

The logo for RCLG features the letters 'RCLG' in a grey, sans-serif font, centered within a teal-colored graphic. The graphic consists of a thick teal line that forms a partial circle around the text, with a thin teal line extending from the top and bottom of the circle, curving outwards.

RCLG

# **Site Facilities Requirements**

## **[Template Scope of Work]**

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Revision	Status	Date
01	Draft Issue – for review & comment	22 January 2015
02	Updated to include comments from Built	30 January 2015
03	Updated to include final working-group comments	2 November 2015
03.1	Minor updates from supplier feedback	31 August 2016
03.2	Updates post review with ACA committee members Renuka Sabaratnam and Ricky Bridge	10 October 2016
03.3	Final updates including revision of insulation values	3 April 2017
03.4	Updated terminology of Sustainable Site Facilities Requirements	28 August 2017
03.5	Added Definitions section	25 October 2017
03.6	Following discussions with MBIAA – changes to insulation, PIR sensors, shutdown switch, taps & toilets, and addition of numbering	2 February 2018
4.0	Final revision after agreement with MBIAA membership. Changes to numbering, insulation (for existing modular buildings), implementation timing, and inactive control for lighting and AC	22 June 2018

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## 0. Introduction

This scope of work has been created for *(insert company name)* to develop a list of best practice sustainability criteria to which all construction site facilities should strive to achieve, and in some cases conform to minimum criteria. This is based on industry consensus on what constitutes best practice in the areas of internal environment quality, energy use, water use, and resource efficiency.

The scope should take into consideration the overall site layout and conditions relevant to each project, as well as each site's requirements for prefabricated site facilities or custom built structures.

This scope does not in any way contradict a project's obligations to meet and / or exceed the minimum legislative requirements as set out in WorkCover's Construction Code of Practice 2014.

The appendices listed in the Table of Contents are suggested site specific documents which will assist the site facilities supplier in determining how to best respond to this scope of works and cater for solar orientation as feasible.


## 1. Definitions

**Site Facilities** are defined as defined as temporary facilities provided for the occupation and use of site teams during the construction phase of a project.

**Prefabricated Site Facilities** are defined as factory manufactured, portable buildings that are transported to site for part or full duration of the project. The buildings are those that are used by people for work and/or recreation and include site offices, meeting rooms, lunch/crib rooms, first aid sheds and toilet blocks as well as sleeping quarters. Some of the requirements will apply to all buildings, and some only to the office components. Storage buildings, containers and buildings only infrequently visited by people are not covered by this credit.

**Custom Built Structures** are defined as temporary site facilities that have been purpose built on site.

## 2. Objectives / Outcomes

-  Provide a list of minimum requirements for what *(insert company name)* expects from the site facilities suppliers.

- Suppliers must meet these requirements at the best value for cost.
- **(insert company name)** requires the site facilities design and construction to minimise waste at demobilisation.
- This scope should be cross-referenced with the project's temporary electrical and hydraulics services scopes to pick up items such as:
  - PVC best practice conduit, cable and pipework
  - PIR sensors and LED lights, where not supplied by the site facilities supplier
  - water tanks
  - solar panels
  - energy and water metering

### 3. Scope –Site Facilities Requirements

#### 3.1 Minimum Requirements – Provided by Site Facilities Supplier

Minimum requirements below apply to all new and existing site facilities procured from January 2019.

- 3.1.1 Insulation in walls = (New R2.0) Existing R1.8
- 3.1.2 Insulation in ceilings = R3.0
- 3.1.3 Low VOC paints where applicable for all internal surfaces
- 3.1.4 Low VOC adhesives and sealants throughout
- 3.1.5 Low VOC carpets, and / or use of recycled carpet where applied
- 3.1.6 LED lighting
- 3.1.7 Provide effective lighting control to eliminate the energy consumption from lighting during inactive periods. Acceptable control methods are sensors, timers, master control switches or equivalent
- 3.1.8 Chain of custody FSC or AFS timber throughout
- 3.1.9 Door closers on all external doors (to air-conditioned spaces)
- 3.1.10 Weather seals at all doors and windows (to air-conditioned spaces)
- 3.1.11 Use of blinds, tinting or external shading for all windows to office spaces
- 3.1.12 Provide effective air conditioning control to eliminate the energy consumption from air conditioning during inactive periods. Acceptable control methods are sensors, timers, master control switches or equivalent

- ④ 3.1.13 A deconstruction plan of the site facilities and amenities, or a product stewardship policy by supplier/manufacturer that demonstrates end-of-life treatment of the site facility
- ④ 3.1.14 For new builds, push button taps with aerators (to be 3.5L/min or less) to ablution blocks hand basins. Existing buildings to phase in over 3 years (by 2021)
- ④ 3.1.15 For new builds, all toilets to be 3/4.5L dual flush and shower heads to be 7.5L/min. Existing buildings to phase in over 3 years (by 2021)
- ④ 3.1.16 Building Manufacturers to operate an accredited ISO 14001 Environmental Management System

### **3.2 Optional Extras – either provided by supplier or by others:**

- ④ 3.2.1 Full split system air conditioning
- ④ 3.2.2 Solar panels installed to feed facilities, and potentially site as well

### **3.3 Minimum Requirements – Accessories**

- ④ 3.3.1 Low formaldehyde joinery and / or recycled FF&E
- ④ 3.3.2 Rainwater collection/reuse
- ④ 3.3.3 FSC timber for all temporary uses – e.g. stairs, decks and covered walkways
- ④ 3.3.4 3 Star Energy Rated fridges
- ④ 3.3.5 4 Star Energy Rated TVs
- ④ 3.3.6 4 Star Energy Rated dishwashers
- ④ 3.3.7 Sub-metering of electricity and water (monitoring site and site office / amenities separately)
- ④ 3.3.8 Elimination of plastic and paper kitchen supplies – cups, utensils, plates with china and metal utensils
- ④ 3.3.9 Green cleaning products (refer to GECA standard and EcoSpecifier products)
- ④ 3.3.10 Paper, bottle, plastic (co-mingle) and printer cartridge recycling
- ④ 3.3.11 Indoor plants provided for offices, including lunch rooms
- ④ 3.3.12 Best practice PVC conduit, wiring and pipework
- ④ 3.3.13 Bike racks to facilities area

### **3.4 Minimum Requirements – Site Facilities Built on Site**

- ④ 3.4.1 Insulation in walls = R2.5

- 3.4.2 Insulation in ceilings = R3.0 (where applicable – i.e. N/A if concrete slab over)
- 3.4.3 Low VOC paints where applicable for all internal surfaces
- 3.4.4 Low VOC adhesives and sealants throughout
- 3.4.5 Low VOC carpets, and / or use of recycled carpet where applied
- 3.4.6 LED lighting throughout
- 3.4.7 Provide effective lighting control to eliminate the energy consumption from lighting during inactive periods. Acceptable control methods are sensors, timers, master control switches or equivalent
- 3.4.8 Door closers on all doors to conditioned spaces
- 3.4.9 Weather seals at all doors and windows (to air-conditioned spaces)
- 3.4.10 Provide effective air conditioning control to eliminate the energy consumption from air conditioning during inactive periods. Acceptable control methods are sensors, timers, master control switches or equivalent
- 3.4.11 A deconstruction plan of the site facilities and amenities
- 3.4.12 IT policy introduced to eliminate energy usage of computers, monitors and multi-function devices via hibernation or sleep mode during inactive periods
- 3.4.13 Chain of custody FSC or AFS timber throughout
- 3.4.14 Modular sized materials to minimize post-first use waste
- 3.4.15 Push button taps with aerators (to be 3.5L/min or less)
- 3.4.16 All toilets to be 3/4.5L dual flush and shower heads to be 7.5L/min
- 3.4.17 Water metering

## APPENDIX A

### Site Plan

*Insert project specific site plan here*



## APPENDIX B

### Deconstruction / Demobilisation Plan or Product Stewardship Policy

*Insert project specific plan here*

## APPENDIX C

### Site Facilities Layouts

*Insert project specific diagram here*