

Rev 5: 25/10/22

Ferry Rd Tavern – Gaming Room refurbishment

Stages

There will be some preliminary works that can be completed to the gaming room and the bistro that can be completed prior to the shutdown. These works are to have no significant impact on operations (indicatively 4am-11am).

The **Gaming Room** will have the majority of works completed between Midnight Sunday, 27/11/22 and 4pm-Thursday afternoon, 1/12/22. This will include a total closure of the room with gaming machines operational and room functional by 4pm, Thursday afternoon. Any works after Gaming Rm has re-opened will need to be early mornings before opening.

Scope of works

DEMOLITION

Gaming Room

- Demolish approx. one third of entry strip of floor tiles from entry into the lounge (approx. 2400mm).
- Demolish all base units to gaming machines including screens
 - All locks to be retained for reinstallation
- Demolish partition wall at entry
- Demolish curved perimeter walls as indicated on the plans
- Demolish unused curtain pelmets
- Demolish window blinds
- Demolish carpet and underlay, retain entry mat (by flooring contractor)
- Demolish Bar front cladding
- Demolish all back bar shelving above bench and mirrors on walls
- Demolish existing wallpaper from LHS wall of Lounge area.
- Demolish existing coffee station
- *Demolish top bar benchtop*
- *Remove & retain x2 TV's in lounge area for re-install (locations TBC)*
- Include allowance of \$5000 to remove lump under carpet in front of bar (suspected to be old tiles)
- (Client to relocate large vertical fish tank)

Male Gaming Amenities

- Demolish glass shelf under mirror
- Demolish basin
 - *Try not to damage splashback tiles*
- Demolish (1) damaged Toilet Partition

Female Gaming Amenities

- Demolish glass shelf under mirror
- Demolish basin
 - *Try not to damage splashback tiles*

Male and Female Bistro toilets

- Demolish vanities, sinks & mixers
- Demolish skirting tiles
- Demolish glass shelf under mirror

Gaming Rm DOSA

- Demolish Timber screens, including metal posts
- Demolish white shade sail, & posts timing to be only prior to shade sail install (by sub-contractor)
- Demolish metal bench seats
- Demolish heater
- Demolish clear plastic roll-up weather blind.
- Remove and retain existing black and white striped awnings for re-install.
- Remove and retain existing wall-mounted fan for re-install.

BUILDERS WORKS

Gaming Room

- Patching and make good ready for painting to:
 - Ceiling where existing pendant lights are removed
 - Ceiling where curtain rails, and pelmets are fixed
 - Walls where screens are removed
 - Walls behind coffee station to enclose redundant services and fixings
 - Allow 8 hrs of patching for other damaged to surfaces uncovered during demolition
- Temporarily relocate both CRT machines to allow for carpet replacement
- Build new partition wall at Entry
 - Plaster to both sides finished
 - Height to match main door opening – 2400 wide x 2400 high
 - Will require steel post or similar to end of wall
 - Clad in VJ panelling with Dado rail -1200high and trim to suit
 - Skirting to match
- Build new partition Wall in front of windows
 - Behind Machines 11-19
 - Plaster to one side only
 - Full length of wall
- New Wallpaper to following walls (see plans) & include prep suitable for new application;
 - Wall 1 – New Gaming Rm Wall: **16m L x 3.4m Ht (2.2m)**
 - Wall 2 - Keno Lounge wall (Full-Ht): **5.5m L x 2.65m Ht**
 - Wall 3 – Amenities Corridor wall (Dado and VJ panelling 1200ht) **6mL x 1.45mHt**
- Feature Dowel walls
 - Install new full height half-dowel feature wall to curved wall behind machines 1 – 7
 - Height above bases: approx. 2900mm/ Full-Ht: 3400mm
 - Finish to be walnut colour
- Feature Dowel columns
 - Build new round columns in the middle of the 3 island gaming bases
 - Height: from top of benchtop to ceiling (approx.. 2900mm Ht).
 - Diameter approx. 800mm
 - Clad in timber half-dowels to match other feature walls (walnut)
- Install dado rail to gaming room walls(1200mm Ht from floor) –
 - all walls where practical

- Similar to https://www.bunnings.com.au/58-x-28mm-3-6m-moulding-white-pine-primed-flat-dado-rail_p0080152

Allow for 16hrs for installation of furniture, picture, posters etc supplied by others

Bar

- Install new bar face in timber half-dowel feature cladding to match other feature walls.
 - Finish to be walnut colour
- Supply and install 'Polished concrete look' Engineered Stone bar top over existing S/S bar top. Indicative dimensions – 7200mm L x 400mm W.
- Back bar 'stepped' shelving (Finish TBC)

Gaming Rm DOSA

- Install new privacy screens to DOSA
 - Supply and install new black powder-coated posts with black aluminium battens
 - Wall closest to the sports bar to have battens both sides with a painted FC Sheet in the middle to reduce noise.
 - Screen Height to be the height of the low point of the shade sail. Horizontal at top.
- Reinstall retained black and white awnings after shade sail installation is complete.
- Supply and install 2 new bench seats. VJ panelling for base fitted with cushion.
 - 1x 3000 long x 600 wide x 600 high
 - 1 x 4000 long x 600 wide x 600 high

Gaming Lounge

- Clad the following areas with VJ panelling;
 - Bulkhead face over lounge
 - Entry door wall?
 - Trims to suit
 -

ELECTRICAL

Gaming Area

- Isolations and disconnections prior to demolition
- Disconnection of existing pendants (14) and disposal to onsite skips
- Installation of supplied pendant lights, 3 clusters of 3 in Gaming Room & 1 cluster of 5 in Lounge/ Entry (14 in total), including wiring as per plans, including dimmers
- Replace existing 37 LED downlights and ensure dimmers are operational for general lighting
- Provide power for (3) Keno TV's on Lounge wall (see plans).
- Remove and reinstall Keno light box above bar to allow for tiling
- Remove and reinstall TV near DOSA door after painting
- Allow for new LED lighting to underside of bar top. Approximately, 7200mm long
- New power and fibre optic to suit new layout – 45 machines
 - Power to be re-used where possible
 - Max Gaming to supply Fibre Optic Cables and confirm loop designs – terminations also by Max
 - *Island machines to be fed from a centre column which will be cladding in half-dowel - is an access point Needed?*
- 1x CRT to be relocated into new position – requires power and data
- Allow for repositioning of 2 mobile lightboxes

Gaming Bar

- New coffee machine location will require DGPO above Back bar benchtop (Location TBC).
- Install (2) pendant lights above bar supplied by Core4

Gaming Rm DOSA

- Install 4 wall mounted lights to DOSA supplied by core4 (only 1 existing)
- Isolate existing and reconnect new wall-mounted heater in DOSA – supplied by Core4
- Isolate and reconnect existing wall-mounted fan in DOSA

Electrical fixtures – Supplied by Core4 (see schedule)

- 9 x pendant lights for Gaming Rm area – Lrg Bonura Ribbed Glass (Smoke) Pendants
- 5 x pendant lights for Gaming Entry area - Lrg Bonura Ribbed Glass (Smoke) Pendants
- 2 x pendant bar lights – Mayfair Luella LED 1500mm Pendant
- 1 x heater to DOSA – Bronic Tungsten Electric 3000w
- 4 x Wall mount lights for DOSA –

PLUMBING – General

Provide Isolation and disconnection of all items prior to demolition.

Provide caulking as required.

Gaming Area

- Isolation and disconnection of existing coffee station.
- Water to be supplied to new coffee machine location on bar back (Location on benchtop TBC)

Male & Female GAMING Amenities

- Demolish male and female basins in toilets
- Reconnection to new vanity including installation of (2) new sinks and (2) mixers (1 basin & 1 mixer each)
 - Basins & mixers supplied by Core 4

Male & Female BISTRO Amenities

- Demolish male and female basins in toilets
- Reconnection to new vanity including installation of (5) new sinks and (5) mixers
 - (3 basin/ 3 mixers for Female & 2 basins/ 2 mixers for Male)
 - Basins & mixers supplied by Core 4

PLUMBING – Water dispenser

Provide Isolation and disconnection to any items prior to demolition.

Provide caulking as required.

Gaming Bar

- Supply & Install new 'Beer-look' Ambient Water Dispenser & font to Gaming Bar- (*see plans for location*)
 - Tap Style: (*Bracton Fonts-Hockey, 1 tap*)

Plumbing fixtures – supplied by Core4

- 2 x top-mounted basins with brushed gold pop-up wastes
- 2 x brushed gold mixers
- 5 x basins with pop-up wastes - TBC
- 5 x mixers - TBC
- 1 x Coffee machine – (Provided by Client)

JOINERY - Gaming Base & Screens

All shop drawings to be supplied to Core4 for approval before manufacture

Gaming Rm

- New gaming machine bases and tops for 45 machines (refer drawings);
 - Bases & tops to be in: **Polytec, Florentine Walnut (Woodmatt range)**
 - Black Powder-coated aluminium edge strip to bases
 - Black Powder-coated foot rests (45)
 - Dimmable LED lighting to each footrest cavity
 - 'Smokey mirror' inset kicks under footrest
 - Base Sides & corner panels to go straight to floor in above Polytec finish
- New Timber batten screens (refer drawings for details & locations)
 - Walnut battens
 - 2 screens required

JOINERY – General

All to be supplied and installed

Check-measure required

Gaming Bar

- New brass skirting to gaming room bar front
- Replace doors on back bar cabinets (colour TBA)

Male & Female GAMING Amenities

- Supply and install (2) new vanities (1 in each)
 - Refer to attached visualisations as a guide and colour selections
 - Wall hung
 - Face to be timber panelling in walnut finish
 - Top to be Ceasarstone calcatta-nuvo (Colour TBC)
 - Indicative sizes;
 - Gaming Female 1900mm L x 400mm W
 - Gaming Male 1580mm L x 400mm W
 - Note walls are not square

Male & Female BISTRO Amenities

- Supply and install (2) new vanities (1 in each)
 - Laminate finish (colours TBC)

TOILET PARTITION

Male Gaming Rm Amenities

- Supply and install new Toilet partition (to same location).
 - Colour TBC

SHADE SAIL

Gaming Rm DOSA-

- Demolish existing sail & structure
- Supply & install new Waterproof sail & structure in same location
 - Colour: TBC
 - Add additional flashing to make more water tight (including clear drop on Eastern side)

Provide shop drawings to Core4 for approval prior to manufacture.

MAX GAMING - Booked in Sun 27/11/22

- Supply fibre optic cables for machines
- Confirm fibre optic loop design for electrician
- Machines to be removed from 12am on Sunday night and finished by 7am
- Relocate gaming machines and store during replacement of bases
- Re-install gaming machines in new locations on new bases
- All connections to supplied power and fibre optics

PAINTING

All works out of hours (finished prior to 11am).

Patch and prep as needed (some allowance by builder).

Areas to be painted (*colours TBC*);

- **Gaming Room**
 - All walls, doors and ceilings
 - (2-colour split required on walls / Dado)
 - Excluding walls with wallpaper
- **Gaming Entry Lounge & Bar**
 - All walls and ceilings
 - (2-colour split required on walls / Dado)
 - Excluding walls with wallpaper
 - Bulkhead, ceiling and walls inside bar
 - New wall at entry with VJ panelling / Dado
- **Male & Female Gaming Amenities**
 - Doors
 - Walls
 - Ceilings
- **Bistro Area**
 - All walls and ceilings
 - (potentially 2-colour split required on walls &/or Dado)- TBC
 - Excluding walls with wallpaper
 - Bulkhead, ceiling and walls inside bar
- **External Walls**
 - Existing cream/ white external walls ONLY
 - Colour match to existing

CARPET

Gaming Area

- Remove and dispose of existing carpet and underlay
- Supply and install new underlay and carpet
 - Carpet Selection: Brintons, The Collective- Stocked range: **BLOOM**

External Gaming Entry

- Remove and dispose of existing carpet
- Supply & install external marine grade carpet, dims: 5500 x 1900mm
 - New colour: black / dark

Bistro Area

- Remove and dispose of existing carpet and underlay
- Supply and install new underlay and carpet
 - Carpet Selection: **TBC**

TILING

All trims, caulking and cleaning as required to newly tiled areas

Gaming Bar

- Back bar wall where mirror is removed
- Indicative size 1300 high x 6200 wide (includes the two return walls)
- Tiles supplied by Core4

Gaming Bar Apron

- Bar apron– refer drawings (indicative size 7200 x 1200mm)
- Install floor tiles 300 x 600 (supplied by Core4)

Bistro Male & Female Amenities

- Install new skirting tile to 600mm high
- Tiles supplied by Core 4
- *Recaulking as needed*

LOCKSMITH (by Client)

- Installation of locks to gaming bases (by AVC)

CLEANERS

- Pressure clean of external entry area & Gaming DOSA
- Tile scrub and grout clean of Male and Female Gaming and Bistro Amenities
- Final clean of all works areas in stages:
 - Gaming Area (Enty/ Lounge)
 - Gaming Area (Pokies)
 - Male & Female Gaming Amenities
 - Male & Female Bistro Amenities

Provided by Core4

- Skips for waste removal
- Hoardings and dust enclosures
- Site Safety measures