



QUAY 1

EDINBURGH

UNLOCK EXCELLENCE

QUAY 1 SPECIFICATION 133 FOUNTAINBRIDGE, EDINBURGH

This document provides an outline specification for Quay 1, including details of the proposed refurbishment of the common areas, levels 3 (South), 4th, 5th, 7th and 8th, M&E works and external improvements.

INTERNAL

Reception Area

Double height, commissionaire manned reception with CCTV to receive new floor & wall finishes, signage, reception desk & waiting furniture as detailed below:

- > New lighting design to reception
- > New plasterboard & glazed partitions to mezzanine
- > New back painted glass wall lining to reception
- > New Intaglio back-painted glass panels to be bonded to plywood backing panels and re-hung in place of the veneered timber panels.
- > Extruded aluminium and bristle entrance mats recessed into the floor in the main entrance and extending into the circular door, with anodised aluminium matwell frames.
- > New directory signage to be film applied in two locations on the new back painted glass panels in reception.
- > Ceramic tiling for the new entrance and lift lobbies - Floor Gres Stone Tech/1.0 large format ceramic tiling
- > New acoustic feature wall paneling adjacent to waiting seating.

Lift Car/Lobby

- > Lift car interiors to be re-skinned with new wall, floor & ceiling finishes & lighting
- > Ceramic tiling for the lift lobbies Floor Gres Stone Tech/1.0 ceramic tiling
- > Lift workings to be overhauled to provide 10 year life

WC's

Toilet refurbishment to floors 3, 4, 5, 7 & 8 comprising new cubicle system and vanity units & re-decoration including:

- > Wash basin set within vanity top - Existing glass vanity unit to be removed along with wash basins. New Du Pont Corian or Zodiaq Quartz vanity tops with inset ceramic wash hand basins. Existing taps to be retained and re-fitted through new glass splash back. New chrome plated trap and pipework to basins. Vanity unit to incorporate lined apertures for towel waste to removable bins below.
- > Toilet fittings - Dress mirrors in the toilets shall be the full width within the space between the glass panels at the ends of the wash hand basin recesses and the front of the toilet cubicles and full height from the tops of the cove skirting to the underside of the suspended ceilings

- > Splash back - Existing glass splash back to be removed. New splash back panels behind wash hand basins and full height at both ends of the wash hand basin recesses to be Intaglio back-painted glass panels. Removable laminate faced panels from top of cove skirting to underside of vanity units will provide access to the pipework in the IPS.
- > Ceiling tiles - SAS System 120 plain metal tiles with RAL 9010 ppc finish set within a concealed suspension system. Incorporate plasterboard perimeter bulkheads and shadow gap trim at junction with plasterboard.

Office Area

The office refurbishment includes removal of existing ceilings (minimum floor to ceiling height of approx 2.7m) to allow M&E upgrade work, replacement with new accessible ceiling, removal of all existing tenant fit-out works to reinstate as Cat A office including:

- > Raised access floor (VOID approx. 160mm) with underfloor power provided by multiple lengths of busbar with plug-in flush mounted floor boxes.
- > A lighting design and installation complying with CIBSE LG7 guidance, and comprising recessed modular LED luminaires with PIR and daylight sensing controls. The lighting design and installation is complimentary to current BCO guidance in terms of average maintained illuminance at 300-500 lux the office floors.
- > SAS System 120 perforated metal tiles with RAL 9010 ppc finish set within a concealed suspension system.
- > All doors to be fitted with new surface applied satin stainless steel push and kick plates.

Internal Stairs & Balustrades

Decoration to existing escape/circulations stairs including new lighting:

Internal Doors:

- > Internal veneered door sets finished with clear lacquer: all doors to be fitted with new surface applied satin stainless steel push and kick plates.
- > Veneered door sets to toilets: existing doors to be refaced with laminate finish to match cubicles on both sides. Stops to be adjusted and doors rehung on existing ironmongery. All doors to be fitted with new surface applied satin stainless steel push and kick plates.
- > Painted door sets: all existing painted door sets (primarily riser doors) to be resprayed in situ.

EXTERNAL

- > Replacement of decking and bearers adjacent to canal basin
- > Cleaning and oiling of existing decking around retail unit walkway
- > New street furniture and external signage

STRUCTURAL FRAME

The structure between the restaurant and office space at the first floor (podium level) is a contiguous concrete frame with a floor slab of 340mm thick reinforced concrete.

The upper floors from the second floor up to the eighth floor (inclusive) are constructed as steel frame structures with "Holorib" concrete floors.

Design Criteria Loadings

The structure was designed in accordance with BS 6399 Design Loading for buildings. Generally the loads are;

Basement	Imposed	7.5kN/ m2
Upper floors (offices)	Imposed	4.0kN/ m2
Partitions	Imposed	1.0kn/ m2
Plantroom Areas	Imposed	7.5kN/m2
Roof Plant Deck	Imposed	3.0kN/m2
Lightweight Roof Areas	Imposed	0.75kN/m2

Fire Ratings

The structure frame has been designed for the following periods of fire resistance:

Basement Floors	2.0 hours
Ground floor and above	1.0 hours

Façade

Glazing to office areas in thermally broken high performance curtain walling system with outward opening doors as appropriate for cleaning purposes, clear transparent double-glazed units, and a standard non-metallic polyester powder coated finish. Curtain walling system incorporating insulated metal composite panels with a standard non-metallic polyester powder coated finish. Man safe system provided for safe maintenance access.

The façade will be subject to full cleaning as part of the refurbishment works.

BUILDING SERVICES

Water

Domestic water services comprising cold water and hot water pipework distributed to toilet cores. Portable, tanked cold water pipework distributed to all floors to service vending points. Domestic hot water circulating pumps to be replaced as part of the refurbishment works.

Electricity

Power and lighting systems including emergency lighting to all public areas and landlord circulation area has been provided. Power supplies to each floor plate are metered by the landlord.

Lighting (including emergency lighting) fire alarms and facility for fit out of power by the tenant within all office floor plates.

Telephones

A telephone distribution containment network is provided, which the tenants individual supplier shall have access to lay in appropriate cabling to the tenants demise.

Cooling and Ventilation

The existing VRV office heating/cooling system shall be replaced along with condensate pipework. Key features:

- > A central DDC Building Energy Management System (BEMS) controls and monitors all Heating, Ventilation and Air Conditioning (HVAC) Systems.
- > A tiered, hierarchical approach to HVAC controls provides local controls within the office suites to allow local tenant control and customisation.
- > The office floors are heated and cooled using VRV systems, comprising carcass fan coil units located within the ceiling void and ducted to ceiling diffusers and grilles.
- > The VRV systems constitute the most contemporary technology offering increased efficiency, heat recovery and good versatility.
- > The mechanical ventilation systems to the office floors are designed and installed to provide 1.5 litres/s/m2.
- > The HVAC design and installation is complimentary to current BCO guidance in respect of Winter/Summer internal design conditions, perimeter/internal zoning and casual cooling loads.

Fire Alarm

Analogue addressable fire alarm system providing coverage to all Landlord's areas and office floor plates has been provided.

Heating

Heating to the office areas is provided by the VRV heating/cooling system referenced above.

Heating is provided to common areas by LTHW perimeter radiators.

Drainage

An above ground drainage installation services the toilet cores.

Security

CCTV System has been provided by the landlord for public areas, car parks and common areas. Separate Intruder, CCTV and access systems will be provided by the tenant to suit their own requirement.

Power

> 400V 3 Phase Electricity

Onsite generator with 200kva back-up to support firefighting lift and stair cores