

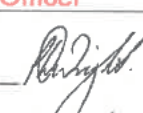

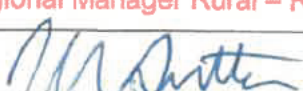


## Business Case

### Property Capital Expenditure Greater than \$25,000

<b>Fire Station Location</b>	<p style="text-align: center;"><b>Lake Okareka Fire Station</b></p> 
<b>Date</b>	3 <sup>rd</sup> March 2018
<b>Work Record Number</b>	CRW#443148
<b>Project Name</b>	New station to meeting expanded and Intergrated FENZ roles

Approvals	Name, Job Title, Signature, Date		
<b>Business Case prepared by</b>	<b>Name:</b>	Jeff Maunder	Paul Wright
	<b>Job Title:</b>	Area Commander	Principal Rural Fire Officer
	<b>Signature:</b>		
	<b>Date:</b>	19-03-2018	20/3/18
<b>Business Case approved by Regional Manager Urban</b>	<b>Name:</b>	Ron Devlin	
	<b>Job Title:</b>	Fire Region Manager – Region 2	
	<b>Signature:</b>		
	<b>Date:</b>	21/3/18	
<b>Business Case approved by Regional Manager Rural</b>	<b>Name:</b>	John Sutton	
	<b>Job Title:</b>	Regional Manager Rural – Region 2	
	<b>Signature:</b>		
	<b>Date:</b>	20-03-2018	

Business Case approved by National Property Manager	Name:	Dominic Hare
	Job Title:	National property Manager
	Signature:	
	Date:	23/3/18
Business Case approved by National Manager Rural	Name:	Kevin O'Connor
	Job Title:	National Manager Rural
	Signature:	
	Date:	20/3/18

### Instructions

*This Business Case template is an adaptation of the one used in the Project Management Guidelines. It is for all new fire stations whether new construction or refurbishment. The key component of the business case is the definition of the operational scope and to provide an estimate of the costs of achieving that scope.*

*The purpose of the business case is to provide the information required to:*

- *Enable proposed capital expenditure to be scored and ranked in terms of the benefits of the Fire Service and the risks to the successful completion and*
- *Assess the impacts on the Fire Service of undertaking the capital expenditure.*

### 1 Background

*What is the suitability of the current fire station/location? What is the reason for this capital expenditure?*

1. The current Fire depot is unsuitable for use as a Fire Depot or Fire Station. It is too small for the number of personnel. It lacks security and training facilities. The building is not believed to comply with the IL4 building code to "be operational immediately after an earthquake or other disastrous event." See photos in **Appendix 1**.
2. With the advent of Fire and Emergency New Zealand (FENZ) the role of the Rural Fire force now has the potential to expand to meet both the local and wider community needs. These needs include response and reduced response times to urban incidents in Eastern Rotorua.
3. Expanded roles include; urban firefighting, medical response, motorvehicle accident support, adverse weather events, water rescue, USAR 1R response.
4. The local Rural Fire Force has fund rasied to build a new station on council land.
5. This fund raising includes a \$250,000 grant from the Rotorua Energy Charitable Trust that is dependent on FENZ agreement by 31 March 2018 to build a new station (see **Appendix 2**).
6. The station now needs to be fit for purpose for an expanded role.
7. The new station is now required to be built to FENZ building standards.

## 2 District Profile

*Risk profile supported by incident maps showing each incident type by location over the last five years.*

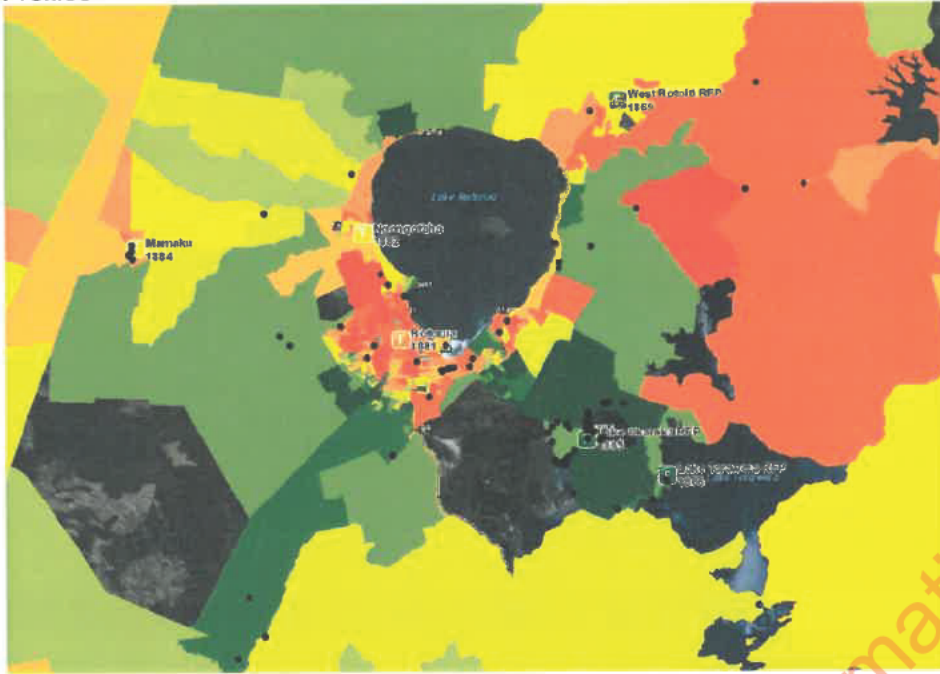
### Profile of Incidents that Lake Okareka VRRF have been alerted to - Jan 2013 to Mar 2018

Incident Type	2013	2014	2015	2016	2017	2018	Grand Total
Vegetation Fire	8	29	21	4	16	3	81
Structure Fire	2	10	4	20	14	2	52
Other Fire	5	10	8	10	5	1	39
False Alarm		5	4	4	6		19
Medical	1	2	1	3		2	9
Not Recorded		3	4	2			9
Vehicle Accident	1			1		2	4
Assist Public		1			1	1	3
Special Service Calls		1			2		3
<b>Grand Total</b>	<b>17</b>	<b>61</b>	<b>42</b>	<b>44</b>	<b>44</b>	<b>11</b>	<b>219</b>

*Map Below is of All Incident Alerts to Lake Okareka for the Last 5 Years (of 219 alerts where Lake Okareka VRRF has been alerted for a call – there were 156 arrivals recorded at the incidents)*



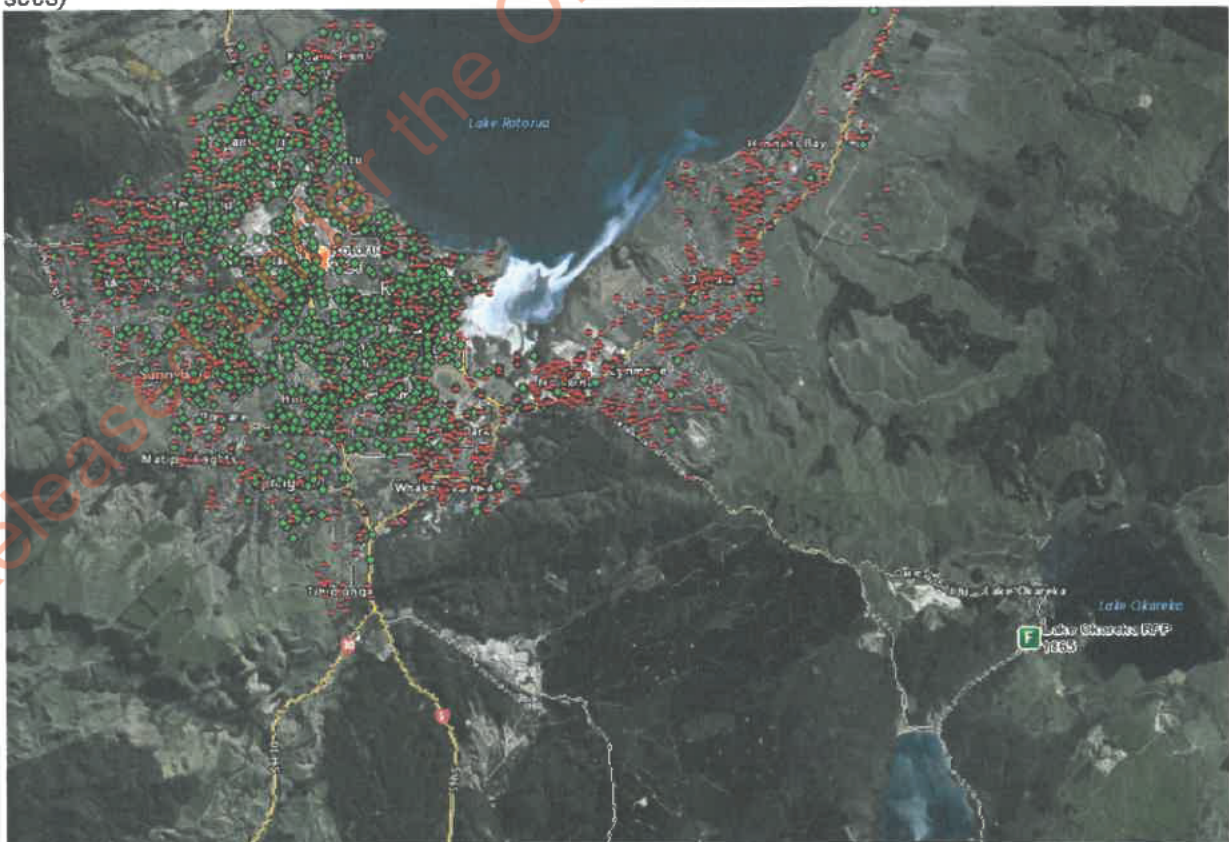
Map Below is of Incident Alerts to Lake Okareka VRRF for Last 5 Years Overlaid Over Community Risk Profiles



**Response Times: (Firms)**

Lake Okareka sits on the eastern side of Rotorua Fire District, an area that is growing and in an area that does not meet the standards of cover from the current Rotorua Fire Station. This is demonstrated by the map below.

Map Below is of All Rotorua Station Responses (first arriving appliance) Within their UFD for Last 5 Years (Green = Alert to arrival was within 6 minutes 30 secs, Red = Alert to Arrival was outside 6 minutes 30 secs)



*Supporting locations: comment required on the adjacent supporting stations locations and the risks or benefits to relocating or optimizing location.*

The current disposition of urban firefighting assets in Rotorua, mean that the area to the east of Lake Rotorua suffers from an extended response time (Red dots above), outside of the standards of cover (ref and also requires the response of all Rotorua assets from also in many cases from Ngnogotaha.

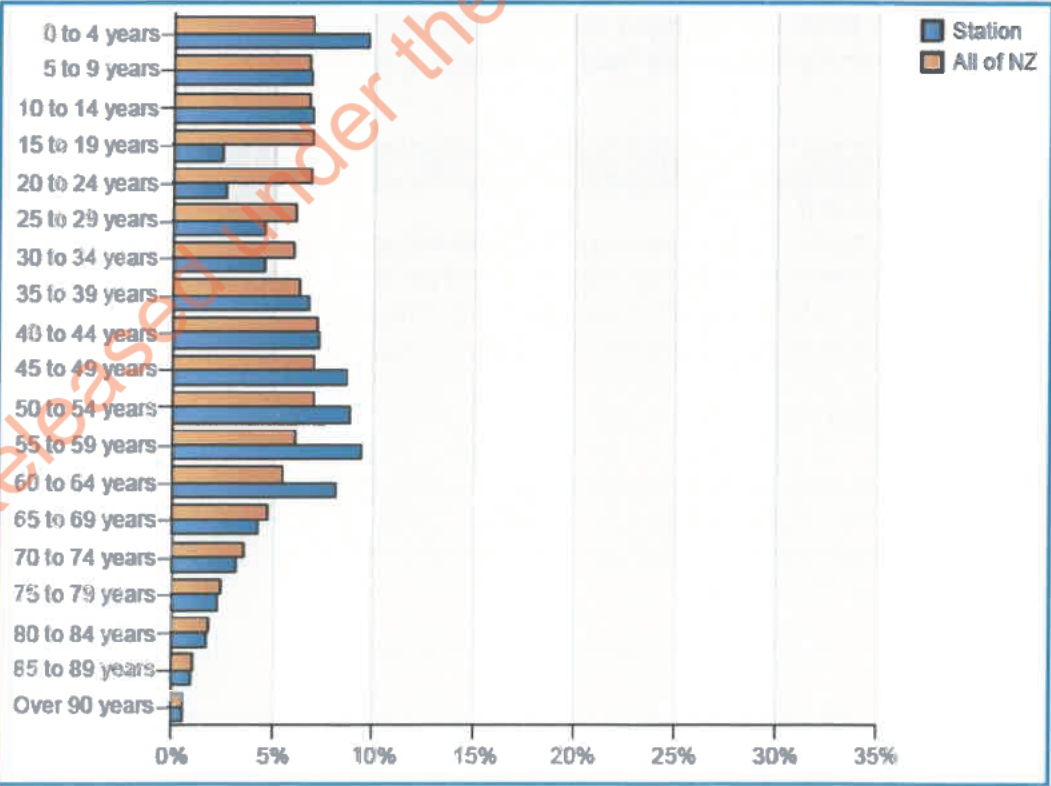
The planned increase in capability of Lake Okareka to reflect its and the wider community needs to have structural, medical and other urban type capabilities in addition to its rural functions, is likely to add considerably to the capacity and response to the eastern areas and provide increased capacity across the District to meet high demands and leave some residual capacity during normal operations.

The additional capacity also impacts across the whole of the Rotorua district, in that the ability of a fully integrated and capable Lake Okareka allows for other resources to be available when without Lake Okareka in play, they would be already assigned to events.

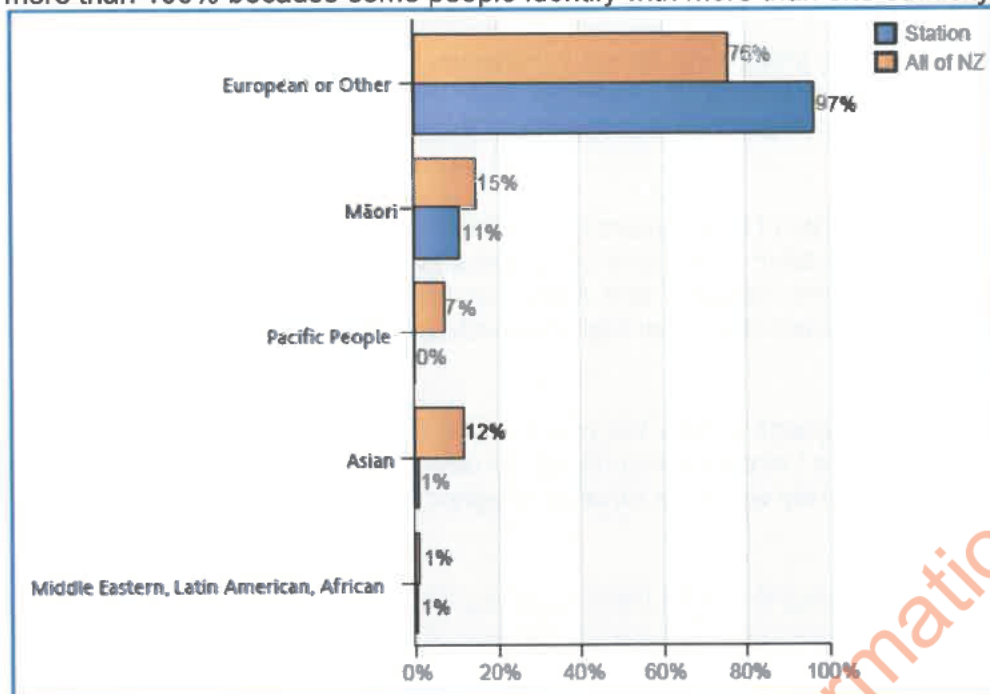
*Population covered and demographic profile together with growth/decline over the last ten years (Statistics NZ Website/EIRSA)*

Okareka Census Data	Census Year		
	2001	2006	2013
Usual Residents (ie. number of people of live there permanently)	648	588	621
Total Dwellings (occupied and unoccupied)	360	387	396
Occupied Dwellings (ie. number of houses with permanent residents)	237	231	234
Unoccupied Dwellings (ie. holiday homes)	123	156	162

Age Structure of Okareka Community (compared to all NZ)



Ethnicity Breakdown of Okareka Community (compared to all NZ) (Percentages may add to more than 100% because some people identify with more than one ethnicity).



### 3 Operational Scope

*This should include numbers of resources, workflow, the optimal location and operational crew profile, - paid, volunteer, composite crewing. Key items to be detailed are:*

Currently there are 23 active fire fighters of mixed gender and age. There are also 6 out of town/district team members that return home usually for the Christmas break. These can fill in for absent firefighters who go away for their respective holiday break during the peak fire season. However, when full numbers are present the current station/shed is inadequate for this volume of people with their PPE. For example, when conducting training operations a suitable room with the necessary training tools is required .eg lap-top, projector, T.V projection screen.

### 4 Resources

- *Appliances numbers and types.*
- *Taking into account National Commanders standards of response, the need for specialist appliance location including Hazmat, Rescue, Aerials etc.*
- *Operational facilities – BA, Hose Mart, Ladder mart, Trailers*
- *Utilities – Back up Generators – Operations resources need to be detailed with a strategy for use.*
- *BATBE/RFTBE/TOWERS*

Currently Lake Okareka has two Trucks. Okareka 6571 a late-model double-cab Isuzu multi-purpose truck equipped for Rural situations. Okareka 6575 is a Hino single rear-axle configuration tanker. The current station is not equipped for urban response (eg BA units). There is currently no hose tower at the station.

Work is being undertaken around what changes maybe required for the vehicles to perform urban response operations.

## 5 Facilities

- *Inclusion of District and Regional Offices on station?*
- *Consideration of meeting facilities*
- *FS/VSO – Office Space, etc*
- *Public areas reception of public – accessibility to areas, displays*
- *Regional facilities – Definitions of specialist function Ops planning etc*
- *Facilities for region staff office, ablutions, meeting rooms, reception area, storage stationery, machinery*
- *Co-location – Ambulance and others*
- *Facilities for washing vehicles, hose testing*
- *Training – Any Specialist training facilities and approximate number of trainees etc*
- *Car parking*
- *Water containment/smoke, pump test facilities*
- *Dangerous goods facilities*
- *Decontamination area for washing*
- *Security*

The nearest fire station to Okareka is Rotorua Fire Station. This is located 14.4 kms away and provides back up and support for the Okareka Rural Fire Force across a range of incident types (eg: structural, vegetation, MVAs, medicals etc) in liason via the DPRFO.

At presnt the Okareka Fire Depot serves mainly as a placement of 6575 & 6571. There is currently no toilet and wash facilities and power is very limited. The building is only big enough to house these two appliances, so there are no rooms available for Training, washing, PPE storage, kitchen and canteen, dangerous goods, security, operational room, store, and a decontamination area.

A new station would eliminate all the above mentioned and provide for storage of the two existing vehicles plus a third support vehicle. There are also no facilities for washdown of vehicles nor enough car parking area for the safe a secure storage of volunteer fire fighters vehicles whilst on call out (or visiting FENZ Staff members). Security is low to non exsistant and the station/shed is not monitored.

## 6 Options Considered

*Comment should be made re the current aspect of the existing facilities to either support movement of retention of current site including a property condition assessment etc. What options were considered, including doing nothing? What are the costs, benefits, risks, strengths and weaknesses of each option? What is the recommended option and why? Would the risk be better served by distributed or localized resources?*

**Option 1 is to develop a fully urban facility with an integrated rural capability. This is the preferred option.** This is in line with where Fire and Emergency and the Okareka Fire Force want to head, and meets the needs to the wider community. Okareka personnel have found themselves attending increasing numbers of non-vegetation incidents of the Eastern side of Rotorua. Distance from the Rotorua Fire Station affecting response times makes it desirable to Okareka community, Okareka Fire Force personnel and Fire and Emergency management for Okareka personnel to be to be able to respond to structure fires, MVA's and medical events. For this to happen they need a fit-for-purpose facility that will meet equipment, training and Safety, Health & Wellbeing requirements.

**Option 2 is to upgrade the facility to meet just rural requirements.** This would be a step forward but does not meet the needs of Fire and Emergency or the local community, or the aspirations of the volunteers themselves. The Okareka Force are highly motivated and have raised considerable funds towards building an intedgrated urban/rural facility.

Option 3 is to do nothing. This is not an option because the current fire depot is unsuitable for use as a fire depot and is not believed to comply with the IL4 building code. It would certainly not be fit-for-purpose in meeting the intended future integrated rural/urban role of the Okareka Fire Force/Brigade.

## **7 Contribution to Strategy**

*Show how this capital expenditure links to the property strategy.*

This project links to the property strategy by providing a fit-for-purpose and functional fire station with modern features. It will address substandard building features and conditions and provide an environment that portrays a professional image of Fire and Emergency to the public. It will provide an engaging environment for volunteer personnel and a focal point for the local community. It will provide a facility that meets the future demands and requirements of both Fire and Emergency and the wider community it serves. In this respect it is fulfilling the intended direction of integration of rural and urban functions within the one organization of Fire and Emergency.

## **8 Community Benefit/Expectation**

*Will this capital expenditure provide a social benefit to communicate or meet public/political expectations? Show how this will be achieved?*

Answers to the questions on this topic have already been covered to some degree in previous sections. However there are some additional benefits and expectations that need to be noted:

The Okareka Volunteer Rural Fire Force is regarded by local FENZ management as being well led and highly motivated. This is indicated by factors such as: turnout to incidents, participation of young people and women, participation in training, participation in national events such as the Skytower Challenge (which their team has won for the last three years), and the fundraising they have contributed towards building this new fire station. On the latter the Okareka VRFF has raised \$43,000 from overseas deployments and other activities, and a grant of \$250,000 from the Rotorua Energy Charitable Trust (RECT) subject to FENZ agreeing to the build by 31 March 2018.

Part of their motivation comes from belief that a new facility would continue to help recruitment and retention of volunteers and maintain high levels of commitment. They are also motivated because they have considerable pride in their community and the contribution of their community towards Fire and emergency management. The takeaway from this is that Okareka VRFF would be disappointed if the build was not to be supported.

The \$250,000 grant from RECT has been made on the understanding that the new facility (100sq m) will be available for community use such as local body representation/elections, community group meetings, a command point for civil and/or local emergencies, and for fire educational (e.g "Get fire wise", Check its Alright before you light", and holding open days to promote fire safety in the rural and urban community environments.

## **9 Performance Improvement**

*Will this capital expenditure improve the operating efficiency or effectiveness of the Fire and Emergency? Show how this will be achieved?*

As stated under "Background" (section 1) the current fire depot is unsuitable as a fire depot and does not comply with building standards. Under "Community Benefits/Expectations" (section 8) evidence has been provided to show that the current VRFF is well led and highly motivated. Under "District Profile" (section 2) it was demonstrated that there is a case to increase the



capability of the Okareka Volunteer Rural Fire Force to that of a fully urban volunteer brigade with an integrated rural capability. This would provide improved response coverage to the the Okareka community and additionally support Rotorua Fire Station in coverage of Eastern Rotorua. The capital expenditure to build the proposed new fit-for-purpose Okareka Fire Station will not only enable compliance with minimum standards it will also enable improved response coverage to be achieved.

## 10 Organisational Culture Impact

*Will this capital expenditure have a positive influence on desired culture Fire and Emergency is trying to achieve? Show how this will be achieved?*

The desired culture of FENZ is perhaps best indicated by legislation and improved performance.

The building of the new facility with a dual urban/rural focus will enable local volunteers to meet the needs of the community and surrounding areas. The ability of the future Okareka Volunteer Brigade to respond to vegetation fires, structure fires, rescues from MVAs, medical events, natural disasters and other emergencies, is in accordance with sections 11 and 12 of the FENZ Act (which outline the functions of FENZ). Overall, this direction is fully in line with the purpose of the new Act, which states:

### 3 Purpose

The purpose of this Act is to—

- a) reform the law relating to fire services, including by strengthening the role of communities and improving the support for volunteers in the provision of fire services, and, to that end,—
  - (i) to unify Fire Services by establishing Fire and Emergency New Zealand (FENZ); and....

As stated in section 8 “Community Expectations/Benefits”, local FENZ management regard the existing Lake Okareka VRFF as highly motivated and well-led. The desire is to encourage and foster this sort of culture. With capital expenditure on building the new Lake Okeraka Station the brigade will not only be encouraged to maintain their capability but also be enabled to improve their performance to take on a dual urban/rural role to support coverage into the eastern Rotorua Urban Fire District.

## 11 Risks

*What are the high-level risks to successful completion of the project and strategies to mitigate those risks?*

The most obvious risk to success would be for FENZ not to have sent a letter to the Rotorua Energy Charitable Trust by 31 March 2018 confirming that FENZ will definitely proceed with building the new fire station. This would result in withdrawal of the RECT grant for \$250,000. This in turn many delay any decision to proceed which would at the least bring disappointment to the the local volunteer members and community. (Section 8 covering “Community Expectations/Benefits” explains this in greater detail.) the obvious mitigation is for FENZ to ensure the letter is received by RECT before 31 March.

Other Potential risk that are possible would be the capability of the rural fire force to migrate t a fully intergrated Urban/Rural capability, this would be mainly dependant on staff numbers and the ability to train to meet the requirements of urban response.

## 12 Time frame

*What is the indicative timeframe? Is it realistic? How critical is the timeframe? What assumptions have been made? Has the timeframe for procurement and training been considered?*

A Draft Program was prepared by Jason Thom, Region 2 Property Manager. This suggests a possible time line as follows:

Direction to proceed – By 20 March 2018

RECT Funding – A critical date is 31 March 2018. Rotorua Energy Charitable Trust must have received a letter from FENZ before this date committing to the build so the Trust will approve their funding grant of \$250,000 (part of the \$1.66 million estimated cost). This commitment by FENZ should be made subject to the Rotorua Lakes Council approving the grant of the lease.

Lease - From 2 April to 27 July 2018 – allow 17 weeks for lease agreement and memorandum with Rotorua Lakes Council to be submitted, approved and executed

Design - From 14 May to 27 July 2018 – allow 11 weeks to complete design process through preliminary, developed to detailed

Resource Consent - From 6 April to 6 July - allow 13 weeks to prepare and lodge a resource consent application and have it processed

Building Consent - From 9 July to 3 Sept – allow 8 weeks to prepare and lodge a building consent application and have it processed

Tender - From 7 Sept 26 Oct 2018 – allow 7 weeks for Tender process and appointment of a contractor

Start Construction 29 Oct 2018 – allow 30 weeks. Finish 31 May 2019.

## 13 Cost

*What are the expected capital and operating costs? How will operating costs change after implementation? Are there write off costs or revenue from disposal of superseded assets? Include a cash flow showing expenditure (refer Project Cost Worksheet). What assumptions have been made?*

Estimated Capital Cost is \$1,661,985.00 (See details in [Appendix 3](#))

## 14 Organisational Impact

*What organizational interdependencies are there during and post implementation? Who will be affected by the implementation and for how long?*

The value of the project has been identified under “Performance Improvement” (section 9). An outline of the design concept is shown in [Appendix 4](#).

The potential increase in capacity and capability will support both the local community and the wider Rotorua community including the local Fire and Emergency services. It would be expected that the increase in capability will require support from urban staff as well as rural for training and integration into the new role.

The station build reflects this intent and will be instrumental in developing an acabalble and robust service within the Lake Okareka community and its surrounds.

**15 Stakeholders**

*Who are the major stakeholders? What are their interests?*

<b>Stakeholder</b>	<b>What are their interests?</b>
Community	Improved urban response coverage. Fit-for-purpose fire station that also acts in part as a community focus.
Fire and Emergency	Improved urban response coverage, particular towards eastern Rotorua. Fit-for-purpose fire station that meets required standards and achieves urban/rural integration goals.
Local Volunteers	Desire to have both urban and rural response capability to serve the wider community with a fit-for-purpose facility to enable this.

**16 Appendices Attached**

Appendix 1 – Funding Letter from RECT
Appendix 2 – New Lake Okareka Fire Station Concept Estimate
Appendix 3 – New Lake Okareka Fire Station Design Concept

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APPENDIX 1

**Photos of Current Lake Okareka Fire Station**



1. Building can barely fit their appliance and tanker



2. View from near Okareka Loop Road



3. Current building is basically an old shed with concrete floor



4. Outside needs painting



5. View behind the current fire depot



6. View behind the current depot



7. Hardly room to get into appliance



8. Space alongside tanker



9. Space behind appliance



10. Crew meeting room for 19 people behind appliance bay



11. Kit room for 19 people



12. Older power board



13. View from Okareka Loop Road

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## APPENDIX 2.

13 February 2018

David Herries  
Lake Okareka Rural Fire Force Inc  
C/- 12 Branch Rd  
Lake Okareka



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Ph: 07 347 6239 T: 07 347 6305  
E: [admin@rotoruaenergy.org.nz](mailto:admin@rotoruaenergy.org.nz)  
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RotoruaEnergyCharitableTrust

Kia ora Dave

Re: Lake Okareka Rural Fire Force Grant (\$250,000)

Thanks for taking the time to catch up with Alison and me yesterday afternoon and providing an overview on progress towards the construction of new Fire/Rescue/Community facilities at Lake Okareka.

As I mentioned during our discussion, I am obliged to confirm that should the Force not be in a position to uplift the above grant by 31 March 2018, the offer will, respectfully, be withdrawn.

A new application for the project may be considered on its merits after this date. This would be treated as any new application and be subject to the Trust's criteria and funding position at the time.

In order to uplift the funds before the 31 March deadline (as we sincerely hope will be the case), we'll need you to be in a position where the requirements of the attached checklist can be met.

We look forward to hearing from you over the next few weeks.

Sincere regards



Trust Manager

**Our Mission**  
To manage and enhance the assets held in trust and distribute income for the long term benefit of the Rotorua District Community

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**PROPOSED VRRF STATION**

**FOR**

**FENZ**

**LAKE OKAREKA FIRE STATION, ROTORUA**

**Project Estimated Costs 19/02/2018**

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
1 - 5	<b><u>ENABLING &amp; SITE SPECIFIC WORKS</u></b>				<b>182,685.00</b>
6 -	<b><u>CONSTRUCTION - SLAB UP</u></b>				<b>777,100.00</b>
7 -	<b><u>EXTERNAL WORKS</u></b>				<b>89,300.00</b>
8 -	<b><u>FENZ ITEMS</u></b>				<b>246,800.00</b>
9 - 10	<b><u>PROFESSIONAL &amp; CONSENT FEES</u></b>				<b>91,950.00</b>
11 - 12	<b><u>CONTINGENCY</u></b>				<b>274,150.00</b>
	<b><u>AMOUNT OF PROJECT ESTIMATED COSTS 19/02/2018 CARRIED TO SUMMARY</u></b>				<b>1,661,985.00</b>

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PROPOSED VRRF STATION  
 FOR  
 FENZ  
 LAKE OKAREKA FIRE STATION, ROTORUA  
 Estimated Costs 19/02/2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	TOTAL	
				RATE	AMOUNT
<b>1 - 5</b>	<b><u>ENABLING &amp; SITE SPECIFIC WORKS</u></b>				<b>182,685.00</b>
1	Bulk excavation to reduced levels, load cart away and dispose of waste - Ground improvements for proposed raft	603	m3	100.00	60,300.00
2	800 Compacted gravel raft filling under floor slabs	281	m3	85.00	23,885.00
3	Infrastructure work and overhead power line alterations		SUM		80,000.00
4	Locating stormwater & foul drains, breaking open existing and forming new connections including street opening		SUM		7,500.00
5	Heavy duty vehicle crossing	2	No	5500.00	11,000.00
	<b><u>AMOUNT OF PROJECT ESTIMATED COSTS 19/02/2018 CARRIED TO SUMMARY</u></b>				<b>182,685.00</b>

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**PROPOSED VRRF STATION  
FOR  
FENZ  
LAKE OKAREKA FIRE STATION, ROTORUA  
Estimated Costs 19/02/2018**

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
<p><b>16974 Proposed new FENZ VRRF Station at Lake Okareka estimated costs</b>                      This estimate was prepared from the following information provide by Jason Thom - Property Manager FENZ                      18009-TP001 - Topographical Survey of Lot 2 DPS 36324                      BSK Structural Drawings 20167 Preliminary 2-9-16                      FENZ - Lake Okareka 30.11.2017                      Hydraulic Due Diligence Report Lake Okareka                      Micon Electrical Mark-up 2</p>					
6 -	<b><u>CONSTRUCTION - SLAB UP</u></b>				
	<b><u>SITE PREPARATION</u></b>				<b>21,500.00</b>
	<b>Demolition</b>				
1	It has been assumed this is a greenfield site		Note		No Allowance
	<b>Site Clearance</b>				
2	Bulk excavation to reduced levels, load cart away and dispose of waste	215	m3	100.00	21,500.00
	<b><u>SUBSTRUCTURE</u></b>				<b>104,005.00</b>
3	Foundations, including for excavation, formwork, reinforcement & concrete	28	m3	1750.00	49,000.00
4	Isolated pad foundations to structural steel portals	8	No	1485.00	11,880.00
5	150 Concrete in floor slabs on grade, including formwork, reinforcement, pumping and placing as appropriate - Appliance Bay	192	m2	125.00	24,000.00
6	Extra value to form to falls for strip drains	29	m2	25.00	725.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
7	100 Concrete in floor slabs on grade, including formwork, reinforcement, insulation, pumping and placing as appropriate	160	m2	115.00	18,400.00
	<b><u>FRAME</u></b>				<b>24,590.00</b>
8	DHS purlins	189	m2	30.00	5,670.00
9	Trussed roof area with timber purlins	163	m2	110.00	17,930.00
10	Timber roof frame members (rafters, joists, plywood substrate to flat areas etc) - Canopies	6	m2	165.00	990.00
	<b><u>STRUCTURAL WALLS</u></b>				<b>48,000.00</b>
11	Portal frame 23000 span, 4500 to portal knee with intermediate posts and perimeter PFC		SUM		48,000.00
	<b><u>UPPER FLOORS</u></b>				
	Not Applicable				
	<b><u>ROOF</u></b>				<b>38,837.00</b>
12	New Coloursteel roof covering & associated flashings	376	m2	75.00	28,200.00
13	New membrane roof covering & associated flashings	6	m2	105.00	630.00
14	Hardies soffit, including supporting framing	37	m2	121.00	4,477.00
15	Coloursteel fascia and spouting fixed	34	m	75.00	2,550.00
16	Coloursteel fascia at gable ends	49	m	25.00	1,225.00
17	Downpipes	27	m	65.00	1,755.00
	<b><u>EXTERIOR WALLS &amp; EXTERIOR FINISH</u></b>				<b>44,450.00</b>
18	Coloursteel cladding, cavity batten, RAB board, 150 timber framing, building wrap & insulation	175	m2	254.00	44,450.00
	<b><u>WINDOWS &amp; EXTERIOR DOORS</u></b>				<b>13,450.00</b>
19	Aluminium framed, double glazed windows	10	m2	625.00	6,250.00
20	Approx 1600x2100 overall opening aluminium framed, pair of double glazed doors		SUM		2,350.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
21	Approx 1600x2100 overall opening aluminium framed, double glazed door with sidelight		SUM		2,500.00
22	Exterior fire egress doors with panic hardware	1	No	2350.00	2,350.00
<b><u>STAIRS &amp; BALUSTRADES</u></b>					
Not Applicable					
<b><u>INTERIOR WALLS</u></b>					
					<b>18,791.00</b>
23	150 Timber framed partitions, excluding linings	98	m2	76.00	7,448.00
24	100 Timber framed partitions, excluding linings	199	m2	57.00	11,343.00
<b><u>INTERIOR DOORS</u></b>					
					<b>15,050.00</b>
25	Timber framed single solid core doors with kick plates	2	No	1550.00	3,100.00
26	Timber framed single solid core doors	3	No	1250.00	3,750.00
27	Timber framed single solid core cavity sliding doors	2	No	1350.00	2,700.00
28	-/30/30 Single fire rated door set with kick plates either side & vision panel	2	No	2750.00	5,500.00
<b><u>FLOOR FINISHES</u></b>					
					<b>20,420.00</b>
29	Concrete floor sealed only	167	m2	25.00	4,175.00
30	Carpet tile floor coverings - Prime Cost allowance	91	m2	60.00	5,460.00
31	Laying carpet tile floor coverings	91	m2	15.00	1,365.00
32	Vinyl floor coverings - Prime Cost allowance	72	m2	90.00	6,480.00
33	Laying vinyl floor coverings	72	m2	20.00	1,440.00
34	Entry 1800x900 Matwell & mats	2	No	750.00	1,500.00
<b><u>WALL FINISHES</u></b>					
					<b>58,246.50</b>
35	Plywood 2400 high to Appliance bay areas	104	m2	84.00	8,736.00
36	Plasterboard wall linings- stopped & painted	387	m2	55.00	21,285.00
37	Fire rated partition 2/13 Gib Fyrelite to achieve 60/60/60, stopped & painted	156	m2	105.00	16,380.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
38	Aqualine plasterboard linings, stopped & painted	76	m2	66.00	5,016.00
39	Acoustic insulation to WC	41	m2	17.50	717.50
40	Skirting's and architraves	281	m	16.50	4,636.50
41	Extra value to square stop at ceiling wall junction	227	m	6.50	1,475.50
	<b><u>CEILING FINISHES</u></b>				<b>25,740.00</b>
42	Suspended ceiling system, 13 plasterboard ceiling linings, stopping & painting	195	m2	91.50	17,842.50
43	Insulation behind linings	351	m2	22.50	7,897.50
	<b><u>FITTING &amp; FIXTURES</u></b>				<b>31,625.00</b>
44	Kitchen benchtop & joinery allowance		SUM		10,000.00
45	Canteen benchtop & joinery allowance		SUM		7,500.00
46	Operations room & meeting room FF&E allowance		SUM		10,000.00
47	Slatted seat area between PPE lockers	3	m2	175.00	525.00
48	Accessible grab rails		SUM		750.00
49	Mirrors		SUM		750.00
50	Timber framed borrowed lights	4	m2	400.00	1,600.00
51	Miscellaneous hardware		SUM		500.00
	<b><u>SANITARY PLUMBING</u></b>				<b>33,019.00</b>
52	Locate water main, breaking open and form new connection		SUM		350.00
53	Incoming water supply including trenching - Provisional Measure	50	m	78.00	3,900.00
54	Insulated hot & cold potable water supply	72	m	32.00	2,304.00
55	Gas califonts	1	No	2750.00	2,750.00
56	Water supply and waste pipework connections to fittings and outlets, including valves & insulation	11	No	750.00	8,250.00
57	Sanitary fittings and fixtures prime cost allowance		SUM		12,500.00



ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
58	uPVC sanitary waste in fill under slab	3	m	85.00	255.00
59	Waste and vents in wall framing	34	m	65.00	2,210.00
60	Roof penetration, flashing and vent termination cap	2	No	250.00	500.00
<b><u>HEATING &amp; VENTILATION</u></b>					<b>32,000.00</b>
61	Heating to PPE, operations room, training room	3	No	1500.00	4,500.00
62	Heat pump allowance to appliance bay - 10kW	2	No	8000.00	16,000.00
63	Extract ventilation to drying area		SUM		1,500.00
64	Extract ventilation to WC and shower areas		SUM		2,500.00
65	Heat recovery ventilation allowance		SUM		7,500.00
<b><u>ELECTRICAL SERVICES</u></b>					<b>75,315.00</b>
<b><u>MAIN ELECTRICAL INFRASTRUCTURE</u></b>					
66	Supply Authority Costs		SUM		2,500.00
67	Mains supply cable including trenching	50	m	85.00	4,250.00
68	Main Switchboard		SUM		20,000.00
69	Relocation of Chorus Demarcation point		SUM		3,000.00
<b><u>Power &amp; Lighting</u></b>					
70	Lighting & power circuits allowance	351	m2	65.00	22,815.00
71	Data / phone outlets		SUM		3,500.00
72	Roller shutter door power supply	3	No	750.00	2,250.00
73	Lighting fittings - Prime Cost allowance		SUM		12,500.00
74	As Builts testing etc		SUM		500.00
75	Security allowance		SUM		4,000.00
<b><u>DRAINAGE</u></b>					<b>49,050.00</b>
76	Locating stormwater & foul drains, breaking open existing and forming new connections including street opening		SUM		7,500.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
77	uPVC Foul drains, incl excavation, laying and backfill	20	m	85.00	1,700.00
78	uPVC stormwater drains, incl excavation, laying and backfill	60	m	175.00	10,500.00
79	300x300 Gatic drain	14	m	800.00	11,200.00
80	Sump to last	2	No	250.00	500.00
81	Threshold strip drains	17	m	450.00	7,650.00
82	Oil and Grit Interceptor, 2700 litre precast concrete, with manhole covers and frames & isolating chamber with knife valve		SUM		10,000.00
					654,088.50
Preliminary & General				8.0%	52,330.00
Contractor's Overheads & Margin				10.0%	70,640.00
Construction Contingency					777,058.50 No Allowance
Professional Fees					777,058.50 No Allowance
Total					777,058.50
<b>TOTAL OF ESTIMATE (Excluding GST)</b>					<b>\$ 777,100.00</b>

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**PROPOSED VRRF STATION  
FOR  
FENZ  
LAKE OKAREKA FIRE STATION, ROTORUA  
Estimated Costs 19/02/2018**

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
	<b>16974 Proposed new FENZ VRRF Station at Lake Okareka estimated costs</b> This estimate was prepared from the following information provide by Jason Thom - Property Manager FENZ 18009-TP001 - Topographical Survey of Lot 2 DPS 36324 BSK Structural Drawings 20167 Preliminary 2-9-16 FENZ - Lake Okareka 30.11.2017 Hydraulic Due Diligence Report Lake Okareka Micon Electrical Mark-up 2				
<b>7 -</b>	<b><u>EXTERNAL WORKS</u></b>				<b>75,101.00</b>
1	300x300 footings to 150 hardstand	36	m3	148.50	5,346.00
2	150 reinforced concrete hardstand	99	m2	125.00	12,375.00
3	Heavy duty vehicle crossing	2	No	5500.00	11,000.00
4	100 reinforced concrete hardstand to generator space	12	m2	105.00	1,260.00
5	Entry & outdoor area paving	31	m2	125.00	3,875.00
6	Sump to courtyard		SUM		250.00
7	1800 Timber fenced screen to courtyard area	72	m2	145.00	10,440.00
8	Asphalted carpark area	313	m2	80.00	25,040.00
9	Channel to carpark sump	29	m	35.00	1,015.00
10	Mud tank and grate	2	No	1250.00	2,500.00
11	Landscaping allowance		SUM		2,000.00
					<b>75,101.00</b>

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
	Preliminary & General			8.0%	6,010.00
	Contractor's Overheads & Margin			10.0%	8,110.00
	Construction Contingency				89,221.00 No Allowance
	Professional Fees				89,221.00 No Allowance
	<b>Total</b>				89,221.00
	<b>TOTAL OF ESTIMATE (Excluding GST)</b>				<b>\$ 89,300.00</b>

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**PROPOSED VRRF STATION  
FOR  
FENZ  
LAKE OKAREKA FIRE STATION, ROTORUA  
Estimated Costs 19/02/2018**

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
	<b>16974 Proposed new FENZ VRRF Station at Lake Okareka estimated costs</b> <b>This estimate was prepared from the following information provide by Jason Thom - Property Manager FENZ</b> <b>18009-TP001 - Topographical Survey of Lot 2 DPS 36324</b> <b>BSK Structural Drawings 20167 Preliminary 2-9-16</b> <b>FENZ - Lake Okareka 30.11.2017</b> <b>Hydraulic Due Diligence Report Lake Okareka</b> <b>Micon Electrical Mark-up 2</b>				
<b>8 -</b>	<b>FENZ ITEMS</b>				<b>207,675.00</b>
1	Supply and install panoramic sectional door with IL4 up grade and NZFS door Specification 2015	3	No	29000.00	87,000.00
2	Vehicle exhaust extract systems to appliance bay		SUM		60,000.00
	<b>Generator Connections</b>				
3	Submains Cable to Large Generator		SUM		3,600.00
4	Submains Cable to Small Generator		SUM		800.00
5	Plug Circuit to Generator		SUM		800.00
6	Plugs at Generator		SUM		600.00
7	Large Plug at Generator		SUM		600.00
	<b>Communications</b>				
8	Nominated NZFS communications contract works		SUM		20,000.00
	<b>Fittings &amp; Fixtures</b>				
9	Protective clothing cubicles	29	No	750.00	21,750.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	Estimated Cost 19/02/2018	
				RATE	AMOUNT
10	Slatted seat area between PPE lockers	3	m2	175.00	525.00
11	2400 BA wash unit incl DE5625.120 Delabie Pre Rinse Spray c/w 1.20m hose		SUM		7,500.00
12	Stainless steel drying & hanging racks		SUM		2,000.00
	<b>Signage</b>				
13	Signage		SUM		2,500.00
					207,675.00
Preliminary & General				8.0%	16,610.00
Contractor's Overheads & Margin				10.0%	22,430.00
Construction Contingency					No Allowance
Professional Fees					No Allowance
Total					246,715.00
<b>TOTAL OF ESTIMATE (Excluding GST)</b>					<b>\$ 246,800.00</b>

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**SHEET INDEX**

No.	TITLE
01	LOCATION PLANS
02	SITE PLAN
03	PROPOSED FLOOR PLAN
04	PROPOSED ELEVATIONS
05	PROPOSED ELEVATIONS

**C N 1 7 - 1 7 3 3**  
**LAKE OKAREKA FIRE STATION**



**msd** ARCHITECTURE  
MIKE SOWMAN DESIGN LTD  
A : PO Box 236, Dunedin  
P : 03 470 1080  
E : info@msdesign.co.nz  
W : www.msdesign.co.nz

**ARZ**  
ARCHITECTS  
100 Beach Road  
Newport





SKETCH SCHEME 1  
DO NOT SCALE OFF DRAWINGS. DIMENSIONS TO BE KEPT ON SITE PERK TO CIRCUMFERENCE

01

SCALE 1:5000 @ A3  
DATE NOVEMBER 2017  
JOB NUMBER CN17-1733  
PRINT DATE 30/11/2017

**PROPOSED VRFF STATION  
LAKE OKAREKA FIRE STATION  
ROTORUA**



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OKAREKA LOOP ROAD

ACACIA ROAD

Outdoor Area

Operational carports

PROPOSED NEW FIRE STATION

EXISTING CHAMBER

PROPOSED OPERATIONAL AND VISITOR AND CARPARK AREA

Proposed boundary

EXISTING STATION PROPERTY

3,841 TBC

22,740

4,000

9,000

16,800



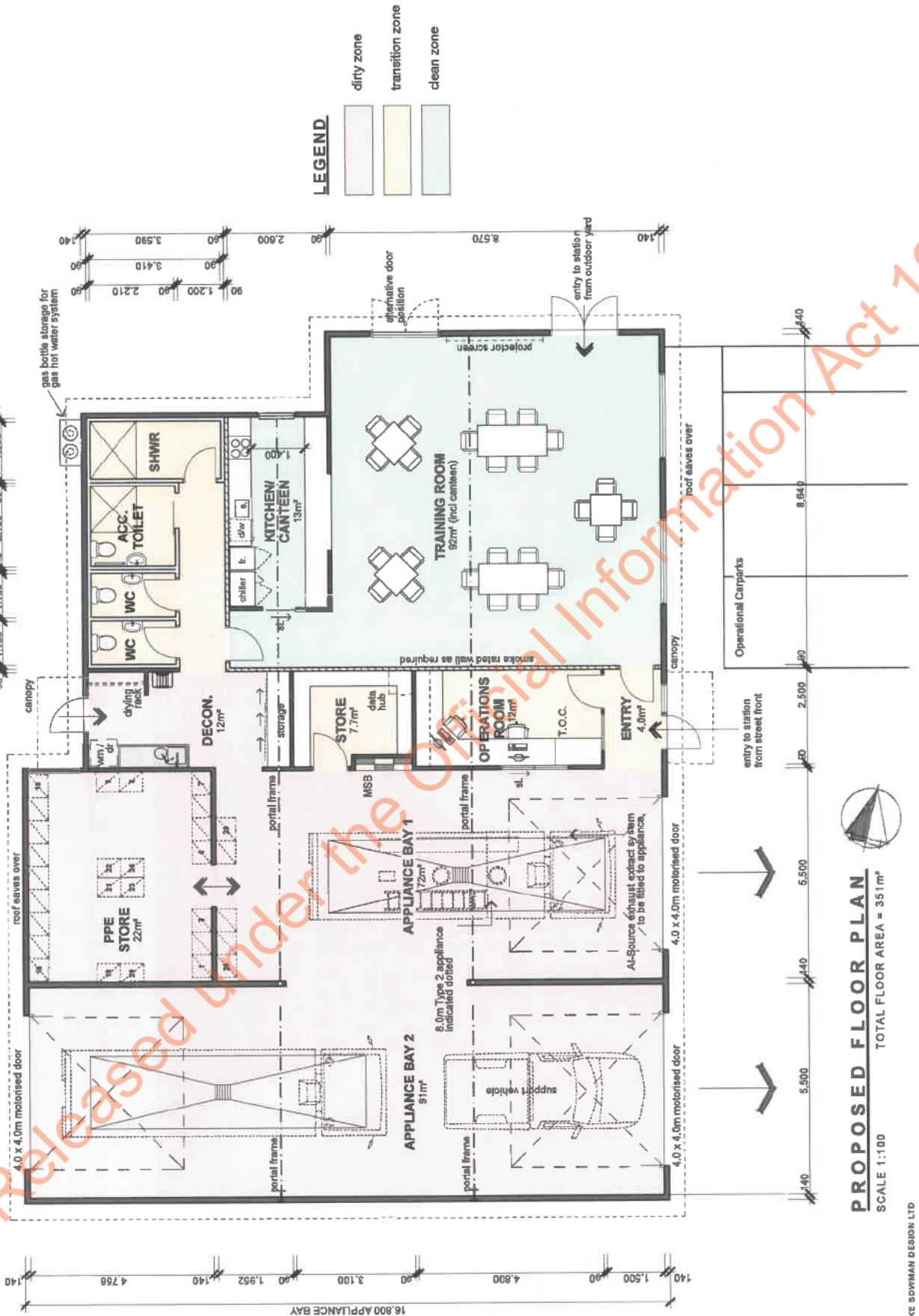
**PROPOSED SITE PLAN**  
SCALE 1:250

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E info@msdesign.co.nz  
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**PROPOSED VRFF STATION  
LAKE OKAREKA FIRE STATION**  
ROTORUA

SCALE 1:250 @ A3  
DATE NOVEMBER 2017  
JOB NUMBER CN17-1733  
PRINT DATE 30/11/2017



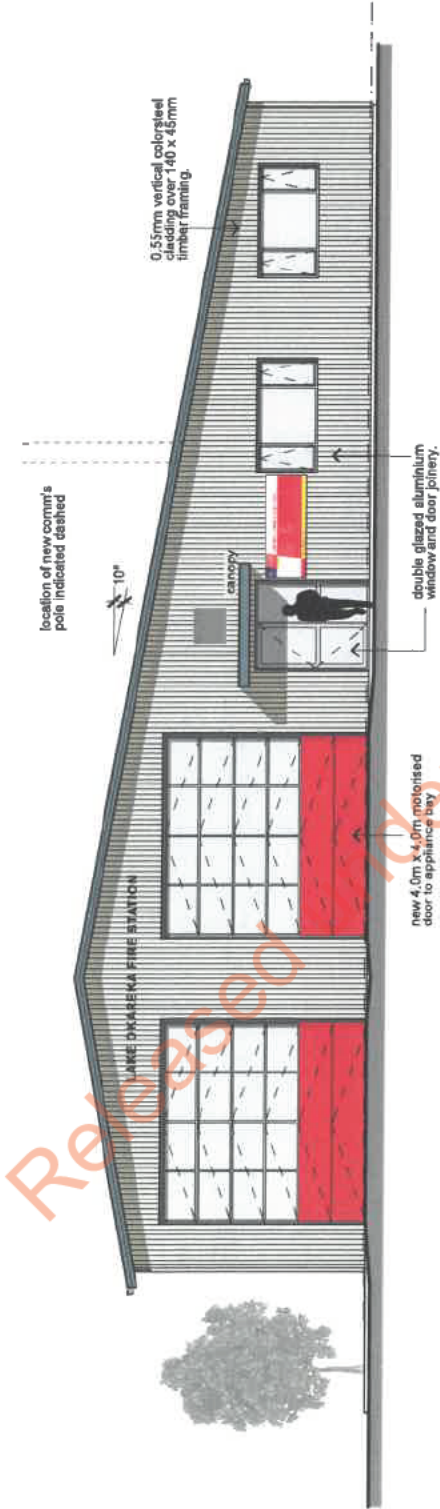
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**FIRE EMERGENCY**  
NEW ZEALAND

**PROPOSED VRFF STATION  
 LAKE OKAREKA FIRE STATION**  
 ROTORUA

SCALE 1:100 @ A3  
 DATE NOVEMBER 2017  
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**PROPOSED EAST ELEVATION**  
SCALE 1:100



**PROPOSED SOUTH ELEVATION**  
SCALE 1:100

**EXTERIOR COLOURS**



Colorsteel Standard Colour  
"Titanium"



Colorsteel Standard Colour  
"New Denim Blue"



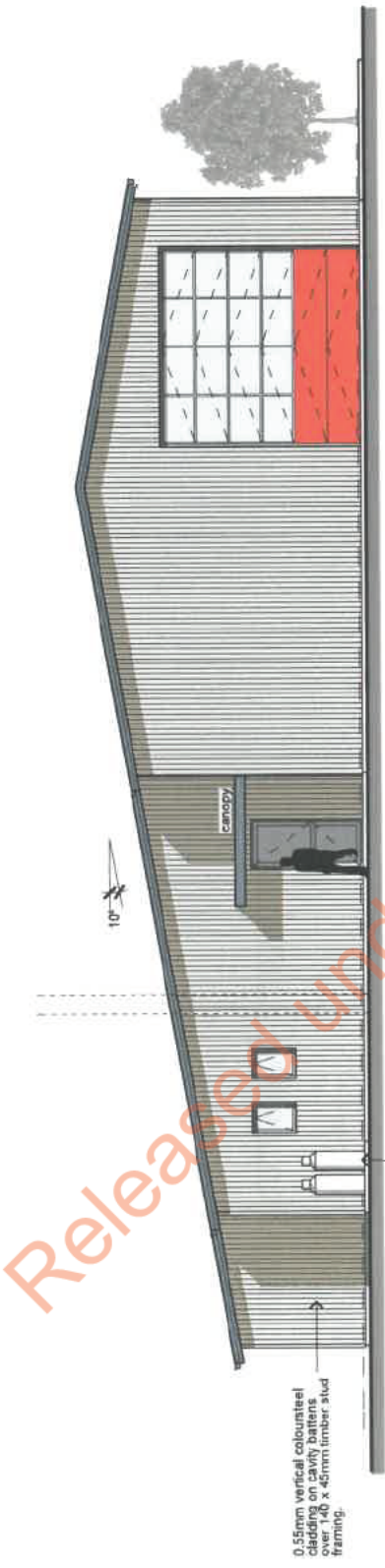
Dulux "Signal Red"

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PROPOSED VRFF STATION  
LAKE OKAREKA FIRE STATION  
ROTORUA

SCALE 1:100 @ A3  
DATE NOVEMBER 2017  
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PRINT DATE 30/11/2017



**PROPOSED WEST ELEVATION**

SCALE 1:100

0.55mm vertical coloursteel cladding on cavity battens over 140 x 45mm timber stud framing.

gas bottle storage

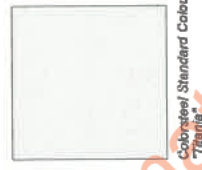
coloursteel corrugated roofing over building paper on timber purlins to roof.

150mm coloursteel box spouting

0.55mm vertical coloursteel cladding on cavity battens over 140 x 45mm timber stud framing.

gas bottle storage

**EXTERIOR COLOURS**



Coloursteel Standard Colour "White"



Coloursteel Standard Colour "New Dawn Blue"



Dulux "Signal Red"

**PROPOSED NORTH ELEVATION**

SCALE 1:100

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**PROPOSED VRFF STATION  
 LAKE OKAREKA FIRE STATION**  
 ROTORUA

SCALE 1:100 @ A3  
 DATE NOVEMBER 2017  
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