


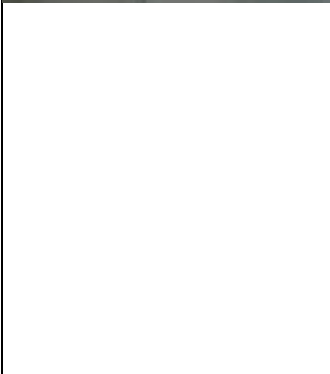


KARRATHA ARTS AND COMMUNITY PRECINCT



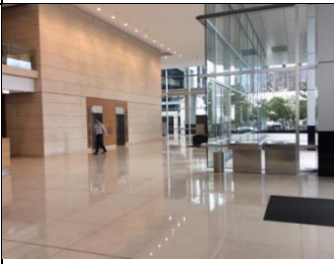
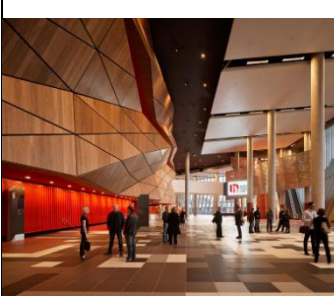

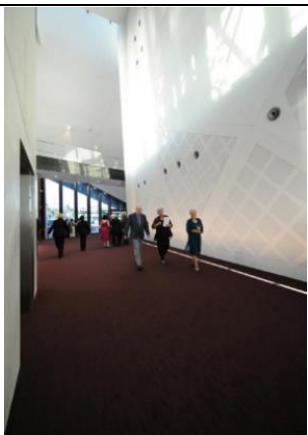
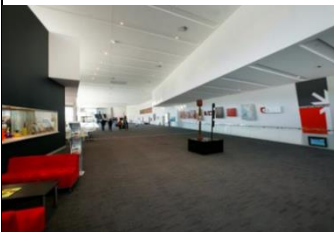

FOYER FLOORING OPTIONS ANALYSIS

The Karratha Arts and Community Precinct foyer area was briefed by the client group as:

“To provide a warm welcoming space which is light and bright, open and spacious, and is adaptable for a variety of functions”.

1. OVERALL FLOORING OPTIONS CONSIDERED

Floor Surface Type	Pro's	Con's	Recommended Lifecycle Replacement Timeframe	
Hard Timber	Visual appeal, hard wearing and resistance to staining	Extra capital cost in comparison with carpet, will require costs associated with concrete floor set down, dust is visibly more evident, with natural light in the background, re-sanding and sealing on an annual basis, acoustic absorption low, thus recommended additional acoustic wall panelling, and any water intrusion in an extreme weather event could require the whole floor to be replaced if damaged. Can be slippery if moisture is on the surface – e.g.: spilt drinks. Limited light hardwoods available	Indicative replacement of boards every 10-15 years due to heavy trafficked area. Floors would likely need sanding and sealing every 2nd year	 
Vinyl – Timber like finish	Hard wearing and resistance to staining. Economical	Visually inappropriate in a facility of this nature (more associated with medical facilities and schools), welded joints not visually acceptable. Acoustic absorption low, thus recommended additional acoustic wall panelling and in an extreme weather event could require the whole floor to be replaced if damaged. Can be slippery if moisture is on the surface – e.g.: spilt drinks	Indicative replacement of vinyl every 8-10 years	 

Polished concrete	Visual appeal, hard wearing and resistance to staining.	Risk in controlling final finish quality and on-going cracking. Extra capital cost in comparison with carpet, dust is visibly more evident, with natural light in the background, sealing on an annual basis, acoustic absorption low, thus recommended additional acoustic wall panelling. Can be slippery if moisture is on the surface - e.g.: spilt drinks	Indicative replacement every 12 years Not recommended	 
Stone	Visual appeal, hard wearing and resistance to staining	Extra capital cost in comparison with carpet, dust is visibly more evident, with natural light in the background, sealing on an annual basis, acoustic absorption low, thus recommended additional acoustic wall panelling. Can be slippery if moisture is on the surface – e.g.: spilt drinks.	Indicative replacement every 25 years	  
Carpet	Visual appeal. Good acoustic qualities. Laid in carpet squares. Easy to replace individual squares.	Not recommended to have light carpet as shows stains.	Indicative Replacement 7 – 10 years	  

The Advisory Group explored a carpet option which is cost effective and has good acoustic qualities although was considered not to provide a light airy look in comparison to a number of hard floor surfaces.

2. HARD FLOOR SURFACE

Of the hard floor surfaces considered (as noted above), the Project Architect recommends a stone flooring option which would also require additional acoustic wall panelling. This recommendation is based on the resilient lifecycle properties of stone however notes the inclusion of additional wall panelling is required to reduce noise impact during periods of heavy foot traffic.

2.1 Acoustic Panelling Images

There are two types of acoustic panelling that can be utilized. The first being a fabric covered wall panel. This is the cheaper option of the 2 but is not recommended for this facility as it does not meet the quality intent.

Picture 1: Echo Panel (Material based)



2.2 Timber Acoustic Wall Panelling Images

Picture 2: Perforated Timber Acoustic Panelling

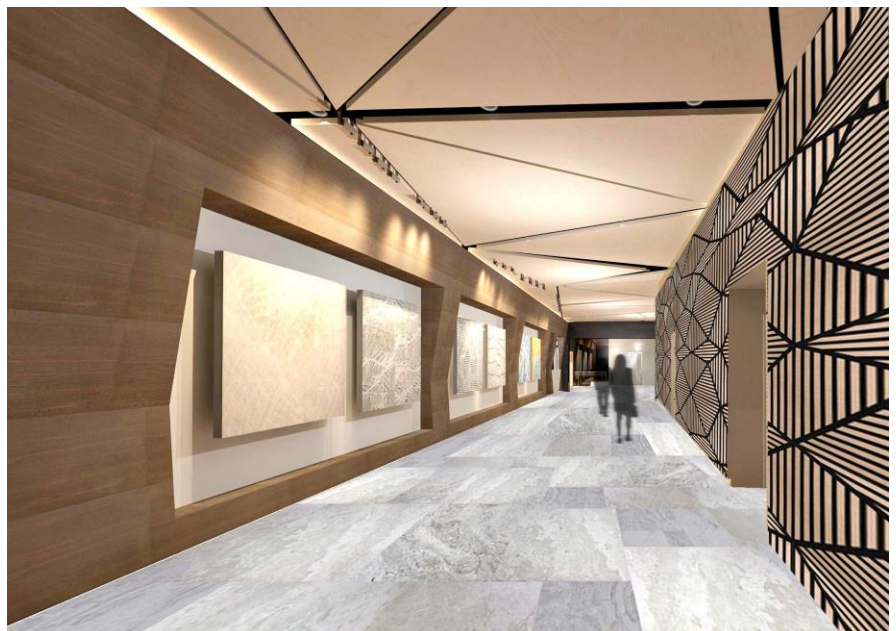
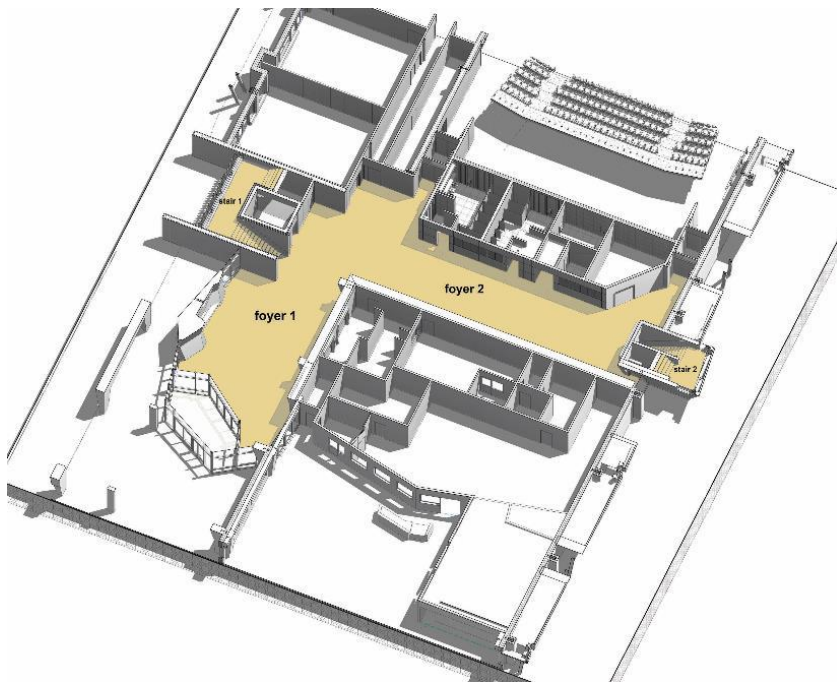


3. PERSPECTIVES OF THE ARTS AND COMMUNITY PRECINCT

To further mitigate potential cost implications, the architect and cost manager have provided the following information and perspectives for the Karratha Arts and Community Precinct.

3.1 Option 1

Stone Flooring (including set down) to foyer 1, foyer 2, foyer 3, foyer 4, stair 1 and stair 2.



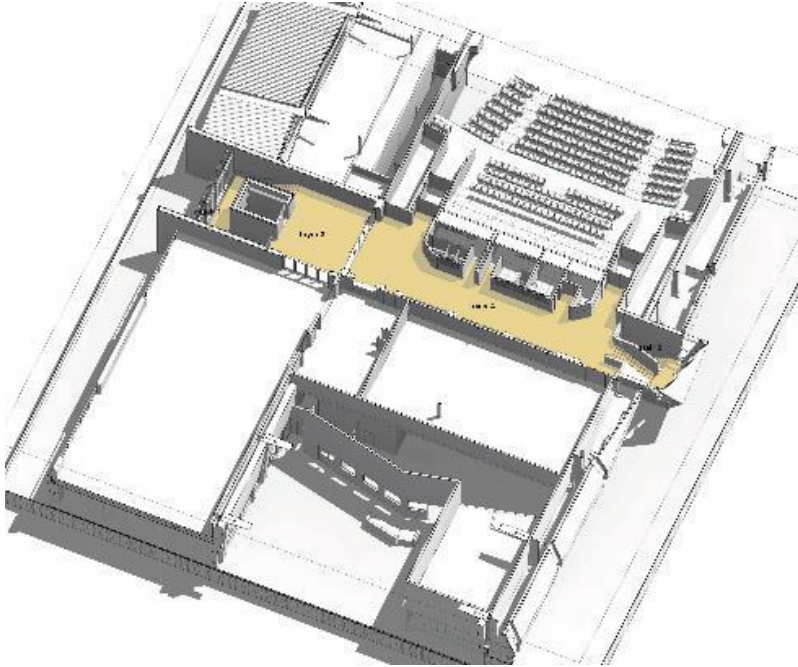
3.2 Option 2

Stone flooring to foyers 1 and 2. Carpet to remainder



3.3 Option 3

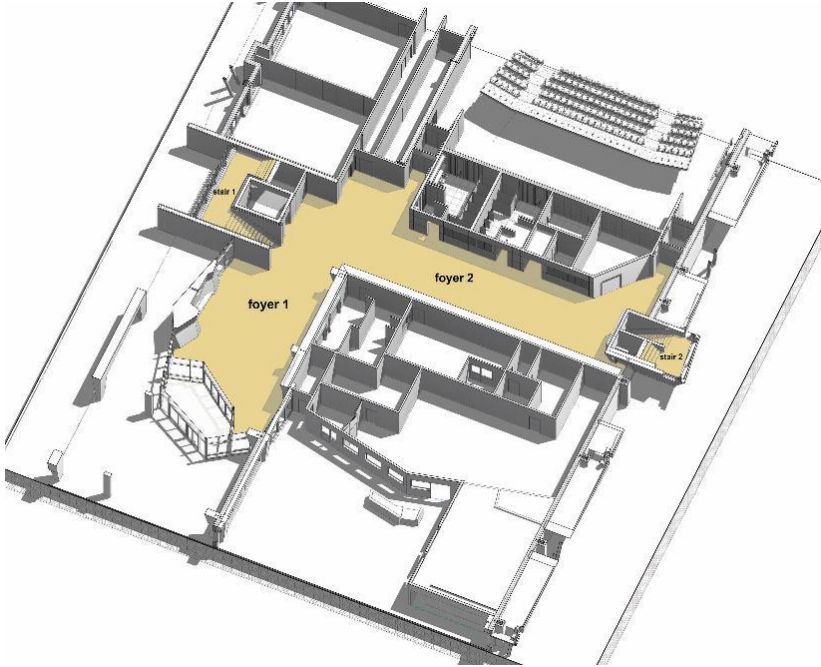
Stone Flooring to Foyer 1. Carpet to remainder





3.4 Option 4

Carpet to all foyers and stairs



4. COST OF OPTIONS

Floor finish	Cost	Wall Finish	Capital Cost				Lifecycle Cost				
			Cost	Total Cost of Option	Existing Cost Plan	Difference	Estimated lifecycle replacement years (Floor)	Estimated Lifecycle replacement years (Wall)	Escalation per annum	Cost to replace Floor	Cost to replace Wall
Stone Floor	\$ 201,900	Perforated Timber	\$ 443,520	\$ 645,420	\$ 354,900	\$ 290,520	25	20	2.50%	\$ 328,088	\$ 665,280
Stone Floor	\$ 126,900	Perforated Timber	\$ 251,200	\$ 471,325	\$ 354,900	\$ 116,425	25	20	2.50%	\$ 206,213	\$ 376,800
Carpet	\$ 33,125	Plasterboard and painting	\$ 60,100				12	10	2.50%	\$ 43,063	\$ 75,125
Stone Floor	\$ 41,400	Perforated Timber	\$ 82,240	\$ 303,415	\$ 354,900	-\$ 51,485	25	20	2.50%	\$ 67,275	\$ 123,360
Carpet	\$ 66,875	Plasterboard and painting	\$ 112,900				12	10	2.50%	\$ 86,938	\$ 141,125
Carpet	\$ 84,150	Plasterboard and painting	\$ 230,100	\$ 314,250	\$ 354,900	-\$ 40,650	12	10	2.50%	\$ 109,395	\$ 287,625

5. RECOMMENDATION

Following the recommendation by the PAG for a hard floor surface for the foyer areas, the Project Architect provided a further recommendation for the use of stone flooring due to its resilient lifecycle properties, and the inclusion of acoustic wall panelling on all foyer walls to reduce noise impact during periods of heavy foot traffic. The recommended acoustic panelling is of a timber construction. This option is as per Option 1 in this report - being stone flooring to foyers 1, 2, 3 and 4, stairs 1 and 2 and perforated timber wall finish.