

# POSTPLATZ ZUG

## CONSTRUCTION DESCRIPTION I

### GENERAL RENTAL SPACE:

#### Basic fit-out:

The rental space for office/service use will be handed over to the tenants as a "shell" basic fit-out:

- Bare concrete/masonry walls, bare concrete ceiling (concrete work with formwork type 2)
- No room partitions (tenants)
- Supports in bare cement
- 30mm bare, hard concrete floor covering (to support 10mm floor covering provided by tenant)
- Toilet facilities on first/ second floors with full fit-out

### BUILDING ENVELOPE:

#### Basic fit-out:

Glass/metal façade with bands around the outside at each floor and rear-ventilated fibreglass concrete elements.

Façade constructed in accordance with the thermal insulation certification requirements (Minergie standard). Window (fixed glazing) and door units in metal with insulating glazing (triple glazing).

- Ground floor façade door elements with swing doors for each rental unit.
- Upper floors with ventilation flaps installed in the sides in the metal boxes.

### SUN PROTECTION:

#### Basic fit-out:

##### Ground floor:

Drop-arm awnings with fabric cover (Sattler, Twilight Pearl).

In the curved façade areas: Cord-controlled vertical awnings with fabric cover (Sattler, Twilight Pearl). Electric motor (controlled per group, with wind monitor)

##### Upper floor:

Vertical awnings with fabric cover (Sattler, Twilight Pearl) with zip system.

In the curved façade areas: Cord-controlled vertical awnings with fabric cover (Sattler, Twilight Pearl). Electric motor (controlled per section, with wind monitor)

#### Tenant fit-out:

- Individually controlled sun protection for single office units.

### SHARED AREAS:

#### Basic fit-out:

The entrance area on the ground floor (with additional access to the public car park), stairwell and areas which do not belong to the rental space are fully fitted-out.

- Artificial stone floor, emergency stairs in hard concrete
- Walls with a textured finish (0.5mm) and ceiling finished in white plaster, emergency stairwell walls and ceiling bare
- Basic lighting in the stairwell
- Letterbox facilities with buzzer
- Payment system (for the public car park)
- Public car park open 24 hours
- Glazed metal doors between the entrance area and stairwell to the upper floors (to close off access to the public car park).  
Glazed metal doors between stairwell and office area.  
Metal door to emergency stairs. Framed and braced wooden doors to communal rooms (upper floor toilet facilities)  
Locks (e.g. KABA star system) for all front doors, doors to adjoining rooms, post boxes, parking areas and lift.

#### Basement with storage and engineering rooms:

Walls and ceilings bare (concrete/masonry), bare hard concrete/cement coated floors, installations are visible including basic light fittings.

### WC FACILITIES/PLUMBING:

#### Basic fit-out:

##### Ground floor:

Plumbing for separate toilet in the rental area (separate toilet to be installed by tenant)  
Plumbing for kitchen area in the rental area (separate kitchen to be installed by tenant)

#### Upper floors:

Separate male/female toilet facilities for offices on the first and second floors, fully equipped (tiled floor and walls

/textured walls (0.5mm), ceilings with white plaster, basic light fittings in toilet facilities.

Male/female toilet facilities with sink, mirror, cubicles, toilet, urinal, etc.

Plumbing connections for kitchen area in rental space on first/second floors (separate kitchen to be installed by tenant).

#### Tenant fit-out:

- Kitchen facilities (kitchenette) on the ground floor
- Fitting of separate toilet on the ground floor
- Kitchen facilities (kitchenette) on the first/ second floors

### ELECTRICAL INSTALLATIONS:

#### Basic fit-out:

##### Ground floor:

Power supply, T+T supply (fibre), TV aerial point (fibre), empty pipe installations in the partition walls, primary fire alarm system (based on one fire safety area for each rental space)

Wet areas: Basic light fittings, comprehensive fire protection system, power socket.

Storage: Basic light fittings, comprehensive fire protection system, power socket.

##### Upper floor:

Power supply, T+T supply (fibre), TV aerial point (fibre)

Ceiling lights (basic fittings) in the corridor area of the rental space.

Wet areas: Simple lighting

Storage: Simple lighting

#### Tenant fit-out on ground floor:

Sub-distribution unit, including individual connections in each rental area, connection system visible on ceiling route.

Ceiling lighting, emergency exit and safety lighting,

power socket, covered power sockets, comprehensive fire protection system including potential for a second fire detector, intercom system indoor speaker, individually operated shutters for each rental space.

#### Tenant fit-outs on upper floor:

Sub-distribution unit, including individual connections in each rental area, connection system visible on ceiling route in central zone and in floor channel (bare concrete without cover).

Integrated ceiling lighting in the hybrid modules  
Emergency exit and safety lighting, power socket, covered power sockets, intercom system indoor speaker,

Universal communications cable connections in each work area

- Sub-division unit in each rental area.
- Individual distribution in each rental area, connection system visible on ceiling with route in central area of the rental space, in floor channels (outside central area)
- Lighting, emergency exit and safety lighting for each rental space.
- Comprehensive fire protection system for each rental unit.
- Power sockets, intercom system indoor speaker, individually-operated shutters
- fitting of kitchen installations, work stations, conference rooms, server rooms, side rooms

### HEATING INSTALLATIONS:

#### Basic fit-out:

Office building heated by gas.

#### Ground floor:

Heat distributed through low-temperature underfloor heating, not guaranteed to follow tenant partitions. (Two-pipe heating/cooling system, changeover heating/cooling) switch on/off point on each floor (no individual room/zone control). Heating pipe visible on ceiling.

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## CONSTRUCTION DESCRIPTION II

### Upper floor:

Heat distribution with hybrid modules hanging from ceiling (two-pipe heating/cooling system, changeover heating/cooling) switch on/off point on each floor (no individual room/zone control). Heating pipe visible on ceiling.

### Tenant fit-out on ground floor:

Distribution of rising ducts between room partitioning put in place by tenants (for individual room/zone regulation) in rented property on each floor. Control per room in rental unit (per office)

### Tenant fit-outs on upper floor:

Distribution of rising ducts between room partitioning put in place by tenants (for individual room/zone regulation) in rented property (except fitted toilets) on each floor.  
Control per room in rental unit (per office).  
Radiators in internal rooms on second floor possible (according to dimensions given by HVAC engineer, if based on room partitions made by tenants)

### AIR CONDITIONING/COOLING INSTALLATIONS:

#### Basic fit-out:

Regulated air conditioning with two-way air exchange, central monoblock air conditioner in the ground floor engineering room which serves all three floors (ground, first/second upper)  
Cooling unit with control (cooling via air conditioning max. dt -2°C and additional cooling via hybrid module (first and second floors) max. dt -2°C, underfloor heating on ground floor max. dt -1 (to -2°C)  
Two-pipe heating/cooling system, changeover heating/cooling on each floor (no individual room control)  
The cooling pipes run through the basic fit-out through each floor to the specific transfer point in the rising duct.  
Air extracted from the toilets and rooms with no

windows/external wall access are ventilated via regulated air conditioning.

### Ground floor:

Regulated air conditioning with two-way air exchange, installation visible in ceiling.  
Includes fire damper (in accordance with specifications).

### Upper floor:

Regulated air conditioning with two-way air exchange, installation visible in ceiling in central area.  
Distribution in rental space in combination with hybrid modules.  
Includes fire damper (in accordance with specifications).

### Tenant fit-out on ground floor:

Distribution from rising duct in rental property.  
Distribution of air conditioning installations from rising duct in rental space (including temperature readings)  
Control per room (air conditioning/cooling) in rental unit (per office).

Air conditioning in internal rooms and rooms with no windows/external wall access (toilets, storage rooms, etc.) in the rental unit.

Split recirculation coolers for special rooms (server room, regularly used conference rooms, etc.) in the rental unit.

Four-pipe system on each floor for simultaneous heating/cooling in each sub-division of the rental unit (to regulate each individual space/zone).

Fire dampers for room partitioning by tenant (in accordance with specifications).

### Tenant fit-outs on upper floor:

Distribution from rising ducts in rented property (except fitted toilets) on each floor.  
Distribution of air conditioning installations from rising duct in rental space (including temperature readings)

Regulated per room (air conditioning/cooling) in rental unit (per office).

Air conditioning in internal rooms and rooms with no windows/external wall access (toilets, server rooms, side rooms, conference rooms) in the rental unit.

Split recirculation coolers for special rooms (server room, regularly used conference rooms, etc.) in the rental unit.

Four-pipe system on each floor for simultaneous heating/cooling in each sub-division of the rental unit (to regulate each individual space/zone).

Fire dampers for tenant room partitioning (in accordance with specifications).

### FLOOR/WALL/CEILING COVERINGS:

#### Basic fit-out:

#### Ground floor:

F: Floating cement or anhydrite mortar underlay (bare) with heat and footfall sound insulation.

W: Bare concrete (concrete with formwork type 2)/bare masonry

C: Bare concrete (concrete with formwork type 2)

#### Upper floor:

Continuous hard concrete coating 30mm (bare)

F: Floor channels in the structure of the concrete covering to connect electrical installations (no cover).

W: Bare concrete (formwork type 2)/bare masonry

C: Bare concrete (formwork type 2)

#### Tenant fit-out on ground floor:

- Floor covering (max. height 10mm)
- Plastering, painting on wall/ceiling coverings
- suspended ceiling system

#### Potential tenant upgrades on upper floor:

- Floor covering (max. height 10mm/including covers on floor channels in the structure of the concrete covering) to muffle sound/footfall
- Plaster, painting on wall/ceiling coverings

- Suspended ceiling system in the central area of rental unit
- Individual partitioning

### LIFT INSTALLATION:

1 passenger lift for 8 people (load capacity 630kg), wheelchair accessible  
Lift cabin dimensions: W 1.10m x D 1.40m x H: 2.10m

### GENERAL:

External noise: according to the minimum legal requirements in accordance with SIA 181 "Sound insulation in building construction" published 2006  
Internal noise: Sound and footfall noise according to the minimum legal requirements in accordance with SIA 181 "Sound insulation in building construction" published 2006

### THE TENANT FIT-OUT INCLUDES IN ESSENCE:

- Internal room partitioning
- Floor coverings (including covering the floor channels in the concrete structure)
- Wall/ceiling coverings (plastering, painting)
- Electrical installations (including power distribution wiring, lighting) in the rented property
- Installing kitchens and extra wet areas
- Air conditioning/cooling installations from rising pipes (or transfer point)
- Tenant-specific modifications and installations
- Special supply and connecting pipes/cables for special operations

All information is non-binding.  
Subject to change.

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