

SPECIFICATION

of

WORKS AND MATERIALS

for

REFURBISHMENT & FITOUT OF GROUND FLOOR LAUNDRY & 1ST & 2ND FLOOR TOILETS

at the

ROSEMERE LODGE 6 McDONALD CRESCENT WELLINGTON

for

**THESE DOCUMENTS MUST BE
KEPT ON SITE AND READ IN
CONJUNCTION WITH THE
CONSENT ADDENDA.**

WHITWELL CONSULTANTS
registered architects, property evaluation
tel/fax 5627 374
eastbourne, wellington

5/2001

AMENDED 21/06/01

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

7 8 3 2 5

APPROVED BUILDING
CONSENT DOCUMENTS

1. GENERAL

1.01 CONTRACT

This includes the supply and delivery of all materials, labour, fittings, tools, plant, etc. necessary for the due and proper completion of the building as shown on the plans and herein specified.

1.02 DEFINITIONS & ABBREVIATIONS

- (a) The Architects are Whitwell Consultants
- (b) The Owner is M Branwood
- (c) The Act is The Building Act 1991.
- (d) The Territorial Authority (T.A.) is The Wellington City Council
- (e) The Building Certifier (BC) will be as registered under the Act.
- (f) The NZBC is the New Zealand Building Code.
- (g) The Site is the 1st & 2nd Floor toilets at 6 McDonald Crescent
- (h) The Contractor is as later nominated
- (j) C.o.s Check on site
- (k) M. e. Match existing

1.03 BUILDING CONSENT

Refer to Sect. 33 of the Act. The Owner will apply to the T.A. for Building Consent, and pay the appropriate fee.

1.04 CODE COMPLIANCE CERTIFICATES

Refer to Sect. 43 of the Act.

On completion the Contractor will apply to a Registered Building Certifier for the Code Compliance Certificate. To this end the Contractor will be responsible for the issue of Interim Compliance Certificates as may be deemed necessary by the employed Registered Building Certifier in order that the Building Certifier may on Completion, issue the Code Compliance Certificate.

The Contractor will be responsible for all resultant fees, and will forward the Code Compliance Certificate to the T.A.

1.05 PRODUCT OR SYSTEM COMPLIANCE ACCREDITATION

The Contractor will be responsible for supplying all Product or System Compliance Accreditation as may be requested by the Registered Building Certifier or T.A. if not listed in this specification.

1.06 INSURANCES

The Contractor will take out the following insurances for the duration of the Contract:

- /1 Public Liability Insurance for \$250,000.00 .
- /2 Builders All Risk Policy
- /3 Property Insurance for the complete replacement value, plus demolition cost, of the property.
- /4 ACC Cover The Contractor shall ensure all workmen are eligible.

NB The Owner will extend his existing Property Insurance to cover the added value of the Works

1.07 INTERPRETATION

Workmanship and materials shown on plans or otherwise specified but not shown must be applied as though both shown and specified or alternatively constructed to accepted trade practice and the NZBC. All figure dimensions shall be taken in preference to those scaled and all detail drawings shall supersede those of a small scale. All dimensions shown on plans are approximate only and the Contractor is in no way responsible for variation on site. This specification is to be read in conjunction with the accompanying drawings and to be followed in connection with the NZBC.

1.08 METRICATION AND DIMENSIONS

Due to selective metrication, sizes shown on plans and specifications may vary from those supplied and the Contractor shall not be held responsible for such variation. Timber dimensions are generally call sizes and will vary depending on the finish required.

1.09 MATERIALS

In the event of any materials herein specified not being procurable at the time it is required, such materials may be substituted with other similar materials provided that the other materials conform to the requirements of the Act and the NZBC. The Contractor's right of substitution shall be where necessary, if materials become unavailable, with a product of a similar nature with the prior approval of the Tenant and the T.A.

1.10 CONTRACT DOCUMENTS

The following documents apply to this contract:-

- 1. This specification.
- 2. The accompanying drawings.
- 3. The National Building Contract, NBC-SW1.

1.11 VARIATIONS

All Variations will only be carried out if directed by the Tenant, in writing.

All claims for Variations will be lodged monthly and will accompany the Progress Payments claims. The written consent as issued by the Tenant will accompany these claims together with a complete breakdown of material and labour costs in accordance with the rates listed in cl. 1.13 above. The appropriate Invoices for the associated materials will also accompany these claims.

1.12 PROGRESS PAYMENTS

Refer to the NBC-SW1 conditions of contract.

Monthly progress payments may be lodged for the cost of works, materials and Variations provided to that stage.

DEFECTS LIABILITY RETENTION A 10% Defects Liability Retention shall be deducted from all Progress Payments Claims.

60% of this Retention shall be released upon Practical completion being achieved as defined in the NBC-SW1 conditions.

The remaining 40% will be released one month after Practical completion, or upon the satisfactory attendance to any defects in materials or workmanship which may arise during that time.

1.13 SEPARATE NOMINATED CONTRACTORS

The Main Contractor will provide access for the following Separate Nominated Contractor to carry out all works and install all materials necessary for the satisfactory completion of his works.

1. Fire Alarms by Guardian Alarms Ltd.

4. CARPENTER

4.01 TIMBER

All timbers to comply with NZS 3601, NZS 3602, NZS 3603 and 3604.
Preservation treatment to NZ Timber Preservation Authority requirements as set out below:

Timber Treatment Schedule:

H1 Framing, Interior Finishing.

4.02 FRAMING

Partition Framing Comply with NZS 3604, or "Timeframe" or "Laserframe" accredited systems. Accredited Supplier to provide Designer Statement as may be requested by the T.A. See details for ventilation ducts to 1st floor toilets

To 2nd floor confirm existing rafters are bearing on new indicated ceiling beam.

Raised Floor Frame upstands of 100mm framing to take 100 x 50 joists at 400 crs.
Form two equal risers where indicated.

4.03 FLOORING

This to be 17.5mm Cp/D H3 treated plywood fixed with galv clouts, lightly punched.

4.04 INTERIOR WALL AND CEILING LININGS

1. Gibraltar Board Wall linings to new partitions and wall ducts to be 9.5mm thick Gib Aqualine sheet fixed to manufacturer's accredited system specification. Stop for paint finish

To Laundry allow to reline framed partitions as for new walls.

2. Gibraltar Board Finishing

Refer to manufacturer's accredited specification for plaster stopping to give appropriate finish for following paint systems:-

Levels required are:

Acrylic Satin Paint

Level 4

Semi-gloss Acrylic

Level 5.

3. Existing Wall Linings

Inspect existing wall linings and allow to apply plaster stopping to above-specified levels appropriate for specified paint finish.

4. Existing Ceiling

Inspect existing surface. Clean all surfaces and allow to plaster-repair major defects ready for specified paint finish.

4.08 INTERIOR FINISHING & TRIM

Skirtings See under FLOORING

Architraves To m.e.

4.09 DOORS

Door Type A to be 1980 x 710 flush hollow core p.q. in rebated slimline profile finger-jointed p.q. frame. Hang on three loose-pin antique butts. Fit hardware as selected by Owner

Door Type B to be 1850 x 610 as type A but see details for frame. Hang on two loose-pin butts. Fit Indicator modesty locks.

4.10 TOILET PARTITIONS

See details. All timber to be dressing grade. H3 treated pine.

7. PLUMBER / GAS FITTER

7.01 GENERAL

/1 Plumbing All work shall be carried out in accordance with AS 3500 Pt 2 1998

/2 Gas Fitting All work to be carried out by registered Gas Fitter in accordance with T.A. requirements. Refer to NZBC G10, G11 and NZS 5261 Pt1.

7.02 PIPES/MATERIALS

Prior to commencing work the Plumber will, if requested by the T.A. or B.C. provide a schedule of accredited pipework and pipework fittings to be used.

7.03 WASTES/VENTS

Where accessible, these shall be Dux polypropylene or similar accredited rigid P.V.C. Elsewhere they shall be h.d. copper to T.A. regulations. Where passing through concrete they shall be wrapped in densotape. Size of wastes to comply with AS 3500.

Vents shall be regulation sized vents concealed where possible in walls. These shall be rigid P.V.C. to approval and taken up full height and extended to existing system

See Schedule of fittings and allow to install these fittings to code requirements.

7.04 WATER SUPPLY

- /1 General Extend existing hot & cold water supply in 12mm polybutylene branches to hot water cylinders, basins, showers and toilets as appropriate.

Pipework to be concealed in wall framing and indicated ducts. See plans for relocation of h.w.c.

- /2 Hot Water To Laundry install one 350L Bosch gas hot water heater. See attached diagram for pumped ring-main hot water system. Install to manufacturer's spec.

Refer NZBC G12 fig 16 for details of required seismic restraint, and fig 17 for required tempering valve to be fitted to hot water supply.

7.06 TAPS & MIXERS

Taps should be as follows:-

Basin	Nilo c.p. NL16 taps
Showers	FU115 shower roses with F2010 mixers
Washing machines	C.p taps with hose rough.

7.07 SANITARY FITTINGS : SCHEDULE

Contractor shall provide the following fittings with accompanying evidence of accreditation or Producer Statements as may be requested by the T.A. These shall include:-

Basin	Fowler Regent 450 complete with c.p. outlet plug and chain, mounted on wall brackets
Showers	Englefield shower boxes of indicated sizes with glazed screens and doors
Toilets	Selected Caroma suites with porcelain bowls and p.v.c. cisterns and seats
Washing Machines / Dryers	To later selection.

The Plumber shall provide and install these fittings complete with wastes, vents and water services as listed above.

7.08 FLOOR WASTES

These to be a Marley 65mm diam. floor gullies complete with p.v.c. floor grille set in sealant, flush with floor tiles.

7.09 GAS SERVICE

Extend existing reticulation to serve new hot water heater and dryers. See NZBC G10 for pipe-work.

8. ELECTRICIAN

8.01 GENERAL

Comply with N Z wiring regulations and T.A. requirements. Amend existing sub-board as may be required by the T. A.

All switches and plugs to be flush type P.D.L., H.P.M. or similar.

Ensure main switch, required bus-bars earth-bar and earth, and all circuits are to code requirements

NB All power outlets beside basins to be protected by RCCB's

8.03 LIGHTS & FITTINGS

Lighting layout to be designed by Others.

8.04 POWER POINTS

Provide power points at positions above basins. See wall elevations.

8.05 FITTINGS : PRODUCER STATEMENTS

The Electrician is responsible for supplying all Producer Statements which may be requested by the T.A. or B.C. The Electrician will also inform the T.A. or B.C. of the specification of fittings, and will keep the T.A. informed of any changes that may occur during the contract.

9 . PAINTER

9.01 GENERAL

See the NZBC, Sect. B2.

All materials shall be the best of their kind, and all work shall be performed by skilled tradesmen. Protect all work and adjacent surfaces against damage.

9.02 SCOPE

The scope of works is:-

- a) All existing and new plaster-board wall linings
- b) All associated timber trim
- c) Existing ceiling and mouldings
- d) Existing doors
- e) All new screens and trim
- f) New doors and frames

9.04 COLOUR SCHEME

This to be confirmed by Owner..

9.04 SCHEDULE OF FINISHES

NB See drawing for specifications of finish to walls and ceiling

Doors & Frames to be sanded, undercoated and finished with interior alkyd enamel.

All Other Surfaces Prime, undercoat and finish to with interior semi-gloss alkyd enamel.

11. FIRE ALARMS

11.01 SCOPE

/1 Designer Producer Statement

All works to this section will be carried out by tradesmen authorised to provide a Designer Producer Statement to T.A. requirements

On completion they will provide the necessary documentation to the Main Contractor for submitting to the T.A.

The Producer Statement will include for the design, materials and workmanship required to amend the existing Fire Protection (sprinkler) Service to the Tenancy.

/2 Scope

The scope is to alter the existing Fire Alarm (Smoke Detectors) system to suit the new fitout as required to meet Code requirements

/3 Works & Materials

- i) Inspect the site and include for providing all materials and carrying out all alterations to the existing system to Code Requirements.
- ii) All work to be carried out by experienced tradesmen suitably registered with the appropriate T.A.
- iii) All materials to match existing

SECTION 14. NOMINATED SUB-CONTRACTORS

14.01 VENTILATION & EXTRACT SYSTEM

- /1 To Bathrooms an approved extract system will be provide by a Designer/Installer all to later detail and in accordance with NZBC G4 requirements. (Odourvac or similar)
- /2 Fire Protection All ducts passing through fire-rated walls and fans installed in fire rated walls are to be protected to ZBC and cod requirements
- /5 Designer Producer Statement This Nominated Sub-contractor is to provide all documentation and an accompanying Designer Producer Statement as required by the T.A.

14.02 FLOORING

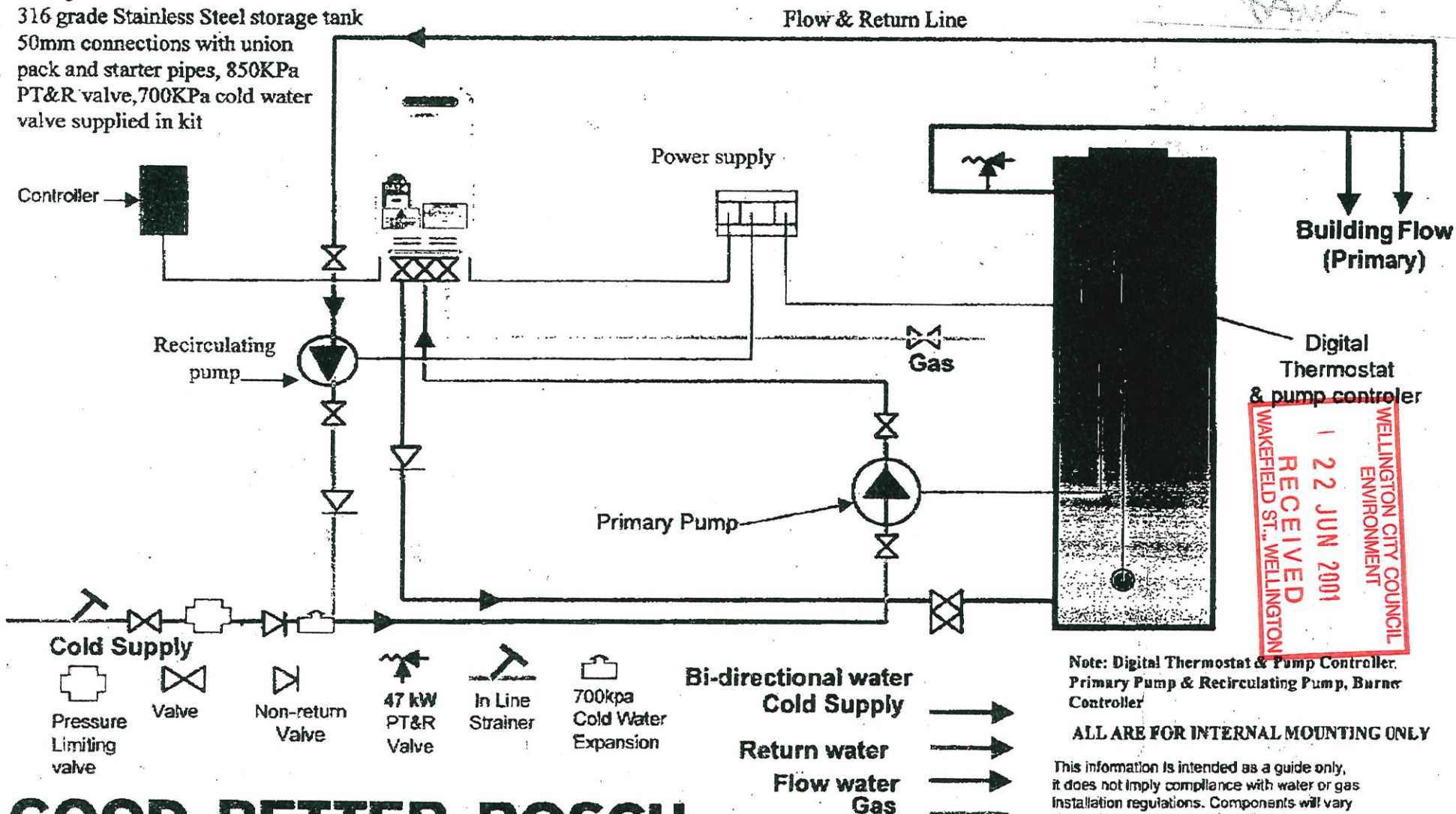
The Owner will employ a recognised Flooring Contractor to provide and install selected sheet vinyl flooring for the full extent of the renovated toilet areas. Flooring to be coved 150mm at walls and finished with black vinyl fillet to top edge.

See under CARPENTER for ply flooring. Vinyl flooring to be laid over tempered hardboard. Ensure flooring is adequately sealed at drains and all fittings are set on sealant.

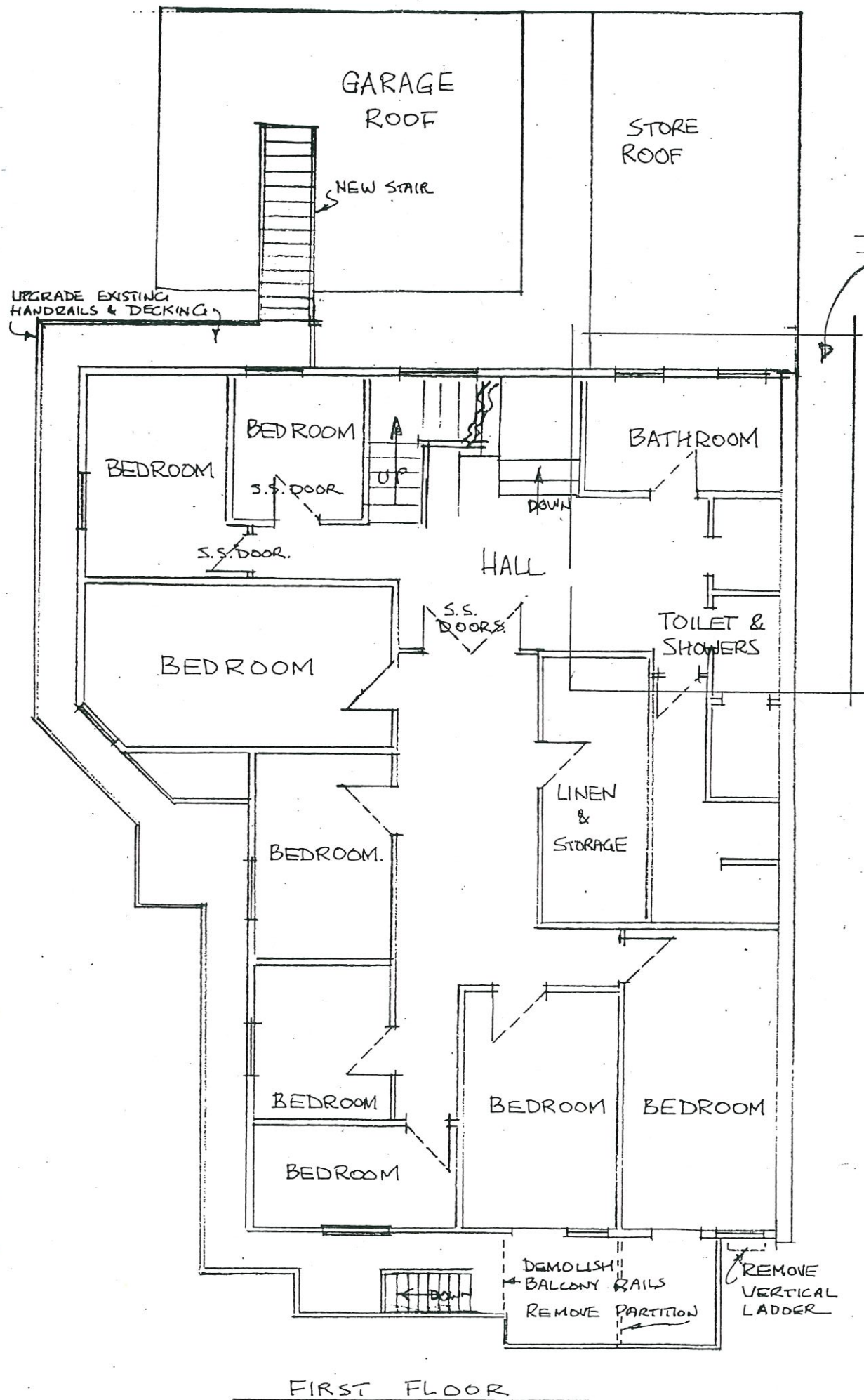
BOSCH

ONE HIGHFLOW WITH STORAGE BACK UP AND SECONDARY CIRCULATION

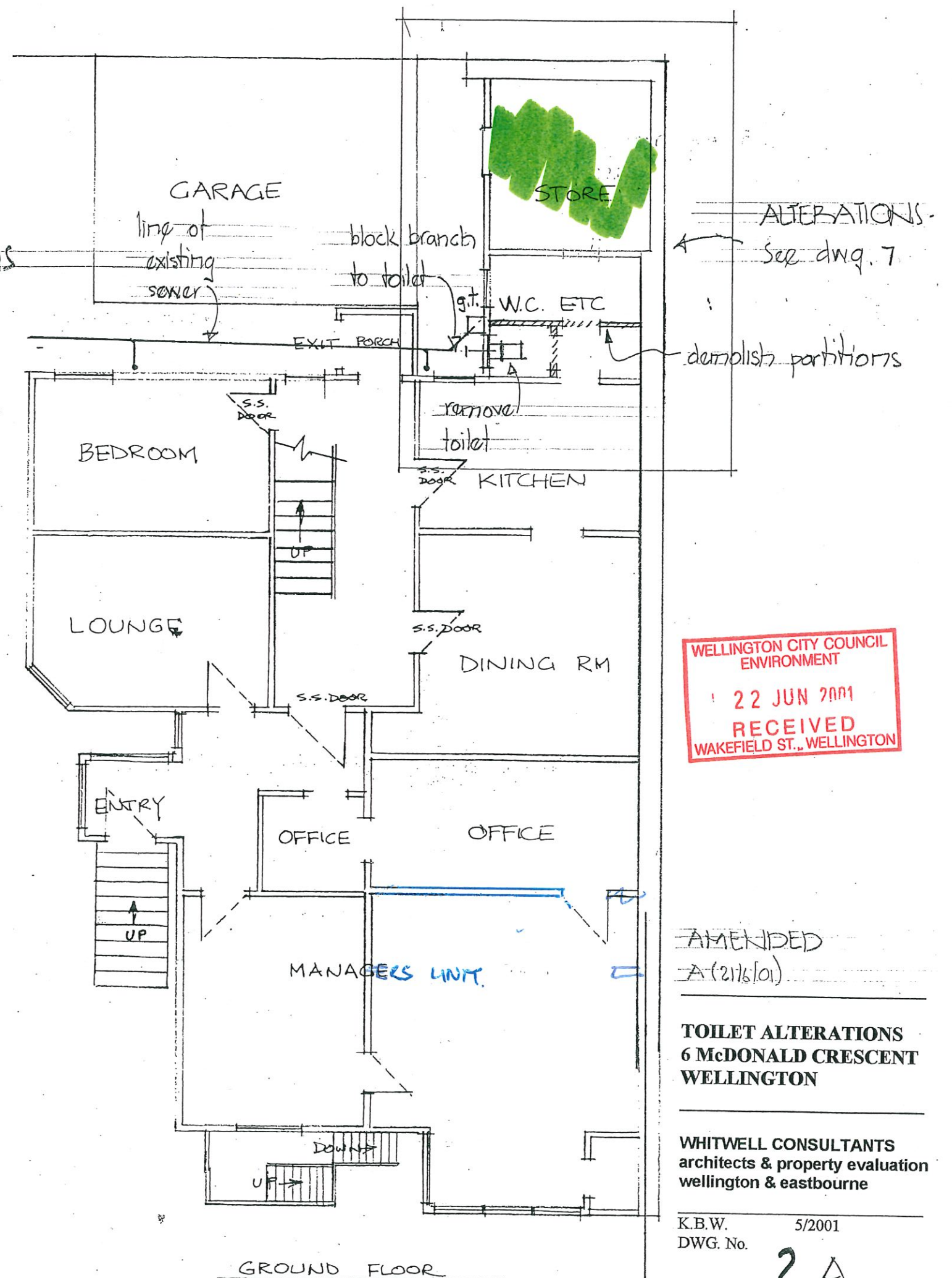
188mj heater with a 350 litre
316 grade Stainless Steel storage tank
50mm connections with union
pack and starter pipes, 850KPa
PT&R valve, 700KPa cold water
valve supplied in kit



GOOD. BETTER. BOSCH



FIRST FLOOR



GROUND FLOOR

WELLINGTON CITY COUNCIL
ENVIRONMENT
22 JUN 2001
RECEIVED
WAKEFIELD ST., WELLINGTON

AMENDED
A(21/6/01)

TOILET ALTERATIONS
6 McDONALD CRESCENT
WELLINGTON

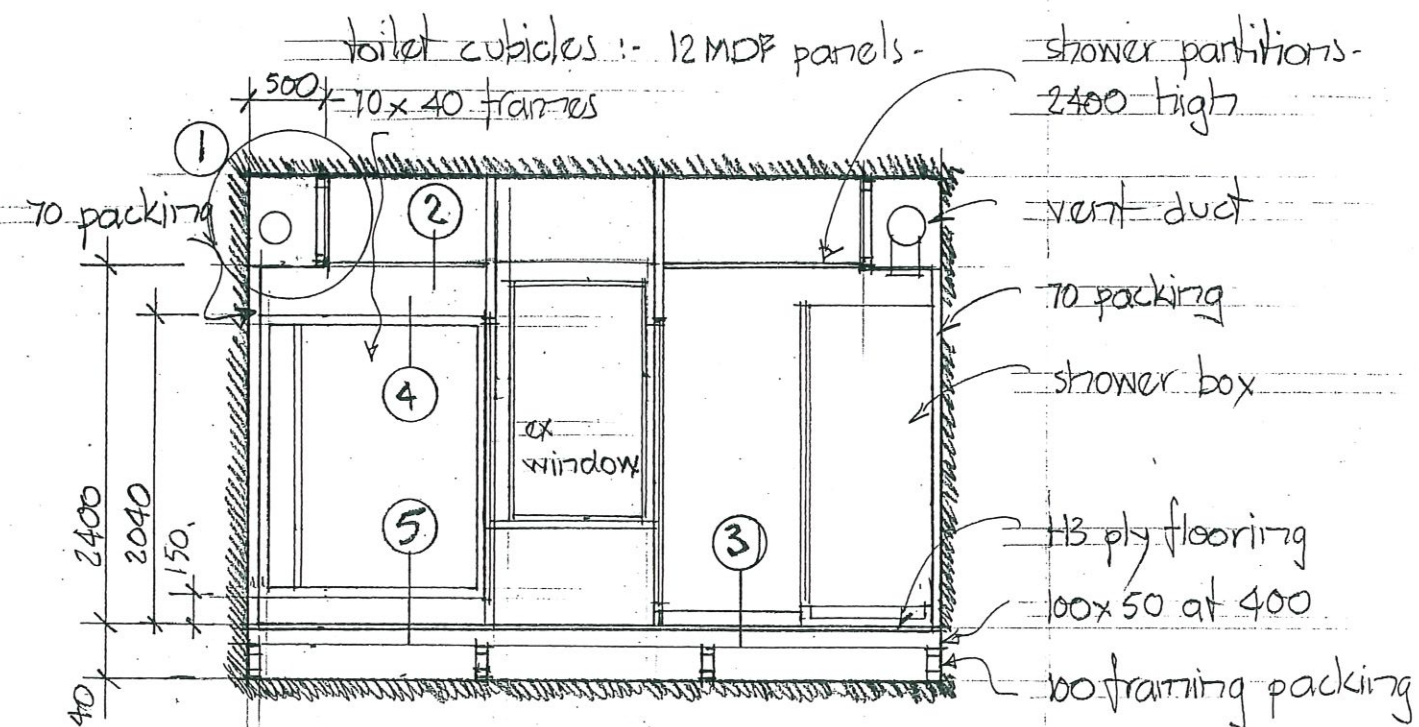
WHITWELL CONSULTANTS
architects & property evaluation
wellington & eastbourne

K.B.W. 5/2001
DWG. No.

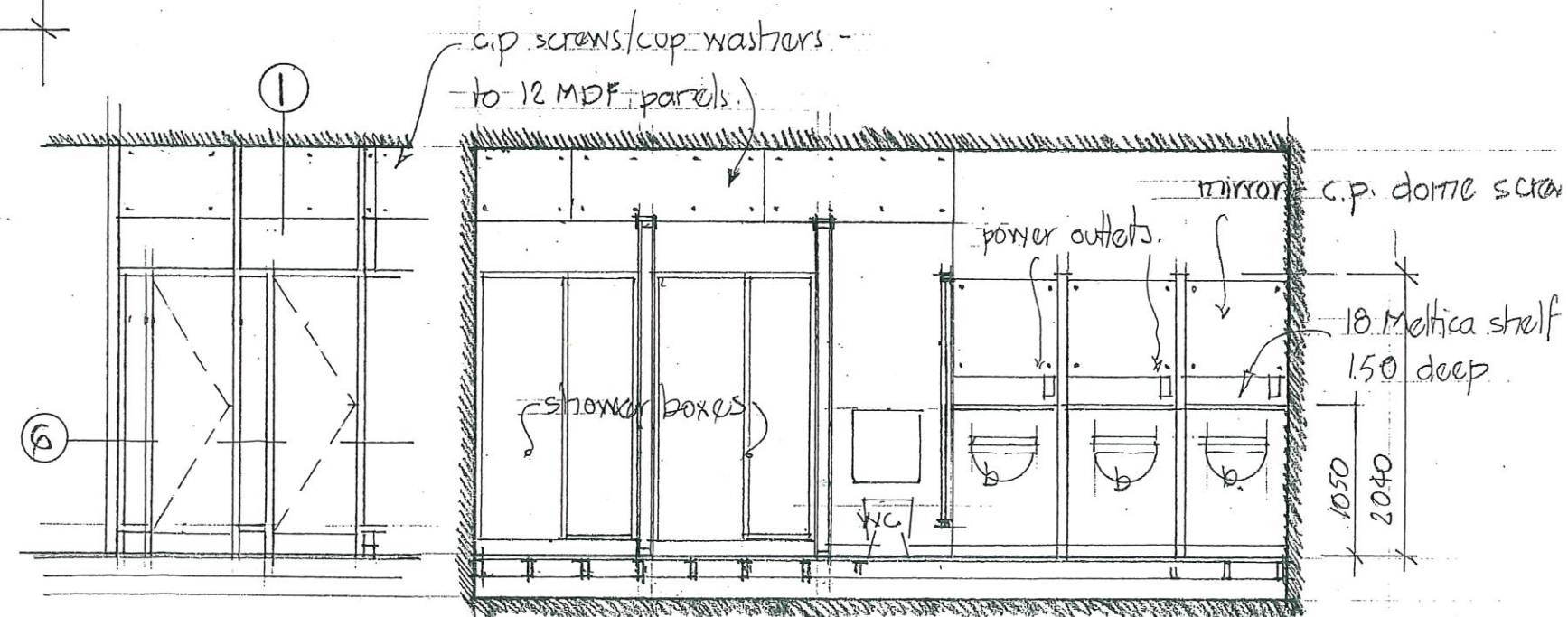
2.A.

NEW FLOOR PLAN

EXISTING FLOOR PLAN



SECTION A-A



SECTION B. B

CUBICLE DOORS

1:50 DETAILS

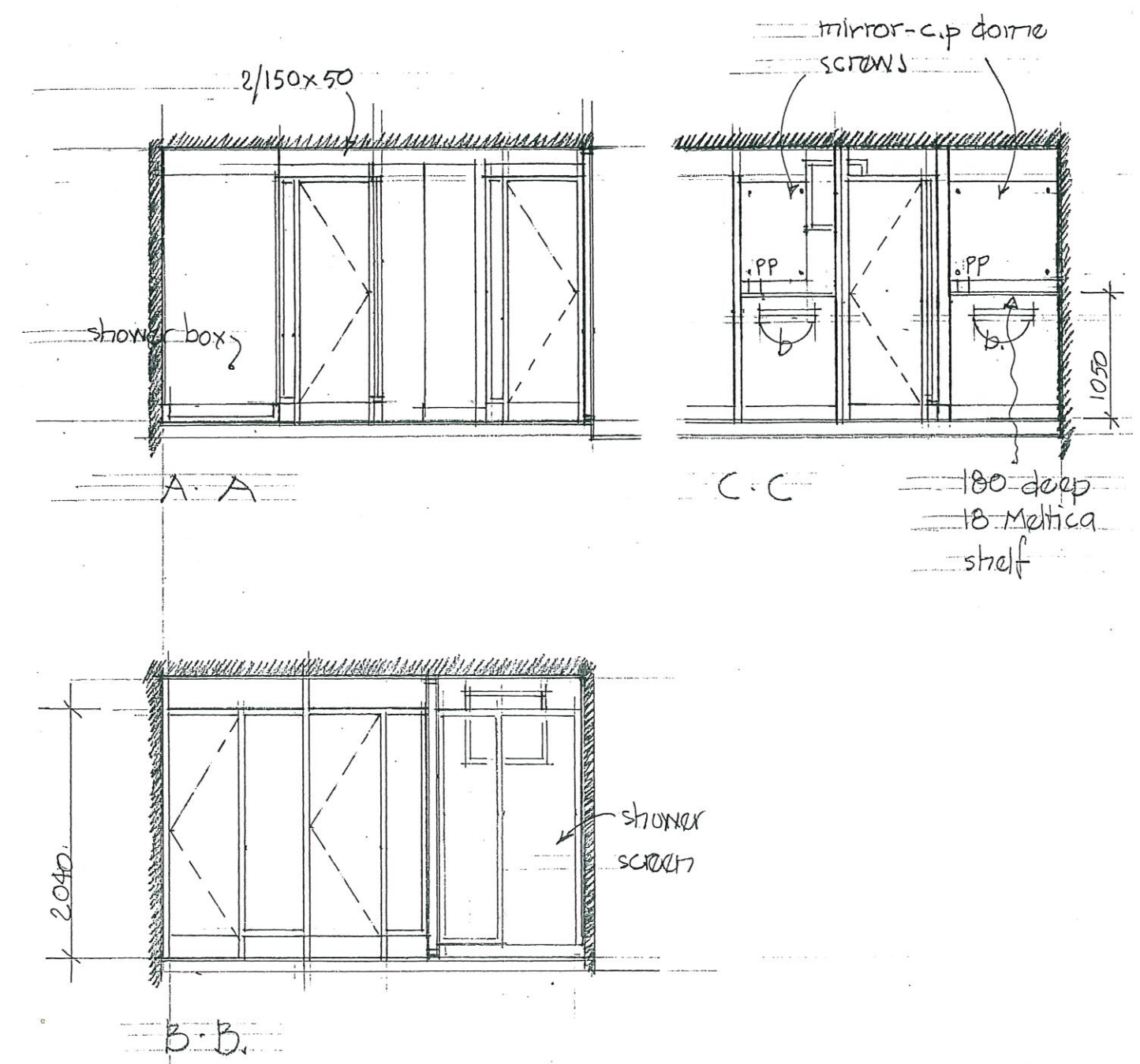
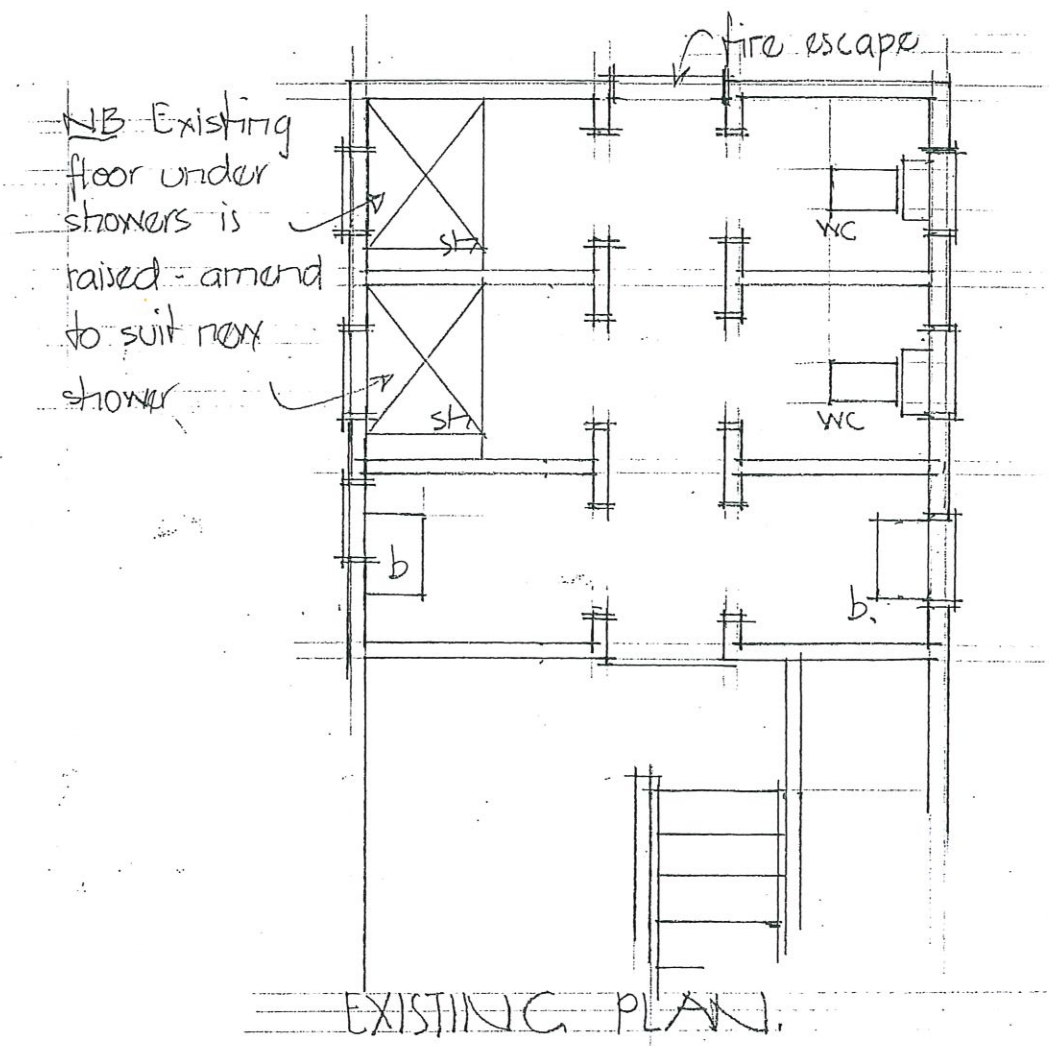
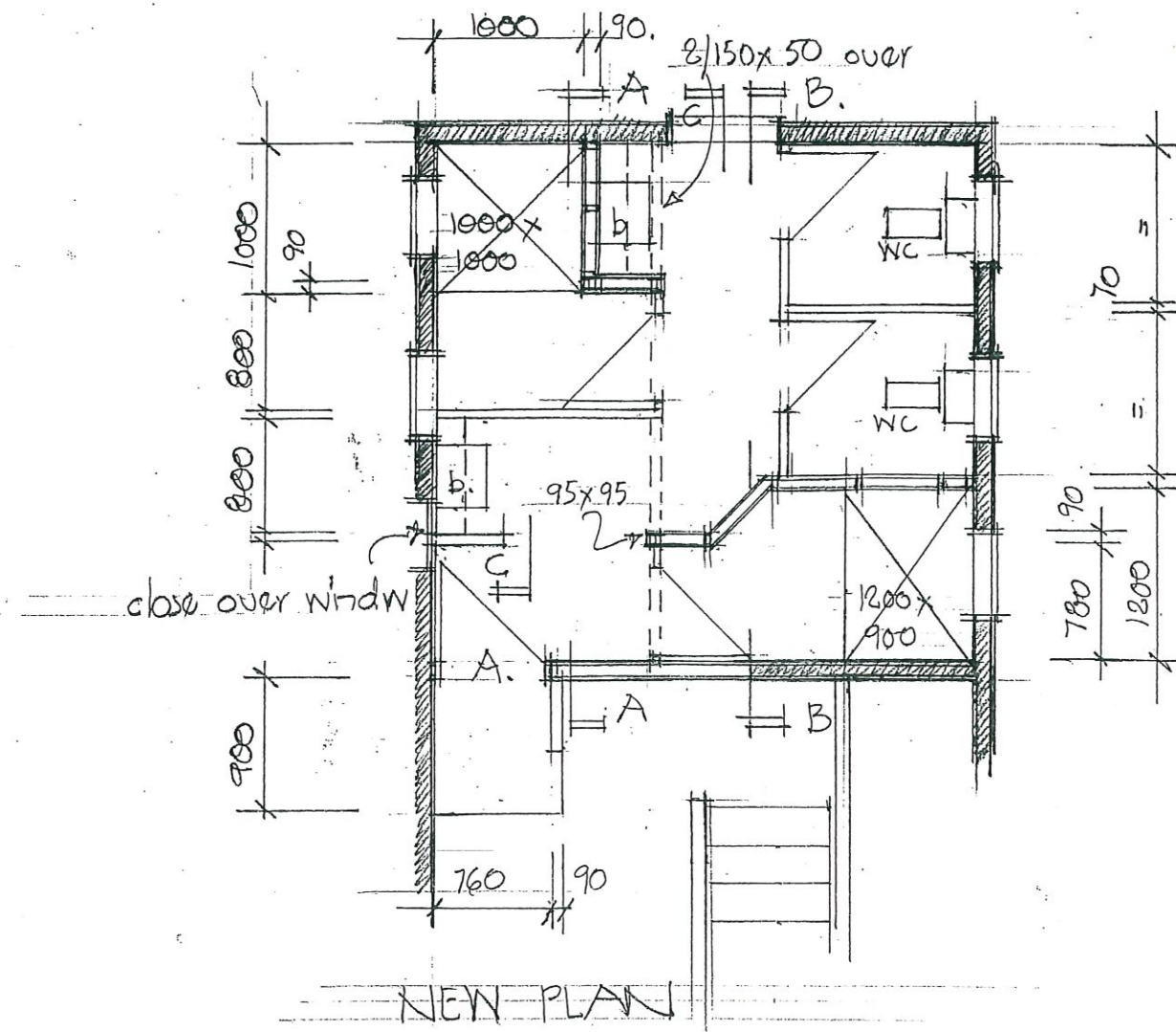
ALTERATIONS TO 1ST FLOOR TOILETS

**TOILET ALTERATIONS
6 McDONALD CRESCENT
WELLINGTON**

WHITWELL CONSULTANTS
architects & property evaluation
wellington & eastbourne

K.B.W.	5/2001
DWG. No.	7

3

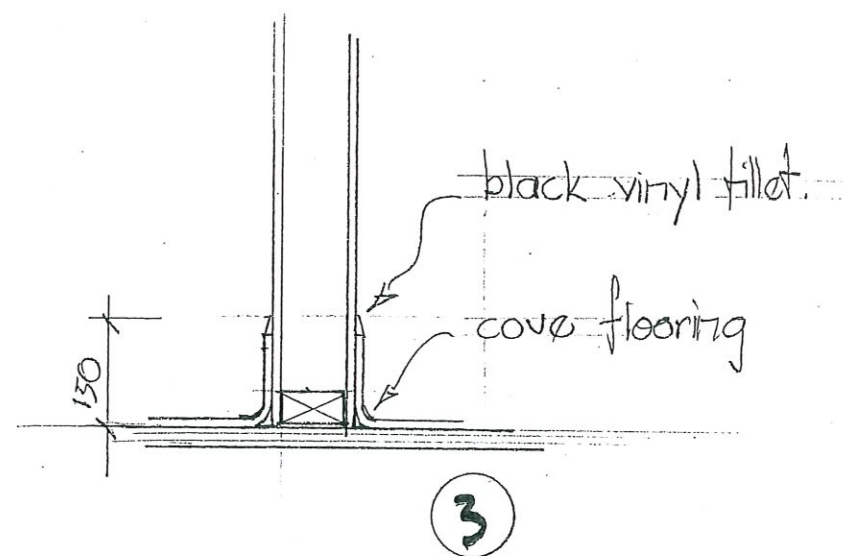
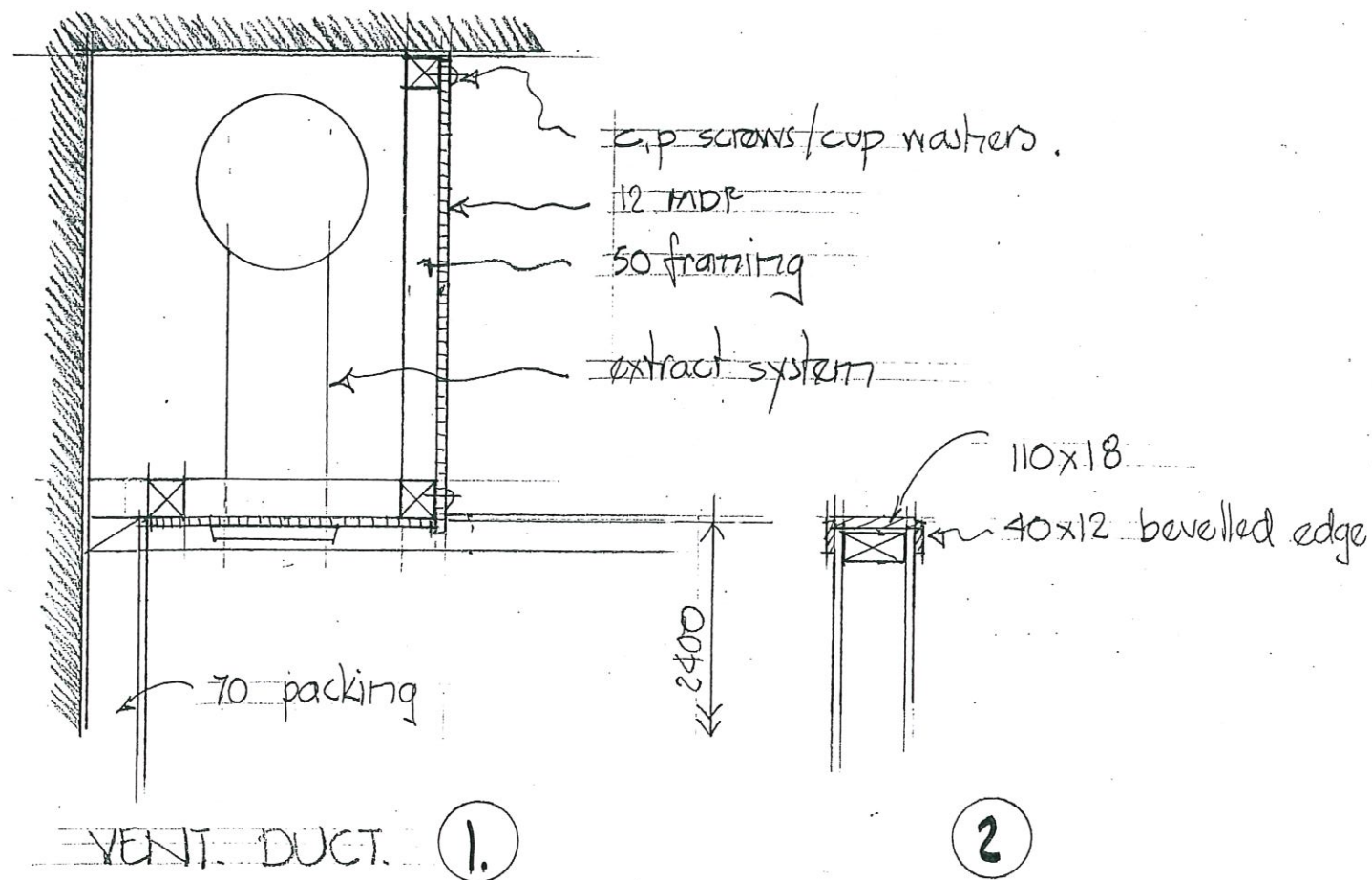


ALTERATIONS TO
2ND FLOOR TOILETS.

TOILET ALTERATIONS
6 McDONALD CRESCENT
WELLINGTON

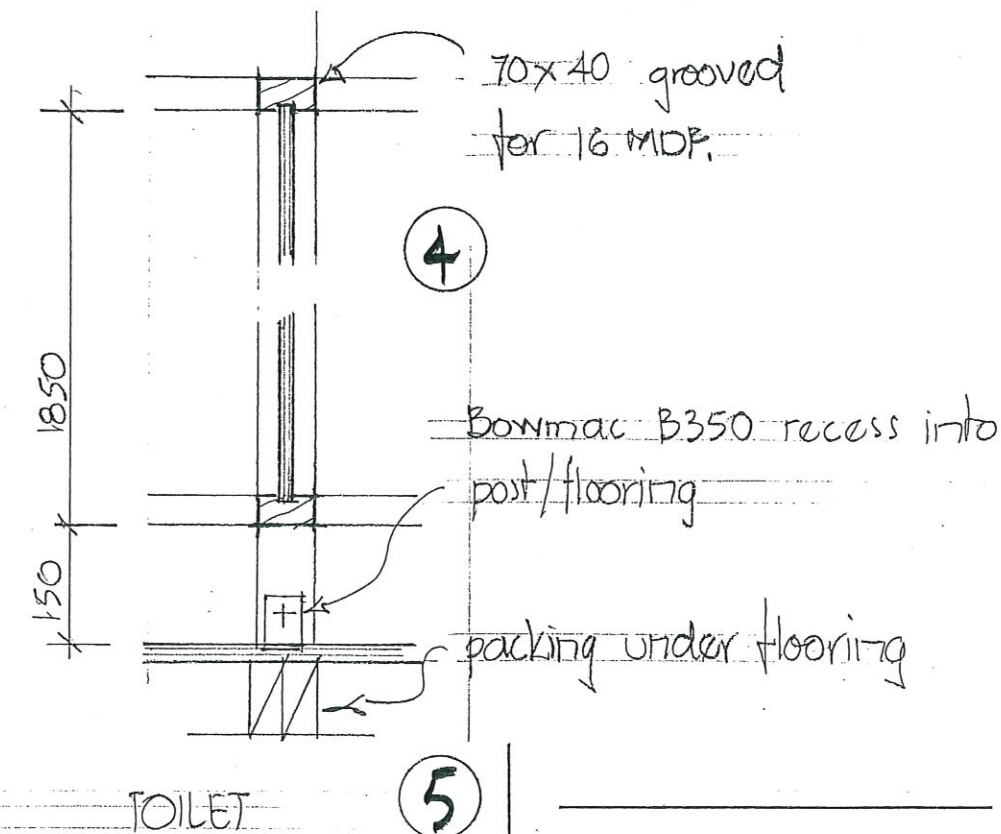
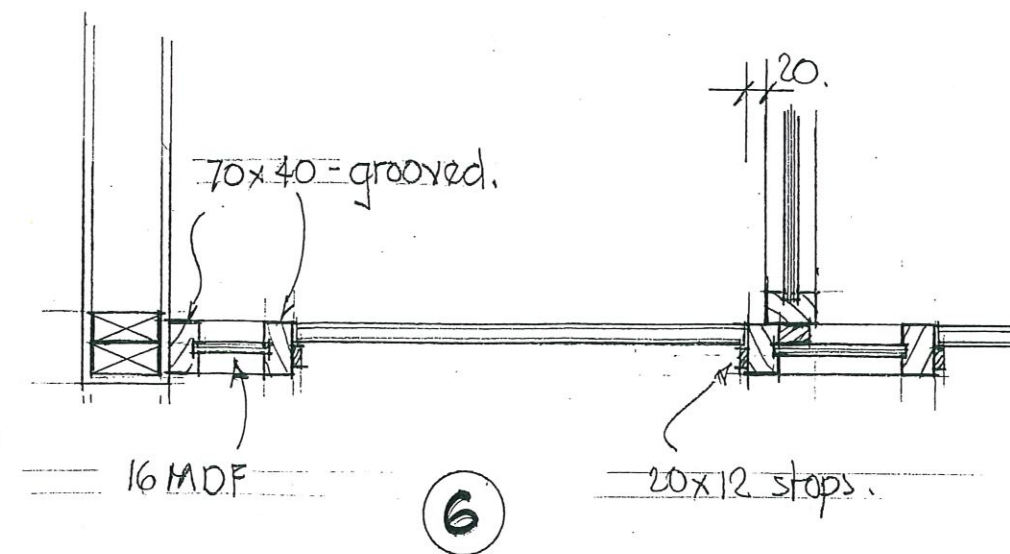
WHITWELL CONSULTANTS
architects & property evaluation
wellington & eastbourne

K.B.W. 5/2001
DWG. No.



SHOWER PARTITION

1:10 DETAILS



TOILET

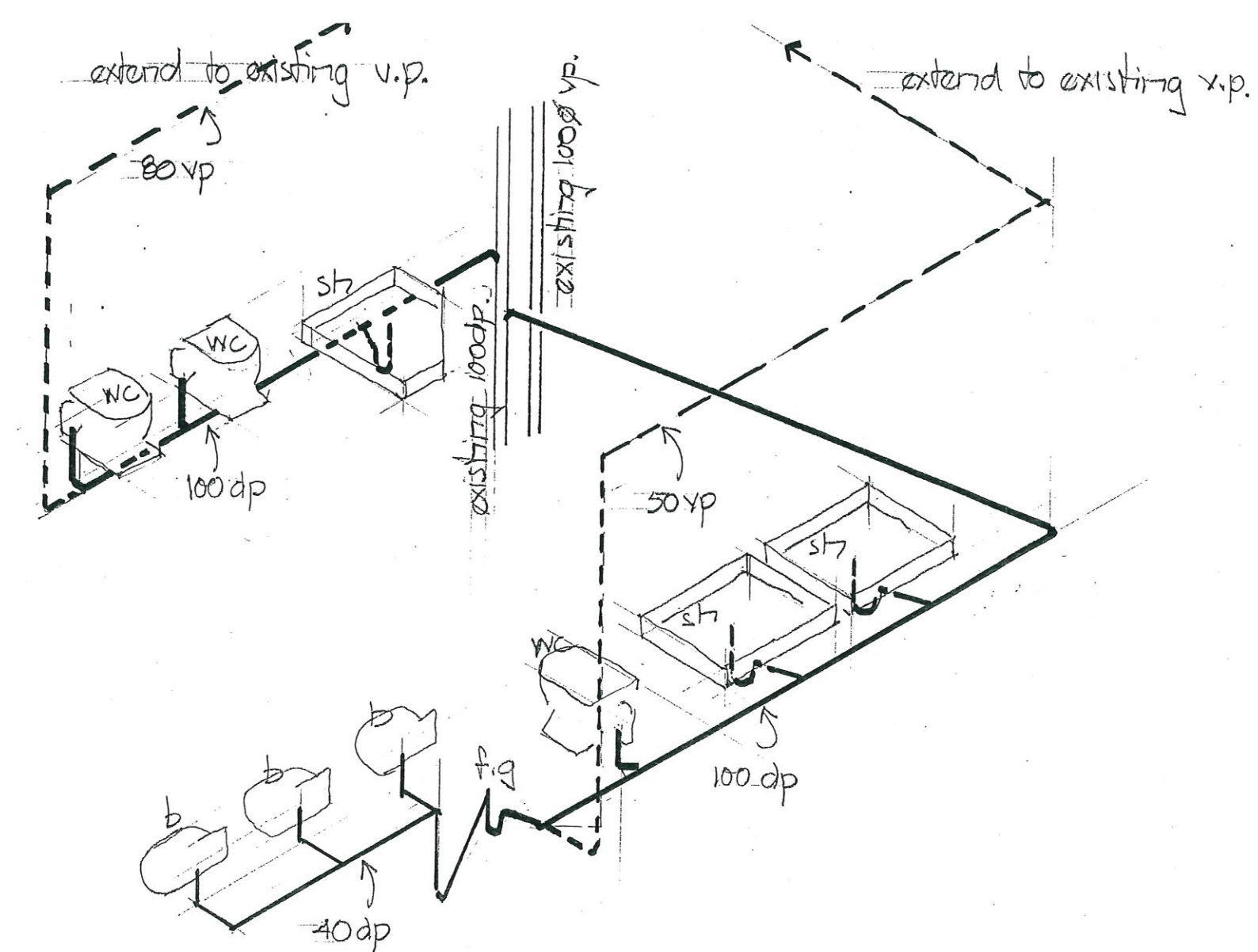
CUBICLE

**TOILET ALTERATIONS
6 McDONALD CRESCENT
WELLINGTON**

WHITWELL CONSULTANTS
architects & property evaluation
wellington & eastbourne

K.B.W. 5/2001
DWG. No.

5



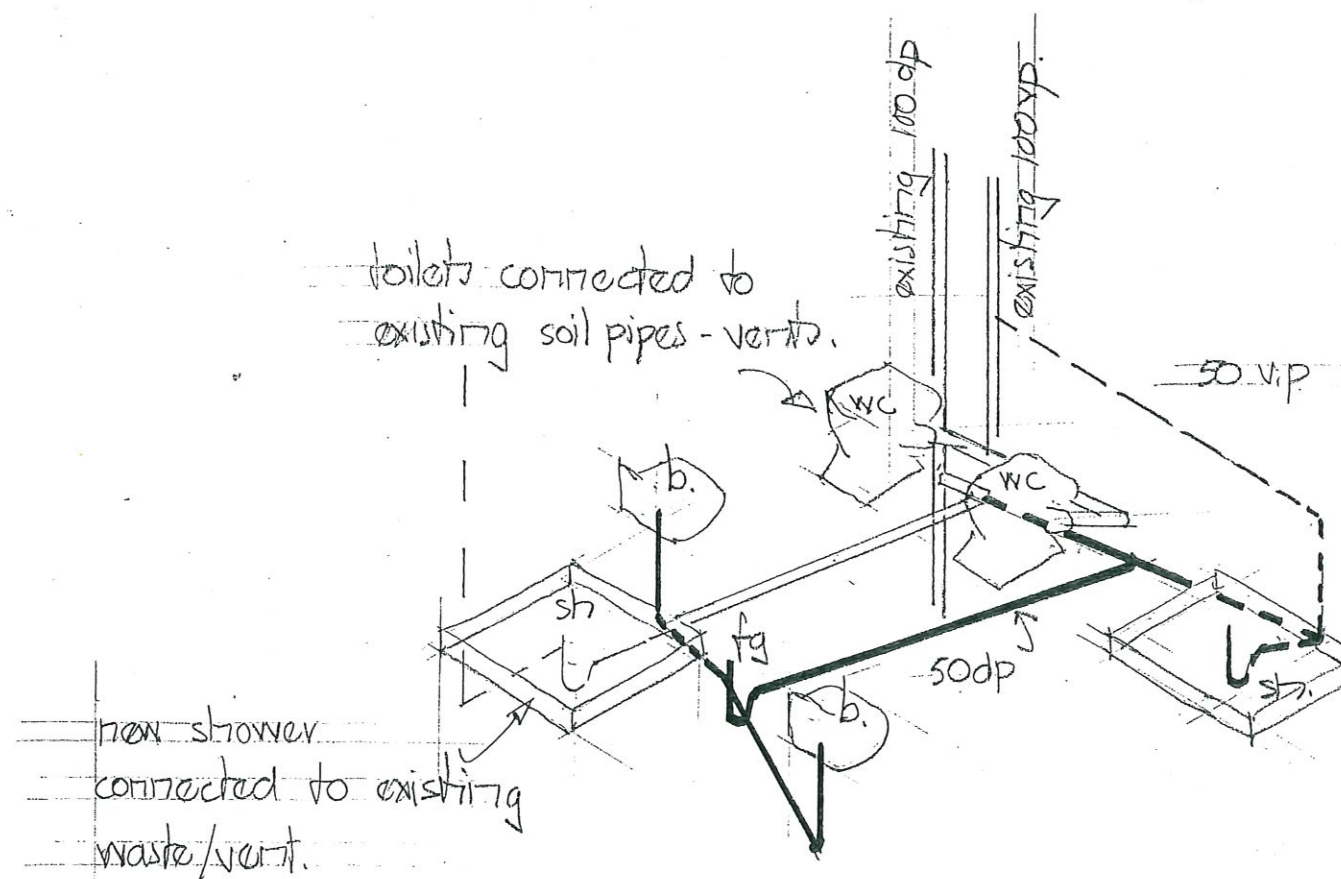
1ST FLOOR TOILETS

PLUMBING FITTINGS, WASTES & VENTS : LEGEND

b.	Basin	sh.	Shower
wc.	Toilet	f.g.	Floor gully
v.p.	Vent pipe	d.p.	Discharge pipe

PLUMBING SPEC. NOTES

Refer to AS 3500 Pt 2 1998
Refer to diagrams. Installation to be a Group & Single Stack (Modified) system



2ND FLOOR TOILETS

PLUMBING DIAGRAMS.

**TOILET ALTERATIONS
6 McDONALD CRESCENT
WELLINGTON**

WHITWELL CONSULTANTS
architects & property evaluation
wellington & eastbourne

K.B.W. 5/2001
DWG. No.

6.



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.