

ELEMENTAL PERFORMANCE SPECIFICATION

DEVELOPERS SHELL

at

**TILFORD HOUSE
FARNHAM**

for

STORE PROPERTY INVESTMENTS LTD

JRW /5064ps/C

24th July 2008

Rev A 20.08.08 indicated thus A

Rev B 15.09.08 indicated thus B

Rev C 17.09.08 indicated thus C

Rev D 21.01.09 indicated thus D

PART A - PRELIMINARIES

AO1 INTRODUCTION

Developer shall mean **STORE PROPERTY INVESTMENTS LTD** whose office is at Farr House, 4 New Park Road, Chichester, West Sussex, PO19 7XA.

Tenant shall mean whose registered office is.....

In this Specification the following words shall have the following meanings:

“The Code” means the Code of Measuring Practice published jointly by the Royal Institution of Chartered Surveyors and the Incorporated Society of Valuers and Auctioneers, 4th Edition.

“The Development” means the alteration and refurbishment of the property known as Tilford House Farnham Business Park, Farnham.

“the Scheme Drawings” means the following, all of which are attached hereto as the Lease Drawings:

D	Site Layout	3497/010E
	Floor Plans	5064/200M
	Fire strategy Plans	5064/201J
	Roof Plan	5064/202F
	Toilet Layouts	5064/300G & 301G
	Elevations	5064/400H
	Bin Store	5064/405A
	Sections	5064/500F
	Lobby	5064/505J
	Door schedule	5064/600E

“GIA” means gross internal area as defined in the Code.

All the new works shall, where applicable be designed and constructed to comply with the relevant parts of all statutory requirements, including:

- Town and Country Planning Acts
- Building Regulations
- British Standards, Codes of Practice and BRE Publications, current at the date of Specification.
- Health and Safety at Work Act, Management of Health and Safety at Work Regulations 1992.
- Construction (Design and Management) Regulations 2007.
- Local Authority By-laws
- Drainage Authority requirements.
- Water, Gas, Electricity and Telephone Authority requirements.
- Environment Agency

Appropriate certification will be provided by the Developer upon the Tenant's reasonable request.

A02 PROHIBITED MATERIALS

- Selection of the materials to be used in the Works shall be in accordance with the guidance contained in the publication: "Good Practice in the Selection of Construction Materials (1997: Ove Arup & Partners).
- No Warranty can be given as to the material content of those parts of the existing building that are retained.

A03 SCHEME DRAWINGS

The Tenant will be provided at the date of Practical Completion, with a set of "as built" drawings incorporated in the Health and Safety File.

A04 ACCESS

The Tenants Surveyor shall be allowed reasonable access to inspect the progress and quality of the works subject to complying in full with the "Principal Contractor's" Health and Safety regime.

A05 CONSIDERATE CONSTRUCTORS SCHEME

Allowance is made to register with the Considerate Constructors Scheme before starting Work, to comply with the schemes Code of Considerate Practice and to achieve 4 points in each section.

A06 WARRANTIES

The M & E designers will be required to enter into the attached collateral warranty

A07 CONTRACTORS WASTE MANAGEMENT SCHEME

The Contractor must comply with the Site Waste Management Plan Regulations 2008 including procedures to monitor and sort and re cycle waste. See attached Waste Management Plan

A08 OTHER SITE MANAGEMENT REQUIREMENT

Allowance is made for the following site management requirements.
Protect any vulnerable trees and shrubs.
Monitor and report the site electricity and water use.
Adopt best practice for air and water pollution
Temporary site timber to be from a sustainably responsibly source or recycled.
Issue of a simple guide on the operational and environmental performance of the building as the sample log book provided.

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PART B - THE WORKS

B.01 STRIP OUT

B.01.1 Allowance is made for the removal of all the previous Tenants partitions, sanitary ware and ducts in toilets, internal doors, floor finishes, blinds

sanitary ware and ducts in toilets, internal doors, floor finishes, blinds, kitchen fittings, fire extinguishers, fixtures and fittings, suspended ceilings, light fittings, wall paper, M & E installations and leaving the building in a shell condition ready for refurbishment including making good as required.

- B.01.2 Allowance is made to remove the redundant boiler plant from the boiler room enclosure including the flue, ventilation systems, fixtures etc. and make good the roof penetrations. Allowance is made to remove all plant from the external chiller enclosure.
Below ground heating and chilled water pipework to be capped. Above ground pipework routed to plant room to be removed from the building.
Electrical supply and controls cabling to be stripped out.
On completion of the removal of plant, pipes, cables etc the building fabric and external works are to be made good as necessary to match the existing.
- B.01.3 Allowance is made to remove all existing boiler and air handling plant and ductwork back to inside face of external louvers.
- B.01.4 Allowance is made to strip out the small power within Tenants computer room.
- B.01.5 Allowance is made to remove the Tenants security, CCTV (including external equipment), telephone, data and door intercom systems.
- B.01.6 Allowance is made to clear out the existing boiler room and ac enclosure
- B.01.7 Allowance is made to remove the existing hot & cold water system to the entry point of the building.

B.02 BUILDING FABRIC

B.02.1 External Walls

The existing 75mm wide cavities are filled with Rockwool and provide a minimum U value of 0.35

Allowance is made to clean and repair external masonry as necessary. This to include the brick window sill detail.

Allowance is made to repair any mastic pointing as necessary.

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Roof

- B.02.2 The existing roof is insulated with 50mm polyurethane insulation board on a vapour barrier.

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Allowance is to be made to clean the moss from the existing roof and make good any loose roofing tiles and lead flashings that become evident.

Allowance is made to repair and clean the eaves soffit cladding and decorate / repair the fascia.

Partitions

B.02.3 Allowance is made for constructing metal stud partitions to form the new toilet and locker room arrangement within the roof space.

Windows and External Doors

B.02.4

B Allowance is made to replace the existing windows with powder coated aluminium double glazed windows with opening fanlights as indicated on the elevations.

Windows to have max U value of 2.2 for whole unit or 1.2 for centre pane.

D Allowance is to be made to replace the ground floor entrance and brick nibs with a fully glazed entrance screen with double sliding doors. The doors are to be complete with all necessary manifestations. The doors will have a flush threshold and be electrically operated.

D Allowance is made for a fully glazed entrance lobby with double sliding doors. The doors are to be complete with all necessary manifestations. The doors will be operated by a door entry system and have a flush threshold. Door entry panel content to comprise push button for reception, ground floor & first floor, speech point and swipe. See detail drawing.

B Allowance is made for a structural glass canopy as indicated on the elevations.

All glass to be manufactured using a process complying with ISO 1400

D The existing Fire Exit doors will be replaced with flush powder coated steel security doors in a steel frame complete with all necessary ironmongery including, signage, security hinges, panic latches and closers.

The doors to the boiler room will be renovated.

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B.02.5

Internal Doors

Allowance is to be made to replace all the existing doors with Enfield Doors Ltd solid core internal flush doors with crown cut American White Oak veneer in the existing frames. (3rd party verification that the doors are constructed from materials from a sustainable source will be required). Doors will have vision panels on the main thoroughfares and be complete with the ironmongery listed on schedule 5064/600 Fire doors will be provided as required by the current Building Regulations.

Ironmongery to the new doors will be stainless steel from Dorset Architectural Ironmongers Ltd Eurospec Range.

B.03 INTERNAL FINISHES

B.03.1 Wall Finishes

Toilets are to have the glazed ceramic tiling removed and the walls made good to receive emulsion paint

Tile splashback to cleaner's cupboard to be replaced with white glazed

tiles.

Allowance is made for access panels comprising flush metal doors in dry wall beaded frames as required for inspection and maintenance of the services installation.

Allowance is made to plaster/dryline the stairs and landing leading to the new locker room.

Existing plastered walls to be prepared for emulsion paint

B.03.2 **Floor Finishes**

D Allowance is made to level the entrance lobby floor and finish with Focus Ceramics “Pan Blue Knight” floor tiles with black grout either side of a Heckmondwike Battleship colour Anthracite mat set in a stainless steel mat well

Allowance is made for the existing access floor to be de-rocked and repaired as necessary.

Allowance is to be made for Colour Quest Cosmic Shadow carpet tiles to the stairs and landings only. All office areas are to be left un carpeted with a clean raised access floor.

Treads are to have non-slip nosings of a contrasting colour to the carpet finish.

D The entrance hall is to be finished with Focus Ceramics “Pan Blue Knight” floor tiles with black grout and a softwood skirting.

The disabled wc, 2nd floor wc and Locker room to be finished with 300 x 300 Grestec Greystone EA 6503 STR floor tiles with black grout and matching tiles skirting.

Toilets are to be finished with 300 x 300 Grestec Pieno RO 9221 floor tiles with matching tiled skirtings.

Cleaners cupboards and stores are to be finished with Forbo Marmoleum seam welded sheet flooring.

Allowance is made to raise the 2nd floor toilet area to line with the concrete upstands. Floor to comprise 22mm WBP ply decking on 50 x 100mm joists at 400mm cc on 100 x 75 mm plates

B.03.3 **Ceiling Finishes**

Allowance is to be made for 600 x 600 Armstrong MicroLook Dune suspended ceiling within a plasterboard border surround. Axiom/Trulok T35 transition piece between plasterboard and tiles.

Allowance is made for plasterboard MF suspended ceiling with shadow gap detail at perimeter to the Lobby, Reception area, toilets and cupboards.

Allowance is made for access panels comprising flush metal doors in dry wall beaded frames as required for inspection and maintenance of the services installation.

Allowance is made to underline the existing rafters in the 2nd floor locker room, lobby and stairs with 12.5mm plasterboard with plaster skim coat finish.

A Allowance is made to underline the existing rafters in the office areas with 12.5mm plasterboard with skimmed joints.

B.03.4 **Decoration**

Allowance is to be made for all walls to be decorated with one mist and two full coats of Brilliant White Dulux Trade Vinyl Mat Emulsion.

Allowance is to be made for the decoration of all internal timber surfaces with one primer coat, one undercoat and one finish coat of Brilliant White Dulux Diamond Satinwood

Allowance is made for the external fire escape stairs to be fully prepared and decorated with 2 coats of Hammerite paint strictly in accordance with the manufacturer's recommendations.

Allowance is made to decorate the existing eaves to the boiler house.

B.04 SERVICES

B.04.1 **Sanitary Fittings**

Allowance is to be made to replace the sanitary fittings in the disabled toilet ground and first floor toilets as generally indicated on the scheme drawings and for connecting same to the drainage system.

Sanitary ware to ground & first floor toilets to be:-

White ceramic BTW WC pan with Refresh Seat & covers.

D Concealed dual flush 6/4 litre cisterns.

Anthracite Corian top to vanity units with white ceramic under counter basin white glazed both sides complete with, chromium plated trap and automatic mixer taps. Pipes below vanity top to be boxed in. See detail drawing.

Sanitary ware to disabled toilet to be:

DOC M Pack comprising white glazed vitreous china basin supported on plastic coated steel wall brackets and set at a height of 750mm with plug and chain, waste, trap, hot and cold spray taps and blue grab rails in accordance with the requirements of the current Building regulations.

D Sanitary ware to second floor toilet to be:
White ceramic pan with close couple 6/4 dual flush cistern and white seat & covers.

D White ceramic basin complete with, chromium plated trap and automatic mixer taps.

B.04.2 **Disposal Installation**

ABS or PVCu waste pipes will be provided to connect all the sanitary fittings described in B.04.1 to the existing soil stacks.
Any exposed pipework to be chrome finish.

A Allowance is made for a waste point for a “future” kitchen sink at each floor level and the “future shower” area in the roof space.

Allowance is made to clean out the existing gutters and rwp’s, test joints and repair as necessary.

Allow for refixing 10no rainwater pipe brackets.

B.04.3 Water Installation

Provide a new mains water, hot & cold water system to replace the existing. The systems to comply with Water Safety Regulations and Building Regulations and in addition to incorporate water saving devices to meet BREEAM requirements.

Refer to Particular Mechanical & Electrical Performance Specifications (Sections C & D).

Refer to General Specification for Mechanical & Electrical Services (Section B)

Allowance is to be made to connect the new basins and “future” tea points to the new system.

A Allowance is made for a cold water supply to the “future shower” area.

B.04.4 Ventilation

Provide Ventilation via mechanical systems to meet Building Regulations requirements as minimum and enhanced requirements for BREEAM assessment.

Refer to Particular Mechanical & Electrical Performance Specifications (Sections C & D).

Refer to General Specification for Mechanical & Electrical Services (Section B)

B.04.5 Air Conditioning System

Provide refrigerant based heating and cooling systems, comply with Building Regulations requirements and enhancement to meet BREEAM assessment requirements.

Refer to Particular Mechanical & Electrical Performance Specifications (Sections C & D).

Refer to General Specification for Mechanical & Electrical Services (Section B)

B.04.6

Electrical Installations

Remove the existing small power and distribution equipment and replace the complete system incorporating a metering strategy to comply with Part L of the Building Regulations and BREEAM.

Electrical designer to be ECA registered and design to comply with the current Part L2 of the Building Regulations and BS 7671:2008

Refer to Particular Mechanical & Electrical Performance Specifications (Sections C & D)

Allowance is to be made to replace the existing light fittings for new recessed fluorescent light fittings to the ground and first floor offices. Refer to the Electrical Specification Section D for the Employers preferred luminaires. These luminaires should utilise lamp technology such as compact fluorescent and linear T5.

Provide the lighting installation with zoned control using daylight dimming to maximise the energy efficiency of the system. Refer to the Electrical Specification Section D.

The lighting is to be designed and installed in accordance with the latest edition of the Chartered Institute of Building Services Engineers Lighting Guide.

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Allowance is made to replace the light fittings in the entrance hall, stairs, landing and toilets with feature lighting by Zumtobel ref 60 810 782 with 42 watt TC-Tel lamps to provide 250 lux at 900mm above finished floor level.

Allowance is to be made for the provision of emergency lighting as required by the current Building regulations and in accordance with BS5266. This is to extend externally to illuminate the rear escape routes in a fire situation. Where possible the emergency lighting is to be integral with the normal light fittings.

Allowance is made to replace all light switches and wall socket outlets with white MK fittings.

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Allowance is to be made to replace the existing small power floor boxes and re-arrange them to an even array throughout the open plan office area. The below floor busbar and the cables between the busbar and boxes is to be replaced.

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Allowance is made to check earthing and bonding of the main switch gear/electrical distribution and test entire system for electric safety and issue certificate.

Allowance is to be made to provide a suitable fused spur within the "future shower area" for an electric power shower.

B.04.7

Rainwater Disposal

The existing gutters and rain water pipes will be flushed out.

B.04.8

Protective Installation

Allowance is to be made to replace the existing fire alarm installation

with a type P1 plus M system and test it in accordance with BS 5839 and current building regulations and issue a test certificate. Refer to Particular Electrical Performance Specification (section D)

Allowance to be made for connecting the fire alarm system to Redcare

No allowance is to be made for any sprinklers, fire extinguishers or other fire fighting equipment.

Allowance is to be made for the existing lightning protection system to be tested and renewed as required.

No allowance is to be made for any security system.

B.04.9 **Lift and Conveyor Installations**

B Allowance is made to replace the lift installation with a DDA compliant lift.

B.04.10 **Communication Installation**

No allowance is to be made for any communication or data installations other than a riser within the central core and wireways from the riser to the office ceiling and floor voids.

Allowance is made to connect the security and lift alarm systems to Redcare

B.05.00 FITTINGS AND FURNISHINGS

B.05.01 Allowance is to be made for the provision of mirrors, stainless steel coat hooks and toilet roll holders to the toilet areas.

An allowance is made for Xelerator XL-W hand dryers to the toilets.

A Allowance is to be made for Decra Stratum Burj full height cubicle partitions with “white oak silk” doors, pilasters and duct panels.

D Allow a provisional sum of £3,000 for lockers.

PART C - EXTERNAL WORKS

C.01.1 Hardstandings

Allowance is to be made for removing the concrete paving for the condenser units.

Allowance is made for removing a section of soft landscaping together with the concrete block paving leading to the Main Entrance, reconfiguring the kerbs and relaying the block paving as indicated on the detail drawings.

Allowance is made to resurface area in front of bin store.

Allowance is made to remove moss/algae from the paving.

Allowance is made to relay sunken areas of block paving.

Allowance is made to top up layer of stones to rear footpath.

D Allowance is made to extend the block paved footpath between the building and the cycle shelter to provide improved access.

C.01.2 Drainage

Allowance is made for a CCTV survey of the existing foul and surface water drainage within the site boundary to be carried out at completion of the works to show all drainage is in good repair and clean.

An allowance of £1500 is made for repairs to the drainage system.

C.01.4 Services

- Electric Service As existing
- Gas Service The refurbished building will not require a gas service. Remove the redundant gas system back to the meter location. Make arrangements with the Utility to remove the existing meter & cap off the supply.
- Water Service Existing service: Replace water meter to a meter with pulsed output.
- British Telecom As existing
- Cable Services As existing

C.01.5 Gates and Fences

Allowance is to be made to replace the existing timber louvered gates to the bin store and plant enclosure with new powder coated aluminium louvered gates and provide one 2 sqM skip for recycled material and a wheelie bin for general refuse.

Allowance is made to repair the existing fencing.

C.01.6 External Signs, Equipment and Lighting

C Allowance is made for a new cycle shelter with 10 no. cycle racks. (1
D per 10 persons)

C.01.7 **Landscaping**

An allowance will be made by others for some improvements to the soft landscaping outside the front entrance.