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outline specification

te rapa industrial – STAGE 2

20.08.18

1.0 PREAMBLE

This outline specification is a guide to the extent of works which shall be provided and paid for by the landlord.

2.0 SCOPE OF WORKS

The works comprise the construction of a minimum 6.5 metre high 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

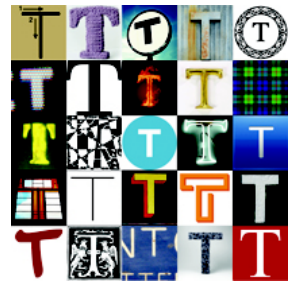
4.0 FOUNDATIONS/BUILDING WORKS

- a) Site Preparations:
Clear all vegetation. Strip and cart away excess topsoil from site. Excavate/fill as required to form building and car-park platforms. Cart away excess excavation material.
- b) Substructure:
Lay compacted minimum 150mm hardfill to building platform area as necessary to comply with structural requirements.
- c) Foundations:
Reinforced concrete to Engineers specific designs.

5.0 FLOOR SLAB

Warehouse

- a) Thickness:
150mm thick reinforced (minimum) 30Mpa concrete floor on DPC on (minimum) 200mm compacted base course.
- b) Reinforcing:
663 HRC Mesh or similar.
- c) Flatness / Dust Free:
Flatness of floor to be within tolerances specified in NZS3109
- d) Joints:



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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 supported on structural steel and/or reinforced concrete beams and columns.

6.0 STRUCTURE

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

7.0 ROOF

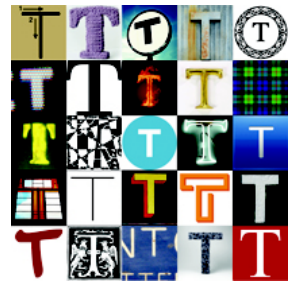
- a) Roofing:
0.55 roofing or equivalent fixed over building paper over white sicalation and wire netting with flashings to match.
- b) Eaves Gutters:
Eaves gutters shall be 'Brownbuilt Coloursteel' or similar gutters with galvanised support brackets. Gutters to the warehouse are to be external of the building and incorporate overflow pipes.
- c) Downpipes:
Downpipes generally shall be constructed with PVC pressure pipe 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 galvanized roofing.

8.0 EXTERNAL WALLS AND EXTERNAL FINISH

- a) Warehouse:
3m high walls with long-run. Firewall between Warehouse and office shall comply with fire requirements.
- b) Office Walls:
Exterior walls shall be pre-finished long-run cladding or finishes with aluminum framed windows fixed to timber framed structure.

9.0 EXTERIOR WINDOWS AND DOORS

- a) Windows:
Windows generally shall be colour powder coated commercial aluminum joinery with tinted glazing. Glass thickness to be weight for size



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- 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.
- d) Roller Shutters:
Roller shutter door shall be galvanised leaf doors with motorised operation with factory finished enamel paint finish. Doors to incorporate a manual override function.

10.0 PARTITIONS AND INTERNAL WALLS

- a) Partitions Generally:
Partitions generally shall be timber or steel stud lined with 9.5mm gib board.
- 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 gib board and finished with timber skirting's and architrave's.

11.0 INTERNAL DOORS:

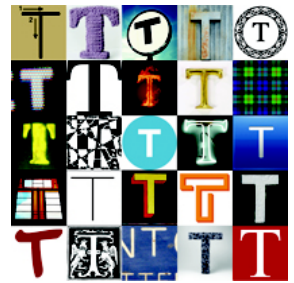
- a) Doors:
Office and Amenities – 1980x810 hollow core doors with paint finish.
- b) Door frames:
Door frames and architrave's shall be timber for paint finish or aluminum.
- c) Fire Doors and Frames:
Doors required to be fire rated shall be constructed to meet all regulatory requirements.
- d) Door 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.

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:



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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.

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 will 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) Formica or equal clad 300mm wide vanity units will be provided with semi recessed vitreous china basins with full width mirrors over.

16.0 INTERNAL DECORATION

- 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

17.0 EXTERNAL DECORATION

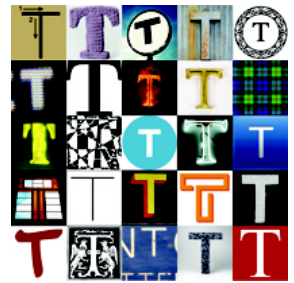
- a) Outline external decoration:
 - Steelwork: One coat primer, one undercoat and one finish coat gloss enamel
 - Office Cladding: Longrun
- b) Colour scheme for building to be finalised later

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:



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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.

19.0 DRAINAGE

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

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.

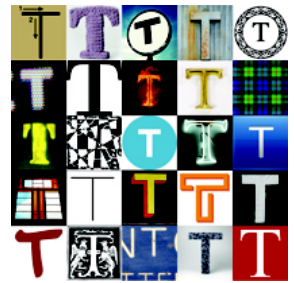
21.0 ELECTRICAL

- a) Main Supply:
To be confirmed
- b) Distribution Boards:
To be confirmed
- c) Lighting:
Office lighting shall be recessed fluorescent T5 fittings to provided a level of 450 lux with standard 1200 x 600 pan fittings.

Warehouse to be fitted with high bay light fittings.

Recessed down lights or equivalent will be provided to the toilets, public and common areas.

Exterior lighting to each entry
- 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 Cyclinder
Extract System
Motorised roller shutter doors
Dishwasher (unit supplied by the Lessee)



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Waste master (unit supplied by the Lessee)
Fridge (unit supplied by the Lessee)
Microwave (unit supplied by the Lessee)

22.0 EXTERNAL WORKS / SITE WORKS

a) Car park and Traffic Areas

25mm 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

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

d) Landscaping: Fully landscaped site.

e) Crossings: Heavy-duty footpath crossing to vehicles entry.

23.0 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.

24.0 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



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