



SHORT CONSTRUCTION SPECIFICATION

BUILDING SHELL

- Façade: Double shell masonry/exposed brick
- Façade on the main floor: Wood/metal construction with glass doors
- Windows: Wood-metal with insulating glazing
- Shading main floor east arcade : Vertical fabric blinds with zip-system; shading on the main floor inner courtyard: Roman blinds, switch-operated
- Shading on the upper level: Venetian blinds thermo-coated with flanged blades, switch-operated

GENERAL ZONES

- The entry areas, the development zones and areas not belonging to the lease space are completely fitted out
- All outer rooms are completely fitted out
- Passenger lifts: accessible for persons with disabilities
- Waste containers for offices present
- The letterbox fixtures have been fitted out

BUILDING SERVICES

- Heat production with a geothermal probe and brine/water heat pumps
- Ceiling canopy combined with sound insulation on the upper levels (offices)
- Supply air and exhaust air at a central point with a riser zone
- Air exchange lease space: 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 via floor heating
- Upper level: Heating/cooling (freecooling) via hybrid ceiling modules
- Connection possibilities for a kitchenette present
- 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;
- External water connection for the patio

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 on the upper levels
- Labelling