



**CELLSTRUCT**  
BUILDING GROUP

Telephone 03 9585 2722

Email [info@cellstruct.com.au](mailto:info@cellstruct.com.au)

[www.cellstruct.com.au](http://www.cellstruct.com.au)

## TOY LIBRARY

|                   |  |
|-------------------|--|
| PROJECT SIZE:     | APPROX. 250SQM   |
| PROJECT COST:     | \$200,000  |
| PROJECT SCHEDULE: | 12 WEEKS<br>(COMPLETED IN TIME FOR THE OFFICIAL OPENING ON 23 AUG, 2014) |
| PROJECT MANAGER:  | MARK AINLEY  |
| SITE FOREMAN:     | MARK BIRD  |
| PROJECT TYPE:     | COMMERCIAL, RENOVATION   |
| DESIGNER:         | MILLAR ROBINSON ARCHITECTS   |



This purpose built community toy library was the renovation of an old, brick residence. The interior was completely gutted and replaced with a new staff kitchen, full disabled bathroom, large open plan area, and the garage was converted into a toy storage room. The driveway was upgraded and the entire building is now fully disabled compliant, including entrance ramp. The building is complete with safety fencing, deck and pergola entrance.

A council requirement of this job was to return a portion of open space back to the surrounding public parklands. To keep the job within budget and on schedule, CBG were able to relocate the existing fence rather than replace it.

The job required removal of asbestos under the existing floors and lead paint throughout the building. Given the age of the building, windows were fitted with solar film and the ceiling batts were replaced to comply with the required energy rating.

A huge element of this job was the tight time frame. Glen Eira Council had locked in a date for the official opening at which the Mayor was to be present and the job had to be completed by this date. CBG did not disappoint.



ACHIEVING MORE

