

# Shakespeare Street Units (1/30) Bulgarra

## - Redevelopment - Scope of Works

The broad scope of works set out below has been formed through inspections and investigatory works undertaken by City Officers and its preferred trade contactors on the thirty residential units at Shakespeare Street and following a detailed review will be the basis of the proposed full scope of works and technical specification for Tender.

### A. Unit Standards

There are typically four unit types across the site that have been categorised based on the scope of works required as follows:

- a) Type One – Units in the original condition and require extensive modification and refurbishment. The current scope of works identified include demolition, services and a full replacement of mechanical (AC split systems & Extraction). New fencing including shade structure, make good penetrations, external painting of ground floor, new front door, internal cabinetry modifications, security screens and retain and make good existing cyclone screens. In addition to laundry, bath and kitchen modifications a new electrical distribution board, smoke detectors, switches and GPO's, new hot water unit, internal plumbing, interior paint, new floors, cleaning steel remediation and paint existing carport and shade structure etc.
- b) Type Two– Units were previously gutted before a proposed refurbishment. However, the current scope of works as identified includes demolition, services, and full replacement of mechanical services (AC & Extraction), new fencing including shade structure, make good penetrations, external painting of ground floor, new front door, internal doors, and security doors, retain and make good existing cyclone screens. In addition to new Laundry, Bath, and Kitchen, new electrical including distribution board, smoke detectors, switches and GPO's, new hot water unit, internal plumbing, interior paint, minor repairs to robe, retain existing floors, new courtyard hose cock, high pressure clean, steel remediation and paint existing carport and shade structure etc.
- c) Type Three – Units have been previously refurbished however the scope of works identified include demolition, of services, full replacement of mechanical (AC & Extraction). new fencing including shade structure, make good penetrations, external painting of ground floor, new front door, internal doors, and security doors, retain and make good existing cyclone screens, retain existing Laundry, Bath, and Kitchen, new electrical including distribution board, smoke detectors, switches and GPO's, internal paint, minor repairs to robe, retain existing floors, new courtyard hose cock, high pressure clean, steel remediation and paint existing carport and shade structure etc.
- d) Type Four – Units have had partial refurbishment however come with a variety of variations in the kitchen, bathroom, and wet areas. The current scope of works identified include demolition, services and a full replacement of mechanical (AC & Extraction). New fencing including shade structure, make good penetrations, external painting of ground floor, new front door, internal cabinetry modifications, security screens and retain and make good existing cyclone screens. New electrical distribution board, smoke detectors, switches and GPO's, some new hot water units, internal plumbing modifications, interior paint, new floors, high pressure clean, steel remediation and paint existing carport and shade structure etc.

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## B. Common Works

As part of the proposed redevelopment, common or site works are required to complete the activation as follows:

- a) Sewer works – The main servicing the five Blocks has failed due to age, tree roots and lack of use and requires repair and replacement.
- b) Fencing Works – Given modern functionality the ‘front door’ strata provision is no longer practical or desirable for future tenants and amalgamating the common area allows for larger rear courtyards typically. The creation of larger rear courtyards does require consideration of the current site falls to and demolition of the existing fences and common pavement at the rear of the Units. 1800 h fencing to enclose rear
- c) Crossover – Currently the units have a single crossover access point which inhibits efficient vehicle movements. Providing additional cross overs reduce the concentration of vehicle traffic, facilitating the isolation of resident traffic during construction etc.
- d) Electrical Distribution Board – Currently each unit requires individual metering from the site main switchboard. Minor additional upgrades are required to the existing board.
- e) Common Area – The existing common areas comprise of gravel shared car parking and amenity. There is a requirement for general lighting and the potential for solar lights to provide a low maintenance alternative. The shared existing footpath will require removal and levelling to resolve potential future drainage issues. Provision of additional visitor parking can potentially be accommodated adjacent to the proposed crossover.



Spread of scope types- Proposed initial refurbishment to Block A