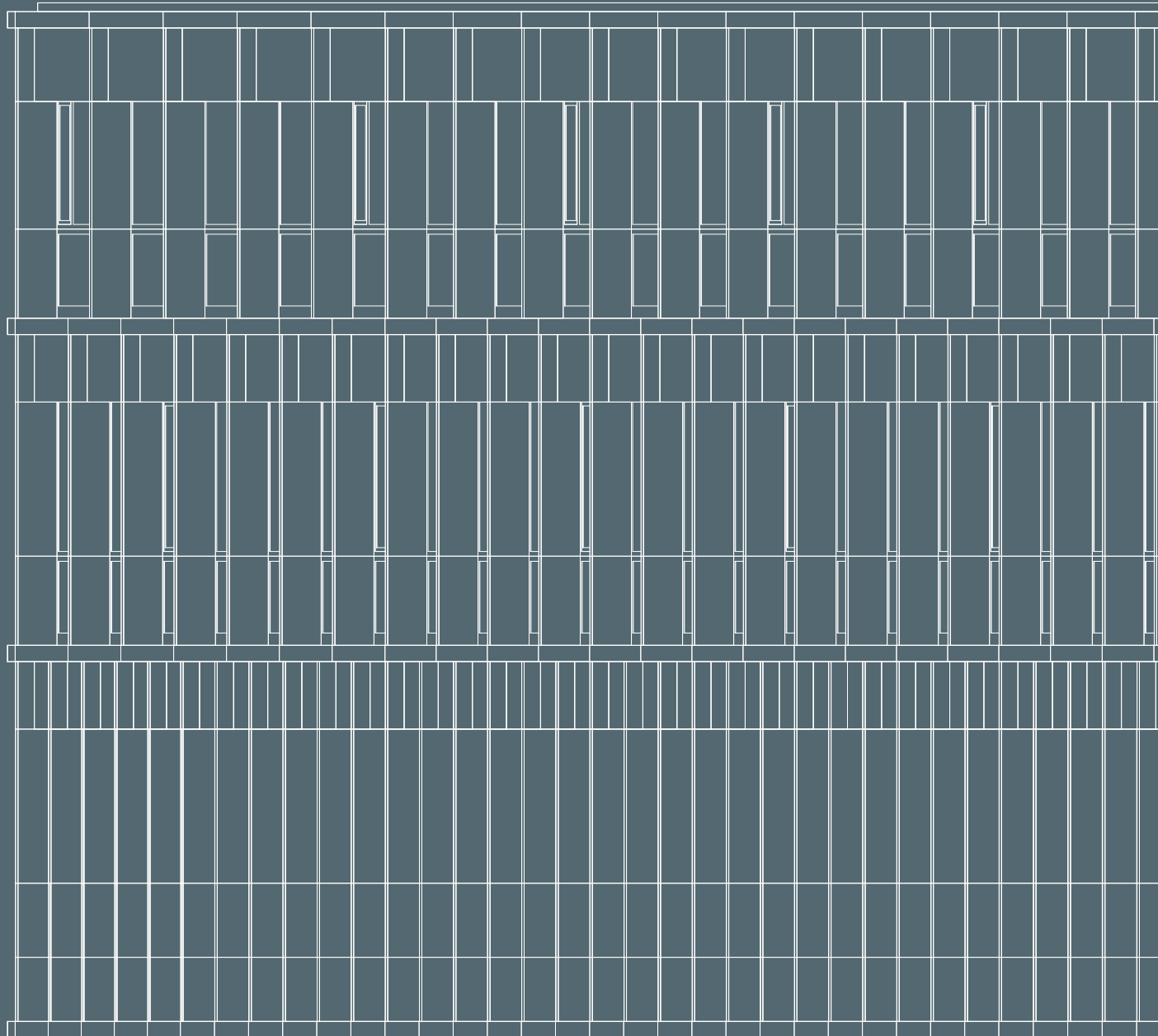




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Technical Data Sheet



DEVELOPED BY

EPIC SUISSE

General

This technical data sheet covers the construction of a modular innovation center with work space that fits your needs. The complex consists of two building structures, named «Building A» and «Building B», each with four independent super-structure levels, resting on two shared basement levels.

A logistics platform with 12 loading bays between the two building structures provides direct access to the ground floor areas for trucks up to 40 tons.

The building includes:

- 4 upper floors for work space.
- 2 underground floors for 450 parking spaces, storage and process technical rooms.

The premises are delivered as follows:

- Rough floor slab ready for screed or a raised floor from the ground floor up to the 3rd floor.
- Bare ceilings on each floor.
- Core walls unpainted.
- Common walkways, stairwells and shared technical facilities delivered in finished form.

Floor Loads

Basement –2	1 t/m ²
Basement –1	2 t/m ²
Ground floor	2 t/m ²
1st and 2nd floors	1 t/m ²
3rd floor	500 kg/m ²

Floor Heights

Basement –2	3.30 m
Basement –1	4.40 m
Ground floor	5.80 m
1st and 2nd floors	(Building A) 4.40 m
.....	(Building B) 3.30 m
3rd floor	3.00 m

The structure allows double height on the ground floor, and on the 2nd floor up to 80% of the total floor area.

The ground floor allows a height of up to 10.50m and up to 7.50m on the 2nd floor.

Electrical Installations

- Basic electrical infrastructure (main switchboard) ready for connection of individual meters in the basement.
- Average electrical power available by m² net leasable area for lighting and equipment in rental areas is 33 W/m².
- Building is supplied with 2 MW of power.
- Capacity to supply up to 6 MW.
- Possibility that the tenancy be supplied by tenant’s own transformers.
- Possibility to install dedicated generators.
- Building is equipped with solar panels for a total of 350 kWc power.

Heat Production

- Heating is provided mainly by geothermal probes.
- Each building receives a gas introduction.

Heat Distribution

- Heat distribution to the edge of every heated rental zone for the ground floor up to 3rd floor for basic needs.
- Heating inlet and a heating outlet are planned for each floor near every vertical column in order to connect to the future tenant installations.

Ventilation of Premises

- Mechanical ventilation of all rental areas up to the edge of the rental areas.
- Basis ventilation offers an average of 1,5 renewals/hour of fresh air.
- Air humidifying, de-humidifying and process ventilation are part of the tenant fit-out.
- Pre-equipment of the vertical ducts which allows up to 10 renewals/hour of fresh air (allowing 600 renewals/hour for a ISO 5/grade A certification)
- Dedicated rooms in basement –1 for process ventilation units.
- Dedicated area on the roof for heat pumps.

Cooling Facilities

Distribution for cooling, all terminal equipment, regulation, and the corresponding through the tenant fit-out.

Sanitation Pipework

- Cold water pipe is provided near each hub on each floor. Setting up water meters and the final installation within the rental areas is the responsibility of tenants.
- Wastewater pipe is provided to each hub on each floor.
- Wastewater connections are provided in the slabs from the ground floor up to the 3rd floor with a density of 1.4 points/40 m².
- Standard water treatment is provided.

Fire Extinguishing

- Sprinkler system on each floor except on the 3rd floor (vertical distribution up to the edge of the tenant areas on 3rd floor).
- Possibility to install foam fire extinguishing system.

Passenger Elevators/Goods Elevators

Each main distribution hub is equipped with passenger elevators and goods elevators.

Passenger elevators:

Capacity 1.3 tons/12 persons

Goods elevators:

Capacity 4 tons

Velocity 1 m/s

Cabin dimensions 2.10 x 3.30m
(loading capacity up to 4 euro pallets)

Door dimensions 1.80 x 2.40m
(1.80 x 2.80m for loading bay elevators)

Dock Levellers

- Dock levellers with adjustable electro-hydraulic ramps and telescopic lip.
- Dimensions: 2.00 x 2.50m

Oversize Access to the Premises on Upper Floors

The façade allows for spot access at 7 points around each building on the 1st and 2nd floors.

Access dimensions:

- Building A: 4.00 x 3.00m
- Building B: 4.00 x 2.80m

Liquids and Gas for Processing Needs

There is a dedicated exterior area for tenants who require the provision of liquids and gases. This area is connected to each building by an underground technical lane.

Authorization process

Fit-out of the premises requires a building permit and is the responsibility of the tenant.

Laboratory/bio-medical installations are subject to announcement to the authorities.