



SKYLIGHT
ZŁOTE TARASY

TENANT MANUAL
TECHNICAL SPECIFICATION OF THE BUILDING

September 2013

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Introduction

This manual is aimed for Skylight's (a part of Złote Tarasy complex) Tenants.

Złote Tarasy Tower Sp. z o.o. shall execute the fit-out works using the construction companies selected in the tender processes independently for every Tenant, and on basis of the previously prepared designs. The design documentation will be prepared by Złote Tarasy Tower according to the Tenant's instruction and with respect of assumptions and guidelines included in this Manual. The technical documentation and construction works can be executed by Tenants but such a possibility should be always agreed with Złote Tarasy Tower Sp. z o.o.

A key to the success, which will be a prompt execution of fit-out works with respect to the budget assumptions within particular lease areas, is a very careful study of this Manual by every Tenant what will allow to elaborate necessary guidelines, This way we will avoid numerous ineffective explanatory meetings and establish a basis for fundamental discussions.

1.0 General Information

Skylight Offices, as a part of the Złote Tarasy complex, are located in the highest profile location in Warsaw, in the heart of the Central Business District. Tenants have exceptional opportunity to take advantage of prestigious business community neighborhood, easy access to the public transportation network and the retail and leisure centre of the Złote Tarasy complex.

Without going outside, Tenants' employees can go to the Złote Tarasy shopping centre offering a broad range of restaurants, located under the glass waved roof with view on the panorama of the Warsaw centre.

1.1. Złote Tarasy

The Złote Tarasy project is a retail and office development in the centre of Warsaw at the crossroads of Al.Jana Pawła II and Al.Jerozolimskie. ZłoteTarasy is located next to the central railway station Warszawa Centralna, local railway station, metro station Centrum, tram and bus stops of North-South and East-West routes and numerous taxi ranks. Access to the International Frederic Chopin's Airport is approximately twenty minutes by taxi or bus, depending on the time of day and prevailing traffic conditions.

The main elements of ZłoteTarasy complex are as follows:

- Retail Centre with Services, Food and Beverage Offer and Fitness Club
- Cinema Complex
- Office buildings Lumen and Skylight
- Underground Parking

The central part of the complex covered by a glass roof dome includes the retail and leisure centre. Façades are made of stone and glass. An oval shaped office building Lumen consisting of two buildings connected together with glass finished bridges closes the complex of Złote Tarasy from Złota Str. A twenty three storey tower of the Skylight building is perfectly fitted in the sequence of existing hotel and office skyscrapers along E. Plater Str.and is visible from the main roads leading to the centre of Warsaw.

1.2. Skylight Offices

Skylight is designed as a classic one core high-rise office building of frame construction. Office floors, 18 in total, are have average floor area of approximately 1100 m² each one. The whole building has 23 floors including two technical floors (half of the area of the 5th floor and the whole 23rd floor), the ground floor with a reception desk, the floors 1st and 2nd designated for retail and the 3rd and the 4th floor

designated for the Fitness Club. The reinforced concrete core was constructed with two staircases, seven lift shafts, toilets, technical rooms and service shafts. The depth of the floor plan varies and averages around 8 m. Skylight provides the highest standard of office accommodation to be found in Warsaw. Special advantages to the offices are:

- Offices have been designed by leading international consultants' design team
- flexible office space giving possibility to various floor plan arrangements
- glazing on both sides of the building assuring maximum provision of daylight to the interiors
- unparalleled panoramic views of the centre of Warsaw Central Business District.
- modern infrastructure, giving access to advanced IT and communication services
- prestigious address and the vicinity of the renowned Złote Tarasy complex

The Skylight has an entrance from E. Plater Str. including access provisions for disabled people. There is a representative reception desk located on the ground floor. Tenants may also direct and secured access to the retail facilities of Złote Tarasy – only for the holders of the coded access cards.

The layout and the design of the floor plan allows for maximum flexibility and efficiency in space planning. The depth of the office floor plan provides for availability of high level of natural light assuring healthy and pleasant working environment.

1.3. Details of the Development

Złote Tarasy

Area of the Site (m ²)	31,600
Area of the complex (m ²)	225 000
Number of floors	23
Number of underground floors	4
Height above the ground [(m)]	102.2
Number of parking spaces in the garage	above 1600

Skylight

Leasable area of the office space (m ²)	19 250	
Number of floors above ground	23	(office floors from level 5)
Height above the ground [(m)]	102.2	

2.0 Quality Standards

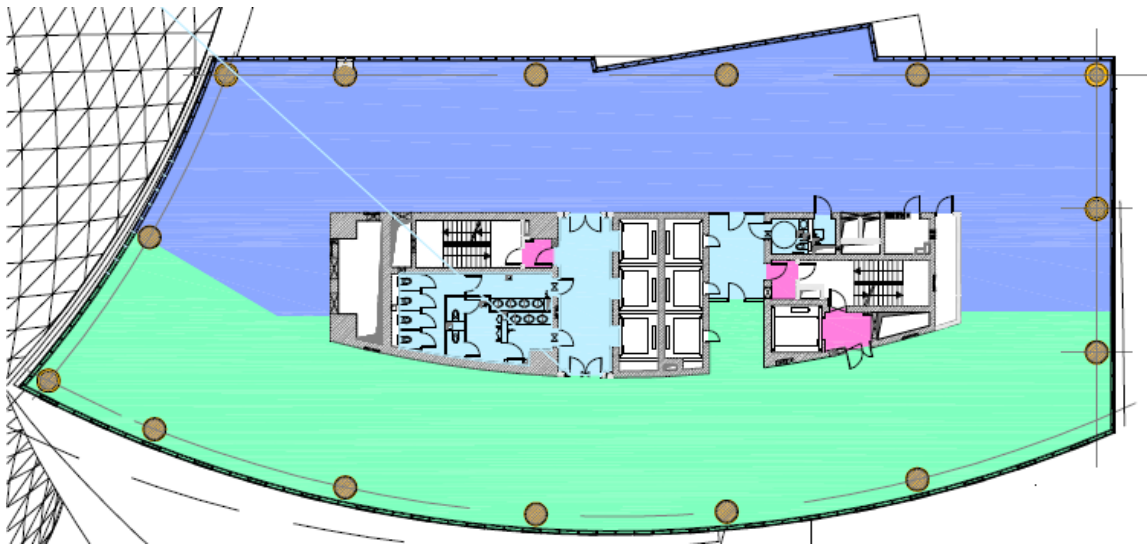
2.1. Office Planing

Office floors are planned as open space area allowing for maximum flexible arrangement of floor plate for each Tenant.

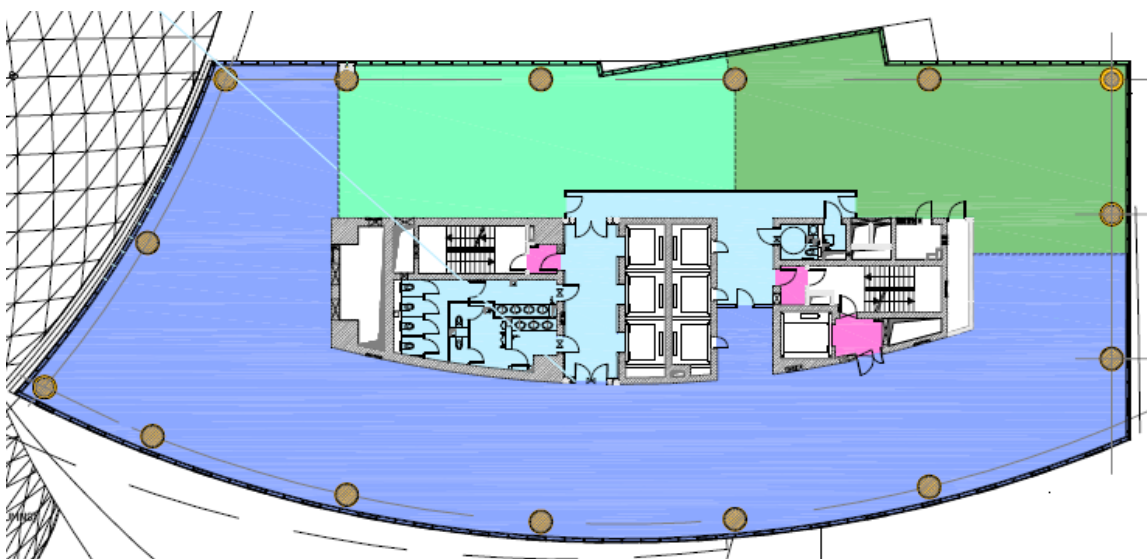
The space planning design of Skylight allows for division of every floor into;

- one unit on the floor,
- two independent units on the floor
- three or more independent units on the floor

The height of floor to ceilings is 2.7m.



Example of division of floor between two tenants



Example of division of floor between three tenants

2.2. Façades

Opaque part of curtain walls is faced with system metal panels fixed to stainless steel substructure. System aluminium windows are up to height of 1.1.m from floor level glazed with increased strength safety glass. The external walls of pedestal part of the building from 5th floor are clad with metal panels fixed to stainless steel substructure. The ground floor and part of the 1st floor external walls are made of glazed curtain wall system.

2.3. Entrance Lobby

The finishes to the lobby are:

Lobbies

Floor	Polished granite with stainless steel strips
Walls	Granite cladding interspaced with brushed stainless steel strips.
Columns	Brushed stainless steel cladding.
Ceiling	Suspended metal panelled system.
Doors	Entrance - revolving door unit. Lift doors are stainless steel

2.4. Lift Lobbies

The finishes to a typical lift lobby are:

Floor	Granite tiles
Walls	Granite cladding, glass
Columns	Brushed stainless steel cladding.
Ceiling	Suspended made of plasterboard.
Doors	Glass in metal frame, EI 60 rating.

2.5. Finishes of the office walls

Office interiors have been designed to enhance the openness of the space giving in the same time the possibility of flexible arrangement of the office with gypsum dividing walls. Tenants may introduce their own colour scheme in agreement with the landlord.

Before the tenant's space is fitted out the landlord will provide the following finishes:

Toilets:	Waterproof Plasterboard wall on metal studs with mineral wool insulation in cavity finished with ceramic tiles.
Technical ducts/ core walls:	Brick or concrete, prepared for painting.
Dividing walls between tenants:	Plasterboard partition wall on metal studs with mineral wool insulation in cavity, grounded in white

Attention: Building of partition walls different from gypsum dividing walls must be agreed with Landlord. Because of acoustic parameters, the plasterboard division walls should be directly joint with façade of the building.

2.6. Floors

Raised Floors:

Raised floor type Wappex W28BS-S, 600A2G36 is used in all office space. The void is maximum 75mm.

The floor will be finished by Landlord with carpet tiles

Carpeting:

Mostly in the building is installed high quality carpeting made by Interface Flooring BV type Heuga Transformation.

Heuga Transformation is a multi-layered high density carpet tile. Graphlex-backed, layered material is made from 80% special quality nylon. Tiles are available in 20 coloured versions, type Transformation allows for the possibility of the best solution for the interior and the environment. Materials have been selected to assure maximum reduction in waste at the same time providing maximal comfort of maintenance.

Size: 50 x 50 cm, Installation: Non-directional

Tenants may introduce their own colour scheme and types of carpet in agreement with the Landlord and which meets technical standards.

Electrical sockets are integral part of the flooring system, floor box system type Elektraplan. Floor boxes sockets ratio - 1 per 14 m².

2.7. Ceilings

All office areas are finished with a metal suspended ceiling system comprising of wool sound-insulated metal panels. The ceiling panels are of various sizes with access to the plenum void above the panels. The perimeters of the ceiling abutting the windows and between columns have been made of plasterboard ceiling system.

The ceiling has been designed to offer maximum flexibility to the space planning of each office suite, but partition walls should be planned to take into account the existing conditions.

2.8. Toilets

The Skylight Building has a block of male and female toilets and for disabled people on each floor. Entrances to the women and men toilets are located in the lift lobbies. The entrance of handicapped toilet is located in the hall leading to fire staircase.

The finishes of the standard toilet are:

Walls	Ceramic tiles up to the level of the suspended ceiling. Lobbies to the toilets have a mirror wall panel.
Floor	Ceramic tiles
Ceilings	Plasterboard suspended at height of 2.7 m, painted white.
Lighting	Concealed fluorescent lighting behind frosted glass with additional ceiling mounted lighting.
Sanitary Fittings	Ceramic - high standard, white
Taps	Manually operated - high standard

Janitor rooms have stainless steel fittings and taps.

2.9. Signage

2.9.1. Tenant Signage

The entrance lobby on the ground floor is fitted with tenant's name board with the location of Tenants floor.

Individual tenant name boards will be installed in lift lobbies on appropriate floors (one board on each floor) by the Landlord on Tenant's cost.

2.9.2. Directional Signage

Directional signage is provided by the landlord, from the underground parking through to office areas, to inform tenants and their visitors of the routes and locations of their chosen destination. Walls, posts and floors on the underground levels are marked with an information system showing way to entrances and staircases. Information about the location of the certain tenant's office is available for the visitors on the ground floor.

The whole building is equipped with an information system about evacuation routes according to appropriate standards and regulations. Doors to technical rooms are marked with appropriate information signs.

2.10. Lifts

Skylight is served by eight lifts including fire lift and a lift connecting garage levels with the reception on the ground floor. Three lifts serve the floors **5th** to **14th**, three serve the floors **14th** to **22nd**. All lifts stop on the ground floor. The fire lift stops on every floor.

Disabled persons are able to reach each level by specially adapted lifts. Entrance doors to lifts are stainless steel.

2.11. Office Parking

The total underground garage capacity for the Złote Tarasy complex is approximately 1,600 places. Tenants are to confirm availability of parking spaces with the landlord, depending on leased area. The parking is opened 24 h, 7 days a week.

Additionally, drop-off bays are located outside the building. A lot of taxi ranks are present around the building.

3.0 Structure

3.1. Materials

The structure of the Skylight building is made from in-situ reinforced concrete.

Concrete has the following parameters:

- All floor slabs, beams and retaining walls – concrete B37(C35)
- All columns – concrete B50 (C50)
- Foundation slab, diaphragm wall and piles – concrete B30 (C30).

The fire resistance is assured by thickness of main elements of structure and appropriate thickness of reinforcement steel cover.

3.2. Floor Loadings

The designed floor load in Skylight is 3,5 kN/m². The necessity of increasing loads, locally might be arranged in liaison with the Landlord on the basis of the Structural Engineer's opinion.

4.0 Technical Standards

4.1. Sanitary fittings

4.1.1. Cold Water

Cold water is provided to the complex with two (for safety reasons) separate lines from the City network supplies. Water supply system is divided into:

- Drinking water
- Process water (HVAC system)
- Fire fighting system

4.1.2. Hot Water

Hot water for sanitary purposes is provided from the electric water heaters located in each toilet and janitor rooms.

4.1.3. Sanitary Sewage

The system is collecting sewage discharge from the following areas: toilets, kitchens, technical rooms and the underground parking to the city sewage system.

There is a possibility to attach sanitary fittings in Tenants' kitchens (sinks and dishwashers) to the building cold water and sanitary sewage systems. Hot water is provided by the electric heaters.

Waste water from kitchenette can be removed by sewage pumps.

4.1.4. Rainwater Waste

The system is providing for the discharge of rainwater waste from the roofs and paved areas of the site to the City drainage system.

4.2. HVAC

The Offices in Skylight building are equipped with the following elements of HVAC systems:

- A Ventilation and central A/C. Air treatment technology includes : filters, heat recovery, heating, cooling, humidification
- B Induction units – in office spaces with heating and cooling connection.
- C Plinth heating – along the facade

The HVAC system at Skylight provides full mechanical ventilation and air conditioning. The system base on induction beams (with heating and cooling – four pipe system)- Halton type located in the suspended ceiling area. System is supported by fan coils located in places where sunlight is greatest. Interior temperature can be controlled individually within specified range in each individual compartment of the office floor, depending on the future Tenant's fit-out project.

Efficiency of ventilation and air conditioning system was calculated on the basis of outside air temperature in winter -20°C and in summer +30°C, with humidity level 90%.

Heat loads at the office floors were estimated for:

Installed Equipment	20 W / m ²
Lighting	11 W / m ²
Persons	13 W / m ²

Internal climate parameters for particular areas were designed according the appropriate standards and regulations.

The complex is supplied with heat from the City District Heating. The basic heating medium for the Złote Tarasy centre is hot water with parameters 80/50 °C. It is distributed from the heat centre, which is located on the level -1 of the Złote Tarasy complex.

The basic cooling medium is chilled water with parameter 4/12°C made in two cooling water chillers located on the 23rd floor and water with parameters 15/18°C (for induction beam system) prepared by pump mixing in cooling distribution room located on the same level.

4.2.1. HVAC Standards – Office Space

Installed HVAC system does not have an influence upon the height of the office space, lift lobby and corridors and assures 2.7m height. Exhaust grilles are located in the suspended ceiling void. Working mode is continuous, with reduction of intensity during night hours.

Air condition parameters:

- Number of air exchange [1/W/h] 2,5
- Volume of fresh air per person [m/h] 30
- Air volume per person in the office areas is calculated for the density ratio of 6m²/net.

The installation provides the possibility of individual control of unit operation for each separate room, depending on a future tenant's fit-out project on tenant's costs.

During summer the temperature can be controlled (by room controllers) between 22°C and (25°C is guaranteed). In winter to fulfil with the normative requirement the temperature of min 20 °C is guaranteed and can be adjusted within specified range from 20 °C to 23 °C. Humidity level between 40 and 60%.

Attention: In order to keep the air temperature on the desired level in the leased premises the windows are to be covered by blinds during sunny days (it will reduce heat penetration through the windows).

Separate exhaust system to the toilets was provided in accordance with the relevant regulations.

The “drycooler” cooling system provides the chilling to server rooms on each floor. To minimize the risk of failure and to ensure the continuous work the system has been designed with two independent sets of drycoolers located on the roof, working simultaneously with the possibility of taking over the work of one group by another in case of failure or service activities. When each floor will be divided for 4 Tenants, each of them will may have server room of cooling capacity ca.5 kW

The Landlord ensures the service and routine maintenance, however does not take responsibility for the potential failures.

4.3. Electrical

4.3.1. Power Supplies – 230/400V

The complex is supplied with two independent mid voltage feeders, providing maximum security for continuous supply from 15 kV Stoen –MSG.S1.B02 (RPZ Pałac) and MSG.S2.B02 –Stoen –RPZ – Towarowa. Additionally system is supported by generator 500kVA (for fire protection purpose).

Both lines are connected to the MV switchgear and then to the transformer room.

The switchboards are located at the premises of the Landlord.

From the level -2 the main cabling is distributed to the individual part of the complex and to technical rooms.

Tenant's switchboards will be on the Tenant's area, except for the one tenant on the floor. The lighting cables are distributed from the switchboards to the office space on system of trays mounted in ceiling void. Power cables are distributed through the raised floor. All tenants will be connected to independent electric meters installed during fit-out process.

4.3.2. Lighting Installation – 230V

In accordance with Polish and European (CIBSE) codes, the light intensities applied to particular rooms are:

- Office area 500 lx at the working desk

Rooms within tenants' domain can have lighting installed with the light intensity level as follows:

- Conference rooms 500 lx at the conference table
- Archive, copy room 200/500 lx
- Storage 100/300 lx

For the areas as noted below following light intensity was designed:

- Building entrances / exits 200 lx
- Reception 200 lx
- Circulation 200 lx
- Storage rooms 200 lx
- Technical rooms 300 lx
- Car parking 150 lx
- Parking circulation areas 200 lx
- Car entrances / exits 200 lx

4.3.3. Special Purpose Lighting

Safety lights

Safety lighting is installed in the rooms, corridors, halls and on the parking floors. Light fixtures required are the fixtures with additional power supply.

Safety lights are controlled by BMS.

Evacuation lights

The purpose of provision of this lighting is to illuminate the evacuation routes and exits during the loss of power supply. It is located on staircases, halls, corridors, lift lobbies, office space, in the underground parking, above the exits from all technical and security rooms – in accordance with the regulations.

Intensity – min. 1 lx, operating time – min. 2 hours. Additionally, the escape routes are appropriately signed.

Elevation lights

The purpose of elevation lights is to emphasise architectural composition of the façades of the building.

4.3.4. Electrical Standards to Offices

All offices are fitted out by the Landlord with a combination of lighting and power supply provisions comprising of:

- light intensity appropriate for working with computers at the working desk
- lights mounted in the suspended ceiling
- light fittings within the induction units
- emergency/evacuation lights located in the corridors
- general use socket outlets in corridors

The lights are operated by switches which are located on each floor.

Cabling for electrical installations is located on trays mounted in the suspended ceiling void and in the floor void.

Depending on the future fit-out designs there can be the necessity of rebuilding / extending of the existing light system.

4.4. Fire Controls & Protection

4.4.1. Fire Zones

The Skylight building is divided into the following separate fire zones:

Office Building	Each level is a separate fire zone
Staircases	Separate fire zone
Lift Shafts & Lobbies	Separate fire zone
Mechanical Shafts	Separate fire zone

4.4.2. Hydrant and sprinklers system

Water supplying of sprinkler and hydrant systems in Skylight is provided from two fire pumps and fire water tanks. High zone pumps that are serving floors 14-23 are connected with low zone pumps to assure appropriate level of protection. Pumps are monitored by the main alarm control desk. Sprinkler system is divided into zones by control – alarm valves and flow sensors connected to alarm system. All pipes used in sprinkler system are made of galvanized steel.

The whole complex is fitted out with internal hydrants and hydrant valves provided in accordance with the following rules:

- all hydrant systems are supplied with water from the same sources as sprinkler system
- all hydrant systems are wet type.
- in office zones there are provided hydrant boxes with diameter DN25, 30 m long hoses
- underground floors and technical zones are provided with hydrant boxes with diameter DN50, 20 m long hoses
- pressure in outlets of the hydrant valves is between 2 and 7 bar

The Sprinkler installation is designed according to appropriate standards and regulations and supplied to all spaces within the Lumen offices. Underground and above ground floors - wet system. Near parking entrances – dry system.

The sprinkler installation is designed and executed according to the standard described in NFPA 13 norm.

The fire protection installations fulfil obligations of Polish Building Law.

4.4.3. Smoke Exhaust Installation

Smoke exhausting system at the Skylight building is designed in accordance to the Polish building law and fire protection regulations.

Exhaust grilles are located at every 10 m along evacuation routes in the suspended ceiling. Pressurising outlet grille is located above the floor level. Every staircase is fitted with separate fan providing overpressure and separate smoke outlet located at the top of the staircase. Entrances to the staircase are supplied with compressed air through the staircases' wall grille.

Exhaust ducts are fireproofed with fire resistance 120 min.

The following areas are pressurised:

- corridor around the lift lobby and evacuation routes
- entrances to the evacuation staircases
- evacuation staircases

4.4.4. Fire Alarm System (FAS)

The building is provided with fire monitoring, location and alarm warning system, including a direct connection to the City Fire Brigade, all designed according the appropriate standards and regulations. The fire alarm is monitored from the central control room which is permanently manned. Two dedicated

telephone lines are reserved to connect both the Fire Alarm System and the central control room to the City Fire Brigade.

4.4.4.1. Operating of Fire Alarm System

Fire detection system is based on components of the system Zettler ZX/MX by Tyco. This system is connected to the City Fire Brigade monitoring and was designed in accordance with regulation for this type of system.

The functions of the fire monitoring system FAS are:

- centralised monitoring of the whole building
- connection to the Fire Brigade monitoring
- early detection and location of fire
- integration with system of smoke extraction and pressurised ventilation
- closing of fire gates (parking) between fire zones, closing of fire dampers
- monitoring of sprinkler system
- control of lifts
- connection to BMS system
- integration with access control system
- Visualization of the fire incidents on a dedicated visual station

4.4.4.2. Elements of the Fire Alarm System

Elements of the fire alarm system include:-

- smoke detectors,
- temperature detectors
- manual call points
- controls for fire dampers, doors & gates and shutters
- indicators of action initiation of sprinklers and hydrants
- indicators of action initiation of fire detectors
- indicators of the activity of invisible smoke detectors
- switchboard monitoring of the fire controlling systems, connected to with the BMS

4.4.4.3. Monitoring of the Protection and Operations Elements

Crucial elements of the fire protection and operability systems to be monitored include:-

- fire protection dampers
- smoke exhaust ventilation
- hydrant and sprinklers system

- water level in fire water tanks

Monitoring of all elements listed above is connected to the BMS.

All cables applied for the fire protection systems are fire proof. Silicone insulation provides 60 minutes fire resistance. Cable distribution - vertically by the separate channel system installed in the shafts of 120 minutes fireproof rating.

4.4.5. Voice Emergency System

The Voice Emergency System is based on the components of Praesideo Bosch system. The system is connected and controlled by system FAS and it is part of the whole complex Złote Tarasy. The system is centrally monitored and controlled in the central fire monitoring room.

Main elements of the system are:

- ceiling loudspeakers – fixed in ceilings in lobbies and in office areas
- wall loudspeakers – installed in corridors, staircases, and technical rooms
- horn loudspeakers – fixed in parking areas
- feeding and controlling board – with amplifiers and controllers.

Depending on tenant's fit-out works in accordance with his design the extension of the system is necessary.

4.5. Other Protection System

4.5.1. Lightning protection

Lightning protection is designed according to the appropriate standards and regulations. The outside lightning protection includes all the elements of the building structure, assuring safe conducting the lightning current to the ground.

The lightning protection installation on the roof includes the steel structural elements of the outside walls.

The lightning current is conducted to the ground through the reinforcement of the structural columns.

4.5.2. Electric Shock Protection

Electric shock protection is designed according to the appropriate standards and regulations.

The basic protection assures:

- insulation of active elements

- protection of the housings of electric devices
- grounding
- installation executed in TN-S system

The electric installation is additionally protected against unauthorized people contact.

4.5.3. Surge protection

Protectors are located in the electric switchboards. Protectors secure the electric appliances against lightning as well as shortcut surge.

4.6. Access Control

4.6.1. Protected areas

The Access Control and Anti-Theft Protection systems are based on the components of Andover Controls system which is integrated with BMS system in the Złote Tarasy complex.

Access control protects the following important points:

- entrances to the building at main reception desk
- office open space entrance from the lift lobby.
- Entrance and exit to/from the underground parking
- entrances to technical rooms
- entrance to the security room
- passages between Skylight and retail areas.

4.6.2. Equipment

Every passage monitoring by access control is equipped with:

- proximity card reader
- exit push-button
- evacuation push-button
- open door detector
- reversion electric-lock –allowing opening of door during power cut.

Access Control system has not been installed at office area although the system is ready for extension to suit tenant's requirements on tenant's cost.

4.6.3. Surveillance Cameras

As part of the overall security system cameras are deployed in selected areas, which include:-

- entrances to the building,
- Lift lobbies

- chosen areas in the underground parking
- chosen areas on the ground and +1 levels

Additionally, the project provides ability to install cameras by the entrance to each office space on request and at tenant's cost.

4.6.4. Anti-Theft protection

All doors at evacuation ways are protected with door contacts, for monitoring at the security room.

4.7. Structural Cabling, TV, Data and Telecom

Skylight, forming a part of the Złote Tarasy complex, is included in structural telephone and computer cabling for the whole complex.

Skylight has been fitted out with indirect distribution items for every second floor called IDF. Every IDF consist of:

- 100 pair copper cables for telecommunication service
- fiber optics cables for telecommunication service and data transmission.

Location of the fixed cabling allows for full area arrangement and easy connection between the floors at Tenant's own cost.

The Skylight building is equipped with a telephone exchange (PABX) that provides the full range of telecommunications services to tenants. The PABX is IP-enabled and also provides transit connections. Telecommunication lines connected to the PABX are fibre-optic channelled and are connected in a ring to the city, through independent entry points into Złoty Tarasy complex. This ensures permanent and uninterrupted telecommunications and data services.

It allows for full range of services on the basis of analogue line, digital line and ISDN. Wide range of the Internet speeds complete professional possibilities in the range of IT solutions. The Tenants have possibility to connect to the structural cabling of the building at their own cost.

Cable TV services are available in the Skylight building. Tenants may subscribe to this service on an individual basis at their own cost.

4.8. BMS (Building Management System)

Building Management System (BMS) is based on components of Andover Controls system which has been integrated with the Złote Tarasy complex system.

Building Management System has been installed for automatic control of heating – cooling system assuring thermal comfort. Automatic thermal comfort system has been located in the whole floor area in modular system and in accordance to the design guidelines.

Modularity allows for adjustment to individual tenant's needs. It requires changes of configuration of cabling connections and cabling and installation of temperature controllers to meet requirement given by the Tenant.

The system is centrally monitored by the integrated BMS system which allows for central temperature control in the whole floor or in the part of each floor in accordance with Tenant's requirements and on Tenant's costs (working time, night temperature, preparation of temperature before work starting).

When any system failure occurs the building service can remotely locate a reason of the potential break-down.

Additional controlling system can be installed according to tenant's requirements, at the tenants' cost, and connected with the central monitoring system, in case of additional rooms or conference rooms it can be separated within the tenant's domain.

It is a flexible system which can be adjusted to individual requirement.