POZNAŃ TECHNOLOGICAL-INDUSTRIAL PARK
28 JUNE 1956

OFFICE BUILDING (SEGMENT A)
FINISHING STANDARD

Finishing standard	Building's standard	Office	
		Standard	Option
Interior finishing			
Entry hall	•		
Reception	•		
Staircases	•		
Common corridors on storeys 0, +1, +2	•		
Lift halls	•		
Passenger lifts [1]	•		
Toilets in common parts	•		
Kitchenettes on storeys 0, +1, +2	•		
Kitchenettes - furniture on storeys 0, +1, +2	•		
Kitchenettes on storeys +3, +4, +5			•
3 server rooms on each of the storeys 0, +1, +2		•	
Server rooms on storeys +3, +4, +5			•
Conference rooms - furniture [7]	•		
Suspended ceiling	•	•	
Partition walls - plaster boards, with carpet skirtings and internal doors - storeys 0, +1, +2	•	•	
Partition walls - plaster boards, with carpet skirtings and internal doors - storeys +3, +4, +5			•
Antistatic carpeting in offices and common corridors - storeys 0, +1, +2	•	•	
Antistatic carpeting in offices and common corridors - storeys +3, +4, +5			•
Partition walls painted with Flugger Flutex 4Plus symbol 5512 paint - storeys 0, +1, +2	•	•	
Walls on storeys +3, +4, +5 (open-space) painted white	•	•	
Internal windows shutters	•	•	
Glass partition walls			•
Other additional elements of finishing			•
Electrical and tele-technical installations			
Illumination of common parts - communication: 150 lx	•		

Illumination of administration space - machinery and technical room: 200 lx	•		
Illumination of toilets: 200 lx	•		
Illumination of offices - louver fittings with parabolic louver (ES-System KN418.PA.EVG 4xT8 18 W used) - 500l x [2]		•	
Additional illumination resulting from the division of offices by storeys +3, +4, +5			•
One utility socket by the entry doors - storeys 0, +1, +2		•	
One utility socket by the entry doors - storeys +3, +4, +5			•
One floor box per one workplace resulting from the arrangement (12 modules, equipped with two power supply sockets, two guaranteed power supply sockets, one RJ45 socket – phone , Internet) storeys 0, +1, +2		•	
One floor box per 10 m^2 - (12 modules, equipped with two power supply sockets) - storeys +3, +4, +5	•		
One additional wall plug in sockets assembly (two power supply sockets, two guaranteed power supply sockets, one RJ45 - phone, Internet) - storeys 0, +1, +2		•	
One additional wall plug in sockets assembly (two power supply sockets, two guaranteed power supply sockets, one RJ45 - phone, Internet) - storeys +3, +4, +5			•
Electrical board for each tenant		•	
Electric meter for each tenant located in floor switchboard room		•	
Additional (backup) power supply for main receivers - power generator [3]	•		
Additional (backup) power supply for main receivers of UPS device [8]	•		
Basic electrical connection from municipal network - an indoor electrical substation 15/0.4 kV equipped with one transformer of 630 kVA power	•		
HiPatch 4000 telephone exchange	•		
Structural wiring network in the areas of leased space [9]	•		
External ITC (IT and telecommunication) signal led to the HiPatch 4000 telephone exchange	•		
Multimedia systems in conference rooms	•		
Ventilation, air conditioning and heating installation[4]			
Mechanical supply-exhaust ventilation unit including the basic distribution ducts	•		
Mechanical exhaust ventilation of garages	•		
Mechanical ventilation of WC premises	•		

Exhaust roof ventilator from the kitchen workplace premises	•		
Exhaust roof ventilator from technical premises	•		
Air curtain above the main and side entrances to the building	•		
Modern energy efficient air-conditioning system enabling the 'transfer' of the heat from 'warm' premises to 'cold' premises		•	
Ventilation air volume 50 m3/h assuming 1 person per 10 m2 of office space (min. 20 m3/h/person)		•	
Heating-cooling equipment based on freon air-conditioners		•	
The source of energy in the winter is the heat exchanger powered by hot water prepared in the heat distribution centre located in the adjacent PPTP building. In the summer the source of cooling for VRV is the close circuit cooling tower.	•		
Temperature controller - 1 per air-conditioning unit		•	
The metering system for energy consumption of the VRV system with settlement for particular units.		•	
Additional changes to the installation			•
Additional cooling installation for the server room	•		
Water and sewage installation			
Toilets	•		
Kitchenettes - storeys 0, +1, +2	•		
Additional kitchen premises on storeys +3, +4, +5			•
Cleaners' room	•		
Technical and structural parameters			
Access for disabled persons	•		
Height of offices in the clearance (between the technical floor and suspended ceiling: garage - 1.9 m; storey 0 - 3.2 m; storey +1 to +5 - 2.7 m)	•	•	
Space between the floors (above the suspended ceiling) - 50 cm		•	
Technical floor [5]		•	
Maximum load of the floors in the office part:	•		
Ground floor: usable load: 5 kN/m2			
Floors from 1 to 4:			
Characteristic load 2 kN/m2 + substitute load by partition walls 1.25 kN/m2 – Total: 3.25 kN/m2			
Acoustic parameters of partition walls: between office premises and communication - 45 dB; conference rooms - 54 dB	•		
Acoustic parameters of facade elevation - 40dB	•		
Fire protection			

Electric illumination of evacuation routes of common parts – basic lighting fittings supplemented by emergency power supply module (inverter, monitored fittings)	•		
Electric illumination of evacuation routes in tenant's space – basic lighting fittings supplemented by emergency power supply module (inverter, monitored fittings)	•		
	obligatory		
Fire detection and alarm system in the common area, communication, car park, technical premises.	•		
Fire detection and alarm system in tenant's space (one smoke detector per 60 m^2)		•	
Additional smoke detectors resulting from more dense division of office space) - storeys +3, +4, +5			•
			obligatory
Carbon oxide detection and alarm system in the garages (no entry of vehicles with gas propulsion)	•		
Fire hydrants, fire extinguishers and evacuation marking in the common areas	•		
Changes to fire protection installation resulting from the division of the space			•
Security and protection			
Access control to office sections and conference rooms on the ground floor, distribution centres and technical premises.	•		
Access control inside the leased space			•
CCTV for observing the area, entrances to the building and communicating within the building	•		
Alarm installation inside the leased space			•
Access control cards (1 for each employee)[6]			•
Intercom installation by the main and side entrances to the building	•		
Intercom installation by the main entrances to office premises			•
24h security	•		
Master Key system for main entry doors to office premises			•
Master Key system inside the leased premises			•
Reception	•		

-The developer covers the costs of equipment other than standard up to the amount corresponding to the standard finishing of office space.

-The presented specification does not constitute an offer as defined by the commercial law and may not form the grounds for potential claims

The manner of arranging the interior should be determined by the tenant in compliance with the current technical requirements for the building's operation, including in particular the fire protection requirements and passability of evacuation routes. The tenant shall submit a confirmation of the construction works commissioning by a fire protection appraiser.

1 Two Schindler 3300 passenger lifts: one with booth dimensions of 140x120 cm and maximum load of 1,125 kg (15 people), the second lift with booth dimensions of 210x120 cm and maximum load of 675 kg (9 people). Speed 1.0 m/s. Possible transport of furniture etc. upon installing the protective covers.

2 Louver fittings with parabolic louver and electronic damper providing the optimum working conditions for computer work areas (lack of flickering and reflection glare).

3 The adopted power generator: ***APFD 500: 510 [kVA/kW]***

4 The DAIKIN VRV system based on water cooled condensers was created in order to cover the loss of heat in the winter and to gain heat in the summer. There are 12 VRV systems in total in the building (each storey has been divided into 4 system sections and 2 storeys are part of one system). The VRV III Heat Recovery air-conditioning installation has been created in order to meet the cooling needs of the air-conditioned office premises and conference rooms. Strenghts of the system: the amount of provided air is limited to minimum physiological needs of the users; the heat gain is compensated by internal units - ventilation air-conditioners with a heat exchanger; individual regulation of temperature and ventilation (3-level) in the rooms with the use of room thermostats; the system heats and cools only those areas which need air-conditioning, it switches off in empty rooms.

5 Raised floor WAPPEX type W38BA. The gross height of technical floor - 10 cm. Free space - 5 cm.

6 Magnetic cards 125Hz; can be used in the majority of KD systems.

7 Two conference rooms: one with the area of 49.10 m^2, the second one with the area of 99.50 m^2.

8 The adopted UPS: ***EVER 160 kV*** model/10 min.

9 The installation of Intermediate Distribution Frames (IDF) in the server rooms is anticipated in the building - 3 on each of the storeys 0, +1, +2 and 1 on each of the storeys +3, +4, +5. On level -1, the Main Distribution Frame (MDF - 2 racks) was placed in the telephone exchange room. The MDF and IDF are the 42U 800x800 mm ICT racks. The terminator of the 12-strand OM3 fibre optic cable and the 100-pair telecommunication cable were made in the IDF. The horizontal wiring system on storeys 0, +1, +2 was led by an F/FTP cat. 7 cable with transmission range of 600 MHz in a low smoke zero halogen (LSZH) jacket; system based on components which enable the operation of the 10GBase-T application.