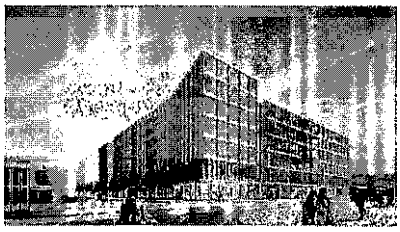
PŘÍLOHA Č. 2 Základní (Standardní) Práce Pronajímatele

Visionary: Project Building Standard



This document describes the standard of delivery of the project Visionary – within the Shell & Core delivery provided by the Landlord (Landlord´s Works). The building is designed in accordance with Czech technical standards (ČSN) and in accordance with specification described in this document.

1) **Shell & Core** building completed in accordance with LEED Platinum level and in accordance according with technical specification (Owner's Design Requirements + Execution Drawings)

2) **Standard of interior climate:**

Internal temperatures:	winter (min)	summer (max)
Offices, retails:	22°C +/- 1,5°C	24,5°C +/- 1,5°C
Conference rooms, meeting rooms:	22°C +/- 1,5°C	24,5°C +/- 1,5°C
Entrance Lobby / Reception (Floor 1):	21°C +/- 1,5°C	24,5°C +/- 1,5°C
Corridors, staircases, lifts:	not controlled	not controlled
Toilets:	22°C +/- 1,5°C	not controlled
Showers:	24°C +/- 1,5°C	not controlled
Parking, Storages:	min.15 °CC	not controlled
Storages:	not controlled	not controlled

If outside temperature exceeds 32°C the difference of 6°C between external and internal temperature will be kept. This applies to all premises.
Maximum air velocity in the same zone as above: 0,20 m/s

Internal air humidity:
Winter min: 30% RH Summer max: not controlled

Acoustics:
Noise attenuation between floors: 52 dB
Noise attenuation of interior partitions (tenants space perimeter): 45dB(without doors)
Noise attenuation of facade: 33 dB southwest façade, 38 dB northeast facade

Air exchange rate:

Offices	36m3/h per one working place + 15% reserve for meeting rooms (41,4 m3/h) (air rate calculated for occupancy 6m2/person)
WC	ventilated air exhaust from WC – 85 m3/h

3) **Surfaces**

Floors

Main Entrance Lobby:	self-leveling (poured) terazzo
Floor Lift Lobby:	self-leveling (poured) terazzo
Toilets:	ceramic tiles
Offices:	raised floor (chipboard panels, thickness 38 mm, 150 mm height) + carpets (DESSO Essence, 500 g/m2, 500 x 500 mm tiles)

Ceilings

Main Entrance Lobby:	wooden ceiling
Floor Lift Lobby:	gypsum board flat ceiling
Offices:	acoustic ceiling, gypsum board flat ceiling, gypsum perforated ceiling
Retails, Canteen:	acoustic ceiling, gypsum board flat ceiling, gypsum perforated ceiling
Toilets:	gypsum board flat ceiling

Walls

Main Entrance Lobby:	MDF cladding, glazed façade, visible concrete on columns
Floor Lift Lobby:	glass cladding – lacobel white soft (TBD)
Concrete structures:	columns - colorless paint, walls - gypsum board cladding or plaster + white paint
Plasterboard structures:	white paint
Toilets:	ceramic tile, gypsum board cladding
Garages, storages:	colorless paint on concrete and brick structures

4) HVAC

General

Building is delivered with central supply of fresh air (air-handling units), cool (chiller, coolers), heat (district heating connection). The machines are located in plant rooms and on the roof of the building. Main risers are placed in vertical installation shafts running through all floors. In office areas, main distribution branches on floors are located in installation channels in office corridors (except for heating – in the floor void). Connections to end devices (such as pipes and ducts for cooling beams, cabling for light fixtures and sensors, pipes for sprinklers, etc.) are in the suspended ceiling

Ventilation

Fresh air is provided through four separate main AHUs located on the roof. AHUs are equipped with heating and cooling coils connected to district heating and chillers and indirect heat exchanger system. System is designed as a 100% outdoor air system. Fresh air is delivered by AHUs into interior open spaces through active induction units (cooling beams). Induction units are equipped with dew point sensors connected to the Building Management System. Adjacent spaces such as corridors, restrooms, and secondary lobbies are ventilated by the main AHUs through supply grilles through the walls. All areas are directly exhausted by exhaust fans also located on the roof. Constant dimension of distribution air ducting designed for low-speed air flow and cooling beams.

Cooling

Screw compressor Compact chillers are located on the roof. Heat rejection is provided by dry coolers on the roof. Chilled water-liquid (35% ethylene glycol) is supplied through insulated piping to cooling coils in the AHUs and trough plate exchanger (glycol to water) to terminal passive active induction units (cooling beams) which are surface mounted to the ceiling in each floor. Constant dimension of distribution piping, cooling beams with electronically controlled valves (merged in groups) – cooling system: 17/20°C.

Heating

Object is connected to the district heating (water/water).Exchange station is located on 1st Basement Level (Floor -1) serve as a source of hot water which is supplied through piping to heating coils in AHUs, heating coil in hot warm water tank and floor mounted radiators around perimeter of each floor. Radiators are controlled automatically through BMS. Radiators are equipped with thermostatic valves with servo motors controlled also through BMS. Distribution piping is located within raised floor.

5) Electrical

Supply and distribution

Building is equipped with 2 transformers (2x 1.250 kVA) connected to public power supply system. Main cabling is placed in vertical installation shafts. Floor connection points are secured via busbar system. Distribution boards for Tenant's Premises are located inside common premises (shafts). Cabling for end devices (light fixtures, sockets, sensors, low-voltage systems, etc.) is placed within raised floor or in suspended ceiling (mounted to concrete slabs or within installation channels).

Emergency back-up power

Back-up power generator is installed on the roof. It is reserved only for the back-up of building operation systems (such as fire emergency). Back-up power generator for Tenants is not designed and included in Standard Landlord's Works. A space for Tenants' power generator is allocated on the roof. There is spare capacity for emergency distribution in the shafts.

Lighting

Offices areas will be equipped with LED light fixtures in suspended ceiling 300x1200. Lighting will be controlled by dedicated control system (DALI), including day-light control, motion sensors, time scheduling and automatic switch-off. Emergency lighting is designed in accordance with Czech building standards.

Illumination levels

Offices:	500 lux
Corridors:	150 lux
Lobby, Reception:	300 lux
Sanitary, toilets:	200 lux
Staircases:	150 lux
Storages:	100 lux
Garages:	300/75 lux

Power sockets

Power sockets in office areas are placed in floor boxes (1 floor box per 2 work stations) see Appendix Electrical – floor boxes. There will be 2 power sockets (230V/16A) and space for 2 data sockets provided for each workplace within a floor box (density of workplaces is designed to 1 workplace to 9m2) see Appendix Electrical – floor boxes. Designed electrical load 50W/m2 for sockets on office floor and 700W/m2 for IT technology including cooling demands (considering area for IT not bigger than 2,5 % of total office area).

Switches and controllers

Light switches and thermo controllers will be installed within plasterboard partitions or on the surface of concrete walls / columns

BMS

Office areas are divided into 9 zones (Shell & Core / Standard Landlord's Works). Each zone is controlled individually. Number of zones can be adjusted according to fit-out requirements. Heating / cooling in offices is controlled via thermostats / controllers within BMS.

External / internal blinds

Building is not equipped with external shading system. Interior shading is included in Standard Landlord's Works. All blinds/louvers are manually controlled. Type of shading: horizontal lamellas, white color, width of lamella 5cm.

Low-voltage systems

The building is equipped with following low-voltage systems:

- Access Control System – access cards and readers
- CCTV – cameras on underground floors and ground floor
- Security system – securing the shell of the building by magnetic sensors in the perimeter doors.
- Fire Alarm System – fire and smoke detectors, evacuation loudspeakers
- Audio systems - toilets
- TV/SAT – The building is not delivered with TV/SAT network, aerials – subject to Above Standard Landlord's Works. Television signal (IPTV) available via data providers or possible cable TV operator.

Telecommunications

Connections of data providers will finish in distribution boards in the dedicated plant room in underground floors. Connections between the distribution boards to Tenants' Premises are subject to fit-out works, via dedicated cable routes. Serve rooms including related mechanical and electrical equipment is subject to fit-out specification, not included in Landlord's Works. Expected number of data providers: 4 (Cetin, Dial Telecom, T-Mobile, UPC)

The building is connected to public telephone network. No telephone lines or network is a part of delivery for Tenants – subject to fit-out works.

The building is equipped with network securing GSM signal for mobile phones. The provider has not been determined yet.

Intercom system will be installed in order to communicate between main reception and building entrance, garages.

6) Common toilets

Fully fitted and finished toilets (two sanitary cores per floor, except for ground floor and underground floors). Toilets for disabled people are available on each upper floors. Water efficient and low flow fixtures will be used. Number and size of toilets, including toilets for disabled people is designed in order to comply with Czech building standards and norms. Hot water is prepared centrally in building boiler room.

7) Kitchenette

Connection points for cold water, hot water and sewage will be provided within Tenant´s Premises (connection points are at shafts). Kitchenettes are not included in Standard Landlord´s Works.

8) Doors, windows

Main entrance to building is via mechanical revolving door (access to Entrance Lobby). Entrance doors to Tenant´s Premises will be equipped with access control system (card reader) and electromechanical lock, including master key system. There are located 4 possible entrances to tenant´s premises in each of two lift lobbies on the floor. Windows are not openable, apart from access doors to terraces.

9) Facades

There is exterior modular façade system (glazed façade with vertical lamellas and shadowboxes). In the ground floor is used raster façade system. Any exterior signage / logos are not included in Standard Landlord´s Works – subject to Tenant´s requirements and subject to separate Building Permit.

10) Elevators

There are 3 lifts in each core (total 6) + 1 shuttle elevator in core A1. 4x 1000 kg (13 persons) operating between 1st to 7th floor, 2x evacuation lift 2275 kg (30 persons) operating between -3rd to 8th floor and 1x 630 kg (8 persons) operating between -3rd to 1st floor. Lifts are equipped with Destination Control System (except shuttle lift which has conventional control)

11) Fire Safety

Fire and smoke detection system, evacuation loudspeaker system, sprinklers (wet system), emergency lights, fire extinguishers. Fire resistance of structures (such as windows, doors, walls, etc.) is designed to comply with Czech building standards and regulations. Fire ventilation is provided to protected routes. Emergency lighting in the underground floors and in the area of protected escape routes and in building communications areas. Back-up power generator designated for power supply to fire safety systems in the event of fire.
Wet sprinkler system: spray system 15mm, SSU/SSP heads K80, activating temperature 68°C.

12) Access /Security

The building will provide access of 24 hours a day, 365 days a year. Tenant will have a right to install his own security system.

13) Floor numbering

Numbering of all floors is according to Czech standards, e.g.:
- Floor -3 *(3rd underground floor = 3.PP)*
- Floor -2 *(2nd underground floor = 2.PP)*
- Floor -1 *(1st underground floor = 1.PP)*
- Floor 1 *(ground floor = 1.NP)*
- Floor 2 *(2.NP)*, Floor 3 *(3.NP)*, Floor 4 *(4.NP)*, Floor 5 *(5.NP)*, Floor 6 *(6.NP)*, Floor 7 *(7.NP)*
- Floor 8 *(8th floor = 8.NP)*

14) Appendixes – plans (typical floor)

-	Architectural:	Floor plan / suspended ceilings
-	Ventilation/Cooling:	Cooling beams
-	Heating:	Radiators
-	Electrical:	Light fixtures
		Floor boxes
-	BMS:	Control zones
-	Sprinklers:	Typical floor
-	Low voltage:	Typical floor
-	Water sewage:	Typical floor

Visionary: Project Common Premises Standard

This document describes the reference materials and types of products which are intended to be used in Common Areas delivered by the Landlord within the Shell & Core delivery (Landlord's Works).

1) Ground floor – Reception, Entrance Lobby

Architectural design of the Entrance Lobby with the main building reception not yet completed.
Surfaces:

Two storey high lobby with sculptural spiral staircase, gallery with a glass railing, vertical greenery, design light fixtures

Floor:	Self-leveling (poured) terrazzo with light color, cleaning zone in the lobby and revolving doors
Walls:	MDF cladding, glazed façade, exposed concrete columns, plaster on design stairs to second floor.
Ceiling:	Wooden ceiling, solid gypsum board ceiling in corridors to lift lobbies.
Light fixtures:	Integrated/suspended light fixtures, architectural design
Other fixtures:	Air curtains, sprinklers, sensors, fire alarm, CCTV, emergency lighting and signage (all ceiling mounted)
Doors:	Glazed entrance doors, glazed doors to retail units, wooden doors with MDF cladding to common premises
Exit doors:	Aluminum / steel doors within façade, dark grey frames
Revolving doors:	Manual, glazed, 4-section (to be confirmed)
Reception desk:	Architectural design of furniture, with additional equipment (coffee machine)
Access control:	Turnstiles (with card readers) + gate for disabled persons.

2) Typical floors – Lift Lobby

Surfaces:

Floor:	Self-leveling (poured) terrazzo with light color
Walls:	Glass cladding Lacobel white soft color (elevator portal), Plaster/gypsum board walls with white color
Ceiling:	Solid gypsum board ceiling + white painting
Partitions:	Glazed partitions on second ground floor on the entrance to Tenant's Premises
Light fixtures:	Down lights and spotlights placed in ceiling, controlled via motion sensors
Other fixtures:	Sensors, fire alarm, emergency lighting and signage (all ceiling mounted), card readers (entrance to Tenant's Premises)
Doors:	Glazed entrance doors to Tenant's Premises, wooden doors to common premises, white color

3) Typical floors - Toilets

Final architectural design of toilets is not yet completed.

Surfaces:

Floor:	Ceramic tiles
Walls:	Ceramic tiles, mirrors
Ceiling:	Solid gypsum board ceiling + white painting
Partitions:	Toilet cubicles made of plasterboard partitions (floor to ceiling)
Light fixtures:	Integrated down lights, ceiling mounted spotlights. Lights controlled via motion sensors
Other fixtures:	Sensors, fire alarm, radio speakers, emergency lighting and signage (all ceiling mounted)
Doors:	Wooden doors + metal frames, white color
Sanitary equip.:	Sinks, urinals, toilets, fixtures and other equipment (not yet sampled)

4) Roof terraces (Floor 7, 8)

Surfaces:	Floor - wooden decking, sport surface on running track Green roof with several types of greenery (not yet sampled), low-maintenance extensive greenery
Handrails:	Steel railing (white color) with stainless steel mesh

5) Balconies and terraces

Surfaces:	Floor - wooden decking Ceiling – wooden cladding
Handrail:	Steel railing (white color) with stainless steel mesh
Others:	Stand-alone greenery (not yet sampled)

6) Interior staircases (escape routes)

Surfaces (not yet sampled):

Floor:	exposed concrete + anti-dust paint
Walls:	exposed concrete + anti-dust paint, gypsum board with white color
Ceiling:	exposed concrete + anti-dust paint, Solid gypsum ceiling in 1st underground
Light fixtures:	ceiling or wall mounted light fixtures, controlled via motion sensors
Other fixtures:	cabling, fire alarm, fire ventilation, emergency lighting and signage
Doors:	Steel doors, steel frame, grey color
Handrail:	Steel handrail with vertical bars

7) Elevators

Kone, MonoSpace 700, destination control system with, available combination with Access Control System (possible restricted access to Tenant's floors via access cards).

Interior finishes:	Glass cladding – lacquered, dimmed glass, stainless steel ceiling with indirect lights, integrated spotlights, mirror, hand-rails
Capacity:	1x 30 persons + 2x 13 persons +1x 8 persons - shuttle (building A1), 1x 30 persons + 2x 13 persons (building A2)

8) Underground floors – Lift Lobby

Surfaces:

Floor:	Epoxy screed
Walls:	Gypsum board + white painting
Ceiling:	Solid gypsum board ceiling + white painting
Light fixtures:	Ceiling mounted light fixtures, controlled via motion sensors
Other fixtures:	sprinklers, sensors, fire alarm, CCTV, emergency lighting and signage (all ceiling mounted)
Doors:	Glazed doors within the partition, grey color

9) Underground floors – Garages

Surfaces:

Floor:	Epoxy coating, traffic signage and parking numbering
Walls:	Exposed concrete + anti-dust paint, exposed masonry + anti-dust paint
Ceiling:	Exposed concrete
Light fixtures:	Suspended mounted light fixtures, controlled via motion sensors
Other fixtures:	Sprinklers, cabling, ducting, sensors, Fire Alarm, CCTV, traffic signage, emergency lighting and signage (all ceiling mounted)
Doors:	Metal doors, steel frame, grey color
Entrance gate:	Entrance and exit gate controlled via Access Control Systems (access card / readers)

10) Underground floors - Storages

Surfaces:

Floor:	Epoxy coating
Walls:	Exposed concrete + anti-dust pain, exposed masonry + anti-dust paint
Ceiling:	exposed concrete
Light fixtures:	Ceiling mounted light fixtures
Other fixtures:	sprinklers, cabling, ducting, sensors, fire alarm, emergency lighting and signage (all ceiling mounted)
Doors:	metal doors, steel frame, grey color

11) Underground floors – Showers, Cloak Rooms

Architectural design of Shower and Cloak Rooms (bicycle facilities) is not yet completed.

Surfaces:

Floor:	ceramic tiles + epoxy screed
Walls:	ceramic tiles + painted walls, mirrors
Ceiling:	plain plasterboard + painting
Light fixtures:	Lights integrated in ceiling, controlled via motion sensors
Other fixtures:	sprinklers, sensors, fire alarm, emergency lighting and signage (all ceiling mounted)
Doors:	wooden doors + metal frames, white color
Sanitary equip.:	sinks, toilets, showers and fixtures not yet specified
Bicycle racks:	Capacity – approx.42 bikes
Furniture:	Lockers

12) **Garden/Exterior atrium**

Architectural design of garden and exterior atrium is not yet completed.

Surfaces:	grass, stone mosaic tiles, wooden decking, gravel paths, greenery, trees, flowers, benches, lightings
Others:	architectural islands with greenery, trees, flowers, outdoor lights, outside seating, leisure area.

13) Façade

Modular façade:	Glazed façade with white frames and white aluminum cladding. Vertical glass elements on exterior side (Profilit)
Structural façade:	On the ground floor structural façade system
Interior blinds:	Interior blinds included (final design is not yet completed)
Exterior blinds:	No exterior blinds

Visionary: Project Tenant's Premises Standard

This document describes the reference materials and types of products which are intended to be used in Tenant's Premises delivered by the Landlord (Landlord's Works).

Floor:
- Raised floor - chipboard panels, thickness 38 mm, 150 mm height (reference: MERO type 5 GA 38). Maximum point load is 2 kN. Maximum areal load 3,5 kN/m2 (limit of concrete slab)
- Carpets – carpet tiles (DESSO Essence, 500 g/m2, 500 x 500 mm)

Walls:
- Concrete structures - plaster + white paint or gypsum plasterboard + white paint
- Plasterboard structures - white paint
- Fire-rated partition (division of a floor to fire compartments) – plasterboard partition
- Partition with security function – class RC3

Ceiling:
- Combination of solid gypsum, perforated acoustic and mineral tile suspended ceilings. All ceilings have clear height 2800 mm.
- Suspended solid gypsum plasterboard ceilings in lift lobbies and corridors – 12,5 mm board thickness, white color.
- Perforated acoustic ceilings in certain corners of the building, where mineral tiles cannot be used.
- Mineral tile suspended ceilings in the open space – grid 1200x600 mm, 17 mm tile thickness, semi-concealed edge, white color, Alfa w = 0,9.

Light fixtures:
- Offices – rectangular LED light fixtures in suspended ceiling, daylight sensors, DALI system with manual override, lighting control is part of BMS controller, 4000 K
- Corridors – LED downlight fixtures controlled via motion sensors, 4000 K

Fire / Emergency fixtures:
Emergency lights, escape routes signage, smoke detectors, sound sirens, sprinklers, fire extinguishers.

Control fixtures:
- Lights in offices controlled by switches (reference: ABB) 1 switch per one control zone (see BMS layout in appendix), lights in corridors controlled via motion sensors
- Thermostat (reference: Siemens, Honeywell, Sauter, Johnson Controls) – (+-2 degree scheme)
- Internal louvres controlled manually

Power sockets:
- Power sockets in office areas are placed in floor. There will be 4 power sockets (230V/16A) and space for 4 data sockets provided within a floor box. Floor box reference: Legrand.
- Sockets for maintenance / cleaning are placed on walls / partitions – situated next to the entrances from lobby and staircases. Socket standard: ABB

HVAC:

- Cooling beams are placed in the suspended ceiling - mounted to ceiling slabs (reference: Halton, Flaktwoods, Swegon; white color)
- Radiators: low self-standing floor-mounted radiators (reference: ISAN, white color)
- Operation of HVAC can be adjusted on client request. Addition service charge will be proportionally calculated.
- Space reserve for tenant additional cooling (eg. server room) is situated of the roof - separated circuit.

Doors

- Main entrance from lift lobby: glazed doors, height 2730 mm, width 900 mm, electromagnetic lock (reference Assa Abloy), access control system (card reader), building master key
- Entrance to the balconies / terraces: glazed doors within façade system
- Doors in fire-rated partition (division of a floor to two fire compartments): wooden door, white color, CPL surface, height 2100 mm, width 900 mm, 30 min fire rating)
- Doors to terraces are equipped with electromagnetic contacts connected to security system.

Note:

The amount of all terminal elements (cooling beams, lights, floor boxes, sockets etc.) are specified in the appendix EXHIBIT 2a - Standard Landlord's Works - Project Building Standard.