

Technical Description

				Responsibility	Responsibility	Specification	
				DEKA	Tenant		
Office space							
A.	1	Floor	Existing raised floor	In current state	X		In current state delivered to the tenant
A.	2			Floor capacity 400 kg/m2	X		
A.	3			Finishing		X	
A.	4	Walls	Existing core walls	Concrete, repaired, free of holes & damages	X		
A.	5			Finishing	X		Sprayed plasterwork Brander Crystal extra fine o.e.
A.	6		Existing separations	Removed	X		
A.	7	Doors	Existing doors in core	Repaired	X		
A.	8	Façade	Glass & aluminium	Cleaned	X		
A.	9		Concrete + columns	Repaired, free of holes & damages	X		
A.	10			Finishing	X		Sprayed plasterwork Brander Crystal extra fine o.e.
A.	11	Ceiling	Outer oval	Climate/Chilled ceiling island elements (h>= 2,9 m)	X		Fabricate HC KP
A.	12			Verlichting	X		
A.	13		Binnenste ovaal / overig	Suspended ceilings (h= 2,7 / 2,5 m)	X		Rockfon o.g.
A.	14			Lighting	X		
A.	15	Noiselevel	Fit-out	Per sqm-er (office)floorspace additional approx 0,3 sqm.		X	1 sqm. Of material with a sound absorption coefficient
A.	16			effective noise absorption		X	(α_w) of 0,3 to be added by the tenant
Elevator lobbys							
B.	1	Floor	New finishing	Natural stone (Black) "burned & brushed) 1200 x 600 mm	X		
B.	2	Walls	New finishing	New painting	X		
B.	3	Elevator doors	Stainless Steel	Cleaned	X		
B.	4	Ceiling	New	Suspended ceiling: perforated metal panels	X		
B.	5			600x600mm lighting included	X		
B.	6	Fire/smoke doors		If required by the municipality	X		
Toilet spaces							
C.	1	Floor	New tiles	Ceramic tiles, anthracite, 300 x 300 mm	X		Mosa Greys o.e.
C.	2		Corridor (to emergency)	Marmoleum o.e.	X		
C.	3	Ceiling	New	Suspended ceiling incl. lighting	X		Rockfon o.e.
C.	4	Walls	New tiles	Ceramic tiles, matt beige 100/150 x 600 mm	X		Mosa Terra Maestricht Planks o.e.
C.	5	Doors	New	Steel doorframes and wooden doors with plastic finish	X		Doors to liftlobby / staircase remain current.
C.	6	Sanitary units	New	Ceramic toilets; hand wash basin: artificial stone	X		
C.	7	Sanitary facilitys		Soap & toilet paper dispensors, hand dryers		X	
Emergency staircases							
D.	1	Floor	Corridor (also to toilets)	Marmoleum o.e.	X		
D.	2		Stairs and plateaus	Concrete (no finishing)	X		
D.	3	Walls		New painting	X		Painting on current finishing.
D.	4	Ceilings	Stairs	New painting	X		Painting on current finishing.
D.	5		Plateaus	New painting	X		Painting on current ceiling.
D.	6	Doors	Existing	Repaired, free of holes & damages	X		
D.	7	Acces control		Provisions & preparations (emergency button)	X		Only between toilet and emergency staircase
D.	8	Lighting	Luminaires	(emergency) lighting	X		

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Restaurant							
E.	1	Floor	Existing wood	Sanded / polished and coated	X		
E.	2	Façade	Glass & aluminium	Cleaned	X		
E.	3		Concrete	New painting	X		
E.	4	Walls	Finishing		X		
E.	5	Ceiling	New ceiling	Suspended ceiling with lighting	X		
E.	6	Buffets etc.	Existing, added, adjusted		X		Dependent on operator restaurant
E.	7	Loose furniture	Tables, chairs etc.	New	X		

Entrance zone							
F.	1	Floor	New finishing	Quartz composite, 1200 x 600 mm	X		Color 'Base' with 'Superwhite' accents
F.	2	Walls	New finishing	Glass front wall around core	X		
F.	3			Ceramic tiles, matt anthracite, wall on ax L	X		Mosa Terra Maastricht 300 x 600 mm o.e.
F.	4	Ceilings	Above voids	Perforated metal panels	X		
F.	5		Underneath sidewalk	Perforated metal panels	X		
F.	6	Reception desk	For all tenants 1 desk		X		
F.	7	Loose furniture			X		
F.	8	Lighting	New		X		
F.	9	Entrance doors	New / existing		X		
F.	10	Acces control	Acces door system	For all tenants; existing	X		
F.	11	Balcony		Layered glass	X		

Special items							
G.	1	MER				X	
G.	2	SER's				X	
G.	3	Pantry/kitchen	Furniture etc.			X	
G.	4		Provisions	Electrical, water, sewerage	X		
G.	5	ICT	Cabling etc.	Including passive elements		X	
G.	6		Provisions	Cable trays, floor outlets	X		No cable trays placed under the floor
G.	7	Light screens				X	
G.	8	Burglary alarm	System etc.			X	
G.	9		Provisions		X		Empty tubes etc.
G.	10	Fire extinguishers	Fire hoses		X		
G.	11		Other	Hand and room extinguishers etc.		X	
G.	12	Emergency power	Generator, infrastructure	NEN 1010:2007+C1:2008 nl		X	
G.	13		UPS system	NEN 1010:2007+C1:2008 nl		X	
G.	14		UPS provisions	Room, infrastructure, ventilation etc.		X	
G.	15			NEN 1010:2007+C1:2008 nl			

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HVAC

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H.	1	Airhandling	Existing airhandling units	update for energy storage system	X	
H.	2		Existing main ducts		X	
H.	3					
H.	4		Fresh air	40 m3/h per person based on 85 persons per floor	X	
H.	5	Cooling	new energy storage system	for comfort cooling (in basement)	X	
H.	6	Heating	new energy storage system	combined with existing district heating	X	
H.	7			NEN1078, NPR33787 en NEN3028		
H.	8	Climate	summer	office space 150 GTO's (nr. exeeding hours) acc. ISSO 32	X	
H.	9			year of reference outdoor climate 1964 / 1965		
H.	10		winter	office space 21 degr. C, calculation acc. ISSO 53 / 57	X	
H.	11		comfort rate	NEN-EN-ISO 7730. PMV and PPD class A standard		
H.	12			comfort. Leefzone height 1,80 m. 0,5 m. from outer		
H.	13			wall, 0,3 m. from passage wall Turbulence flow summer		
H.	14			max 40%, winter max 30%. Draught Rate max 20%.		
H.	15	Humidity	existing humidification	will be removed	X	
H.	16	Climate system	climate islands	new system with islands every 1,8 meter	X	
H.	17			type and fabricate HCKP	X	
H.	18		internal loads for cooling	150 W each workplace		X
H.	19			90 W each person		X
H.	20			max. 9. W/ m2 lighting		X
H.	21		heating	existing capacity	X	
H.	22	Process cooling	new chillers	on roof		X
H.	23	BMS	new building management system	excluding control system	X	
H.	24	Measuring	cooling	Measuring total load of per Tenant	X	
H.	25		heating	Measuring total load of per Tenant	X	
H.	26		ventilation	No measuring on ventilation	X	
H.	27	Control system	flexibility	DDC-unit every 3,6 meter above the ceiling.	X	
H.	28			Every room at least 1 sensor-/ control unit	X	Connected to BMS
H.	29		floorplan	Extra DDC-/ control units can be integrated		X

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Electrical							
J.	1	Transformators	existing system	total for the building 2x630 kVA 1x400 kVA NEN 1010:2007+C1:2008 nl	X		60 VA/m2
J.	2						
J.	3	Emergency power	existing system	total for the building 400 kVA (no reserve) NEN 1010:2007+C1:2008 nl	X		
J.	4						
J.	5	Power workspaces	existing system	connection box under raised floor every 3,6 meter NEN 1010:2007+C1:2008 nl	X		Connectors as existing, powersocket each 3,6m with min. 2 Wielant connectors. Min. 300VA/workst.
J.	6						
J.	7	Power distribution	existing system	Excl. cable ducts underneath raised floor NEN 1010:2007+C1:2008 nl	X		
J.	8						
J.	9	Fire detection	upgrade/ renewed	incl certificate NEN 2535:2009+C1:2010 nl	X		"Detection on escape way's"
J.	10						
J.	11						
J.	12	Evacuation system	upgrade/ renewed	incl certificate (if possible) NEN 2575:2004 nl	X		Class A (spoken)
J.	13						
J.	14						
J.	15	Acces control	new system (48 cardreaders)	cardreaders in 2 main doors each floor elevator lobby BORG certificaat	X		Excl. cards Incl. burglary alarm on doors. Excl. CCTV system
J.	16						
J.	17		new system	on emergency exits		X	If emergency staire case is used for internal connection between floors
J.	18						
J.	19	ICT	cabling etc. active components	Active and passive components ISO/IEC 11801		X	approx. 8 data connections per connection box
J.	20						
J.	21			NEN-EN 50173; deel 1,2,3,5;			
J.	22			NEN-EN 50174; deel 1,2,3;			
J.	23			EN 55022			
J.	24			EN 55024			
J.	25			EN 50082-1			
J.	26			IEC 60332; deel 1,3;			
J.	27			IEC 60754; deel 1,2;			
J.	28	Measuring	electrical	Measuring total load of DB per floor (KWh)	X		
J.	29	Lightning protection		On roof top NEN 1013	X		

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Water						
K.	1	Drinking water	existing system	upgraded when necessary	X	
K.	2			cold water only in toilets and handbasins	X	
K.	3			preparations for making pantry's	X	
K.	4			VEWIN- regulations; NEN 1006:2002/A1:2005		
K.	5			ISSO 55.1 guide for Prevention of Legionella		
K.	6			in drinking water		
K.	7			NEN-EN 1717		
K.	8			NEN-EN 806-1, -2 and -3		
K.	9			connecting pantry's tenant		X
K.	10	Hot drinking water	pantry's	hot water on the floor		X
K.	11	Metering	water	at least one per tenant	X	Not on sanitary provisions in core
Plumbing						
L.	1	rainwater	roof and Canopy	existing system	X	
L.	2		new Canopy	new system to be added according to NEN 3215	X	
L.	3			and NTR 3216		
L.	4	Sewage system	existing system	according to NEN 3215 and NTR 3216	X	
Sanitary units etc.						
M.	1	Toilets, wash basins etc.	new units	existing positions in relation with position	X	
M.	2			of sewer-piping		
M.	3	Urinals	new sanitary urinals	one per floor	X	
Lighting						
N.	1	Lighting corridors	lighting and emergency lighting	250 lux conform NEN-EN 12464-1:2003 nl +1838:1999 nl	X	
N.	2	Lighting workspaces	integrated in floorplan	450 lux	X	
N.	3	Lighting general	switching	Daglight adjusted near facade + occupancy detection	X	
Fire extinguisher						
O.	1	Sprinklersystem floors	existing will be reinstalled	based on standard flexibility	X	
O.	2		changes because of floorplan	can be integrated when known in time		X
O.	3			acc. to VAS-regulations, issued bij BvS Bilthoven		
O.	4	Gas extinguisher	in MER	sprinklers will be removed in MER		X
O.	5			extinguishing system according to NEN-EN 2094-1		