

CAT-B SPECIFICATION

**RBC JERSEY
Fifth Floor Gaspé House,
St Helier, Jersey**

Architectural Specification.

Construction Issue – C2

20th August 2025

Revisions in red

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Description of Works

The proposed works involve the CAT-B refurbishment of the Staff Hub and the Fifth Floor, Gaspé House for RBC. The Client is currently occupying this floor and will vacate this space for the duration of these works with the exception of the 11th September, for the International Air Show. Please refer to MEP specification from Astons for the extent of works to building services. Please note that this specification does not include works to the lift lobby or stairwells.

1.0 External Works

Not Applicable

2.0 Demolitions

2.1 Demountable Partitions & Suspended Ceilings

Demount & dispose of stud walls and bespoke joinery as indicated in the demolition drawings. Strip out acoustic curtains, rafts & tiled ceilings as indicated in red on the RCP demolition drawing. Make good surfaces as required.

2.2 Floor Finishes

Remove and dispose of all existing floor finishes. Make good existing raised access floor in preparation for new finishes.

2.3 Fixtures and Fittings

Remove and dispose of any kitchen cabinets, fittings or services. Remove existing Whiterock wall panelling and make good walls. Please note that these may need to be skimmed prior to decoration.

Allow for removal of full-height timber fins and other joinery units including 3No. 'Beach Huts'.

3.0 Floors

3.1 Existing Subfloor & Build-Up

It is assumed that the existing floor slab is of concrete construction and is generally in good condition. No works are envisaged. Any defects should be reported to the Architect/PM. **Various remedial works are to be undertaken to make good the existing plywood subfloor where the existing vinyl has been uplifted. See section 3.3 for further detail.**

3.2 Raised Access Floor

Retain the existing 600x600mm raised access floor system throughout all areas. Existing tiles that are defective will be replaced with new medium-grade raised access floor tiles (Kingspan RMG600 or similar & approved). Allow for a nominal 10 new tiles throughout & allow for making good areas where damaged or floor boxes have been removed.

Allow for the pre-cutting of floor tiles to accommodate any new floor-boxes or grommets to suit the new layout (as detailed in the MEP documents). Any holes in tiles to be positioned in a manner where the structural integrity of the tile is not affected. Positions and quantities of floor boxes & grommets to be confirmed by MEP Consultant.

Allow for the removal and reinstatement of the raised floor to accommodate any building services access (cabling etc) as well as the installation of any new floor baffles.

3.3 Plywood Subfloor

Allow for 6/9mm plywood sub-base glued and screwed to raised access floor to accommodate the Vinyl floor finish (FF02) in the Staff Hub. **This will be a combination of new ply applied to the existing raised access floor as well as feathering to create level transition between FF02 and the adjacent carpet and vinyl floor finishes.**

3.4 Blockwork Build-Up

There could potentially be a bunded area beneath the new tea point as this was previously a kitchen. This needs to be inspected onsite. If no bund is present, a 100mm soap block 'bund wall' upstand below raised access floor to prevent spread of water from tea point (in the event of leakage). Ensure concrete block is well secured to existing concrete slab (by non-mechanical methods) and a high-performance waterproof mastic is applied to the junctions (both sides) to eliminate water leakage from bunded area. Apply water resistant Visqueen Waterproofing (Gas Resistant) Self-Adhesive Membrane to bunded area. Refer to Raised Access Floor drawings for location.

3.5 Cavity Barrier

It is not known where the existing cavity barriers are located within the floor void and what condition they are in. Main Contractor to allow for inspection and report to be undertaken by a qualified Passive Fire Consultant on commencement of the works. Specification of any remedial works or replacement product to also be undertaken by a qualified Passive Fire Consultant.

3.6 LVT Floor Finish – FF01

Milliken Amtico Access **Loose Lay LVT** in 100x150mm planks. 0.55mm thick laid in Ashlar random format. Lay to manufacturer's guidelines using recommended fixing specifications – tackifier to allow access to RAF. Allow for suitable brushed stainless-steel threshold to junction of carpet.

- **Colour - Bleached Elm SX5W2516**

3.7 Amtico Floor Finish – FF02

Amtico Spacia tiles. 2.5mm thick laid onto ply sub-floor. Lay to manufacturer's guidelines using recommended fixing specifications. Allow for suitable brushed stainless-steel threshold to junction of carpet.

- **A - Colour – Sidecar SS5S2605 / size 457.2 x 457.2 mm**
- **B - Colour – Gallery Concrete SS5S3071 / size 609.6 x 914.4 mm**

3.8 Carpet Tile – FF03 (Quiet Area Carpet)

Milliken **Colour Compositions** 250x1000mm carpet planks. 8.3mm thick and to be laid in an Ashlar half drop pattern. Carpet planks to be laid to manufacturer's recommendations with suitable adhesive.

- **Colour - 60% CMP33/165 Chamois/Impasto**
 - 30% CMP165 Chamois
 - 10% CMP33 Impasto

3.9 Carpet Tile – FF04 (Collaboration Area Carpet)

Milliken **Colour Compositions** 250x1000mm carpet planks. 8.3mm thick and to be laid in an Ashlar half drop pattern. Carpet planks to be laid to manufacturer's recommendations with suitable adhesive.

- **Colour - 60% CMP19 Collage**
 - 30% CMP19/165 Chamois/Collage
 - 10% CMP165 Chamois

3.10 Carpet Tile – FF05 (Meeting Room Carpet)

Milliken **Colour Compositions** 250x1000mm carpet planks. 8.3mm thick and to be laid in an Ashlar half drop pattern. Carpet planks to be laid to manufacturer's recommendations with suitable adhesive.

- **Colour - 100% CMP19 Collage**

3.11 Carpet Tile – FF06 (Games Area Carpet)

Milliken **Northern Soul** 250x1000mm carpet planks. 8.3mm thick and to be laid in an Ashlar half drop pattern. Carpet planks to be laid to manufacturer's recommendations with suitable adhesive.

- **Border – Stomp FFR13-153**
- **Rug Effect – Soundtrack Bright STR21-133-102**

3.12 Thresholds

Metal thresholds to all junctions where different floor finishes abut (except carpet to carpet). Threshold to be from Schluter Schiene (brushed SS). Flooring contractor to confirm the suitability of all trims prior to application.

4.0 Partitioning

4.1 Acoustic Stud Partition – WT01

Stud partition secured between RAF and underside of concrete slab above. 50mm Gypframe Stud with 2No. layers painted 15mm Gyproc Soundbloc each side. 50mm Isover APR 1200 acoustic insulation to cavity. Painted 15mm planted MDF skirtings (height to match existing CATA skirtings).

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps are filled with sealant / Rockwool acoustic insulation and to ensure acoustic performance. Partition to be constructed to manufacturer's recommendations. Allow for 100mm wide Isover APR 1200 acoustic baffle to the raised access floor void below the line of the partition (void depth circa 125mm).

Acoustic rating of partition must attain 56dB.

4.2 Single Glazing – WT02

Full-height single glazed Optima Revolution 54 (or similar & approved) partition with aluminium framing. Framing to be a powder-coated finish RAL 7021. Dry minimal C-joints between all glass panels which are to be in equal widths where feasible. 1 layer of 12.8mm acoustic glass to be secured between the floor and head channel. Allow for solid stud partition (Type WT01) within ceiling void above line of partitioning. 100mm wide Isover APR 1200 acoustic baffle to raised access floor void below the line of the partition (void depth TBC).

Partition to be constructed to manufacturer's recommendations. Ensure all gaps at floor, ceiling and wall junctions are filled with acoustic sealant to ensure acoustic performance. **Allow for 'Type 4' Tech Panel to be integrated into partitioning.**

4.3 Media Wall – WT03

Line side wall of new Meeting Room to accommodate new AV. 50mm stud set off wall by 5mm lined on outside face with 15mm plywood and 15mm Soundbloc to inside face. 50mm Isover APR 1200 acoustic insulation to cavity. Painted 15mm planted MDF skirting (height to match existing CATA skirtings). Allow for 50mm wide acoustic baffle below floor void along the line of partition.

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps in decking are filled with sealant / Rockwool acoustic insulation and to ensure acoustic performance. Partition to be constructed to manufacturer's recommendations.

4.4 Standard Stud Partition – WT04

Stud partition – **Servery areas stud wall (behind cabinetry) is to be 1900mm high (TBC).** 50mm Gypframe Stud with 1No. layer painted 15mm Gyproc Soundbloc each side. 50mm Isover APR 1200 acoustic insulation to cavity. Painted 15mm planted MDF skirtings (height to match existing CATA skirtings). ~~Allow for 50mm wide acoustic baffle below floor void along the line of partition and within ceiling void.~~

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps in decking are filled with sealant / Rockwool acoustic insulation and to ensure acoustic performance. Partition to be constructed to manufacturer's recommendations.

Allow for 12mm spray-painted capping to top edge. Allow for additional softwood bracing internally to partition to ensure stability.

4.5 Intersection with Structure

Where full-height stud partitioning is positioned directly below a section of steel structure, ensure the partition is adapted and continues up to the underside of the decking above by by-passing the steel (kink in partition etc). The fire/acoustic integrity of the partition must be maintained at all times. Exact details can be determined on-site.

4.6 Existing Walls & Columns

Allow sum for minor repairs and making good to existing core and perimeter walls and columns including filling holes, removing any redundant brackets/screws etc and making smooth in preparation for decoration. Allow for 10% of area.

4.7 Existing Skirtings

Existing MDF square edge planted timber skirtings are to be retained to all areas. Allow sum for minor alterations and making good.

4.8 New MDF Skirtings

Allow for new painted planted MDF square edge planted skirtings to new stud walls to stud partitions, height & profile to match existing skirting. Refer to plan for exact locations of partitions.

4.9 Plywood Pads

Allow for additional layer of 15mm ply to stud partitions to accommodate the following;

- a. Wall-mounted TV/AV units.
- b. Wall-mounted cabinets in Refreshment area.

Refer to setting out plan for further detail.

4.10 AV Cable Conduits

Allow for concealed plastic conduit to cavity of partitions WT03 to accommodate cables for all wall-mounted TV. Refer to M&E consultants' drawings and specification for further detail.

4.11 Partition & External Envelope Junctions

Mechanical fixings permitted to raised floor, suspended ceiling, concrete floor slab, underside of decking or core walls only. No mechanical fixing is permitted into the external window framing or metal infill panels between windows. Where stud walls interface with these areas, allow for an acoustic strip between end of partition and aluminium framing of window and acoustically seal along full length of junction to ensure acoustic integrity is maintained.

5.0 Doors & Windows

5.1 Internal Doors & Frames

All doors as existing except new **veneered timber doors & frame** into newly formed Meeting Room. These are to be 2x926mm leaf and to align with 2500mm height partitioning. Both leaves to brushed SS pull handles and hinges to match design on lower RBC floors. **Frame & door colour to match other doors on lower floors. Allow for acoustic brushes and rubber 'batwing' acoustic strips to both leaves. Slot vision panels to both leaves.**

Veneer – Polyrey C103 Chene Lave (grain) to match existing. Painted frame.

5.2 External Windows

All existing windows are to be retained. No fixings are permitted to the framing of these windows.

5.3 Access Control Security (AC)

Access control system to remain as existing. Refer to M&E documents for details.

6.0 Ceilings

6.1 Existing Ceiling Rafts, with integrated lighting – CT01

Existing white Oval shaped ceiling rafts to be retained for re-use. Acoustic ceiling rafts to be suspended below exposed ceiling in the 'Games' area. Suspended using adjustable wire hangers. Cost to be provided for spray painting the rafts and upgrading the lighting. Additional rafts reclaimed from other areas to be located within this area.

6.2 Existing Suspended Ceilings - CT02

Existing suspended ceilings are to be retained in areas as indicated on the RCP. Grids to be cleaned and any defective areas to be replaced. Heights of ceiling to remain as existing. Ceiling fittings such as grilles and light fittings are white to match the exposed

ceiling grid. Allow for MDF backers to tiles to suit services where required. Any new works to be carried out in accordance with industry standards and manufacturer's guidelines.

6.3 New Coloured Ceiling Tiles – CT03

As indicated on the RCP, the existing grid is to be retained above area of new tea point. It should be noted that the existing grid will need to be repaired and extended where components have been removed. Allow for spray-painting of grid to suit new colour of tiles. New coloured ceiling tiles from the Ecophon Focus range are to be fitted to the grid **Colour - Ocean Storm**. Heights of ceilings to remain as existing.

6.4 New MF Plasterboard Ceilings – CT04

Allow for new MF plasterboard ceilings as indicated on the RCP. System shall comprise of concealed metal framework suspended from the structural soffit using strap hangers or angle sections. 12.5mm plasterboard screw fixed to the framework to form the ceiling lining. The lining shall be taped and plaster skimmed to form a seamless finish suitable to receive 1 mist coat, and two full coats of emulsion paint (RAL 9010). Concealed trim around outside edge (onto open ceiling). Allow for concealed LED strip light around perimeter. Lighting to be specified by MEP contractor.

6.5 New Suspended Ceiling Planks – CT05

Proprietary suspended ceiling system from Ecophon to Meeting Room shall comprise of a 1200x600mm lay-in suspended 'Connect' grid, to receive ceiling tiles, lighting and ventilation grilles as indicated on the reflected ceiling plans and MEP drawings. The suspended ceiling system must safely support all loads including services fittings. The maximum deflection of the grid between hangers is 3mm when tested to BS 8290: Part 2, Appendix A.

Suspension system to include all hangers, fixings, main runners, cross members, primary channels, perimeter trims, splines, noggins, clips, bracing, bridging, etc, necessary to complete the installation. Exposed grid shall be 15mm wide galvanised steel "T" section finished in white (Connect White 01). Tiles shall be glass wool 1200x600x20mm white tegular edged, by Ecophon (Focus E). Ceiling fittings such as grilles and light fittings shall be white to match the exposed ceiling grid.

Fire resistance of suspended ceiling assembly only to BS 476: Parts 21,22 and 23 as relevant: Stability/integrity/insulation (minutes): -/60/60. Fire spread rating for materials exposed to both the room and the void to be in accordance with Building Regulations: Class 0/Class 1. All suspended ceiling heights and setting out as indicated on the RCPs.

6.6 New Ceiling Rafts – CT06

'Silente' (or similar & approved) 'Circle' ceiling rafts @ 1200mm & 800mm diameter. Acoustic ceiling rafts to be suspended below exposed ceiling in the Café area. Suspended using adjustable wire hangers. Installation to manufacturer's guidelines. Refer to RCP for locations. Exact heights of new acoustic rafts to be confirmed on site by Architect. **Colours of panels;**

- Navy – 35% (mixture of sizes)
- Marble Smoke Blue – 35% (mixture of sizes)
- Marble Beige – 30% (mixture of sizes)

6.7 New Acoustic Baffles - CT07

'Silente' (or similar & approved) Two tone 2400x24x300/100mm wave acoustic baffles to be suspended below suspended ceiling. Suspended from underside of ceiling grid using adjustable wire hangers in alternate directions. Installation to manufacturer's guidelines. Refer to RCP for locations. Exact heights to be confirmed on site by Architect.

- Navy – 4No.
- Marble Smoke Blue – 4No.

6.8 New Acoustic Baffles - CT08

Muuto 'Under the bell' - 820mm diameter acoustic feature light fitting.

6.9 Existing MF Plasterboard Ceilings, Bulkheads, Blind box & Downstand

Retain existing MF ceiling around perimeter of the floor as indicated on the RCPs. Make good any defective areas after demolitions are undertaken. Ensure smooth transition with any new MF ceiling that abuts. Make good where any diffuser grills or existing lighting is to be removed.

6.10 Cavity Barrier

No cavity barriers are present as the ceiling is an open ceiling.

7.0 Decoration

7.1 Existing Walls & Columns

Allow for making good to all existing walls and columns in preparation for redecoration. Fill any holes and make smooth. Decorate with 2 no. full coats of matt emulsion (Dulux or Crown) – ensure full block of colour throughout (white RAL 9010).

7.2 Paint Finish to New Plasterboard / Plastered Finishes

Paint all plasterboard/plastered partitions and walls/MF ceilings. Decorate with 2-3 no. full coats of matt emulsion (Dulux or Crown) – ensure full block of colour throughout (white RAL 9010). Apply to manufacturer's instructions.

7.3 Timber Elements

Allow for light sanding and single coat of primer to all new timber/MDF. Allow for 2-3No. coats suitable timber paint (Dulux or Crown) to all new MDF skirtings to ensure a full block of colour. Satin finish. 1No. coat to all existing timber elements as stated below;

- MDF perimeter ceiling pelmet (RAL 9010)

7.4 Caulking & Siliconing

Allow for general tidying up of internal areas and include all finishing, such as decorating, caulking, and siliconing. Allow for caulking around door frames, skirtings and along perimeter trim of new suspended ceiling.

7.5 Feature Moss/Plant Wall – WF01

4m x 2m 1400w x 1200h feature 'preserved' Moss/Plant panel c/w timber frame, by Exubia. Secure within 100x50mm spray-painted MDF framing secured to wall using concealed fixings. **Exact design to be confirmed.**

7.6 Feature Wall Graphic – WF02

Wallcovering to games area (refer to wall finishes plan for locations). Specification: Tektura, fabric backed vinyl wallcovering, ref:

Tektura - Neo Mini NEOBBAG07 – Colour TBC

7.7 Acoustic Timber Slat Wall – WF03

'Nature wall' feature acoustic timber panels to Meeting Rooms. Frame with oak veneered panels with hardwood lippings & concealed LED tape light feature, circa 5250x1550mm in area. A large central section will be clear & allocated for a TV screen – refer to detail 460. **Natural Oak finish with black acoustic backing.**

7.8 Feature Paint Finish to Plasterboard Walls – WF04

Refer to Wall Finishes drawings for locations. Decorate with 2/3 full coats of matt emulsion – ensure full block of colour throughout. Apply to manufacturer's instructions. **Colour of paintwork TBC**

All walls highlighted on the wall finishes drawing refer to only one side of the wall as indicated.

7.9 Ceramic Wall Tiling – WF05

Ceramic tiled splashback above worktop to Staff Hub. Refer to drawings for extent. **Specification TBC - Waxman Styx – ST-93 (75mm x 300mm) vertically with Mapei Grout Kerapoxy CQ 160.**

7.10 Glass Manifestation – WF06

Mid-height privacy manifestation applied to glazing of new meeting room. Exact design of manifestation TBC. Allow provisional sum only.

8.0 Mechanical, Electrical & IT Services

Please read MEP consultant drawings & specification for more detail

8.1 BWIC

Main contractor to include all BWIC with MEP works.

8.2 Acoustic Integrity

Allow for appropriate acoustic sealing around all services that pass through any stud partitioning or acoustic batts / baffles.

8.3 AV

Allow for 100x50mm plastic conduits to stud partitioning where wall-mounted TVs are to be located. Refer to AV specialist drawings for locations.

9.0 Workmanship & Approvals

9.1 Workmanship

- All works to be designed in accordance with the latest British Standards and shall be constructed in accordance with the latest relevant Codes of Practice.
- All works to be carried out to manufacturer's guidelines and recommendations.
- Workmanship should always be of a high standard and will be subject to the Architect's standard snagging procedure on completion of works.

9.2 Approvals

All works shall be carried out in accordance with the current applicable Building Regulations to the approval of the Local Authority Building Control Inspector and the Local Fire Officer.

9.3 Site Checks & Tolerances

All dimensions stated are based on the information available at the time. Please note that it is the responsibility of the contractor to always check these dimensions on site to ensure they are accurate.

10.0 Miscellaneous

10.1 Cleaning

Allow for professional clean after completion of works.

10.2 Signage

Please note that the manifestations are stated as WF06 on the Wall Finishes Plans.

1. **WF06** - Manifestation (50%) to all glass partitions in all meeting rooms. Design TBC by the client.

10.3 New Blinds

New window blinds as indicated on the drawing to the meeting room and high bench facing the windows. Window blinds to match existing - Verosol QS8 roller blinds, silver screen fabric, 2% openness factor.

10.4 Acoustic Curtains

Acoustic curtains within the Meeting room on an exposed track system, suspended from the plasterboard ceiling.

Curtain fabric: Vescom Corsica range – **Colour TBC**

10.5 Staff Hub Area - Kitchen Cabinetry

Kitchen cabinets & wall mounted cupboards with bar handles. Plinths, end panels, knee recess back & side panels and pelmets to match. **Colour/finish -TBC**, samples are to be provided to the client for approval. Stone / Quartz worktop at 850mm height with open section for disabled users. Drawers to have soft-closers and cutlery insert to top drawer in the narrow unit. Soft close doors. Tiled splashback & recessed LED tape light within diffuser channel. Island unit to match finishes above. Allow for the following provision:

- 1 ½ bowl undermount black composite sink and drainer. Franke Kubus Sink.
- Black mixer tap. Franke Active Swivel Sink Mounted Mono Mixer Kitchen Tap.
- 2No. Integrated 600mm wide rapid wash dishwasher with 3 drawers (Bosch Series 6 or similar & approved).
- 2No. Integrated full-height larder fridge (Bosch Series 6 or similar & approved).
- 2No. Integrated microwave (Bosch Series 6 or similar & approved).
- 1No. Water taps with extended neck to supply boiling, chilled & sparkling water. Vents to door fronts. Refer to M&E specification.
- 1No. Coffee machine (client supplied – allow for power, water supply & drainage only).

Refer to drawing 300. Supplier to provide 3D visuals, samples and drawings for client sign-off prior to procurement.
NB* - water taps to match clients existing spec where possible.

10.6 Bespoke Joinery

Allow for the following to be provided/undertaken;

- **Timber Screens** – Design TBC
- **Banquette Seating** – Design TBC