



SPECTRUM
BUILDING

Technical Pack



SPECTRUM
BUILDING

Outline Specification
Builder Work And Finishes

Refurbished Office
Fifth Floor

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INTRODUCTION

The existing office on the fifth floor at Spectrum Building, Glasgow has been the subject of comprehensive refurbishment carried out between December 2016 and February 2017 by AKP Scotland Limited.

The work comprised removal of previous tenants partitioning, fixtures and fittings, followed by renewal and refurbishment of fixtures, fittings, finishes, decoration and services within the office floorplate.

The lift lobby and toilet facilities were redecorated only, as these areas were wholly refurbished in 2012 as part of a wider project.



OFFICE AREAS

FLOORS:

Existing raised access floors were retained and comprise of a medium grade raised access floor panel. The void beneath the raised access floor is 100mm.

Carpet floor finishes laid over the raised access floor comprise carpet tiling laid on a surface tackifier adhesive. The office floor finishes are from Interface with a Transformation carpet title.

WALLS:

Internal walls and internal surfaces of external walls are lined with gypsum plasterboard dry lining, with taped and filled finish.

Decoration to wall surfaces is a vinyl matt emulsion finish.

Timber skirtings, facings, sills and access panels are finished using eggshell paint.

SUSPENDED CEILINGS:

Suspended ceiling systems comprise perforated acoustic backed metal tiles within a proprietary grid system.

The suspended ceiling system is an SAS System 330 comprising EMAC hangers and brackets a 1200 x 300mm module style, on a

C-Profile suspension system. Ceiling tiles are SAS System 330 lay-in tiles with an S1522 perforation pattern.

Proprietary MF ceiling system lined with 12.5mm tapered edge plasterboard to form bulkhead details in a grid. Finished surfaces are taped, filled and decorated with vinyl matt emulsion.

Cavity barriers of suspended blanket type are provided at 20m centres within the ceiling void.

SAS System 150 600 x 600mm suspended ceilings form bulkheads to the front and rear elevation junctions.

ENTRANCE DOORS:

The principal office door set comprises timber veneer door lead with brushed stainless steel ironmongery.

The doors to the service risers and data room have been refurbished and finishes painted.



WASHROOM AREAS

FLOORING:

The toilet floors have a concrete construction. The solid floor is finished using porcelain tiles.

The tiling extends to include the perimeter skirting detail.

IPS / CUBICLES / LAMINATES:

Moisture resistant MDF core laminate faced IPS wall panels and frames.

Full height cubicle system with laminate partitions and oak veneer cubicle frames and doors.

Vanity units comprise a Corian worktop with underslung wash hand basins, glass splash back and mirror box wall mounted fixture with integrated lighting.

TOILET FIXTURES AND FITTINGS:

Toilet roll holders, soap dispensers and associated fittings are compatible with standard office usage.

Hand towel dispensers are provided to each of the main toilet compartments.

SANITARY FITTINGS:

Sanitary fittings are supplied from Ideal Standard / Armitage Shanks ranges and comprise white vitreous china sanitary fittings.

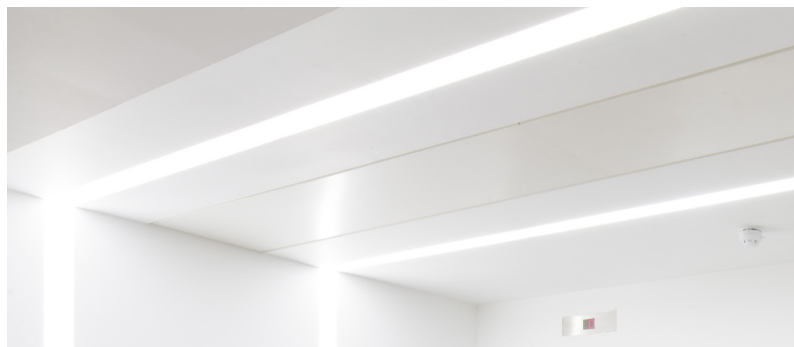
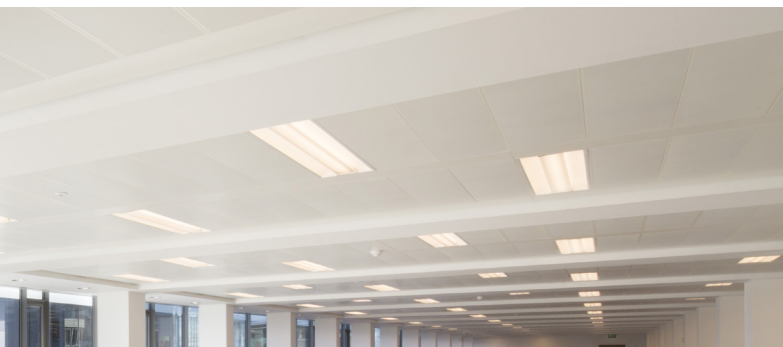
WC units are back-to-wall Shanks "Conceala" toilet pans with concealed cisterns and button press pneumatic flush mechanisms. Matching white seats and lids are fitted.

Wash hand basins are Villeroy & Boch fully recessed with chrome plated waste outlets.

Brassware includes Hansgrohe "Axor Unoz" single lever chrome plated mixer tap with integral pop-up waste connection, including hot and cold water supplies.

An Armitage Shanks / Ideal range 'Doc-M' suite of sanitary ware is provided for wheelchair users within the disabled persons' toilets. Disabled toilet alarms are installed with remote and central indicators.

Shower cubicle (1,200 x 750) with thermostatic shower installed within the toilet core.



ENGINEERING SERVICES

COMFORT COOLING SYSTEMS:

The development is heated by gas fired Boilerplant which serves Fan Coil Units, radiators and Reception Underfloor Heating.

Roof mounted chiller plant serves Fan Coil Units.

Mechanical cooling and heating within all Office Areas is provided by 4 pipe fan coil units with air side control. Fan coil units are arranged on a master/slave basis and the overall control philosophy enables the controls to be modified at a later date to allow for individual fan coil unit temperature control.

Fresh air is ducted from the perimeter louvres directly to the Fan Coil Units. The fresh air is then mixed with return air, tempered and delivered to the floor plate via ceiling mounted linear grilles. Openable windows are located around the perimeter of the floor plate.

POWER INSTALLATION:

Small power distribution boards are provided on each Office Floor serving underfloor power busbars, (busbars are provided for future tenant fit out, no floor boxes provided), lighting and Fan Coil Units. Each floor has a direct dedicated shipper supply. Meters are located within the building's switch-room.

Cleaners' sockets are provided throughout the building on a separate ring circuit with RCD protection.

LIGHTING:

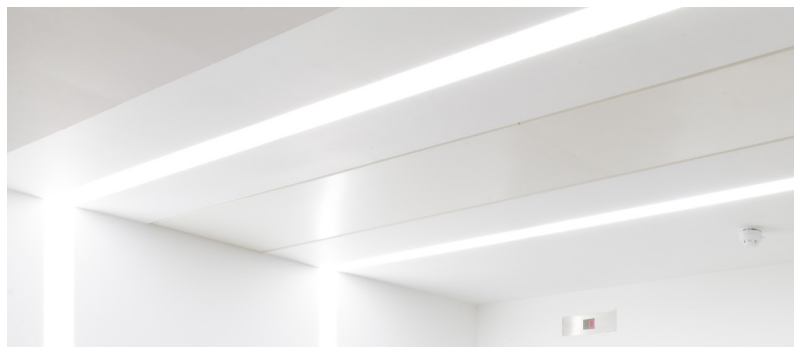
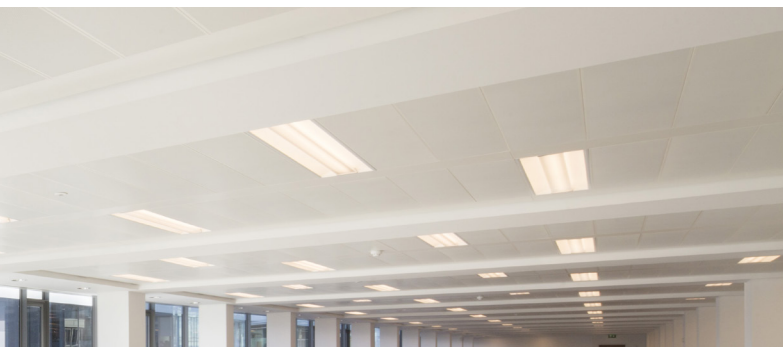
Linear recessed LED lighting has been installed to all office areas comprising low glare high frequency luminaires in accordance with LG7 guidelines providing an illuminance level of 400 lux. Local lighting control systems operating via presence detection are installed.

Low energy compact fluorescent downlighters and LED spotlights are installed within the toilet cores with similar luminaires to the main stairs.

An emergency lighting system is installed complete with test switches and comprising mainly standard light fittings with integral battery packs with self-contained fittings used where appropriate.

CCTV:

A landlord's CCTV system is installed with recording and monitoring equipment at the main reception. The system includes five cameras located internally and externally.



ENGINEERING SERVICES

BUILDING MANAGEMENT SYSTEM:

A Trend Building Management System (BMS) is installed to monitor and control the major functions of the Engineering Services within the building. A central control terminal provides access for the operator to all system functions via a network of cable data loops and sensors. The BMS functions include the following:

- Time control of Fan Coil Units and Central Plant
- Temperature control and set point adjustment of Fan Coil Units and Central Plant
- Fault alarm and print out facilities
- Frost and fabric protection
- Fire alarm interface

DESIGN CRITERIA:

Office Temperature
22°C +/- 2°C

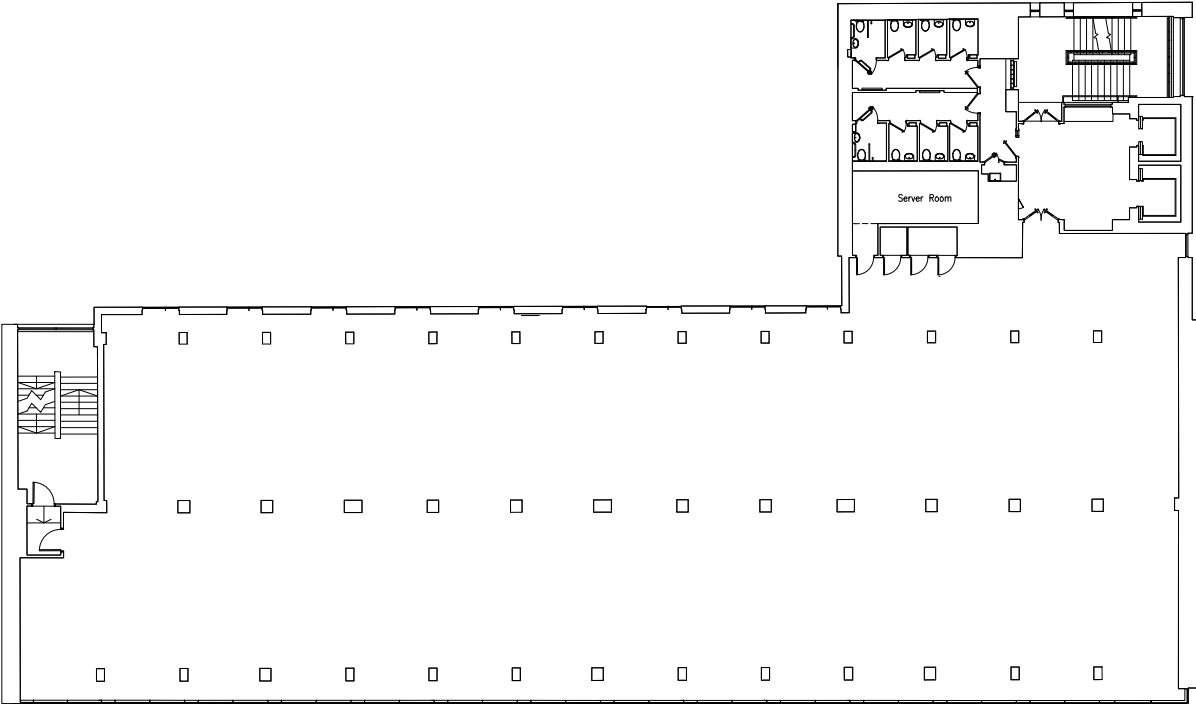
Office Occupancy
1 person per 10m²

*Based on 1M/S velocity within fresh air duct

Office Fresh Air
12 litres/s per person

*Based on 1M/S velocity within fresh air duct

Office Lighting Level
400 Lux average



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND ADVISE DESIGNER OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT.

NO.	REVISION	DATE	BY
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FIFTH FLOOR: THE SPECTRUM BUILDING
55 BLYTHSWOOD STREET, GLASGOW

General Arrangement

 JONES LANG
LASALLE

Property
Fifth Floor
The Spectrum Building
55 Blythwood Street, Glasgow

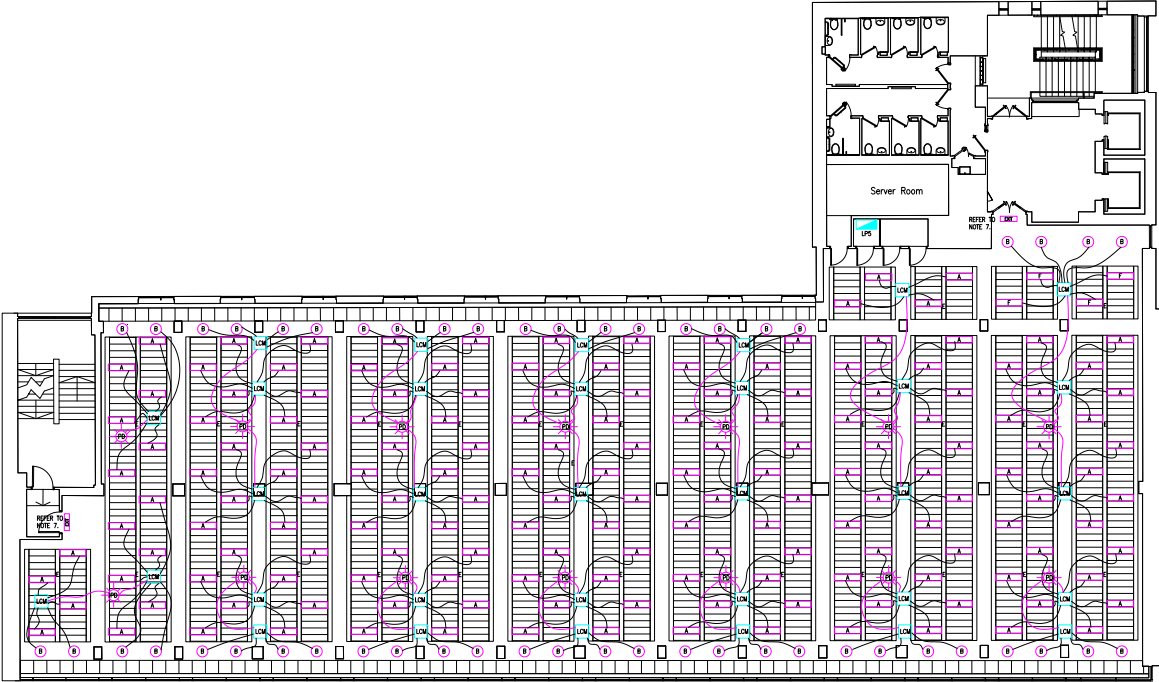
Client
Railway Pension Nominees Limited

Project
Office Refurbishment

Drawing
Proposed General Floor Plan

Scale	Date	Drawn by
1:100 @ A1	25/07/2016	GLR

Sub No.	Drawing No.	Rev.
JLL / 315454	05(T04)	



- NOTES
1. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH BS7671:2008 17TH EDITION WIRING REGULATIONS.
 2. DRAWING TO BE READ IN CONJUNCTION WITH THE ELECTRICAL SERVICES SPECIFICATION.
 3. CONTRACTOR TO ALLOW FOR SITE SURVEY OF PROPOSED WORKS.
 4. ATTENDANCE AND LIAISON WITH OTHER SUB-CONTRACTORS SHALL BE INCLUDED TO ENSURE PROVISION OF CORRECT SYSTEM CONTAINMENT, WIRING AND POWER SUPPLY DETAILS.
 5. THE ELECTRICAL FIXTURES SHALL BE SUITABLY POSITIONED.
 6. EXISTING LIGHT FITTINGS AND ASSOCIATED CABLEING TO BE STRIPPED OUT, CABLEING TO BE TAKEN BACK TO POINT OF SUPPLY AND MADE SAFE.
 7. NEW LIGHTING INSTALLATION TO BE SUPPLIED FROM EXISTING DISTRIBUTION BOARD LIPS.
 8. LIGHTING SHALL BE CONTROLLED VIA CEILING MOUNTED MICROSWITCH PRESENCE DETECTORS. EACH DETECTOR SHALL BE INCLUSIVE OF THE FACILITY TO ADJUST THE TIME LIMITS WITHIN THE DEVICE.
 9. DETECTORS SHALL BE CAPABLE OF BEING PARALLELED TO PROVIDE DETECTION FROM MORE THAN ONE DEVICE AND ALLOW MULTIPLE LIGHT GROUPINGS TO BE ILLUMINATED.
 10. PRESENCE DETECTORS SHALL BE AS PER MESSERS. HAGER.
 11. PLUG IN LIGHTING DISTRIBUTION BOXES SHALL BE IN ACCORDANCE WITH BS5592 AND COLOURED WHITE, FITTED WITH INTERNAL ENCLOSURE AND CARTRIDGE PLATE TO COMPLY WITH IEE WIRING REGULATIONS. OF THE PLUG AND SOCKET TYPE WHERE LIVE CONTACTS ARE ACCESSIBLE AND SHALL BE CAPABLE OF ACCOMMODATING BOTH 3 AND 4 PIN PLUGS. COMPLETE WITH TERMINALS OF SUITABLE CAPACITY FOR THE CONDUCTORS USED, COMPLETE WITH RED COLOURED PLUGS OR EMERGENCY LAMINATES.
 12. EACH LIGHTING DISTRIBUTION BOX SHALL HAVE A MINIMUM OF TWO SPARE WAYS AND SHALL BE COMPLETE WITH SHUTTER/PAUSE SWITCHING CAPABILITY CAPABLE OF ACCEPTING SWITCHES/SENSORS.
 13. THE EMERGENCY LIGHTING SHALL BE IN ACCORDANCE WITH BS5266.
 14. THE EMERGENCY LIGHTING SHALL BE INTEGRAL TO THE GENERAL LIGHTING FITTINGS.

- LEGEND
- RECESSED 1200 x 200 LUMINAIRE AS PER 21000000. MEDIUM LIGHT (L) LED, DAY REF. (E DENOTES EMERGENCY VERSION)
 - RECESSED DOWNLIGHT LUMINAIRE AS PER 21000000. PANGLOSS LED RANCE DAY REF. (E DENOTES EMERGENCY VERSION)
 - KLK BOX (COMPLETE WITH 2 SPARE WAYS)
 - 360° CEILING MOUNTED PIR PRESENCE DETECTOR
 - EXISTING DISTRIBUTION BOARD

Date	Description	Rev	By
Revision Description			



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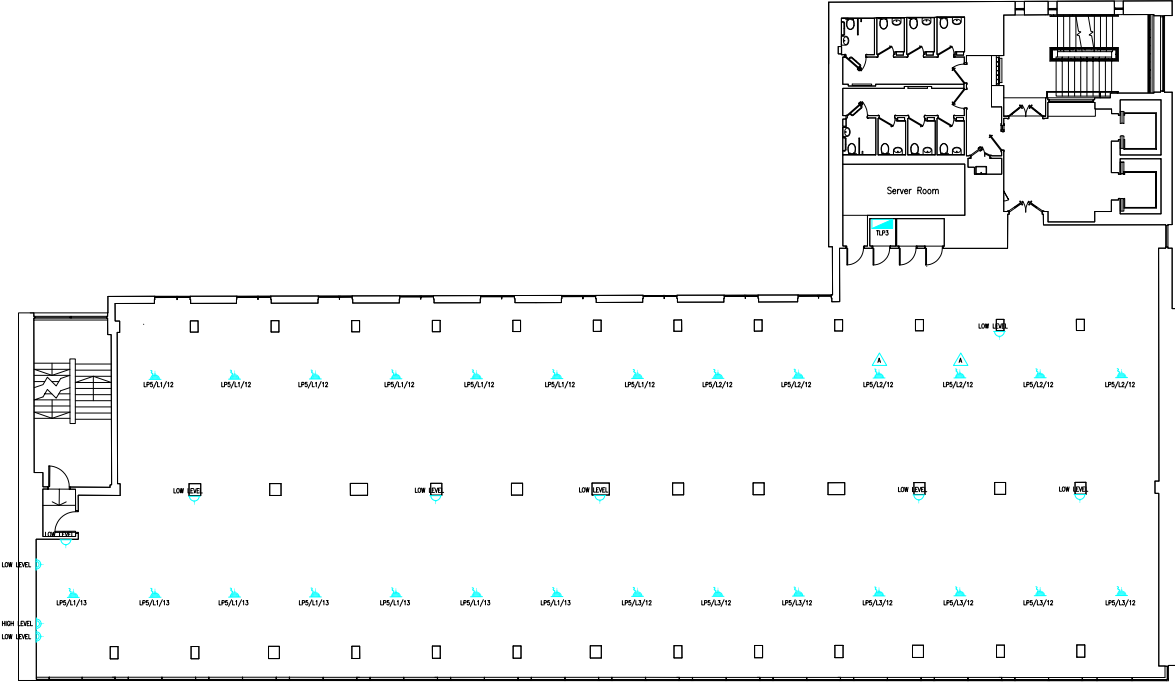
Project:
SPECTRUM BUILDING
LEVEL 5
LANDLORDS REFURBISHMENT

Drawing Title:
FIFTH FLOOR
PROPOSED LIGHTING LAYOUT

Drawing Number:
12076(63)502

Revisions:
Date: 08/08/2016
Scale: 1:100
Drawn By: GD
CAD Dwg File: 12076(63)502.dwg
Arch. Base Dwg:

Issue Status:
Tender



- NOTES:
1. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH BS7671:2008 17th EDITION Wiring Regulations INCLUDING ALL CURRENT AMENDMENTS.
 2. DRAWING TO BE READ IN CONJUNCTION WITH MAIN SCOPE OF WORKS DOCUMENT.
 3. CONTRACTOR TO ALLOW FOR SITE SURVEY OF PROPOSED WORKS.
 4. EXISTING WALL MOUNTED SOCKET OUTLETS AS SHOWN TO BE REMAINED IN SITU. CONTRACTOR TO ALLOW FOR CLEANING OF FACE PLATES.
 5. EXISTING UNDERFLOOR BUSSBAR SYSTEM TO REMAIN IN PLACE FOR USE BY FUTURE TENANT.
 6. OUTGOING WIRING FROM DISTRIBUTION BOARD TILPS CURRENTLY SUPPLYING UNDERFLOOR BUSSBAR SYSTEM TO BE ISOLATED, i.e. SWITCHED OFF.
 7. EXISTING ABOVE CEILING FUSED CONNECTION UNITS AS SHOWN TO BE REMAINED IN SITU. CONTRACTOR TO ALLOW FOR REPLACEMENT OF ANY DAMAGED OR BROKEN UNITS.

REFERENCE:

CONTRACTOR TO CHECK THAT FUSED CONNECTION UNITS ARE INSTALLED AS SHOWN ABOVE CEILING. IF NOT, CONTRACTOR TO WIRE AND INSTALL.

LEGEND:

EXISTING SINGLE SOCKET OUTLET

EXISTING TWIN SOCKET OUTLET

Date	Description	Rev	By
Revision Description			



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Project:
SPECTRUM BUILDING
LEVEL 5
LANDLORDS REFURBISHMENT

Drawing Title:
FIFTH FLOOR
PROPOSED SMALL POWER LAYOUT

Drawing Number:
12076(62)502

Revisions:
Date: 11/08/2016
Scale: 1:100
Drawn By: GD
CAD Dwg File: 12076(62)502.dwg
Arch. Base Dwg:

Issue Status:
Tender



- NOTES:
1. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH BS7671:2008 17th EDITION WIRING REGULATIONS INCLUDING ALL CURRENT AMENDMENTS.
 2. THE COMPLETE FIRE ALARM WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS5839 INCLUDING ALL CURRENT AMENDMENTS.
 3. DRAWING TO BE READ IN CONJUNCTION WITH MAE SCOPE OF WORKS DOCUMENT.
 4. CONTRACTOR TO ALLOW FOR SITE SURVEY OF PROPOSED WORKS.
 5. ATTENDANCE AND LIAISON WITH OTHER SUB-CONTRACTORS SHALL BE INCLUDED TO ENSURE PROVISION OF CORRECT SYSTEM CONTAMINANT, WIRING AND POWER SUPPLY DETAILS.
 6. EXISTING SMOKE DETECTORS TO BE RETAINED AND ISOLATED DURING DOWNWORKS WORKS TO EXISTING CEILING. THIS INCLUDES SUPPLY AND INSTALL OF PROTECTIVE CAPS FOR EACH DETECTOR HEAD. DETECTOR HEADS SHALL ALSO BE BAGGED DURING THE WORKS TO PREVENT CONTAMINATION OF SENSING ELEMENTS.
 7. EXISTING FIRE ALARM CABLEING TO REMAIN AS INSTALLED WHERE POSSIBLE.
 8. EXISTING DETECTOR HEADS SHALL BE RETAINED AND REPOSITIONED TO SUIT NEW CEILING LAYOUT AS SHOWN.
 9. CONTRACTOR TO ALLOW FOR CLEANING OF EXISTING DETECTOR HEADS PRIOR TO RE-INSTALLING.
 10. CONTRACTOR TO ALLOW FOR ISOLATION OF FIRE ALARM SYSTEM AT THE START OF EACH WORKING DAY AND ALSO REINTRODUCTION OF SYSTEM AT END OF EACH WORKING DAY. AS NOTED ABOVE DETECTOR CAPS AND BAGGING OF HEADS SHALL BE INCLUDED IN ORDER TO REMOVE THE POSSIBILITY OF FALSE ALARMS OCCURRING.
 11. CONTRACTOR TO CO-ORDINATE WITH BUILDING MANAGER/SUPERVISOR TO ACHIEVE THE NECESSARY ISOLATIONS.
 12. REDUNDANT FIRE ALARM CABLEING TO BE STRIPPED OUT BACK TO SOURCE AND REMOVED FROM SITE.
 13. REDUNDANT SMOKE DETECTOR HEADS TO BE RETAINED AND HANDED OVER TO BUILDING OWNER AT THE END OF THE PROJECT WORKS FOR USE AS SPARES.
 14. CONTRACTOR TO MAKE ALLOWANCE FOR RE-COMMISSIONING THE COMPLETE FIRE ALARM SYSTEM ON COMPLETION OF THE REFURBISHMENT WORKS.

- LEGEND:
- ★ EXISTING SMOKE DETECTOR (RELOCATED)
 - EXISTING BREAK GLASS CALL POINT (RETAINED IN PLACE)

Date	Description	Rev	By
Revision Description			



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Project: SPECTRUM BUILDING LEVEL 5 LANDLORDS REFURBISHMENT	
Drawing Title: FIFTH FLOOR PROPOSED FIRE ALARM LAYOUT	
Drawing Number: 12076(68)502	
Revisions:	
Date:	12/08/2016
Scale:	1:100
Drawn By:	GD
CAD Dwg File:	12076(68)502.dwg
Arch. Base Dwg:	
Issue Status:	
Tender	



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