

Grant Young

From: John Hooper <john@thewoolstore.co.nz>
Sent: Tuesday, 5 November 2024 1:16 PM
To: Grant Young; Edith Boettcher
Subject: RE: 8 Burnham St - Outstanding Information
Attachments: FW: 8 Burham Street

Hi Grant,

Just further, to this, we did have the correspondence from the contractor per the below, which I've also attached.

The other thing worth noting is the position with the Hutt City Council.

In essence we've advised them of the defect in the Sprinkler survey, and that we have engaged Cosgroves to assess the system, and provide options to resolve the problem, but that timing wise it will be difficult to anticipate when the works would start.

We had also noted we'd reach out to them with further info once we progressed to next stages of the works.

They were overall satisfied with the info put across and steps taken towards this,
We haven't had further communication with the Council since July on this, as the assessment took quite a while, so there hasn't been anything further to update on.

I've also reached out to our Solicitors for the further documentation regarding the Kiwirail lease,
Will send those through as soon as able!

Kind regards,



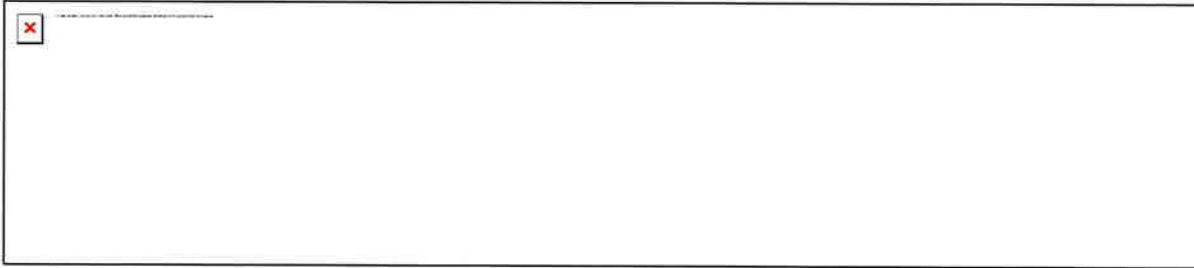
From: Grant Young <grant.young@bayleys.co.nz>
Sent: Tuesday, 5 November 2024 9:51 AM
To: John Hooper <john@thewoolstore.co.nz>; Edith Boettcher <Edith@thewoolstore.co.nz>
Cc: Sophie Lawson <Facilities@thewoolstore.co.nz>
Subject: RE: 8 Burnham St - Outstanding Information

John

Thanks for the docs & background commentary.

Grant Young BPA, AREINZ
Partner – COO Residential Wellington

To view my profile please click [here](#)



P Please consider the environment before printing this e-mail

From: John Hooper <john@thewoolstore.co.nz>
Sent: Tuesday, 5 November 2024 9:24 AM
To: Edith Boettcher <Edith@thewoolstore.co.nz>; Grant Young <grant.young@bayleyswellington.co.nz>
Cc: Sophie Lawson <Facilities@thewoolstore.co.nz>
Subject: RE: 8 Burnham St - Outstanding Information

Good morning,

Please find attached the latest Sprinkler Survey,
The sprinkler survey findings have all been resolved, barring point 5, where the modular buildings being constructed in the warehouse could be considered to be fire cells, which would then mean the overhead sprinkler system is insufficient, and that an upgrade of this would be required to maintain compliance, including a refit of the sprinklers, as well as additional tanks & pumps to feed them.
We've spoken with alternative contractors regarding the situation, who have indicated that they do not believe this is necessary, and are willing to put in writing that they believe the system can be considered compliant in the current format.

We'll pass through this correspondence as soon as able to confirm the position of the secondary contractor.

Kind regards



From: Edith Boettcher <Edith@thewoolstore.co.nz>
Sent: Monday, 4 November 2024 5:12 PM
To: John Hooper <john@thewoolstore.co.nz>; Grant Young <grant.young@bayleys.co.nz>

Cc: Sophie Lawson <Facilities@thewoolstore.co.nz>
Subject: Re: 8 Burnham St - Outstanding Information

Hi Grant,

John will also forward the latest Sprinkler Survey for 8 Burnham Street which brought up the sprinkler issue/upgrade in the Niche factory space and confirm where this is all at.

There is another Sprinkler Survey due now which has been scheduled in for this month.

Cheers
Edith

From: John Hooper <john@thewoolstore.co.nz>
Date: Monday, 4 November 2024 at 16:49
To: Grant Young <grant.young@bayleys.co.nz>
Cc: Edith Boettcher <Edith@thewoolstore.co.nz>, Sophie Lawson <Facilities@thewoolstore.co.nz>
Subject: RE: 8 Burnham St - Outstanding Information

Afternoon Grant,

Please find attached further information including,
Tenant contact info,
CMV obtained March this year,
Insurance Policy for the premises, and an invoice for the insurance year
Niche Modulars DoL,
And a zip file containing all relevant Contractor information & service agreements.

As mentioned during our meeting last week, the BWOFF is a touch involved,
To summarise what we went over here, the Compliance contractor cancelled the service for SS3.2 in July of 2023, and didn't finalise the process of onboarding a new contractor until the BWOFF came due in June of 2024, meaning that the required checks by an IQP hadn't been done in the frequency required for them to be able to issue a 12a for the system.
This resulted in an S-Rad being issued in its place, and subsequently a B-Rad for the building.

We have since spoken to 2 different contractors that the tenants use that do services of their own on all the affected doors, and who have provided maintenance reports for their systems of those doors, which our IQP has agreed to accept, and issue a retrospective 12a for SS3.2, which was received this morning.
We have also emailed a copy of this 12a along with the relevant documentation to the council to have a BWOFF issued for the premises to take place of the B-Rad.

Please let me know if you have any question here

Kind regards,



From: John Hooper
Sent: Monday, 4 November 2024 11:41 AM

Grant Young

From: Sophie Lawson <Facilities@thewoolstore.co.nz>
Sent: Thursday, 31 October 2024 11:31 AM
To: Edith Boettcher; John Hooper
Subject: FW: 8 Burham Street
Attachments: NZS4541P Section 1.pdf

Hi Both,

Garry is happy for the below to be shared with the agents and the potential purchaser.

Cheers,

Sophie

From: Veale, Garry <Garry.Veale@Chubbfs.com>
Sent: Wednesday, 14 February 2024 10:25 AM
To: Sophie Lawson <Facilities@thewoolstore.co.nz>
Subject: 8 Burham Street

Hello Sophie

I have spoken to the SSC, who have advised the minimum sprinkler design point they would accept will be OH3 special, this equates to proximity 2700-3000 l/min discharge from the sprinklers. This would demand the complete replacement of the sprinkler system, plus a diesel fire pump, and 200,000 ltr fire water tank. If measured against the latest standards.

However, the standard of installation of this system NZS4541P, a very old standard which is a lot less onerous than the new versions.

I've requested original design documentation for this sprinkler system from the archives, as it may be possible, using the grandfather clauses that the site complies with the standard the sprinkler system was design to, and there for continues to comply.

Photo 1

Photo 2

Photo 3

5. Niche Modular, warehouse: Modular buildings being constructed within the building. Confirmation required on the change of building use and whether the sprinkler system has been designed for the fire load presented. Refer photos below.

If the "p" standard doesn't discriminate against this type of activity, and I don't think it does, the modular building argument may be mute, and then it only becomes a question of what storage/ process heights the site can operate at depending on the discharge density of the sprinkler, which is listed as unknown by Aon, and unless we can get the original design docs for the site, but given the flow points detailed in the inspection report, I would suspect this will be 7.5mm l/min which also limits the allowable heights of the activities on site

1010.2 ORDINARY Hazard: commercial and industrial occupancies involving the handling, processing and storage* of mainly ordinary combustible materials unlikely to develop intensely burning fires in the initial stages.

***See Note following Table 1122.32**

Have attached a section of the "p" standard for your reference.

This makes sense, please get in touch if you needed, and I forward and design documentation on should the archives manage to track it down.

Regards,

Garry Veale
Sprinkler Estimator/Designer- Fire
Wellington, New Zealand

10-20 Hutt Road, Petone 5012
PO Box 30147, Lower Hutt 5040
Mob: (+64) 027 502 6621

Making the world a safer place



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.