

**1. AIR-CONDITIONING AND VENTILATION IN EACH OFFICE**

- Heat supply – centrally from a thermal-electric power station. Measurement of the heating energy consumed during the winter is made using an individual heat-flow meter Kamstrup Multical 401 – 1 pc – is mounted at each floor.

- Cold supply – individual climate control unit (chiller) with a thermal pump CARRIER 30RQ-021CH is mounted at each floor; power Qcool = 21 kW – 1 pc. Measurement of the energy consumed by the chiller is made using an individual electric meter mounted at the floor

- Heaters and coolers in the rooms - 4 tubular fan convectors with individual remote controls are mounted:

CARRIER 42NM43SCB

CARRIER 42NM43SCB

Action clima UTS-CH-131

- Heaters in the WC and bathrooms – towel heater KOS 940/450

- Server room – an air-conditioner TOSHIBA RAS-SM563KRT is mounted

- Central ventilation system for supplying fresh air into the building – ventilation regeneration chamber with inverter control having a flow-rate of V=14000 m<sup>3</sup>/h

- Floor ventilation system made of heat-insulated air-ducts.

**The system is equipped with moving louvers, electric actuators, grilles, fire-protection valves and a control.**

**2. TELEPHONE AND COMPUTER SYSTEM IN EACH OFFICE**

- Telephone system including UTP multipair cable mounted for connection with the building security guards, category 5

- Analogue telephone with access for the provider – obligation of the tenant

- Multimode fibre-optic cable – obligation of the tenant

- Communication cabinet – obligation of the tenant

- Computer system – SFTP multipair cable mounted, category 6 – 2 pcs per workplace

- Power supply system – power cables type CBT 3x2mm mounted – 2 pcs per workplace

- Single floor box for installation into a double floor SIMABOX (to be mounted as per a tenant's design)

**3. FIRE ALARM SYSTEM**

**Each office has at its disposal:**

- Fully operational KENTEC ELECTRONIC model, series 6000

- Heat and smoke optic sensors

- Manual fire alarm units

- Fire alarm units (horn)

- Aerosol fire extinguisher in the server room

**Common areas and garages are equipped with the following:**

- Fully operational KENTEC ELECTRONIC model, series 6000

- Sprinkler installation commissioned in the underground garages

- Emergency ventilation systems in the staircases and the elevator shafts

- Exhaust ventilation system in the underground garages

**4. CONTROLLED ACCESS**

- Day and night guards

- Individual cards for the elevators for every employee (nominal)

- Controller Kentavar 900A

- Elevator reader DIGIPROX 470mm

**5. ELEVATORS**

The building has three elevators Schindler 5400 – two panoramic and one internal, with the following technical data:

- Admissible load – g=630 kg/ 8 passengers
- Rated speed – w=1.6 m/s
- Elevator vertical travel – 40 m
- Number of stops – 14 in-line
- Control system Miconic GC
- Access control system
- Floor LED displays
- Car interior – Standart Schindler 5400 P23K
- Types of doors – automatic with lateral closure

**6. VIDEO SURVEILLANCE SYSTEM IN THE GROUND FLOOR LOBBY**

A central video surveillance system is constructed for the entrance lobby, the external perimeter, the first underground garage and the building roof. The system consists of the following:

- Central controller – MAGELAN produced by PARADOX SECURITY – Canada
- Dome cameras for outdoor installation
- Fixed camera for outdoor installation
- Fixed camera for indoor installation

**7. PUBLIC ADDRESS SYSTEM IN THE GROUND FLOOR LOBBY**

- Loudspeaker system
- Control panel
- TV set – PHILIPS
- Digital television – KOMNET

**8. ADDITIONAL TECHNICAL INFORMATION ABOUT THE BUILDING**

- Diesel generator GREEN POWER with a power of Ne=140kW providing for backup power supply in the building.

**9. BUILDING MANAGEMENT**

Maintenance of the common parts and the surrounding area is an obligation of the lessor. This includes:

- 24-hour security guards
- Common part cleaning
- Facade washing twice a year
- Maintenance of the lighting and power supply systems, the heating system, the air-conditioning system, water supply and sewerage system, etc.
- Payment for the electricity, heating and water costs for the building common parts

**10. ADVERTISEMENT**

The building has a billboard mounted in the immediate vicinity of the entrance where the name of each tenant is designated.

The building offers also a special structure mounted at the curtain wall. It is intended for ensuring greater visibility and advertisement for the tenant companies which includes placing a logo and/or a slogan, as well as a flag, with a sufficient size.