



Multiple Sclerosis
Otago

8 Baker St Summary



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Where we are now - September 2020



\$250,000
Estimated repair cost



\$427,000
Cash Reserves before paying for repairs



\$380,000
Valuation of 8 Baker Street in current condition



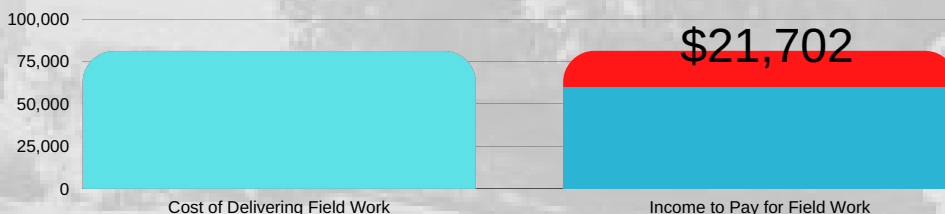
\$450,000
DCC rateable value for 8 Baker Street



\$81,000
Overall cost to provide field work service per year



\$21,702
Annual income from assets and grant funding needed to pay for fieldwork service.



\$21,912
Annual cost to operate 8 Baker St as meeting rooms for MS Otago

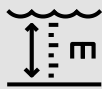
H&SW Act 2015

To meet MS Otago's obligations under the Health & Safety at Work Act the building is closed. There are concerns due to black mould, unstable flooring, uneven flooring and risk of floor collapse.

? What we don't know



Method and cost of resolving outstanding building consent*



Full extent of fire safety, accessibility and floor level requirements



Ability to fundraise and successfully apply for grants, post Covid 19



The market value of 8 Baker St



Ability to change current consents to allow 8 Baker St to be tenanted commercially

*Outstanding Building Consent

A significant proportion of the existing concrete floor has been declined a code of compliance. It is not known if this can be resolved simply, how this can be resolved nor the cost of resolving it.



Multiple Sclerosis
Otago

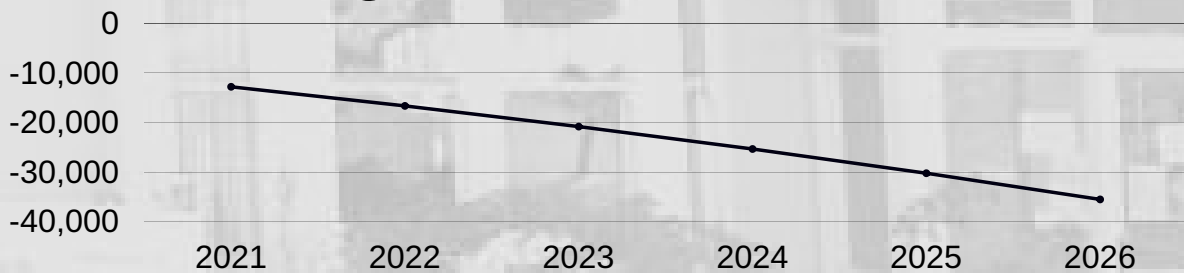
8 Baker St Forecast 2021-2026

Option 1 : Retain & Renovate

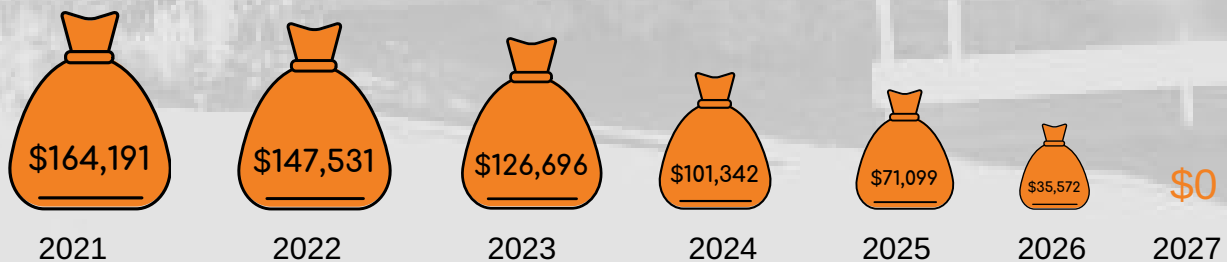


Yearly income is not enough to cover yearly expenses
A cash loss is made each year

Budgeted Annual loss



Cash invested



- The majority of current cash is spent on 8 Baker Street.
- The losses made each year reduce the cash invested.
- This means the interest income available for running the Field Work service reduces.



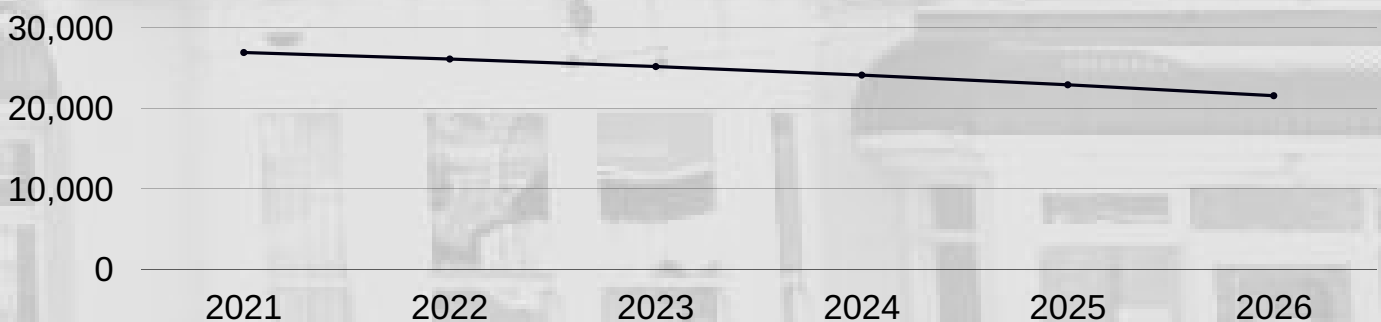
At this rate, by 2027 all invested cash will be used up and Baker Street would need to be sold or borrowed against to pay for the field work service.

Option 2: Sell & Invest



By investing the income from the sale of 8 Baker Street the interest earned means there is a surplus each year.

Budgeted Annual Surplus

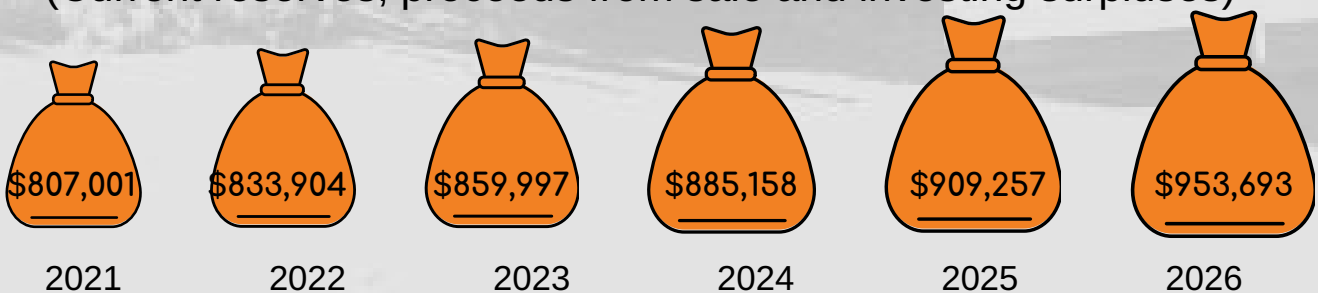


- The surplus decreases slightly each year due to operational expenses increasing by 3% annually.
- No grant funding is included in this scenario.



Cash Invested

(Current reserves, proceeds from sale and investing surpluses)



- With the surplus is reinvested each year the cash reserves increase
 - MS Otago doesn't need to use the invested cash each year as the interest is enough to pay for the fieldwork service shortfall.
 - MS Otago would not need any grant funding to operate the current field work service
 - MS could choose to expand delivery of services instead of reinvesting surpluses.

Assumptions

- **Sale values**

- Current property \$380,000 based on appraisals by Ray White.
- Renovated property \$500,000 based on recent sales.

- **Repair cost \$250,000 based on:**

- Obtaining Building Consent
 - In order to complete these refurbishments building consent is required
 - Significant adaptation will be needed to allow for fire safety and accessibility, as near as practicable to modern standards
 - Considerable expense will be required as there is no practical escape route from the meeting room
 - Due to the location of the property, modern building standards must allow for the potential of liquefaction during a severe earthquake (see LIM Report)
- The extent of the refurbishment required
 - The meeting room, bathrooms, hallway, half the kitchen and the front office require floor replacement. Sections of wall need replaced.
 - Various items need repaired including but not limited to: handrails, guttering, locks.
 - The roof is in poor condition and will need replaced shortly.
- No allowance is made for remedying the historic consent requirements.

- **Assumptions**

- Investment interest rate 6%
- In option 1 all interest from investments is used for operational expenses
- In option 2 investment cash is not depleted
- All expenses increase by 3% each year
- In option 1 Ministry of Health contract, grants and fundraising income remains static
- No rental income as it is not currently possible to rent

Position Paper: 8 Baker St

September 2020

MS Otago Executive Committee

1. Background

To be a sustainable and effective provider of support to the MS community in Otago an important decision needs to be made about the 8 Baker St property.

Making big decisions for a whole organisation can be complex, confusing and difficult. Two simple questions can help at this time:

- What are MS Otago's values?
- What will ensure MS Otago remains viable?

2. Values

Values are the first place to go for any decision-making because they remind us of the principles our organisation is founded on. In a strategic planning exercise in 2014 you told us that MS Otago's core values are:

- **People focused** – Building and maintaining the relationships with our people by communicating openly and honestly to empower them in their daily lives
- **Equality** – By respecting that our people have equal rights and equal opportunities
- **Confidentiality** – All spoken and written matters will be respected and held in the strictest of confidence and privacy at all times
- **Professionalism** – The people representing our organisation will inform and educate others while maintaining a high degree of respectability at all times.

The reason for MS Otago's existence and how it operates flows from these values.

In 2017 the Executive Committee met to discuss how the MS Otago service makes people better off.

You told us that the broad outcome MS Otago contributes to is that:

Everybody affected by multiple sclerosis and allied diseases (MSAD) in Otago are living well and have social contact.

MS Otago's specific contribution to this broad outcome was identified to be the provision of:

- Practical, up-to-date information, knowledge and signposting
- Advocacy and liaison with other support services
- Support and encouragement for building relationships and social networks
- Promotion and facilitation of social interaction and social contact with peers that generate a sense of not being alone, of sharing a commonality and equality for people affected by MSAD.

In this session it was agreed the most effective way of delivering this service is through access to a field officer who:

- Is a focused, empathetic, discrete, community-based confidante; somebody to see when you are not sick but need support and advice
- Is competent, appropriately qualified and practices in a professional and ethical manner.

3. Viability

The viability of an organisation is its ability to survive.

This includes:

- Service viability
- Governance & Management viability
- Financial viability.

3.1 Service Viability

For an organisation to survive the service it provides must continue to be relevant and responsive to client needs.

People with MSAD are now able to access management plans and medication early. This means a growing number of people with MSAD are able to maintain brain health and self-management for longer. The result is a growing number of clients with less progressed disease who are working more and for longer. MS Otago's service delivery needs to be able to respond and adapt to the needs of more progressed and less progressed client groups.

The NZ Ministry of Health are moving towards an *Enabling Good Lives (EGL)* model of funding¹. Put simply, the *EGL* model aims to provide people living with MSAD with real choice and control over the support they receive. An important part of this is individualised funding for people with MSAD so they can actively choose the specific services they require.

Population trends suggest the distribution of people living in Otago is becoming more diverse. Maintaining service relevancy and responsiveness means providing a service that has a broad geographic reach and is accessible to all people living with MSAD across the Otago region.

3.2 Governance & Management viability

For an organisation to survive the organisation needs sustainable and competent governance and management.

MS Otago relies on volunteers for its governance and management function. A major challenge for any charity is the maintenance of an engaged, competent and sustainable governance body.

Volunteer fatigue and burnout is a common problem in charities. Reducing the level and diversity of volunteer responsibilities and demands help to minimise volunteer fatigue.

MS Otago governance and management volunteers currently carry the significant demands and responsibility for the safe, compliant and effective management of a paid employee and a building.

In addition, both the Charities Act² and Incorporated Societies Act³ are under review. It is likely that increased responsibilities will be placed on the governance of organisations.

3.3 Financial viability in the short and long terms

Covid-19 has had a significant effect on the costs associated with service delivery and potential income for New Zealand charities.⁴

The complexity of issues faced by those in need has increased as employment and financial issues and mental distress affect lives. Otago is likely to continue seeing the

¹ enablinggoodlives.co.nz

² dia.govt.nz/charitiesact

³ lawsociety.org.nz/news/lawtalk/issue-934/new-incorporated-societies-act-progress-report-3

⁴ bdo.nz/en-nz/covid-19/impact-of-covid-19-on-the-charitable-sector

effects of this long after the disease is controlled. This affects people living with MSAD as much, if not more, than the general population.

Any charity looking to continue to be viable must:

- Ensure expenses are controlled, affordable and targeted
- Invest reserves wisely and ensure they are accessible when needed
- Satisfy funders of community need and their competency to meet that need

4. The effect of 8 Baker Street on the values and viability of MS Otago

4.1 Values

To support MS Otago values and desires we need to ask questions of any activity:

- Does it support the delivery of a service for people affected by MSAD in Otago that is people focused, equal, confidential and professional?
- Does it contribute to everybody affected by MSAD in Otago living well and having social contact?
- Does it play an important role in the provision of services for people affected by MSAD in Otago, that includes:
 - Practical, up-to-date information, knowledge and signposting
 - Advocacy and liaison with other support services
 - Support and encouragement for building relationships and social networks
 - Promotion and facilitation of social interaction and social contact with peers?
- Does it play an important role in supporting access to a field officer for people living with MSAD in Otago?

In its current state:

No, it does not support this.

In a renovated state:

The location in Dunedin is not within easy reach of everyone in Otago. Only 55% of the population of Otago live in Dunedin. The Dunedin city boundary is over an hour away from 8 Baker Street by public transport and 30 minutes by car.

Staffing a property is difficult and requiring staff to be present for visitors will restrict their ability to be present in the communities across Otago.

The provision of online information and the expectation that service delivery will fit with the needs of individuals who may be restricted in their mobility means that any location's importance is declining as a means of distributing information.

Whilst it could create a space to meet, pending compliance with modern accessible standards, these are already available across Otago. The provision of these spaces does not sit within the core purpose of MS Otago and the creation of more of these spaces brings MS Otago into competition with others for funding.

4.2 Service Viability

To support service viability we need to ask questions of any activity:

- Does it play an important role in service delivery across all MSAD client groups throughout Otago?
- If and when people with MSAD receive individualised funding through the *Enabling Good Lives* funding model, how many would choose to purchase services that involve 8 Baker St?

In its current state:

No, it does not support this.

In a renovated state:

Being bound to an operating space restricts the ability of the service to be where people are, including co-location with complementary social and health services.

Enabling Good Lives principles indicate that social contact should, by preference, be through mainstream opportunities. 8 Baker Street could be used as a general meeting space for activities for the wider community but this does not align well with *Enabling Good Lives* principles, nor the values of MS Otago.

Some clients may choose an MSAD specific service. The geography of Otago means less than half of the population would have access in under 30 minutes to the 8 Baker St space. It is more likely that they would seek support where they are.

Other Providers would be in competition with MS Otago to be providers of choice, by generalising they will be able to provide a broader range of services than will be possible supporting a subsection of 500 people in Otago whilst supporting a property most would be unwilling and unable to attend regularly.

4.3 Governance & Management viability

Does 8 Baker Street support sustainable and competent governance and operations?

In its current state:

No, it actively detracts by consuming time and energy.

In a renovated state:

No, it does not sit within the current priorities of MS Otago and as the need for efficiency and responsiveness increases become less likely to be helpful.

The flexibility required by MS Otago to operate in a changing compliance environment, deal with the current pandemic and its aftermath, be viewed as a preferred provider for funders and individuals and continue to deliver for people with MSAD in Otago is considerable. The additional burden of managing and running a building will not make this easier.

By increasing the range of skills required by the Executive Committee and Staff may reduce the ability of the Society to attract suitably experienced capable individuals with broad understanding needed.

Owning and operating a building increases the risks to be managed by the governance group.

4.4 Financial viability

To support financial viability we need to ask questions of any activity:

- Does owning 8 Baker Street support the short term financial viability of MS Otago?
- Does owning 8 Baker Street support the long term financial viability of MS Otago?

In its current state:

No. It is a monthly drain on the society's resources. There is a likely gain in capital value but this is only accessible through sale of the property or borrowing against the property.

In a renovated state:

The costs would reduce and rental income would provide a regular income that could meet the outgoings. Capital value increases continue to be inaccessible. To achieve

this, expenditure of over \$150,000 is likely to be needed, significantly reducing the Society's cash reserves in trying economic times.

No. Income from the property over the long-term is made through increases in capital value. The increase in value is not available for service delivery or unexpected expenditure as long as the property continues to be owned unless it is borrowed against.

The maintenance of low-use property is not a priority for any funder. As competition for funding increases the benefits from the building will be more closely examined and if not closely aligned to the stated aims of the Society will not be viewed positively by funders.

If funding for service delivery decreases there is the possibility that property maintenance will again fall in priorities, threatening rental income and the usability of the building.



OTAGO
MULTIPLE
SCLEROSIS
SOCIETY

OPTIONS REPORT

8 BAKER STREET
DUNEDIN

SEPTEMBER 2020



 **LOGIC** GROUP

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APPENDIX 1

APPENDIX 2

QUALITY ASSURANCE

TITLE	LOGIC REF	REVISION	STATUS	DATE
8 Baker Street Options Report	SS-OR-001	001	Final	September 2020
	Author	SC	Reviewer	JP

Author Signed:



Date: September 2020

Reviewer Signed:



Date: September 2020

DOCUMENT DISTRIBUTION

ISSUED TO	ORGANISATION	REVISION	DATE
Mike Harrison	MS Otago	001	September 2020
Rob	MS Otago	001	September 2020

Executive Summary.

Logic Group have been engaged to undertake an options report in regard to current condition and future options for the Otago Multiple Sclerosis Society (MS Otago) owned building at 8 Baker Street Caversham Dunedin.

This report will speak specifically to the condition of the existing building and the requirements to bring it up to a useable standard.

We have assumed the building is currently vacated and unable to be used until extensive works have been completed. We have not been engaged to undertake any financial modelling or returns on investment if the building was to be fully refurbished to a good standard. Therefore, we have not investigated any current or potential rental incomes.

MS Otago have undertaken a considerable amount of investigation to date and this has been provided to Logic Group to aid with this report.

Our understanding is the building was rented out up to the outbreak of the COVID-19 Pandemic on 27 March 2020.

Once the building closed and lack of use encouraged mould to take hold throughout the building and also contaminate some of the soft furnishings. Due to this contamination, the building can only be entered using safety equipment. There was also investigation and costing undertaken to remedy the timber floor which requires extensive replacement. The roof coverings are also at the end of its economic life.

This report puts forward several options primarily:

- Do nothing.
- Undertake the remedial works.
- Sell the property in the current condition.
- Demolish the property and subdivide the section.

Building Current Condition.

Reports and Surveys received to date:

1.0 Asbestos Report: Precise Consulting

After extensive investigation there was no harmful asbestos materials confirmed.

1.1 Mould Report: Consultex NX

The report highlighted extensive mould growth throughout the property.

1.2 Air Monitoring Report: EAML PTY

1.3 Condition Report: Property Appraisals 2020

This report was limited to determining the extent of the rot issues in the subfloor timbers. Extensive rot was established in the subfloor.

1.4 Contractor Estimates

A number of contractor estimates have been provided some for the works highlighted above and others for the replacement of end of life material.

- Naylor Love; Replacement of rotten floor.
- Dunedin Roofing Systems; Replacement of roof coverings.
- Pure Services: Mould Removal.

Whilst an overall condition assessment of the property has not been completed it is clear from the above that the property requires extensive refurbishment.

There has been no mention of electrician upgrades or condition report therefore I would assume that an element of the electrical wiring is original and therefore should be replaced.

The replacement of the timber floor and joists with concrete will require a building consent. The local authority can then insist that the building is fully compliant with NZS 4121:2001 Design for Access and Mobility. I would be reasonable to expect to bring the building up to as near as reasonably practical, but this will incur costs.

It should also be noted that Naylor Love highlighted the fact that the current slab level is lower than the centre point in the road which may make the property liable to future flooding or a requirement from the DCC to install a secondary line of defence from the flooding potential.

Options.

As mentioned earlier there are several options to be considered to allow an informed decision to be reached.

OPTION 1: CONSTRUCTION WORKS IN LINE WITH RECENT RECOMMENDATIONS

As we are currently unable to access the building this option covers the cost associated with the reports completed to date.

Due to the nature of replacing the timber floor with a concrete slab then there will be a need for a building consent. Whilst the building does have ramp access, I would assume there are still a number of deficiencies in regards to accessibility and meeting the requirement under the building code. We have not allowed for any works associated with any requirement to meet the accessibility code.

When looking to replace the timber floor the bathroom and WC's will have to be removed and replaced. All underground services will be required to be re-routed prior to the placement of the concrete. The trims (skirting boards) will require full replacement through the new floor area. Some of the sliding doors will require replacement or modification.

New floor coverings will be required throughout the new floor area. An element of the wall will no doubt require repairs and painting.

Naylor Loves tender has a number of exclusions which we have covered in the table below.

TASK	CONTRACTOR	COSTS	COMMENT
New Roof	Dunedin roofing	\$54,856	Estimate received from Dunedin building with minor tags that should be closed out
New Insulation	Dunedin Roofing	\$3,000	If there is existing roof space insulation this cost can be discarded
Mould Removal	Pure Services	\$17,435	Quote from Pure services
Decant and reinstatement of furniture		\$1,500	Furniture will need to be removed and stored and the replaced after the construction works. Naylor have tagged this item out
New Concrete floor	Naylor Love	\$76,600	Estimate received from Naylor Love for the replacement of the timber floor. The estimate has a number of tags which we have addressed in our cost estimate
Decommission and reinstatement of bathrooms virtues china and drains		\$15,000	The WC will need to be removed and new drainage installed and then WC's reinstated. We have estimated this cost
New floor coverings		\$9,000	We have estimated the floor coverings at \$55 per m2
Electrical works		\$10,000	We have assumed the electrical wiring will require upgrading. If this is not the case then this costs can be discarded
Trims/repairs and decoration		\$10,000	Naylor Love have tagged this element out
Building Consent		\$3,500	Estimated costs
Estimated Renovation costs		\$200,891	

The above costs are exclusive of GST. There may be some costs that will not be expended but in the same vein there are other costs that will only become apparent at the submission of the consent or once a more extensive condition survey has been completed. For budgetary purposes, the above works could be undertaken in two stages. Stage 1 internal works new floor slab and associated works. Stage 2 new roof and insulation.

OPTION 2: DO NOTHING:

Whilst we have tabled this as an option its not a viable option. To do nothing the building would continue to deteriorate until the only viable option would be to demolish the building. This option would carry a number of risks and would certainly affect your insurance policy.

OPTION 3: SELL THE BUILDING IN THE CURRENT CONDITION:

The option to sell the building in its current condition is the most straight forward and risk minimisation option. There would be a requirement to engage with the cleaning company to remove the mould before the viewing could commence.

If the decision is made to sell the property you would be obliged to notify the real estate agent of the known defects which will adversely affect the value of the building.

Recent sales in the area:

- 56 Law Street: Sold March 2020 \$558,000. This was a 3-bedroom property on a 800m² section.
- 68 Law Street: Sold November 2019, \$487,000 This was a large 3-bedroom property on a 608 m² section.
- 35 Baker Street: Sold December 2019, \$440,00 This was a 3-bedroom property on a 401m² section.

Taking the above recent sales into consideration if 8 Baker street was in a reasonable to good condition you would expect sales in the region of \$450k-\$560k.

On the basis that the works to upgrade the building would be circa \$150-200k this would need to be deducted from the estimated value of the property. This would render the property worth land value.

The above assumptions should confirmed by a real estate agent or valuer before any final decision are made.

OPTION 4: DEMOLISH AND SUB-DIVIDE:

If the decision to demolish and subdivide was the preferred option, there are a number of considerations that would need to be addressed:

- Cost of demolition and clearing the site Say \$8K-10K.
- Cost of planning and subdivision including roads and services connections \$25K-35K.
- Potential value of the completed section \$175K-200K.

Currently the property section has a land value of circa \$280,000, taking the above property sale values into consideration and the costs and risk associated with the demolition and sub-divisions the profit on this venture may be marginal and possibly should be let to any future purchaser of the property.

Recommendations and Way Forward.

The options to do nothing is not realistic and therefore we should be considering the other 3 options - all have pros and cons in regard to risks and costs.

The first step in narrowing down the options would be to obtain some valuations from local real estate agents for the building 'as is' and as 400m² serviced sections. Once these valuations have been submitted and reviewed this will help focus on the next stage of the decision-making process.

You should be aware there is inherent risk with either option 1 or 4.

OPTION 1 A full scope of works has not been established and therefore until this is completed the above costs remain estimates based on limited access and guidance from the Client.

Until a building consent has been submitted the extent the DCC will require the building to be upgraded in regard to flood risk and accessibility is unknown, these items could add significant costs to the refurbishment budget.

OPTION 4 The initial risk will be around the return on investment when the sections are complete, currently the land value is estimated at \$280K, it will cost circa \$35K to subdivide the sections therefore if we assumed lower end valuation of \$350K for both sections this would mean a meagre return of \$35K this does not take into account any tax implications.

It would be remiss of us if we did not make you aware of hidden costs and issues with subdividing properties in regard to planning and resource consent, inground services and connecting to these etc.

The most straightforward transaction would be to clean the property and sell as is, all other options do have unknown risks. All risks can be addressed with further investigation but will have cost implications.

APPENDIX 1

Previous Reports & Costings

1st July 2020
Glenys Forsyth
President
Otago Multiple Sclerosis Society

RE: MS OTAGO, 8 BAKER STREET, NEW CONCRETE FLOOR

We have much pleasure in submitting our budget estimate for the above project in accordance with the site visit and Architects Drawings for the sum of:

Total: \$76,600 (Seventy-six thousand and six hundred dollars) Excluding GST

Trade Summary

Preliminary and General	\$	6,100.00
Demolition	\$	7,500.00
Excavation	\$	30,500.00
Reinforcing Steel	\$	6,300.00
Carpentry	\$	26,200.00
Total	\$	76,600.00

Summary

- We have allowed to remove and dispose of the existing floor coverings, flooring and floor framing
- We have allowed to back fill in layers of 200mm, compacted AP40 as per the plans
- We have allowed to supply and place 25mm of sand and DPC as per the plans
- We have allowed for the supply and install of all reinforcing as per the plans
- We have allowed for 25mpa 100mm thick concrete slabs with thickenings under the walls as per the plans
- We have allowed to complete the works in four stages as to prevent the undermining of any load bearing walls
- We have allowed to remove the existing door, block up the opening and relocate
- We have allowed for site fencing where required
- We have allowed for Health and Safety Management onsite to ensure work practices comply with all relevant Legislation and with our own Best Practice Policy
- We have allowed for a builder's clean and for all trade waste to be removed from site at the completion of the project

Clarifications

- We have assumed use of the front carpark to stockpile and store materials
- We have assumed the entire building will be unoccupied for the duration of the works
- An asbestos building report is to be provided before any work onsite commences
- No allowance has been made for new floor coverings, gibstopping, painting, electrical or plumbing
- No allowance has been made to cap or relocate any underfloor, in ground or in wall services
- No allowance has been made to replace any rotten timber or for the treating of any timber
- No allowance has been made to remove or replace any trim or linings
- No allowance has been made for the removal of any fireplaces or hearths if encountered
- No allowance has been made for any additional work due to archaeological discovery or poor ground conditions
- No allowance has been made for work to any other area or to the exterior of the building
- This budget is valid for 30 days
- No allowance has been made for a consent, CPU or CCC
- We have allowed for work to be carried out in normal working hours
- No allowance has been made for the handling or removal of any hazardous building materials such as mould or asbestos
- We have assumed the free use of power, water and toilets

Insurances

- Contracts works insurance is excluded. You should advise your insurance company that this work is being undertaken and ask it to note the interests of Naylor Love Dunedin Ltd and its subcontractors under the policy.
- We will require written confirmation that such insurance cover is in place, the interests noted and particulars of such insurance (including your deductible and any special conditions) before we commence work. This insurance is to extend to the contract Works and Materials.
- Any existing structures, its contents, the Contract Works and the Materials shall be at your sole risk as to loss or damage.

We thank you for the opportunity to price this work. Should you require any further information, please contact this office.

Yours Sincerely,

Naylor Love Dunedin Limited



Simon McCaig
M: 021 195 6680



Pure Services

8 Baker Street, Dunedin

Mould Investigation Report

29th July 2020

Sample Team	Jake Davenport
Report Author	Ben Alford
Report Checked by	Ben Alford

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1 EXECUTIVE SUMMARY

The purpose of this report was to identify any potential mould within the building. This investigation was mainly targeted to the Function Room to the South Side of 8 Baker Street, Dunedin.

The investigation found that the source of mould growth is within the sub floor and over a period of 6 months approximately, has grown and spread into the main rooms. This could be due to the recent lockdown, with little to no air movement to eradicate the growth of mould.

The air sampling shows high levels of Aspergillus/Penicillium within the Function Room. It is the opinion of the hygienist that the room be decontaminated completely, with all porous and non-porous materials either cleaned or disposed of. This recommendation is based on the analysis levels identified in this document.

High Levels of Aspergillus/Penicillium were also detected in the Office, Hallway, Toilets and Kitchen. Moderate levels of Aspergillus/Penicillium were detected in the back office, although this was blocked off from any other of the rooms sampled in the building.

Surface samples were taken to certain materials in the Function Room to identify what materials would require cleaning/disposal, during remedial works.

High levels of Aspergillus/Penicillium were detected to the following materials in the Function Room:

- Leather
- Timber
- Fabric
- Carpet

Low levels of Aspergillus/Penicillium were detected on the exposed brickwork.

1.1 Detail

The amount of mould present will only increase if the area becomes damp without being aired out periodically. This is due to where one side of the building is situated which does not allow for sun light. Therefore, the issue of potential dampness will always be prominent.

1.2 Results Summary

Table 1 Results Summary

Location	Results	Discussion
Function Room	High Levels of Aspergillus/Penicillium Moderate levels of Cladosporium	Remediation required to room before reoccupation can occur
Hallway	High Levels of Aspergillus/Penicillium	Remediation required to room before reoccupation can occur
Office	High Levels of Aspergillus/Penicillium	Remediation required to room before reoccupation can occur
Toilets	High Levels of Aspergillus/Penicillium	Remediation required to room before reoccupation can occur
Kitchen	High Levels of Aspergillus/Penicillium	Remediation required to room before reoccupation can occur
Back Office	Moderate Levels of Aspergillus/Penicillium	Ventilation routines carried out weekly/monthly at this stage would subside any further risk
Leather Materials	High Levels of Aspergillus/Penicillium	Consider removal, or remediation to all leather materials within the function room
Timber Materials	High Levels of Aspergillus/Penicillium	Consider removal, or remediation to all leather materials within the function room

Fabric Materials	High Levels of Aspergillus/Penicillium	Consider removal, or remediation to all leather materials within the function room
Carpet	Moderate Levels of Aspergillus/Penicillium	Consider removal, or remediation to the carpet within the function room

1.3 Disclaimer

Consultex NZ consultant performed the sampling for a limited period. Changes to the season, temperature and occupant numbers can affect the air quality. The results only present a snapshot of the conditions at the time of sampling.

While a high result may indicate there is a hazard that needs to be managed, a low result or a non-detect does not necessarily mean a complete absence of risk.

1.4 Sample details

On the Date 29th July 2020, air quality monitoring was undertaken at 8 Baker Street, Dunedin

Seven non-viable air samples were undertaken to:

- S06 – Function Room
- S07 – Hallway
- S08 – Office
- S09 – Toilets
- S10 – Kitchen
- S11 – Back Office
- S12 – Outdoor

Five Surface Samples were undertaken to:

- S01 – Faux Leather
- S02 – Timber
- S03 – Fabric
- S04 – Carpet
- S05 - Brickwork

1.5 Recommended Actions

Remediation

- Remediation to the following areas:
 - Function Room
 - Hallway/Store Room
 - Office
 - Toilets
 - Kitchen
- Consider minor remediation to the Back Office

Ventilation

- Ensure the windows within the room remain open for a portion of the day to keep air flow going throughout the room.

Dampness Prevention

- Increase ventilation to the room to remove
- Remove sources of moisture (if any) and any porous materials such as fabric, timber etc.
- Make sure the south side external areas do not have any excess foliage where mould can potentially grow if not maintained.

Investigation

- Advise a further investigation by a mould removal specialist to determine the extent and possible cause and source of the mould.

1 RESULTS

1.1 Non-Culturable Air Sample

The following table details the results obtained from non-cultured fungal air sampling

Table 2 Guide to Results

Results are within acceptable ranges	Localised slight amplification of results. Unlikely to be of a health concern	Results considered to be unusual or unacceptable
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Table 3 Non-Cultured Fungi Results

Location	<i>Pollen Grains</i>	<i>Cladosporium</i>	<i>Penicillium / Aspergillus</i> type	<i>Alternaria / Ulocladium</i>	<i>Drechslera / Bipolaris</i>	<i>Curvularia</i>	<i>Stachybotrys</i>	<i>Chaetomium</i>	<i>Epicoccum</i>	<i>Phoma</i> type	<i>Fusarium</i>	Basidiomycete	Hyphal Fragments	Spore Total
S06 – Function Room	0	245	500,000	0	0	0	0	0	0	0	0	0	33	500,250
S07 - Hallway	0	2	500,000	0	0	0	0	0	0	0	0	36	9	500,042
S08 - Office	0	207	20,115	0	0	0	0	0	0	0	0	27	16	20,326
S09 - Toilets	0	2	13,500	0	0	0	0	0	0	0	0	83	7	13,591
S10 – Kitchen	0	11	9,855	0	0	0	0	0	0	0	0	28	3	9,901
S11 – Back Office	0	69	27	0	1	0	0	0	1	0	0	0	14	110

S12 - Outdoor	0	38	1053	0	0	0	0	0	0	0	0	2	20	1102
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Note: Pollen Grains and Spore Clusters are not included in the spore total. Spore cluster are an indication of recent and active growth.

Results highlighted in red are considered to be unusual.

1.2 Air Sample Summary

1.2.1 Common Mould Active Growth

High levels of *Penicillium*/*Aspergillus* were detected in the building

- Will grow where there is a raised relative humidity
- Are known to cause allergic reactions in vulnerable persons
- If elevated can cause infections in vulnerable persons

Conclusions

Stachybotrys spores were not detected in any of the samples.

Penicillium/ *Aspergillus* spore levels were high in most samples when compared with the suggested guidelines. These fungi grow indoors in response to a raised relative humidity that could either be due to moisture ingress issues or to an accumulation of condensation in an area lacking good ventilation that has then resulted in localised superficial fungal growth. These spore types may affect the health of sensitive people, and some of the species may cause infections in immunocompromised individuals.

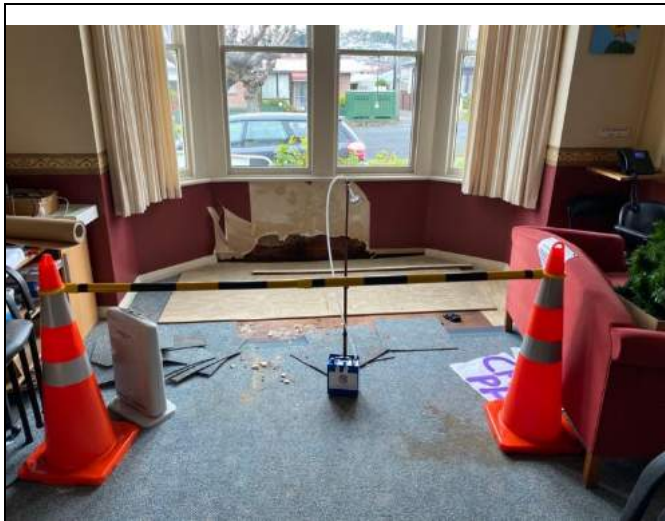



Extraneous particulate levels such as amorphous and skin cells were light to moderate. This is not unusual in a non-air-conditioned indoor area.

2 OBSERVATIONS

2.1 General Observations

- There was very little air movement within the building. The building was not in use at the time of sampling.
- Trees and foliage were present around the building
- Ventilation was poor within the building
- Meeting Room had a large hole which exposed the sub floor. Using sample analysis and in conclusion of the investigation, this is where the source of the mould originated from.

3 PHOTOS

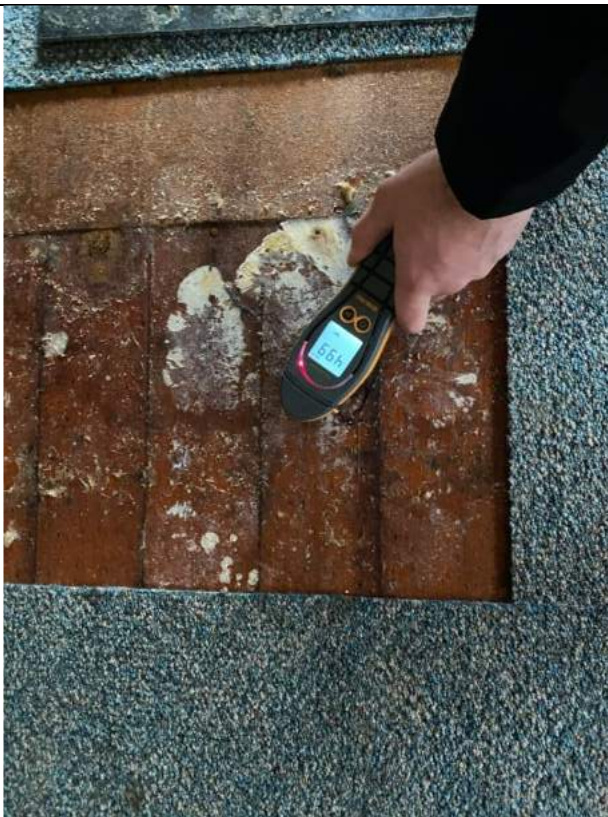
	
<p>Function Room</p>	<p>Function Room</p>
	
<p>Faux Leather to Function Room</p>	<p>Timber to Function Room</p>



Floor to Function Room



Sample Location in Toilets



Function Room



Fabric in Function Room



**Walls to Function
Room**



**Sample Location in
Hallway**

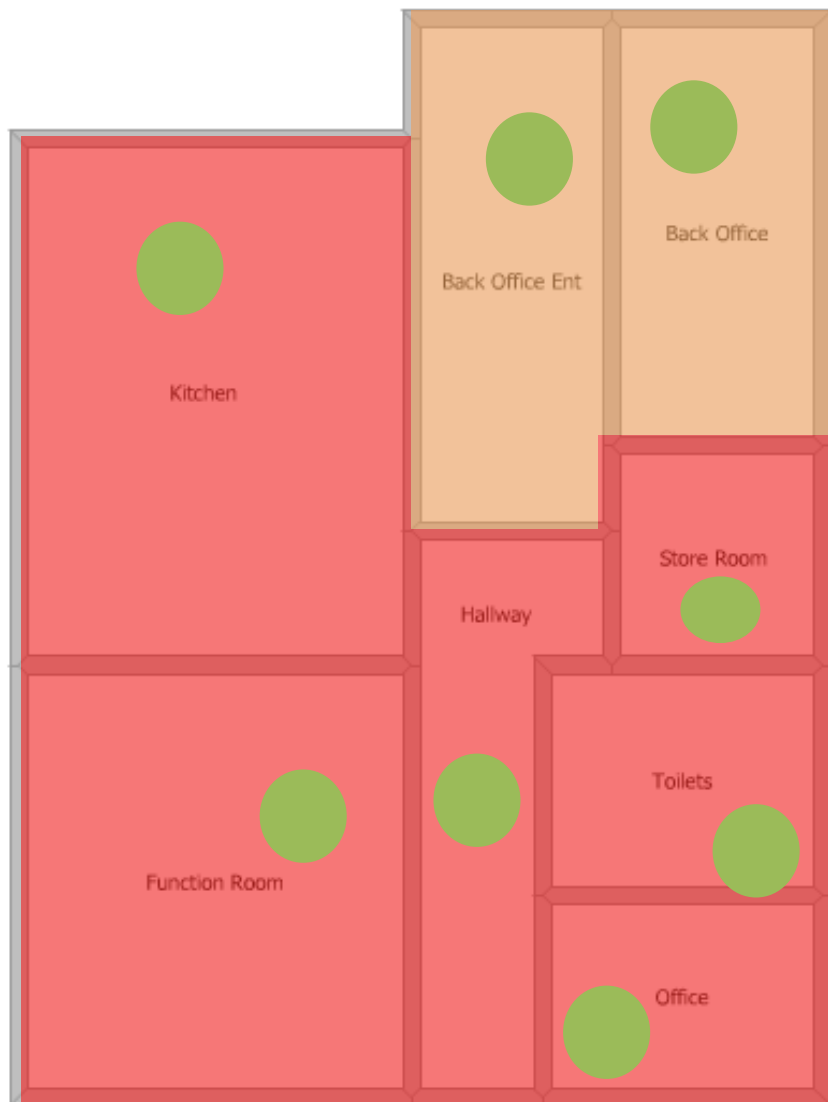





**Function Room -
Piano**



**Timber in Function
Room**

Floor Plan



Symbol	Description
	Air Sample
	Recommend Ventilation controls and low level remediation
	Recommend remediation to all areas, and cleaning of all surfaces and materials

APPENDICES - 1

A.1. Moisture in Homes

Moisture inside a dwelling increase:

- the risk of mould and bacterial growth
- damage to the structure of the property
- damage to possessions
- increase the risk of ill health to occupants

There are several ways to reduce moisture in a house. Reducing moisture will lower mould growth:

Cooking

- Always use lids on pots when cooking and do not leave unattended
- Always use fans or range hoods when cooking (These should be vented outside the building)

Never use un-flued gas heaters!

- These produce one litre of water for each hour of use
- They are also a health hazard and release nitrogen dioxide and carbon monoxide into the indoor air
- This can cause health issues for young, old and asthmatics.

These heaters have been banned in many countries due to the health risks of using them

Have an extractor fan over showers and baths

- Showers put a lot of moisture into the air, and this condenses on the ceiling and walls.
- The colder the outside temperature, the more condensation

Shower domes contain the moisture in the shower area.

Avoid drying clothing inside

- This puts unnecessary moisture into the air

Air drying is a healthier option as sunlight acts as a disinfectant on clothing

Clothes dryer.

- If it is front vented these should not be used inside but would be best in a garage with the door open or carport

If it is rear vented, this should be connected and vented outside the building. This should be through the wall or out through the eaves. The vent should not go into the wall cavity or ceiling space.

Mattresses

are made to be placed on bed frames to allow the air to circulate around them, box bases are basically hollow to allow air movement under the mattress

- **Mattresses need to breathe, or air out.**
- If directly on the floor they should be lifted and aired in sunlight at least weekly.
- When people sweat in their sleep; this moisture needs to go somewhere. Gravity pulls it to the bottom of your mattress.

When your mattress is on the floor, that moisture is retained, and combined with a lack of light, provides the perfect breeding ground for moulds and dust mites

Condensation on Windows

This forms when warm moist air meets the cold glass surface. Condensation is an indication the air contains elevated amounts of moisture.

- As a *short term* - the windows must be wiped dry each morning and then opened to allow the room to ventilate.
- In the *long term* - Double glazing or a ventilation system would help.

If left on the window, the moisture levels will increase creating places for mould and fungi to grow.

Fresh air and sunlight

Ventilation is essential to keeping a home healthy and dry

- Air moving in from the outside of the house is drier than air on the inside (even on rainy days).
- Open two or more windows to encourage a cross draught will reduce the build-up of moisture.

Having security stays or double latches will allow the windows to be open all day.

A.2. Level 2 PPE Recommended

This level applies if there is small fungal contamination – level 2 mould damage

- Less than 1m² of visible mould growth

Level 2 PPE includes the following:

- P2 dust mask or half-face respirator with a disposable HEPA filter.
 - Where strong odours are present a mask with either activated carbon or Nuisance Level, Organic Vapor Relief should be worn.
 - Where obnoxious odours are present - full or half-face respirator with active carbon or organic vapour filter in addition to P2 Particulate filters.
- Use of a negative air unit to remove airborne spores should be considered.
- Disposable overalls should be worn during remediation.

Masks must be fit tested (when applicable) and appropriate training provided on their use and care.
Anyone in the vulnerable group should not be working in these environments.

	 P2 Rated Disposable Particulate Respirator		 P2 Rated Disposable Particulate Respirator with Nuisance Level Organic Vapor Relief
	 Fit-tested P2 Half face Respirator with Organic vapour filters & P2 Particulate filters		 P1 Rated Disposable Dust Respirator
		<p>Mask Fit testing:</p> <p>A fit test will determine if the mask is removing the spores and toxins in the air.</p> <p>You cannot buy a mask and expect it to work without first doing a fit test.</p>	

A.3. Guide to Detected Species

Species	<i>Aspergillus, Penicillium</i>
Cause or Source	Common indoor fungi that will often grow where there is a constant raised relative humidity.
Health Hazards	These spore types can cause allergic reactions in sensitive people, and many may cause infections to vulnerable persons.
Other Notes	Commonly occurring mould in homes may be a big issue in food preparation areas.

Species	Other Spore types
Cause or Source	Non-target species. When these are elevated, this is often an indication of increased moisture leading to active fungal growth.
Health Hazards	Can pose a health risk when elevated. As spores become a respiratory hazard.

Species	Spore clusters
Cause or Source	Often elevated when active growth is occurring nearby

Species	<i>Stachybotrys</i>
Cause or Source	This mould grows when there has been a sustained water problem. It takes about 2 -3 months to grow. It is often associated with wet paper or gypsums board (drywall or plasterboard), or other water-damaged building materials that have a high cellulose content.
Health Hazards	Known as toxic mould. Produces a variety of toxins such as: <ul style="list-style-type: none"> • Trichothecene (T-2 toxin) • Satratoxin G and H These toxins are all extremely toxic, carcinogenic and immunosuppressive Can cause chronic fatigue or headaches, fever, irritation to the eyes, nose, mouth and throat. In severe cases, nausea, vomiting, diarrhoea and bleeding in the lungs and nose.
Other Notes	These spores are sticky and clump together when actively growing so are not likely to become airborne when living. Once the fungus is dead and dried out, the spores become airborne and, although no longer viable (i.e. they are no longer living), they still contain toxins.

A.4. Vulnerable Groups

Most people experience no health effects from exposure to the moulds present in indoor and outdoor air. Some individuals with underlying health conditions may be more sensitive to moulds. For example individuals:

- Who have other allergies
- Who have lung diseases
- Persons with weakened immune systems

A person's immune system is weakened if the individual has conditions such as:

- Pregnancy
- Diabetes
- Autoimmune disease
- Leukaemia or AIDS
- A person recovering from a recent surgery or receiving chemotherapy
- Long term steroids
- Infants, children and the elderly

A.5. Health Effects on Mould Exposure

The most common health effects associated with mould exposure include allergic reactions similar to common pollen or animal allergies.

Symptoms include:

- sneezing
- runny nose
- throat irritation
- headache
- fatigue
- eye irritation
- coughing
- congestion
- aggravation of asthma
- skin rash

These symptoms are also common reactions to other agents that cause allergies, and it is not always possible to single out the specific cause. More severe health reactions, such as hypersensitivity pneumonitis, can occur in susceptible individuals.



MS Otago
8 Baker Street
Dunedin

QUOTE

Quote: 2389
Quote Date: August 13, 2020

Dear Rob

Thank you for the opportunity to provide a quotation for your reroof at 8 Baker Street. Please see below for details.

Items	Description	Price
Scaffold	Erect Platform Scaffold	\$ 7,125.00
Re-Roofing	Remove and dispose of existing roofing Supply and install 0.40 Coloursteel Endura Corrugated roof sheets (True Oak to low pitch roof), Thermokraft 407 underlay and all associated 0.55 Coloursteel Maxx flashings and accessories including TPO lined internal box gutter with TPO lined valleys terminating into gutter. Ventilated battens and apron to 3 degree pitch rear roof. Price includes replacement of Bullnose roofing with new Coloursteel Endura Bullnose roof sheets. Price includes replacement of translucent roofing with new translucent trafficable Webglass roofing.	\$ 42,965.00
Spouting	Remove and dispose of existing spouting 0.55 Colorcote Magnaflow ¼ round spouting including internal brackets terminating into existing downpipes.	\$ 4,766.00
Total		\$ 54,856.00
GST		\$ 8,228.40
Total Including GST		\$ 63,084.40

INCLUSIONS

- Scaffold

EXCLUSIONS

- Re-setting of Sky TV if required
- Rear shed/Garage roof
- Power Line Wrap (Required, DRS can arrange Tiger tails for \$450.00 + GST)
- Insulation
- Downpipes
- Structural or building work

QUOTE ACCEPTANCE

It is this company's policy to comply with WorkSafe requirements and have therefore allowed to install edge protection to all exposed roof verges.

The above price for Coloursteel Endura roofing carries our standard five year warranty against faulty workmanship a manufacturer's warranty for fifteen years against peeling, flaking or excessive fading, and a fifteen year warranty against perforation due to corrosion.

No allowance has been made for replacing any substandard roof framing that may become obvious once the roofing has been removed. This work would be done as a variation to the contract and be done on a do and charge basis.

We carry all necessary insurance cover for our own work. Please be sure to notify your insurance company that you are having your home reroofed. By not doing so may jeopardize any claim should there be a need for one.

All the old materials would be removed from site on completion of the contract and become the property of the contractor unless prior and alternative arrangements are made.

This quotation is net and is subject to any fluctuations in present day rates of materials.

This quote is based on the conditions provided for in the Construction Contracts act 2002, plus any amendments, with monthly progress payments.

Please note that we retain ownership of all materials supplied to site by this Company until full and final payment is received by the Company. In the event of us having to incur cost to recover any outstanding accounts, these cost, plus interest at current bank interest rates, may be added to the original debt and become payable by you.

We thank you and appreciate the opportunity to quote for your project. We would be pleased to discuss any aspect of our offer with you at any time and we remain hopeful that you will engage our Company to carry out the work you require performed.

I/WE ACCEPT: _____

Signature: _____ Date: ____/____/ 2020

Regards,

Tama Brown
Manager/Estimator



PROPERTY APPRAISALS 2010 LTD
PRE PURCHASE INSPECTIONS AND CONSULTANTS

6 March 2020

Multiple Sclerosis Otago
admin@msotago.org.nz

Re: 8 Baker Street

Dear Rob

We visited the site today with yourself and an employee from Naylor Love Builders to cut holes in the floor for access to try and determine the extent of the rot issues in the subfloor timbers – we also cut a hole in the wall linings in the store room after finding the poor condition of the wall under the bay window – the floor to the meeting room – rear end of the hallway – store room – printer room and part of the floor to the kitchen area were all affected by rot and borer – some timber bearers disintegrated when hit with a hammer – some joists also disintegrated when hit with a hammer – it appears office 3 the bathroom areas and most of the hall have had the floors repaired with new bearers sighted –some replacement joints and under floor foil insulation fitted before the sheet floor was nailed down

The WC closest to the hall has been repaired but we could still see old rotten timbers were present – this would also need further attention

We recommend all the floors not having been repaired be replaced – seek advice as to the best way forward as replacing with timber floors again will require better under floor ventilation as there is nearly not enough at present and perhaps a moisture barrier on the ground – if replacing with concrete consideration will need to be taken for the already repaired floors as a concrete floor would almost eliminate any air flow under that section of the floor

The wall under the front bay window will need to be rebuilt

The building is double brick with it appears timber batten to the inner face with timber sarking and plaster board sheets etc fitted to the sarking timbers – the hole we cut in the store room wall did not indicate any moisture issues – without removing all linings on the outer walls we cannot guarantee no issues exist

We recommend more ventilation under the floor

Rob you asked for a company who maybe able to do air quality testing – try Pure Services –Dave Begg -0274373861

This section of the wall below the window is in really poor condition





Wall under the window – just pulled to bits with my hands – timbers rotten – gib linings soft with dampness



Bearer fell to bits when touched



Bearer here on the foundation completely rotten – Mould



Soaking wet boxing left from the meeting room side addition



Broken joist



Rot in the bearer – mould on flooring

More rotten timbers and mould



Floor joist in the store room fell off when we cut the floor



Some of the affected timbers have more borer than rot and would need to be replaced as well



Store room joists broken and rotten



Printer room floor rotten timbers



Borer ridden flooring

Old timber left at WC floor repair



Nice and dry in the wall in the store room



Hall floor repair finishes here



Yours faithfully

P. P

Property Appraisals 2010 Ltd

49 Elliot Street
Dunedin 9013
Mobile: 0274335961
Telephone a/h 03 454 4130
Email propertyappraisalsltd@xtra.co.nz



CLEANING IT ALL - **CLEANING IT RIGHT!**

Job Report - #5274

Naylor Love - 8 Baker Street, Caversham - Mould

Customer: Matt Nielsen

Address: 8 Baker Street, Caversham, Dunedin, Otago, 9012

Date: August 11, 2020

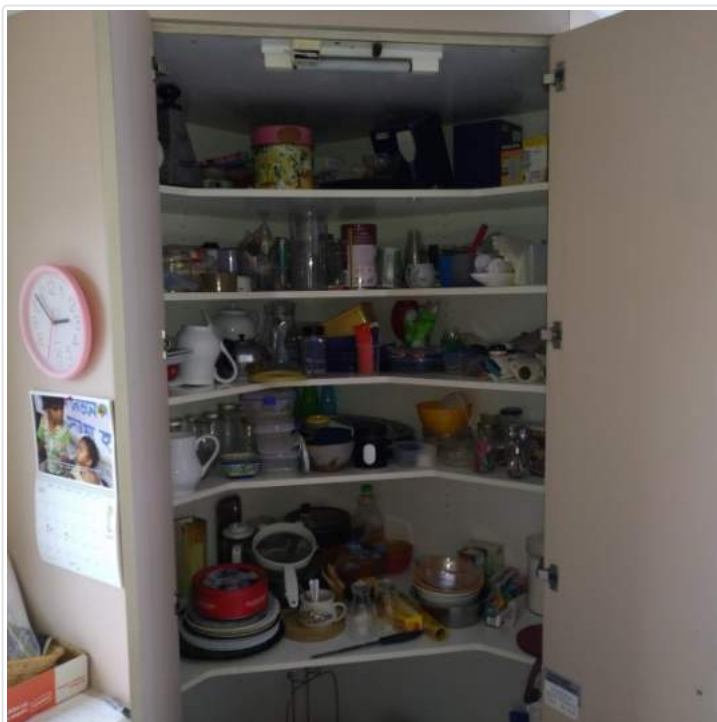
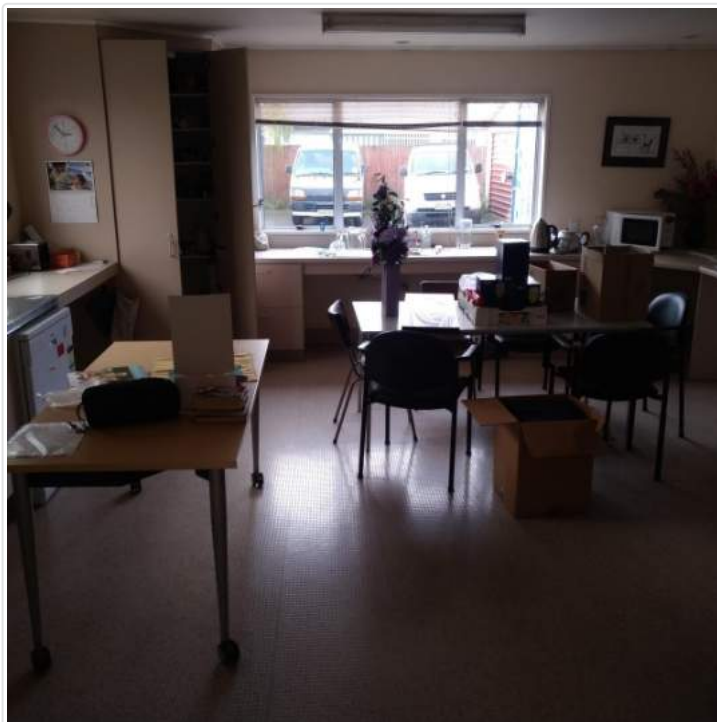
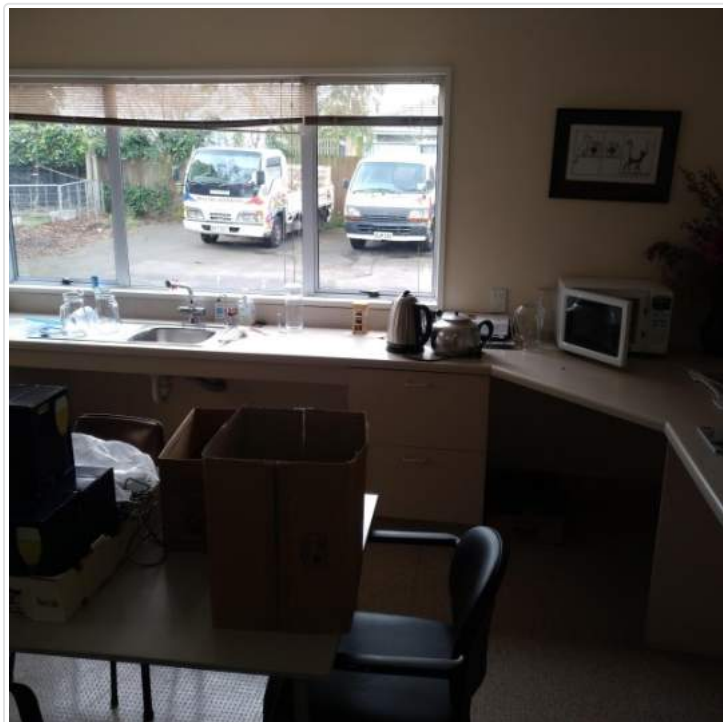
Area : Exterior

Initial photos:



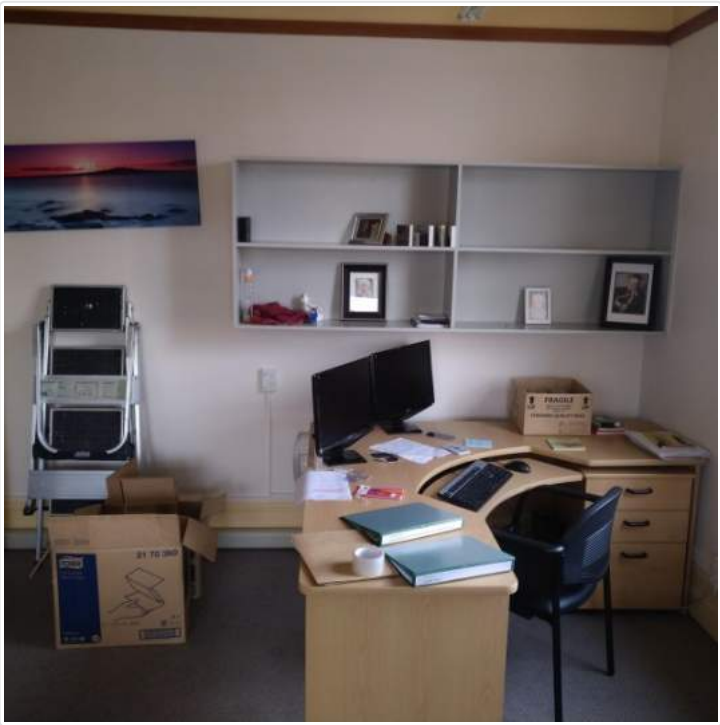
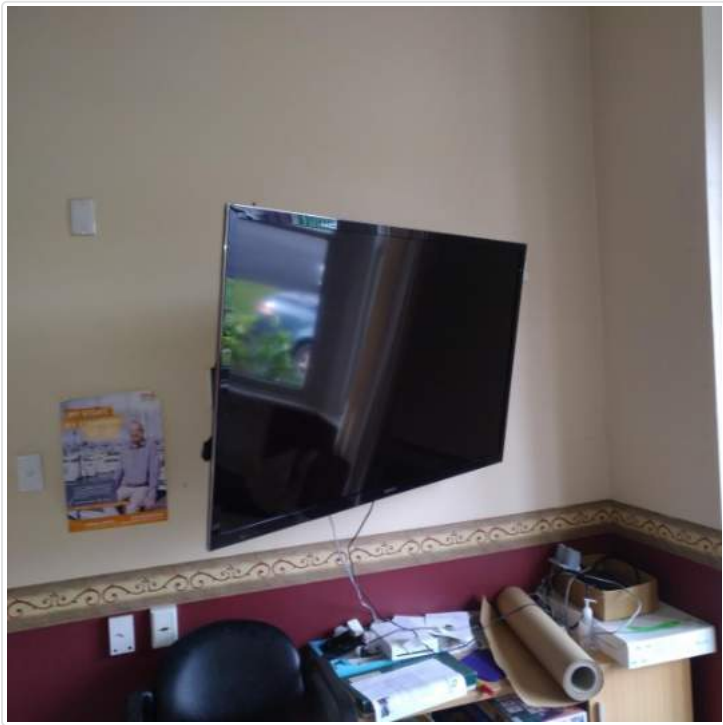
Area : Kitchen

Initial photos:



Area : Office

Initial photos:

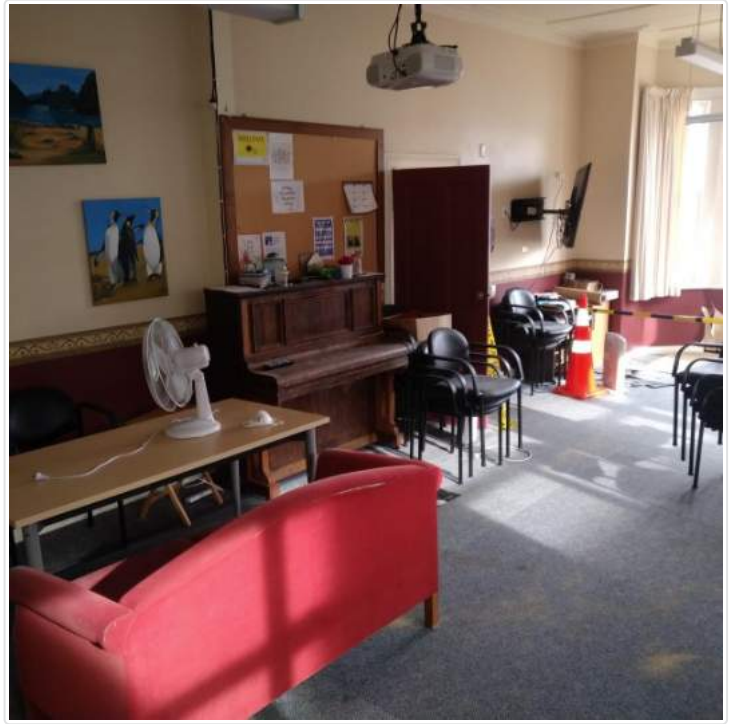




Area : Common Room

Initial photos:

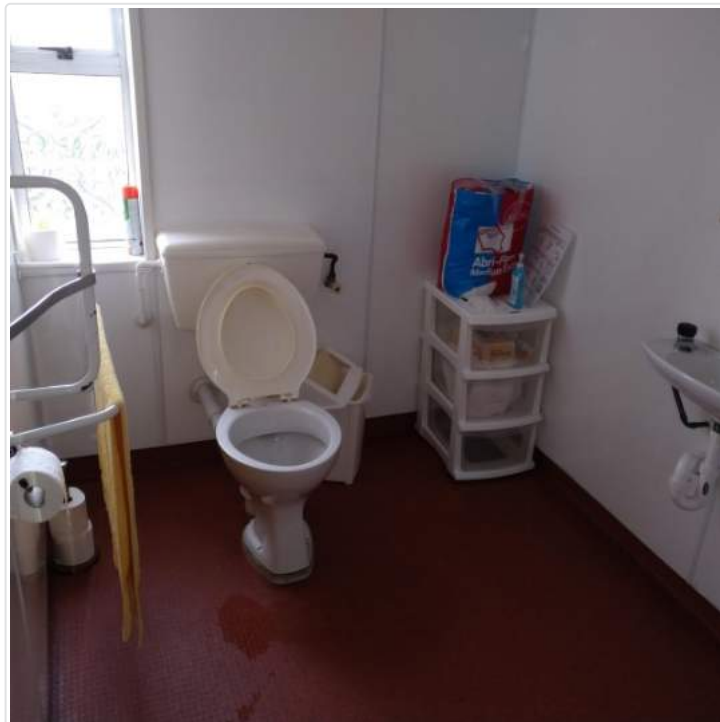
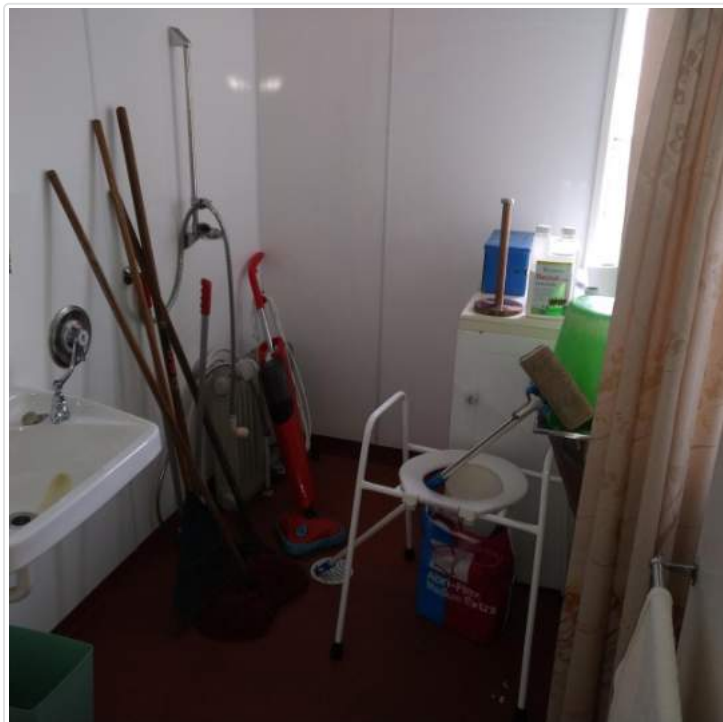






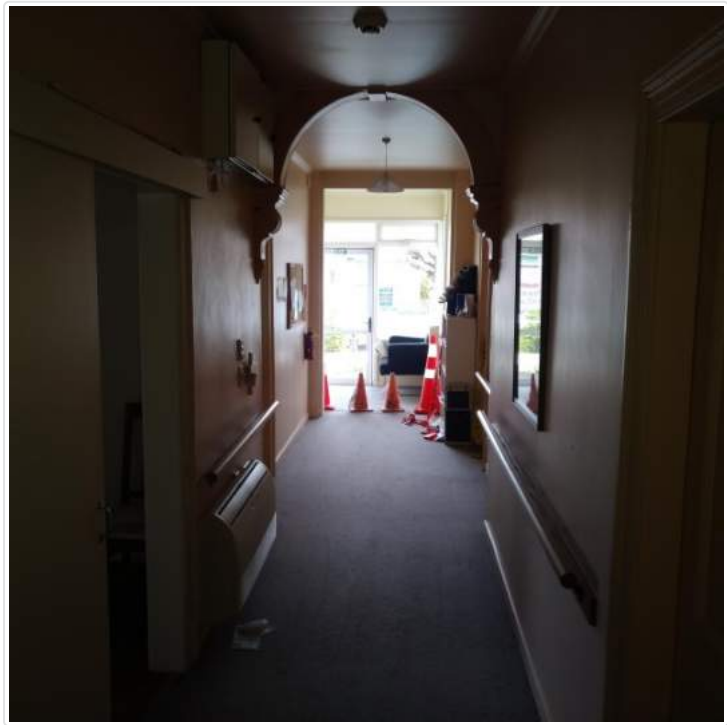
Area : Bathroom

Initial photos:



Area : Hallway

Initial photos:



Findings

Upon inspection of the property and based on the Consultex report there is an extensive amount of fungal growth in the sub floor of the function room. The mould spores and micro toxins appear to have spread throughout the front part of the property with some small traces identified in the back offices.

Recommendations

Initially to prevent the contents within the property deteriorating to the point where it needs to be disposed of, we feel that the non porous items need to be removed and decontaminated through a positive air chamber then stored in the garage. The porous items such as the carpets, couches, curtains and chairs should be disposed of. The recommendations are in line with the Australian Mould Guideline 2010 and IICRC S520: Standard and reference guide for professional mould remediation. Please see recommendations below:

Suggested Scope of Work:

- We will require that the building be vacant at the time of remediation and remain so until the lead technician on site advises that it is safe to re-enter.
- All personnel working on site or entering the containment area must be wearing full level 4 PPE and any visitors must follow all instructions from the lead technician on site.
- Construct a decontamination chamber on the driveway of the property under the porch which all of the non porous items from within the property can be passed through and HEPA vacuumed in order to remove any settled spores.
- Install a Large HEPA filter unit onto the chamber to create positive pressure within the chamber to assist in the decontamination process and to assist in creating a safe working environment for the technicians.
- All non porous items will be passed through the chamber for decontamination then stored in cardboard boxes and stacked in the garage.
- Install a medium sized dehumidifier into the garage to assist in keeping the garage warm and dry while the items are stored in order to prevent future mould growth.
- Remove double bag and dispose all carpet in the front part of the building.
- HEPA vacuum and clean all carpets in the back offices.
- Once all non porous items have been decontaminated we will double bag or wrap all porous items such as curtains and upholstery then dispose of in a skip placed on site.
- In order to reduce the amount of decontamination needed we recommend a representative from the MS society meet with us on site and go through all of the contents and place red sticky dots on all items which they do not want to keep, this will ultimately mean that the time required to decontaminate all of the items is reduced which will keep labour costs realistic.

Health & Safety

Pure services have been asked to undertake the removal of the mould in your building below are a few rules and guidelines that we need to have you follow while we are at your property.

- The area being remediated will be isolated from other areas of the building, it is very important that you stay out of the containment area as entering the area may have adverse effects to your health.
- Please ensure that all children are kept out of the work area, there may be cleaning agents and tools onsite which children should not touch.
- On some larger jobs we will have a HEPA filter running during the remediation process it is very important that this machine is left running during the remediation process. Please DO NOT turn it off.
- Once the remediation process is complete you will be advised by either a hygienist or the Pure Services head technician that you can re-enter the area being remediated until this clearance is given you must stay out of the area.
- During some jobs drying equipment will be left onsite to dry out wet building materials, it is important that this equipment be left running, a Pure Services technician will visit the site regularly to check on the equipment.
- If equipment switches off or malfunctions, please contact Pure Services as soon as possible. If necessary, switch off at the wall.
- Pure Services are not qualified or have the appropriate information at hand to make judgement call or provide advice around your health or the health of others in the building, if you have health related questions you are best to speak to your Doctor.
- The scope of work provided by Pure Services does not include the reinstatement of any materials removed as a result of the remediation process. For an accurate indication of reinstatement costs, it is recommended that you speak to a builder.
- It is important to note that mould remediation is not normally covered by insurance, if there is any doubt that your job will not be covered please contact Pure Services and we can help liaising with your insurance provider.
- Should you have any questions please do not hesitate to call Pure Services on 03 466 4661.

Our Terms of Trade - www.pureservices.nz/termsoftrade

The following recommendations for PPE requirements are based on the Australian Mould Guidelines.

Level 1 Personal Protective Equipment

Level 1 PPE is recommended for locations with less than 1 m² of visible fungal growth that can be cleaned with relatively simple methods to remove the fungal contamination. If there was less than 1 m² of visible fungal growth in this property and no toxic moulds detected, level 2 PPE would be recommended during remediation.

Level 1 PPE may be suitable for anyone who has experienced negative health effects when entering or accessing this property for extended periods of time.

Level 2 PPE include:

- Half Face Respirator with disposable P2 HEPA filters
- Where there are strong or obnoxious odours an activated carbon or organic vapour filter should be used with P2 HEPA filters
- Disposable gloves

Protective clothing is not usually required.

Level 3 Personal Protective Equipment

Level 3 PPE is recommended for locations that have sustained serious mould damage over a period of time. This includes visible fungal growth on less than 25% of all surfaces and/or less than 10 square meters of visible growth.

The objective of this level of PPE is to limit exposure to fungal spores and gaseous by-products.

Level 3 PPE includes:

- Half Face Respirator with disposable P2 HEPA filters
- Where there are strong or obnoxious odours
- An activated carbon or organic vapour filter should be used with P3 HEPA filters

with a Full face respirator

- Splash goggles, should be worn at all times
- Disposable gloves
- Disposable protective overalls

Level 4 Personal Protective Equipment

Level 4 PPE is recommended for locations that has sustained severe mould damage that has affected the structural integrity of building materials such as wall and ceiling linings. This includes visible mould growth on greater than 25% of surfaces and/or more than 10 square meters of visible growth. Structural materials will likely have high moisture contents and will require specific drying.

Level 4 PPE includes:

- Full face respirator with activated charcoal/organic vapour cartridges and P3 HEPA filtration
- Disposable overalls
- Disposable shoe protectors
- Disposable gloves

All joins, at ankles, wrists and where gloves and shoe protectors meet the overalls, should be sealed with tape. This level of PPE is for a maximum of 2 hours exposure to this level of fungal contamination.

Other considerations

The packaging costs have not been included in this estimate as it will depend on how much is to be kept and how much is to be disposed of.

This can also make a difference in the labour cost so once we know how much is wanted to be decontaminated and how much will be disposed of we can review the pricing accordingly.

This will also determine the cost of the skip hire, so we will also review this pricing once we have more information.

Fees

Labour Fee	\$11,145.00
PPE Fee	\$890.00
Consumables Fee	\$2,030.00
Equipment Fee	\$1,900.00
Travel Fee	\$150.00
Health & Safety	\$30.00
Product	\$200.00
Rubbish Removal	\$1,000.00
Total	\$17,345.00

Prices exclude GST.

Please note: If once the job starts there are unforeseen events, which mean we cannot follow the work plan as described, we will advise immediately and explain any variations before commencing any further work.

The costs in this report does not cover any building reinstatment work.

APPENDIX 2

Floor Replacement Drawings

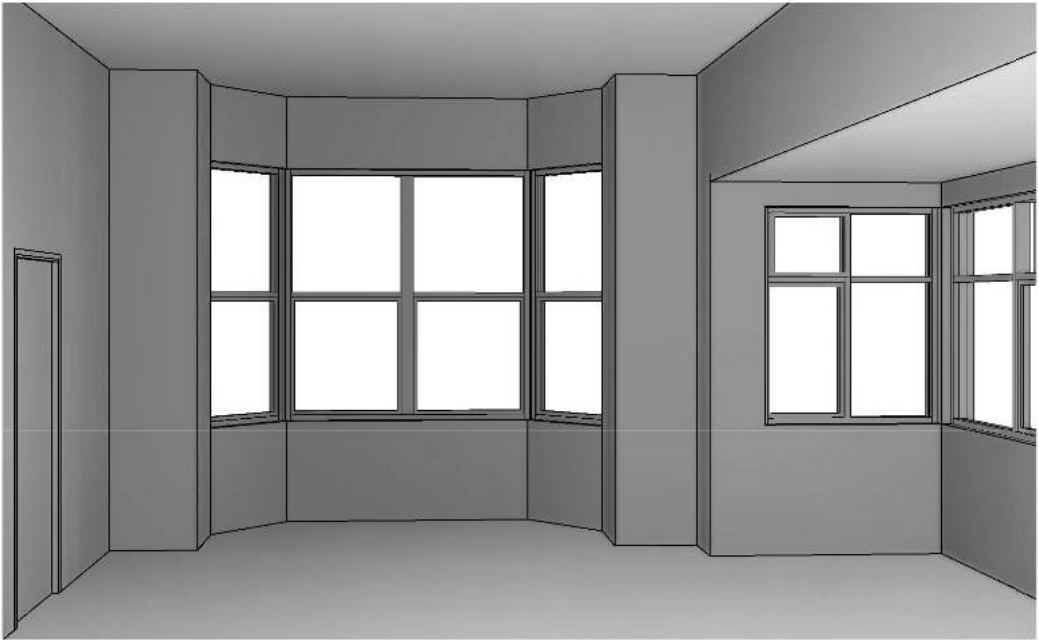
MS OTAGO

8 Baker Street, Dunedin.

Drawing List		
Drawing Number	Drawing Name	Current Revision Date
A0-00	Cover Sheet	28-05-20
A1-02	Existing Floor Plan	28-05-20
A1-03	Demolition Plan	28-05-20
A1-04	Proposed New Slab Plan	28-05-20
A4-01	Construction Details	28-05-20
A4-02	Construction Details	28-05-20



3D View



3D View



Location Plan



28-05-20		A
Date	Revision Description	No.

Do Not Scale From These Drawings.
Use Figured Dimensions Only. - COPYRIGHT C -

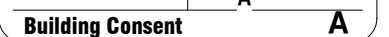
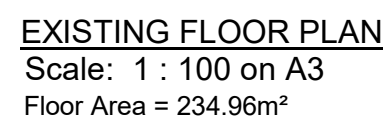
Contract:
MSO
8 Baker Street,
Dunedin.

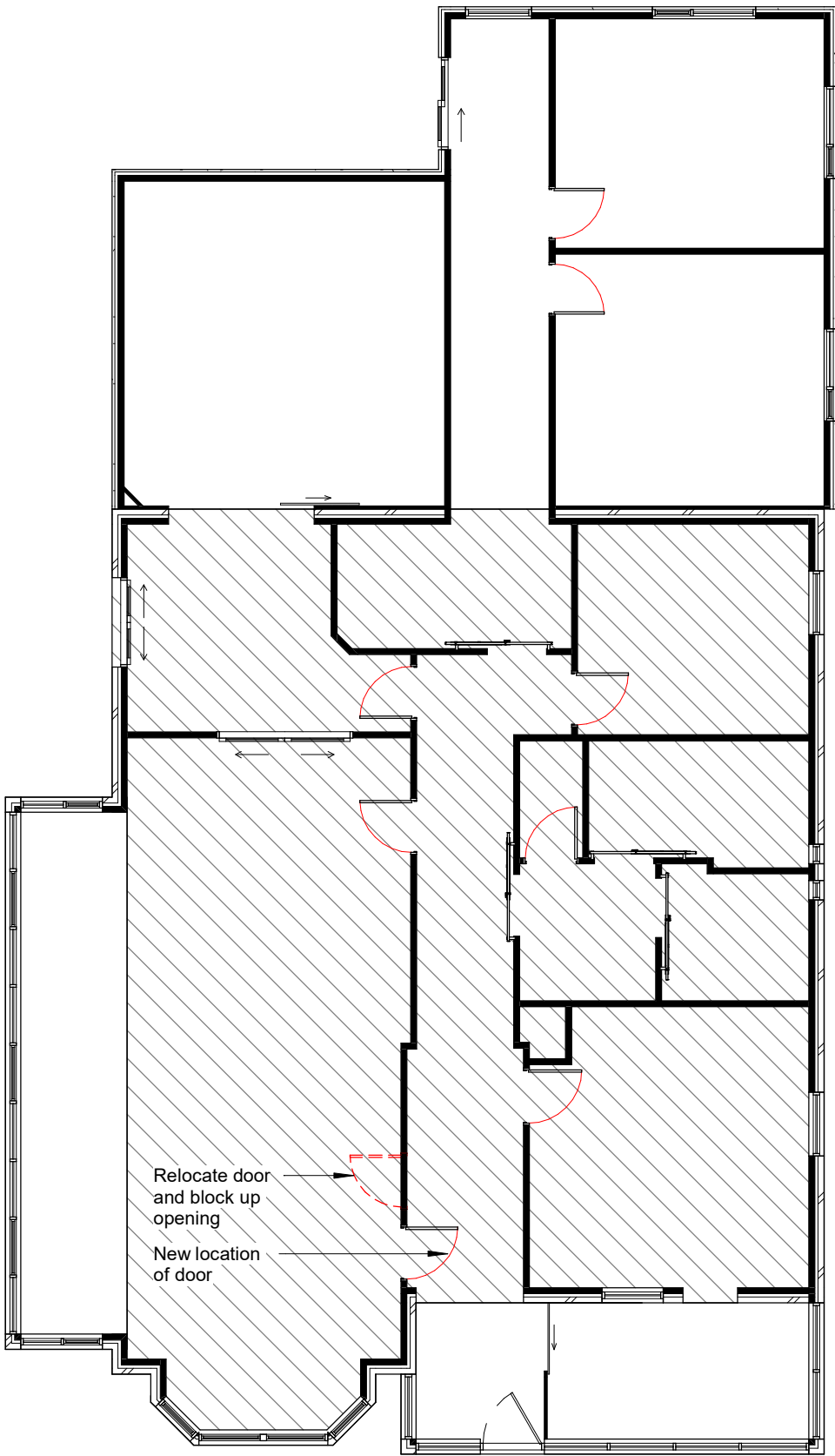
Drawn : **WJC** Date: **MAR 2020**
A3 Scales: **As Indicated**

Sheet Title :
Cover Sheet

Contract: **20021-00** Sheet: **A0-00**
CAD File Name: Of
Revision: **A**

Building Consent **A**





Demolition Plan
Scale: 1 : 100 on A3

LEGEND:
Extent of Floor to be Demolished

MOSGIEL (03)489-4196
AUCKLAND (09)8377-654
NEW ZEALAND

WJ

CADZOW
& Associates
LTD

Building Design and Draughting Services

28-05-20		A
Date	Revision Description	No.

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Contract:
MSO
8 Baker Street,
Dunedin.

Drawn : **WJC**

Date: **MAR 2020**

A3 Scales:
As Indicated

Sheet Title :
Demolition Plan

Contract:
20021-00

CAD File Name:

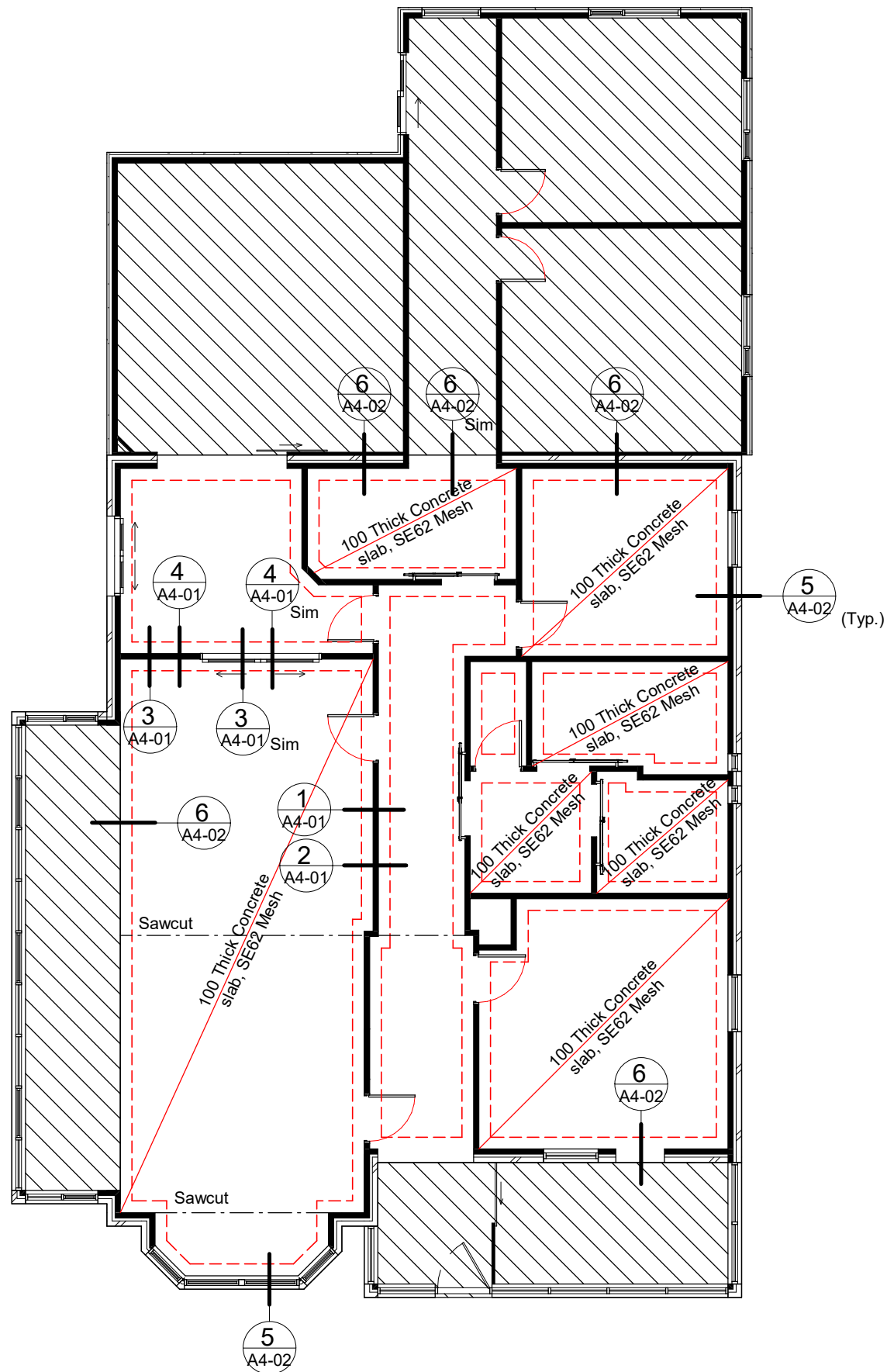
Sheet:
A1-03

Of



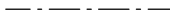
Revision: **A**

Building Consent

A



LEGEND:

-  Existing Concrete Slab Floor
-  200mm Thick Slab Edge
-  Sawcut

Proposed New Slab Plan
Scale: 1 : 100 on A3

MOSGIEL (03)489-4196
AUCKLAND (09)8377-654
NEW ZEALAND

Building Design and Draughting Services



28-05-20		A
Date	Revision Description	No.

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Contract:
MSO
8 Baker Street,
Dunedin.

Drawn : **WJC** Date: **MAR 2020**

A3 Scales:
As Indicated

Sheet Title :
Proposed New Slab Plan

Contract:
20021-00

CAD File Name:

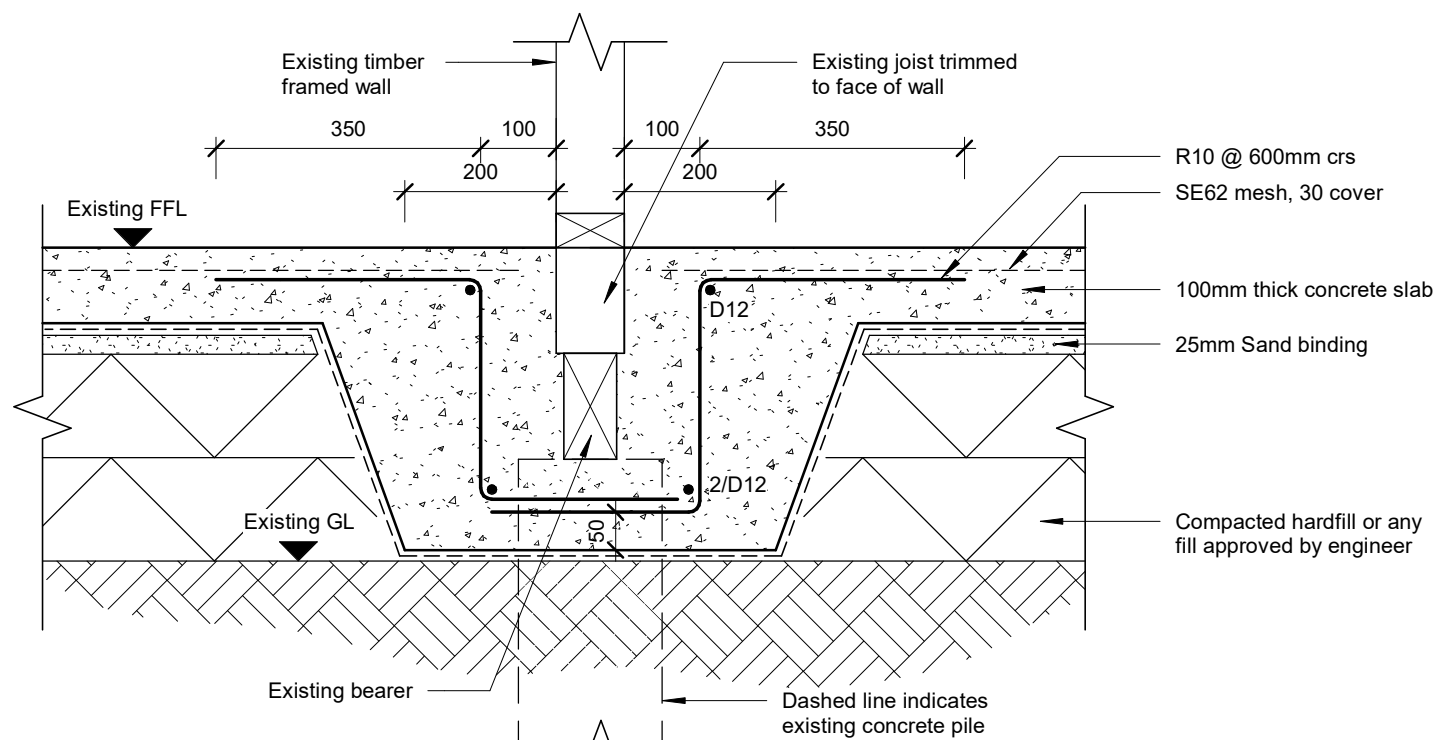
Sheet:
A1-04

Of

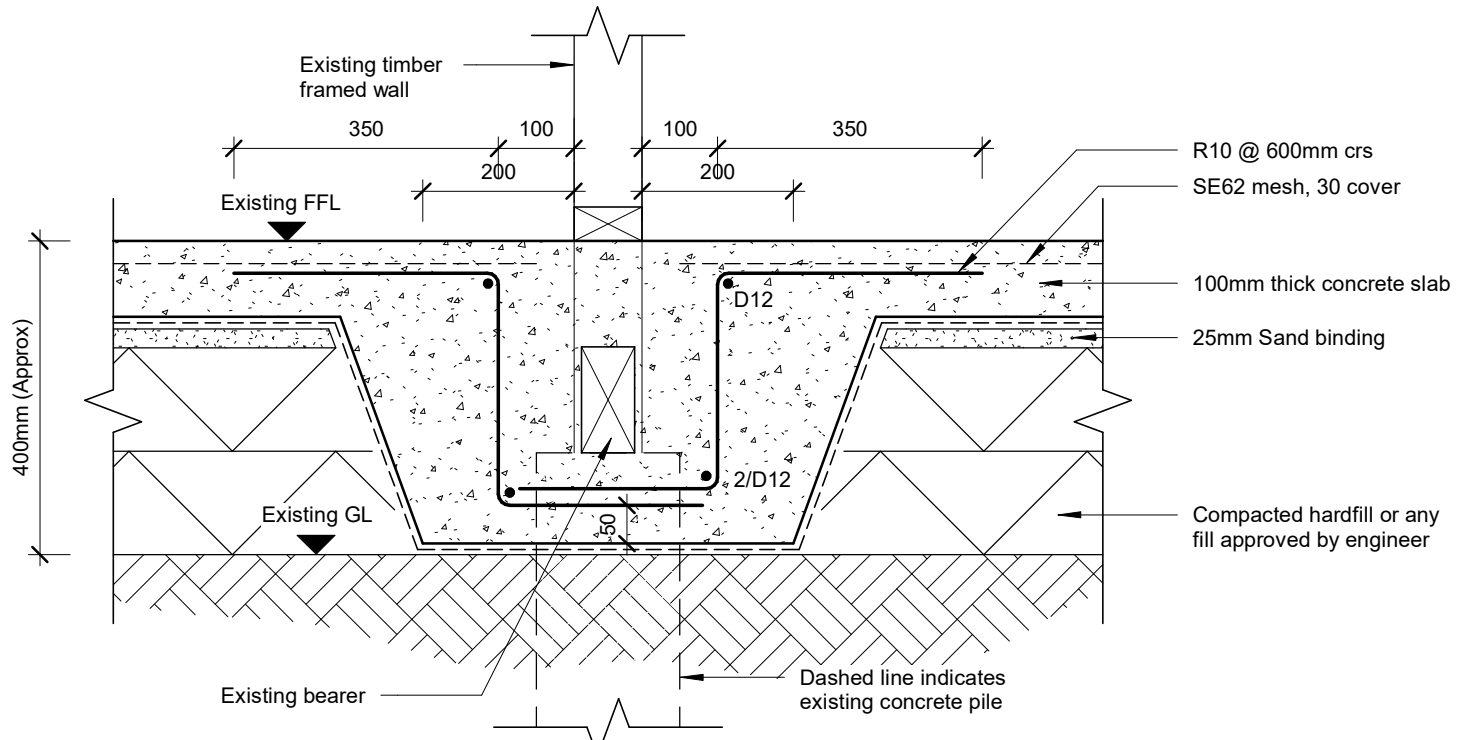
Revision: **A**

Building Consent

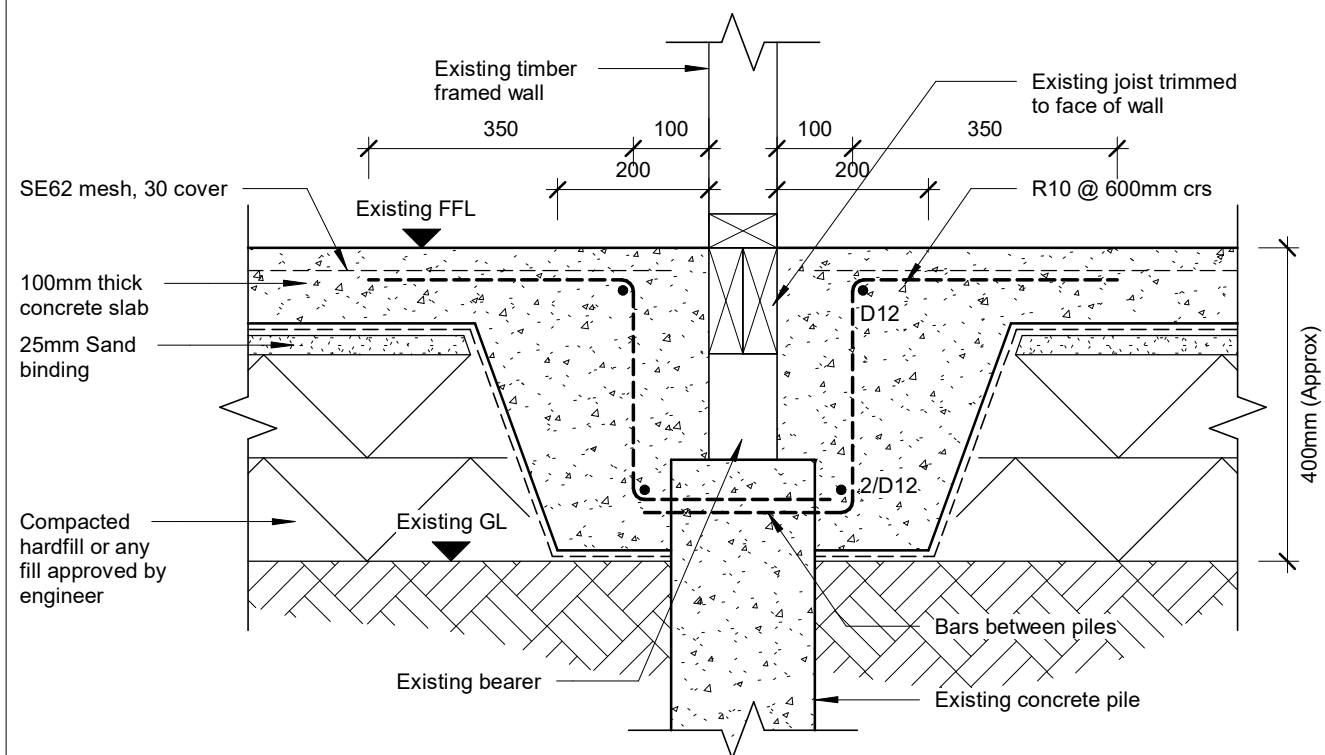
A



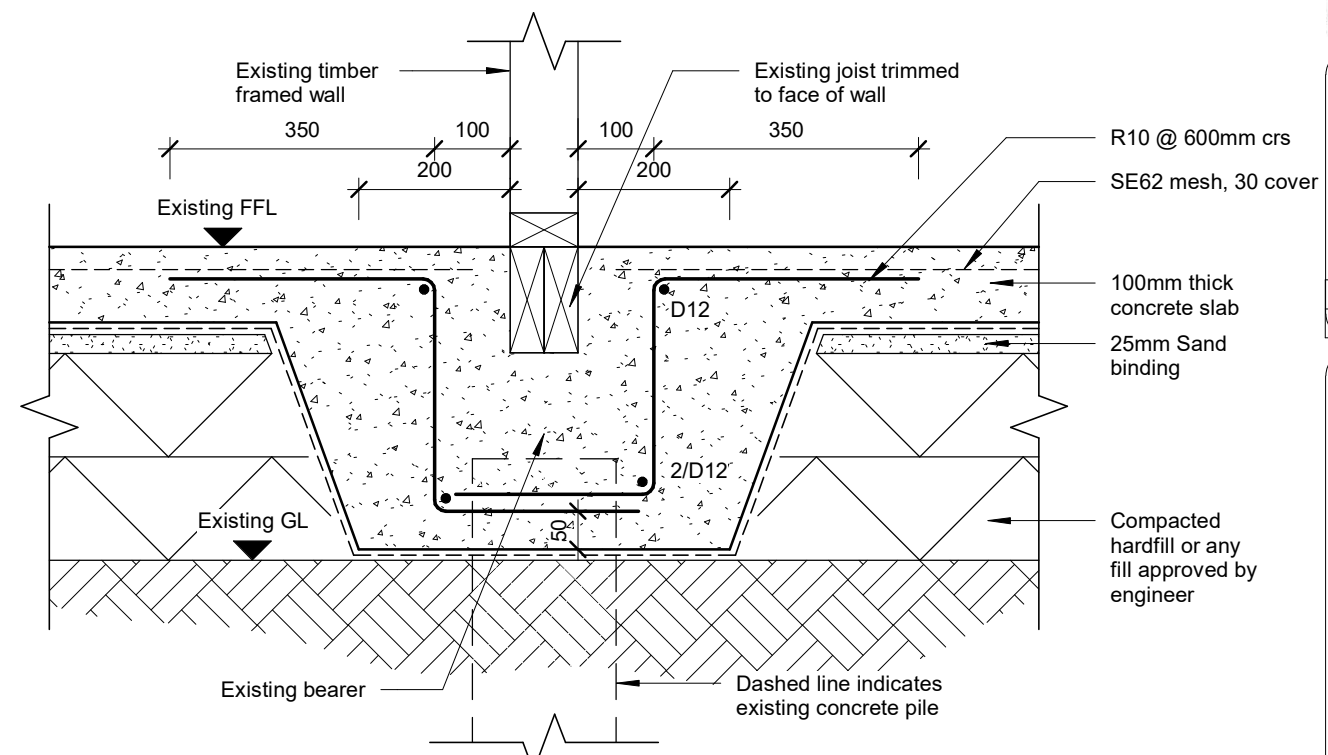
1
A1-04
Detail 1
Scale: 1 : 10 on A3



2
A1-04
Detail 2
Scale: 1 : 10 on A3



3
A1-04
Detail 3
Scale: 1 : 10 on A3



4
A1-04
Detail 4
Scale: 1 : 10 on A3



28-05-20		A
Date	Revision Description	No.

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Use Figured Dimensions Only. - COPYRIGHT C -

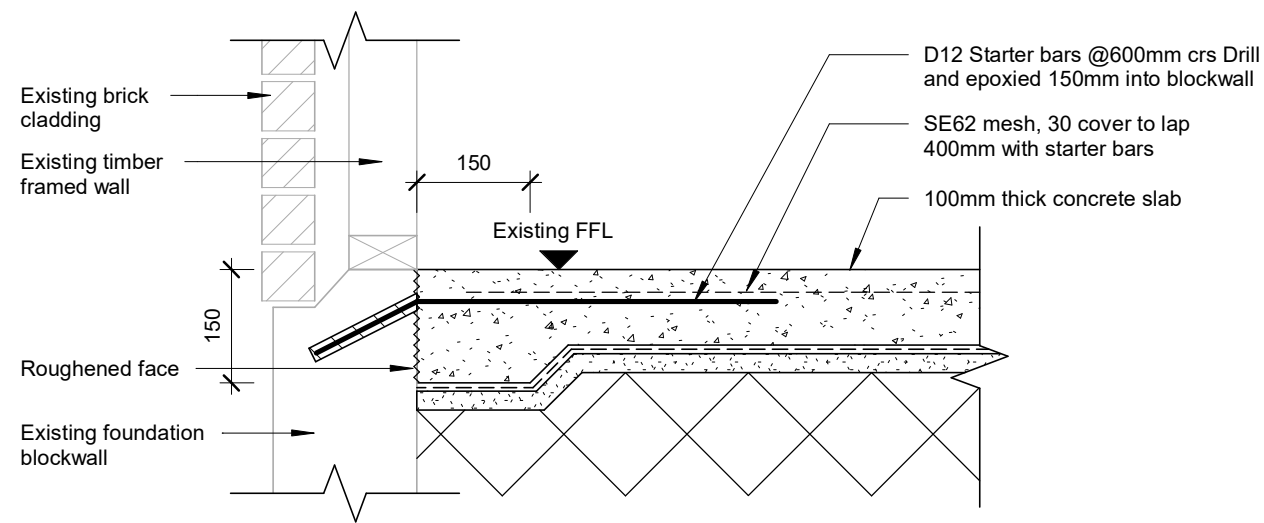
Contract:
MSO
8 Baker Street,
Dunedin.

Drawn: **WJC** Date: **MAR 2020**
A3 Scales: **As Indicated**

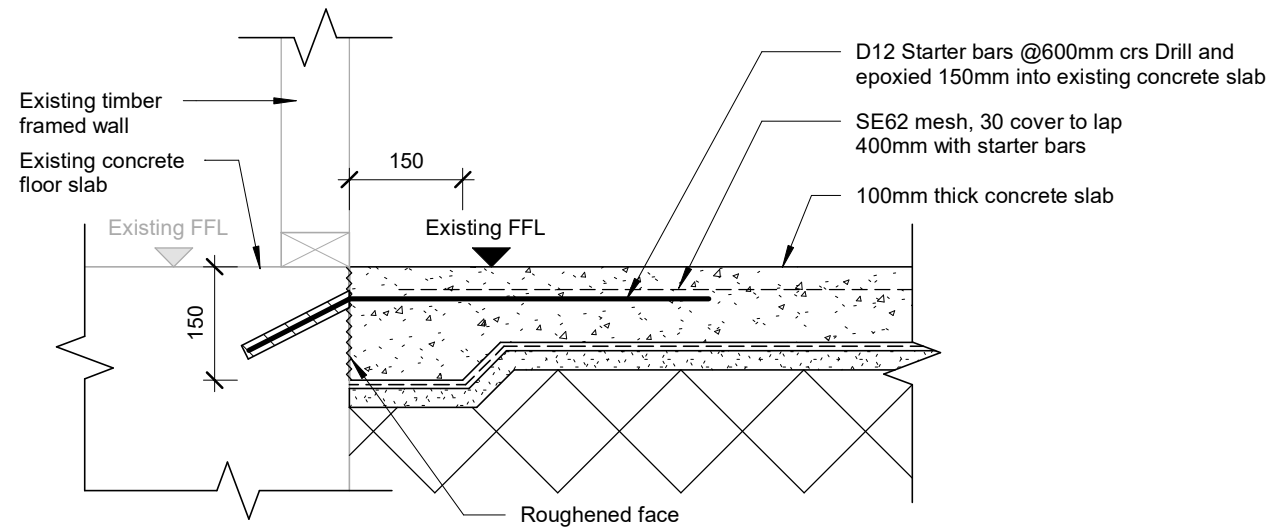
Sheet Title:
Construction Details

Contract: **20021-00** Sheet: **A4-01**
CAD File Name: Of
Revision: **A**

Building Consent **A**



5
A1-04 **Detail 5 New Concrete Slab to Existing Foundation Wall**
Scale: 1 : 10 on A3



6
A1-04 **Detail 6 New Concrete Floor Slab to Existing Floor Slab**
Scale: 1 : 10 on A3



28-05-20		A
Date	Revision Description	No.

Do Not Scale From These Drawings.
Use Figured Dimensions Only. - COPYRIGHT C -

Contract:
MSO
8 Baker Street,
Dunedin.

Drawn : **WJC** Date: **MAR 2020**

A3 Scales:
As Indicated

Sheet Title :
Construction Details

Contract: **20021-00** Sheet: **A4-02**

CAD File Name: Of

Revision: **A**

Building Consent **A**

What follows are work prices received subsequent to the Logic Report being completed.

Darren Scott

103 Queens Drive

St Kilda

DUNEDIN 9012

Ph: 0276464788

To whom it may concern,

first of all thank you for the opportunity to quote for the roof replacement at 8 Baker Street Caversham. The following price includes scaffolding and overhead lines protection as well as labour and materials. After inspecting the current roof it is in my opinion that the very back piece does not need replaced but a couple of flashings do need to be fitted to aid weather tightness. Also the clear light over the carport is still in good condition. The total price excluding the carport comes to \$25,000 or \$27,500 including the carport. I do wish to advise that I do require a 50% deposit upfront with the balance on completion. The reason I ask for this is materials have to be paid for etc before they leave the factory. If you have any questions please don't hesitate to ask.

Yours faithfully

Darren Scott

Name: OTAGO MS SOCIETY

Kerry Aicken

Continuous Spouting

Postal Address:

Town:

Account name: **ZM8 COLORCOTE QUAD SPOUTING**

Quote number: **1118914**

Site Address: **8 BAKER ST**

Date: **20/08/2020**

Scaffold included in price?

No

Town: **DUNEDIN**

Original spouting be removed by KACS?
original spouting to be disposed of by KACS?

Yes

Yes






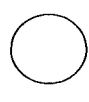
Quote is below to supply/fit Magnaflow Steel Colorcote Quad spouting to all areas of the main roof including carport and rear leanto roof

Connect to existing downpipes

Downpipes not included; we will install drops where required

Kerry Aicken will invoice you when work is completed. Payment is required within two weeks of receipt of invoice.

Materials	Quants (spouting)	Quants (fascia)
Spouting/ Fascia	89	
Corners	10	
Drops	8	
Stopends	10	
75mm ZR8 Dps		
Snowstraps		

					
Klassic	Paltec	1/2 Round	Quad	HiLine	DP's
Subtotal			\$2,791.68		
GST			\$418.75		
TOTAL			\$3,210.43		

I/We accept your quotation

SPOUTING	COLOUR	PRICE	DATE REQD
Paltec	COLOUR	PRICE	DATE REQD
DOWNPIPES	COLOUR	PRICE	DATE REQD
Accepted by	Date		

1118914

Credit Card Number

Expiry Date

Credit Card Name

Signed

Disclaim