NEW MILL

Technical Building Specification

1. GENERAL DESCRIPTION

Preamble

These technical specifications apply to the office building on Bulevar Vojvode Misica 15, Savski Venac District, Belgrade, Serbia with Land Register Savski Venac parcel no. 10725/1, 10690/2, 10671/12.

These technical specifications are based on the approved planning documentation. Minor deviations might occure resulting from the execution planning and the construction works.

Location

New Mill Office is strategically located in the heart of the Southwestern District, one of the City's most dynamic submarkets – an area known as a rapidly developing, prestigious business district with green surroundings.

New Mill office is located on one of the major arterias leading in and out of Belgrade. The building itself is located in immediate proximity to the Mostar loop (Gazela bridge) and is quickly accessible by car. Innercity traffic can be avoided easily, especially when leaving to the airport Nikola Tesla with out any traffic light along the way.

Knez Milosa Boulevard is one of Belgrade´s most representative boulevards leading to the historic City centre within a few minutes. A large number of embassies, state authorities and exclusive shops are situated in this area.

Further, New Mill is within walking distance of the Belgrade fair, Belgrade's principal conference and fair venue with frontage on Vojvode Misica Boulevard. Being the most important trade fair location of the region the trade fair complex attracts 1.5 mio. visitors per year.

Public transportation can also be found in the close vicinity. Stations are located within walking distance, connecting people with the entire city.

Building

Architecturally prominent A class office building with an efficient design and a high level of technical specification. It serves tenants with the full flexibility of both open plan and cellular space fitted to the highest standards. New Mill Office is constructed on 10 levels with 1 additional level for secure parking located at the lower ground. The tenants and their business partners will benefit from the hotel facilities like the full service restaurant, the bar and meeting.

The gross built area amounts to approx. 4.119 m² and the building offers 3.665 m² of rentable area according to BOMA standard.

Floor	Area type	Rentable area approx.	Parking
10th Floor	Technical	---	
9th Floor	Offices	167 m²	
8th Floor	Offices	149 m²	
7th Floor	Offices	445 m²	
6th Floor	Offices	445 m²	
5th Floor	Offices	445 m²	
4th Floor	Offices	445 m²	
3rd Floor	Offices	445 m²	
2nd Floor	Offices	445 m²	
1st Floor	Offices	445 m²	
Ground Floor & Gallery	Retail	187 m²	
1st Underground	Storage	54 m²	80

Floor layout

Standard office levels offer flexible floor plates of around 400 m² which may be divided into two independent office units, each with fully equipped lavatories within the tenant area. The independent office units can easily be unified to bigger entities.

Access / Public Area

The main entrance leads to a small but prestigious double height ceiling lobby area on the ground floor, with a reception desk.

From entrance trough the reception area, 2 elegant key card controlled elevators are leading to the office floors and are backed by an emergency staircase.

The access to individual offices is ensured through spacious lift lobbies on each floor.

Retail space on the Ground floor and Mezzanine

This space can be accessed directly from the piazza and can be used either as Retail space or additional office space e.g. show room or branch office.

Office layout (level 1 - 7)

The building enables a perfect office layout in a flexible form for all kinds of requirements like cellular rooms, group and combined offices as well as open space offices, together with all secondary rooms needed.

The raised floor in all office areas in the building enables flexible location of working desks throughout the floors without limitation.

The flexible design of the lighting system and the mechanical systems do not require any main adjustments in case of layout changes, etc, it needs only adjustments.

A generous natural light exposure in all office areas is given.

Flexible Space (level 8 – 9)

Space on these two floors is fully equipped with kitchen connections and can be used as a Restaurant or a Staff canteen.

On 8th floor there is spacious terrace with the breathtaking view to the whole city, from that reason this area can also become great meeting space, executive lounge, etc.

Storage Area

In the basement and on the each floor small storage space is available.

Parking

Access and exit to the underground car parking is from Bulevar Vojvode Misica street. The one level underground parking space is accessible over a ramp and provides a bright and secure atmosphere with video system for surveillance purposes. Two separate elevators, connect the underground parking with the reception area.

The parking has a total capacity of 80 representing a ratio of 1 space per approx. 45 m² of rentable office area.

Technical Area

Area for hosting of the technical equipment and the logistics involved in the proper maintenance and functioning of the building, which is exclusively accessible by the landlord and closed for the tenants and visitors.

2. STRUCTURE AND LOADINGS

Load bearing structure

The complete load bearing structure is made of reinforced concrete core structure. The underground external walls are made of concrete, resting on a waterproof foundation slab. The superstructure consists of a reinforced concrete construction generally using a flat floor slab supported by reinforced walls and columns.

Load bearing capacities

Public area	4.5 kN/m^2
Office	3.5 kN/m^2
Storage/Technical	4.5 kN/m^2
Corridors & staircases	4.5 kN/m^2

Clear Heights

The clear heights of all rooms and areas in the building are designed very generously and create an excellent working environment:

Approx. clear heights

• 1st Underground floor parking	3.00 m^2
• Ground floor lobby/ reception	5.14 m^2
• Ground floor office/store area	5.50 m^2
• Ground floor-gallery of office/store	2.44 m^2
• Ground floor storage area	5.60 m^2
• 1st floor corridors, WC	2.80 m^2
• 1st floor office areas	2.80 m^2
• 1st floor lobby storage area	2.80 m^2
• Corridors, WC +2 to +7	2.80 m^2
• Office areas +2 to +7	2.80 m^2
• +2 - +7 storage area	2.80 m^2
• Corridors, WC, storage +8	3.0 m^2
• Guest area +8	3.0 / 3.23 m^2
• Bar, storage, WC +9	2.48 / 2.85 m^2
• Guest area +9	2.48 / 2.85 m^2

The clear heights are subject to minor variations resulting from the execution planning and the construction works.

Office depth

Approximately 5.20-7.00 m for cellular offices.

The office areas will be provided to the tenants fitted-out, as open space offices. Offices are equipped with raised floor, carpet, tiles, floor boxes and suspended ceiling including all installations, without partition walls.

Tenant fit-out

Partition walls in the office space are subject of the tenant fit out.

3. FACADE

Generally

Office building facade is created as a mix of ventilated ceramic facade and glazed facade elements. Ceramic tiles size 60x120 cm, placed on the invisible substructure. Glazed facade elements made of aluminium profiles with thermal break system Schueco FW50+ and low-E clear glass. The partitions consist of fixed transparent fields, enamelled parapet fields and windows.

The windows are also high quality Schueco system AWS 65 BS with no external visual profile of the wing, open able maximum 17,5 cm within safety limits along the lower horizontal pivot inside.

At the ground floor entrance of the office building is revolving door with integrated air curtain.

Sun Protection

All office areas are protected through sun protection glass Super HS Sun Guard Neutral 62/34, argon 90%.

4. ROOF

General

The flat roof is designed as an inverted flat roof cover with concrete tiles. On the roof some technical equipment for the building is located.

5. INTERNAL FINISHES

AREA			INTERIOR FINISHES					
			Partition walls	Wall finishes	Floor finishes		Ceiling finishes	Interior doors
Rental area	Office space	Lift lobby	reinforced concrete structural walls	Double coat of dispersion paint	Granit ceramic floor cover	Raised floor	Suspended mineral fibre board ceiling	Entrance door to the office unit: double aluminium evacuation door
		LAN room	Self-supporting plasterboard-metal partition walls (two planks)		Anti static floor	Raised floor	Suspended mineral fibre board ceiling / Smooth concrete ceiling, filled ready for painting, two paint coats	Fire proof metal door (single-leaf)
		Corridor	Self-supporting plasterboard-metal partition walls (two planks)		Granit ceramic floor cover	Raised floor	Suspended mineral fibre board ceiling	Internal door, timber (single-leaf)
		Main office	Tenant fit-out		Carpet tiles; pile weight approx. 550g/m²; B1Q1; Wheelchair suitable	Raised floor	Suspended mineral fibre board ceiling	
		Kitchenette	Self-supporting plasterboard-metal partition walls (two planks)	Ceramic tiles	Ceramic floor cover	Raised floor	Suspended mineral fibre board ceiling	
		Sanitary group	Self-supporting plasterboard-metal partition walls (two planks)	Ceramic tiling (full room height)	Ceramic floor cover	Screed	Suspended mineral fibre board ceiling	Internal door, timber (single-leaf)
	Retail space	Restaurant	Self-supporting plasterboard-metal partition walls (two planks)	Tenant fit-out	Tenant fit-out	Raised floor	Concrete; Suspended plaster board ceiling	Internal door, timber and aluminium-glass
		Cafe, Shops	Self-supporting plasterboard-metal partition walls (two planks)	Tenant fit-out	Tenant fit-out	Raised floor		Internal door, timber and aluminium-glass
		Sanitary group	Self-supporting plasterboard-metal partition walls (two planks)	Ceramic tiling (full room height)	Ceramic cover	Screed	Suspended mineral fibre board ceiling	Internal door, timber (single-leaf)
	Storage space		Self-supporting plasterboard-metal partition walls (two planks)	Double coat of dispersion paint	Granit ceramic floor cover		Suspended mineral fibre board ceiling/ Concrete ceiling, filled ready for painting, two paint coats	Fire proof metal door (single-leaf)
	Underground car park		Concrete	Single coat of dispersion paint	Slip-proof concrete floor		Single coat of dispersion paint	Fire proof metal door (single-leaf)
Public area	Entrance lobby			Double coat of dispersion paint, white, and in some areas faced with ceramic tiles and/or glass	Granit ceramic floor cover		Suspended plasterboard ceiling	Aluminium-glass entrance door
	Lift lobby						Suspended plasterboard ceiling	Steel-glass (fire-protection)
	Sanitary group		Self-supporting plasterboard-metal partition walls (two planks)	Ceramic tiling (full room height)	Ceramic floor cover		Suspended mineral fibre board ceiling	Internal door, timber (single-leaf)
	Staircase			Double coat of dispersion paint	Granit ceramic floor cover		Smooth concrete ceiling, filled ready for painting, two paint coats	Escape doors, metal
	Technical room		Self-supporting plasterboard-metal partition walls (two planks), brick walls or concrete walls	Single coat of dispersion paint	Sealed concrete, sealed screed and liquid-proof coat (depending on technical requirements)		Concrete ceiling, filled ready for painting, single paint coat	Metal doors (single- and double-leaf)

6. ELEVATORS

Elevators

Two elegant rope elevators with nominal speed 1,6 m/s. and a nominal load bearing capacity of 800 kg for 10 persons are connecting the lobby with the office areas. Key card access function.

7. HEATING, VENTILATION, AIR CONDITIONING OF THE OFFICE AREA

General

Primary cooling and heating is done by pre conditioned air supply and regulated by a fan coil system in the summer and radiators or floor convectors (heating surfaces) in the winter. All fan coils are grouped together for regulation in such a way that each tenant area can be controlled with two thermostats. The fan coils are located in the suspended ceiling, with flexible ducts for flexible location of partitions.

Window can be opened, but in order to secure a high efficient and well balanced cooling and heating system it is necessary to keep them closed.

Temperatures	Winter	Summer (at 32°C/40rH, or max 6K)
Offices	20°C	24°C
Meeting rooms	20°C	24°C
Wetrooms	18°C	no cooling
Storage	18°C	no cooling
Corridors in office area	18°C	24°C
Staircase	18°C	no cooling
Server Rooms	no h.	24°C

Heating

The heat distribution system is supplied by a connection to the external gas network and gas boilers on the top of the building. Heating system, provided with all necessary hydraulic elements, shut-off and regulating valves, temperature and pressure sensors, etc.

Regulation: system water temperature depending on outdoor temperature, local temperature adjustment in the offices rooms over thermostatic valves.

Floor convectors in front of window with temperature regime 80/60°C

Ventilation

All offices and indoor rooms are mechanically ventilated.

The air handling units include all heating and cooling registers, heat recovery system and filters.

The car park ventilation system is made in conformity with the standard as required by the government authorities.

In line with government stipulations, smoke extraction systems are provided for the car park, air locks, staircases, etc. The CO extraction system used complies with government stipulations.

Office areas have ventilation based on a 35m^3/h of fresh air per employee, calculated with an occupancy rate (net office area) of 1 person per 7.5 m^2.

Cooling system

Refrigerating machines are installed on the roof of the building.

The offices are fitted with 2 pipe fan-coil units, positioned in the lower suspended ceiling, with 7/12°C sumer water temperature regime.

Regulation: room temperatute regulation with wall thermostat in the offices, two per each tenant area.

Internal loads

The cooling conditions are granted by maximal internal loads as follows:

- per Person 75 W;
- per working space 185W for IT.

  In Total 35W/m2 for office rooms

8. SANITARY INSTALLATIONS IN THE OFFICE AREA

Water supply

The water supply is provided by the municipal water supply system. Hot water is supplied decentralised through local electric heaters.

Lavatories

All sanitary groups are furnished with white sanitary chinaware with single-lever mixers by international well known brands.

Fire fighting installations

Fire hoses are located in cabinets at marked places, that every point of the areas can be reached from min. 2 fire cabinets. The building is fitted with full sprinkler protection. The sprinkler system is furnished complete, for those areas that are fitted out by the tenants, the sprinkler heads will be provided without suspended ceiling (showing up to the ceiling).

Waste water

Any foul water, rain water and condensation are routed to the public sewage system in accordance with legal regulations.

Fit out of sanitary rooms

- Console Toilets with concealed cistern in the wall incl. brush and paper holder;
- Washbasins;
- pissoires incl. sensors;
- mirrors;
- paper and soap dispensers;
- coat hook.

9. KITCHENETTE IN THE OFFICE AREA

Kitchenette fit out

Kitchenette areas situated in the office space are designated for hosting kitchen appliances. For every floor 2 kitchenettes are planed together with server rooms in the office space. Sufficient connections are provided, equipment and furniture is to be provided by the tenant.

10. HIGH VOLTAGE ELECTRICAL INSTALLATIONS IN THE OFFICE AREA

General

The power supply is via connection to the public network, transformer station located in the garage.

The low-voltage room with its load managing equipment and reactive current compensator is located next to the transformer station.

Measurement of power consumption for office building is on high voltage, as well with sub meters on the medium voltage for tenant areas (2 per floor) Any further sub meters must be furnished at the tenant's expense.

Diesel generator

DEAG is set up for automatic start.

Supply part of light in communications, 30% sockets, fire and safety systems, elevators.

Cabling

Electricity is distributed through riser cables in line with requirements.

Generally, the wires are concealed, or in suspended ceiling and raised floor. Cables in the technical rooms, stores, car parks, etc. are of the surface-mounted type.

The kitchenettes are provided with connections for a dishwasher, fridge, electric stove and workplace sockets.

Workplace connections

Each office workplace (one workplace per 7.5 m² office area) is provided with a box flush-mounted on the floor and fitted with 2 main sockets (230V), 2 computer sockets coloured (230V) and 2 empty sockets (reserve), and 2x RJ 45 data sockets.

Lighting

The lighting fixtures are furnished in suspended ceiling in line with the overall architectural design. Lighting in the office rooms is controlled by light switches. Other lights, e.g. for public spaces, corridors, car park and outdoor facilities, are controlled by the motion sensors.

Emergency Lighting

Escape routes are fitted with emergency and escape route lamps as stipulated by the government authorities.

Earthing and lightning protection

The system is designed and constructed in accordance with regulations.

11. LOW VOLTAGE ELECTRICAL INSTALLATIONS

Fire Alarm System

The building is fitted with a fully automated fire alarm system as stipulated by the responsible government authorities. All relevant systems and plants are included in the fire control system.

In the tenancy areas, the first tier is monitored by automated fire alarms. If suspended ceilings are subsequently fitted with equipment, the second tier and additional fire alarms required due to internal fitouts of the tenancy space is provided by the landlord at the tenant's expense.

Security / Entrance control System

The building entrances as well as the garage entrance will be equipped with a centrally controlled access system. Acoustic and video connections are provided between the reception desk and the main entrance, car park entry and exit points.

Video control system

A video control system will be provided for controlling the main entrance and garage entrance. The monitors are located at the receptionist / security checkpoint on the ground floor.

CO warning system

The garage will be equipped with CO warning system including lighted signs in accordance with customary regulations.

Electro-acoustic system

An electro-acoustic system is installed in accordance with local regulations, to enable evacuation announcements.

Telephone and computer installations

TThe complete backbone cable system is provided. CAT.3 telephone lines and a fibre optic cable for IT will be provided to the tenant area. The patch distributor and the horizontal cabling from the patch distributor to the sockets must be furnished by the tenant.

No central telephone system will be installed for the building.

TV System

A tenant shall carry out the service connection and installation.

Technical Data Sheet

Old Mill Office 1/2

1.	height of the building		43.55 m
2.	number of underground floors		1.00
3.	number of overground floors		GF +Mez+ 9 + Technical floor
4.	Gross floor area (approx.)		
4.1.		above ground	4,118 m²
4.2.		under ground	103 m²
4.3.		SUM	4,221 m²
5.	Number of Parking Places underground (min 2,50 x 5,00 m)		80.00 pcs.
6.	Number of Parking Places outside		0 pcs.
7.	Column grid		8.00 x 6.00 m
8.	cellular office - depth		6.95 m
9.	occupancy rate (net office area)		8.00 m²/person
10.	overall floor height		
10.1		underground floor	3.00 m
10.2		ground floor (lobby)	5.60 m
10.3		typical floor	3.21 m
11.	clearance height approximately		
11.1		underground floors	2.80 m
11.2.		ground floor (lobby)	5.14 m
11.3		typical floor - office	2.80 m
12.	live loads		
12.1		Office	3.50 kN/m²
12.2		public	4.50 kN/m²
12.3		storage / technics	4.50 kN/m²
13.	elevators		
13.1	office elevators		
13.1.1		number of elevators	2.00 pcs.
13.1.2		size	10 people
13.1.3		nominal load	800.00 kg
13.1.4		nominal speed	1.60 m/s
14.	heating, cooling (radiators, cooling beams)		
14.1	guaranteed temperatures summer --> max. difference of 9°C to outside temp.		
14.1.1		office	24.00 °C
14.1.2		meeting	24.00 °C
14.1.3		storage	no cooling / variable
14.1.4		restaurant	24.00 °C
14.2	guaranteed temperatures winter		
14.2.1		Office	20.00 °C
14.2.2		Meeting	20.00 °C

Technical Data Sheet

Old Mill Office 2/2

14.2.3		storage	18.00 °C
14.2.4		restaurant	20.00 °C
15.	ventilation		
15.1	fresh air rates		
15.1.1		office	5.00 m³/h/m²
15.1.2		meeting	5.00 m³/h/m²
15.1.3		storage	3.00 m³/h/m²
15.1.4		restaurant	5.00 m³/h/m²
15.2	guaranteed min. relative humidity in winter		
15.2.1		office	40.00%
16.	electrical installation		
16.1	floor sockets - office		
16.1.1		main sockets (230V)	2.00 pcs.
16.1.2		computer sockets (230V) coloured	2.00 pcs.
16.1.3		empty sockets (reserve)	2.00 pcs.
17.	illumination		
17.1		office	500.00 lux
17.2		corridor office	150.00 - 250.00 lux
17.3		meeting	500.00 lux
17.4		storage / technics	100.00 lux
18	Sound insulation partition walls	Between tenant offices	According to SNIP and local regulations

NEW MILL

www.newmill.rs