FIT OUT SPECIFICATION (part 3)

FOR BENCHMARX BRANCH

The following Drawings demonstrate the Fit Out requirements to be read in conjunction with this Specification are scheduled at Appendix A: Project & Standard Schematic Drawings

June 2011 Revision
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1. **INTRODUCTION**

1.1. This Specification sets out the scope of works to be carried out by the Fitting Out Contractor ("the Contractor") to be appointed by Travis Perkins Properties Limited ("Travis Perkins" and such term shall mean the Contract Administer appointed by Travis Perkins) to carry out the internal fitting out and completion works ("the Fit Out" and such term shall comprise the Ancilliary Works, where applicable) to the Travis Perkins branch.

1.2. For the purposes of this Specification it is presumed that the building shell constructions (including the provision of the incoming services and drainage infrastructure, the external doors, windows and screens and the decorations to the structural steel frame) together with the external works constructions have been completed by the Developer. In the alternative, this Specification presumes that Travis Perkins is to fit out an existing empty building shell.

1.3. The Specification details the works of internal completion to the building shell to be carried out by the Contractor.

1.4. The scope of the Fit Out as defined within the main body of this Specification to be carried out by the Contractor is briefly summarised as follows:

1.4.1. Management and co-ordination including attendances on the mezzanine storage floor and staircase installation (to include the provision and installation of the fire rated column enclosures to the mezzanine floor stanchions and the provision of the mezzanine level barriers and Tegal gate) to be undertaken by the Specialist Contractor to be appointed directly by Travis Perkins.

1.4.2. Construction of the enclosure walls to form the ground floor Amenity Area, together with the formation of the internal partitions to form the Amenity Area accommodation to generally comprise the male toilet, the unisex/disabled toilet and the associated staircase, lobbies and corridors. The walls and partitions are to be LaFarge metal stud partitions built directly off the floor slab at ground floor level.

1.4.3. Internal completion of the Trade Area including construction of the Manager’s Office enclosure and doors, perimeter wall linings and column casings, floor finishings, wall finishings, fire rated suspended ceilings including fire rated hoods to lights and boxings and decorations, together with ancillary fitting out completion works.

1.4.4. Management and attendances on the following specialist contractors as appointed directly by TP: Security Alarm, CCTV, Signage, Racking, Mezzanine, Telephone, Comms and Counter installations.

1.4.5. To assume Principal Contractor responsibilities pursuant to the requirements of the Construction (Design and Management) Regulations 2007 for the whole of the Fit Out, including the works carried out by the Specialist Contractors identified above.

1.4.6. It may be a project specific requirement for the Contractor to carry out further ancillary works ("the Ancilliary Works") to the existing or new building shell constructions and/or the external works constructions to suit specific project site requirements. These works are demonstrated on the Project Specific Drawings included at Appendix A to this Specification. The Contractor is to carry out the delivery of the Ancilliary Works to the equivalent standards of design, construction and workmanship as the Fit Out as herein defined.
1.4.7. The Contractor shall be responsible for preparing a construction programme for the Fit Out (“the Fit Out Programme”) and for maintaining and updating the same for the duration of the Fit Out. The Contractor shall liaise with and co-ordinate and integrate the separate direct works package programmes for each of the respective Specialist Contractors into the Fit Out Programme and is to be responsible for monitoring and co-ordinating the programme delivery requirements of the Specialist Contractors. The Contractor shall report to Travis Perkins on a weekly basis to confirm the status of the Fit Out Programme and shall in consultation with the Specialist Contractors make such amendments as shall be necessary to ensure that the overall Fit Out completion date is maintained in accordance with the Fit Out Programme.

1.4.8. Travis Perkins will convene with the Contractor a pre-start project review and programme co-ordination meeting in order to assist with the preparation of the Fitting Out Programme and to provide advice on the timescales to be allowed for each of the Specialist Contractors and the anticipated start and completion dates of each of the specialist works packages.

2. PREAMBLE

2.1. This document has not been prepared as a detailed technical description but is to be read as a performance specification indicating the minimum requirements and standards acceptable to Travis Perkins and to which all works must be carried out.

2.2. The Contractor shall be responsible for the detailed design development and construction of the Fit Out and for the performance of any persons carrying out design or construction functions in relation to the Fit Out. Neither any approvals or comments, or the absence of any approvals or comments, on the part of Travis Perkins or its appointees will in no way imply any diminution of such responsibility or any acceptance by Travis Perkins or its appointees of any such responsibility.

2.3. The Project Specific Drawings scheduled at Appendix A to the Specification identify the Fit Out works requirements to be delivered by the Contractor.

2.4. The Standard Schematic Drawings, listed in Appendix A, are an integral part of this Specification and the Contractor is to design the Fit Out in accordance with these drawings and the reasonable interpretation of such design/specification requirements to suit the project specific layout and construction requirements.

2.5. The Room Data Sheets, listed at Appendix B, are an integral part of this Specification and set out the internal finishes and decorations requirements for the internal accommodation to be delivered as part of the Fit Out.

2.6. Two banner signs will be provided ‘free-issue’ by Travis Perkins for the Contractor to erect in an agreed location on the site.

3. TRAVIS PERKINS GROUP

3.1. Travis Perkins are part of the Travis Perkins Group and as such the Contractor will use all reasonable endeavours to ensure that all building materials and Tool Hire equipment procured by the Contractor for the purpose of carrying out the Fit Out are purchased from the Travis Perkins Group unless the Contractor acting properly and in good faith can reasonably show that:
3.1.1. There is a cost disadvantage of doing so and the Contractor has provided the Travis Perkins Group with reasonable opportunity with time being of the essence and without delay to negate such cost disadvantage by price matching and the Travis Perkins Group have failed to do so promptly; and/or

3.1.2. The relevant materials are not stocked by the Travis Perkins Group; and/or

3.1.3. The materials are unavailable from the Travis Perkins Group; and/or

3.1.4. The materials are ready mixed concrete, steelwork, cladding systems, fencing and gate products, roof lights, electrical components, tarmacadam; and/or

3.1.5. Travis Perkins have been unable to show that they are able to meet the obligations and timing required by the Contractors programme of works to complete the Fit Out and so as not to cause delay to the practical completion date provided that the Contractor has provided Travis Perkins with appropriate pre-notification/lead-in to achieve delivery by his requisite programme date.

3.2. Travis Perkins will procure that Travis Perkins Group will, in return for being named as the preferred supplier of the Contractor, offer preferential rates to the Contractor in respect of materials purchased for the Development. This will be mutually beneficial delivering commercial advantages to the Contractor whilst increasing sales within the Travis Perkins Group. Travis Perkins will procure that the Travis Perkins Group will act reasonably in dealing with requests from the Contractor in a timely fashion.

3.3. For the avoidance of doubt, the requirements set out in this section applies to the Contractor, to his appointed main contractor and all named and domestic sub-contractors and suppliers working on the Development.

3.4. In the event that more economically advantageous rates are offered by alternative suppliers please contact your existing Travis Perkins Group contact. Please notify the relevant TP Property Project Manager if you do not have an existing contact.

3.5. The Travis Perkins Group includes the following companies

3.5.1. Travis Perkins - Builders merchants.
3.5.2. Keyline - Builders merchants.
3.5.3. TP Plumbing and Heating - Plumbing and heating materials.
3.5.4. CCF Limited - Distributor of ceilings, partitions, dry lining and insulations systems.
3.5.5. City Plumbing Services - Plumbers merchant and bathroom retailers.
3.5.6. Tile Giant - Ceramic tiles.
3.5.7. TP Hire - Tools and plant equipment for hire and sale.
3.5.8. Benchmarx - Kitchens and Joinery materials
3.5.9. Toolstation - Fixings
3.6. The Schedule of Manufacturers and Named Materials is included at Appendix F to this Specification, which confirms the manufacturers/suppliers details of all products and materials for the Fit Out to be procured through the Travis Perkins Group.

4. STATUTORY APPROVALS

4.1. The Fit Out is to be constructed in accordance with the requirements of the Local Authority and the Town and Country Planning Acts and all subsequent enactments.

4.2. The Fit Out is to be constructed in accordance with the Local Authority's interpretation of the Building Regulations (including any relevant Building Research Establishment recommendations).

4.3. The Fit Out is to be in accordance with all statutory requirements, and (without prejudice to the generality of the foregoing) the Contractor is to procure that all statutory and legal requirements relevant to the proposed use of the completed building as builder’s merchant and trade centre premises are complied with;

4.4. The Fit Out is to be in accordance with all local bye-laws and local acts, including any special requirements of the Local Authority departments, statutory undertakings and the Fire Officer, and any relevant EEC regulations or directives, and any applicable supra-national legislation, and the Health and Safety Plan.

4.5. All requirements in relation to the Fit Out pursuant to the Health and Safety at Work etc. Act 1974, and the Construction (Design and Management) Regulations 2007 and subsequent revisions are to be complied with, and (without prejudice to the generality of the foregoing) the Contractor shall ensure that any requirements of the Health and Safety Inspectorate are complied with.

4.6. Travis Perkins will assume responsibility for the procurement of Planning Permission for the Fit Out and for the discharge of the Planning Permission Conditions, unless the Contractor is instructed otherwise.

4.7. Travis Perkins will assume responsibility for the preparation and submission of the Building Regulations application and for ensuring that the Fit Out as defined on the Project Specific Drawings is compliant with such requirements, except where specifically stated otherwise as being a Contractor responsibility within the terms of this Specification (“the Contractor Designed Works”). Where so dictated, the Contractor shall produce and provide Travis Perkins with appropriate designs information, specifications, calculations and the like in respect of the Contractor Designs Works to enable Travis Perkins to satisfy statutory information submission requirements to enable the Contractor to achieve the Fit Out Programme. The Specialist Contractors shall be responsible for the preparation of all design information specifications and calculations, etc. associated with each of their respective direct works packages.

5. THE SPECIALIST CONTRACTORS

5.1. The Contractor shall manage and co-ordinate the specialist package works to be carried out by the Specialist Contractors and integrate their respective programme requirements into the Fit Out Programme.
5.2. The Contractor shall provide all general attendances (including welfare, toilets and drying facilities but not additional site cabins or containers required by the Specialist Contractor to suit his own management or storage requirements) and specialist attendances requirements including provision of skips at a central location, in respect of the Specialist Contractor’s reasonable requirements.

5.3. The Contractor shall be responsible for all setting out and dimensional confirmations associated with the Specialist Contractor works into the Fit Out.

6. HEALTH AND SAFETY MATTERS

6.1. Travis Perkins will appoint the CDM Co-ordinator for the Fit Out, who shall prepare the Project Specific Health and Safety Information Pack for the Fit Out.

6.2. The Contractor is to assume full responsibilities of the Principal Contractor for the purposes of the Construction (Design and Management) Regulations for the whole of the Fit Out, in accordance with the terms of the Health and Safety Plan and to develop and maintain the Plan to the requirements of the CDM Co-ordinator for the duration of the Fit Out.

6.3. The Contractor is the Principal Contractor for the purposes of the works packages to be carried out by the Specialist Contractors and shall manage and co-ordinate all health and safety matters relating to the Specialist Contractors.

6.4. The welfare facilities requirements stated at Item 5.2 above shall be in place and connected to services and drainage on the first day of the Fit Out Programme and the Contractor shall provide written confirmation of such to the CDM Co-ordinator.

6.5. The Project Specific Health and Safety Information Pack will include details of asbestos surveys which have been undertaken by Travis Perkins in accordance with statutory requirements. Where asbestos removal works are identified within The Ancillary Works requirements and thereby comprise part of the Contractor’s Fit Out obligations, then such works shall be managed, supervised and carried out by the Contractor employing the Licensed Asbestos Removal Company nominated by Travis Perkins in accordance with Travis Perkins’ standard asbestos policy and procedures. The Contractor is to liaise with David Fright: Group Asbestos and Insurance Manager on 01604 683093.

7. MATERIALS AND WORKMANSHIP

7.1. All designs, materials and workmanship are to comply with current British Standards Institution Standards and Codes of Practice, including the latest revisions and are to be in accordance with good building practice, and will be appropriate for the purpose of the Building for the duration of the Travis Perkins’ lease, and (and in the event of any inconsistency between such requirements, the highest standard shall prevail), and that any proprietary materials used are to be used strictly in accordance with the manufacturer's specification and recommendations.

7.2. Materials from non-renewable sources the use of which would tend to have an adverse effect on the environment and/or global eco-systems are prohibited from use within the Development.

8. THE CONTRACT DRAWINGS
8.1. The Contractor shall ensure that the Fit Out is constructed in accordance with the Contract Drawings, meaning the Project and Standard Schematic Drawings and the Room Data Sheets.

9. **BUILDING CONTRACT**

9.1. The Form of Building Contract for the Fit Out is to be the Minor Works Building Contract with Contractor's Design Revision 1: 2007 Edition as issued by the Joint Contract Tribunal.

9.2. The Building Contract is to be executed as a Deed.

9.3. The appointment of the successful Contractor to undertake the Fit Out is to be confirmed by Travis Perkins using the Standard Letter of Contractor Appointment.

10. **FINANCIAL ADMINISTRATION OF FIT OUT**

10.1. The Contractor's pricing of the Fit Out is to be completed using the form of Contract Sum Analysis. This is a generic document and not all items will be applicable to the specific project. The Contractor is only to price the applicable items. The Contractor is to identify any additional works items to be priced which he considers it appropriate to include. The Contractor is to identify his requirement for OH&P mark up on the net cost of the Defined Provisional Sums identified within the Contract Sum Analysis.

10.2. The Contractor's tender for the Fit Out shall be submitted to Travis Perkins (or the Contract Administrator where so instructed within the tender enquiry documents) using the Standard Form of Tender. The fully priced Contract Sum Analysis shall be submitted with the Form of Tender to include the costs (if applicable) of the Ancillary Works.

10.3. Travis Perkins employ standard accounting codes for the capital allowances taxation costs recovery and the taxation depreciation allowances applicable to the Fit Out. These allowances are reviewed by Travis Perkins relative to each of the monthly interim valuations paid to the Contractor pursuant to the terms of the Building Contract and also against the Final Account costs.

10.4. It is a requirement therefore of the Contractor's appointment that he prepares and submits both the monthly interim applications for payment and the Final Account employing the computerised Form of Fit Out Financial Reconciliation Schedule to be provided to him by Travis Perkins upon his appointment. Assistance will be provided to the Contractor to familiarise him with the use and updating of the Reconciliation Statement. Travis Perkins will be unable to process applications for payment if not submitted using the Reconciliation Statement.

10.5. Where Defined Provisional Sum allowances are identified within the Contract Sum Analysis, these shall only be expended by the Contractor at the instruction of Travis Perkins.

10.6. The Contractor is to allow for all general attendances, management, administration and supervision elsewhere within his tender associated with the instruction of the Defined Provisional Sum amounts.

11. **ENCLOSURE WALLS AND AMENITY AREA CONSTRUCTIONS**

11.1. Generally
11.1.1. A fully serviced and completed Amenity Area shall be provided including the enclosure walls to the Mess Room and Toilet Accommodation and the associated staircases enclosures, lobbies/landings and corridors, all as more specifically demonstrated on the Project Specific Drawings.

11.1.2. The Amenity Area shall be constructed in accordance with the Project Specific Drawings, the Standard Schematic Drawings and the Room Data Sheets comprised as part of this Specification. The Room Data Sheets define the scope of the internal completion standards, decorations and finishes, services installations (including performance standards to be met) and the joinery/fixtures to be delivered by the Contractor. The Contractor shall adapt the configurations for any particular room layout as shown on the Standard Schematic Drawings to accommodate the room size/shape/location identified on the Project Specific Drawings.

11.1.3. The mechanical and electrical services installations are to be carried out by the Specialist Contractor. The Contractor will provide all builder’s works associated.

11.2. **Internal Partitions**

11.2.1. All internal load bearing, structural and partition walls are to be designed to resist wind loading and in accordance with BS 6399, in assuming dominant opening wind load conditions.

11.2.2. The separation walls between the Trade Area and the Warehouse shall be terminated at the underside of the mezzanine, where required designed and constructed to meet the building regulation requirements, with regards to fire compartmentation. Constructed in the positions shown on the Drawings and incorporate openings as shown on the Drawings, in Gyproc jumbo stud constructions using moisture resistant plasterboard with taped and filled joints both sides prepared to receive direct decoration by Travis Perkins.

11.2.3. The separation wall between the Trade Area and the Warehouse shall be insulated to achieve a “U” value of 0.30W/m² degrees C.

11.2.4. Form door openings through the separation walls as demonstrated on the Drawings trimmed to receive doors to be installed by Travis Perkins.

11.2.5. The partition walls to form the Amenity Area shall be constructed in Gyproc jumbo stud partitioning with taped and filled joints to both sides, prepared to received decoration by the developer / main contractor.

11.2.6. Partition systems shall be the LaFarge Dry Wall Cormet metal stud systems. The partition types/thicknesses shall be Types A, B, C or D below to suit differing construction heights and lateral/stability requirements. The Contractor is responsible for selecting the appropriate wall Type specifications to suit the wall location and height requirements shown on the Project Specific Drawings. All walls to be full height and terminated at underside of the roof to the building or the mezzanine floor with appropriate head detail. Wall Type D is only to be employed to provide the separation between the Trade Area and the (unheated) Timber Store where this wall is not provided as part of the building shell delivery as defined at Item 1.2.

11.2.7. Type A: 198mm ‘Jumbo’ metal stud partitioning system maximum height 7600mm providing a minimum of 1 hours fire protection, 198mm overall thickness consisting
of 2 No. layers of 12.5mm wall board each side of 146mm metal studs. Vertical studs to be at maximum centres of 600mm. Wall to be built directly off slab in general. Movement joints to be at maximum centres of 10m. All to be built in accordance with manufacturers details.

11.2.8. Type B: 122mm metal stud partitioning system maximum height 4600mm providing a minimum of 1 hours fire protection. 100mm overall thickness consisting of 2 No. layers of 12.5mm wall board each side of 70mm metal studs. Void above head channel to be filled with 'Rockwool' insulation or similar. Vertical studs to be at maximum centres of 600mm. Wall to be built directly off slab / deck in general. Movement joints to be at maximum centres of 10m. All to be built in accordance with manufacturer's details.

11.2.9. Type C: 102mm metal stud partitioning system maximum height 3800mm providing a minimum of 30 mins fire protection. 102mm overall thickness consisting of 1 No. layer of 15mm wall board each side of 70mm metal studs. Vertical studs to be at maximum centres of 600mm. Wall to be built directly off slab/deck in general. Movement joints to be at maximum centres of 10m. Void above head channel to be filled with 25mm ‘Rockwool' insulation or similar. All to be built in accordance with manufacturer's details.

11.2.10. Type D: 198mm ‘Jumbo’ metal stud partitioning system maximum height 7600mm providing a minimum of 1 hours fire protection, 198mm overall thickness consisting of 2 No. layers of 12.5mm wall board each side of 146mm metal studs. Vertical studs to be at maximum centres of 600mm. Wall to be built directly off slab in general. Movement joints to be at maximum centres of 10m. All to be built in accordance with manufacturers details. Full fill ‘Rockwool' or similar insulation between and packed into metal studs. Fix 12mm thick plywood 2400mm high on top of plasterboard to base of store side of wall.

11.2.11. 1 hr fire rated column encasements are generally provided to all ‘free standing’ mezzanine floor stanchions by the Specialist Contractor. Encasements are not provided where the stanchions sit within partitions to be constructed by the Contractor as part of the Fit Out and the Contractor shall ensure that 1 hr fire integrity is provided to these columns via the wall finishings.

11.3. Doors

11.3.1. All internal doors to be provided complete with all fittings and furniture in accordance with the Standard Schematic Drawings. Doors to Amenity Areas to be ash veneer. Doors and frame colour to be as room data sheet. Where required by Building Regulations doors to be fire resistant and also have vision panels in accordance with current building regulations, glazed with Georgian wired polished plate glass. Such vision panels to be long and narrow panes both top and bottom of the door. Doors to be provided with full MDF architraves. Rooms which require ventilation will have doors undercut not grilles fitting into the doors. Ironmongery to be as the materials specification.

11.3.2. Toilet doors and flush accessible back panel system shall be from proprietary toilet cubicle system supplied by Travis Perkins Group. Coat hook and buffer to be provided on inside of each cubicle door. Refer to Standard Schematic Drawings.

11.4. Plumbing and Sanitaryware
11.4.1. All w.c. suites, urinals, cisterns, soil and vent pipes and the like shall be provided, including the connection and plumbing of the same. The Contractor will also provide the sink and drainer to the kitchen and connect to the plumbing. The Contractor shall only be responsible for providing underground drainage works where so identified within the Ancillary Works and the builder’s works requirements (including forming and flashing holes through the building envelope for soil and vent pipes, etc.) associated with the Specialist Contractor works.

11.5. **Finishes and Decorations**

11.5.1. The finishes and decorations to the Amenity Area shall be in accordance with the Standard Schematic Drawings and the Room Data Sheets.

11.5.2. Emulsion paint to walls to be Diamond Matt, applied one mist and minimum two full coats colour as indicated in the room data sheets, in accordance with manufacturer’s instructions.

11.5.3. Exposed joinery work, such as skirtings, window boards etc. to be primed, and painted two undercoats and one finishing coat gloss oil paint colour as indicated in the room data sheets.

11.5.4. All exposed pipework which is not chrome plated for heating and hot and cold systems to be primed, and painted two undercoats and one finishing coat gloss oil paint colour as indicated in the room data sheets.

11.5.5. All paint finishes in toilet areas shall be an anti-fungicidal type.

11.5.6. All expansion joints to be neatly filled.

11.5.7. Ceramic wall tiles shall be applied direct to the plasterboard partitions with suitable waterproof adhesive in accordance with manufacturer’s instructions. Tiles to be 150 x 150mm colour white. Provide White PVC angle trims to all edges, arisses and junctions. White waterproof grout. Tiling two high to splashbacks and behind Mess Room fridge.

11.6. **Floors**

11.6.1. Toilets and Mess Room floor finish shall be 2.5mm vinyl sheeting, as indicated on the room data sheet with two coats of acrylic or metalised emulsion polish laid in accordance with manufacturer’s instructions.

11.6.2. 100mm high timber skirting to the perimeter of all areas.

11.6.3. Provide Gradus edge trims.

11.7. **Suspended Ceilings**

11.7.1. Ceiling throughout Amenity Area shall be by CCF, colour White 600 x 600 x 15mm on 24mm exposed white faced grid and perimeter trim galvanised suspension system. Openings to be formed for light fittings and ventilating system etc. including additional hangers, stiffeners etc. Ceiling system must be strong enough to support light fittings.
11.7.2. Provide fire barriers in roof void above suspended ceiling as required for Building Regulation approval, if applicable. Barriers to comprise 2 layers of ‘Rockwool Fire Barrier’ fixed with metal angles in accordance with manufacturer's instructions.

11.8. **Joinery And Fixtures**

11.8.1. MDF fascia board shall be provided to the Trade Area to cover exposed edge of the mezzanine floor construction, where applicable.

11.8.2. Provide Benchmarx stock kitchen units and worktop to Mess Room as stated.

11.8.3. Provide two notice boards size 900 x 600mm and coat hooks to Mess Room.

11.8.4. Mirrors to be provided above each lavatory basin in toilet areas 600 x 450mm plate glass with screws and dome headed caps. Mirror to disabled/unisex toilet to be 1000 x 400mm wide.

12. **MANAGER’S OFFICE**

12.1.1. The enclosure walls to the Manager’s Office are to be Type C partitions including forming openings for doors and install door and ironmongery, complete all floor, wall and ceiling finishings, decorations and joinery requirements stated on the Room Data Sheets. Dryline the external walls to the Manager’s Office including window boards and skirtings. Form vision panel through partitions 1000 x 1000mm to Trade Area as Item 12.5 above.

12.1.2. Provide notice board and coat hooks to Manager's Office.

13. **TRADE AREA**

13.1. **Wall Linings and Encasures**

13.1.1. The internal self finished lining sheet to the cladding systems to be retained as the final perimeter wall finish above mezzanine floor level.

13.1.2. Lafarge 15mm thick plasterboard wall linings to external walls to be provided on 50 x 50mm preservative treated softwood framing, to finish at underside of mezzanine floor with joints taped and filled to receive direct decorations. Internal projecting columns to be boxed out, ditto.

13.2. **Finishes and Decorations**

13.2.1. The finishes and decorations shall be as stated on the Standard Schematic Drawings and the Room Data Sheets.

13.2.2. Emulsion paint to all walls and column casings to be Diamond Matt, applied one mist and minimum two full coats colour as indicated in the room data sheets, in accordance with manufacturer’s instructions.

13.2.3. Apply a minimum 400mm high painted high level (min 2250mm above FFL to underside) band to the perimeter of the Trade area, forming a frieze, colour to be as per the colour schedule. Where a suspended ceiling is below 2650mm above ffl. there is no requirement to form the perimeter frieze.
13.2.4. Exposed joinery work, window boards etc. to be primed, and painted two undercoats and one finishing coat gloss oil paint colour as indicated in the room data sheets.

13.3. **Floors and Matting**

13.3.1. All floor finishings shall be provided by Gradus and fixed strictly in accordance with the manufacturer’s recommendations.

13.3.2. The carpet tiles to be installed within the Trade Area general areas and the Manager’s Office to be Gradus Predator, colour as indicated in the room data sheets.

13.3.3. The heavy duty specification carpet tiles installed to the zone 1500mm deep behind the Trade Area counter to be Boulevard 6000 colour as indicated in the room data sheets.

13.3.4. The matting to the main entrance is to be loose laid mat, supplied by Travis Perkins Facilities department.

13.3.5. The aluminium edge trim to be provided at door threshold locations and to perimeter of the carpet tile areas is to be the Gradus Elite Edge Trims with insert, colour as indicated in the room data sheets.

13.3.6. Two coats clear floor seal to the exposed concrete floor areas to new buildings, or in the alternative, water based two pack epoxy floor paint colour Light Grey to existing buildings including making good floor slab.

13.3.7. Timber skirting 100mm deep to the whole perimeter of the Trade Area and the Manager’s Office.

13.4. **Suspended Ceilings**

13.4.1. The 1 hour fire rated suspended ceiling to the underside of the entire mezzanine storage floor shall be by CCF colour White, 600 x 600mm square edge tiles on 24mm exposed white faced grid and perimeter trim galvanised suspension system openings to be formed for lights fittings and ventilation systems, etc., including additional hangers and stiffeners. Ceiling system to be strong enough to support the light fittings. The heat pump cassettes will be supported from the mezzanine structure by the Specialist Contractor. Provide Corofil C144 fire stop blocks to the ceiling perimeter where this abuts profiled cladding (if applicable) to maintain the integrity of the ceiling. The height to the underside of the suspended ceiling is to 2700mm.

13.4.2. Provide and install 1 hour fire rated hoods to the light fittings within the ceiling to the mezzanine. Allow to return to site to check that all hoods are correctly fitted at Practical Completion of the Fit Out and provide written confirmation that the overall ceiling has full 1 hour fire integrity throughout. This will involve the Contractor checking that penetrations made through the ceiling and hoods fitted by any of the Specialist Contractors have been correctly fitted and sealed.

14. **SERVICES INSTALLATIONS**

14.1. Provide all builder’s work penetrations through the building envelope constructions and seal with proprietary flashings. Flashings works to be carried out using
minimum 0.7mm thickness galvanised flashings with Corus Colourcoat HPS 200 coating including all appropriate fillers, trims, seals and closures to provide a completely weathertight building envelope fixed in accordance with the recommendations of the manufacture supplying the roof sheet to the building. Flashings to receive Decktite seals for SVP’s and the like shall be dressed up to and turned beneath the ridge flashing, so as to ensure that water does not pond in the trough of the profiled roof sheeting behind the Decktite flashing.

14.2. In the case of new buildings constructions, the Contractor shall appoint the Developer’s roofing contractor to carry out these works in order to maintain the design and workmanship warranty on the roof constructions.

14.3. Provide penetrations through internal partitions including lintels over, if applicable and fire stopping around services penetrations.

14.4. Cut out 4 No. floor boxes approx. size 300 x 200 x 75mm in ground floor slab for power/data distribution to sales desks and make good following installation of boxes by Specialist Contractor.

14.5. Cut out and make good following installation of conduit by Specialist Contractor provisional 20m length of chase in ground floor slab suitable to accommodate 2 No. 25mm diam. PVC conduits.

14.6. Install 3m long Kee-Klamp barrier rail 1000mm high to protect incoming services/meters, Galvanised finish.

14.7. Where the comms cabinet is located on the open mezzanine storage area, it should be protected within a 1.5 x 1.5m secure cage with single door access. To be supplied by the racking contractor.

15. OTHER MATTERS

15.1. Provide and fix nominal 6mm thick stainless steel chequer-plate to the bulkhead to the mezzanine floor at the Tegal gate location 700mm deep and folded over 150mm on to the mezzanine floor to width of gate of 3000mm.

15.2. Allow to provide full building clean internally at Practical Completion of the Fit Out.

15.3. Allow to carry out CCTV survey of all underground drainage at Practical Completion of the Fit Out.

15.4. Co-ordinate Specialist Contractors and Contractor specialist suppliers and convene handover induction of Travis Perkins branch management personnel in the operation of Fit Out and equipment.
## APPENDIX A

### PROJECT & STANDARD SCHEMATIC DRAWINGS

<table>
<thead>
<tr>
<th>Drawing Ref.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>BMXD 01</td>
<td>Building Layout</td>
</tr>
<tr>
<td>BMXD 02</td>
<td>Building Elevations</td>
</tr>
<tr>
<td>TPSD 09</td>
<td>Sales Counter Detail</td>
</tr>
<tr>
<td>TPSD 10</td>
<td>Security Risk A Fence Detail</td>
</tr>
<tr>
<td>TPSD 11</td>
<td>Security Risk B/C Fence Detail</td>
</tr>
<tr>
<td>TPSD 12</td>
<td>Security Risk B/C Gate Detail</td>
</tr>
<tr>
<td>TPSD 13</td>
<td>Protective Steel Barrier Detail</td>
</tr>
</tbody>
</table>
APPENDIX E

COLOUR SCHEDULE
APPENDIX F

NAMED MATERIALS & MANUFACTURERS SCHEDULE