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outline spec – te rapa industrial 18.11.16

1.0 PREAMBLE

This outline specification is a guide to the extent of works which shall be provided and paid for by the landlord, and shall be used by the contractor for the purpose of a design and build contract.

2.0 SCOPE OF WORKS

The works comprise the design and construction of a minimum 6.5 metre high (Maximum 7.95 metre to underside of roof) warehouse, a two level office/showroom and amenities building, together with vehicular access, canopy and car parks.

3.0 MATERIALS AND WORKMANSHIP

All materials and workmanship shall comply with the New Zealand Building Act, all relevant New Zealand Standard Specifications and with Local Authority and Statutory Body Requirements. In particular:

- a) The NZ Building Act
- b) Local Authority Bylaws
- c) NZ Building Code: Acceptable Solutions
- d) Healthy and Safety and the Employment Act
- e) Appropriate NZ Standards
- f) Statutory laws and regulations

4.0 FOUNDATIONS/BUILDING WORKS

- a) Site Preparations:
All topsoil remove from site is to be carted to and dispose of at a nominate point (Lot 30) within the subdivision advised by Te Rapa Gateway, any topsoil required for the landscaping will be stored on the adjacent sections for use when required.

All excavated material from the site will be carted and dumped at a nominate point (Lot 31) within the subdivision for use by others.

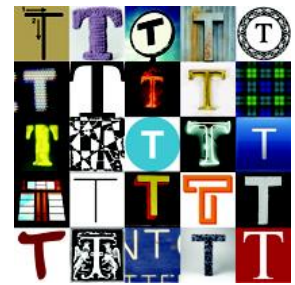
- b) Substructure:
Shall be to specific design by geotech engineer refer to above scope with regards to costs associated with this works
- c) Foundations:
Reinforced concrete to Engineers specific designs.

Engineer designed piled foundations to southern most located building due to additional geotechnical investigations.

5.0 FLOOR SLAB

Warehouse

- a) Thickness:
150mm thick reinforced (minimum) 30Mpa concrete floor on DPC on substructure to a design load of 10KPa
- b) Reinforcing:
As per engineers design



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- c) Flatness / Dust Free:
Flatness of floor to be within tolerances specified in NZS3109
- d) Joints:
Saw cut joints as specified by engineer.

Office/Amenities

- a) Ground Floor:
100mm thick reinforced 20Mpa concrete with 665 HRC mesh on 150mm (minimum) compacted hardfill with polythene waterproofing membrane.
- b) First Floor:
Proprietary reinforced concrete floor or Xlam cross laminated supported on structural steel and/or reinforced concrete beams and columns and/or timber frame to a design load of 3KPa.

6.0 STRUCTURE

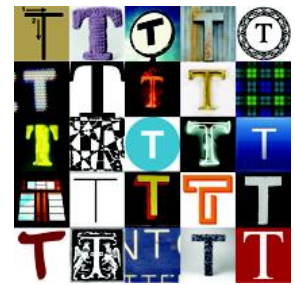
- a) Warehouse and canopy shall be structural steel or cold rolled FormSteel.
- b) Structural steel protected with zinc silicate or equivalent where exposed to the elements
- c) Clear span warehouse

7.0 ROOF

- a) Roofing:
0.55 gauge colorsteel roofing or equivalent fixed over building paper over white sicalation and wire netting with flashings to match.
- b) Eaves Gutters:
Eaves gutters shall be 'Brownbuilt Coloursteel' or similar gutters with galvanised support brackets. Gutters to the warehouse are to be external of the building and incorporate overflow pipes.
- c) Downpipes:
Downpipes generally shall be constructed with PVC pressure pipe painted fixed with galvanized steel wall brackets.
- d) Roof-lights:
Warehouse roof lights shall be 'Durolite F' or equal approved glass reinforced translucent sheeting to match roof profile with minimum area of 15% of the roof area.
- e) Canopy:
Canopy to the warehouse shall be constructed with a steel frame and roofed with 0.55mm colorsteel roofing including underside for bird proofing.

8.0 EXTERNAL WALLS AND EXTERNAL FINISH

- a) Warehouse:
To be constructed from precast panel or longrun prefinished metal cladding s indicated on the drawings
- b) Office Walls:
Exterior walls shall be pre-finished long-run cladding or other finishes as indicated on the drawings with aluminum framed windows fixed to timber framed structure.



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- c) External office walls to have R2.4 insulation

9.0 EXTERIOR WINDOWS AND DOORS

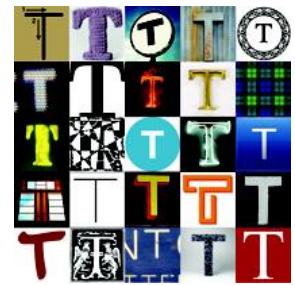
- a) Windows:
Windows generally shall be colour powder coated commercial aluminum joinery with tinted single glazing. Glass thickness to be weight for size. Level 1 windows are to have opening sashes on restrictor stays
- b) Main entry doors:
Aluminum framed main entry door complete with door closures and clear safety glass.
- c) Personnel and Egress Doors:
Personnel and egress doors, if required, generally shall be purpose built exterior type aluminium with solid infill panels.
- d) Roller Shutters:
Roller shutter door shall be motorised with powdercoat finish. Doors to incorporate a manual override function, complete with bird brush for bird proofing.

10.0 PARTITIONS AND INTERNAL WALLS

- a) Partitions Generally:
Partitions generally shall be timber or steel stud lined with 13mm gib board, to the internal face of office space and 12mm plywood to the warehouse side.
- b) Firewalls:
Walls required to be fire rated shall be constructed to meet with regulatory requirements.
- c) Amenities
Timber framed or steel stud lined with 13mm gib board and finished with timber skirting's and architrave's.
- d) Walls between office space and warehouse to have R2.4 insulation

11.0 INTERNAL DOORS & WINDOWS:

- a) Doors:
Office and Amenities – 1980x810 foam filled doors with paint finish.
- b) Door frames:
Door frames and architrave's shall be timber for paint finish or aluminum.
- c) Fire Doors and Frames:
Doors required to be fire rated shall be constructed to meet all regulatory requirements.
- d) Door Hardware:
Lockwood 570 Series locks, Legge Pacific Alpha furniture and 100mm FBA fixed pin hinges or equivalent. Smoke stop doors and doors to toilet isolation lobbies shall be fitted with 'Dorma' or equal approved surface mounted closers.
- e) Internal windows between office space and warehouse to meet the designed fire rating requirements will be provided as follows:
 - i. Ground Floor - 1No per unit no larger than 1000mm wide x 1000mm high
 - Level 1 – 1No per unit no larger than 1600mm wide x 1000mm high



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12.0 FLOOR FINISHES

- a) Office:
Direct stick commercial grade carpet tiles.
- b) Amenities:
Amenity areas shall be finished with selected commercial grade vinyl.
- c) Main Entry:
Coral Tread Entrance Mat.
- d) Stairs:
Direct stuck commercial grade carpet tiles.
Non- Slip anodized Treadsafe stair nosing or equal approved.

13.0 WALL FINISHES

- a) Warehouse:
Warehouse walls shall be generally be unlined and unpainted. Steelwork shall be factory prime paint finish.
- b) Office / Amenities Area:
Area shall be gib lined, to a F4 paint finish.

14.0 CEILINGS

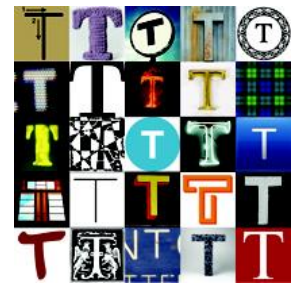
- a) Office:
1200 x 600mm proprietary ceiling grid with mineral fibre tiles.
- b) Amenities to be proprietary metal grid with plasterboard finish
- c) Ceiling to office above L1 to have R2.4 insulation

15.0 AMENITIES

- a) Toilets with wash hand basins
- b) Male and female toilet suites will be provided with paraplegic toilets in compliance with relevant codes.
- c) Toilet entry doors with be provided with a latch set and arrow surface mounted closer
- d) Toilet suites provided with Fowler Trio Pack or equal wall mounted vitreous china wc pans with Caroma or double flap solid plastic seats.
- e) Wall mounted vitreous china hand basins with mixer style tap and full width mirrors over.

16.0 INTERNAL DECOTRATION

- a) Office
 - Concrete: Strapped and lined with gibraltar board
 - Gibraltar Board: Three coat acrylic paint finish
 - Timber Doors: Three coat enamel paint finished
 - Timber Trim: Three coat enamel paint finished
 - Plywood: Clear sealed



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17.0 EXTERNAL DECORATION

- a) Outline external decoration:

Exposed Steelwork: One coat primer, one undercoat and one finish coat gloss enamel

Office Cladding: Longrun

- b) Colour scheme for building to be finalised later

18.0 PLUMBING

- a) Fittings shall be as specified or equal approved:

W.C pans: White vitreous china mounted

W.C Cisterns: Wall mounted concealed cistern with dual flush

Vanity Basins: Wall mounted proprietary cupboard unit

Hotwater cylinder: Mains pressure hot water cylinder

- b) Taps:

Taps and control valves shall generally be Methven 'Clementine' or equal approved with c.p finish and c.p finished capstans. Each fitting will be complete with separate hot and cold water taps.

- c) Hot Water Supply:

Hot water supply shall be sized to suit mains pressure HWC complete with pressure relief valve.

- d) Sanitary and Waste:

All plumbing and installation shall be in accordance with the NZ drainage and Plumbing Regulations and the Local Authority Inspector. All sanitary and waste pipework shall be PVC. All pipework beneath concrete floor shall be copper.

- e) Provision shall be made for connections for toilet facilities to level 1 office space only.

19.0 DRAINAGE

- a) Foulwater and stormwater drains shall be installed and connected to mains as required by NZ Plumbing and Drainage Regulations and to the requirements of the Local Authority Building Inspector.

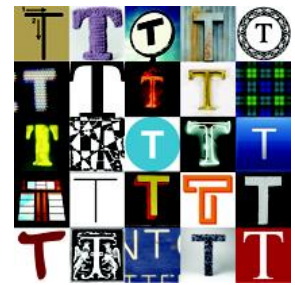
20.0 WATER SUPPLY

- a) 20mm water main and check meter connected to Council supply to reticulate the building. Reticulation to sinks, hand basins, cleaners sink through to the hot water cylinder.

21.0 ELECTRICAL

- a) Main Supply:
100 amp 3 phase supply to each tenancy

- b) Distribution Boards:
Suitable for 100 amp supply



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- c) Lighting:
Office lighting shall be Thorn recessed LED trofferpackfittings to provide a level of 450 lux.

Warehouse to be fitted with Thorn high bay LED light fittings to provide lighting level of 300 lux.

Recessed down lights or equivalent will be provided to the toilets, public and common areas to provide lighting level of 300 lux.

Exterior lighting to each entry to provide a lighting level of 150 lux

All lux levels to be measured at 1m above FFL
- d) Power:
2No. Single phase double power points on a ratio of 1:15m² of rentable office area.
- e) Telephone/Data Reticulation:
The building will served with a trunk telephone duct and draw cable to a central junction point in the office area terminating at a suitable demarcation point. Trunk connection and reticulations within the tenancy together with telephone rental equipment is the responsibility of the lessee.
- f) Miscellaneous Power Reticulation to the following:
Hotwater Cylinder
Extract System
Motorised roller shutter doors
Dishwasher (unit supplied by the Lessee)
Waste master (unit supplied by the Lessee)
Fridge (unit supplied by the Lessee)
Microwave (unit supplied by the Lessee)

22.0 MECHANICAL SYSTEM

- a) Mechanical extract to meet building code to amenities
- b) Ceiling cassette air conditioning to 2No office spaces per unit
- c) Mechanical ventilation to 2No office spaces per unit

23.0 FIRE PROTECTION

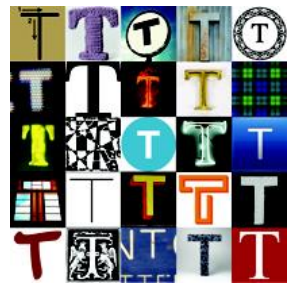
- a) Fire Alarm system to meet the building code as specified by the fire design engineer

23.0 EXTERNAL WORKS / SITE WORKS

- a) Car park and Traffic Areas

40mm Hotmix on 150mm GAP 40 base course on 150mm GAP 65 base course to carpark, maneuvering and road areas. Directional arrows and carpark lines painted in NRB road paint.
- b) Kerbs

Precast kerbs to edges of Hotmix areas. Concrete thickened to 200mm at edge
- c) Cesspits



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Concrete cesspits shall be constructed as required to all sealed areas, fitted with enviropods if required and connected to stormwater drainage systems.

- d) Landscaping:
Fully landscaped site.
- e) Crossings:
Heavy-duty footpath crossing to vehicles entry.

24.0 SUNDRIES

- a) Kitchen
Proprietary kitchenette is provided
- b) Internal Signage:
The building shall be provided with signage to indicate toilets, fire exits and all statutory signage.

25.0 CONTINGENCY

A contingency sum of \$40,000 has been included in the design and build contract to cover contractors risk relating to the following:

1. Completion of develop and detail design process and any cost relating to budget over runs as a result of subcontract tendering, and detailed measures of the project on completion of the design.
2. Design issues encountered or circumstances which arise that are beyond contractors control during the construction phase.

Fosters will report against expenditure of the contingency sum to Te Rapa Gateway through to the completion of the contract. The contingency sum may be used for additional scope requirements the Te Rapa gateway may request once there is comfort full expenditure of the contingency sum will not be required for the design and construction contract, any remaining value will be credited from the final claim.

26.0 EXCLUSIONS

The following work is excluded from the works.

- Telecommunication system including all hardware and cabling
- Computing facility including all ducting and data cabling
- Computer room raised floor and wiring
- Furniture, counter and work stations
- Demountable Office Partitions
- Specialist computer power supply
- Reception area, counter and feature lighting fittings
- Lessee signage
- Lockers and built cabinets.
- Racking and Storage
- Telecommunication systems beyond the demarcation point.
- Special Floor coverings
- Security system
- Fire sprinkler system
- Local infrastructure upgrade (power including transformer, water supplies, stormwater and waste water)
- Resource consent and associated fees
- Development Contributions