

**Lot 18, Te Rapa Gateway Development, Te Rapa, Hamilton**  
**OUTLINE SPECIFICATION**  
**Version 1.0: 3 October 2018**

**1.0 GENERAL**

- 1.1 Document Control. This outline specification is to be read in conjunction with the following drawings: eclipse architecture B&L Plan dated 8/8/18.
- 1.2 Location is Lot 18, Clem Newby Drive, Te Rapa Gateway, Hamilton. Approx. 2,369m<sup>2</sup> land area.

**2.0 MATERIALS AND WORKMANSHIP**

- 2.1 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:
- The NZ Building Act
  - Local Authority Bylaws
  - NZ Building Code: Acceptable Solutions
  - Health and Safety and the Employment Act
  - Appropriate NZ Standards
  - Statutory laws and regulations

**3.0 PROJECT OUTLINE**

- 3.1 The site is approximately 2,369 which consist of the following:  
**Lot 18:**
- Site Area - circa 2,369m<sup>2</sup>
  - Warehouse - 1060m<sup>2</sup>
  - Office – 248m<sup>2</sup>
  - Canopy 248m<sup>2</sup>
  - Parking – 14 spaces (subject to final design approval)
- 3.2 Warehouse:
- a. Lot 18 – Circa 2,369m<sup>2</sup> – 1060m<sup>2</sup> Warehouse.
  - b. Interior height approximately 9.0m under purlin at knee.
  - c. Floor slab to be designed in accordance with loadings as per drawings or thickness specified.
- 3.3 Offices and amenities approximately 2.7m stud height below ceilings.
- 3.4 Office area approximately – 248m<sup>2</sup>

3.5 Site Works – pavement to be designed for heavy duty use.

#### **4.0 SITE**

4.1 Cleared site with services capped and located at boundaries.

#### **5.0 EXCAVATION**

5.1 Excavate to required levels and remove surplus material from site.

5.2 Excavate to form column foundations.

5.3 Excavate to form perimeter foundations.

#### **6.0 GROUND REMEDIATION**

6.1 Backfill excavated site with engineered fill in accordance with the engineer's instructions.

#### **7.0 CONCRETE WORK AND PRE-CAST PANELS**

7.1 Reinforced Mass concrete foundations to suit building structure.

7.2 30MPa reinforced concrete in pads, floor slab and thickening of floor slab (Canopy slab 175mm thick, warehouse slab 175mm thick, office slab 125mm thick). Subject to developers engineers final design.

7.3 Saw cuts around all columns and at 5 metre interval in both directions for the floor slab.

7.4 We have allowed to construct the office first floor out of Comflor Tray Deck, including for the supply, installation of all Tray Deck, concrete topping, reinforcing, all associated trims, formwork, castings and propping.

7.5 Precast concrete walls to all ground perimeter walls (150mm unless otherwise specified by the fire engineer):

- Warehouse - Supply and install 150mm thick precast panels to all external walls (Heights as required by Fire Report).
- Office walls – Exterior walls shall be precast concrete, integrated with aluminium framed windows and selected cladding system plus allowance for some architectural finish to office precast walls).

7.6 Ground floor slabs to be laid on 1 layer of 0.25 micron Polythene.

7.7 Concrete slabs to be saw cut to comply with NZBC. No sealed joints.

7.8 Minimum 150mm compacted hard fill under all ground floor slabs.

7.9 Sealant to both sides of pre-cast walls.

#### **8.0 STRUCTURAL STEEL**

8.1 Structural steel generally comprises UC/UB columns and rafters. Allow for bolted connections (to minimise on-site welding).

- 8.2 All structural steel blasted to SA2.5 and primed with inorganic zinc primer DFT75. Topcoat all visible steel work.
- 8.3 Cold rolled steel purlins and girts. All purlins and girts Z275 zinc coated. (Z450 to loading canopy purlins, if any).

## **9.0 METAL ROOFING AND CLADDING**

- 9.1 Warehouse and Office:
- a. 0.55mm coloursteel roofing or equivalent fixed over building paper over white sicalation and wire netting with flashings to match.
  - b. Alsynite clearlite roof lights to approximately 10% of the Warehouse roof area.
  - c. 0.55mm Colorcote flashing's to provide a weathertight building.
  - d. Colorcote 125 industrial eaves gutters.
  - e. Colorcote rainwater heads to painted PVC downpipes fixed to warehouse wall taken to ground level.
  - f. Allow for flashings to ventilators if required. Timber trimmers with roof underlay to run over the top of the trimmer and 0.55 coloursteel back flashings.
  - g. 0.40mm coloursteel vertical laid cladding fixed to girts to Warehouse external walls as per drawings. Bottom of cladding fixed to galvanised folded plate fixed to concrete panel (through each trough). Allow for cavity closer.
  - h. Calder Stewart Euro-tray or equivalent wall cladding to front facade of offices as per drawings. Laid over solid ply sarking complete with associated fixings and flashings.
- 9.2 Ladder access and walkway to roof access not applicable.

## **10.0 ALUMINIUM JOINERY**

- 10.1 Powder coated commercial aluminium joinery to front façade of offices.
- 10.2 1 No. aluminium automatic entry double doors for office as per drawings with glazed exterior canopy over.
- 10.3 Clear Double glazing to all external glazed areas.

## **11.0 CARPENTRY AND JOINERY**

- 11.1 Aluminium (or similar) clad solid core external egress doors in matching frames with powdercoat finish. (Egress doors 1980 x 910mm wide)

11.2 Internal doors:

- a. All interior doors 1980 x 810mm wide.
- b. Hollow core interior doors with paint finish in timber reveals to Office to Warehouse (complete with latch/locksets and door closers where required). Prepared for electronic locking systems.
- c. Hollow core timber cavity slider to accessible toilet (complete with accessible privacy set).
- d. Timber hollow core doors with paint finish to all internal areas.

11.3 All hardware commercial grade SCP finishes. Door closers to all exterior doors.

11.4 Internal partition walls:

- a. Toilets – 90 x 45 timber framing at 600 centres with fibreglass batts to walls (for acoustic purposes) lined with 10mm Gib board with paint finish (Aqualine to accessible toilet and shower).
- b. Generally
  - Steel partitions or timber framing to all internal office walls, with 13mm Gib board linings and paint finish to form the areas shown on the office plans (fire rated gib board linings if required by Fire Engineers Report).
  - Allow for fibreglass batts (for acoustic purposes) to all internal walls.

## 12.0 WALL FINISHES

12.1 Warehouse - Warehouse walls shall generally be unlined and unpainted. Steelwork shall be factory prime paint finish.

12.2 Office / Amenities Area - Area shall be gib lined, to a level 4 paint finish.

## 13.0 INTERNAL DECORATION

### Office

- Concrete – Strapped and lined with gib. Board.
- Gib Board – Three coat acrylic paint finish.
- Timber Doors - Three coat enamel paint finish.
- Timber Trim - Three coat enamel paint finish.

## 14.0 EXTERNAL DECORATION

### Outline external decoration

- Steelwork – One coat primer, one undercoat and one finish coat gloss enamel.
- Warehouse – Natural (unpainted) precast concrete panel walls with selected Colourcote metal cladding over DHS girts.
- Office Cladding – Selected Colorcote Eurotray on timber frame precast panels (as per architectural plans/elevations).
- Colour scheme for building to be finalised later.

## **15.0 CEILINGS**

- 15.1 Mineral fibre tile in 600 x 1200 exposed seismic grade suspended grid to open plan office.
- 15.2 13mm Gib board lining on suspended steel grid to toilets and stairs (Aqualine to accessible toilet and showers) at 2.70m.

## **16.0 METALWORK**

- 16.1 Fixed concrete filled steel bollards to inside and outside of all Warehouse roller/sliding doors (4 No. per door), size 175mm dia. x 1200mm high.
- 16.2 All bollards to be finished in safety yellow paint finish or equivalent.
- 16.3 Downpipe protectors to all external gutters in high trafficable areas.
- 16.4 Aluminium Balustrading to stair case.
- 16.5 Security gates will be double chain-link black powder coated manual gates as per drawings.

## **17.0 ELECTRICAL AND DATA**

- 17.1 Mains Supply - A 3 phase 100-amp underground supply from Power Authority main shall be provided to The Main Distribution Board (MOB) and 1<sup>st</sup> floor office Sub Distribution board.
- 17.2 Distribution Boards - Distribution Boards shall be provided to allow for sufficient capacity to supply to a normal office requirement. They shall have sheet metal cabinets complete with MCB's with metering facilities to local supply authority standards.
- 17.3 Lighting - Office lighting shall be recessed Thorn flat panel LED 1200 x 600mm 5540 lumens. Warehouse to be fitted with Thorn HiPak LED high bay luminaire with wide beam optic providing 19980 lumens. Recessed Thorn Cetus LED down lights will be provided to the toilets and common areas.
- 17.4 Power - 2 No. Single phase double power points on a ratio of 1:10m<sup>2</sup> of rentable office area.
- 17.5 Telephone/Data Reticulation - The building will be 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

reticulation within the tenancy together with telephone rental equipment is the responsibility of the Lessee.

- Miscellaneous Power Reticulation to the following:
- Hot Water 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)

## **18.0 FIRE PROTECTION**

- 18.1 Fire design completed by way of alternative verification method VM2, to eliminate the requirement for sprinklers. ( this is TBC )
- 18.2 Fire alarm to NZS requirements.
- 18.3 Emergency lighting to NZBC requirements.

## **19.0 MECHANICAL SERVICES**

- 19.1 Office area only will have split system with heat pumps fully ducted and zoned, incorporating outside air condensers with indoor handlers and evaporator (or equivalent system).
- 19.2 Indoor conditions at 22 degrees+/- 1.5 degrees. Humidity not exceed 60% RH in summer. These conditions subject to outside design conditions of 25 deg. DB and 21 deg. WB in summer and a 7 deg. DB for winter.
- 19.3 7 day, 24 hour time clock.
- 19.4 Ventilation to NZBC if required.
- 19.5 Extracts to toilets and shower.

## **20.0 SANITARY PLUMBING AMENITIES**

- 20.1 Toilets with wash hand basins. Accessible toilet with shower.
- 20.2 Toilet suites will be provided with paraplegic toilets in compliance with relevant codes.
- 20.3 Toilet suites to be floor mounted vitreous china wc pans with Caroma or double flap solid plastic seats or similar approved.
- 20.4 Wash hand basin will be incorporated within a wall hung proprietary unit, Nebo Wall 450 or similar approved.
- 20.5 Fittings shall be as specified or equal approved
- 20.6 W.C. Pans – White vitreous china floor mounted

- 20.7 W.C. Cisterns – Wall mounted concealed cistern with dual flush
- 20.8 Vanity Basins – White vitreous china
- 20.9 Hotwater Cylinder – Mains pressure hot water cylinder
- 20.10 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.
- 20.11 Hotwater Supply - Hot water supply shall be sized to suit mains pressure HWC complete with pressure relief valve.
- 20.12 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.

## **21.0 DRAINAGE**

- 21.1 Soak pits 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.
- 21.2 External surface water drainage to warehouse.

## **22.0 WATER MAINS**

- 22.1 20mm water main and meter connected to Council supply to reticulate the building. Reticulation to sinks and hand basins through to the hot water cylinder.

## **23.0 ROLLER SHUTTER DOORS**

- 23.1 2 No 5.0m wide x 5.0m high powder coated motorised (3 Phase) roller shutter doors complete with wind lock guides.

## **24.0 FLOOR COVERINGS**

- 24.1 Office - Direct stick commercial grade carpet tile.
- 24.2 Amenities - Amenity areas shall be finished with selected commercial grade vinyl.
- 24.3 Main Entry - Coral Tread Entrance Mat.
- 24.4 Stairs - Direct stuck commercial grade carpet tiles. Non slip anodized Treadsafe stair nosing's or equal approved.

## **25.0 SITEWORKS**

- 25.1 Car park and Traffic Areas – 175mm 40mpa concrete with SE82 mesh on 200mm GAP 40/65 base course to carpark, manoeuvring and road areas. Carpark lines painted in NRB road paint.

- 25.2 Kerbs - Precast kerbs to perimeter. Concrete thickened to 200mm at edge.
- 25.3 Cess pits - Concrete cesspits shall be constructed as required to all sealed areas, fitted with enviropods and connected to stormwater drainage systems.
- 25.4 Landscaping – Topsoil and grass seeding only. Planting in accordance with minimum requirements of CDP.
- 25.5 Crossings - Heavy-duty footpath crossings to vehicles entry.
- 25.6 Fencing – 2 x Manual Gates (either sliding or swing at developers election) to secure yard, 50mm diamond chain perimeter fence painted black.
- 25.7 Make good footpath to suit new works.

## **26.0 SUNDRIES**

- 26.1 Kitchen - Proprietary kitchenette is provided, complete with stainless steel sink insert, cupboards, drawers and provision for dishwasher (whiteware by others) melamine or similar, formica top or similar, colours from standard colour range, to be advised.
- 26.2 Internal Signage - The building shall be provided with signage to indicate toilets, fire exits and all statutory signage.

## **27.0 EXCLUSIONS**

- 27.1 The following work is excluded from the works.
- 27.2 Telecommunication system including all hardware and cabling.
- 27.3 Computing facility including all ducting and data cabling. Computer room raised floor and wiring.
- 27.4 Furniture, counters and work stations.
- 27.5 Demountable Office Partitions.
- 27.6 Specialist computer power supply.
- 27.7 Reception area, counter & feature light fittings.
- 27.8 Lessee signage.
- 27.9 Lockers and built in cabinets.
- 27.10 Racking and Storage.
- 27.11 Telecommunication systems beyond the demarcation point.



- 27.12 Special Floor Coverings.
- 27.13 Security System.
- 27.14 Fire sprinkler system.
- 27.15 Security.
- 27.16 PA and MATV.
- 27.17 Emergency generator & circuits.
- 27.18 Building protection from users unless noted otherwise.
- 27.19 Insulation above NZBC requirements.
- 27.20 Signage other than NZBC requirements.
- 27.21 Handheld fire extinguishers and hose reels.
- 27.22 Trade waste requirements.
- 27.23 Roof access, walkways or fall restraint systems.
- 27.24 Whiteware.