Rebbeck Dunn Watters

TECHNICAL DUE DILIGENCE REPORT

32 JAMAICA DRIVE

GRENADA NORTH

For

PMG Generation Fund Trustees Limited

Date: 12 December 2018

Rebbeck Dunn Watters

Contents

1.1 SUMMARY

This report is concerned with a review of the fabric of three adjoining buildings built over 2011-2012 at 32 Jamaica Drive, Wellington and gives comment on the description and condition of elements in relation to the buildings, services and the adjoining grounds within the vicinity of the site.

The property was inspected by David Robinson BSc (Hons) MRICS on Thursday 29 November 2018.

For the purposes of orientation, the elevation overlooking Jamaica Drive is deemed to be facing due east.

1.2 Repair Costs

To avoid deterioration of building components, we recommend that a planned maintenance regime is put in place.

The Planned Maintenance Programme in Appendix V is based on observations made during the inspection at the property and makes recommendations on capital expenditure requirements for the next 10 years.

These costs are for budgetary purposes only, exclude statutory fees (if applicable) and may vary following a more detailed inspection and costing exercise.

For ease of reference the Maintenance Schedule estimates costs necessary over the next 10 years to be $1,551,438.00 Excl. GST. It should be noted that due to the age of the building, over 85% of the costs identified have been assigned in years 8, 9 or 10. Maintenance costs in the short to medium term are limited.

1.3 Property Description

Overall Site

The site is on a gradient falling from south to north and housing commercial and warehouse buildings situated in in a semi-rural area commercial area, approximately 14km north of Wellington.

For the purposes of referencing the individual buildings throughout this report, we have annotated an aerial image of the site identifying the three buildings as Building 1, Building 2 and Building 3. The relevant addresses and corresponding Tenants for each building are as follows;

- Building 1 - 31 Jamaica Drive - Coca Cola Amatil (NZ) Ltd
- Building 2 - 32a Jamaica Drive - Rentokil Initial Ltd
- Building 3 - 32b Jamaica Drive - Desktop Imaging Services Ltd and NZ Micrographic Services

See the aerial image below which identifies where the boundaries of the external walls for each building;

The site was built in three separate stages from 2011 to early 2013. For additional reference and to highlight the separate portions of the construction, we have reviewed historic aerial imagery and can demonstrate the separate construction phases as follows;

1.1. Image Dated 18 October 2011 Showing Building 1 Under Construction

1.2. Image Dated 12 December 2012 Showing Building 1 and 2 Completed and Building 3 Under Construction

The third and final building is understood to have been completed early in 2012.

1.4 Building 1 – 32 Jamaica Drive

Building 1 is consists of office space to the north of the building and warehouse space to the south of the building housing stored goods and workshops related to the repair of vending machines. The building is constructed over 1 floor, with a mezzanine area located within the warehouse area.

The building is essentially rectangular on plan over the following floor areas;

- Warehouse - 2,100m2
- Offices - 507m2
- Yards - 1,900m2
- Mezzanine - 338m2

Goods access to the building is gained via 2no. roller shutter doors to the west and east of the warehouse building. Pedestrian access is via a single powder coated aluminium entrance door to the north of the office building. Additional timber fire exit doors have been provided to the warehouse.

Externally to the north and east there is a vehicle parking area and to the west there is an access road providing goods access to the site. To the south, the site borders the adjacent building with separation being afforded by a full height concrete tilt-slab wall which is shared with Building 2.

To the north east of the site, a timber piled retaining wall has been constructed and runs to the eastern and northern boundary of the site.

Structurally, the building is formed of steel portal framework, with steel purlins supporting expanded polystyrene (EPS) profiled metal sheets.

Foundations are formed of reinforced concrete piles beneath the steel columns and reinforced concrete strip foundations beneath concrete tilt slab walls.

The floors are formed of a 150mm thick reinforced concrete ground bearing floor slab.

To the warehouse the roof sheets are pitched facing north and south with 10no. translucent skylights. The warehouse roof discharges rainwater to a Butynol lined parapet gutter to the south and a metal box gutter to the north.

The office building roof is monopitched falling from north to south and discharges rainwater into a Butynol lined parapet gutter to the south of the roof. All downpipes were noted to be round PVC downpipes.

External walls to the warehouse building were noted to be a mix of EPS profiled metal sheets and concrete tilt slab walls.

The external walls to the office building are formed of an Externally Insulated Finishing System (EIFS) fixed to a timber subframe. At parapet wall level, 'Alucobond' composite metal panel cladding sections have been installed above the EIFS.

Windows and doors to the office building are formed of powder coated aluminium single glazing.

The building's air conditioning system consists of a system of split heat pump units with external condenser units positioned to the warehouse roofs. These external units supply various internal fan coil units within the office areas. There is no heating or cooling available in the main warehouse areas.

A Rinnai gas fired water heater was noted within the warehouse area with heated water leaving the heater and dispersing into the bathrooms via Aquatherm and Fusiotherm pipework. There is a staff kitchen adjacent to the main entrance door – however this is considered unlikely to also be served by this individual heater. It is unknown if an additional heater has been utilised for the kitchen, or if pipework extends from the warehouse heater, to the kitchen area. For the purposes of our Planned Maintenance Report, we have assumed there is one additional gas heater in the vicinity of the kitchen.

A 'Wormald' fire alarm system has been installed consisting of fire sounders, activated by a series of manual call points, as well as smoke and heat detectors.

1.5 Building 2 – 32a Jamaica Drive

Building 2 is constructed of a two storey office block to the east of the building and warehouse space to the west, housing stored goods.

The building is irregular on plan over the following floor areas;

- Warehouse - 1,000m2
- Offices - 350m2
- Yards - 1,312m2

Goods access to the building is gained via 2no. roller shutter doors to the west and east of the warehouse building. Pedestrian access is via a single powder coated aluminium entrance door to the south of the office building. Additional timber fire exit doors have been provided to the warehouse.

Externally to the east there is a vehicle parking area and to the west there is an access road providing goods access to the site. To the north, the site borders the adjacent Building 1 with separation being afforded by a full height concrete tilt-slab wall. To the south, an additional full height concrete tilt-slab wall separates Buildings 2 and 3.

To the east of the site, a concrete retaining wall has been constructed and runs adjacent to the eastern boundary of the site.

Structurally, the building is formed of steel portal framework, with steel purlins supporting EPS metal roof sheets.

Foundations are formed of reinforced concrete piles beneath the steel columns and reinforced concrete strip foundations beneath concrete tilt slab walls.

The floors are formed of a 150mm thick reinforced concrete ground bearing floor slab.

The roof sheets are pitched facing north and south with 5no. translucent skylights. The warehouse roof discharges rainwater to parapet gutters to the north and south of the roof areas.

The office building roof adjoins directly to the north east of the warehouse roof and is formed of the same construction type, across one half of the warehouse roof span. Rainwater discharges from the office roof into Butynol lined parapet gutters to both the north and east. All downpipes were noted to be round PVC downpipes.

External walls were noted to be a mix of EPS profiled metal sheets, 'Hardies Titan Panel' horizontal boards and an EIFS system.

Windows and doors to the office building are formed of powder coated aluminium single glazing.

The building's air conditioning system consists of a system of split heat pump units with external condenser units positioned on the main roof. These external units supply various internal fan coil units within the office areas. There is no heating or cooling available in the warehouse area.

The buildings hot water supply is provided via electrical hot water cylinders – one of the cylinders was noted within the warehouse area, however it is possible additional cylinders are contained with ceiling voids and locked cupboards.

A gas supply was noted to the site and was noted to be feeding into a Tenant space heater within the warehouse. It is unknown if the gas supply was brought into the site by the Tenant in line with their operations, however given that the air conditioning is electrically powered we have proceeded on the assumption that the natural gas supply has been installed by the Tenant.

A 'Wormald' fire alarm system has been installed consisting of fire sounders, activated by a series of manual call points, as well as smoke and heat detectors.

1.6 Building 3 – 32b Jamaica Drive

Building 3 is constructed of office space to the 1st floor areas and the south of the ground floor areas. To the ground floor there is a workshop area in line with Tenant operational requirements and to the west there is a Warehouse area. To the east, there is a full height reception area adjacent to the main entrance door.

The building is irregular on plan over the following floor areas;

- Warehouse - 450m2
- Offices - 400m2
- Workshop - 1,084m2

Goods access to the building is gained via 2no. roller shutter doors to the west of the warehouse building. Pedestrian access is via a single powder coated aluminium entrance door to the east of the office building. Additional timber fire exit doors have been provided to the warehouse.

Externally to the east there is a vehicle parking area and to the south and west there is an access road providing goods access to the site. To the north, the site borders the adjacent Building 2 with separation being afforded by a full height concrete tilt-slab wall.

To the east of the site, a concrete retaining wall has been constructed and runs adjacent to the eastern boundary of the site. Vehicle access to the eastern yards is provided via a concrete ramp from Jamaica Drive.

Structurally, the building is formed of steel portal framework, with steel purlins supporting EPS metal roof sheets.

Foundations are formed of reinforced concrete piles beneath the steel columns and reinforced concrete strip foundations beneath concrete tilt slab walls.

The floors are formed of a 150mm thick reinforced concrete ground bearing floor slab.

There are 4no. translucent skylights over the warehouse sheets with rainwater discharging into valley and parapet gutters.

All downpipes were noted to be round PVC downpipes.

External walls were noted to be a mix of EPS profiled metal sheets, 'Hardies Sycon Stria' cladding panels and Alucobond composite panels.

Windows and doors to the office building are formed of powder coated aluminium single glazing.

The building's air conditioning system consists of a system of split heat pump units with external condenser units positioned on the main roof. These external units supply various internal fan coil units within the office areas. There is no heating or cooling available in the warehouse area.

A Rinnai gas fired water heater was noted within the ceiling space accessed via a ladder from the 1st floor office areas with heated water leaving the heater and dispersing into the 1st floor bathrooms via Aquatherm and Fusiotherm pipework.

An additional Rinnai gas fired water heater was noted to the warehouse adjacent to the Tenant lunch also noted to be utilising Aquatherm and Fusiotherm pipework.

A 'Wormald' fire alarm system has been installed consisting of fire sounders, activated by a series of manual call points, as well as smoke and heat detectors.

1.7 Compliance (Building Warrant of Fitness)

There is a Building Warrant of fitness certificate displayed near the main entrance of each of the buildings. The expiry date to each building was as follows;

- Building 1 - 12 December 2018
- Building 2 - 13 June 2019
- Building 3 - 25 June 2019

1.8 Access

Level access is available to the ground floor of all of the buildings, however no disabled access to the mezzanine or first floor access is available.

2.0 Building Condition

2.1 Roofs – All Buildings

1) Access to the roof areas is available via a ladder accessed from the 1st floor corridor in Building 3. Following access to the Building 3 roof, access to the Building 1 and 2 roofs can only be gained by jumping and climbing over the high parapet walls between the separate buildings. This is considered to be unsuitable and we have included an allowance in our CAPEX schedule to install stepped access across the parapets.

2) Localised roof dents noted to roof coverings likely to have been caused by workmen on the roof since construction. The roof dents are minor in nature and are considered to be commensurate with the buildings age however they will worsen over time as more workmen access the roof. We have included an allowance for a roof mounted platform to roof level.

3) Parapet gutters to all areas are lined with Butynol linings which, under the building code, are designed to have a life expectancy of 15 years. In practice they can be expected to last longer than this, however to ensure a complete maintenance allowance is provided, we have allowed to replace the linings as they reach 15 years old.

4) Some moderate dirt build up noted across the roof areas – it is recommended that a programme of roof cleaning is put in place. We have not included this item in our maintenance schedule as this is considered to be an OPEX cost.

5) The EPS roof sheets are essentially a composite panel, consisting of polystyrene insulation sandwiched between metal profile sheets to the outer and inner face of the unit. There is some concern with products such as this that in the event of fire, the polystyrene can ignite and fire can spread inside the roof panels. Fire fighting efforts can then be hampered by the presence of the metal sheets preventing water from reaching the burning insulation. Insulation utilised in composite panels such as this often utilise a fire retardant material which eliminates this risk, however it is recommended that a sample is taken and tested to provide certainty that the insulation is not flammable.

6) Metal roof sheets were noted to overlapped in localised areas, with roof sheets in direct contact with one another. This will cause the coating to the sheets to deteriorate over time as the sheets rub against each other through differential thermal movement. Over time, this will cause corrosion to set in – minor corrosion has been noted along the length of the roof sheets in these locations. The two options for repair would include;

   (a) Take up the sheets along full length of overlap detail allowing to install a suitable soft flashing arrangement preventing the sheets from coming into contact with eachother
   OR
   (b) Treat existing sheets of corrosion along full length of sheets and reapply a coating. Repeat this process once every 2 years.

   For the purposes of our maintenance schedule, we have allowed to undertake option B as this is considered to be the most cost effective solution.

Note: this defect has been noted to the roofs of all three buildings – to provide additional clarity, we have provided the below photographs in relation to Roof 1, in addition to the photographs in the appendices;

1.3. Corrosion along length of overlap joint

1.4. Corrosion along length of overlap joint

2.1.1 Building 1 Roof

Warehouse Roof

7) Localised roof dents noted to roof coverings likely to have been caused by workmen on the roof since construction. The roof dents are minor in nature and are considered to be commensurate with the buildings age.

8) Skylights are 7 years old and will lose their translucence within a 10 year period. We have allowed for the replacement of the skylights in the 10th year of our maintenance plan.

Office Roof

9) Vegetation noted to be growing within the parapet gutters. The gutters will require periodically cleaning out.

10) As viewed from drone photographs, parapet wall cladding to the office roof areas appear to be compressed fibre cement sheets. Fibre cement sheets are liable to crack over time due to thermal movement and an allowance should be made for periodic replacement of cracked sheets.

2.1.2 Building 2 Roof

11) Butynol membranes noted to be debonding in localised areas. The debonding is minor in nature and is not considered to currently increasing the risk of moisture ingress. It is recommended that the membrane are monitored and remedial action taken in the event the debonding worsens.

12) Multiple HVAC roof penetrations noted to be sealed utilising Dek-tite type roof flashings and silicone. It is recommended that the roof penetrations are back flashed to the roof ridge in line with best practice.

13) Parapet wall cladding to the office roof areas appear to be compressed fibre cement sheets. Fibre cement sheets are liable to crack over time due to thermal movement and an allowance should be made for periodic replacement of cracked sheets. It should be noted that no cracked sheets were noted during inspection.

14) Detailing between office and warehouse roof areas noted to be poor and not in line with best practice for metal roofing. It is recommended that the corresponding location internally is monitored and in the event of leaking, the junction be redetailed in line with the NZ Metal Roof and Wall Cladding Code of Practice.

15) Detailing between the office roof parapet wall and the concrete tilt slab wall is reliant on silicone. It is recommended that this junction be redetailed with a purpose made flashing.

Note: To provide additional clarity on defect 13 and 14, we have provided the below photographs in addition to the photographs in the appendices;

1.5. Poor detailing to office/warehouse junction

1.6. Poor detailing to parapet/tilt slab junction

16) Further to defect 6 mentioned above, the building owner appears to have attempted remedial action on the overlap detail in the past, as silicone is noted to have been applied along the junction. It is unknown if the corrosion was treated prior to the application of the silicone and it is recommended that the silicone be removed, the metal treated and the jointed recoated in line with the repairs to the overlap detail throughout the roof area.

2.1.3 Building 3 Roof

17) Concrete tilt slab walls are laterally secured utilising steel plates bolted from one tilt slab panel to the next. The steel plates are noted to be corroding in localised areas – this is concerning as steel expands as it corrodes and is noted to be causing the adjacent concrete to crack. The steel corrosion should be treated and the plates painted to prevent further corrosion from occurring.

The cracking should also be filled in and monitored. In the event of further cracking, it is recommended that a structural engineer be consulted.

18) Historic leaking has been reported to the south west corner of the roof area adjacent to the parapet gutter which has been rectified. It is unknown that the leak was caused by and we are unaware what works were undertaken, however following discussion with the building occupier, no additional water ingress has been reported in this location.

19) Multiple HVAC roof penetrations noted to be sealed utilising Dek-tite type roof flashings and silicone. It is recommended that the roof penetrations are back flashed to the roof ridge in line with best practice.

2.2 External Elevations

2.2.1 All Elevations

20) Paint finishes to all external elevations is noted to be in a serviceable condition. An allowance to repaint all elevations has been made.

21) Aluminium framed windows and doors noted to be in a serviceable condition throughout. Given the age of the building, minimal maintenance should be required to windows and doors within 10 years.

22) Silicone joints to tilt slab walls will require raking out and reapplying within 10 years.

2.2.2 Building 1 Elevations

23) Insulation utilised to the EPS cladding sheets should be sampled and lab tested in line with defect 5 above.

24) Alucobond cladding sheets utilised to the external elevations are also a composite design with polystyrene insulation. The insulation should be sampled and tested in line with defect 5.

25) EIFS cladding has been utilised to the office building - EIFS cladding is a proprietary system that consists of light weight polystyrene insulation panels adhered to a substrate and coated with an acrylic coating. The system is designed to prevent rainwater and moisture ingress, however, should any rainwater penetrate the cladding it is likely to become trapped within the system – this caused much disruption to buildings during the leaky home crisis and there is therefore some concern when this cladding type is identified.

In this instance we are less concerned for the following reasons;

- This product appears to have weep holes to the underside of the panels which should allow moisture to escape should it enter into the unit (see photograph 1.7 below).

- The building is steel framed and the cladding is installed over 1 storey meaning there is unlikely to be excessive building movement causing the cladding to crack and allow water ingress.

- From our inspection, no evidence of moisture ingress or deterioration was noted to the cladding.

1.7. Weep holes visible to underside of panel

26) Timber gate to east elevation has fallen loose and requires securing.

2.2.3 Building 2 Elevations

27) Insulation utilised to the EPS cladding sheets should be sampled and lab tested in line with defect 5 above.

28) Alucobond cladding sheets utilised to the external elevations are also a composite design with polystyrene insulation. The insulation should be sampled and tested in line with defect 5.

2.2.4 Building 3 Elevations

29) Insulation utilised to the EPS cladding sheets should be sampled and lab tested in line with defect 5 above.

30) Alucobond cladding sheets utilised to the external elevations are also a composite design with polystyrene insulation. The insulation should be sampled and tested in line with defect 5.

2.3 Yards – All Areas

31) There is evidence of ground movement adjacent to the retaining wall to the north east corner of the site. It is unknown if this is an ongoing structural concern or if this has occurred due to settlement following construction – however the ground in this location is approximately 25 metres from Building 1 and as such it is considered unlikely to be causing any risk to the building. It is recommended that the ground be monitored in this location and a structural engineer be consulted in the event that movement continues. See photographs 1.8 and 1.9 below.

1.8. Railings above retaining wall noted to be falling outwards

1.9. Grass growth occurring where joints are opening up

1.10. Cracking to timber caused by movement against railing pole

1.11. Cracking to concrete in vicinity of retaining wall

2.3.1 Mechanical and Electrical – All Areas

32) The air condensers appear to be serviceable, however split units usually have a serviceable life of approximately 10 years. With this in mind we would recommend a programme of phased replacement is put into place and this has been included in our planned maintenance schedule.

33) We recommend that the building owner be asked whether the gas boilers were installed at lease commencement or if they are a Tenant addition. Throughout the site there appears to be a mix of electric hot water cylinders and gas heaters providing hot water and as such it is unclear if a

mix arrangement of gas and electricity was always intended for water heating, or if the Tenant(s) has installed these units post construction.

34) A gas boiler was noted within the ceiling space of Building 1 and it is possible that additional gas boilers are positioned in concealed areas which we could not review. It is recommended that clarity is sought on the location of all gas fired boilers.

35) The gas boiler within Building 1 is considered to be in a confined space and there is a health and safety risk in the event that CO2 builds up in this location. Consideration should be given to providing additional ventilation in this ceiling space.

36) Water pipework from the gas boilers to the various kitchen and bathrooms is noted to be Aquatherm and Fusiotherm. Over time, this product has a history of failing causing leaks. We have included for the replacement of the pipework within our maintenance plan.

37) The main switchboards throughout the site are in a serviceable condition and we did not note any concerns. We would recommend that thermal scans are undertaken yearly so that any issues can be identified early and to proactively prevent any potential site outages.

38) The building's standard light fittings were noted to be fluorescent tubes and are in a functional condition. Consideration should be given to upgrading to new LED light fittings over the 10 year period. This has not been included in our maintenance plan as it is not an essential upgrade.

Rebbeck Dunn Watters

APPENDIX I

CAPEX PLANNED MAINTENANCE

Item	Element / Location	Inspection comments	Action required	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	32 Jamaica Drive															
	ROOFS															
1	All Roofs - All Buildings															
1.1	Roof Sheets	EPS roof panels will require sampling to confirm insulating material is fire retardant.	Allow to take sample and confirm that insulation is formed of none flammable material.	X	$ 3,000		$ 3,000									
1.2	Roof Sheets	Overlapping of roof sheets will cause deterioration over time.	Allow to periodically treat corrosion at overlap sections and recoat.		$ 38,400			$ 12,800				$ 12,800				$ 12,800
1.3	Roof Sheets	Roof access from one roof to the next is available only by climbing parapet walls.	Allow to install 2no. Raised walkways over and above parapets.		$ 20,000		$ 20,000									
1.4	Roof Sheets	Localised roof dents noted.	Roof dents will be avoided via the installation of a roof mounted walkway.		$ 37,500		$ 37,500									
2	Building 1															
	Office Roof															
2.1	Roof Sheets	Roof sheets will require repainting toward end of 10 year period.	Allow to prepare and repaint roof sheets.		$ 18,900											$ 18,900
2.2	Parapet Cladding	Fibre cement cladding sheets in a serviceable condition, however may crack over time.	Allow for localised replacement of individual sheets over time.		$ 3,000				$ 1,500				$ 1,500			
2.3	Gutters	Membrane gutters noted to be serviceable.	Allow to replace membrane gutters within 10 year period.		$ 12,000											$ 12,000
3	Warehouse Roof															
3.1	Roof Sheets	Roof sheets will require repainting toward end of 10 year period.	Allow to prepare and repaint roof sheets.		$ 75,000											$ 75,000
3.2	Gutters	Membrane gutters noted to be serviceable.	Allow to replace membrane gutters within 10 year period.		$ 12,000											$ 12,000
3.3	Skylights	Skylights will require renewal toward end of 10 year period.	Allow to renew skylights.		$ 70,000											$ 70,000
3	Building 2															
3.1	Roof Sheets	Roof sheets will require repainting toward end of 10 year period.	Allow to prepare and repaint roof sheets.		$ 35,000											$ 35,000
3.2	Parapet Cladding	Fibre cement cladding sheets in a serviceable condition, however may crack over time.	Allow for localised replacement of individual sheets over time.		$ 1,000				$ 500				$ 500			
3.3	Gutters	Membrane gutters noted to be serviceable.	Allow to replace membrane gutters within 10 year period.		$ 20,000											$ 20,000
3.4	Skylights	Skylights will require renewal toward end of 10 year period.	Allow to renew skylights.		$ 22,000											$ 22,000
3.5	Penetrations	HVAC penetrations poorly sealed.	Allow to install back flashings.		$ 15,000			$ 15,000								
3.6	Detailing	Detailing between office and warehouse roofs noted to be poor.	Allow sum to supply and install purpose made flashing.		$ 5,000			$ 5,000								
3.7	Detailing	Detailing between parapet wall and tilt slab noted to be poor.	Allow sum to supply and install purpose made flashing.		$ 5,000			$ 5,000								
4	Building 3															
4.1	Tilt Slabs	Steel plates to tilt slabs noted to be corroding in localised areas.	Treat corrosion and repaint. Rake out and fill in cracks to concrete.		$ 4,000		$ 2,000						$ 2,000			

Item	Element / Location	Inspection comments	Action required	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
4.2	Penetrations	HVAC penetrations poorly sealed.	Allow to install back flashings.		$ 10,000			$ 10,000								
4.3	Roof Sheets	Roof sheets will require repainting toward end of 10 year period.	Allow to prepare and repaint roof sheets.		$ 45,000											$ 45,000
4.4	Gutters	Membrane gutters noted to be serviceable.	Allow to replace membrane gutters within 10 year period.		$ 18,000											$ 18,000
4.5	Skylights	Skylights will require renewal toward end of 10 year period.	Allow to renew skylights.		$ 22,000											$ 22,000
4.6	Penetrations	HVAC penetrations poorly sealed.	Allow to install back flashings.		$ 15,000			$ 15,000								
5	ELEVATIONS															
	All Elevations - All Buildings															
5.1	Elevations	Dirt build up noted to external elevations.	Allow to undertake building wash. This is considered an OPEX cost.		OPEX											
5.2	Alucobond	Alucobond wall panels will require sampling to confirm insulating material is fire retardant.	Allow to take sample and confirm that insulation is formed of none flammable material.	X	Incl.											
5.3	Alucobond	Seals to Alucobond will require renewal within 10 years.	Allow to replace seals to Alucobond.		$ 10,000											$ 10,000
5.4	Cladding Sheets	EPS cladding panels will require sampling to confirm insulating material is fire retardant.	Allow to take sample and confirm that insulation is formed of none flammable material.	X	Incl.											
5.5	EIFS	EIFS cladding is known to potentially increase the risk of moisture ingress. No evidence of moisture ingress noted during inspection.	Monitor EIFS for cracking and signs of moisture ingress.		TBC											
5.6	Tilt Slabs	Silicone joints in tilt slabs will require renewal within 10 years.	Allow sum to rake out and renew seals.		$ 18,000											$ 18,000
5.7	Roller Doors	Roller doors will require periodic overhaul.	Allow sum to overhaul roller doors.		$ 12,500			$ 2,500		$ 2,500		$ 2,500		$ 2,500		$ 2,500
5.8	Windows	Windows are in a serviceable condition.	No action required.		$ -											
6	GROUNDS															
6.1	Fencing	Fencing will deteriorate over time.	Allow sum to replace fencing over 10 year period.		$ 15,000									$ 15,000		
6.2	Retaining Walls	Evidence of movement to retaining walls to north east of site.	Monitor walls. If movement continues seek advice from structural engineer.		TBC											
6.3	Bay Markings	Painted bay markings will require periodic renewal.	Allow to remark bay markings.		$ 15,000						$ 15,000					
7	Mechanical and Electrical Items															
7.1	Split Air Conditioning	Air conditioning cassette units to the building are of varying ages and conditions.	Allow to put in place system of renewing AC units. Allow $12,000 per system replaced.		$ 516,000									$ 172,000	$ 172,000	$ 172,000
7.2	Lights	Base build fittings are in a serviceable condition, however will age over 10 year period.	It is recommended that new LED light fittings be installed over 10 year period to improve quality of lighting, however this is not essential to the use of the building.		TBC											
7.3	Gas	The building utilises a mix of electrical and gas powered water heaters.	Confirmation is required to determine who is responsible for the gas boilers.		Note											
7.4	Gas	Gas heaters to confined space within ceiling space of Building 3 increases risk from CO2 build up.	Provide additional ventilation in this location.	X	$ 6,000		$ 6,000									

Item	Element / Location	Inspection comments	Action required	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
7.5	Inter-Tenancy Distribution Boards	Inter-Floor distribution boards will require replacement over 10 year period.	Allow to replace.		$ 75,000									$ 25,000	$ 25,000	$ 25,000
7.6	Toilet exhaust fans	Fans will require replacement within 10 year period.	Allow sum to replace fans in year 10.		$ 8,000											$ 8,000
7.7	Hot Water Cylinders	Hot water cylinders appear to be serviceable.	Make allowance to renew 1no. Cylinders within 10 year period.		$ 8,000											$ 8,000
7.8	Fire alarms panel	Functional condition of fire alarm should be periodically checked.	The functionality of the existing main fire alarm panel and brigade connections are to be tested by a 3rd party.		$ 11,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
7.9	Fire alarms system	Fire alarm panel will require replacement within 10 year period.	Replace 3no. panels as required at the end of economic life. Assumed to be within 10 year period.		$ 30,000									$ 10,000	$ 10,000	$ 10,000
	Total				**$ 1,231,300**	**$ 1,000**	**$ 69,500**	**$ 66,300**	**$ 3,000**	**$ 3,500**	**$ 16,000**	**$ 16,300**	**$ 5,000**	**$ 225,500**	**$ 208,000**	**$ 617,200**

Cost Summary	Priority										
	Contractors Overheads & Profit	$ 172,382	$ 140	$ 9,730	$ 9,282	$ 420	$ 490	$ 2,240	$ 2,282	$ 700	$ 31,570	$ 29,120	$ 86,408
	Professional Fees	$ 147,756	$ 120	$ 8,340	$ 7,956	$ 360	$ 420	$ 1,920	$ 1,956	$ 600	$ 27,060	$ 24,960	$ 74,064
	TOTAL EXCLUDING GST	**$ 1,551,438**	**$ 1,260**	**$ 87,570**	**$ 83,538**	**$ 3,780**	**$ 4,410**	**$ 20,160**	**$ 20,538**	**$ 6,300**	**$ 284,130**	**$ 262,080**	**$ 777,672**

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APPENDIX II

PHOTOGRAPHS

1.1. Building 3 Roof Coverings

1.2. Building 3 Roof Coverings

1.3. Building 3 – HVAC Plant

1.4. Building 3 – Ridge Flashings

1.5. Building 3 – Membrane Gutters

1.6. Building 3 – Corroding Plate

1.7. Building 2 – Membrane Flashings

1.8. Building 2 – Roof Coverings

1.9. Building 2 – Roof Coverings

1.10. Building 2 – Poor Overlap Detail

1.11. Building 2 – Poor Detailing

1.12. Building 2 – Roof Coverings

1.13. Building 1 – Roof Coverings

1.14. Building 1 – Membrane Gutters

1.15. Building 1 – Roof Fixings

1.16. Building 1 – Poor Overlap Detail

1.17. Building 1 – Roof Coverings

1.18. Building 1 – Poor Overlap Detail

1.19. Building 1 - Office Roof (from drone)

1.20. Building 1 - Office Roof (from drone)

1.21. Building 1 - Office Roof (from drone)

1.22. Building 1 - Office Roof (from drone)

1.23. Building 1 - Office Roof (from drone)

1.24. Building 1 - Office Roof (from drone)

1.25. Building 1 – Office Building

1.26. Building 1 - Signage

1.27. Building 1 – Office Building

1.28. Building 1 – Yards and Warehouse

1.29. Building 1 – Office Building

1.30. Building 1 – EIFS Cladding

1.31. Building 2 – Office Building

1.32. Building 2 – Junction between office/warehouse

1.33. Building 2 – Warehouse

1.34. Building 2 – Warehouse

1.35. Building 2 – External Cladding

1.36. Building 2 – Fibre cement sheets/aluminium windows

1.37. Building 3 – Office Building

1.38. Building 3 – Office Building

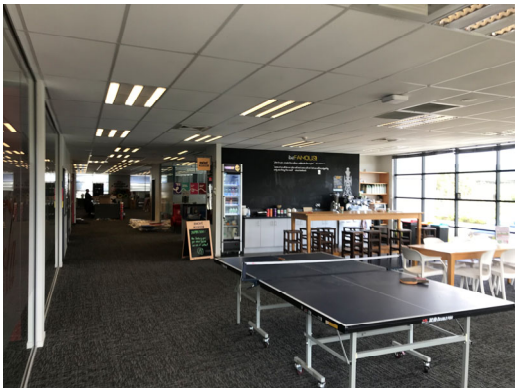
1.39. Building 3 – Office Building

1.40. Building 3 – External Decking Area

1.41. Building 3 – Warehouse Building

1.42. Building 3 – Warehouse Building

1.43. Building 1 - Internal Office Areas



1.44. Building 1 - Internal Office Areas

1.45. Building 1 - Internal Warehouse Areas

1.46. Building 1 - Internal Warehouse Areas

1.47. Building 1 - Internal Office Areas

1.48. Building 1 - Internal Office Areas

1.49. Building 2 - Internal Warehouse Areas

1.50. Building 2 - Internal Warehouse Areas

1.51. Building 3 - Internal Warehouse Areas

1.52. Building 3 - Internal Warehouse Areas

1.53. Building 3 - Internal Warehouse Areas

1.54. Building 3 - Internal Warehouse Areas

1.55. Evidence of subsidence to north east corner of site

1.56. Chainlink fencing to perimeter

1.57. Car parking yards

1.58. Car parking yards

1.59. Perimeter access roads

1.60. Timber retaining wall to perimeter of site

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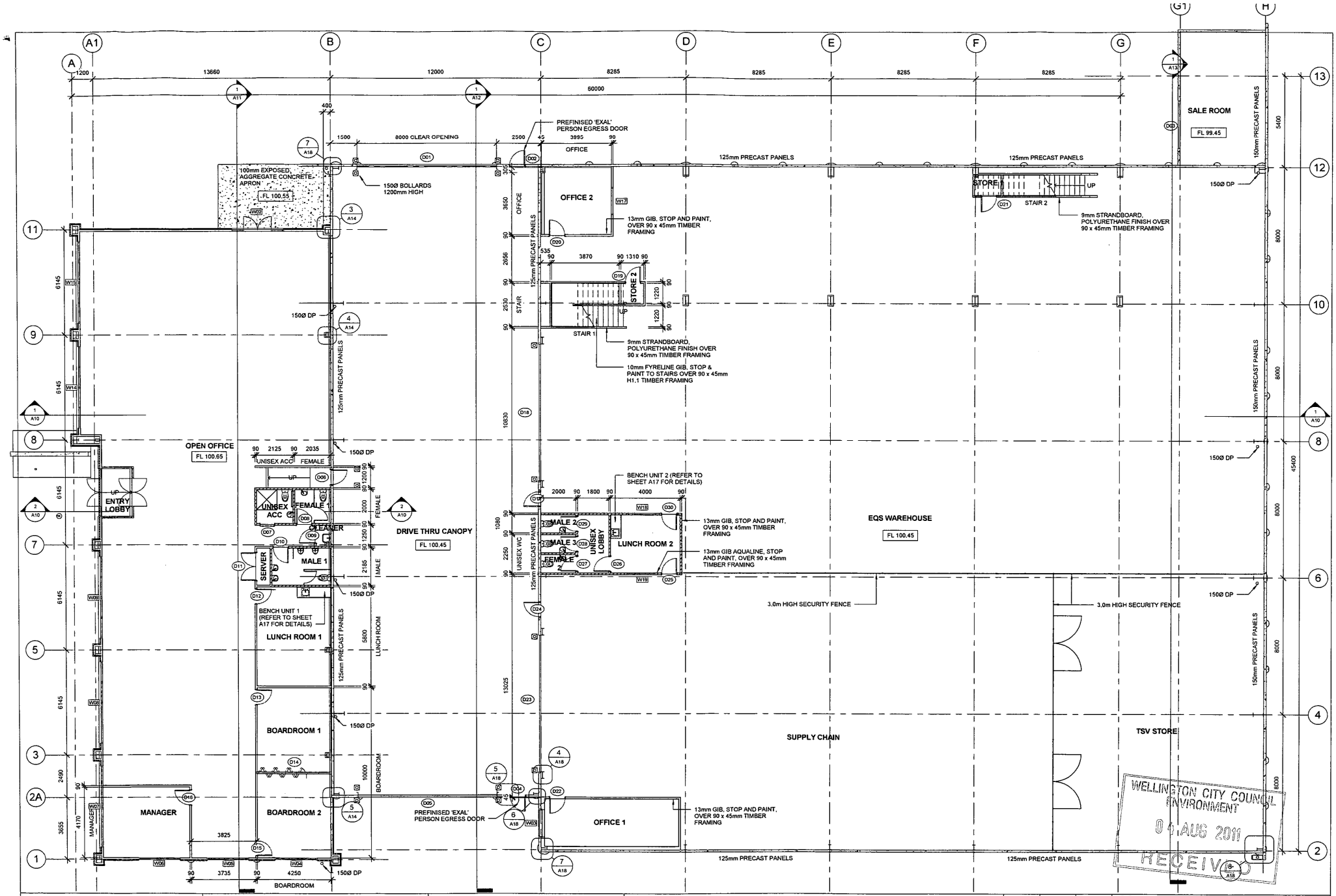
APPENDIX III

DRAWINGS - BUILDING 1



Rev	Description	Date
3	ISSUED FOR CLIENT COMMENT	29.07.2011
2	ISSUED FOR CLIENT COMMENT	20.07.2011
1	ISSUED FOR CLIENT COMMENT	28.06.2011

Revision Schedule

KEVIN O'CONNOR & ASSOCIATES LTD
ENGINEERS • SURVEYORS • PLANNERS

The Contractor shall check all dimensions on site.

71 Pitt Street, PO Box 600 Palmerston North
Ph (06) 356-7000 Fax (06) 356-7007 Email reception@koa.co.nz

PROPOSED BUILDING
34 JAMAICA DRIVE
GRENADA NORTH, WELLINGTON
GROUND FLOOR PLAN

MURPHY PROPERTIES

	Initials	Date
Surveyed		
Designed	Designer	JUNE 11
Drawn	Author	JUNE 11
Checked	Checker	
Approved		

DO NOT SCALE, If in doubt ask for dimensions

Scales A1	Scales A3	Job No.
1 : 100		110 445

CAD Path/File

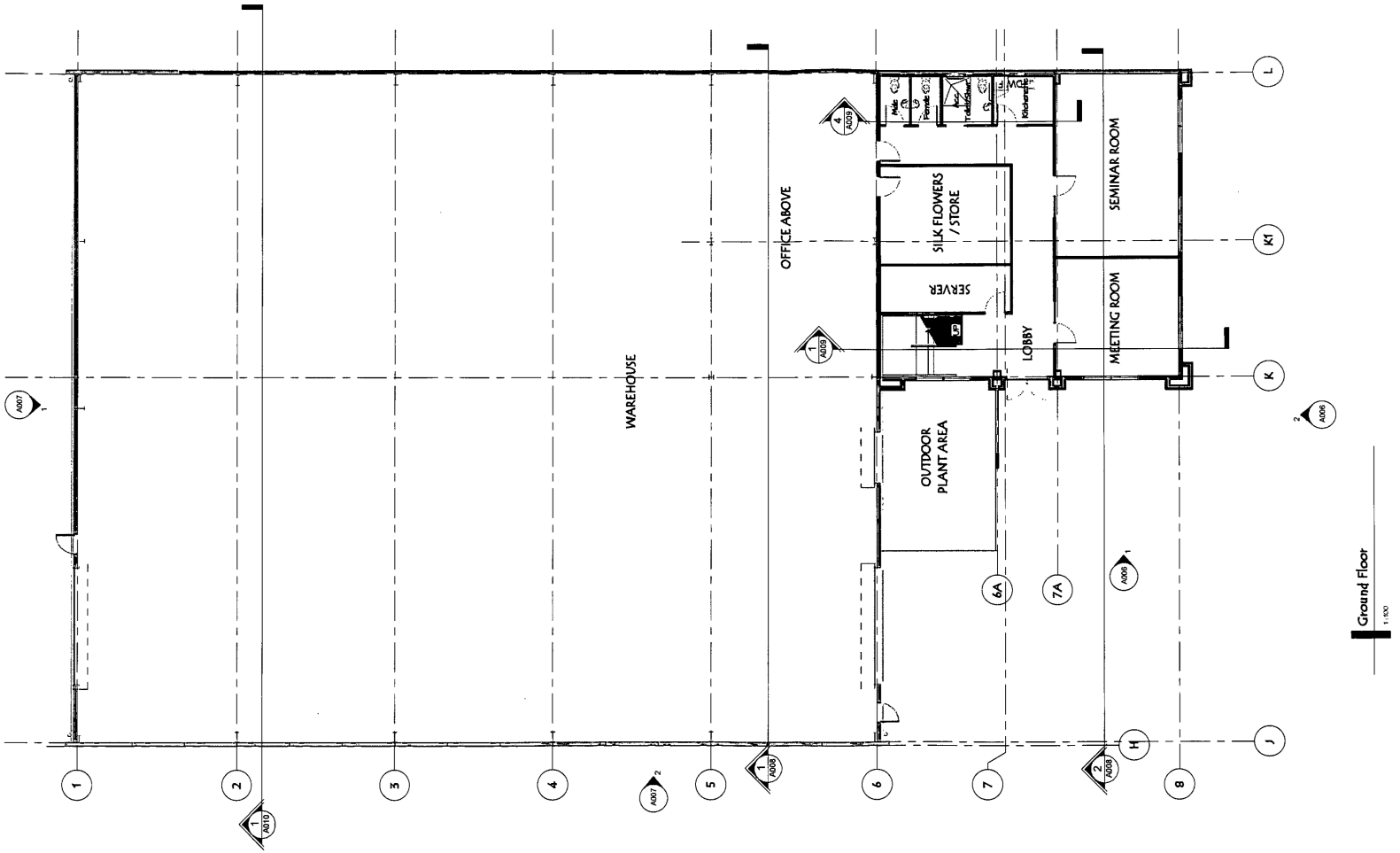
Sheet A02 of Sheets

Rev. 3

Rebbeck Dunn Watters

APPENDIX IV

DRAWINGS - BUILDING 2



Ground Floor
1:100

Rev	Date	Comments

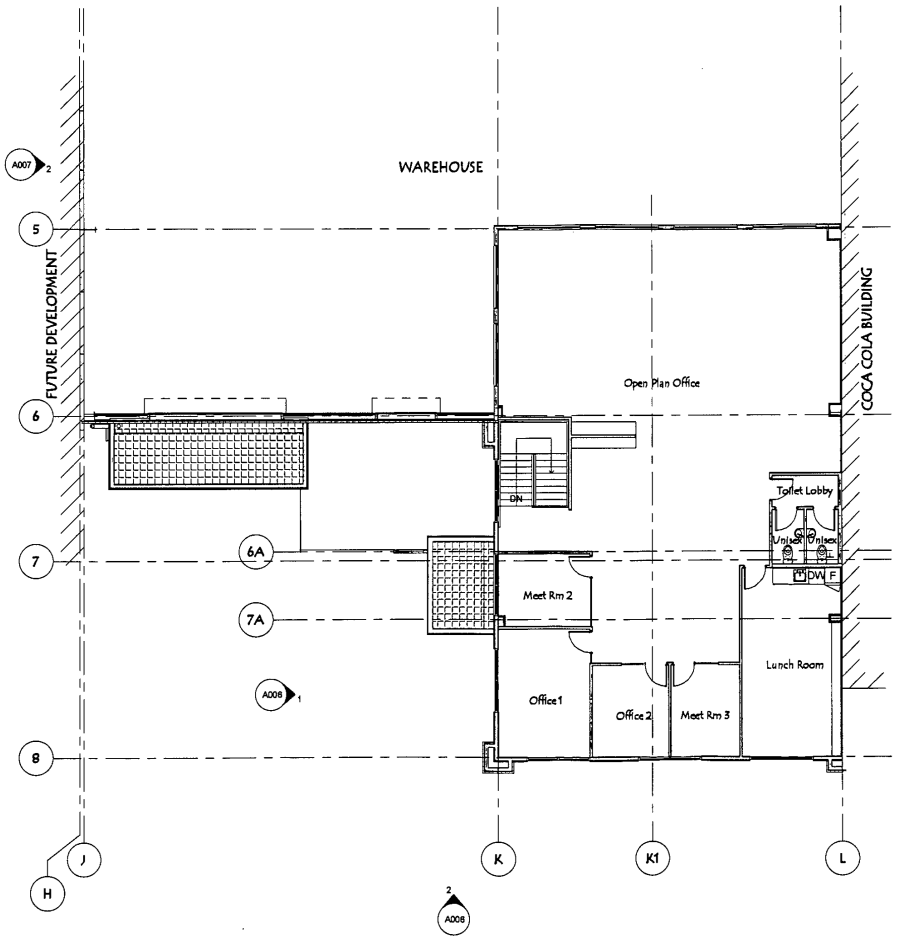
Proposed New Building
Rentokil
34 Jamaica Drive
Grenada North
Wellington
Ground Floor Plan

MURPHY PROPERTIES

Murphy Property Development Limited
PO Box 3891, Palmerston North
Phone 06 356 7997, Fax 06 354 7996, Email info@murphypropertiesnz.co.nz

Job no.	Date	Drawing no	Revision:
260	23/04/2012	A002	

Scale - original is A1
1:100 @ A1
@ A3



First Floor
1:100

Rev	Date	Comments

Proposed New Building
Rentokil
34 Jamaica Drive
Grenada North
Wellington
First Floor Plan

MURPHY PROPERTIES

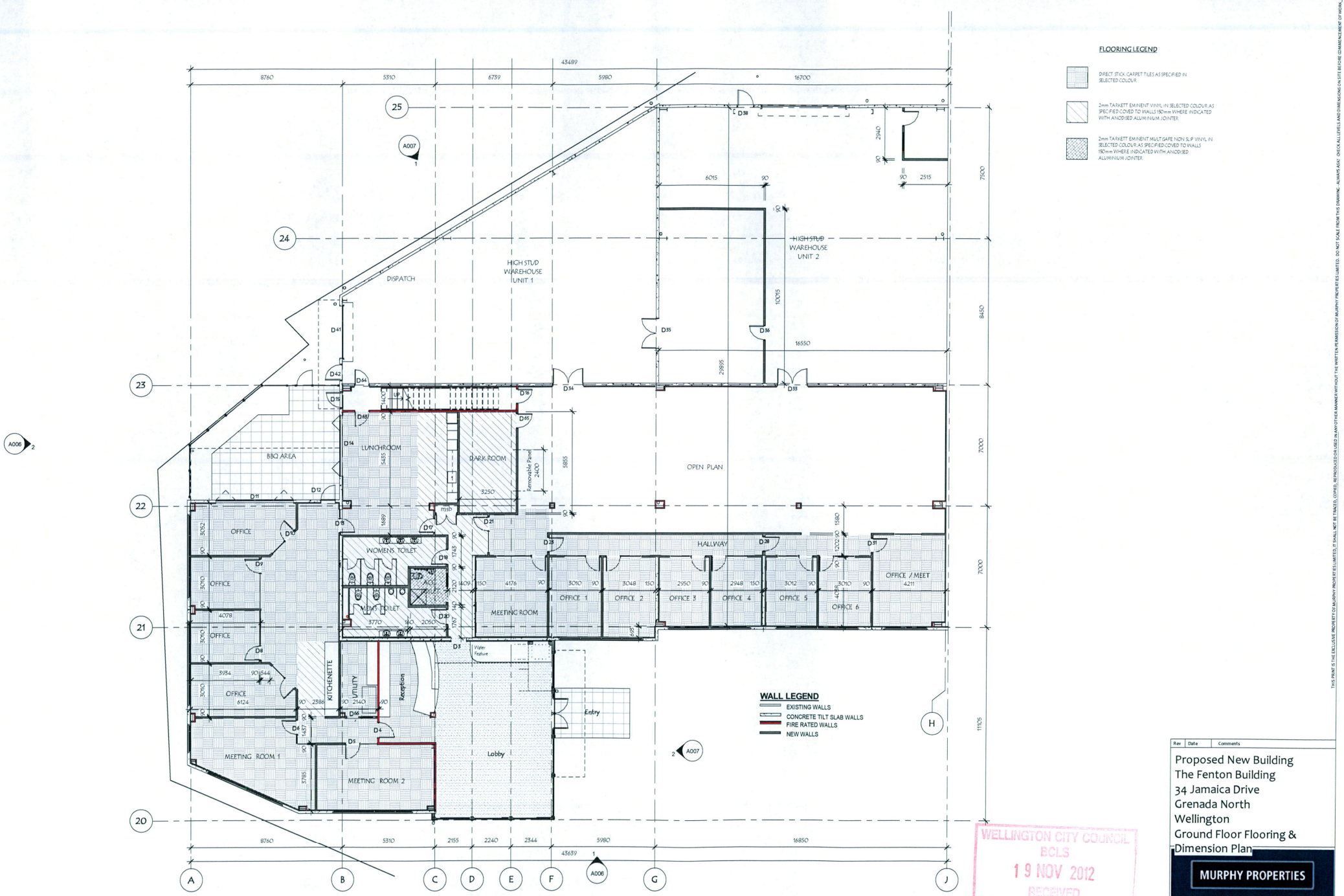
Murphy Property Development Limited
PO Box 1885, Palmerston North
Phone 06 354 7997, Fax 06 354 7996, Email: info@murphyproperties.co.nz

Job no.	Date: 23/04/2012	Drawing no	Revision:
260	Scale - original is A1 1:100 @ A1 @ A3	A003	

Rebbeck Dunn Watters

APPENDIX V

DRAWINGS - BUILDING 3



Dimension Plan - Ground Floor

1 : 100

WELLINGTON CITY COUNCIL
BCLS
19 NOV 2012
RECEIVED
WAKEFIELD ST, WELLINGTON

Rev	Date	Comments

Proposed New Building
The Fenton Building
34 Jamaica Drive
Grenada North
Wellington
Ground Floor Flooring & Dimension Plan

MURPHY PROPERTIES

Murphy Property Development Limited
PO Box 1885, Palmerston North
Phone 06 354 7930. Fax 06 354 7996. Email: info@murphyproperties.co.nz

Job no.	Date: 08/10/2012	Drawing no	Revision:
2012.02	Scale - original is A1 1:100 @ A1 @ A3	A004	