



SHORT CONSTRUCTION SPECIFICATION

BUILDING SHELL

- Façade: Two shells—masonry/exposed brick
- Window on the main floor: metal window
- Window on the upper level: Wood/metal window
- Shading main floor: Drop arm awnings, switch-operated
- Shading upper level: Roman blinds, switch-operated

GENERAL ZONES

- The entry areas, the development zones and areas not belonging to the lease space are completely fitted out
- All outdoor spaces are completely fitted out
- Passenger lifts: accessible for persons with disabilities
- The letterboxes are fitted out

BUILDING SERVICES

- Heat production with a geothermal probe and brine/water heat pumps
- Heated and cooled ceilings with zone control
- Supply air from the side via diffusion grilles;
- Outgoing air in a central location/or from the side via diffusion grilles
- Air exchange lease space:
 - Commercial 1-3 = 2.6 m³/h m²
 - Commercial 4-8 = 3.8 m³/h m²
 - Commercial 1st-4th upper level = 4.5 m³/h m²
 - Air exchange wet cells: 6.0 m³/h m²

ELECTRICAL SYSTEMS

- Main distributor on the main floor
- Main and riser lines on the part of the tenant
- Multimedia: Fibre glass via Swisscom or UPC; Connection from the electrical room on the main floor
- Power values on the main floor: max. 50 W/m²
- Power values on the main floor: max. 120 W/m²
- Safety lighting for escape routes present; further on the part of the tenant

LEASE PROPERTY

The lease space will be provided in the refined building shell:

- Walls: Base plaster raw
- Ceilings/supports: Concrete raw
- Floor main floor: Underlay raw
- Floor upper level: Raised floor, no floor coverings
- Main floor: Heating on the basis of floor heating
- Upper level: Heating/cooling (freecooling) via heated and cooled ceilings
- Connection possibilities for a kitchenette present
- Main floor: Supply and exhaust air duct run into the rental space
- Upper level: Supply and exhaust duct fitted out in the media pack, excluding distribution and outlet grille
- Wet cells fitted out in the basic fit-out
- Blind control in the basic fit-out (1 switch in the basic fit-out)
- Video intercom with a colour monitor
- Mechanical keys – ducts present for access control

TENANT FIT-OUT

- Electrical: Connection by cable from the main distributor on the main floor including sub-distribution
- Network cabling
- Power including lighting fixtures
- Setting/regulation of the HVAC distribution
- Air distribution within the rental space
- Recirculating air cooler for IT, communication systems (via the geothermal probe). In the event of a large power requirement, a cooling system is needed
- Distribution and fit-out of room controls must be adapted to the room layout
- The ceiling modules must be adapted to the room layout
- Fit-out of access control
- Installation of the kitchenette
- Internal room distribution
- Finished floor coverings
- Floor boxes for work stations
- Labelling



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