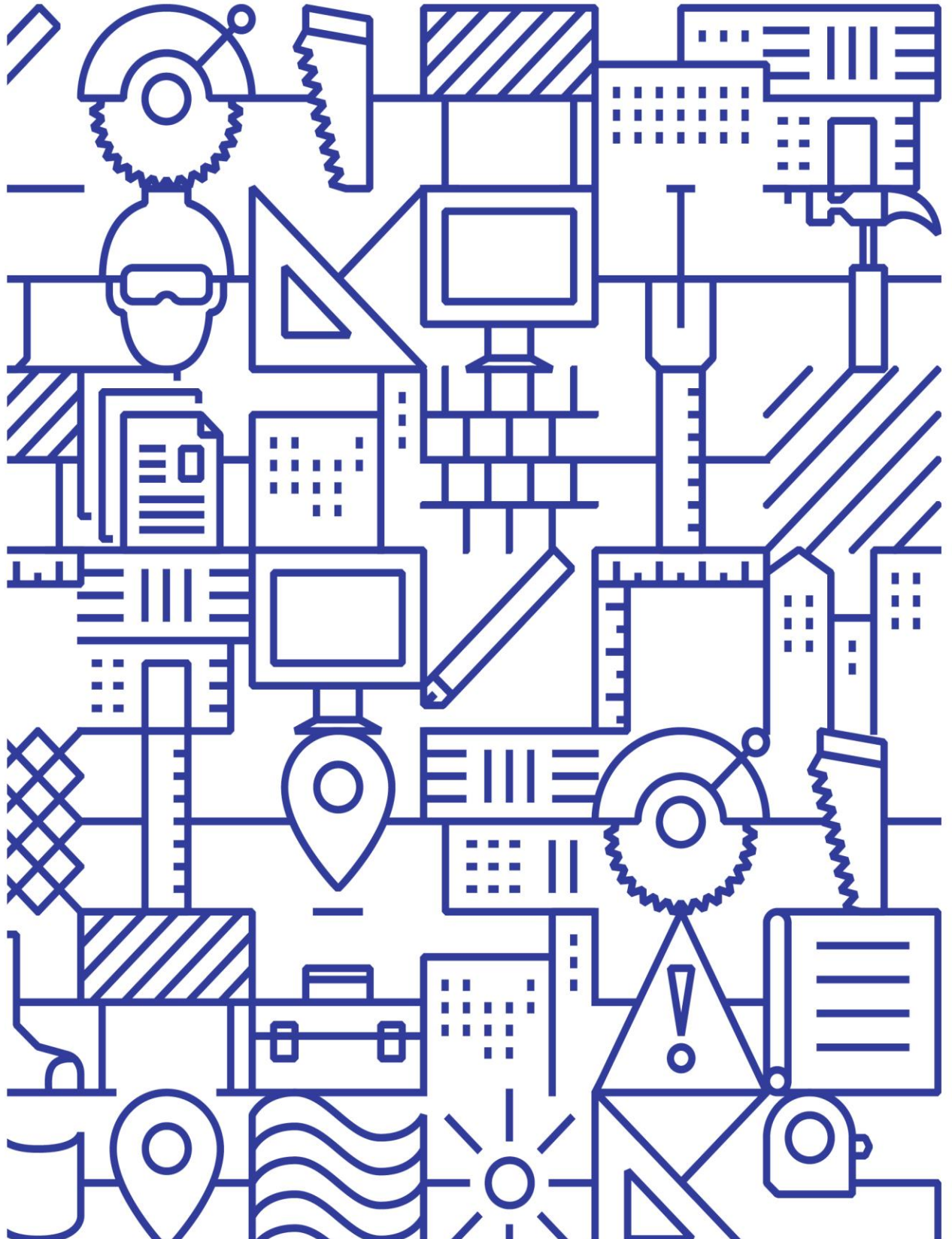


# 59 Dalgety Drive Base Build Refurbishment

Outline Specification rev1  
10 September, 2019



## OUTLINE SPECIFICATION 59 Dalgety Drive, Wiri

Revision 1 – dated 10  
September, 2019

### 1. Outline Scope of Works

#### The Site

The site is located at 59 Dalgety Drive, Wiri. The building is currently not in use and has previously been operating as a food processing plant.

The building currently includes front office space of approx. 850msq (including toilet and kitchen facilities), and warehouse space of approx. 6315msq. The exterior is made up of 400msq canopy space to the northern aspect, car-parking to the front of building and vehicle access to both northern and southern entrances to the building. Vehicle access is not linked. The rear of the site is empty unused grassed area.

#### Scope of Works – Warehouse Base Build Refurbishment Works

The works includes the design and construction to form base build layout and services to more effectively utilize the existing warehouse space. Of significance is the removal of internal processing and storage areas, and slab improvements to form an open plan warehouse space. The office area is to be refurbished and downsized to give a much more economical use of space.

Externally it is intended to improve vehicle access by linking the northern and southern access ways to enable circular movement. This also includes the demolition of the current rear chiller and increasing the rear paved area.

The broad scope of the construction will be the significant decommissioning of current services and demolition of current fixed ceiling and structures within to accommodate the newly designed layouts. Construction works will be largely reconfiguring layouts for office space and improvements to slab and opening as required. It will include also a complete installation of new compliant base build services to the warehouse area.

The Outline Specification has been divided into the following sections with associated subsections, as follows:

- Demolition and Decommissioning
- Building Works
- Services and Auxiliary items
- Exclusions

This scope of work has been developed based on the preliminary Bulk and Location design by the consultant team and input from the client. The following documentation has formed the basis for this outline specification revision:

- T+ Architects Bulk & Location design – 9/7/19
- H&R Slab Improvements/Scope mark-up – 26/8/19

- Asbestos Report – Maynard Marks Asbestos Management Plan, March 2017

The following outline specification in conjunction with attached floor plan, define the works to be undertaken.

### Materials and Workmanship

The proposed works shall comply with the following requirements:

- a) Statutory laws and regulation
- b) The Building Act
- c) Local Authority Bylaws
- d) New Zealand Building Code: Acceptable Solutions
- e) Health & Safety & Employment Act
- f) Appropriate NZ Standards

## 2. Demolition and Decommissioning

### 2.1 – Fire, Electrical, Mechanical, Plumbing

The current service systems are to be decommissioned ahead of demolition works to remove internal structures.

- Fire Sprinkler system removed to be replaced with new compliant system
- Mechanical plant removed for new upgraded system
- Current lighting system to be removed for upgraded replacement system
- Plumbing to existing facilities to be removed – new installed to new locations
- Drainage – existing drainage system in warehouse slab to be made redundant to allow for new level warehouse slab

### 2.2 – Demolition

Demolition works will include the following

- Removal of office partitions to make allowance for open plan design

- Deconstruction of existing toilet and change room facilities to allow for increased warehouse space
- Removal of all internal warehouse ancillary offices, mezzanines & walkways, partitions and chiller rooms to create open space warehouse
- Removal of concrete nibs and ramps currently servicing chiller / food processing areas
- Removal of existing bollards and barriers currently servicing internal structures
- Removal of rear chiller room to allow for increased yard space
- Removal of services located on roof of warehouse and ancillary structure (“oven room”)
- Removal of existing kerbing to rear of site to allow for increased yard space

No allowance has been made to remove owner service plant

### 2.3 – Asbestos Remediation

As per Maynard Mark Asbestos Risk Management Plan (March 2017)

- Asbestos detected within the following areas and noted as “Very Low Risk”
  - Boiler room
  - CIP room
  - Plant room
  - Restricted room behind main oven
- Noted areas recommended to be removed/repaired if damaged in accordance with current standards.

## 3. Building Works

### 3.1 – Structure

- Existing warehouse structure
  - Steel structure with truss system

- Blockwork perimeter structure, on strip and pad footings
  - Concrete slab on grade (assumed)
  - Iron envelope; cladding and roofing
- Existing office is a low level light-weight structure with ACM paneling as primary cladding with aluminum joinery.
- Proposed new structures
  - Current ramped yard at Northern elevation to be filled for level yard to service current canopy area
  - Extension of canopy to Northern elevation for new inward/outward goods area.
  - New roller shutter doors at rear of site – trimmed structure required within wall
  - Slab overlay to warehouse – Conslab design & build

### 3.2 – Doors

- X2 New rear Roller Shutter Doors
- New Roller Shutter Doors to Northern Canopy area to suit new levels and access way

### 3.3 – Cladding & Envelope

- To remain unchanged, with make good required only to areas affected by demolition works, or where services have been removed. Rear of warehouse will require closing in following demolition of chiller.
- New canopy to Northern elevation over proposed re-developed yard area

### 3.4 – Roof

- Current roof structure is formed by steel truss sections with iron cladding with 7 degree pitch (curved apex)
- No clear-lite system for natural light benefit
- Clear height of warehouse to underside of truss at knee is 6.5m, approx. 8.5m at apex.

- Warehouse roof to remain unchanged with exception of required improvements following service decommissioning / demolition.
- Ancillary structure (current “oven room”) to have roof replaced with like materials – iron long-run roofing
- New canopy to have new roof with like materials to existing – iron long-run

### 3.5 – Floor

- Significant works are required to bring the warehouse slab to an even and flat grade surface. Existing drainage and services will be removed and decommissioned.
- New slab to be designed and built by Conslab – assumed overlay slab
- Final warehouse slab to be slab on grade with dust proof finish
- No change to office and Workshop slabs
- No line marking

### 3.7 – Site and Civil works

- The existing site has access to both Northern (servicing canopy) and Southern (servicing workshop area) aspects of the building, with a carpark at front of building.
- The rear of the site is grassed and unused.
- Proposed civil works to include
  - Infill areas to existing yard at Northern (canopy) and Eastern aspects to form concrete yard areas
  - Extended rear site to allow for truck access, loading and turning. Surface to be concrete yard surface.
  - Access ways to be connected to give the site full circular vehicle access
  - Drainage works to be incorporated into new design of access ways and site.

- Front of site is to remain unchanged and dedicated to car parking.

## 4. Services and Auxiliary items

To suit open plan warehouse base build layout only, tenant specialized fittings, layouts and requirements to be further included if required.

### 4.1 – Electrical

- Emergency lighting as required to meet NZBC compliance and reflect Fire Connects preliminary design.
- Design intent
  - Warehouse to have 4 Zones for operation and supply (quadrant).
  - Supply – x1 mains distribution board, x4 sub-mains boards (location to be advised)
  - Zones controlled by individual switching; operational design to enable 50% and 100% lux levels
- New LED Hi-Bay lighting to provide compliant Lux levels for warehouse. 200 lux level of 1m above FFL in open operation warehouse
- 15 single phase power outlets
- Required power supply to service proposed roller shutter doors
- External (yard) lights as per code compliance requirements
- No current sky-lights in existing roof – no proposed installation of new.

### 4.2 – Hydraulic

- Hydraulic design to incorporate new toilet and waste facilities for office area
- No provision for warehouse

### 4.3 – Fire Protection

- Fire services to comply with relevant NZBC compliance

- New sprinkler system throughout warehouse
- Alarm and MCP system
- Existing supply (street main supply) deemed to be sufficient for proposed system and use

#### 4.3 – Mechanical

- Decommissioning of existing mechanical system
- New Ventilation system as required for code compliance
- New office air conditioned system

## 5. Exclusions

The following items are excluded from the scope of works.

- Tenant soft fit-out works to office including appliances, furniture and fittings, workstations, partitions, screens and storage shelving.
- Tenant fit-out to the warehouse (racking, shelving and storage units)
- Removal of Existing Tenants' plant
- Data and telephone cabling, hardware, hubs, racks, PABX etc
- Plant and equipment
- Tenant signage
- Consent / Compliance
- Sanitary disposal systems.
- Rubbish receptacles
- Specialist electrical reticulation or Feature light fittings
- External make-good items including painting, cladding/roofing, yard remedial etc other than what is specified
- Adding Clear-lights to Main Warehouse Roof
- Air conditioning to warehouse building



## Outline Specification

- Automation control of the air conditioning system
- Gas reticulation
- Security system, access control and access gate link.