



**GARDNER  
CLOSE**

# Upgrade Project

May-Sept 2018



# 8 Gardner Close, Milton

## Scope

### External Building Upgrades

- ⇒ Paint external façade
- ⇒ Upgrade location and building signage and lighting
- ⇒ Extend outdoor eating space
- ⇒ New tiling to exterior areas
- ⇒ Upgrade and reconfigure existing planter boxes
- ⇒ Install architecturally designed raised planters
- ⇒ Upgrade landscape signage and lighting



Indicative Image—External Upgrades

# 8 Gardner Close, Milton

## Scope

### Lobby Upgrades

- ⇒ All new floor tiling, ceilings and feature wall treatment
- ⇒ New feature lighting
- ⇒ Integration with the existing cafe
- ⇒ New entrance doors
- ⇒ Wayfinding signage upgrade
- ⇒ Installation of greenery



Indicative Image—Lobby Upgrade

# 8 Gardner Close, Milton

## Scope

### Café/Lobby Integration

- ⇒ Expand café to lobby entrance
- ⇒ Outdoor seating
- ⇒ Integrated indoor/outdoor eatery
- ⇒ Additional shade/wet weather protection



Indicative Image—Café/Lobby Integration

# 8 Gardner Close, Milton

## Scope

### Bathroom Upgrades

- ⇒ Full bathroom refurbishment on ground floor, level two and level three
- ⇒ New toilets, basins, tapware, fixtures and fittings
- ⇒ New floor and wall tiling
- ⇒ New mirrors
- ⇒ New toilet partitions
- ⇒ New lighting and ceiling



Indicative Image—Bathroom Upgrades

# 8 Gardner Close, Milton

## Scope

### NABERS Energy Efficiency Upgrades

- ⇒ Building mechanical system upgrade to improve the NABERS Base Building Energy Rating
- ⇒ Building Management System upgrade
- ⇒ Replace chiller with new Smardt Powerpax chiller
- ⇒ Outside air handling unit upgrade
- ⇒ Fan coil unit recommissioning
- ⇒ Ongoing tuning and monitoring



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## Scope

### End-of-Trip Installation

- ⇒ Installation of new end-of-trip facility in basement including:
  - ◇ Lockers
  - ◇ Bicycle racks
  - ◇ Airing cupboards
  - ◇ Repair station
- ⇒ On-floor showers to be installed in keeping with the bathroom upgrade specifications

### On Floor Upgrades

- ⇒ New floor finishes
- ⇒ New LED lighting
- ⇒ New ceiling tiles and ceiling finishes
- ⇒ All walls, doors, fixtures painted
- ⇒ New signage—wayfinding, statutory and base building signage

### Lift Upgrades

- ⇒ Full recondition and maintenance program of Kone Lifts
- ⇒ Internal car upgrade including:
  - ◇ New ceiling
  - ◇ New LED lighting
  - ◇ New flooring
  - ◇ New lift call buttons