



SPECIFICATION

City Point designed to exacting standards. The building provides flexible Grade A floor space, wrapped in a modern energy efficient façade with a target BREEAM rating of 'Excellent'

SUMMARY

- Design density ratio of 1:6m² (floors 1), 1:10m² on all other floors
- 3.05m typical ground floor to ceiling height
- 2.65m typical floor (floors 2-13) to ceiling height
- Two Panoramic x 9 person destination hall call passenger lifts and
- Four x 9 person destination hall call passenger lifts and one x 1,250kg goods lift
- Photovoltaic panels on the roof to reduce electrical output
- Category A specification designed for:
 - 2-pipe fan coil air-conditioning
 - LG7 compliant lighting
 - 250mm raised floors

Specification

1.0 STRUCTURE

1.1 Key Dimensions

Typically 2.65m clear floor to ceiling, raised floor 250mm overall. Typical slab to slab is 4.0m. Floor 1 is 3.05m clear floor to ceiling, raised floor 250mm overall. Atrium entrance hall at ground floor with 6 floor height clear floor to ceiling

1.2 General

Structural steel columns and beams with composite slab construction. Beams, designed with a Response Factor of 6, have web openings for services distribution and intumescent paint fire protection

1.3 Loadings

Offices: 3.0kN/m² (+1.0kN/m² for demountable partitions) live load plus 5% office floor area at 7.5kN/m²

Roof Garden: 4.0kN/m²

Retail: 5.0kN/m²

2.0 OCCUPATIONAL DENSITIES

Building Services: 1:6m² on floors 1, 1:10m² on all other floors

Toilets: 1:10m² of net office space (60:60) BS6465-1:1994 (single sex)

Lifts: 1:10m² of net office space and 80% utilization

Means of Escape: 1:6m² of net office space

3.0 MECHANICAL SERVICES

3.1 Target Operative Temperatures

General Office Areas: Summer 22°C (+/- 2°C), Winter 21°C (+/- 2°C)

3.2 Heating and Cooling

2-pipe variable air volume fan coil unit system served by centralized low temperature hot water and chilled water systems

3.3 Chilled Water System

Two packaged water cooled water chillers located at ground level with space for a fourth chiller if required with the CHW pumps located in the basement

3.4 Heating System

Three gas fired condensing boilers located in the ground boiler room serving the primary heating circuit. The secondary circuit will serve the air handling units and fan coil units

3.5 Ventilation

Offices: 1.6 l/s/m² net lettable area + 10% additional capacity within the risers and plant as meeting room allowance

Toilets: Ten air changes per hour with air supply by transfer from offices

3.6 Acoustic Noise Levels

Average noise levels under normal operating conditions due to mechanical plant General Office (open plan): NR39

Entrance Hall: NR40

Toilets: NR40

3.7 Building Management

The building services plant will be provided with DDC automatic control. The BMS controllers associated with the plant will be intelligent and addressable and shall be connected via a communication network to a central network controller

3.8 Lifts

The passenger lifts within the building incorporate the latest destination and access control systems, reducing waiting times during peak arrival and allowing for enhanced security and customisation

Two Panoramic x 9 person, four x 9 person destination control lifts, designed to operate at 2.5m/s with an up peak arrival rate of 15% of the population in a five minute period and an average waiting time of less than 25 seconds

One x 1,250kg goods lift, designed to operate at 1.6m/s which serves lower ground to floor 13

4.0 ELECTRICAL SERVICES

4.1 Electrical Distribution

One substation with two transformers rated at 10MVA each provides the mains supply and is delivered at 10kV. The supply arrangement incorporates two incoming ring main circuits within the UKPN HV basement. A double-ended package sub-station switchboard will be located at ground level served by two 1,6MVA transformers which provide redundancy (N+1)

4.2 Power Provision

Lighting: 12W/m²

Small Power: 25W + 10W/m².

Additional capacity within the risers

Levels 1 and 2 Small Power: 150W/m²

Future Tenant Plant: 25W/m² (in risers and main plant)

4.3 Lighting

Lighting will generally be in accordance with the CIBSE LG7 2005 with the uniformity in the office Category 'A' spaces being no less than 0.8 Average lighting level within the space is 400 lux

4.4 Standby Power

A 1,125MVA landlord's standby diesel generator set will be provided at ground level to support the life safety equipment and in addition, under a mains failure, selective landlord's plant

Space for two x 1,125MVA Standby Generators, with fuel storage for 48 hours

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4.5 Telecommunications Services

One IT/Comms rooms with incoming sleeved provisions will be provided at basement level. Each office floor will be provided with two x IT/Comms riser cupboards

4.6 Security and CCTV

Landlord's CCTV system for surveillance of external areas and various landlords' common parts in strategic locations. The following will also be provided:

- Intruder alarm system to monitor all external doors leading to or from street level
- Access control readers to the ground floor reception pass door, fire control entrance and loading bay
- Audio/visual communication between the reception desk and entrance doors
- Intercom (audio only) to loading bay entrance
- Remote door release from the reception desk to the pass door
- Containment with draw wires will be installed for turnstiles in the entrance hall and to designated doors on to the office floors, for installation of a future tenant's access control system

5.0 TENANT PLANT

Provision will be provided in the form of risers and plant space allocation for future tenant plant

6.0 TERRACES

Roof Garden: Restaurant, provides amenity space with 360° City view and combines soft and hard landscaping, stone pavers and hardwood timber decking to circulation areas and a sedum roof to perimeter

7.0 INTERNAL FINISHES: LANDLORD'S AREAS

Finishes are indicative only and representative of the quality of materials to be utilized. Final finishes will be subject to review as the design progresses

7.1 Entrance Hall and Ground Floor Lift Lobby

Floor: Proprietary screed floor system prepared to receive high quality stone flooring. The system incorporates the slopes within the entrance hall and lift lobby and entrance matting within a stainless steel matwell frames

Walls: Full height high quality glass or stone feature wall to entrance hall continuing through to paneling on lift lobby walls and stainless steel architraves to lifts

Ceiling: Painted plasterboard suspended ceiling system with integrated down lights, air diffuser grilles and ceiling mounted mechanical and electrical services

Fitments: Building address signage and a tenant directory to be provided within the entrance hall, bespoke reception desk with integral lockable storage, service facilities and controls compliant with current accessibility recommendations. The desk finishes will be a high quality to complement reception materials

7.2 Passenger Lift Lobbies

Floor: High quality stone floor finishes to match reception area at floor levels 1 - 13

Walls: Painted plasterboard drylining. All fitments are stainless steel

Ceiling: Painted plasterboard suspended ceiling with down lights and air diffuser grills, and ceiling mounted mechanical and electrical services

Doors: Full-height glazed central lobby doors and side lights. Stainless steel fittings to office entrances on the north and south side of the lift lobby areas

7.3 Fire Escape Stairs/Core 1 and 2

Floor: Stair treads and half landings comprise folded metal steel pan treads, risers and landings with a proprietary rubber studded floor finish with stair nosings. Sand and cement screed to main floor landings prepared for rubber floor finish

Walls: Painted plasterboard drylining

Ceiling: Painted plasterboard ceilings in stair lobbies and half landings Staircase ceilings and soffits will be painted plasterboard. Down lights and emergency light fittings will be provided at landings and half landings

Fitments: Painted steel balustrades with stainless steel handrails Fire escape signage and floor numerals will be provided within lobbies

Doors: Fire-rated white painted doors with stainless steel ironmongery and vision panels

7.4 Passenger Lifts

Floor: High quality stone finish to match lift lobby

Walls: Two no side walls of each lift are full height opaque glass panels with inset brushed stainless steel car controls including LCD flat screen indicator panels. Back wall is full height mirror with stainless steel handrail. Doors are brushed stainless steel finish

Ceiling: Stainless steel finish with down lights

Doors: Stainless steel

7.5 Goods Lift

Floor: Stainless Steel chequer plate floor

Walls: Brushed stainless steel wall panels and rubber buffer rails

Ceiling: Polyester powder coated steel panels with inset lighting

Doors: Brushed stainless steel. Key locking system

7.6 Fire Fighting Lifts

Floor: Stainless Steel chequer plate floor

Walls: Brushed stainless steel wall panels

Ceiling: Metal painted panels with inset lighting

Doors: Brushed stainless steel

7.7 Male and Female Toilets

The internal toilet finishes will be as follows:

Floors: Vitrified ceramic floor tiles to match lift lobby stone finishes

Walls: High quality full height feature walls with opaque glass paneling and splash back to compliment vanity tops. Painted plasterboard walls prepared to receive applied finishes

Polished plate safety glass mirrors above vanity top splash back and to walls

Cubicles: Doors and toilet cubicles paneling comprising high pressure laminate finished partitions. Glass faced paneling and integral push-flush button to WCs

Ceilings: Painted plasterboard ceilings installed throughout the toilet areas with down lights

Vanity Top: Polished stone tops with countersunk basins or similar, soap dispensers and taps

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Sanitary Ware: Sanitary fittings are white glazed vitreous china. WC pans, seats and covers together with duct mounted cisterns, flush pipes. Wall mounted urinal bowls with duct mounted cisterns and toughened glass privacy screens to male toilets

Sundry Items: Paper towel dispensers, towel bins and associated fittings

7.8 Accessible Toilets

Sanitary fittings and accessories are provided according to British Standards and will match high quality finishes within main toilet areas

One separate unisex fully accessible toilet will be provided on each floor from lower ground floor to floor 13 and will be handed on alternate floors

7.9 Cycle Changing and Shower Facilities

Cycle changing and shower rooms will be painted block work walls, painted plasterboard ceilings and ceramic floor tiles throughout. Stainless steel ironmongery and floor drainage channels. Shower cubicles with laminate glass shower screens. Feature coloured solid grade laminate lockable changing room lockers. Hardwood timber bench seating

7.10 Ancillary Spaces

Ancillary spaces will be painted plasterboard linings or painted blockwork within lower ground or basement areas. High quality fire-rated solid core hardwood veneer doors with stainless steel ironmongery

8.0 CATEGORY A WORKS

8.1 Purpose

It is intended that the following specification represents the uniform standard for the works by the Landlord in finishing the office areas to Category A standard or by way of a capital contribution to the incoming occupier

8.2 Finishes

Raised Floor: Medium grade raised access flooring with a nominal depth of 200mm (overall) at typical floors and 600mm x 600mm tiles. All necessary plenum barriers, fire breaks and closure details to be provided

Suspended Ceilings: Designed to incorporate a suspended ceiling system comprising polyester-powder coated smooth-finish perforated pressed metal tiles fixed into a non-visible clip-in

suspension system with sound-absorbent mineral wool padding, compatible with the 1.5m building module/grid

The abutment of the suspended ceiling to the external wall is formed by a perimeter strip of plasterboard incorporating air diffuser slots, downlights and a space for blind boxes, painted in two coats emulsion

Light fittings are integrated as part of the ceiling system

Window Blinds: Internal blinds to be provided by the tenant

Internal Signage: The following signs are provided as statutory signage:

Electrical/telephone risers, toilets, cleaner's cupboards and storage rooms (see Base Building Definition for means of escape signage)

Decoration: Emulsion paint wall decoration is provided on core walls and external walls in office areas

Access doors to all ducts and risers comprise fire rated steel access doors using a proprietary metal door system

Carpet: Allowance for medium grade carpet

Floor Boxes: Allowance for one floor box per 10m²

8.3 Services

Ductwork and Fan Coil Units

The fresh air ductwork system from connections adjacent to the cores on each floor. Fresh air ductwork is extended to each fan coil unit

The fan coil units around the glazed perimeter are spaced to typically serve zones of 6m x 4.5m. In central areas on the office floors approximately one FCU per 50-65m² is provided

The 2-pipe fan coil units will be variable volume EC motors type heating and cooling for the fan coil units is provided from the central boiler and chilled water systems. Energy meters will be installed on the heating and chilled water at each riser connection at the perimeter air is supplied by slot diffusers. Air is returned to the ceiling void via light fittings and or return air grilles In central office areas, air is supplied via supply air diffusers

The fan coil units are designed to a maximum noise criterion of NR 39 is achieved in the general office space

Controls: Each FCU is provided with a BMS controller. Temperature sensors will be mounted in the ceiling void, for each unit, with coiled cable to allow for partition or column mounting at a later date

The Category A controls are fully compatible with the Base Building BMS and interface is provided with the building control system for provision of mechanical ventilation LTHW and chilled water. Frost protection is provided by the fan coil units

Electrical Services: Category A electrical works includes the following:

- Category A lighting comprising all plug modular in wiring, switching and all controls meeting Part "L2B" of the Building Regulations from tenant distribution boards located in the on floor electrical cupboard
- High frequency, T5 fluorescent lamp, recessed modular type luminaires, with reflector and semi-specular louver assembly, currently meeting the current industry standards including CIBSE LG7 (design intent) arranged to provide a maintained illuminance lighting level in open plan office spaces of 400 lux controlled by occupancy detector
- The perimeter fixtures will be controlled by daylight sensors with automatic dimming control
- Luminaires at emergency exits plus the necessary quantity in the office floor are complete with self-contained batteries for three hours autonomous operation for escape lighting
- Smoke detectors and voice alarm speakers meeting the requirements of the Building Regulations, connected to the alarm interface unit are provided on each office floor as part of the Base Building works
- Any smoke detectors and voice alarm speakers installed as part of the base building adjacent to cores are to be repositioned to the Category A ceiling
- Power supplies to fan coil units