

contract
AMBIENTES DE TRABAJO
WORKPLACES



A proposal for : Part II – JULY 2012



www.contract.cl



Buildings Comparative

■ LISTED BUILDINGS FOR NAI SARRÀ

San Damián Building



De Las Artes Building



NAI Sarrà
Commercial Real Estate Services, Worldwide.

contract



SAN DAMIAN Building

San Damian Neighborhood

■ San Damián / Presentation

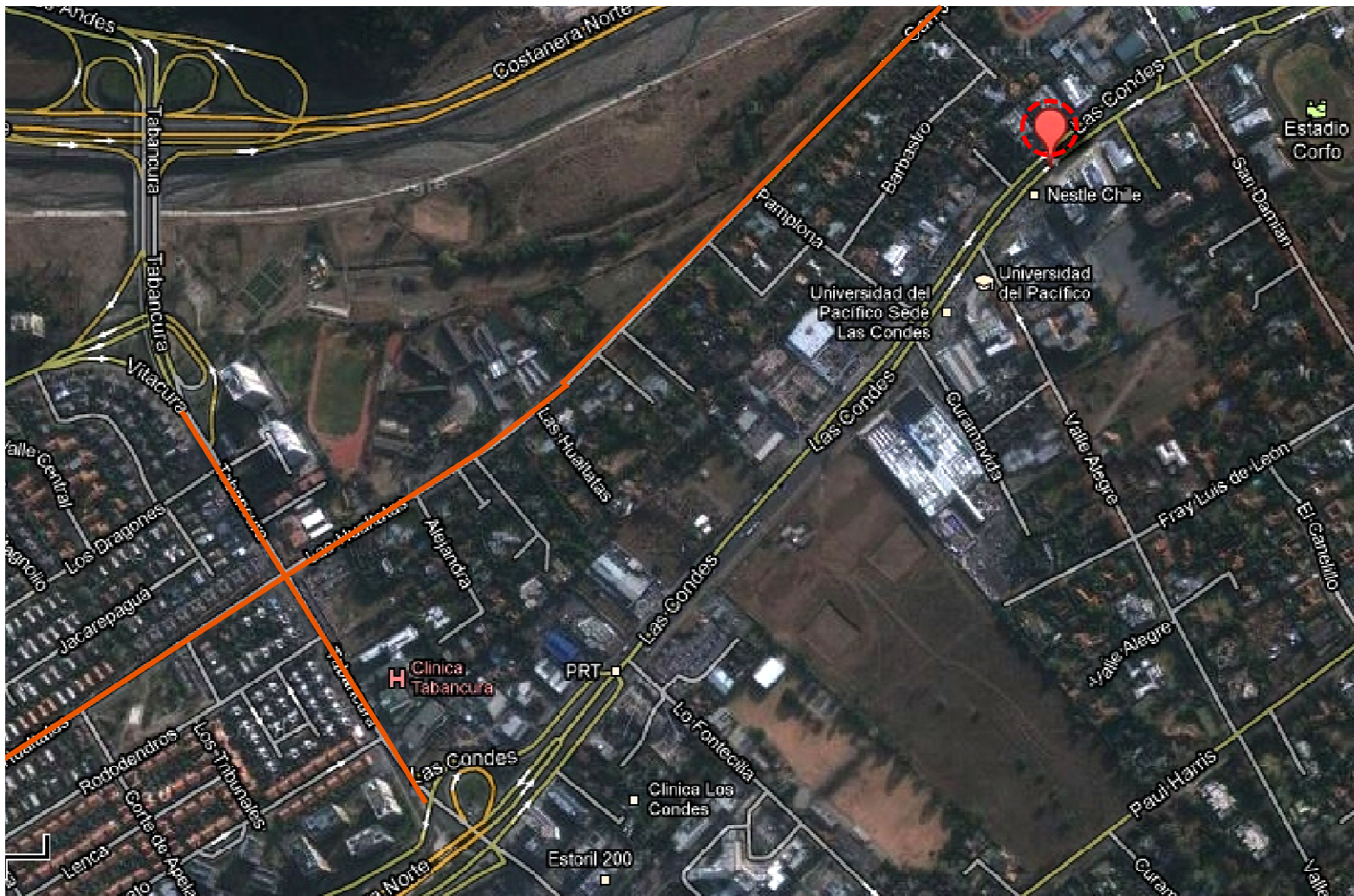
San Damian Plaza building is green and modern project, equipped with high technology and ranked as the first building LEED Gold in Chile. The building is located in an strategic area called Las Condes neighborhood, It has direct access to modern Santiago highways as Costanera Norte and Kennedy Ave., allowing also access to the rest of the city in a few minutes. The building consists of 2 towers, with retail on first floor, 9 and 5 levels of underground private parking.

Offices Open plant are within 150 m2 to 800 m2 –full floor-.



■ San Damián / Presentation / Location

Location / Las Condes Av. 11.285 / Las Condes / Santiago



- San Damián Building
- Main street
- Secondary street

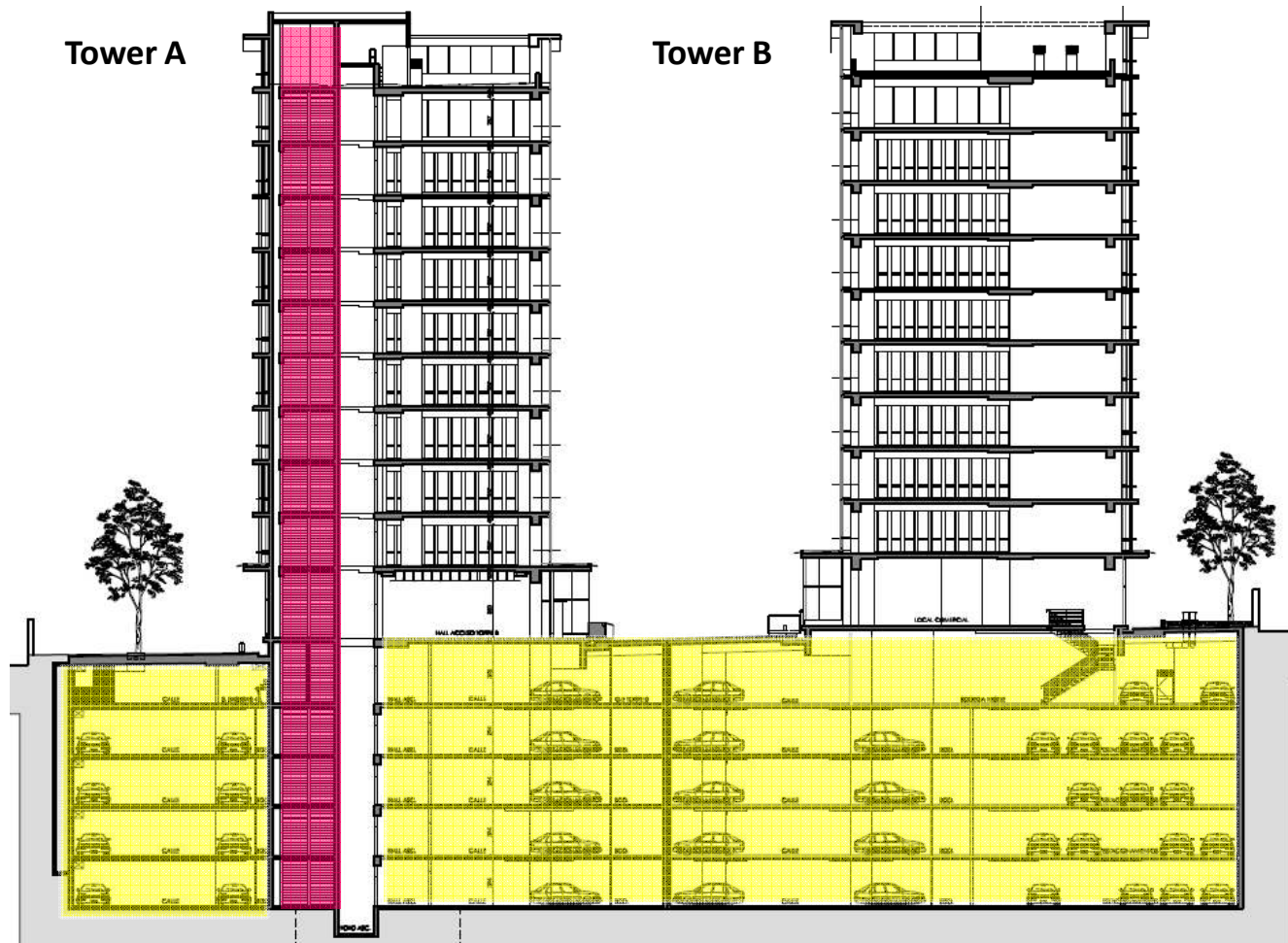
■ San Damián / Features

- Open plants from 150 m2 to 800 m2 –full floor-
- Large spaces for recreation and green areas at the ground level.
- Use of curtain walls intensive light transmittance and low shading coefficient, allowing incoming light but not solar heating .
- Use of regional materials and recycled content during the construction.
- Modern air conditioning system.



San Damián / Features

- Two towers with commercial area at the 1st floor, 9 to 5 undergrounds levels of parking.
- 2.65 m. is the inter-story height
- 4 elevators per tower, with an anticipation system, plus 2 underground additional lifts



■ San Damián / Sustainability

A sustainable building is determined by energy efficiency, optimization and rationalization of available energy. This brings benefits to the planet, occupants and low costs to the building. San Damian Plaza building belongs to this new category of green building because it uses technology to maximize the efficiency of energy use and lower environmental pollution.

- High energy efficiency.
- Lower operating costs.
- Non-polluting materials.
- Low levels of global warming.
- Low environmental impact.



■ San Damián / Services and Equipment

Emerging Business Center



**DE LAS ARTES
Building**

Nueva Las Condes Neighborhood

■ De Las Artes / Presentation

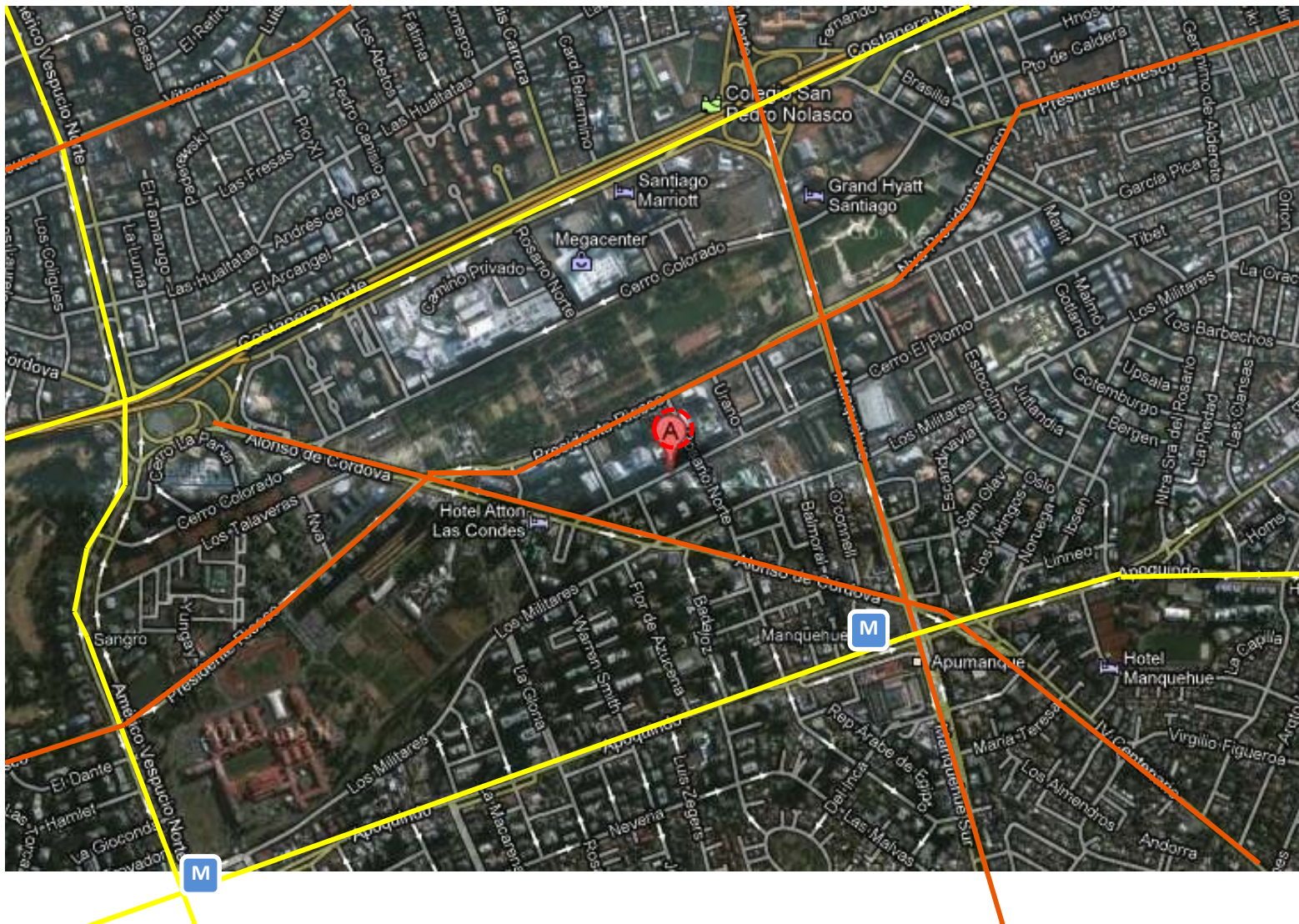
De Las Artes Building is part of the project called *Nueva Las Condes*, developed in recent years in the eastern side of Santiago and oriented to concentrate office buildings of superior quality as an alternative to the *El Golf* neighborhood. Nueva Las Condes is located in the south of Parque Araucano and developed on an area of approximately 4 acres located between President Riesco Ave. to the north, Cerro el Plomo St. to the south, Urano St. to the East and Alonso de Cordova Ave. to the west.

De Las Artes Building is located on the north side of Cerro el Plomo St between Alonso de Cordova Av. And Rosario St.



■ De Las Artes / Presentation / Location

Location / Cerro el Plomo 5630 / Las Condes / Santiago.

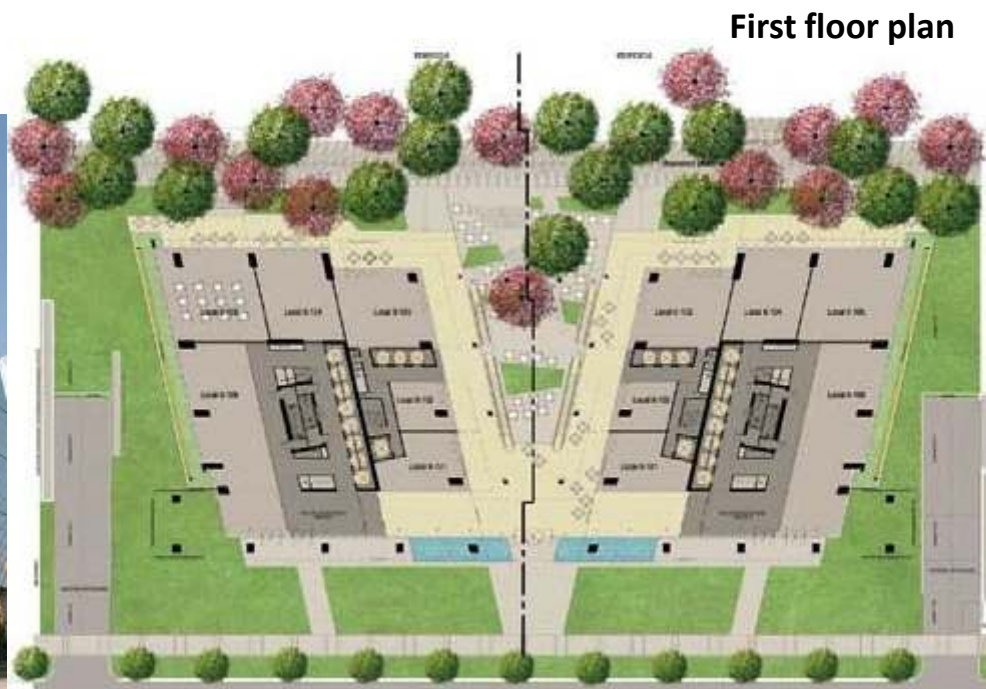


- De Las Artes Building
- Main street
- Secondary street
- M Subway

■ De Las Artes / Features

The first floor has a three-storey hall located on the south side, from where you can find the main entrance where is the vertical circulation core (composed of 8 lifts, 2 mechanical stairs and 3 lifts for each toower) and enclosures housing the building facilities.

The common offices floor is built around the central core without intermediate columns and with alternatives subdivision. It can be used as a complete floor or divided into 2 or 4 parts

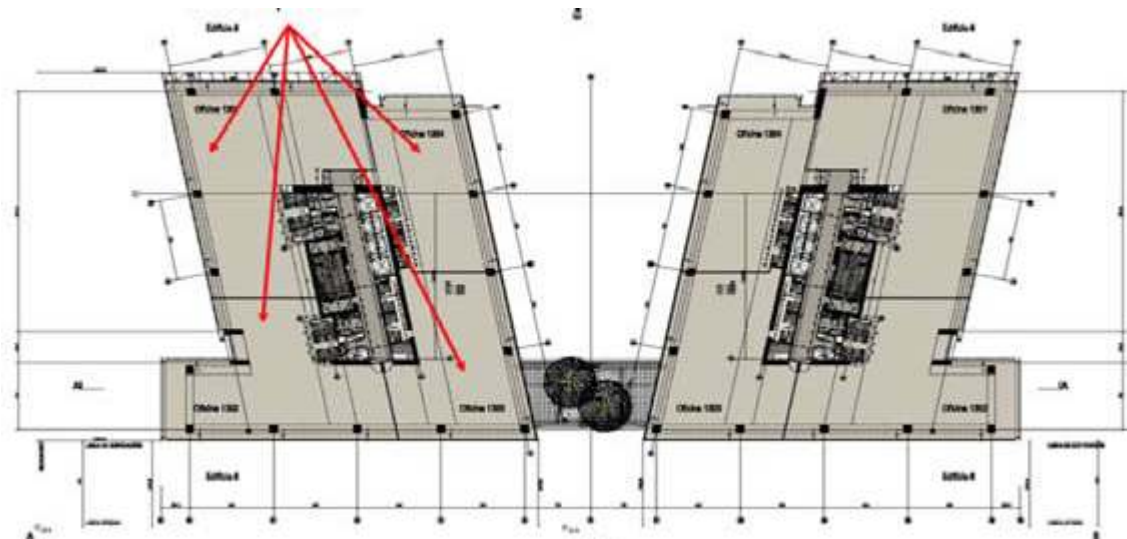


■ De Las Artes / Features

The building is open floor around a central core that contains the vertical circulation and bathrooms areas.

The heights between slabs axes are:

- 3.30 m is **the inter-story height** (within 3th to 20th floors):
- **inter-story height** 3.30m (second floor)
- **inter-story height 4.80m** (First floor)
- First Underground: Height varies between 3.40 and 5.10 m approx.
- **inter-story height** Underground type (within-3th to -8th): 2.60 m.



■ De Las Artes / Services and Equipment

The Nuevas Las Condes area develops a three-story mall that has about 4,000 square meters with services, gyms, restaurants, cafes, money exchange, pharmacies and banks, among others.





comparative data



■ De Las Artes / San Damián / Building Equipment

ITEMS	De las Artes Building	San Damián Building
FLOORING	NO	NO
CEILING	NO	NO
AIR CONDITIONING	YES (VRV)	YES (VRV)
AMOUNT OF AIR EQUIPMENT	6	7
CURTAINS	NO	NO
BATHROOMS	YES	YES
BATHROOM FLOORING	YES	YES
KITCHENETTE	YES	NO
WALL PAINTING	NO	NO
ELECTRICAL WIRING	NO	NO
SPRINKLER AND SMOKE SENSORS	YES	YES
LIGHTING	NO	NO
INTERIOR SUBDIVISIONS	NO	NO
ACCESS CONTROL	YES	YES
SECURITY CAMERAS	YES	YES
SECURITY GUARD	YES	YES



■ Office Annual Cost Expressed in dollars and euros

BUILDING	M2	RENT			COMMON EXPENSES			PARKING			
		UF/M2	Annual Dollars	Annual Euros	UF/M2	Annual Dollars	Annual Euros	UF/c/u	Unid	Annual Dollars	Annual Euros
San Damián	264	0,44	USD 62.580,12	51.291,84 €	0,10	USD 14.222,75	11.657,24 €	2,00	7	USD 7.542,37	6.181,87 €
De Las Artes	251	0,58	USD 78.429,87	64.282,60 €	0,09	USD 12.170,15	9.974,89 €	3,50	7	USD 13.199,15	10.818,27 €

STOWAGE				TOTAL COST		ESTIMATED COST OF EMPOWERMENT		FIRST YEAR TOTAL COSTS
UFm2	M2	Annual Dollars	Annual Euros	Ocupation first year EURO	Ocupation 1th year Euros/M2	UF/M2	Total Euros	Euros
0,25	10	USD 1.346,85	1.103,91 €	70.234,86 €	266,04 €	17	165.144,20 €	235.379,05 €
3,50	1	USD 1.885,6	1.545,47 €	86.621,22 €	345,10 €	17	157.012,10 €	243.633,32 €





Conclusion



■ Recommendation of best building Contract

The two buildings analyzed have similar levels of quality, however the building morphology of San Damian, being very narrow, doesn't allow us to create an important space of cohesion between workers. The De Las Artes building allows us to generate a central work space that will facilitate team interaction.

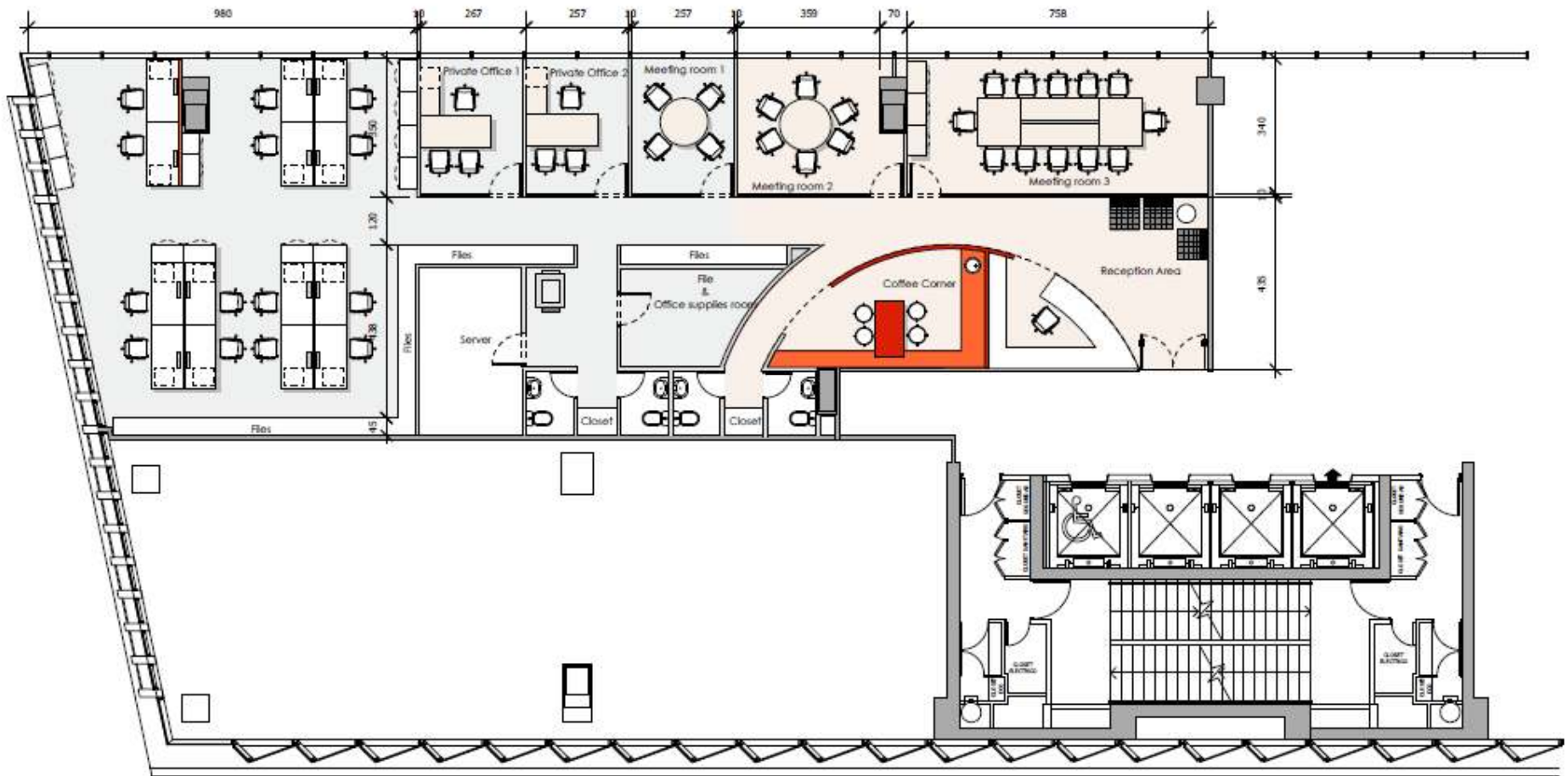
The two study areas have significant differences in equipment and services around, giving to De Las Artes Building an environment much more consolidated. It is also important geographical location and its relationship with the city transport system, which leave this building in a position far superior to San Damian. De Las Artes Building is located at 4 blocks from Santiago subway and of one of the main avenues of the city. On the other hand, San Damian building is almost outside of the city in a primarily residential area, far away of downtown.

Considering the above description, we strongly recommend the De Las Artes building for future SMA offices.

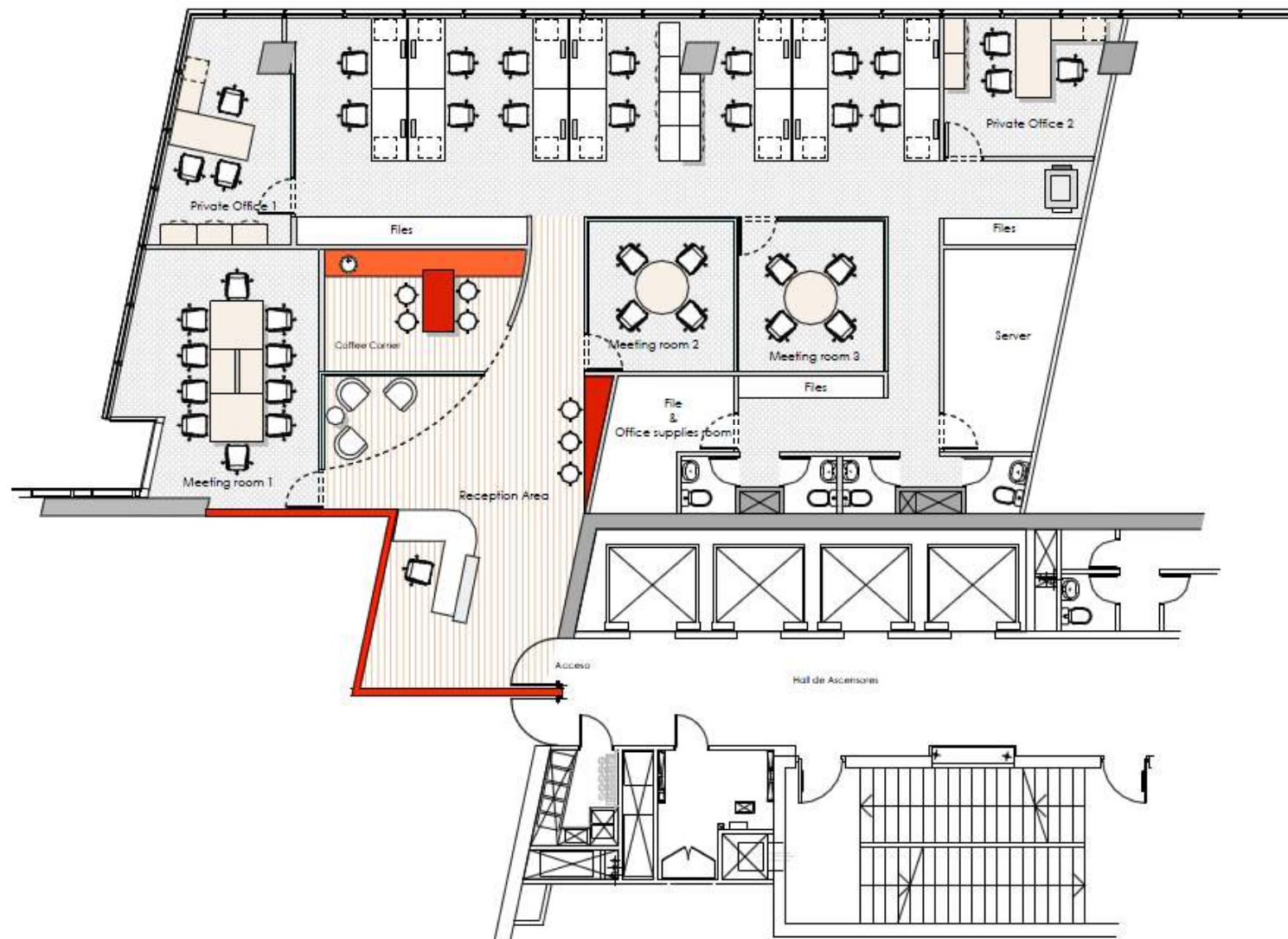


Comparative layout

■ TEST FIT SMA TECHNOLOGIES / San Damián Building



■ TEST FIT SMA TECHNOLOGIES / De las Artes Building





www.contract.cl