

***ST MODWEN VENTURES LIMITED***

***PLOT 2***

***AT***

***HILTON BUSINESS PARK***

***TENANT SPECIFICATION***

***APRIL 2007***

Plot 2, Hilton Business Park

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TENANT SPECIFICATION

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## GENERAL DESCRIPTION

- 1.01 This document is not intended to be a technical specification, but describes the extent of the work.
- 1.02 The work consists of the construction of 3 no. industrial units with allowance for sub-division to form 10 no. small trade units, gross internal floor areas as indicated on the Architect's drawing. The construction is steel frame, with suitably designed concrete foundations, ground beams and ground floor, walls to be part brickwork/blockwork, and part cladding, including doors as described, roof pitched with insulated cladding. Exterior works will include all necessary service connections, roadways, pavements, car parking, foul and surface water drainage, together with landscaping where shown.
- 1.03 The works shall be designed and constructed to comply with current Planning, Building Regulations and the Fire Authority.
- 1.04 The specification to be read in association with the following drawings:
- Architects Drawings : TBC
- 1.05 This Specification relates to the basic shell construction, as provided by the developer, St. Modwen Ventures Limited, and excludes all special requirements of tenants.
- 1.06 All materials and workmanship used shall comply with the latest relevant British Standards where applicable, unless the description shall specifically deviate from these standards. Proprietary materials shall be used strictly in accordance with the manufacturer's specification and recommendations.
- The defects period shall be 12 months from Practical Completion from all works, the landscaping area will be maintained throughout the defects period.
- 1.07 The developer or his design team will notify the tenant of the date of the defects inspection, and forward copies of the defects list, prepared to the tenant.
- 1.08 Construction is to be carried out using materials and components which conform to the latest British Standard Specification. Workmanship shall comply with the latest British Standard Codes of Practice and BS 8000 ("Workmanship of Building Sites"). Where no relevant British Standard Specification exists for particular materials and components, the materials or components used shall be the best quality obtainable. Where no British Standard Codes of Practice exist for particular operations, workmanship shall conform to the highest standards laid down by the operatives, Trade Federation, recognised good practice and appropriate Agreement certificates.

2.00 PROJECT TEAM

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- 2.01 Developer
- St Modwen Ventures Limited  
Sir Stanley Clarke House  
7 Ridgeway  
Quinton Business Park  
Birmingham  
B32 1AF
- Tel: 0121 222 9400
- 2.02 Architects and Landscape Consultant
- Webb Gray  
The Banking Hall  
33 Bennetts Hill  
Birmingham  
B2 5SN
- Tel: 0121 616 6030
- 2.03 Employer's Engineering Consultant
- Rodgers Leask  
Roll Mill Canal  
49 Canal Street  
Derby  
Derbyshire  
DE1 2RJ
- Tel: 01332 285000
- 2.04 Employer's Agent
- Prosurv Consult Limited  
2 Silk Mill House  
21 Marsh parade  
Newcastle-under-Lyme  
Staffordshire  
ST5 1BT
- Tel 01782 711724

### 3.00 FOUNDATIONS/SUB-STRUCTURE

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- 3.01 All work will be carried out in accordance with specification and drawings prepared by the Engineer, following topographical and geotechnical surveys and site investigations and as approved by the Local Authority under Building Regulations.
- 3.02 Foundations will be, as designed by the Engineer, to suit ground conditions. Provision will be made through foundations for service ducts to be installed for services into the building.

#### 4.00 GROUND FLOOR SLAB

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- 4.01 The floor slab shall be designed to carry a minimum imposed load of  $37\frac{1}{2}\text{KN/m}^2$  (750lbs/sq.ft.), and to support Loading Category 2, as defined in BCA Interim Technical Note11.

The floor slab shall be finished with surface regularity FM2.

The floor slab shall be designed to carry a division wall on the line of the stanchions as detailed on the Architects Drawings, in addition to the superimposed loading. Internal walls to be slab fixed.

- 4.02 Contraction joints shall be kept to a minimum, and shall be filled Servicised Paraflex, or other approved sealant, finished flush with the floor. Maximum joint width to be 6mm.

## 5.00 STRUCTURAL FRAME

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5.01 The building will be framed in structural steelwork, with the most economic frame, generally, of portal frame design, including stanchions, rafters, gable framing, door posts, bracing, purlins and rails designed to carry dead and imposed loading, as defined in BS 6399 Parts 1&3, including a minimum allowance for services of 0.25KN/m<sup>2</sup>. Wind loads will be in accordance with BS 6399m, Part 2.

5.02 Steelwork encased in masonry will receive two coats of bituminous paint, build-up of 75 microns dft.

Steelwork below DPM to receive two coats of bitumastic paint or to be encased in concrete with minimum cover of 50mm.

All steel, excluding galvanised purlins and rails, will be mechanically cleaned and factory primed with light grey to achieve a coating of 75 microns dft of zinc phosphate or equivalent. Nullifire paint will be applied where necessary.

5.03 Following erection and alignment of the frame, the steel foundations and holding down bolts will be grouted solid.

5.04 The structural frame will be steel portal design, with a minimum clear eaves height to underside of rafter, as indicated on Architect's Tender drawings.

Wind bracing will be positioned not to intrude into the floor area, and not within specific bays, as identified on Architect's drawings.

## 6.00 EXTERNAL WALLS

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- 6.01 External walls will be of cavity construction to a height of approximately 2100mm. Walls will comprise of FL quality facing brickwork in coloured mortar to approval. Joints will be 2mm recessed, fully tooled and ironed into the joint. 140mm cavity, including insulation to meet current value required standards. Solid concrete blockwork of fairfaced finish and to approval. Leaves of cavity walls to be tied together with stainless steel ties to meet current value required standards all to achieve U value of in accordance with current regulations.

Solid core internal blockwork laid fairfaced will be flush jointed to approval, to a height as indicated on the Architect's drawings.

- 6.02 Expansion joints will be provided as required by the Engineer, finished with mastic sealant to match brickwork. Wall ties to be stainless steel, and protected against electrolysis action where fixed to steelwork with zinc or similar spacers. Wall ties to be Harris & Edgar Hemax range or similar approved, designed to suit location.

Damp proof courses, where required, to be Permabit or similar approved.

- 6.03 External wall construction above brickwork to be profiled cladding, as indicated on the Architect's drawings.

Kingspan/Microrib CPL micro.v/all wards DW/1000 insulated wall panel laid horizontally. External sub-straight to be 0.7mm thick Z275 galvatite, hot dip zinc coated steel to BD EN 10147/1992. External coating to be HPS 200 finish, colour to approval. Colour coated profiled metal wall cladding as indicated on Architects Drawings.

Insulated core to be LPC approved 'Firesafe' wall system (PIR), of suitable thickness to achieve 'U' value in accordance with current regulations.

System to be installed in accordance with manufacturer's details, including all secret fixings, weatherproof seals, and flashings.

Where walls of the building are required to provide fire resistance i.e. Boundary wall conditions, the cladding system shall be so designed to give the fire resistance as defined in the current Building Regulations.

External walls to give min 'U' value  $0.3W/m^2 \text{ deg K}$ .

- 6.04 The wall construction (other than those elevations shown as composite wall panels) will be Built industrial System with either a 0.7mm thick 32 1000W profiled outer sheet for horizontally laid sheets or a 0.55mm thick 32 1000W profiled outer sheet for vertically laid sheets, manufactured by Corus steel.

coated with Colorcoat HPS200 (colour from the standard range) and covered by the Corus Confifix guarantees.

- 6.05 The built up industrial wall system will be designed and installed in accordance with the manufacturers recommendations, incorporating LT 171000 liner panel, quilt insulation and all related components, to achieve a designed thermal rate of  $0.30\text{W/m}^2 \text{ deg K}$ .

The design will comply with wind loads calculated in accordance with BS 6399 part 2.

Fixings are to be manufactured from stainless steel to provide a 25 year guarantee.

- 6.06 The internal lining to the walls will be Class 0 rating for surface spread of flame as tested to BS 476: Part 7: 1997.

The insulation shall be certified as non-combustible in accordance with BS 476: Part 4: 1970 and the wall system be classified as Grade B in accordance with LPCB test standard LPS1181 even if and when penetrated.

- 6.07 Where required, under the Building Regulations, to provide fire protection to an external wall, then the non-composite construction will be upgraded to a suitable 1 hour Firewall system.

- 6.08 Main entrance glazing and windows to be Technical or similar approved thermally broken pressure equalised and drained aluminium windows finished with a polyester coating to BS 6496: 1984. Opening lights to be top hung and fitted with restrictor stays and lockable handles.

The chosen system will be glazed with double glazed insulation units to BS 5713 and shall be site glazed from the inside only and are to achieve a 'U' value in accordance with current Building regulations. Glass to be Pilkington K, Anti Sun or similar approved tinted glass to inner pane and to be grey/green tinted to clients approval.

All mitred corner joints shall be heated, crimped, braced and bonded.

- 6.09 Proprietary steel escape doors and frames, to meet requirements of BS 5588, and the requirements of the Fire Officer, will be provided complete with panic release bolts and external access facilities, and non-illuminating fire exit signs. Frames are to be complete with water bar and security hinges. Fire exit 'Keep Clear' signs to be fitted externally. Doors to be painted to approved colour.

- 6.10 Insulated, colour coated shutter doors will be provided, as shown on the Architect's drawing. Allow for feature banding to each roller shutter. The doors will be of metal sandwich construction, with a foam core, giving a 'U'  $0.7\text{W/m}^2$

deg K min value of in accordance with current Building Regulations. Doors will be electrically operated, and manufactured by Crawford Doors Ltd, or similar approved. Steel bollards will be provided externally to protect door jambs from vehicle impact.

HPS 200 dark grey to match cladding.

- 6.11 The Tenant should note that the Shell Building will be fully compliant with current building regulations, conservation of Fuel and power, which includes air tightness and thermal bridging, Guidelines will be provided by the developer which the tenant will be required to adhere to in order to achieve a building control completion certificate for their fit out.

## 7.00 ROOF CONSTRUCTION

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7.01 The roof will be clad with Goosewing Grey BS 10A05, Plastisol Coated profiled steel sheeting, Wards 25/1250 profile or similar approved, with ridge and hip cappings, and all flashings and trims to match. Mineral fibre quilt will be provided to achieve a 'U' value of 0.2W/m<sup>2</sup> deg, and a shallow profile, white colour coated underlining will be provided, all fixed to structural steel purlins. GRP, triple skin sealed roof lights will be provided to 10% of the floor area or area stipulated in the planning. Roof lights to be man-safe, and compliant in all respects with latest Health & Safety executive guidelines.

**Note:** Construction of roof and selection of roof fixings should take into account path of water vapour, and should be designed to eliminate condensation.

7.02 Gutters will be concealed to the perimeter of the building behind the external cladding, and will be manufactured from galvanised pressed steel. A mordant primer and two coats of bitumen paint applied to the upper surface. Overflow weirs will be positioned at suitable locations. All steel gutters will be underlined with approved insulation material, to minimise condensation.

7.03 Rainwater pipes will be powder coated aluminium to approved colour, all as indicated on the Architect's drawings, connected directly to the underground rainwater system. Rodding access points will be provided at the base of each downpipe.

7.04 The roof construction will be CA Building Products Twin-Therm system with a 0.7mm thick CA 32 1000R trapezoidal outer sheet, manufactured from Corus steel, and coated with Colorcoat HPS 200 (colour from the standard range) and covered by the Corus Confidex and CA Group System guarantees.

7.05 The built up roof system will be designed and installed in accordance with manufacturers recommendations, incorporating liner panel, quilt insulation and all related CA components, to achieve a designed 'u' value of 0.20W/m<sup>2</sup>°K. Fixings are to be manufactured from stainless steel to provide a 25 year guarantee.

7.06 Roof lights to approximately 10% of the floor area will be a triple skin site assembled translucent GRP tested to BS4154 and providing a minimum class B non-fragility for the complete roof assembly as tested in accordance with the HSE Materials Standard ACR (M) 001:2000, and are to be non-fragile for 25 years.

Access to the roof shall be provided by means of external mobile plant in line with the requirements of the Health and Safety Plan.

## 8.00 INTERNAL WALLS

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- 8.01 All solid blockwork visible to the warehouse area are to be of high density close texture, with a smooth finish and of even colour.
- 8.02 All block walls are to have vertical movement joints at a maximum of 6 metre centres filled with a suitable joint filling material and where left as face work or for direct decoration to be sealed with a two pack polysulphide sealant.

## 9.00 INCOMING SERVICES

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### 9.01 Water supply

A new metered water supply shall be provided, rated at 0.5 litres/second maximum demand. This shall be provided to each part of the sub-divided unit and capped off.

### 9.02 Gas supply

A new gas main shall be provided to each of the Buildings as detailed on the Architects Drawings.

Each supply shall be valved and capped off internally for future meter installation by the prospective tenant. This shall be provided to each part of the sub-divided unit and capped off.

The supply shall be capable of the following achieving the following capacities;

Unit 1A        6m<sup>3</sup> per hour  
Unit 1B        6m<sup>3</sup> per hour  
Unit 1C        6m<sup>3</sup> per hour  
Alternative - single supply to whole Unit 1, 18m<sup>3</sup> per hour.

Unit 2A        4m<sup>3</sup> per hour  
Unit 2B        4m<sup>3</sup> per hour  
Unit 2C        4m<sup>3</sup> per hour  
Alternative - single supply to whole Unit 2, 12m<sup>3</sup> per hour.

Unit 3A        5.3m<sup>3</sup> per hour  
Unit 3B        3.5m<sup>3</sup> per hour  
Unit 3C        5.3m<sup>3</sup> per hour  
Unit 3D        5.3m<sup>3</sup> per hour  
Alternative - single supply to whole Unit 3, 19.4m<sup>3</sup> per hour.

### 9.03 Electrical supply

A series of cables in ductwork is to provide a new three phase electricity supply, metered at low voltage shall be provided, for each part of the sub-divided unit. (10 nr.)

A separate metered landlords supply shall be provided to serve the external lighting, alarm to petrol interceptor etc.

An allowance 30kva per 5,000ft<sup>2</sup> is to be provided to each part of the sub-divided unit.

#### 9.04 **Telecommunications**

2nr. Separate pvc 100mm ducts shall be brought into the electrical compartment with draw wires. This shall be provided to each part of the sub-divided unit and capped off as indicated on the Architects drawings. These shall extend to the site boundary to allow subsequent pulling in of separate telephone and data cables. All such ducts shall be fitted with gas tight glanded caps. The ductwork is to be terminated as detailed on the tender Drawings.

## 10.00 MECHANICAL AND ELECTRICAL SERVICES

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### 10.01 Distribution Board

A main switch board shall be provided, rated to handle the load previously specified. The board shall be fitted with circuit breakers feeding the sub-circuits required by subsequent clauses. In addition, blanked ways for a further six, three phase, circuit breakers shall be provided, for use by the tenant.

### 10.02 General Purpose Power

A 2 gang switched socket outlet shall be fixed 450 AFFL adjacent to the distribution board position.

Power supplies shall be installed for roller shutter doors the supply shall terminate in a wall mounted isolator for wiring of the door and its controls and warning sounder etc by the door specialist.

### 10.03 Emergency Lighting

Emergency lighting shall be installed to each emergency exit sign and fire fighting equipment point it is not intended to provide an emergency lighting installation throughout the industrial unit. A test facility for the emergency lights shall be installed adjacent to the distribution board within each unit.

### 10.04 External Lighting

The Following levels of illumination shall be the average values achieved in the respective areas with uniformity as shown:

	<u>Average</u>	<u>Minimum</u>
General, Footpath & Carpark Fittings to be building mounted.	15 Lux	2 Lux

An External Floodlight shall be installed at eaves level of each unit. The floodlight shall be located at the mid point of the front elevation of each unit, each floodlight shall have a locally mounted photocell control and a 7-day time control to facilitate switch down. Wiring to each flood light shall be on a radial circuit from the distribution board provided in each industrial unit. A time switch 'on-off' switch shall be installed in each unit to provide master control of each flood light.

#### 10.05 **Lightning Protection**

A lightning protection system shall be provided this shall use separate earth rods contained tamper proof pits with bonds to the structural steel work.

#### 10.05 **Earthing & Bonding**

Earthing and bonding shall be installed in accordance with BS 7671 – 2002 edition.

## 11.00 EXTERNAL WORKS

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- 11.01 HRA car parking and circulation areas to be suitably designed to accommodate car traffic and heavy goods vehicles to designated areas to be agreed. Overall construction to be a minimum of 450mm non-frost susceptible material. Car Parking spaces and other delination as detailed on Architects Drawings to be marked out with 75mm lines, in white thermoplastic reflectorised road marking paint, to manufacturers recommendations.

All surfaces to be laid to falls, crossfalls or camber, whichever is suitable.

### 11.02 Landscaping

Areas of planting and seeding will be to the approval of the Local Planning Authority. All areas to have approved topsoil and prepared to receive plants including tree pits.

### 11.03 Drainage

Internal plumbing and foul drainage will be provided connected into manholes and to the Local Authority sewer. The rainwater disposal system will be run into gullies and Local Authority sewer. Both systems will be provided in total to the standards required by the Local Authority.

Additional drainage points will be provided to the areas indicated on the drawings. These points will be capped off ready for use if so required.

Storm and foul drainage shall be designed and constructed in accordance with the civil and structural specification, and will be executed to layout prepared by the Engineer, and connected to the existing storm and foul drainage. The complete design and installation to be in accordance with statutory and Local Authority requirements, and shall be thoroughly tested and cleaned prior to practical completion.

Drain pipes to be Hepworth Hepsleve, or similar flexibility jointed with suitable beds Complete with all fittings.

Manholes to be constructed in brickwork or pre-cast concrete rings, fitted with suitable design and weight manhole covers and frames.

## 12.00 WC POD SPECIFICATION

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Wall finish to the internal face of the toilet pod to be dense blockwork laid fairfaced to both sides. One mist coat, two top coats vinyl matt emulsion.

Altro designer 25 vinyl sheet flooring or similar, with skirtings to match.

The ceilings to the toilets are to be 12.5mm Gyproc wall boards fixed to timber joists with 3mm skim coat of Carlite thistle board finish to comply with Building and Fire Regulations. All joints are to be taped and all fixings to be adequate to prevent burst off of render surface. T&G boarding to top of joists. Fascia board 200mm, painted one base coat, two top coats to the perimeter of the block wall facing the warehouse.

Paint with emulsion paint comprising one sealer coat and a minimum of two full coats but sufficient to give complete coverage without grinning.

Solid core flush doors, hardwood lipping to all edges. Fire rated to suit location. Vision panels as required by Fire Officer. Painted from standard colour range. Doors to be of appropriate fire standards, as required by building regulations with kick plates to match ironmongery.

Architraves to be finished 65 x 25 Bullnose moulding. Painted one base coat, two top coats Dulux gloss.

Internal window boards to be Ex25mm painted MDF with rounded front edge. Painted one base coat, two top coats Dulux gloss.

Doors to be fitted with appropriate ironmongery including kick plates.

Sanitary fittings: White vitreous china to BS 3402 1969 to be provided, as shown on Architect's drawings. Installation to be complete with all necessary supplies and disposal systems

Hot water to taps by means of electric heater.

Electric panel heating panel radiators with temperature control, designed to give a room temperature 22.2 deg. C at an outside temperature of -3 deg C. Installation to have a 7 day programme control unit.

Lighting by means of fluorescent prismatic type to achieve lux level in accordance with Building Regulations.

A disabled help alarm shall be provided in the disabled toilet. The disabled persons alarm system shall be flush within the toilet area and have provision for remote signalling

Extraction ventilation shall be provided from the toilets only by means of ducted twin fan units, to achieve 8 air changes per hour.

Fans shall operate under the dictates of a room presence sensor and shall have auto changeover controllers, fitted locally, incorporating overrun timers range 15-45 minutes.

600 x 900 mirrors above wash hand basins as DDA requirements.

Two course tiled splash back over wash hand basins, colour white.

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