Grace Joel Refurbishment

Passive fire remediation & proposed alternative wall system

RESTRUCTURED REVIEW DRAFT | 21 OCTOBER 2026

Prepared by | Firetree Ltd

Project location: Grace Joel, St Heliers, Auckland. Full street address to be confirmed.

Proposal overview

Firetree proposes remediation of identified service penetrations on Levels 1 and 2, with a separately identified alternative using the Ryanfire Naked Wall system for nominated timber-framed fire walls. The alternative is intended to reduce the need to work from the corridor side, subject to project-specific approval and site verification.

Pricing component	NZD excluding GST
A - Existing penetration schedule only	
B - Alternative penetration schedule	
C - Alternative Naked Wall works: 256 m2	Unpriced

Pricing status: Figures are carried from the supplied tender. They remain indicative, with the qualifications and outstanding decisions on page 4. This draft does not establish a fixed lump-sum offer.

Comparison basis: A is a penetration-only schedule. It excludes substantial access and reinstatement works and is not a complete traditional wall replacement option. A project saving cannot yet be stated from these figures.

Document guide

1 Proposal & price summary / 2 Scope & quantities / 3 Method & delivery / 4 Qualifications & issue checklist
Appendix A: rebuilt pricing schedules (4 sheets). Appendix B: original plans and site findings (6 sheets). The Ryanfire technical pack is a separate supporting attachment.

02 / Scope & quantities

Work package schedule

Ref.	Work package	Pricing / responsibility
PF01	Service penetration firestopping to nominated wall and floor locations on Levels 1 and 2.	A or B; choose one schedule. Quantities require verification.
PF02	Alternative Naked Wall installation to the four nominated wall areas.	C; subject to substrate, framing and approved system details.
PF03	Existing floor collars: verify product identification, system suitability and supporting QA; replace where compliance cannot be demonstrated.	Confirm whether quantities and removal labour are covered by A/B before issue.
PF04	Dampers through block walls.	Mechanical contractor, per supplied tender. Confirm who provides perimeter fire seals.
PF05	Inspection labels, photo records, penetration register, as-builts and PS3 for Firetree-installed works, as applicable.	Proposed closeout scope; confirm allowance in price.

Alternative wall quantity basis

Location	Length	Height	Gross area
Level 1 - Area 1	26 m	4 m	104 m2
Level 1 - Area 2	6 m	4 m	24 m2
Level 2 - Area 1	26 m	4 m	104 m2
Level 2 - Area 2	6 m	4 m	24 m2
Total	64 m	-	256 m2

Naked Wall installation rates and amounts are omitted. Penetration pricing is scheduled separately.

Areas follow the rounded dimensions in the supplied tender: 128 m2 per level. These are gross wall face quantities; deductions for openings, framing treatment, junctions, wastage and measurement rules need agreement. Do not measure both wall faces unless the scope requires it.

Scope boundaries

Define opening-up, ceiling access, removal of defective seals, framing alterations, linings, plastering, painting and trims as separate responsibilities. None should be assumed included merely because a wall or penetration appears on a marked-up plan.

03 / Method & delivery

1. Verify and coordinate

Confirm the required fire rating, wall construction, access side, service sizes and supporting details. Reconcile the plan quantities against a site register. Obtain acceptance of the proposed alternative before procurement or installation.

2. Agree staged access

Coordinate work areas and access windows with the main contractor and building operator. Agree protection, dust control, temporary fire separation arrangements, service isolations and daily handback requirements for the occupied building. Programme and staging remain to be agreed.

3. Install the selected system

For the proposed Naked Wall works, expose the nominated accessible face as agreed, check framing and install the batt, coatings and seals to the accepted manufacturer details. Resolve heads, bases, ends, door interfaces and service penetrations before closing up. Identify any framing or service changes for approval before proceeding.

4. Inspect before concealment

Record substrate, opening sizes, service types, system references and installation photographs. Arrange agreed inspection hold points. Complete labels and records before linings or ceilings conceal the work.

5. Close out

Provide the agreed QA records, penetration register, marked-up locations and PS3 covering the installed scope. Identify any remaining work or approvals explicitly at handover. Confirm responsibility for independent engineer review and PS4 separately.

Technical basis for the proposed alternative

The supplied Ryanfire detail V53.16, revision 10.0 (January 2025), identifies installation with access from one side for its stated timber-framed wall configuration. The project-specific substrate, framing, apertures, junctions and exposure must still match the accepted design.

The Ryanfire summary includes penetration configurations with different insulation ratings. Do not describe every service detail as achieving -/60/60. Confirm each selected detail against the project requirement and obtain further design input where needed.

Illustrative system photograph

The separately supplied site photograph can be used as an illustration of the proposed approach, labelled with its location and status. It should not be presented as proof that the proposed Grace Joel installation is approved.

04 / Qualifications & issue checklist

Price qualifications carried from the source

The original rates are indicative per completed penetration, flush box or tray opening. Standard access is assumed. The source excludes scaffolds/EWPs, after-hours work, opening-up, removal of defective existing systems, significant wall repairs and redecoration.

The source also notes that wall installations on 10 mm standard plasterboard require a 13 mm Fyreline patch over framing before firestop installation, with that patching excluded from the base rates. Confirm applicable locations and price the builder's work separately.

Resolve these points before tender issue

Item	Required decision
Naked Wall pricing	Naked Wall installation is unpriced in this revision. No combined alternative package total is stated.
Alternative penetration mapping	Replace generic "Naked Wall Systems" references with accepted drawing numbers for each service configuration. Reconfirm pricing against those details.
Equivalent traditional comparison	Add demolition, access, trims, framing, compliant linings, ceiling remediation, plastering, painting, disposal and closeout to A before comparing whole-project costs.
No duplication	B replaces A for the alternative package. Check that penetration treatments are additional to C and that batt, mastics and labour are not charged twice.
Commercial terms	Insert client/addressee, tender reference, validity, programme, payment terms, variation rates and acceptance details once confirmed.
Unpriced interfaces	Confirm access at 4 m, opening-up, removals, framing, reinstatement, damper perimeter seals, design/approval costs and QA/PS3 allowance.

Supporting documents

Appendix A - Rebuilt pricing schedules, split into wall and floor sections for legibility.
Appendix B - Original hydraulic, electrical and site findings sheets.
Separate attachment - Ryanfire Solutions - Grace Joel Refurbishment, 70 pages, dated 20 October 2026.

Draft status: Original plans and site findings have been preserved; pricing sheets have been rebuilt as selectable text. Outstanding items above take precedence over any implication that all work is included or all proposed systems are approved.

Schedule A / Wall penetrations

Existing penetration schedule | NZD excluding GST

ID	Service / configuration	FRR in source	Ryanfire ref.	Product / treatment	Qty	Rate	Amount
1	PVC pipe | up to 150 mm diameter	-/60/60	V21.2	SL collar; mastic	4		
2	Insulated copper | <80 mm copper + 38 mm nitrile	-/60/60	V16.4	SL collar; mastic	4		
3	Copper / steel | <100 mm	-/60/-	V1.11	Mastic	18		
4	Copper | <65 mm	-/60/15	V1.6	Mastic	8		
5	Cable bundle | up to 15 TPS / 20 data / 7 fire alarm / 17 optical	-/60/60 or -/60/45	V26.3	Mastic	46		
6	Cable bundle in conduit | up to 50 mm PVC; mixed TPS/data	-/120/90	V33.4	SL collar; mastic	8		
7	Metal flush box | 95 x 55 x 50 mm max.	-/60/60	V37	Power pad	42		
8	HVAC bundle | 3 pair coils; 5 TPS; 25 mm uPVC	-/60/45	V14.6	Mastic; SL collar	4		
9	PPR pipe | 32 mm	-/60/30	V21.8	HP-X mastic; SL collar	4		
10	PEX pipe | 40 mm (source text also refers to PPR)	-/60/30	V21.3	Mastic; SL collar; HP-X	4		
11	Mains cable | up to 3 x 25 mm cables	-/60/30	V36.14	Mastic; SL collar; HP-X	8		
12	Cable tray | D1/D2 trays	-/60/60	V36.14*	Mastic; brush grade mastic; Ryanbatt 502	8		
	SECTION SUBTOTAL						

Quantities, rates, service descriptions and FRRs transcribed from the supplied pricing sheets. FRRs are source values, not confirmation of project compliance. * Drawing references/configurations require verification; generic Naked Wall references require service-specific details. Refer to tender qualifications.

Schedule A / Floor penetrations - rib/timber

Existing penetration schedule | NZD excluding GST

ID	Service / configuration	FRR in source	Ryanfire ref.	Product / treatment	Qty	Rate	Amount
13	PVC pipe | up to 150 mm uPVC	-/60/60	V22.11	SL collar; mastic	15		
14	Insulated copper | up to 100 mm + 25 mm nitrile	-/60/60	V9.22*	Ryanbatt 502; mastic; graphite strap; brush mastic	4		
15	Copper / steel | up to 100 mm brass / 150 mm copper or steel	-/60/15	V9.18	Ryanbatt 502; mastic; brush mastic	4		
16	Conduit | up to 50 mm uPVC with TPS bundle	-/60/60	V29.30	SL collar; mastic	6		
17	Cable tray | up to 300 mm	-/120/30	V29.16	Ryanbatt 502; mastic; strap	2		
18	Cable bundle | up to 100 mm TPS/data	-/60/90	V29.17	SL collar; HP-X	4		
19	Pair coil / HVAC bundle | 3 pair coils; 5 TPS; 20 mm uPVC	-/90/30	V17.16	SL collar; HP-X; mastic	2		
20	PPR pipe | up to 75 mm	-/60/60	V22.13	SL collar; mastic	2		
21	PEX pipe | up to 25 mm	-/60/-	V23.12	SL collar; HP-X	8		
22	Mains cable | up to 25 mm	-/60/30	V29.33	SL collar; mastic	2		
	SECTION SUBTOTAL						

Schedule A total - wall and floor penetrations: excluding GST.

Quantities, rates, service descriptions and FRRs transcribed from the supplied pricing sheets. FRRs are source values, not confirmation of project compliance. * Drawing references/configurations require verification; generic Naked Wall references require service-specific details. Refer to tender qualifications.

Schedule B / Wall penetrations

Alternative penetration schedule - Naked Wall installation priced separately; rates omitted | NZD excluding GST

ID	Service / configuration	FRR in source	Ryanfire ref.	Product / treatment	Qty	Rate	Amount
1	PVC pipe | up to 150 mm diameter	-/60/60	Naked Wall*	Confirm selected service detail*	4		
2	Insulated copper | <80 mm copper + 38 mm nitrile	-/60/60	Naked Wall*	Confirm selected service detail*	4		
3	Copper / steel | <100 mm	-/60/-	Naked Wall*	Confirm selected service detail*	18		
4	Copper | <65 mm	-/60/15	Naked Wall*	Confirm selected service detail*	8		
5	Cable bundle | up to 15 TPS / 20 data / 7 fire alarm / 17 optical	-/60/60 or -/60/45	Naked Wall*	Confirm selected service detail*	46		
6	Cable bundle in conduit | up to 50 mm PVC; mixed TPS/data	-/120/90	Naked Wall*	Confirm selected service detail*	8		
7	Metal flush box | 95 x 55 x 50 mm max.	-/60/60	Naked Wall*	Confirm selected service detail*	42		
8	HVAC bundle | 3 pair coils; 5 TPS; 25 mm uPVC	-/60/45	Naked Wall*	Confirm selected service detail*	4		
9	PPR pipe | 32 mm	-/60/30	Naked Wall*	Confirm selected service detail*	4		
10	PEX pipe | 40 mm (source text also refers to PPR)	-/60/30	Naked Wall*	Confirm selected service detail*	4		
11	Mains cable | up to 3 x 25 mm cables	-/60/30	Naked Wall*	Confirm selected service detail*	8		
12	Cable tray | D1/D2 trays	-/60/60	Naked Wall*	Confirm selected service detail*	8		
	SECTION SUBTOTAL						

Quantities, rates, service descriptions and FRRs transcribed from the supplied pricing sheets. FRRs are source values, not confirmation of project compliance. * Drawing references/configurations require verification; generic Naked Wall references require service-specific details. Refer to tender qualifications.

Schedule B / Floor penetrations - rib/timber

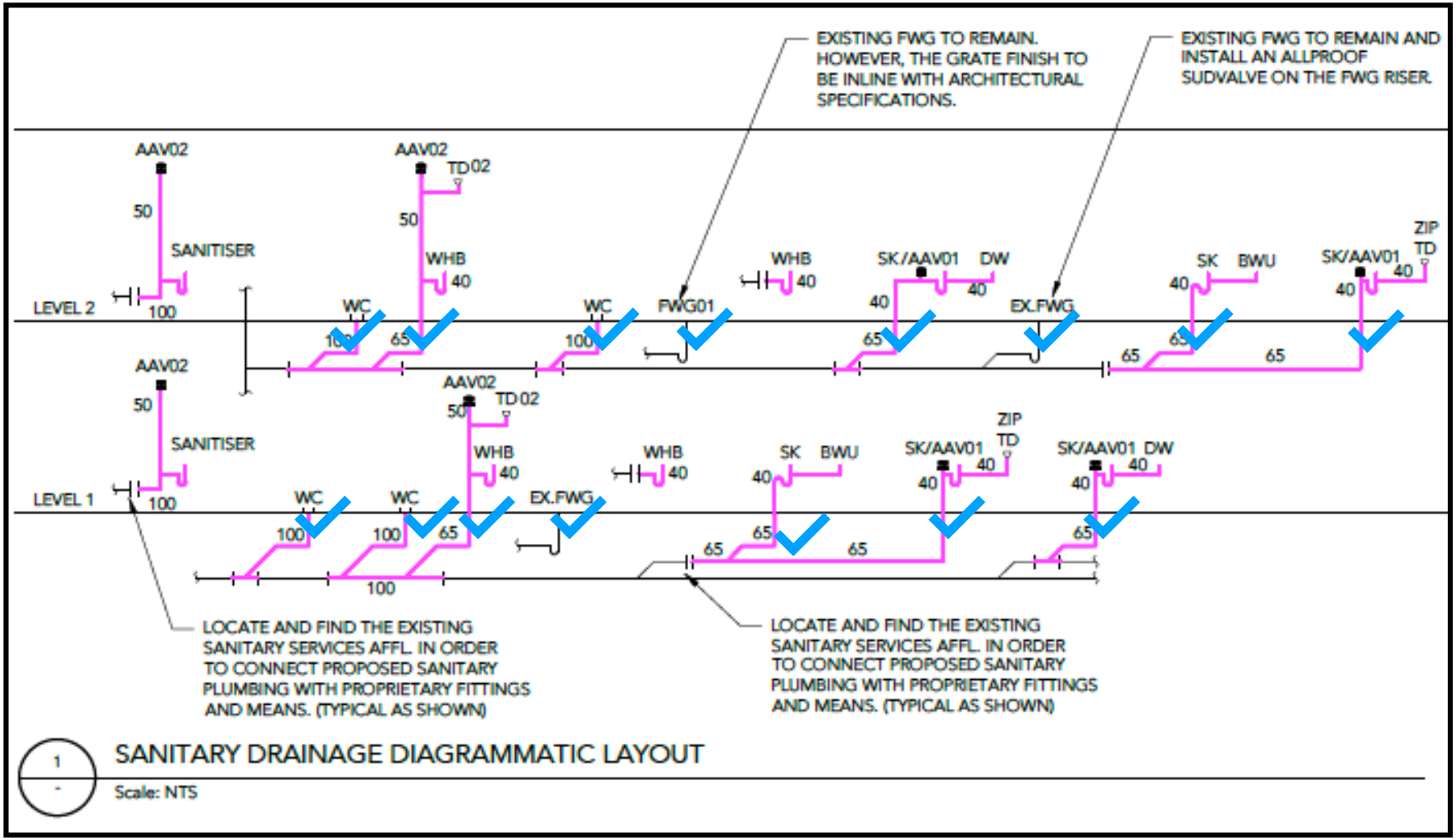
Alternative penetration schedule - Naked Wall installation priced separately; rates omitted | NZD excluding GST

ID	Service / configuration	FRR in source	Ryanfire ref.	Product / treatment	Qty	Rate	Amount
13	PVC pipe | up to 150 mm uPVC	-/60/60	V22.11	SL collar; mastic	15		
14	Insulated copper | up to 100 mm + 25 mm nitrile	-/60/60	V9.22*	Ryanbatt 502; mastic; graphite strap; brush mastic	4		
15	Copper / steel | up to 100 mm brass / 150 mm copper or steel	-/60/15	V9.18	Ryanbatt 502; mastic; brush mastic	4		
16	Conduit | up to 50 mm uPVC with TPS bundle	-/60/60	V29.30	SL collar; mastic	6		
17	Cable tray | up to 300 mm	-/120/30	V29.16	Ryanbatt 502; mastic; strap	2		
18	Cable bundle | up to 100 mm TPS/data	-/60/90	V29.17	SL collar; HP-X	4		
19	Pair coil / HVAC bundle | 3 pair coils; 5 TPS; 20 mm uPVC	-/90/30	V17.16	SL collar; HP-X; mastic	2		
20	PPR pipe | up to 75 mm	-/60/60	V22.13	SL collar; mastic	2		
21	PEX pipe | up to 25 mm	-/60/-	V23.12	SL collar; HP-X	8		
22	Mains cable | up to 25 mm	-/60/30	V29.33	SL collar; mastic	2		
	SECTION SUBTOTAL						

Schedule B total - wall and floor penetrations: excluding GST.

Quantities, rates, service descriptions and FRRs transcribed from the supplied pricing sheets. FRRs are source values, not confirmation of project compliance. * Drawing references/configurations require verification; generic Naked Wall references require service-specific details. Refer to tender qualifications.

L1 & L2 Hydraulic Plan (Floor Penetrations)



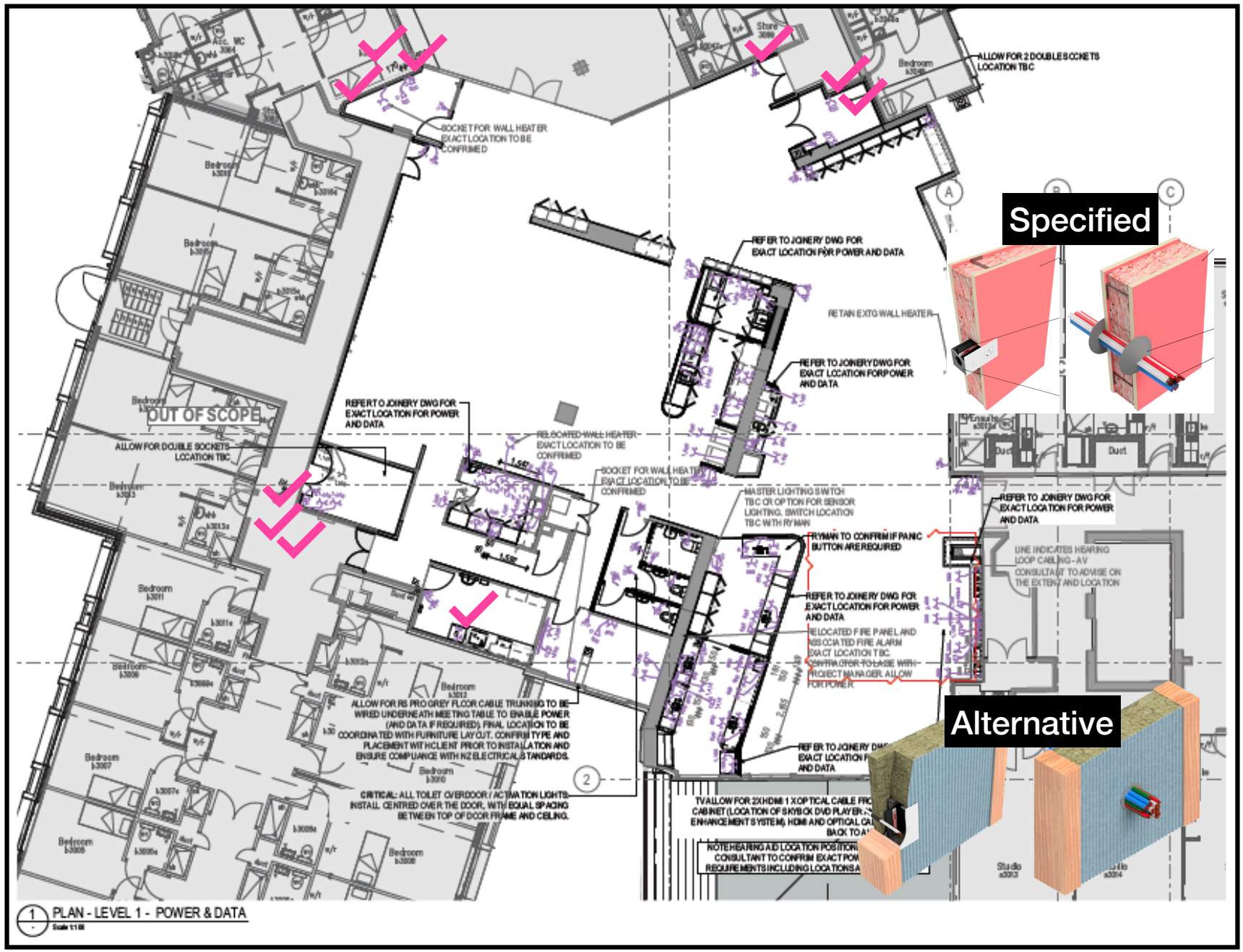
Passive Fire Inspection Finding – Fire Collars

Fire collars have been identified as installed to service penetrations. However, compliance could not be verified due to the absence of visible product identification, labelling and supporting Quality Assurance (QA) documentation.

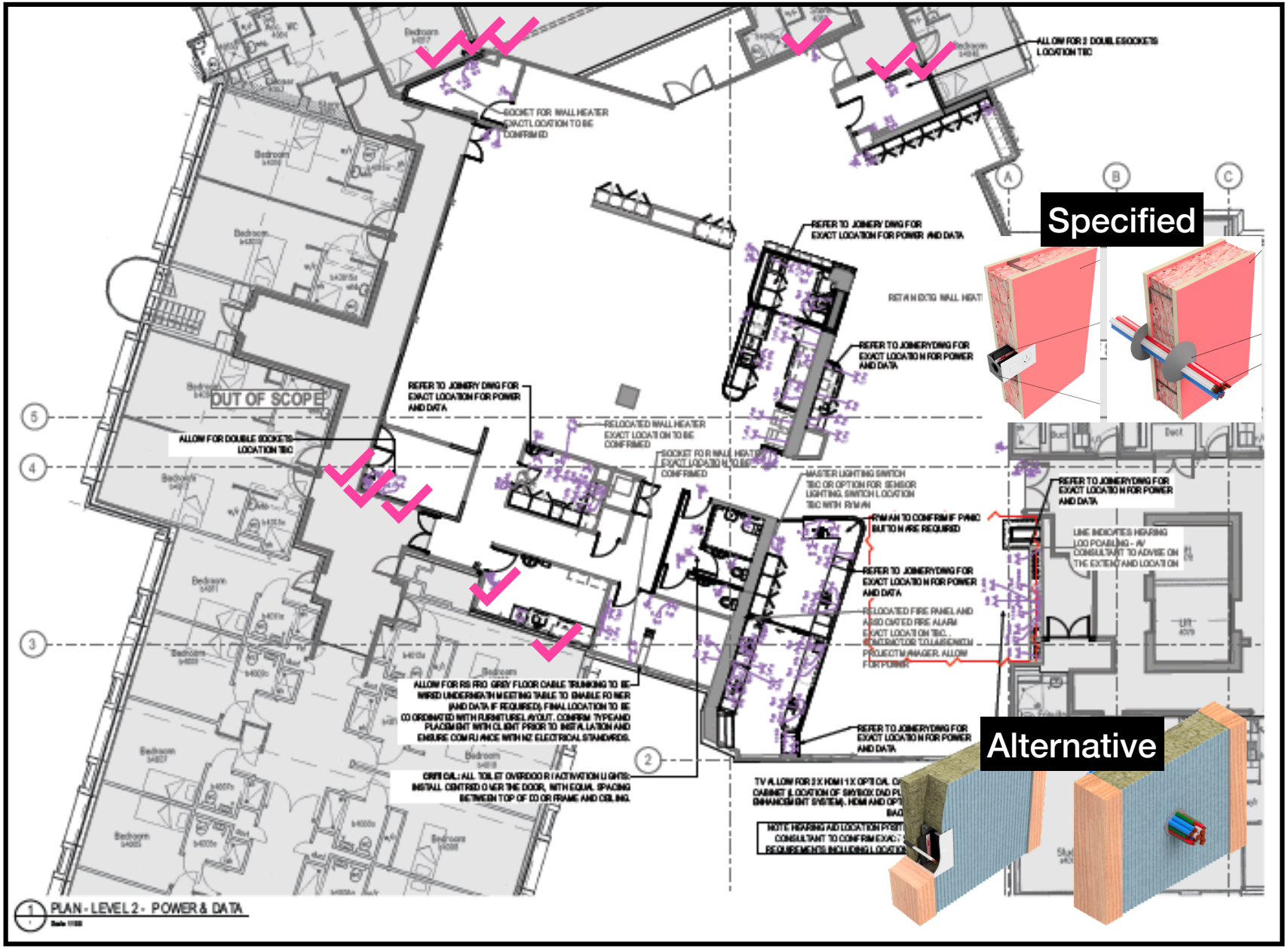
Recommended Remedial Action:

Confirm the collar manufacturer, product type, installation method and suitability for the required Fire Resistance Rating (FRR). Provide supporting installation records and QA documentation. Where compliance cannot be demonstrated, the existing collars are to be replaced with an approved, tested passive fire system, complete with identification labels and photographic QA records.

L1 Power & Data Plan (Fire Wall Penetration)

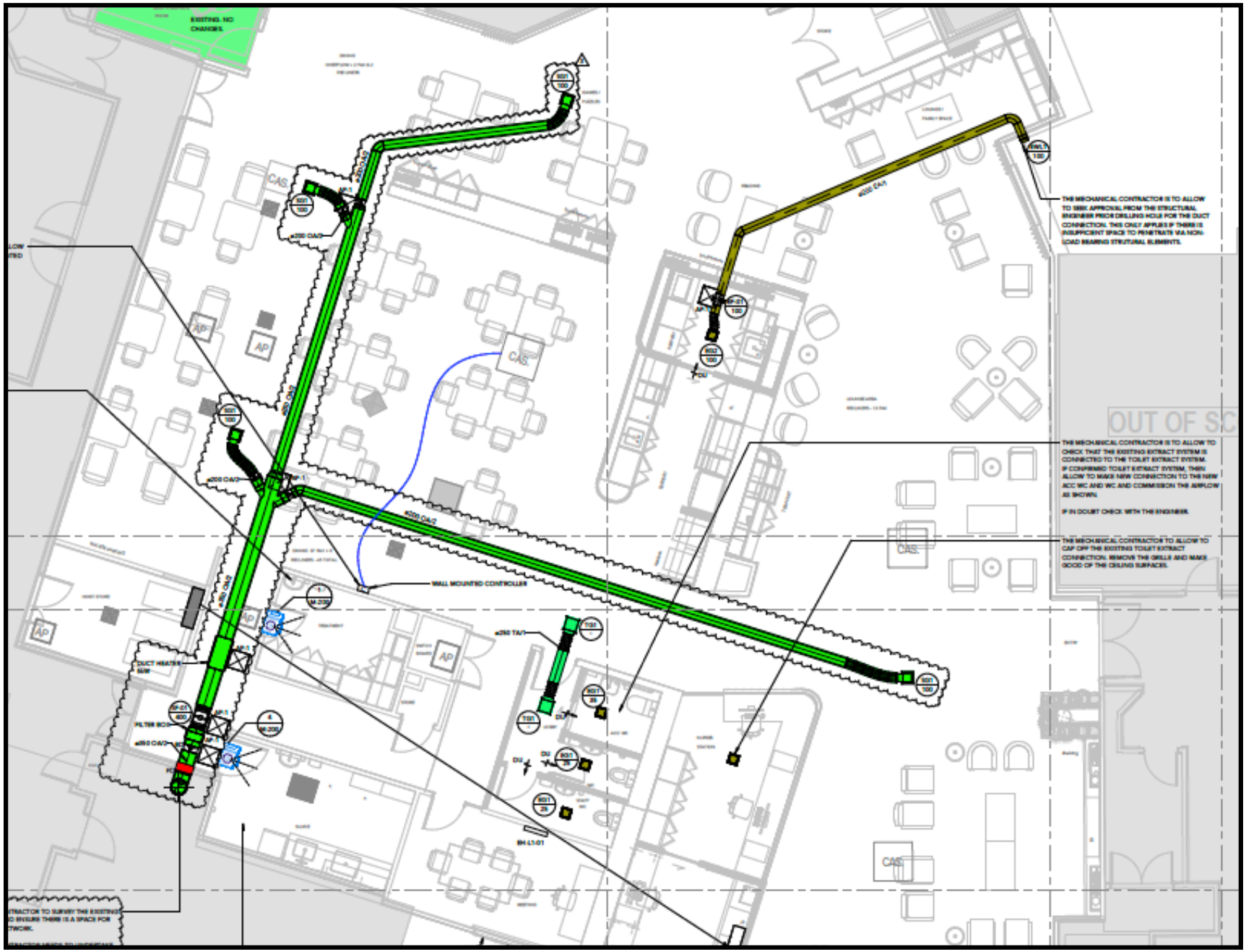


L2 Power & Data Plan (Fire Wall Penetration)

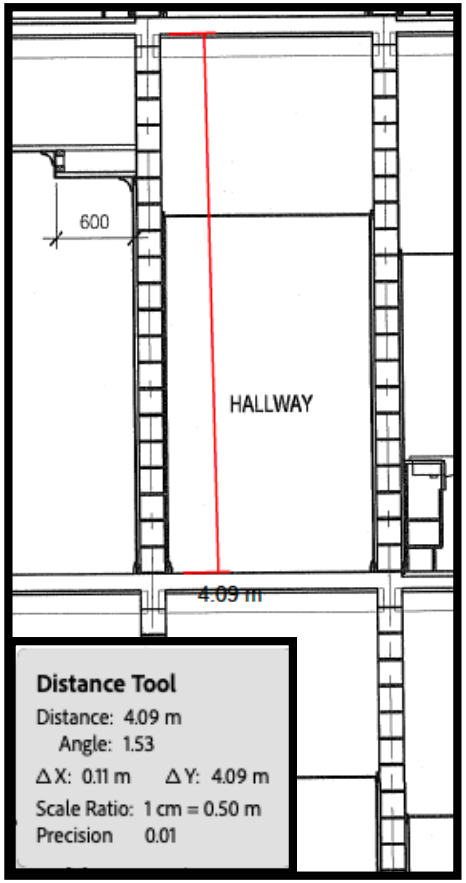


Damper Through Block Wall

*Covered by mechanical contractor

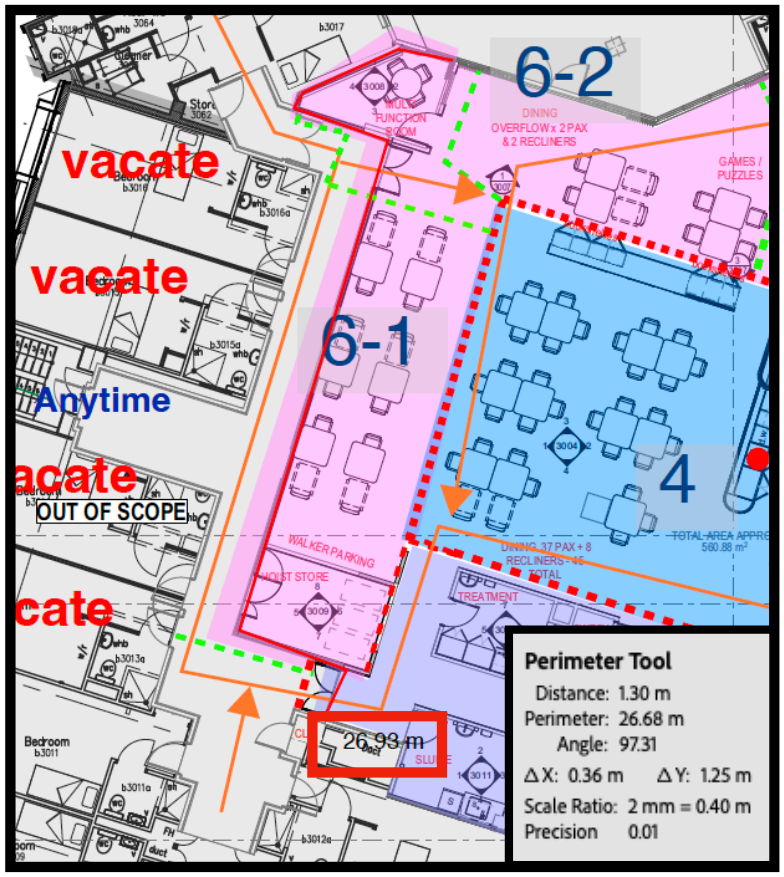


Height Of Fire Walls



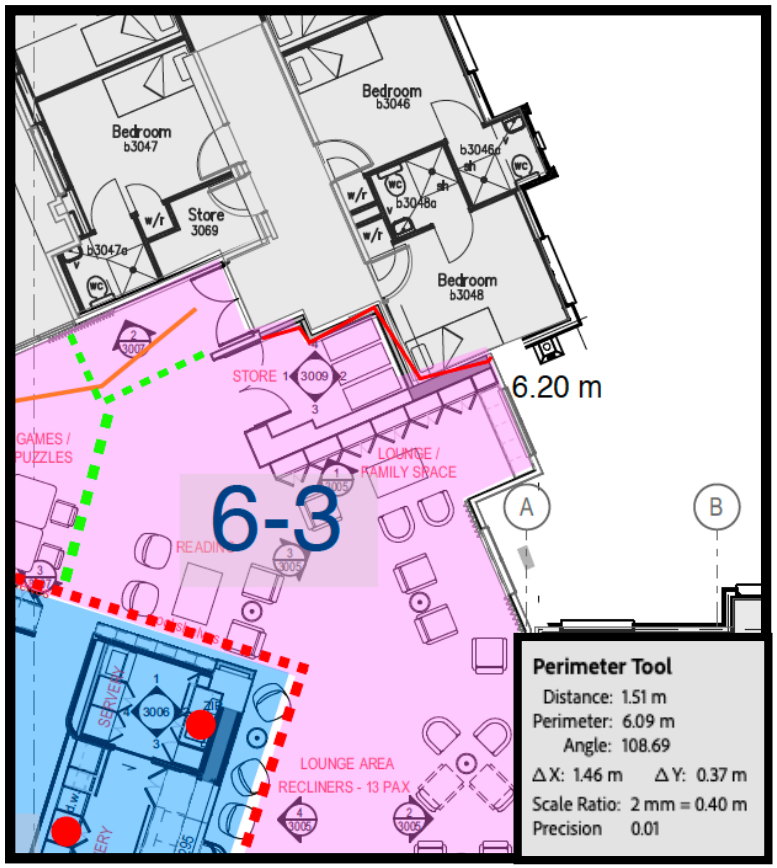
4m

Length Of Fire Wall Upgrade Area 1



26m

Length Of Fire Wall Upgrade Area 2



6m

128m2 Per Level

Passive Fire Typical Findings On 60min FRR:

#15 - Passive fire inspection in Ceiling hatch

For Information | OnFire Consulting | -
Plan: SW-1002
Created 06-03-2026



Task messages (time in NZDT)

OnFire Consulting		GPS: -36.8614673, 174.8589561	06 Mar 14:01
OnFire Consulting		GPS: -36.8614673, 174.8589561	06 Mar 14:01
OnFire Consulting		GPS: -36.8614673, 174.8589561	06 Mar 14:01

#37 - Passive fire inspection in ceiling hatch

For Information | OnFire Consulting | -
Plan: GRACE JOEL - REFURBISHMENT
Created 06-03-2026



Task messages (time in NZDT)

OnFire Consulting		GPS: -36.8616248, 174.8588338	06 Mar 14:15
OnFire Consulting		GPS: -36.8616248, 174.8588338	06 Mar 14:15
OnFire Consulting		GPS: -36.8616248, 174.8588338	06 Mar 14:15

Recommended Passive Fire Alternative System Installation From One Side: Naked Wall Systems

