



Request for Quotes: Rarotonga Hospital IT Storage & Office Facility– Construction Work

The Cook Islands Investment Corporation (CIIC) on behalf of Te Marae Ora Ministry of Health (TMO) is inviting quotations from local contractors for construction labour to build the new IT Storage & Office Facility at the Rarotonga Hospital.

The scope of works is outlined in Attachment 1.

Deadline for submission of quotes:	3.00pm Friday 27 May 2022 (CI Time)
Indicative contract start date:	6 June 2022
Contract Period:	Approximately 3 months

Conditions of Quotation

1. Contents of this RFQ

This RFQ consists of:

- Conditions of Quotation
- Attachment 1: Scope Of Works
- Attachment 2: Assessment Criteria
- Attachment 3: Pricing Template
- Attachment 4: Conflict of Interest Declaration Template
- Attachment 5: Preliminary Delivery Programme Template
- Attachment 6: Drawings

The successful applicant will be engaged under a **Service and Works contract** arrangement.

2. Quotation Requirements

Quotations must be addressed to:

Cook Islands Investment Corporation
Avarua
Rarotonga
Subject line: **Rarotonga Hospital IT Storage Facility – Construction Works**

Quotations may be sent by email to ciic.projects@cookislands.gov.ck.

Applications are due by 3.00pm Friday 27 May 2022 (CI Time)

Applications must contain the following:

1. Cover letter outlining Respondents details including relevant experience, sub-contractors (if any), availability within the prescribed period, and other key information,
2. Pricing Template (Attachment 3),
3. Conflict of Interest Declaration (Attachment 4),
4. Preliminary Delivery Programme (Attachment 5).

3. Communications regarding this RFQ

All correspondence and questions relating to this RFQ must be in writing via email and directed to the Nominated Contact:

Alana Short, Activity Manager
Cook Islands Investment Corporation
Rarotonga, Cook Islands
Email address: alana.short@cookislands.gov.ck



During the RFQ period, respondents must not contact any CIIC staff member in relation to this RFQ, or any other person associated with the RFQ, other than the person listed above.

4. Confidentiality

CIIC will treat all quotes in confidence. Respondents are advised that CIIC is subject to the Official Information Act 2008. CIIC cannot guarantee that information marked as Commercial – In Confidence can be protected if CIIC receives a request for information under the OIA.

5. The RFQ Process

CIIC reserves the right to change, suspend, cancel or reissue this RFQ, or the contents of the RFQ documentation at any time.

CIIC shall have no liability for any information it provides, or for any cost or loss to any respondent, in the event that this RFQ is cancelled, suspended, changed or reissued.

CIIC reserves the right to negotiate without restriction with respondents after the close of the RFQ on any matter contained in the quote, without disclosing this to any other person. CIIC reserves the right to accept or reject any, or all quotes, and to cancel the RFQ process, at any time, thereby rejecting all quotes, prior to any contract being awarded.

6. Evaluation of Quotes

Quotes will be assessed against the criteria outlined in Attachment 2: Assessment Criteria. CIIC reserves the right to clarify or request additional information from any respondent before accepting any quote and to implement additional processes to evaluate the quote. The lowest priced quote, or any quote, will not necessarily be accepted.

Each respondent shall be notified in writing as to whether or not it has been successful as soon as possible. CIIC reserves its absolute discretion in the evaluation and selection process.

7. Subject to Contract

Quotes are submitted on the basis that no binding legal relations with CIIC are created unless and until a formal written contract is signed by both CIIC and the successful respondent. The acceptance by CIIC of any quote, whether with or without negotiation, shall not create binding legal relations between CIIC and the party whose quote has been accepted or which is being negotiated with CIIC.

If, in the opinion of CIIC, and at CIIC's sole discretion, none of the quotes submitted are acceptable, CIIC reserves the right to enter into negotiations with one or more of the respondents for a satisfactory offer.

8. Governing law

This RFQ is governed by Cook Islands law, and the Cook Islands courts have exclusive jurisdiction to all matters relating to this RFQ.

9. Contract Negotiations

Both parties agree to negotiate in good faith, and on successful conclusion of negotiations the preferred Respondent will sign a formal contract with TMO.



Attachment 1: Scope of Works

About this document

This document specifies the Scope of Works for the Rarotonga Hospital IT Storage Facility Construction Labour contract.

Background and purpose

Te Marae Ora Ministry of Health requires a new IT Storage & Office Facility at the Rarotonga Hospital. The new building will be located within the vicinity of the Pharmacy Warehouse, situated on the northern side of the hospital hill, below the Surgical Ward.

Through this RFQ process, a contractor will be selected to complete the construction and plumbing works. Separate contractors will be engaged to undertake the electrical and IT data network installation.

The implementation period is approximately three (3) months commencing early June 2022.

Scope of Works

The Contractor will be responsible for the following:

- a. Construction of the new building, finishing and cabinetry in accordance with the drawings and notes in Attachment 6;
- b. Completion of external works - water tank slab, decking ramps, landings and balustrades in accordance with the drawings and notes in Attachment 6;
- c. All plumbing & drainage works, – installation of all fixtures (toilet, handbasin, tapware), in-floor and in-wall piping and drainage, guttering, downpipes, pumps, and watertank installation & connectors, and connection of the sewer lines to the reticulated treatment system;
- d. Obtaining public liability insurance for a sum no less than \$250,000;
- e. Providing temporary power to complete the works and obtaining necessary permits;
- f. Coordinating and make allowances and access available to Electrical Services and IT contractors (separate contractors);
- g. Managing the Contractors work including contract administration, site and off-site activities, and implementation of Health and Safety plans;
- h. Providing all tools, equipment, plant, machinery and operators, labour and certified tradesmen to complete the Works;
- i. Settling all costs, whether direct or indirect, relating to employees, agents and/or sub-contractors;
- j. Provision of weekly updates to the CIIC on work completed and work yet to be completed, and attending weekly site meetings;
- k. Clearing of all debris, maintaining and clean and tidy worksite at all times;
- l. Reinstatement of the site at the completion of the works; and
- m. Attending to and rectifying all defects notified to the Contractor within the 12-month defects liability period.

CIIC to clear construction site of trees prior to works commencing.

Specifications of works:

General

- a. The Contractor is required by law to comply with all Cook Islands Acts, Regulations and Bylaws, including but not limited to the following:
 - Building Controls and Standards Regulations 1991, and the National Building Code 1990
 - Public Health Act 2004 and its regulations
 - Environment Act 2003
 - Employment Relations Act 2012
- b. All construction activities must be carried out or supervised by appropriately qualified and/or trained personnel.



- c. The contractor must dispose of all debris and ensure the site is kept clean and tidy at all times.
- d. The immediate work site must be properly cordoned off so not to allow public entry. The Contractor must monitor the site for unauthorized access, and ensure security of all materials when the site is unattended.
- e. Any inspections set out in the building permits must be facilitated by the Contractor to ensure the inspections are carried out before any covering up work is undertaken.
- f. The Contractor will have possession of the Site for the sole purpose of carry out the Works. The Contractor has possession of the Site from the starting date. The Contractor must provide access to the CIICs other contractors (i.e. Electrical) during the works for the sole purpose of carrying out their respective works.
- g. Work on the Site is restricted to Monday to Saturday, between the hours of 7am to 6pm. Work outside these hours may be permitted but will require consultation and approval from the CIIC. No work is permitted on Sundays. Work on public holidays may be permitted subject to prior approval of the CIIC.
- h. Noise on site must be minimised so far as reasonably practicable. Specific times may be set for work that may generate excessive noise. An area may be identified away from public areas for material cutting should it be required.
- i. All dust resulting from concrete and site work must be properly contained.
- j. Underground and overhead services must be protected from damage. Any accidental damages shall be reported to the CIIC immediately. The contractor shall be liable for any damages caused to services resulting from the Contractors negligence.

Repurposed structural insulated panels

- k. The eastern half of the new building will be constructed using second-hand insulated panels and steel roof trusses from the Te Mato Vai (TMV) compound. The Contractor shall collaborate with CIIC on the construction methodology and as a baseline, based on recently completed buildings. During the quotation process, the Contractor is encouraged to contact CIIC to arrange a suitable time to familiarize themselves with the construction method using the panels.

General Expectations of the Contractor

The Contractor is expected to be able to work collaboratively with the CIIC to complete the project to a high quality standard. This includes providing feedback and offering advice and working with CIICs nominated project manager to proactively manage any issues that may arise.

Work Exclusions

For the avoidance of doubt, the following is not part of the Contractors work:

- a. Electrical and data network installations – wiring, conduits, light fixtures, and power sockets
- b. Clearance of trees from construction site
- c. Supply of materials – all materials to be supplied by CIIC.

The Contractor must make allowances for minor finishing works around electrical and data installations.



Attachment 2: Assessment Criteria

No.	Assessment Criteria	Weighting (%)
1	Track record	50%
2	Value for money	50%
Total		100%



Attachment 3: Pricing Template

All amounts are to be in New Zealand dollars and to be exclusive of CI Value Added Tax.

No.	ITEM DESCRIPTION	TOTAL
1	SITE PREPARATION / LANDSCAPING	
2	FLOOR CONSTRUCTION	
3	WALL CONSTRUCTION	
4	ROOF CONSTRUCTION	
5	DOOR AND WINDOW JOINERY INSTALLATION	
6	FLOORING, PAINTING & OTHER WORKS	
7	PLUMBING WORKS	
8	PRELIMINARY & GENERAL	
9	CONTRACTORS MARGIN	
	Sub-total	
	VAT	
	TOTAL	



Attachment 4: Conflict of Interest Declaration

A conflict of interest arises if you or a close family member has an interest e.g. is a board or committee member or is employed in a senior position in the Government agency that wants to purchase the goods or services relating to this RFQ process.

In submitting this Quote I declare:

- That I understand an actual, potential or perceived conflict of interest may arise in participating in this quote process and that I am obliged to declare any such conflict of interest.
- That in submitting this information that I have either declared any potential conflicts of interest or that I am not aware of any situation or issue that would conflict with the interest of the CIIC.
- If a conflict of interest arises at any time before the selected Respondent has been awarded the contract, I will advise the CIIC immediately.
- I have personally completed this declaration on behalf of the Respondent and declare that the submitted Quotes provided are true and correct.

I declare that I have a potential conflict of interest as follows:

I will manage this conflict of interest by:

Declared by:

Signature

Date

Full Name

Position (if Company)



Attachment 5: Preliminary Delivery Programme

The Contractor is required to provide weekly updates against the programme of works.

DESCRIPTION	DURATION (weeks)	PROPOSED START DATE	PROPOSED COMPLETION DATE
Contract works commencement	Tentative start date 6 June 2022		
Foundations and slabs			
Blockwork			
Timber walls & ceilings			
Roof structure			
Roof installation			
Painting, flooring & finishing works			
Completion			
Defects Notification Period	12 months		



Attachment 6: Drawings

Refer to separate PDF file.

IT FACILITY, RAROTONGA HOSPITAL

Rarotonga, Cook Islands | ISSUED FOR QUOTES | SWRFQ #011

CONTENTS			
LAYOUT ID	LAYOUT NAME	REVISION	DATE ISSUED
1.1	COVER PAGE	A	17 MAY 2022
1.2	GENERAL NOTES AND LEGENDS	A	17 MAY 2022
1.3	GENERAL NOTES AND LEGENDS	A	17 MAY 2022
1.4	PROPOSED SITE PLAN	A	17 MAY 2022
1.5	PROPOSED FOUNDATION & FLOOR FRAMING	A	17 MAY 2022
1.6	PROPOSED GROUND FLOOR PLAN	A	17 MAY 2022
1.7	ELEVATIONS	A	17 MAY 2022
1.8	REFLECTED CEILING PLAN	A	17 MAY 2022
1.9	PROPOSED ROOF FRAMING PLAN	A	17 MAY 2022
1.10	PROPOSED ROOF PLAN	A	17 MAY 2022
1.11	SECTION VIEW	A	17 MAY 2022
1.12	SECTION VIEW	A	17 MAY 2022
1.13	DETAILS	A	17 MAY 2022
1.14	DETAILS	A	17 MAY 2022
1.15	DETAILS	A	17 MAY 2022
1.16	TYPICAL DOOR & WINDOW DETAILS	A	17 MAY 2022
1.17	PROPOSED ELECTRICAL PLAN	A	17 MAY 2022
1.18	PROPOSED DOOR & WINDOW SCHEDULE	A	17 MAY 2022



GENERAL NOTES

PROJECT	IT STORAGE & OFFICE
ADDRESS	TUPAPA, RAROTONGA COOK ISLANDS
CLIENT	TE MARAE ORA (TMO)

ABBREVIATIONS AND DEFINITIONS:

AS/NZS	AUSTRALIAN STANDARDS/NEW ZEALAND STANDARDS
CCTV	CLOSED-CIRCUIT TELEVISION
CT (1)	CEILING TYPE (SELECTION)
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
F	REFRIGERATOR
F (1)	PLUMBING FIXTURE
FCL	FINISHED CEILING LEVEL
FF (1)	FINISHED FLOOR (SELECTION)
FFL	FINISHED FLOOR LEVEL
NZBC	NEW ZEALAND BUILDING CODE
PHRS	PUBLIC HEALTH (SEWAGE) REGULATIONS
R	GAS COOKING RANGE
W	WASHING MACHINE
OTHERS	REFERS TO SUPPLIERS WHO ARE NOT THE CONTRACTOR
OWNER/CLIENT	REFERS TO "TMO" (TE MARAE ORA)

DRAWINGS:

THESE DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

DIMENSIONS TAKE PRECEDENCE OVER SCALING.

ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS STATED OTHERWISE.

ALL DISCREPANCIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION.

COMPLIANCE:

ALL WORKS SHALL COMPLY WITH RELEVANT LOCAL AUTHORITY, BUILDING CODES OR RELEVANT CLAUSES OF THE NZBC.

THE COOK ISLANDS BUILDING CODE IS THE MINIMUM ACCEPTABLE STANDARD.

ALL TIMBER TREATMENTS MUST COMPLY WITH NZS 3602 STANDARDS AND REQUIREMENTS.

PAINT, STAIN AND JOINERY COLOURS TO BE CONFIRMED BY CLIENT.

ALL ALTERNATIVES TO BE APPROVED BY CLIENT.

CONTRACTOR MUST REMOVE ALL DEMOLISHED ELEMENTS FROM THE SITE UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED.

CONTRACTOR MUST CLEARLY IDENTIFY ANY EXISTING SERVICES THAT MUST REMAIN.

REFER TO STRUCTURAL ENGINEER TO COMMENT ON THE EXCAVATION, EXTENT OF MODIFICATION, OR DEMOLITION METHODOLOGY PRIOR TO COMMENCING ANY WORK.

SITE

DRAWINGS ARE APPROXIMATE ONLY.

ALL EXISTING BUILDING ELEMENTS OR SERVICES BELOW AND ABOVE GROUND MUST BE CHECKED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

REFER TO GEOTECHNICAL ENGINEER'S REPORT, DRAWINGS AND SPECIFICATIONS FOR ALL GEOTECHNICAL INFORMATION, REPORTS AND CALCULATIONS.

REFER TO STRUCTURAL ENGINEER'S REPORT, DRAWINGS AND SPECIFICATIONS FOR ALL STRUCTURAL INFORMATION, REPORTS AND CALCULATIONS.

FLOOR

ALL MASONRY CONSTRUCTION TO COMPLY WITH:

- NZS 4229:2013 STANDARDS.
- NZS 3109 CONCRETE CONSTRUCTION
- NZS 3114 SPECIFICATION FOR CONCRETE SURFACE FINISHES
- NZS 3112 SPECIFICATION FOR METHODS OF TEST FOR CONCRETE
- NZS 3111 METHODS OF TEST FOR WATER AND AGGREGATE FOR CONCRETE

FINISHES AND STRUCTURE	
FLOOR FINISH (STORAGE)	18mm PLYWOOD WATTYL STAIN FINISH
FLOOR FINISH (OFFICE)	CARPET TILES GLUED TO 18mm PLYWOOD FLOOR LINING.
FLOOR FINISH (DECK AND RAMP)	H3.2 TREATED, SG-8 150 X 40 RADIATA DECKING PINE SCREWED TO FLOOR JOISTS. WATTYL SOLARGUARD PAINT FINISH THROUGHOUT.
FLOOR JOISTS	H3.2 TREATED, SG8 150 x 50 JOISTS AT 450 CENTERS THROUGHOUT. SECURED TO BEARERS WITH 30 x 0.8 G.I STRAP AND 3.15 DIAMETER NAILS
BEARER	H3.2 TREATED, SG8 300 x 75 BEARER KNOTCHED TO PILE AND SECURED WITH M12 BOLTS WITH 50 x 50 x 3mm SQUARE WASHERS
PILES	H5 TREATED, 125 x 125 SQUARE TANALISED TIMBER PILES.
FOOTING	450 x 450 x 600 DEEP FOOTINGS. THREAD 290MM D12 ROD THROUGH BASE OF PILE. 17.5MPa CONCRETE STRENGTH

CONTRACTOR TO TRIAL CONCRETE MIXES PRIOR TO WORKS COMMENCING.
MINIMUM REQUIREMENT: 70% OF CONCRETE STRENGTH (17.5MPa) IN 14 DAYS.

FLOOR FINISHES SCHEDULE:

FF1	18mm PLYWOOD WATTYL STAIN FINISH
FF2	CARPET TILES GLUED TO 18mm PLYWOOD FLOOR LINING.
FF3	H3.2 TREATED, SG-8 150 X 40 RADIATA DECKING PINE SCREWED TO FLOOR JOISTS. WATTYL SOLARGUARD SLIP-RESISTANT PAINT FINISH THROUGHOUT.

WALL**TIMBER WALL STRUCTURE:**

EXTERNAL FINISH	12mm SHADOWCLAD EXTERNAL CLADDING WATTYL SOLARGUARD PAINT FINISH COLOUR TO BE CONFIRMED BY OWNER
WALL	MINIMUM H1.2 TREATED, SG-8 100 x 50 TIMBER FRAMING STUDS AT 600 CENTERS THROUGHOUT AND NOGS AT 400 CENTERS THROUGHOUT

INTERNAL FINISH	STORAGE AREA: 10mm GIB TOUGHLINE INTERNAL LINING. PAINT FINISH. DATA CENTER: 10mm GIB FYRELINE INTERNAL WALL LINING. PAINT FINISH. COLOURS TO BE CONFIRMED BY OWNER.
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ALL TIMBER MUST BE TREATED IN ACCORDANCE WITH NZS 3602 AND THE REQUIREMENTS OF BUILDING CODE B2/AS1 AMENDMENT 11.

INSULATED PANELS:

CONTRACTOR TO ARRANGE A TIME WITH CIIC PROJECT MANAGER/SUPERVISOR TO VIEW PROPOSED PANEL CONSTRUCTION

WINDOWS AND DOORS

REFER TO FLOOR PLANS AND ELEVATIONS FOR LOCATION OF WINDOWS AND DOORS.

ALL GLAZING SYSTEMS SHALL BE FULLY ENGINEERED, CERTIFIED AND QUALITY ASSURED BY JOINERY MANUFACTURER.

ALL GLAZING MUST COMPLY WITH:

- AS 2047:1999 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- NZS 4223: PART 1:2008 GLAZING IN BUILDINGS, PART 1: GLASS SELECTION AND GLAZING
- NZS 3504:1979 SPECIFICATION FOR ALUMINIUM WINDOWS.

MANUFACTURER TO PROVIDE TEST CERTIFICATES TO VERIFY PERFORMANCE AND COMPLIANCE.

JOINER MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY.

ALL ALUMINUM TO BE POWDERCOATED OR ANODIZED. COLOUR TO BE CONFIRMED BY OWNER.

MANUFACTURER TO SUPPLY SHOP DRAWINGS OF ALL JOINERY UNIT AND SAMPLE JOINERY SECTIONS TO THE DESIGNER OR OWNER FOR APPROVAL PRIOR TO MANUFACTURE.

DIMENSIONS ARE NOMINAL ROUGH OPENING (TRIM) SIZES.

SILL HEIGHTS ARE TO BE TOP OF THE ROUGH OPENING.

SILL HEIGHTS REFER TO DIMENSIONS ABOVE GROUND FLOOR LEVEL ZERO (0).

HEAD HEIGHT IS TO THE UNDERSIDE OF THE ROUGH OPENING.

ROOF**STORAGE:**

ROOF (GENERAL)	0.55 BMT CORRUGATED ROOFING SECURED TO PURLINS WITH 75mm STAINLESS STEEL ROOF SCREWS WITH SEAL CAPS. ALL FLASHINGS TO MATCH SELECTED ROOFING. ROOF PITCH TO MATCH THAT OF TMV STRUCTURE.
ROOF UNDERLAY	THERMAKRAFT COVERTEK 407
PURLINS	H1.2 TREATED, SG-8 75 X 50 PURLINS ON EDGE, AT 600 CENTERS THROUGHOUT SECURED TO TRUSSES WITH 400mm CYCLONE STRAPS
RAFTERS	H3.2 TREATED, SG-8 200 x 50 RAFTERS AT 900 CENTERS THROUGHOUT
INSULATION	GREENSTUF® SKILLION ROOF BLANKET
CEILING BATTEN	H1.2 TREATED, SG-8

	75 X 50 CEILING BATTENS ON FLAT, AT 400 CENTERS THROUGHOUT
CEILING	10mm GIB FYRELINE PAINT FINISH.

OFFICE:

ROOF (GENERAL)	0.55 BMT CORRUGATED ROOFING SECURED TO PURLINS WITH 75mm STAINLESS STEEL ROOF SCREWS WITH SEAL CAPS. ALL FLASHINGS TO MATCH SELECTED ROOFING. ROOF PITCH AS PER EXISTING TRUSS STRUCTURE.
ROOF UNDERLAY	THERMAKRAFT COVERTEK 407
PURLINS	H1.2 TREATED, SG-8 75 X 50 PURLINS ON EDGE, AT 600 CENTERS THROUGHOUT SECURED TO RAFTERS WITH 400mm CYCLONE STRAPS
RAFTERS	H3.2 TREATED, SG-8 TRUSS FROM 150 X 50 TIMBER. PROFILE TO MATCH EXISTING STEEL TRUSS. FIXED AT 900 CENTERS THROUGHOUT.

CEILING TYPES:

CTO	NO CEILING, EXPOSED RAFTERS
CT1	GIB FYRELINE® 10MM – PAINT FINISH
CT2	GIB AQUALINE® 10MM – PAINT FINISH

SOLAR PHOTOVOLTAIC INSTALLATIONS

INSTALLATIONS SHALL COMPLY WITH:

- AS/NZS 5033:2012 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS, AND
- COOK ISLANDS NATIONAL GRID CONNECTED RENEWABLE GENERATORS AND NET-METERING POLICY.

PLUMBING / DRAINAGE / SEWAGE & SANITATION

PROPOSED PLUMBING, DRAINAGE AND SEWAGE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY CONTRACTOR, PLUMBER OR QUALIFIED SEWAGE AND SANITATION ENGINEER.

SEWAGE AND SANITATION DESIGN AND REPORT TO BE PRODUCED BY CONTRACTOR OR QUALIFIED SEWAGE AND SANITATION ENGINEER.

PLUMBERS AND DRAIN LAYERS MUST HOLD CURRENT CERTIFICATES THAT MEET THE REQUIREMENTS OF THE COOK ISLANDS BUILDING CODE AND PHSR.

ALL PLUMBING SERVICES SHALL COMPLY WITH THE GENERAL REQUIREMENTS OF THE:

- COOK ISLANDS BUILDING CODE NF HEALTH AND AMENITY,
- PHSR, AND:
- INFRASTRUCTURE COOK ISLANDS (ICI) TECHNICAL STANDARDS FOR WATER SUPPLY IN PARTNERSHIP WITH INSTITUTE OF PROFESSIONAL ENGINEERS COOK ISLANDS (IPECIS)

ALL SERVICES PENETRATIONS THROUGH THE STRUCTURE TO BE COORDINATED BY CONTRACTOR.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CEILING FRAMING WITH FITTING LOCATIONS.

ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.

JOINERY / FURNITURE FIT OUT

DRAWINGS ARE APPROXIMATE ONLY.

KITCHEN SINK BECNH TO BE SUPPLIED BY CONTRACTOR. ALL DESIGNS OR ALTERNATIVES TO BE APPROVED BY CLIENT PRIOR TO FABRICATION.

ALL OFFICE FURNITURE AND FITOUT TO BE SUPPLIED BY OWNER.

ACCESSIBILITY

ALL AREAS MUST BE ACCESSIBLE TO THOSE WITH PHYSICAL OR MOBILITY ISSUES.

DESIGN MUST COMPLY WITH THE GENERAL REQUIREMENTS OF THE:

- NZS 4121:2001 (DESIGN FOR ACCESS AND MOBILITY)

ELECTRICAL

ELECTRICAL PLANS TO BE VERIFIED BY CONTRACTOR.

ELECTRICIANS MUST HOLD CURRENT CERTIFICATIONS THAT MEET THE REQUIREMENTS OF THE ENERGY ACT, AS REGULATED BY THE OFFICE OF THE ENERGY COMMISSIONER.

ALL ELECTRICAL SERVICES SHALL BE INSTALLED IN ORDER TO COMPLY WITH THE GENERAL REQUIREMENTS OF:

- COOK ISLANDS BUILDING CODE,
- DE ELECTRICITY OR NEW ZEALAND BUILDING CODE (NZBC) G9 ELECTRICITY AND;
- AS/NZS 3000:2007 ELECTRICAL INSTALLATIONS KNOWN AS THE AUSTRALIAN/NEW ZEALAND WIRING RULES.

SELECTION OF MATERIALS OR ALTERNATIVES MUST BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.

	CAVIUS HEAT DETECTOR WITH SMART REMOTE (OR EQUIVALENT)
	LIGHT SWITCH, SINGLE POLE. CONNECTED TO CENTRAL OVER RIDE SWITCH
	LIGHT SWITCH, TWO-POLE.
	LIGHT SWITCH, THREE-POLE.
	TWO WAY LIGHT SWITCH (SET)
	RECESSED DOWN LIGHT (INTERNAL)
	WALL MOUNTED BULKHEAD DAYLIGHT SENSORED LIGHTS
	4FT LED LIGHT
	WIRING (LINK FROM SWITCH TO LIGHT)
	SWITCHED, 2-GANG SOCKET OUTLET (10A)
	SWITCHED, 2-GANG SOCKET OUTLET (WEATHER PROOF)
	METER BOX
	DISTRIBUTION BOARD (DB)
	2 PORT DATA WALL OUTLET (DATA cat6 DOUBLE ETHERNET RJ45)
	AIR CON - INTERNAL UNIT
	AIR CON - EXTERNAL UNIT

CONCRETE WORK AND CONCRETE MASONRY

WORKMANSHIP SHALL CONFORM TO:

AS/NZ STANDARDS.

NZBC B1/AS1 STRUCTURE

NZS 3101.1 CONCRETE STRUCTURES STANDARD

NZS 3104 SPECIFICATION FOR CONCRETE PRODUCTION (I.E FIBRE CEMENT TO BE ORGANIC/ CELLULOSE REINFORCED (I.E NOT MINERAL/ ASBESTOS))

NZS 3109 CONCRETE CONSTRUCTION

NZS 3114 SPECIFICATION FOR CONCRETE SURFACE FINISHES

NZS 3112 SPECIFICATION FOR METHODS OF TEST FOR CONCRETE

NZS 3111 METHODS OF TEST FOR WATER AND AGGREGATE FOR CONCRETE

AS/NZS 4671 STEEL REINFORCING MATERIALS (I.E REINFORCING STEEL TO BE DEFORMED, RUST FREE AT TIME OF CONCRETE INSTALLATION)

CCANZ CP 01 CODE OF PRACTICE FOR WEATHER TIGHT CONCRETE AND CONCRETE MASONRY CONSTRUCTION

AS/NZS 2699 BUILT-IN COMPONENTS FOR MASONRY

NZS 3103 SANDS FOR MORTARS AND PLASTERS

NZS 3121 SPECIFICATION FOR WATER AND AGGREGATE FOR CONCRETE (I.E SAND AND GRAVEL FOR CONCRETE TO BE WASHED IN FRESH WATER)

NZS 4210 MASONRY CONSTRUCTION: MATERIALS AND WORKMANSHIP

NZS 4229 CONCRETE MASONRY BUILDINGS NOT REQUIRING SPECIFIC ENGINEERING DESIGN

NZS 4230 DESIGN OF REINFORCED CONCRETE MASONRY STRUCTURES

AS/NZS 4455.1 MASONRY UNITS, PAVERS, FLAGS, AND SEGMENTAL RETAINING WALL UNITS- MASONRY UNITS

NZS 3124 SPECIFICATION FOR CONCRETE CONSTRUCTION FOR MINOR WORKS.

TIMBER

WORKMANSHIP SHALL CONFORM TO AS/NZ STANDARDS.

NZS 3604 TIMBER-FRAMED BUILDINGS (I.E. TIMBER FRAMING; LINING AND TRIM MATERIALS TO BE SUSTAINABLE SOURCED, BUT VERIFIED AS APPROPRIATE FOR THE TROPICAL ENVIRONMENT. ROOFING & FLASHINGS ETC TO BE 0.55MM BASE METAL THICKNESS; WITH PROTECTIVE FINISH OF ALUMINIUM ALLOY TO 150G/M²)

AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS

NZS 3602 TIMBER AND WOOD-BASED PRODUCTS FOR USE IN BUILDING

NZS 3603 TIMBER STRUCTURES STANDARD

NZS 3605:2001 TIMBER PILES AND POLES FOR USE IN BUILDING.

NZS 3622 VERIFICATION OF TIMBER PROPERTIES

NZS 3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER

NZS AS 1884:2013 FLOOR COVERING – RESILIENT SHEET AND TILES – INSTALLATION PRACTICES

AS/NZS 4347 DAMP-PROOF COURSE AND FLASHINGS – METHODS OF TEST.



PROPOSED SITE PLAN

1:200



COOK ISLANDS INVESTMENT CORPORATION

DRAWN BY: Sally Hosking-Naea
Email: sally.hosking-naea@cookislands.gov.ck

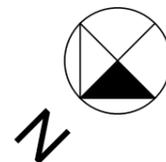
CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
DESIGNED BY: CIIC - Government Facility Development Division (GFDD)

SHEET 1.4
SHEET PROPOSED SITE PLAN
TITLE:

SCALE: AS SHOWN, @ A3
REVISION #: A

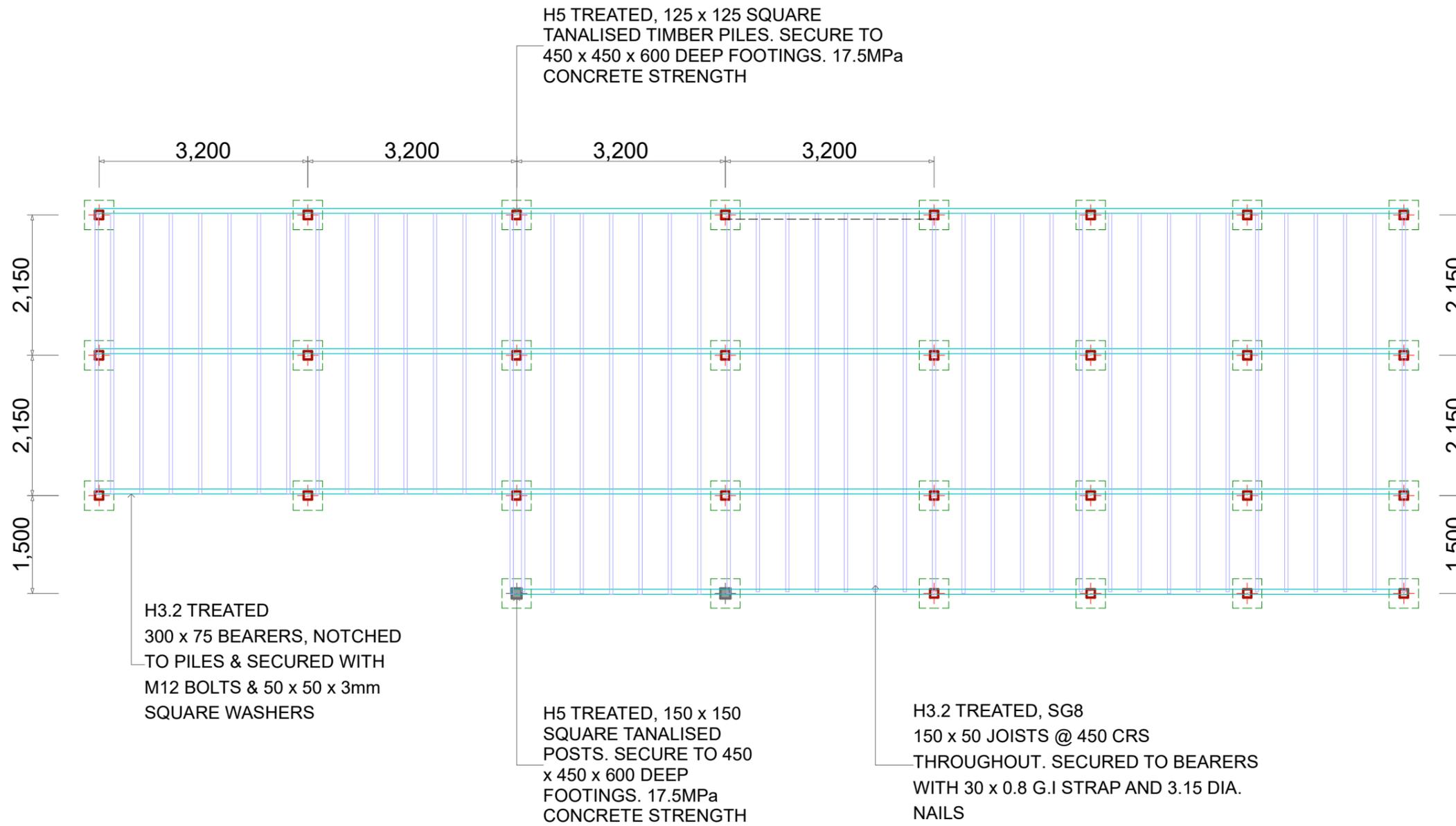
ISSUED: 17-May-22

ISSUED FOR QUOTES



GENERAL SITE PLAN NOTES:

- DO NOT SCALE OFF DRAWING
- CONNECT TO EXISTING SEWAGE & SANITATION TREATMENT SYSTEM
- TREES AND TREE STUMPS WITHIN THE AREA TO BE DEVELOPED WILL BE REMOVED BY CIIC
- ALL LEVELS AND LOCATION OF UTILITIES TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCING ANY CONSTRUCTION WORK
- DIRECT ALL EXCESS RUNOFF TO EXISTING STORMWATER DRAIN



PROPOSED FOUNDATION & FLOOR FRAMING PLAN

1:75



COOK ISLANDS INVESTMENT CORPORATION

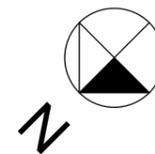
DRAWN BY: Sally Hosking-Naea
Email: sally.hosking-naea@cookislands.gov.ck

CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
DESIGNED BY: CIIC - Government Facility Development Division (GFDD)

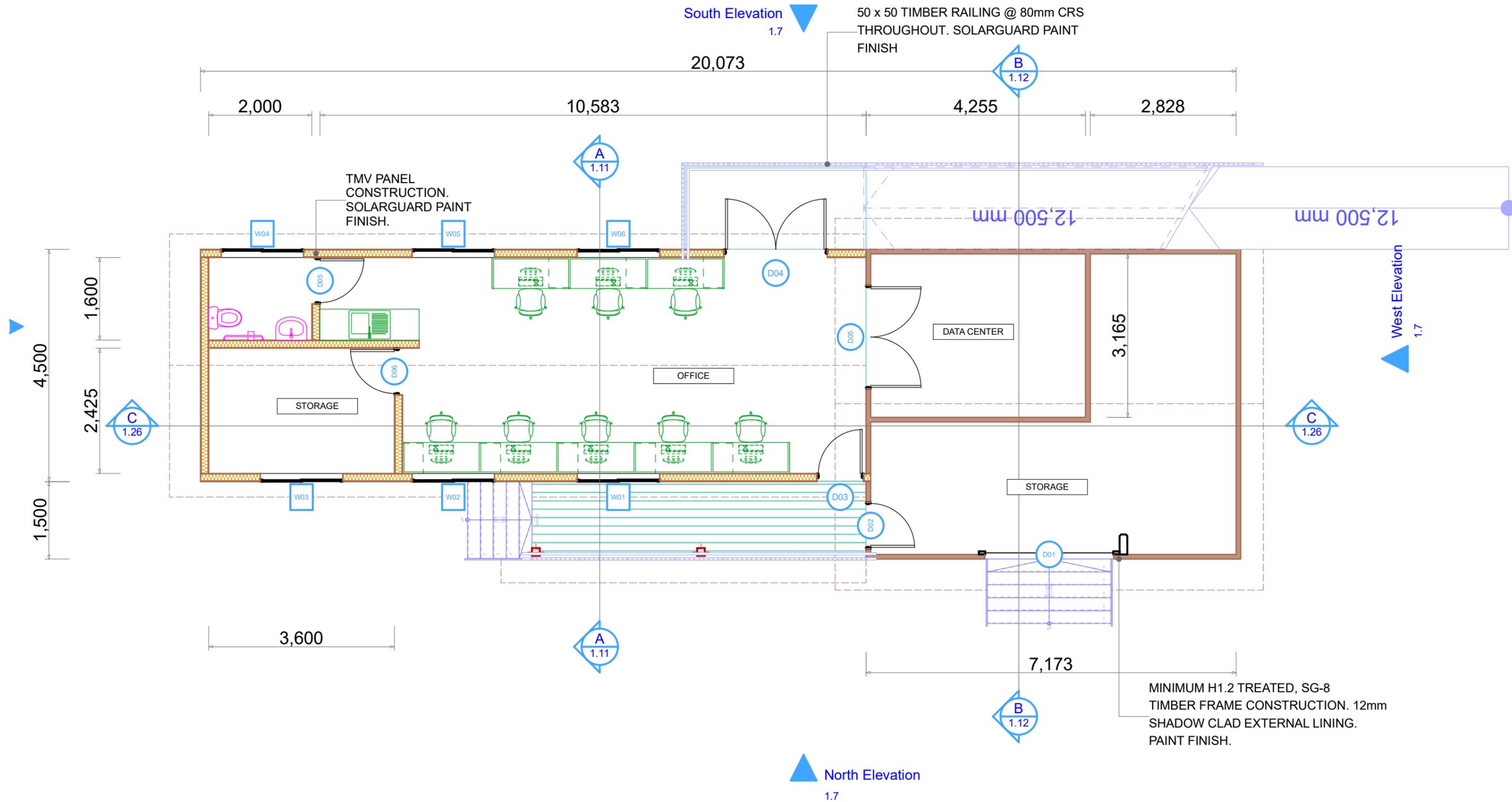
1.5

SHEET
SHEET PROPOSED FOUNDATION & FLOOR
TITLE: FRAMING
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED:

ISSUED FOR QUOTES



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PROPOSED GROUND FLOOR PLAN

1:75



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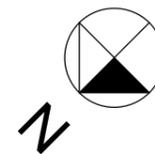
CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
DESIGNED BY: CIIC - Government Facility Development Division (GFDD)

1.6

SHEET
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TITLE:
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REVISION #: A
ISSUED:

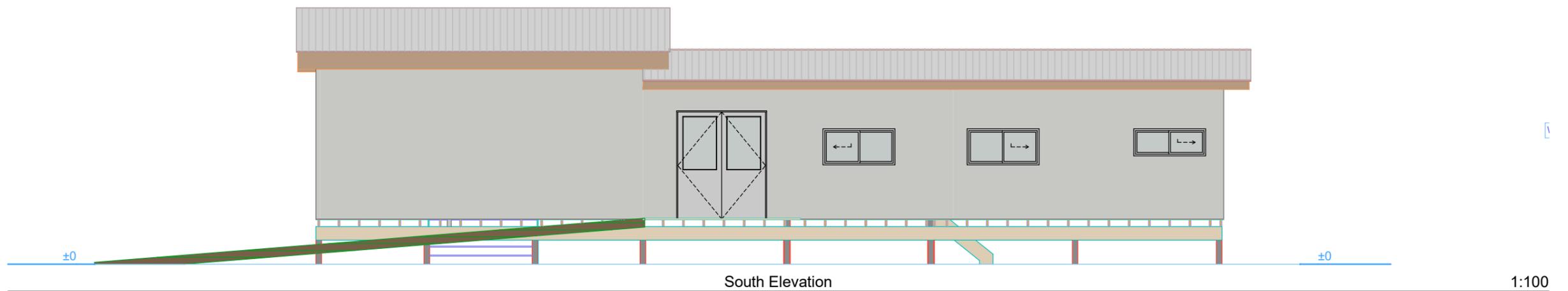
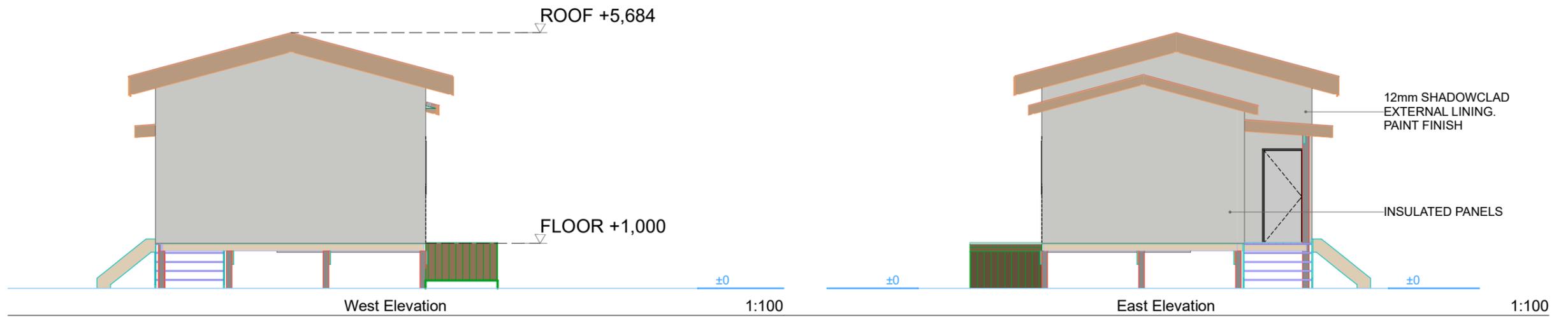
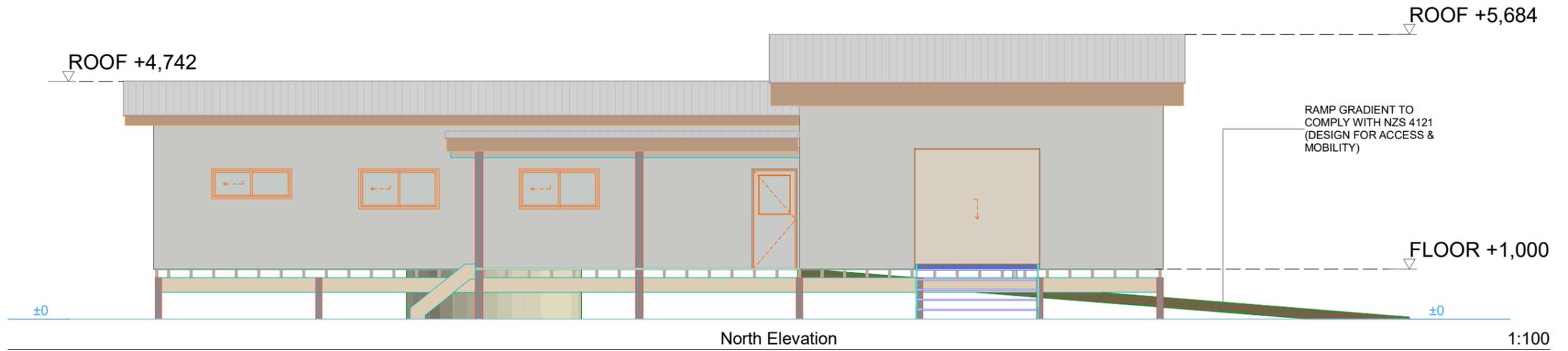
17-May-22

ISSUED FOR QUOTES



GENERAL NOTES | PROPOSED FLOOR PLAN:

1. KITCHEN SINK/BENCH TO BE SUPPLIED BY CONTRACTOR
2. ALL OFFICE FURNITURE AND FITOUT TO BE SUPPLIED BY OWNER (TMO)



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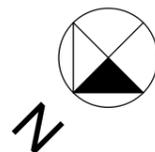
CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
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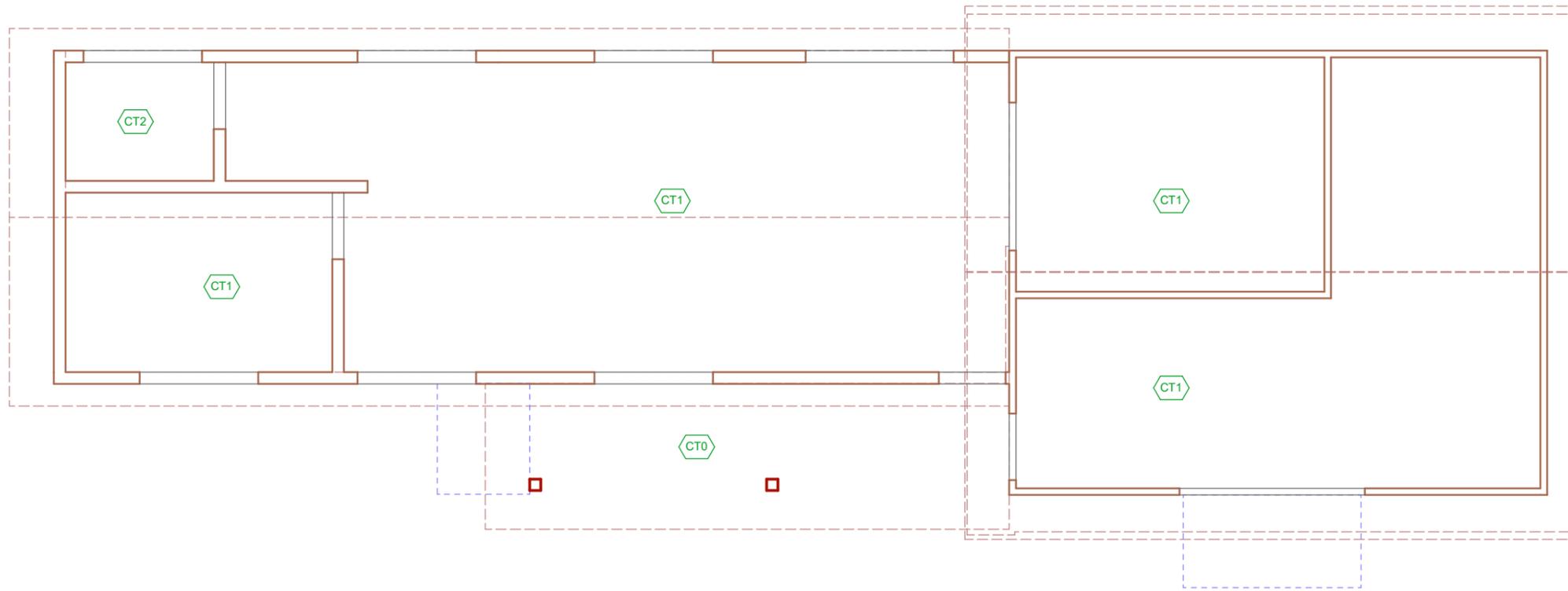
SHEET
SHEET ELEVATIONS
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED:

1.7

17-May-22

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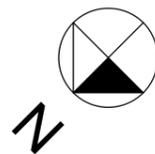
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CLIENT: TE MARAE ORA
 PROJECT: Rarotonga Hospital IT Storage & Office Facility
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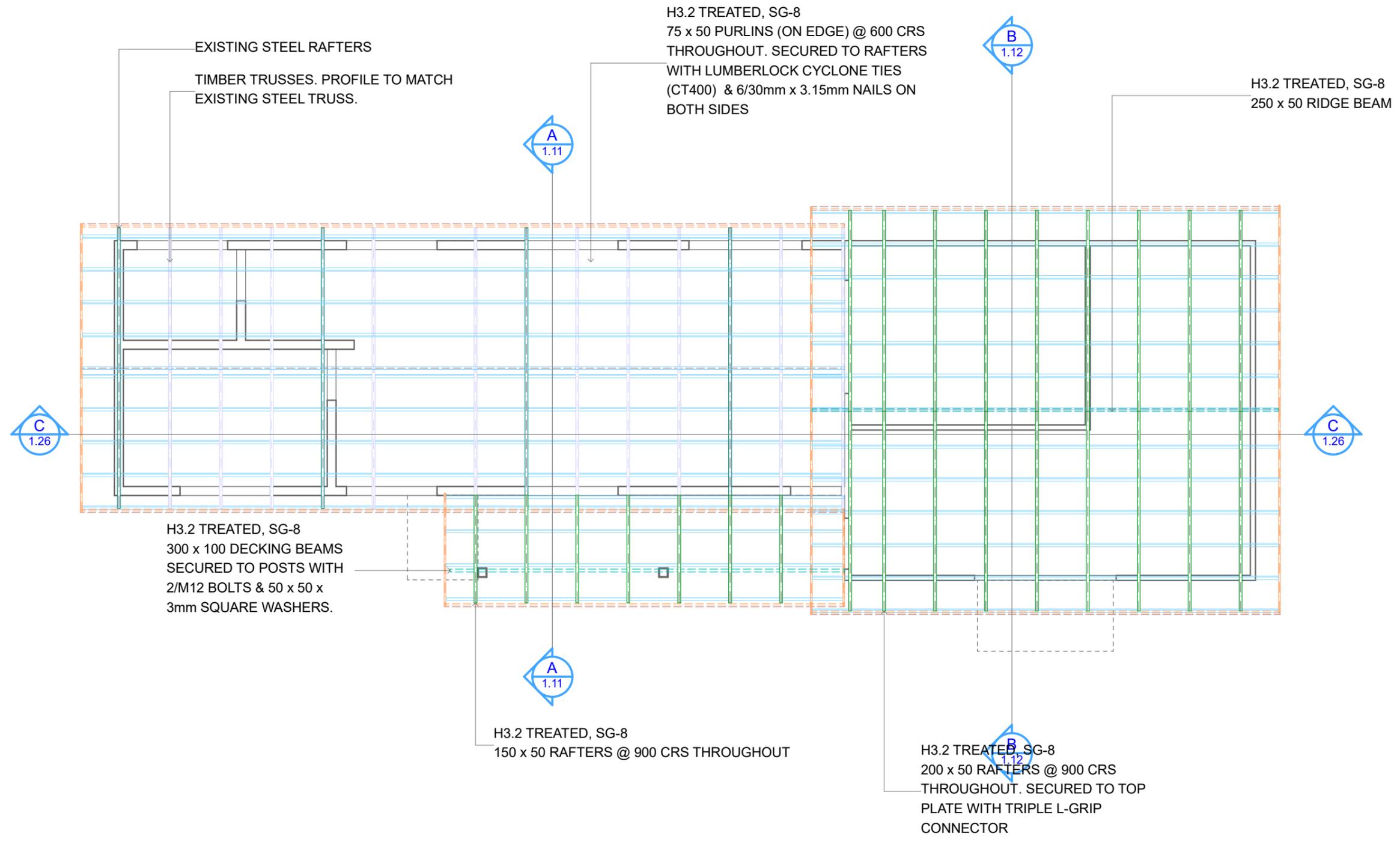
SHEET **1.8**
 SHEET REFLECTED CEILING PLAN
 TITLE:
 SCALE: AS SHOWN, @ A3
 REVISION #: **A**
 ISSUED:

ISSUED FOR QUOTES



- CT0 NO CEILING | EXPOSED RAFTERS OR TRUSS
- CT1 GIB FYRELINE, PAINT FINISH
- CT2 GIB AQUALINE, ENAMEL PAINT FINISH

17-May-22



ROOF FRAMING PLAN

1:75

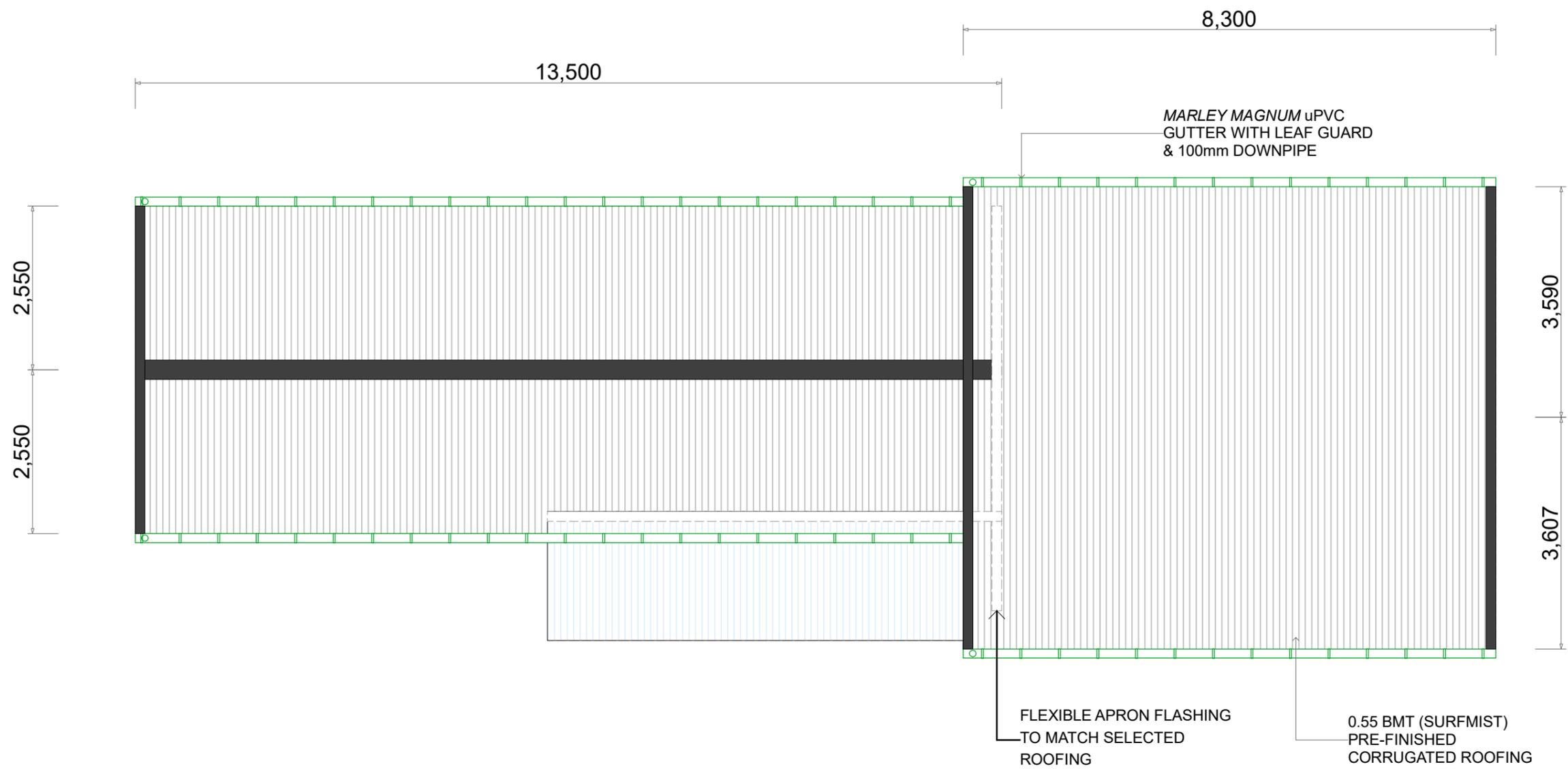


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CLIENT: TE MARAE ORA
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SHEET 1.9
SHEET PROPOSED ROOF FRAMING PLAN
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED: 17-May-22

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PROPOSED ROOF PLAN

1:75



COOK ISLANDS INVESTMENT
CORPORATION

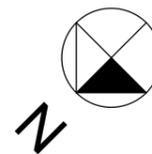
DRAWN BY: Sally Hosking-Naea
Email: sally.hosking-naea@cookislands.gov.ck

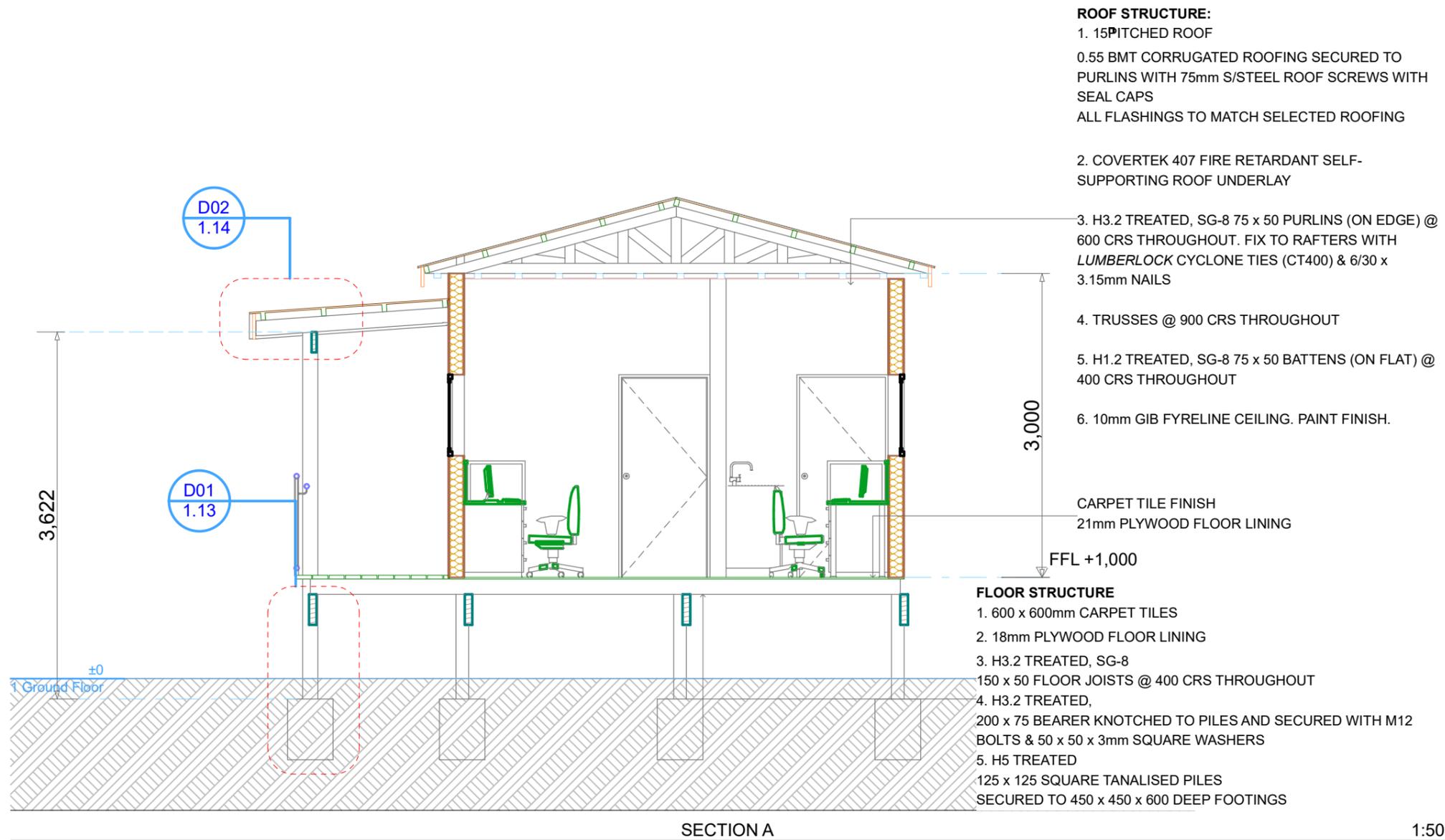
CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT
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ADDRESS: NIKAO, RAROTONGA
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Division (GFDD)

SHEET
1.10
SHEET PROPOSED ROOF PLAN
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED:

17-May-22

ISSUED FOR QUOTES





COOK ISLANDS INVESTMENT CORPORATION

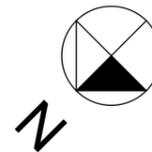
DRAWN BY: Sally Hosking-Naea
Email: sally.hosking-naea@cookislands.gov.ck

CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
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SHEET
SHEET SECTION VIEW
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED:

1.11

ISSUED FOR QUOTES



17-May-22

GENERAL NOTES

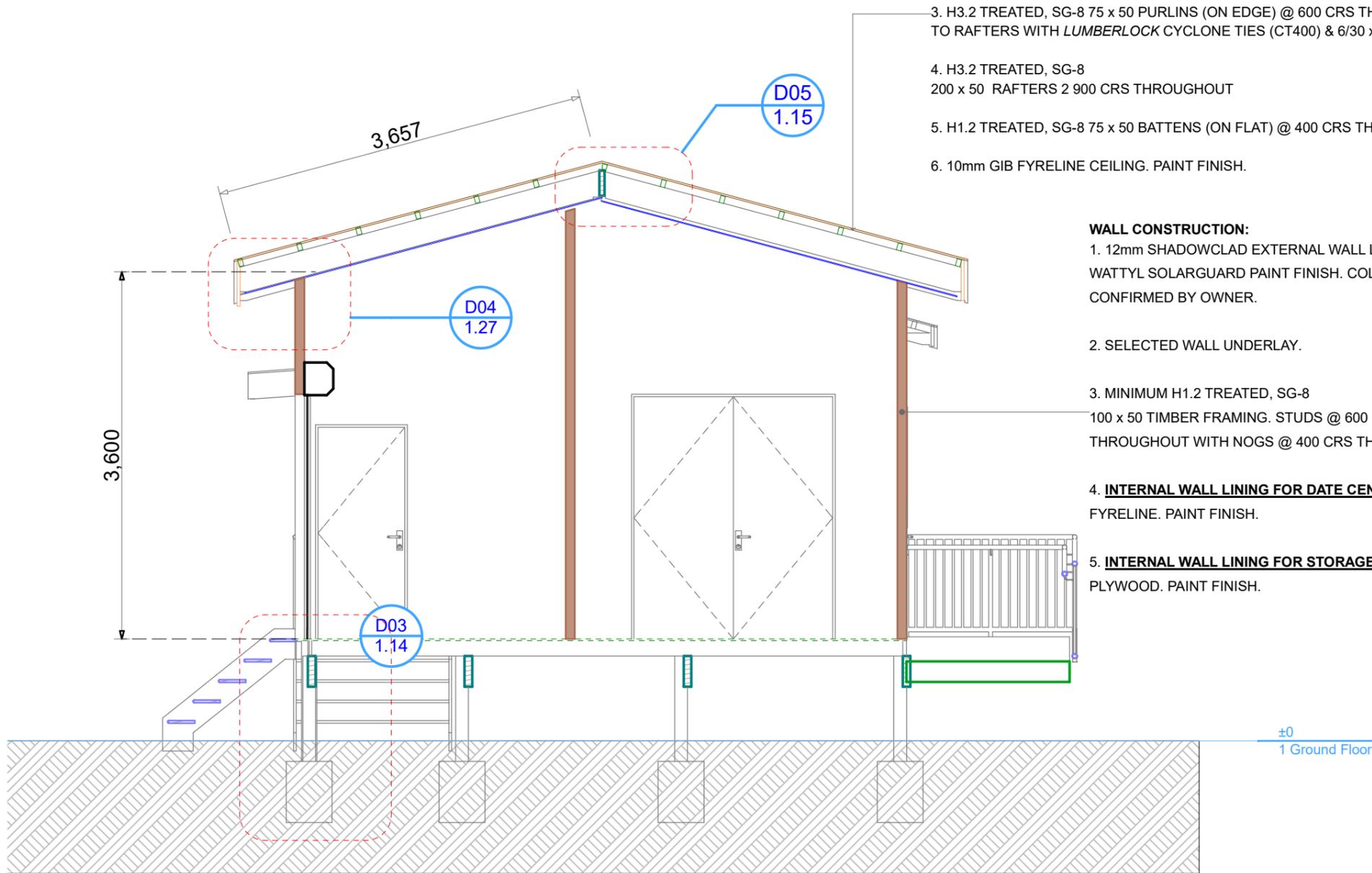
ALL ELECTRICAL & PLUMBING FIXTURES MUST BE ANTI-LIGATURE
SELECTION OR ALTERNATIVES TO BE APPROVED BY CLIENT PRIOR TO CONSTRUCTION

ROOF STRUCTURE:

1. 15° PITCHED ROOF
0.55 BMT CORRUGATED ROOFING SECURED TO PURLINS WITH 75mm S/STEEL ROOF SCREWS WITH SEAL CAPS
ALL FLASHINGS TO MATCH SELECTED ROOFING
2. COVERTEK 407 FIRE RETARDANT SELF-SUPPORTING ROOF UNDERLAY
3. H3.2 TREATED, SG-8 75 x 50 PURLINS (ON EDGE) @ 600 CRS THROUGHOUT. FIX TO RAFTERS WITH LUMBERLOCK CYCLONE TIES (CT400) & 6/30 x 3.15mm NAILS
4. H3.2 TREATED, SG-8 200 x 50 RAFTERS 2 900 CRS THROUGHOUT
5. H1.2 TREATED, SG-8 75 x 50 BATTENS (ON FLAT) @ 400 CRS THROUGHOUT
6. 10mm GIB FYRELINE CEILING. PAINT FINISH.

WALL CONSTRUCTION:

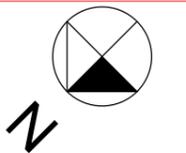
1. 12mm SHADOWCLAD EXTERNAL WALL LINING.
WATTYL SOLARGUARD PAINT FINISH. COLOUR TO BE CONFIRMED BY OWNER.
2. SELECTED WALL UNDERLAY.
3. MINIMUM H1.2 TREATED, SG-8 100 x 50 TIMBER FRAMING. STUDS @ 600 CRS THROUGHOUT WITH NOGS @ 400 CRS THROUGHOUT.
4. **INTERNAL WALL LINING FOR DATE CENTER:** 10mm GIB FYRELINE. PAINT FINISH.
5. **INTERNAL WALL LINING FOR STORAGE AREA:** 7mm PLYWOOD. PAINT FINISH.



SECTION B

1:50

ISSUED FOR QUOTES



1.12

SHEET

SHEET TITLE: SECTION VIEW

SCALE: AS SHOWN, @ A3

REVISION #: A

ISSUED: 17-May-22

CLIENT: TE MARAE ORA

PROJECT: Rarotonga Hospital IT Storage & Office Facility

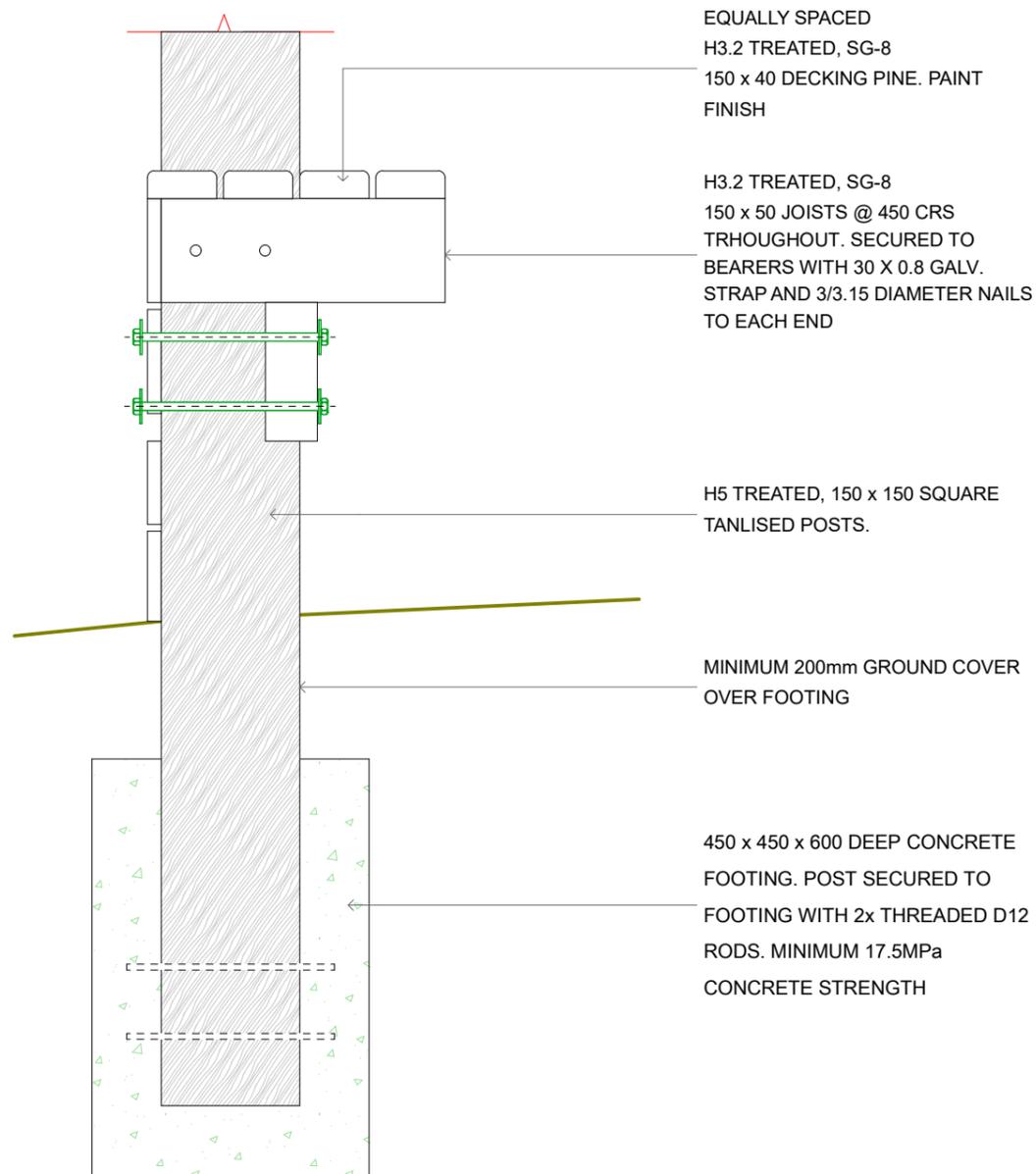
EMAIL: -

DESIGNED BY: CIIC - Government Facility Development



DRAWN BY: Sally Hosking-Naea

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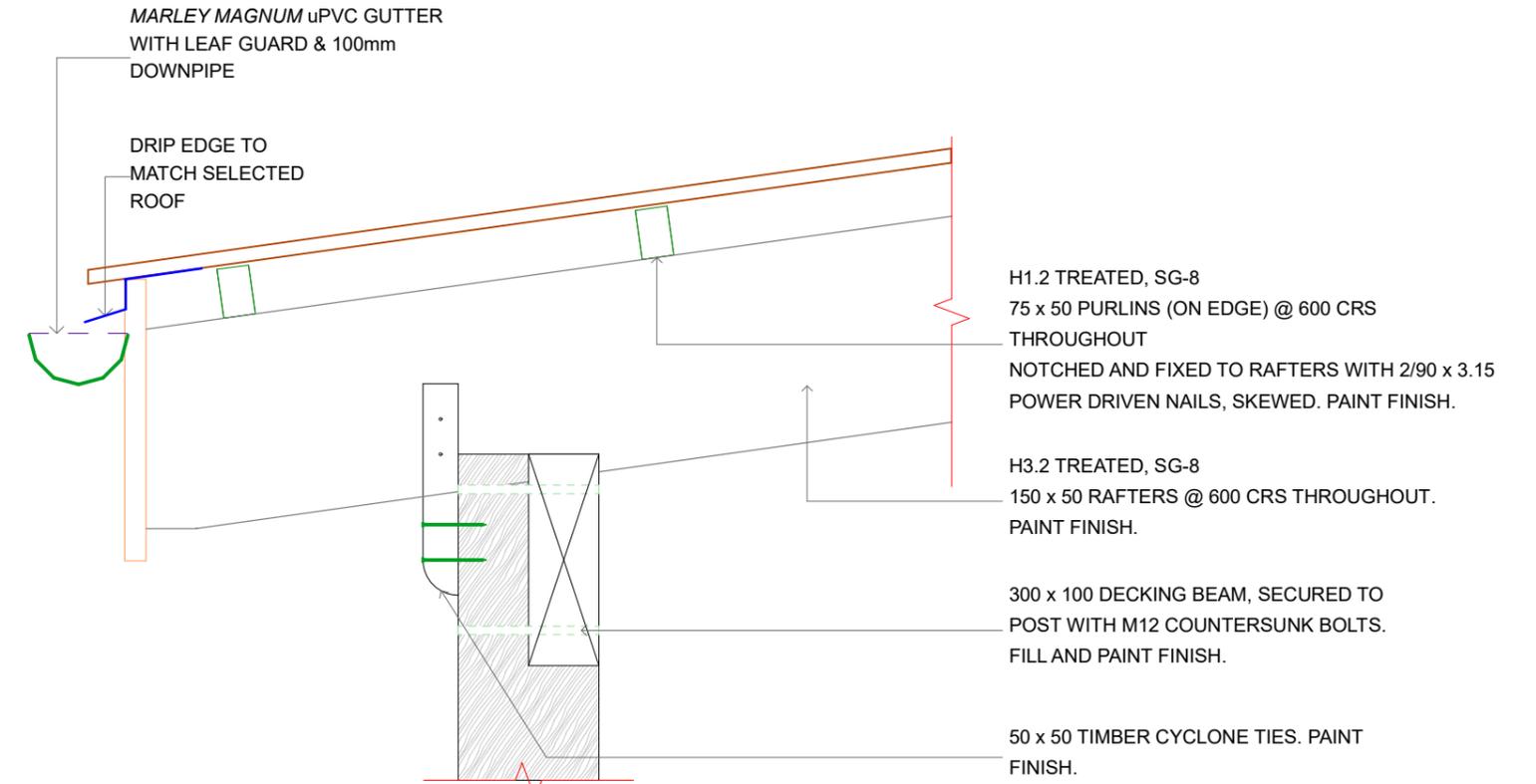
EQUALLY SPACED
H3.2 TREATED, SG-8
150 x 40 DECKING PINE. PAINT
FINISH

H3.2 TREATED, SG-8
150 x 50 JOISTS @ 450 CRS
TRHOUGHOUT. SECURED TO
BEARERS WITH 30 X 0.8 GALV.
STRAP AND 3/3.15 DIAMETER NAILS
TO EACH END

H5 TREATED, 150 x 150 SQUARE
TANLISED POSTS.

MINIMUM 200mm GROUND COVER
OVER FOOTING

450 x 450 x 600 DEEP CONCRETE
FOOTING. POST SECURED TO
FOOTING WITH 2x THREADED D12
RODS. MINIMUM 17.5MPa
CONCRETE STRENGTH



D02 DECK ROOF | POST DETAIL 1:10

D01 POST | FOOTING DETAIL 1:10



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CORPORATION

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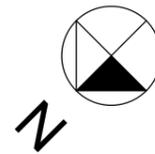
CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT
Storage & Office Facility
ADDRESS: NIKAO, RAROTONGA
DESIGNED BY: CIIC - Government
Facility Development
Division (GFDD)

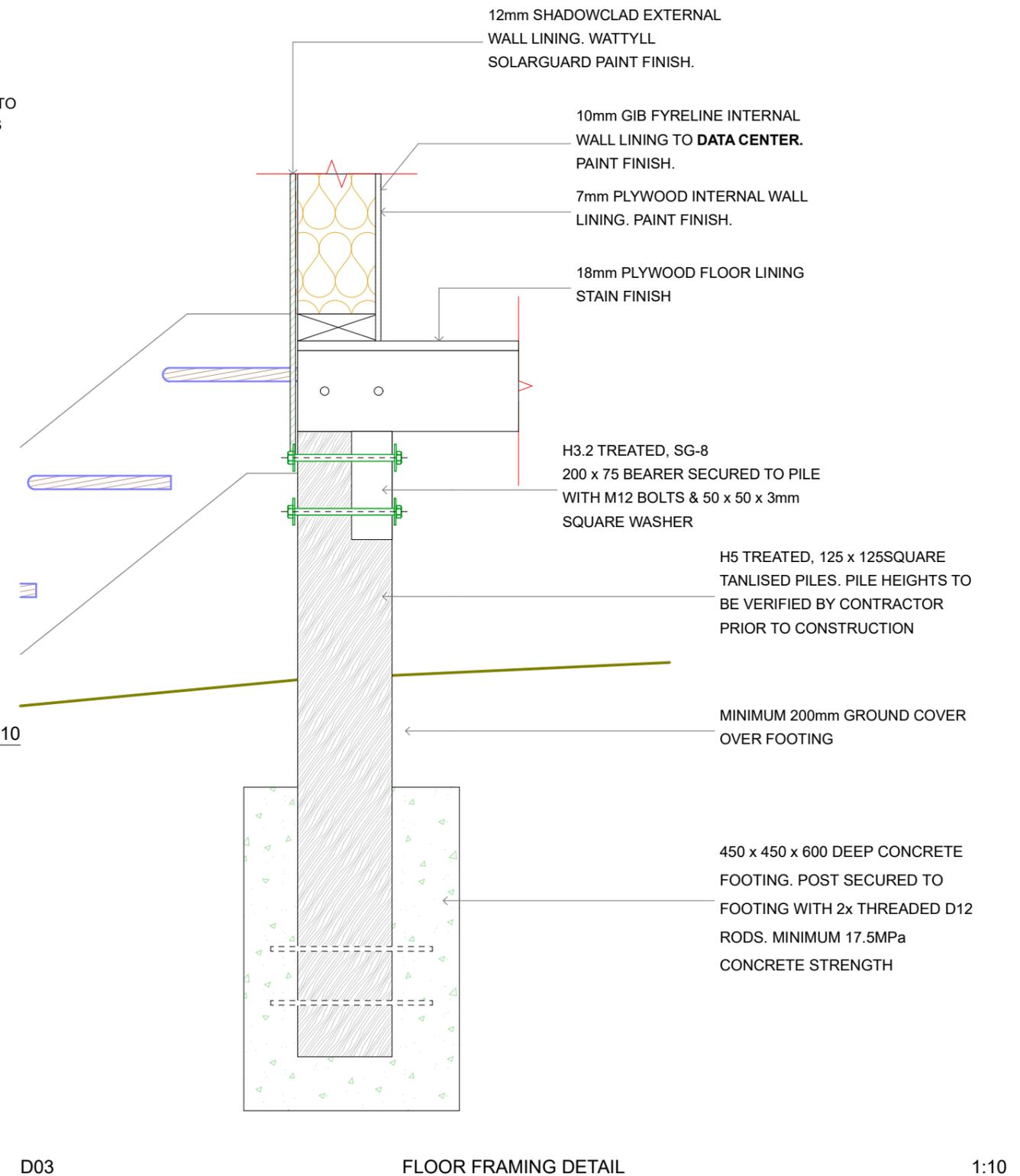
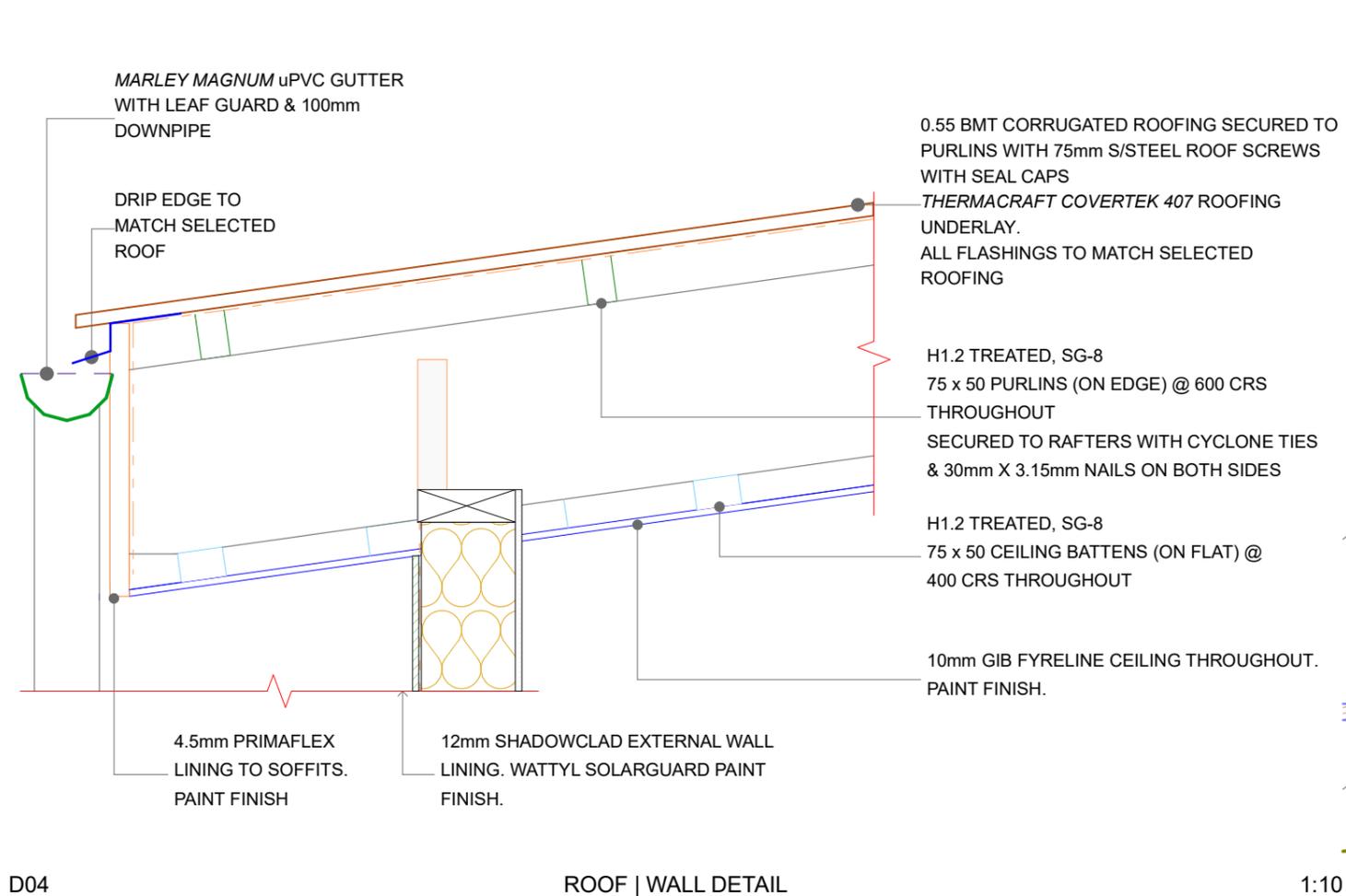
SHEET
SHEET DETAILS
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED:

1.13

17-May-22

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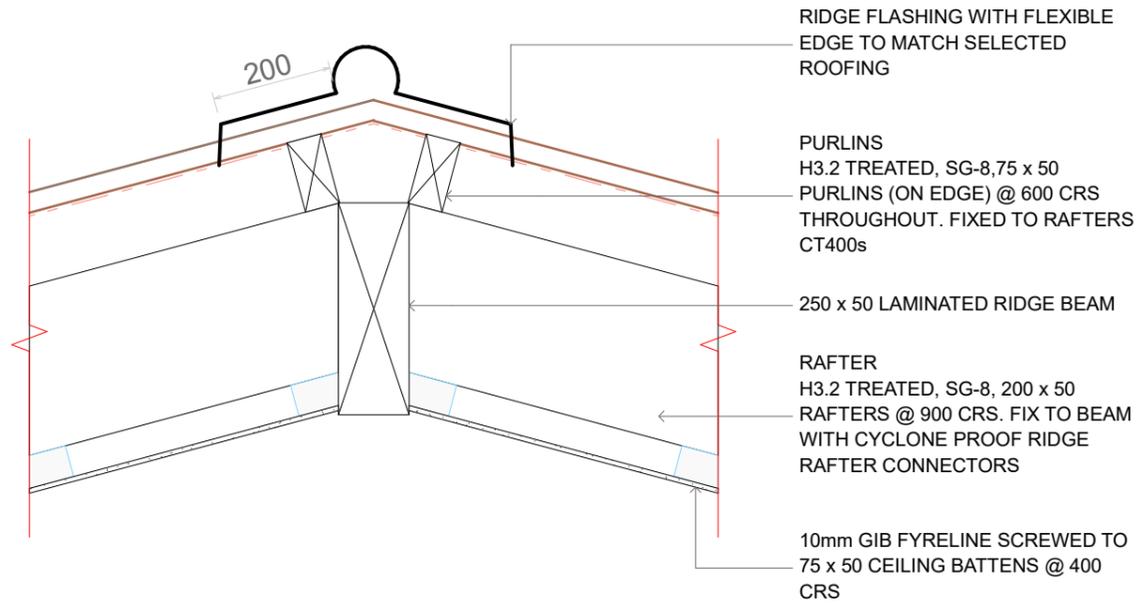
CLIENT: TE MARAE ORA
 PROJECT: Rarotonga Hospital IT Storage & Office Facility
 ADDRESS: NIKAO, RAROTONGA
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1.14

SHEET
 SHEET DETAILS TITLE:
 SCALE: AS SHOWN, @ A3
 REVISION #: A
 ISSUED:

17-May-22





RIDGE FLASHING WITH FLEXIBLE
EDGE TO MATCH SELECTED
ROOFING

PURLINS
H3.2 TREATED, SG-8, 75 x 50
PURLINS (ON EDGE) @ 600 CRS
THROUGHOUT. FIXED TO RAFTERS
CT400s

250 x 50 LAMINATED RIDGE BEAM

RAFTER
H3.2 TREATED, SG-8, 200 x 50
RAFTERS @ 900 CRS. FIX TO BEAM
WITH CYCLONE PROOF RIDGE
RAFTER CONNECTORS

10mm GIB FYRELINE SCREWED TO
75 x 50 CEILING BATTENS @ 400
CRS

005

RIDGE BEAM DETAIL

1:10



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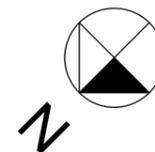
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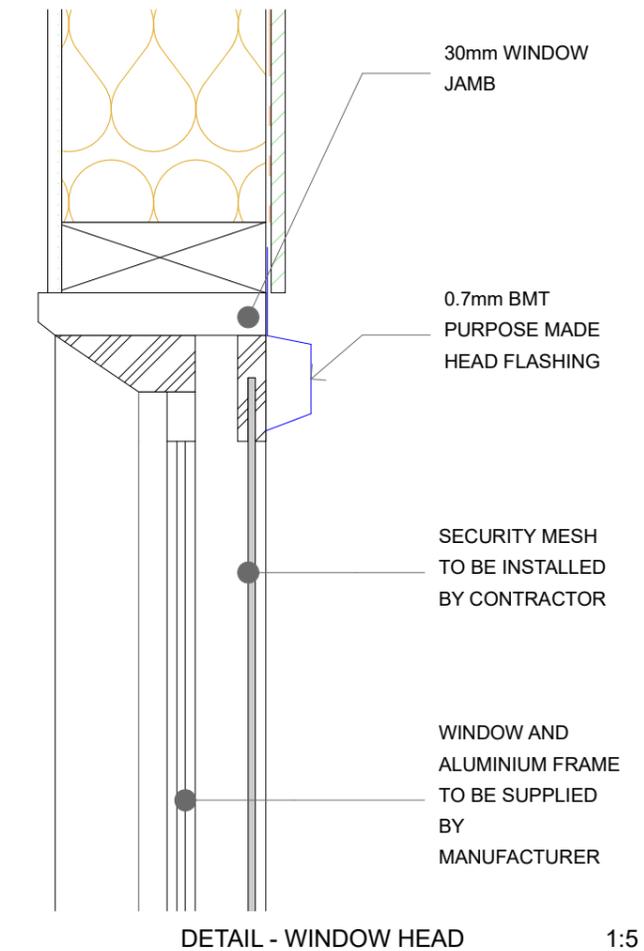
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SHEET
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REVISION #: A
ISSUED:

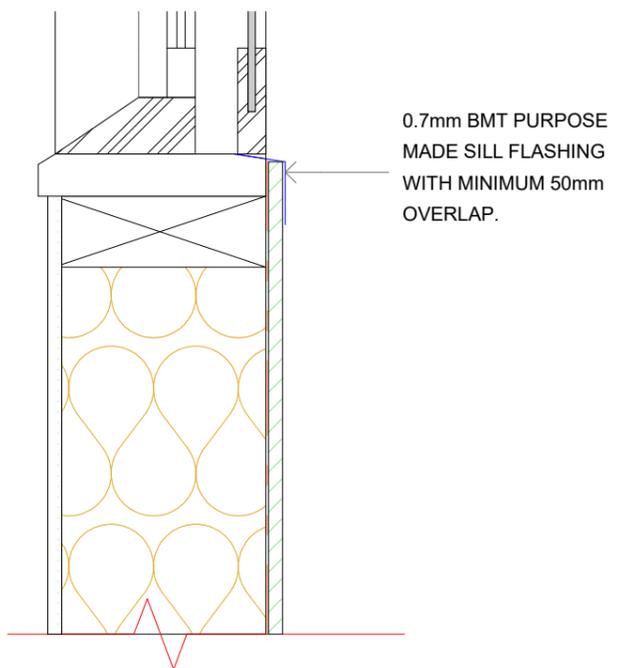
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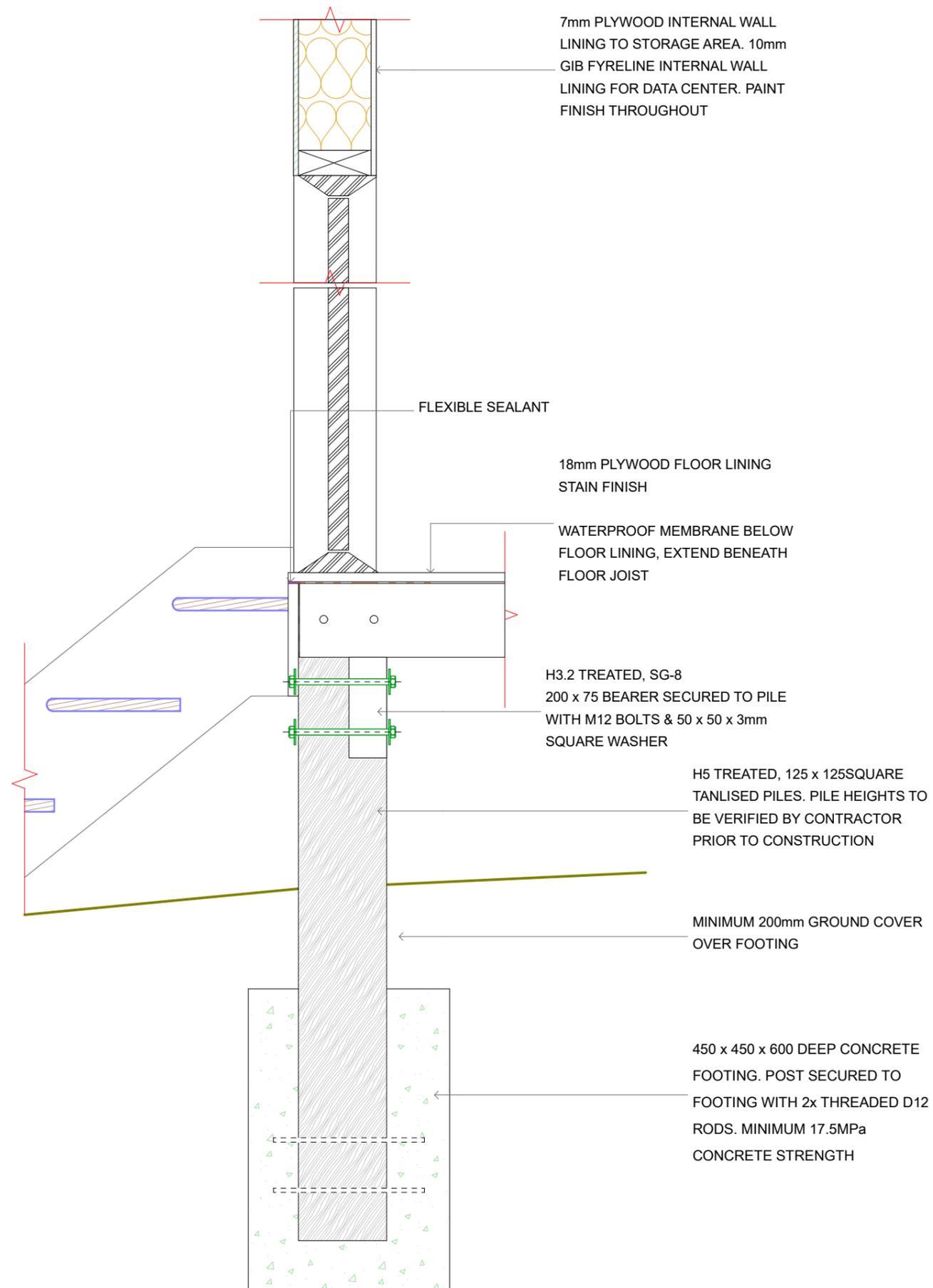




DETAIL - WINDOW HEAD 1:5

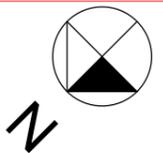


DETAIL - WINDOW SILL 1:5



TYPICAL DOOR SILL & HEAD DETAIL 1:10

ISSUED FOR QUOTES



1.16

SHEET

SHEET TITLE: TYPICAL DOOR & WINDOW DETAILS

SCALE: AS SHOWN, @ A3

REVISION #: A

ISSUED: 17-May-22

CLIENT: TE MARAE ORA
PROJECT: Rarotonga Hospital IT Storage & Office Facility

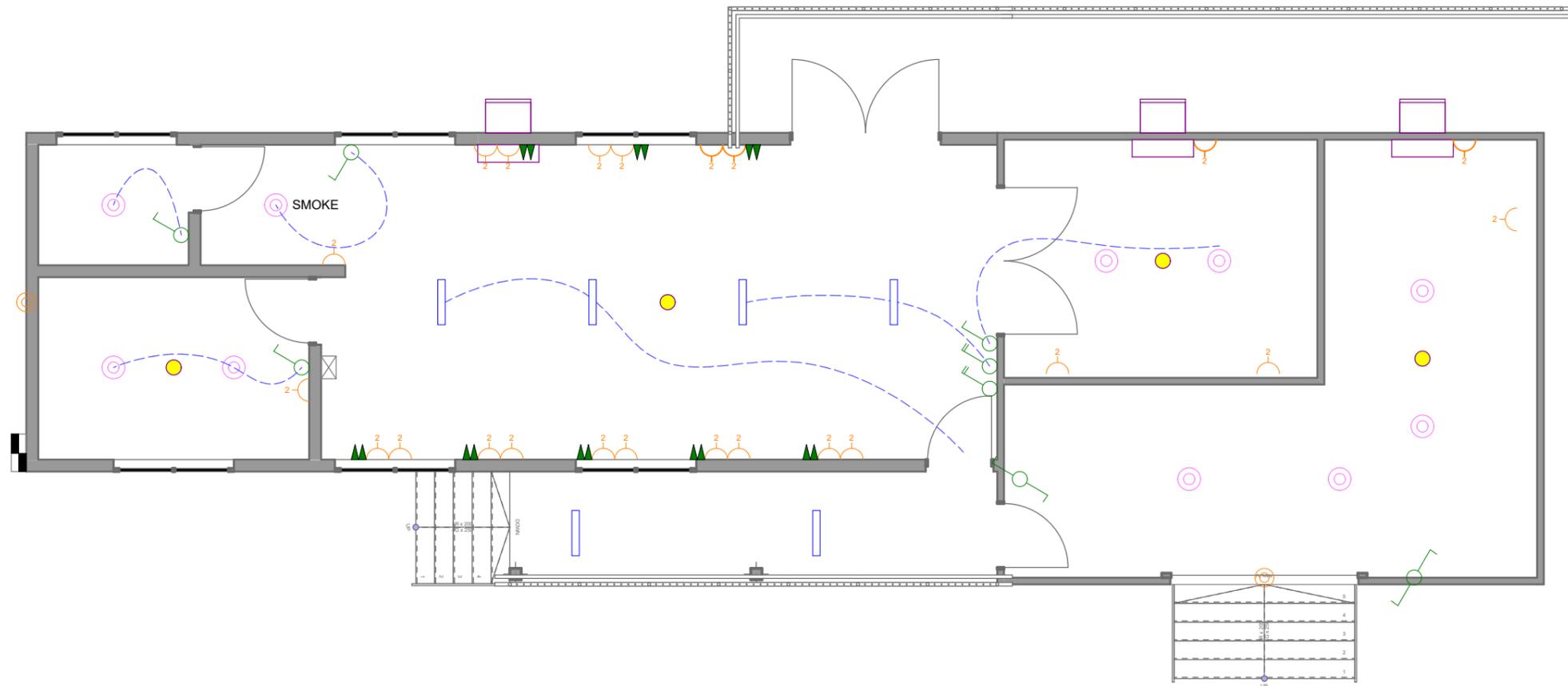
EMAIL: -

DESIGNED BY: CIIC - Government Facility Development



DRAWN BY: Sally Hosking-Naea

Email: sally.hosking-naea@cookislands.gov.ck



ELECTRICAL INDEX		QTY
	CAVIUS HEAT DETECTOR	4
	LIGHT SWITCH, SINGLE POLE. CONNECTED TO CENTRAL OVER RIDE SWITCH	3
	LIGHT SWITCH, TWO-POLE.	1
	LIGHT SWITCH, THREE-POLE.	1
	TWO WAY LIGHT SWITCH (SET)	1
	RECESSED DOWN LIGHT (INTERNAL)	10
	WALL MOUNTED BULKHEAD DAYLIGHT SENSORED LIGHTS	2
	4FT LED LIGHT	7
	WIRING (LINK FROM SWITCH TO LIGHT)	-
	SWITCHED, 2-GANG SOCKET OUTLET (10A)	15
	SWITCHED, 2-GANG SOCKET OUTLET (WEATHER PROOF)	1
	METER BOX	1
	DISTRIBUTION BOARD (DB)	1
	2 PORT DATA WALL OUTLET (DATA cat6 DOUBLE ETHERNET RJ45)	8
	AIR CON - INTERNAL UNIT	3
	AIR CON - EXTERNAL UNIT	3

PROPOSED ELECTRICAL PLAN

1:75



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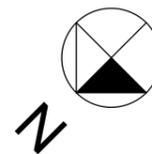
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SHEET **1.17**
SHEET PROPOSED ELECTRICAL PLAN
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: **A**
ISSUED:

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DOOR SCHEDULE							
Door ID	D01	D02	D03	D04	D05	D05	D06
View from Side Opposite to Opening Side							
2D Symbol							
Sill height	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Description	Roller door (manual)	Single hinged door	Single hinged door with viewing window	Double french door with viewing window	Double french door	Single hinged door	Single hinged door
W x H Size	2,500x2,400	900x2,100	900x2,000	2,000x2,400	2,000x2,400	900x2,000	900x2,000
Glazing	No glazing required	Solid aluminium panel - no glazing required	Solid aluminium panel - clear glazing	Solid aluminium panel - clear glazing	Solid timber door - no glazing required	Solid timber door - no glazing required	Solid timber door - no glazing required
Locks	To be supplied by manufacturer	To be supplied by manufacturer	To be supplied by manufacturer	To be supplied by manufacturer	To be supplied by manufacturer	To be supplied by manufacturer	To be supplied by manufacturer

Window Schedule						
Window ID	W01	W02	W03	W04	W05	W06
2D Symbol						
View from Side Opposite to Opening Side						
Sill height	2,200	2,200	2,400	2,400	2,200	2,200
Description	Sliding window (one sliding, one fixed)					
W x H Size	1,600x800	1,600x800	1,600x600	1,600x600	1,600x800	1,600x800
Glazing	Grade A clear glazing	Grade A clear glazing	Grade A obscure glazing	Grade A obscure glazing	Grade A clear glazing	Grade A clear glazing
Frame	Aluminium residential grade					

GENERAL DOOR & WINDOW NOTES:

1. DIMENSIONS ARE NOMINAL ROUGH OPENING (TRIM) SIZES.
2. SILL HEIGHTS ARE TO BE TOP OF THE ROUGH OPENING
3. DOOR SILL HEIGHTS REFER TO DIMENSIONS ABOVE RESPECTIVE GROUND LEVEL (GL)
4. WINDOW SILL HEIGHTS REFER TO DIMENSIONS ABOVE RESPECTIVE FINISHED FLOOR LEVEL (FFL)
5. HEAD HEIGHT IS TO THE UNDERSIDE OF THE ROUGH OPENING
6. ALL GLAZING MUST COMPLY WITH NZS 4223 STANDARDS AND WITHSTAND 74M/S WIND SPEEDS
7. ALL ALTERNATIVES TO BE APPROVED BY DESIGNER PRIOR TO FABRICATION
8. ALL LOCKS AND HARDWARE TO BE SUPPLIED BY MANUFACTURER



COOK ISLANDS INVESTMENT CORPORATION

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1.18

SHEET
SHEET PROPOSED DOOR & WINDOW SCHEDULE
TITLE:
SCALE: AS SHOWN, @ A3
REVISION #: A
ISSUED: 17-May-22

ISSUED FOR QUOTES

