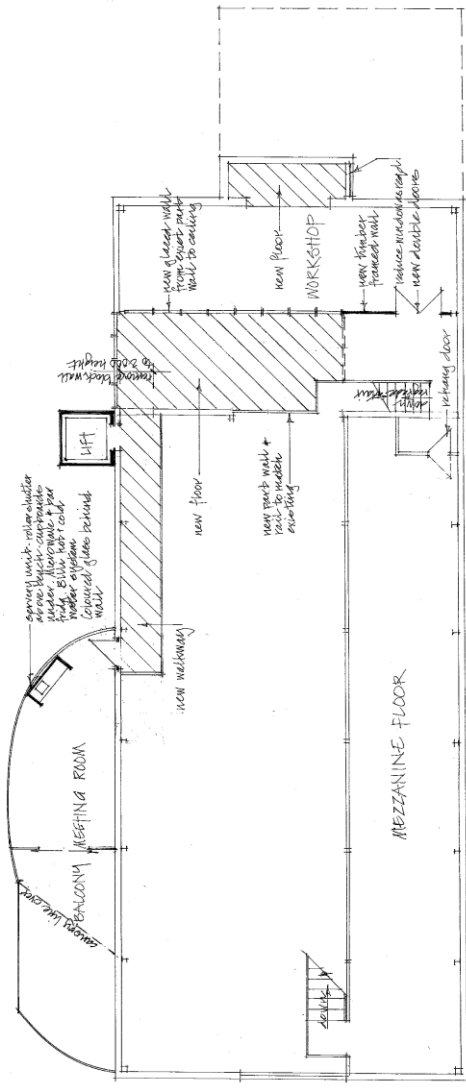
GROUND FLOOR PLAN
scale: 1:100 at A3

sheet 1 of 3

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WAIKOA LIBRARY
REDEVELOPMENT

GROUND FLOOR PLAN

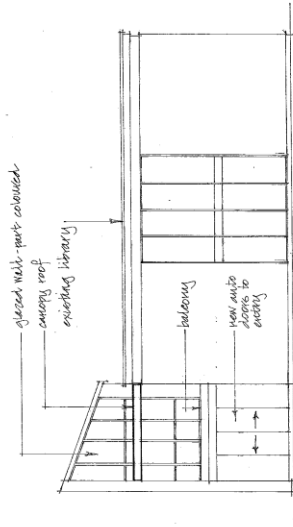


FIRST FLOOR PLAN
 scale 1:100 at A8

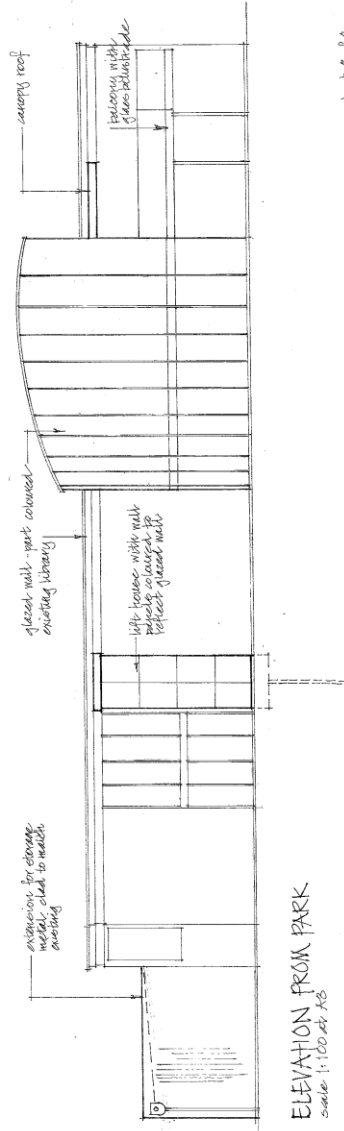
sheet 2 of 8

**THE MAIKOA LIBRARY
 REDEVELOPMENT**

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ELEVATION FROM STREET
scale 1:100 at A3



ELEVATION FROM PARK
scale 1:100 at A3

sheet 8 of 3

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JOB:
WARRICA LIBRARY
RENEWAL/IMPROVEMENT
ELEVATIONS



**Preliminary Estimate
Wairoa Library Redevelopment**

26/09/2016

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Wairoa Library Redevelopment

Project Summary

Budget Estimate for Wairoa Library

Construction - Main Entrance Extension and Library Alterations

Deconstruction	26,632.00
Excavation	9,186.00
Concrete Work and Reinforcing Steel	15,956.00
Structural Steel	45,902.00
External Windows and Doors	45,907.00
Curtain Walls	95,000.00
Internal Joinery	11,250.00
Carpentry	55,450.40
Roofing	10,360.00
Lift	85,000.00
Electrical Work	9,610.00
Mechanical Services	8,000.00
Monkey-toe system	9,000.00
Painting & Specialist Finishes	12,496.00
Floor Covering	18,890.00
Glazing	5,400.00
External Work	12,380.00
Rounding	580.60
Preliminary and General (7%)	34,000.00
Builders Margin (8%)	41,000.00
Contingency (10%)	56,000.00
Escalation (3%)	19,000.00
Construction Estimate, excl. GST	627,000.00

Construction - Rear Store Extension

Deconstruction	5,330.00
Excavation	5,538.00
Concrete Work	16,141.20
External Windows and Doors	2,876.00
Carpentry	15,559.30
Steel Cladding	6,930.00
Roofing	5,530.00
Electrical Work	3,435.00
Fire Protection	500.00
Painting & Specialist Finishes	2,160.00
External Work	10,120.00
Rounding	880.50
Preliminary and General (7%)	6,000.00
Builders Margin (8%)	7,000.00

26/09/2016

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Preliminary Estimate

Wairoa Library Redevelopment

Contingency (10%)	9,000.00
Escalation (3%)	3,000.00
Construction Estimate, excl. GST	100,000.00
Local Authority Fees	10,000.00
Professional Fees (15%)	111,000.00
Project Estimate (excluding GST)	848,000.00
Exclusions	
Ground remediation	
Partitions and tenant fitout	
Replacement of the existing master switchboard	

Wairoa Library Redevelopment

Deconstruction

Demolition

External Demolition

Demolish existing paving for new entrance 106 m² 2,968.00

Remove trees and plants for construction at entry area 1 sum 1,000.00

Services

Remove outdoor heat pump unit and relocate to suitable area 2 no 1,180.00

Entry

Remove Canopy 1 sum 360.00

Carpentry

Remove ceiling panels 81 m² 1,701.00

Staircase

Demolish walls and door 2 m² 480.00

Demolish staircase beyond the door for new landing 1 sum 360.00

Block Walls

Cut block walls to create new pass in walkway 7 m 455.00

Cut block walls for lift doors 12 m 780.00

Break and remove blockwork to new opening, including temp propping. 1 sum 1,640.00

Water Tanks

Internal Doors and Joinery

Remove door at Mezzanine Floor and make good 1 no 200.00

Remove balustrade for reuse 10 m 340.00

Miscellaneous

Craneage 1 sum 1,500.00

Access equipment hire 1 sum 2,000.00

Waste Removal 1 sum 5,360.00

Protect existing floor coverings 332 m² 6,308.00

26,632.00



Preliminary Estimate

Wairoa Library Redevelopment

Excavation		
Excavation		
Excavate for slab at the entrance	46 m ²	2,438.00
Excavate for lift pits	7 m ³	665.00
Excavate for lift caisson	1 sum	500.00
Backfill lift pits	2 m ³	190.00
Excavate for retaining walls	30 m	1,440.00
Excavate for column pads at entry	14 no	1,330.00
Compacted hardfill for new paving and ramps	15 m ³	1,622.50
Cart away spoil	40 m ³	1,000.00
Subtotal		9,185.50

Wairoa Library Redevelopment

Concrete Work and Reinforcing Steel

Concrete Work

Concrete to column pads	14 no	1,470.00
Lift pit slab	4 m ²	1,480.00
Lift pit - block walls	8 m ²	2,240.00
Tanking / Waterproofing to pits	1 sum	800.00
Concrete Pumping	1 sum	2,300.00
100mm thick concrete porch slab, including reinforcing steel, mesh and	23 m ²	2,829.00
100mm thick concrete Slab on DPM including reinforcing steel, mesh and	23 m ²	3,220.00
Concrete stall board to entry walls, including formwork, reinforcing steel,	11 m	1,617.00
Subtotal		15,956.00



Preliminary Estimate

Wairoa Library Redevelopment

Structural Steel

Structural Steel

Shop drawings

Steel columns 125 x 75 RHS at entry

Steel columns 75 x 75 SHS at entry

180 PFC

Lintel to entry auto door

Lintel to Meeting room Sliding door

Dummy Column to end of the walkway

200 x 100 RHS

75 x 75 RHS posts

Stainless Steel hand rails

Steel hand rails

Side welding including gussets etc.

1 sum	5,000.00
922 kg	10,142.00
62 kg	682.00
607 kg	6,677.00
75 kg	825.00
75 kg	825.00
1 sum	750.00
105 kg	1,155.00
36 kg	396.00
9 m	5,850.00
16 m	5,600.00
1 sum	8,000.00



Preliminary Estimate

Wairoa Library Redevelopment

External Windows and Doors

External Window and Doors

Auto entry door	1 no	11,480.00
New pair of sliding doors at meeting room	1 no	6,360.00
New window to meeting room	12 m ²	6,120.00
Alumium Joinery		
Double glaze windows at existing entry	40 m ²	16,000.00
Glazed walls to work shop	10 m ²	5,000.00
Misc		
Tape	28 m	148.40
Flashings	28 m	672.00
Sealant	28 m	126.00
Subtotal		45,906.40



Preliminary Estimate

Wairoa Library Redevelopment

Curtain Walls

Curtain Walls and Alum.Joinery

Curtain walls to entry

EV for coloured glass behind servery unit

80 m²

1 sum

92,000.00

3,000.00

Wairoa Library Redevelopment

Internal Joinery

Internal Doors

Rimu veneer door to meeting room	1 no	1,040.00
Single door to new work room at rear	1 no	540.00
Double door to store room / work shop	2 no	2,220.00
Bat wing door to rear entry	1 no	690.00

Joinery

Servery unit including; roller shutter, bench, cupboard, hot/cold water system	1 sum	5,160.00
Staircase and landing including balustrade and make good to existing	1 sum	1,600.00

Wairoa Library Redevelopment

Carpentry

Carpentry

Floor Framing

Walkway - suspended timber floor system including 200 x 50 joists and	38 m ²	9,082.00
Timber floor system including 200 x 50 joists and blocking with 19mm	6 m ²	1,452.00
Diaphragm floor system to meeting room	23 m ²	5,566.00
Balcony deck framing	23 m ²	6,302.00

Wall Framing

Timber framed lift shaft	67 m ²	5,963.00
Internal Wall Framing	29 m ²	997.60
Wall Framing to Balustrade	19 m ²	676.40

Roof Framing

Inspect and repair existing roof	1 sum	440.00
New Diaphragm Roof framing trusses, purlins etc	32 m ²	3,840.00
Roof framing to lift	4 m ²	720.00

Ceilings Framing

Rondo Quiet clip system to new walkway	38 m ²	1,307.20
Rondo Quiet clip system to infill floor	6 m ²	206.40
New perimeter plate and battens to entry	23 m ²	874.00

External Cladding

Fibre cement to lift walls	28 m ²	2,436.00
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External Trim

Villa board to soffit	32 m ²	1,600.00
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Internal Linings

Walls

10mm Standard GIB to walls	57 m ²	1,379.40
Ply to internal lift shaft	37 m ²	1,435.60
GIB to Balustrade	37 m ²	895.40
Level 4 fix and stop	94 m ²	1,222.00

Ceilings

12mm Fyreline to new walkway	60 m ²	2,016.00
Acoustic GIB to ceilings	81 m ²	4,406.40
Level 4 Fix and stop	141 m ²	1,833.00

Misc

Door hardware	1 sum	800.00
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Wairoa Library Redevelopment

Roofing		
Roof		
Tray decking	34 m ²	3,230.00
2 layers of Torch-on system to balcony	23 m ²	3,335.00
Rainwater		
Internal Box gutter	12 m	1,800.00
Spouting	12 m	780.00
Downpipes	27 m	1,215.00



Preliminary Estimate

Wairoa Library Redevelopment

Lift

Lift

Provisional sum for lift

1 no

85,000.00



Preliminary Estimate

Wairoa Library Redevelopment

Electrical Work

Services

Reconnect Electrical Services	1 sum	600.00
Power to lift	1 sum	1,800.00
Power to Mechanical services	1 sum	800.00
Light Fittings		
Light fitting and circuits	2 no	300.00
LED Downlights	12 no	1,800.00
Fluorescent Lighting	13 no	2,600.00
Flood light	4 no	1,200.00
Power		
Power outlets	6 no	510.00
Subtotal		9,610.00



Preliminary Estimate

Wairoa Library Redevelopment

Mechanical Services

AC unit to meeting room

1 sum

8,000.00



Preliminary Estimate

Wairoa Library Redevelopment

Monkey-toe system

Monkey-toe system to roof (3.no)

3 sum

9,000.00

Wairoa Library Redevelopment

Painting & Specialist Finishes

Internal Painting

Internal Doors

Single Doors

2 no

300.00

Double Door

2 no

600.00

Batwing Door

1 no

300.00

Walls

Internal Wall Framing

57 m²

855.00

Walls to balustrade

37 m²

555.00

Ceilings

Overall ceiling area

487 m²

8,766.00

External Painting

Paint to lift shaft

28 m²

1,120.00



Preliminary Estimate

Wairoa Library Redevelopment

Floor Covering

Floor Covering

Tiles

14 m²

2,800.00

Carpet tiles

67 m²

4,690.00

Jacobsens sound dampening underlay

67 m²

3,350.00

Raised paving to deck

23 m²

8,050.00

18,890.00



Preliminary Estimate

Wairoa Library Redevelopment

Glazing

Glazing

Glass balustrade to deck

9 m

5,400.00

Wairoa Library Redevelopment

External Work

Paving		
Concrete Paving	58 m ²	6,380.00
Retaining walls		
Retaining walls around entry	30 m	3,600.00
Surface water drainage		
Strip drain	1 sum	2,400.00

Wairoa Library Redevelopment

Deconstruction

Demolition

Rear Entry

Remove Window	1 sum	120.00
Remove canopy for reuse	1 no	240.00
Demolish ramp at the entry	1 sum	360.00
Remove doors at rear entry	2 no	360.00
Strip external cladding at lower floor	35 m ²	630.00
Remove external lights for reuse	2 no	60.00
Soft landscaping		
Remove trees	2 no	2,000.00
Miscellaneous		
Protection to downpipes during construction	1 sum	320.00
Waste Removal	1 sum	1,240.00
		5,330.00

Wairoa Library Redevelopment

Excavation		
Clear Site		
Clear site for Debris	68 m ²	544.00
Excavation		
Excavate for new slab	46 m ²	1,817.00
Excavate for ramp and landing	3 m ²	262.50
Excavate for retaining walls	24 m	1,152.00
Compacted hardfill for new paving and ramps	12 m ³	1,212.00
Cart away spoil	22 m ³	550.00
Subtotal		5,537.50



Preliminary Estimate

Wairoa Library Redevelopment

Concrete Work

Concrete

100mm thick concrete slab on DPM and insulation, including reinforcing	44 m ²	14,851.20
Concrete ramp and landing to rear entry	3 m ²	1,290.00

Wairoa Library Redevelopment

External Windows and Doors

External Windows and Doors

New aluminium external window

1 no

740.00

New External Door

1 no

1,290.00

Miscellaneous

Repair and install canopy to new entry

1 no

170.00

Tape

20 m

106.00

Flashings

20 m

480.00

Sealant

20 m

90.00

Subtotal

2,876.00

Wairoa Library Redevelopment

Carpentry

Wall Framing

External Wall Framing	77 m ²	3,542.00
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Make good after removal of the window	1 sum	220.00
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Roof Framing

New Diaphragm Roof framing trusses, purlins etc	46 m ²	5,520.00
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Ceiling Framing

Perimeter plate and battens	46 m ²	1,748.00
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Internal Linings

Walls

GIB to Walls	77 m ²	1,593.90
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Level 4 fixings and stoping to walls	77 m ²	1,001.00
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Ceilings

GIB board to ceilings	46 m ²	1,076.40
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Level 4 fixings and stoping to ceilings	46 m ²	598.00
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Hardware

Miscellaneous hardware	1 sum	260.00
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Preliminary Estimate

Wairoa Library Redevelopment

Steel Cladding

External Cladding

Steel cladding to match the exist

77 m²

6,930.00

6,930.00

Wairoa Library Redevelopment

Roofing

Roof

Tray decking

46 m²

3,680.00

Rainwater

Rainwater head

1 no

500.00

Internal gutter

9 m

1,350.00

Wairoa Library Redevelopment

Electrical Work

Electrical

Submain and distribution board	1 sum	600.00
Light Fittings		
Fluorescent Lighting	8 no	1,600.00
Flood light	3 no	900.00
Reinstall External lighting	1 no	80.00
Power		
Power outlets	3 no	255.00



Preliminary Estimate

Wairoa Library Redevelopment

Fire Protection

Fire Protection

Provisional Sum for Fire Protection

Subtotal

1 sum

500.00

500.00



Preliminary Estimate

Wairoa Library Redevelopment

Painting & Specialist Finishes

Internal Painting

Plasterboard walls	77 m ²	1,155.00
Plasterboard ceilings	46 m ²	828.00
Paint doors	1 no	175.00
Subtotal		2,158.00



Preliminary Estimate

Wairoa Library Redevelopment

External Work

Paving

Concrete Paving	44 m ²	4,840.00
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Retaining walls

Retaining walls around entry	24 m	2,880.00
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Surface water drainage

Strip drain	1 sum	2,400.00
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Preliminary Estimate

Wairoa Library Redevelopment