314 Neilson Street
Te Papapa
New Warehouse /Office Facility

Outline Specification (Base Build)

1/ Outline Scope of Work

1.1 / The Site

The site is located at 314 Neilson Street, Te Papapa, Auckland within an existing industrial lot.

1.2 / Scope of Works

The works includes the design and construction of a warehouse building and office, including canopy, yard areas, carparking and landscaping.

1.3 / 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/ The Building

2.1 / Warehouse

The building is to have an approx. area of 2,000 sq.m.

Top of ridge height to be approx. 12.5m.

Minimum clear operational height in the warehouse of 10.0m to the knee.

The building to consist of a portal structure of steel columns, rafters and purlins in approx. 9.5m bays.

Building will be clear span.

Overall building length is approx. 45.1m from outside face to outside face.

Overall building width is approx. 48.5m from outside face to outside face.

Structural steel members to have appropriate corrosion protection applied

The roof to be clad with Maxispan G550 Colorcote Zinacore or similar roof sheeting, using a base metal thickness of 0.55mm.

Roofing underlay to be installed on the underside of the roof, consisting of white foil on galvanised safety netting

Translucent sheeting to be provided to the roof with approx. 1 sheet every bay.

Roof access safety system including anchor points and safety lines.

Slab

The concrete floor slab to the warehouse will be Fibre or Standard reinforced 35 MPa concrete and a nominal thickness of 165mm to carry unlimited repetitions of a forklift with maximum 8 tonne axle load, a reach-fork truck to service racks 9m high with a 2 tonne pallet load and normal racking requirements.

A guideline for these loads is as follows: leg load 7 tonne, base plate 100mm x 140mm, distance between legs 900mm, distance between back to back frames 300mm or alternatively a uniform superimposed live load of 20 kPa.

Floor flatness of FM2 EN15620

U3 concrete finish to NZS3114 with burnish finish.

The floor will be sealed with a dust inhibitor.

Vapour barrier required underneath all ground floor slabs

Walls

The exterior perimeter walls of the warehouse building to have a combination of Precast Concrete Panels to approx. 2.4m high & galvanised steel girts with metal cladding to all elevations generally. Panels will remain un-painted but receive Graffiti Guard.

Bollards 150mm diameter fixed to the concrete slab and protruding 1.2m to be provided to all openings used for vehicular and forklift access.

Doors

2 no. electrically operated powder coated roller doors with wind locks (5.0m wide x 5.0m high)

Conventional personnel doors will be installed for fire egress and personnel access purposes to meet Building Code requirements.

Warehouse Lighting

In warehouse storage area & canopy are - LED light fittings will be suspended to provide 200 lux at 1m above floor level in open plan condition.

Manual Switching of the lighting is installed in zones. Lighting shall also be controlled with daylight sensors.

Install emergency lighting to service all egress routes necessary to meet Building Code requirements.

Warehouse Electrical

GPO's around warehouse building perimeter. Single phase.

Stormwater Runoff

Stormwater runoff from the roof will be provided by external gutters and PVC downpipes.

2.2 / Canopy

Structural Steel and Roof

The canopy will have an approx. area of 268 sqm.

Mono-pitch rafter structure of steel beams and purlins cantilevered off the building with minimum clear height of approx. 6.0m to the underside of the structure.

Structural steel members to have appropriate corrosion protection applied

The roof to be clad with Maxispan G550 Colorcote Zinacore or similar roof sheeting, using a base metal thickness of 0.55mm.

Roofing underlay to be installed on the underside of the roof, consisting of white foil on galvanised safety netting

Lighting

LED light fittings will be suspended from the structure above to provide 160 lux at 1m above floor level. Clear distance to canopy lights to be 6m minimum.

Drainage of stormwater runoff from the roof will be provided by internal membrane or folded metal gutter and PVC downpipes

2.3 / Two Level Offices and Amenities

General

The office building will be a two level building totalling 300 sq.m sitting external to the warehouse.

Ground Level	135sqm
1st Floor	165sqm

Open Plan office area

Kitchenette

Toilets: 2 unisex toilet, 1 unisex accessible (with shower), 1 cleaner's Cupbd.

The roof to be clad with Maxispan G550 Colorcote Zinacore or similar roof sheeting, using a base metal thickness of 0.55mm.

Roofing underlay to be installed on the underside of the roof, consisting of white foil on galvanised safety netting

Drainage of stormwater runoff from the roof will be provided by internal membrane gutters on timber framing and PVC downpipes, which will discharge directly into the stormwater drainage system.

Structural steel framed entrance canopy complete with membrane roof, 'Nu-wall' fascia or similar and fibre cement soffit with paint finish.

Roof access ladder from the office roof up to the warehouse roof.

Floors

The ground floor slabs will be a 100mm thick in-situ reinforced concrete slab with a power float finish laid over damp proof membrane. Loading to be based on 2.5Kpa live load.

Suspended office floor shall be in-situ reinforced concrete topping over precast concrete floor slab with a power float finish supported by steel beams. Loading to be based on 2.5Kpa live load.

Stairs shall be pre-fabricated timber, with fibre-cement panel underlay to treads.

Walls

Exterior cladding to perimeter walls are to be a combination of 'Nu-wall' Aluminium Weatherboard with un-painted Precast Panel and powder coated aluminium framed windows.

The Western elevation shall receive external Aluminium louvre features to provide sun protection.

The wall between the warehouse and office shall be precast concrete with plasterboard and pant finish

All open plan office, exterior walls, WC walls, etc. will be timber or metal framed with plasterboard lining to level 4 finish and paint finish.

All toilet/amenities to have moisture resistant plasterboard lining with painted surfaces. Ceramic tiling to shower walls.

All external perimeter walls are insulated.

Steel portal legs located inside the office to be strapped and lined with plasterboard with paint finish

Stair shall have continuous stainless steel handrails both sides

Windows and Doors

Windows to be selected colour powder coated commercial section aluminium joinery

Front entry double doors to be Aluminium framed glass with stainless steel hardware.

Internal doors to be of standard height size doors with hardware and paint finish.

Ceilings

Ceilings in the office building will be exposed both ways prefinished aluminium grid suspended ceiling systems with Rocfibre infill tiles.

Toilets/amenities to have moisture resistant plasterboard lining to level 4 finish and paint finish.

The minimum floor to ceiling height will be 2.7m to office areas and 2.4m to ablution areas.

Plumbing

The Uni-sex amenities will have WC units, hand basins and associated fittings as required by OSH.

The disabled Uni-sex amenity will have 1 WC unit, 1 hand basin, 1 shower unit and associated fittings installed to comply with the Building Code.

Office Electrical

Artificial lighting will be provided on an open plan basis for the offices by ceiling lay-in or recessed LED luminaries with a maximum average lighting level of 400 lux at desk level.

Small power has been allowed for on the basis of providing 1 double outlet per 10m² of open plan office via connection points dropped from the suspended ceiling and general power outlets to the building perimeter in office areas.

Floor Coverings

Selected ceramic floor tiles to office toilet areas

40 oz commercial grade direct stick carpet tiles to office areas

Stair floor covering to be Carpet tiles with contrasting nosing.

General

Restroom and Accessible Signage is to be provided

Ladder resting bracket and roof harness clips to be located on the office roof to comply with H&S and Building code requirements.

3/ Services

3.1 / Electrical Services

The Electrical Services shall include the following:
Building main switchboard; Building earthing system; Metering facilities; Carpark lighting and control; Office floor lighting and control and Office floor small power reticulation

General

An electrical capacity for an approx. 160-200A supply will be provided to the main switchboard located on the ground floor

Phone/Data ducts are to be extended into the building from the street for future tenant connection

Metering

Power to the Building will comprise a single low voltage (Gateway) tariff meter located at the main switchboard.

The tenant shall be able to choose their preferred Energy Retailer. The provision of tenancy meters shall be the responsibility of the incoming tenant as they can choose their preferred Energy Retailer they wish to be connected to.

3.2 / Mechanical Services

Passive Ventilation

Warehouse ventilation shall be by natural means through opening roller doors and building fabric leakage.

Services for Office Building

All office spaces will be air conditioned by a ducted split system. Outdoor units are mounted externally of the office with lightweight aluminium screening

Noise level designed not to exceed NC 45.

All air conditioning to have wall controls as appropriate for independent control based on an Open Plan area.

Ventilation will be provided in all areas to meet Building Code requirements including extract to ablutions.

3.3 / Fire Protection Services

A Fire Service monitored manual alarm plus heat and/or smoke detector system to be installed to NZS4512

A Fire Service monitored Sprinkler system to be installed to NZS4512 throughout the Warehouse and office areas.

New sprinkler valve room enclosure located adjacent to the warehouse to house a new fire pump and valve sets.

4/ Site Works

4.1 / Truck Access

The truck access route will be via the existing southern vehicle access onto Neilson Street.

The new 'Yard' area to the rear of the site covers 656m2 and includes a 270m2 canopy loading area.

The area will be covered by a 175mm concrete slab designed to receive truck movements and single height container storage.

4.2 / Vehicle Car Park

Parking for approx. 26 cars will be provided in parking areas adjacent to the office

The car park areas will be 35mm asphalt with line markings to demarcate the parking spaces

3 No. Bicycle stands for staff/visitors

4.3 / Security Fence

A 2.1m high chain-link mesh security fence is provided to the perimeter of the yard area to the rear of the site

1 set of Automated Double swing gates to be located to the yard.

The fence and gate shall be black plastic coated 1.8m high chain link with three barbed wires to top, with black painted steel posts.

4.4 / Landscaping

Landscaped areas in accordance with the plans to be provided with drought tolerant planting.

4.5 / Lighting

Install flood lighting in conjunction with exterior lighting from the warehouse & office building to achieve lighting level to code requirements to the new car parking & yard areas.

5/ Exclusions

The following items are excluded from the scope of works:

Tenant soft fitout works including appliances, to the offices and warehouse building, furniture and fittings, workstations, partitions, screens and storage shelving.

Curtains, curtain tracks and blinds.

Secondary generator

Security system, access control and access gate link.

Main data line from public network to Comms panel location

Data and telephone cabling, hardware, hubs, racks, PABX etc.

Automation control of the air conditioning system

Racking, shelving and storage units

Gas reticulation.

Tenant signage or support for such.

Specialist feature lighting.

Air conditioning to warehouse building

Mechanical ventilation to warehouse building

Top coating internal structural steel

Internal office partitions.

Specialist computer power supply, air conditioning and fire protection.

Lockers.

Irrigation or water re-use system

Specialist or Feature light fittings other than those specified.

Specialist electrical reticulation

Sanitary disposal systems.

Rubbish receptacles.

Provision for any future mezzanine or floor area.