



# SHORT CONSTRUCTION SPECIFICATION

## BUILDING SHELL

- Façade: Double-shell masonry, exposed brick
- Façade main floor: Wood/metal construction with glass doors
- Windows: Wood-metal with insulating glazing
- Shading: 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 outdoor spaces are completely fitted out
- Passenger lifts: accessible for persons with disabilities
- Waste containers are present for offices
- The letterboxes are fitted out

## BUILDING SERVICES

- Heat production with geothermal probes and brine/water heat pumps
- Ceiling canopy combined with noise 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 m<sup>3</sup>/h m<sup>2</sup>
- Air exchange wet cells: Supply air and exhaust air

## ELECTRICAL SYSTEMS

- Main distributor on the basement level
- Main and riser lines on the part of the tenant
- Multimedia: Fibre glass via Swisscom or Sunrise UPC; connection from electrical room on the basement level
- 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: Concrete raw, painted white
- Supports: Concrete, painted white
- Floor main floor: Underlay raw
- Floor upper level: Raised floor, without underlay floor
- 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). For higher power requirements, a cooling system is needed.
- Division and expansion of room controls based on room layout.
- Adaptation of the ceiling modules 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