

7.2 Fit out design and construction guide



This guide provides essential technical information for the fit out design and construction and submittal for Landlord compliance.

Estidama specifically requires the Integrated Development Strategy developed in IDP-R1 to be clearly communicated. This can be done using Estidama scorecard.

For example if a specific lighting efficiency has been assumed or low VOC paint has been previously targeted in the PRS, the guide should enforce these requirements and provide guidance to the tenants.

The Owner of the development has to demonstrate that common areas will be fitted out appropriately and that there are procedures to verify that the tenant has complied with the Tenant Fit Out Guide. This guide can supplement the Agreement for Lease and/or Lease.

The tenant fit out guide should include the following as a minimum:

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- Design team information, company names, address
- IDP planned
- Project Vision including sustainability Vision and Objectives
- Landlord agreement Procedure
- Local authorities procedures
- Safety and Health Policy
- Interface with Landlord services
- Technical specifications including performance requirements:
 - Mechanical services
 - Electrical Services
 - Public Health services
 - Structural information
 - Other specialists items, security,...
 - Materials
 - Specific Estidama requirements

Guidance

- BCO Office Fit-Out Guide 2003 - <http://www.bco.org.uk>

Related Credits

- IDP-R2: Tenant Fit-Out Design & Construction Guide

