

UBS SITE REPORT Isidora 3000

Building Details

The Isidora 3000 building was built in the year 2009, and it has not undergone any type of alteration, upgrade or major renovation since then.

The offices are located in the eastern tower on the corner of Isidora Goyenechea with Augusto Leguia, in front of Plaza Peru. It is a mix used building, being the offices located between floors 12 and 29.

The zoning area is mainly offices with some amenities, such as restaurants, banks, gyms, etc. This area has become the Central Business District of Santiago.

The tower has 29 floors plus a roof terrace on the 30th floor and a heliport on level 31.

It is built in an open plan type with a reinforced concrete core and slabs, surrounded with low E crystals, high thermal and light performance curtain walls. Aluminum panels and granite cover the rest of the exterior walls.

Level 13 is constructed in the same way as the rest of the building and it is in optimal conditions.

The disabled access is through elevators located on the ground floor, with no stairs or any other element that may disrupt the path from the main street to the elevators.

Structure

The specific floor (level 17) is constructed with a reinforced steel structure and supported slabs with perimeter pillars every 9 meters. It has a raised technical floor of 30 cm above the slab of the building.

The main floor loading is 400 kg x m².

All the elements of the 17th floor comply with the local regulations and are sound and waterproof.

There are no signs of moisture in walls, floor or ceiling, nor structure problems or any major defects as cracks or malfunction of doors or windows.

The building also complies with the local and zone regulation regarding seismic activity and structural reinforcements for that effect.

Building Dimensions (interiors)

The dimension from the concrete floor to the concrete ceiling is	326 cm
The dimension from the concrete floor to the finish floor level (FFL) is	33 cm
The dimension from the FFL to the finish ceiling level (FCL) access hall is	242 cm
The dimension from the FCL to the concrete ceiling is	51 cm
The slab width is	24 cm
The net floor area on level 17 is (without all outer structure)	641 mt ²

Mechanical and Electrical

Electrical System

The electrical system of the building is approved in accordance with the local regulations and under the supervision of the Superintendence of Electricity and Fuels of Chile (SEC).

Regulation NCH 4/2003.

Total Power (local)	0.10 Kw /unit	37.72 Kw /Total	100W/m2
Normal Power	0.09 Kw /unit	32.06 Kw/ Total	
Emergency Power	0.02 Kw /unit	5.66 Kw/ Total	

Emergency Power

The building has 3 major generators of 650 KVA each.

These emergency generators will automatically restore power in case of shortage.

Also, they can be used for *Peak Shaving* in high demand hours, decreasing this way the electricity operative costs. Moreover, they supply with energy the building water pumps, the emergency lighting and all the data center areas.

The backup power for each office is a 45% of their assigned capacity.

Power Administration

The power administration system is controlled by software that operates in an integrated manner with the central climate control. The system is meant to determine and control the relevant power consumption, so in case of a power cut it can distribute the energy efficiently, in accordance with the criteria defined by the building administration.

Lighting (in Lux)

There are no lights available yet in the floor plan, but they are supposed to be defined by the planner in a floor fitting out phase. We have noticed a requirement of 500 Lux at the workbench height.

Service and Annual Maintenance

Currently, there is a monthly building maintenance program, which includes the following inspections:

- Elevators
- Mechanical stairs
- HVAC in common areas
- Security systems

These are the available maintenance services due to the recent construction of the building. Other services are to be put out to tender.

Heating, Cooling and Ventilation

The HVAC unit complies with the local regulations.

The air flow and air intake is related to the floor size, complying with the ASHRAE regulations and expressed in 1300 MCH for level 17.

The air-conditioning equipment works as specified, complying with the terms of the agreement between the company and the lessor.

The equipment maintenance is undertaken by CAMBEL, a company authorized by LG (equipment brand) to deal with the maintenance and guarantee of the units.

Heating, Cooling and Ventilation

LG - Free joint multi type air conditioner | model ARUB1008T1

Phase 3 / Frequency 50Hz / Voltage 380 – 415 V3N~

Cooling

Capacity	28000W 24100kcal/h 95500Btu/h
Input (normal / max)	1900 – 10500W
Current (normal/max)	3.5 – 17A

Heating

Capacity	31500W 27100kcal/h 107500btu/h
Input (normal/max)	2300 – 11000W
Current (normal/max)	4.0 – 18A
Refrigerant	R410A / 8kg Max H.E pressure 5000 kPa Climate class T1

Conflict with Slab to Slab Walls

There is no conflict with slab to slab wall since this is an open plan floor, with no interior dividers or walls.

Data

The building includes an exterior underground chamber from where it is possible to access to all data services, such as telephone, TV cable, internet and fiber optics.

All the services are controlled by GTD Manquehue, and the arrangement must be done with that particular company, although the lessee can rent only the use of the fiber optics and access to the communication service of another company.

All internal data can be arranged under the technical floor.

Elevators and Stairs

The building has 6 high speed elevators with microprocessors and floor control.

(4 regular >OP-3 to OP-6 and 2 large> OP-1| OP-2)

They are all ThyssenKrupp units.

Elevator	Width	Depth	Height	Weight cap.	People cap.
OP-1 & OP-2	2150 mm	1600 mm	2700 mm	1600 kg	21
OP-3 to OP-6	1600 mm	1600 mm	2700 mm	1200 Kg	16

Free door available area.

OP-1 & OP-2 1200 mm x 2300 mm (width x height)

OP-3 to OP-6 900 mm x 2300 mm (width x height)

The elevator velocity is 3.5 m/s

All elevators are covered with inox steel and F-30 fire doors (30 minutes resistant to direct fire).

The building fire stairways are pressurized and built according to the local regulations (185 cm width each stair line).

Hydraulics and Services

All plumbing, drainage and waste sewage systems are built in PVC 110 mm.

The building water supply is good quality drinking water, complying with the local regulations. Piping is made mainly of PVC.

Maintenance is provided through the building administration.

Environmental Issues

There are no materials that represent a hazardous environment for the staff, since the office interiors have not been constructed yet and the floor walls are made just of concrete and thermal glass. No asbestos or lead paint are present in the floor area.

Air purification system is detailed above in the Heating, Cooling and Ventilation section.

Fire Protection

The building is provided with a Siemens smart detection system.

Information is received in an alarm panel located in a centralized room with a monitoring system working 24/7. The system activates audible alarms in a zoned manner, sending pre-recorded and programmed messages for each kind of event to let the people know the type of alarm or evacuation. The installation of speakers is considered for this purpose.

In each case the system will instruct the elevator to automatically descend to the evacuation level. This procedure will also activate the pressurized fire stairway system and it will stop the HVAC system on the affected floor.

The fire central complies with the regulations dictated by the NFPA 72, and it is designed to have a 25% additional capacity in the sensor for each circuit, and a 10% capacity for monitoring and control areas. There are also carbon monoxide sensors installed in the parking floors that will automatically activate the ventilators to maintain the air quality inside these areas.

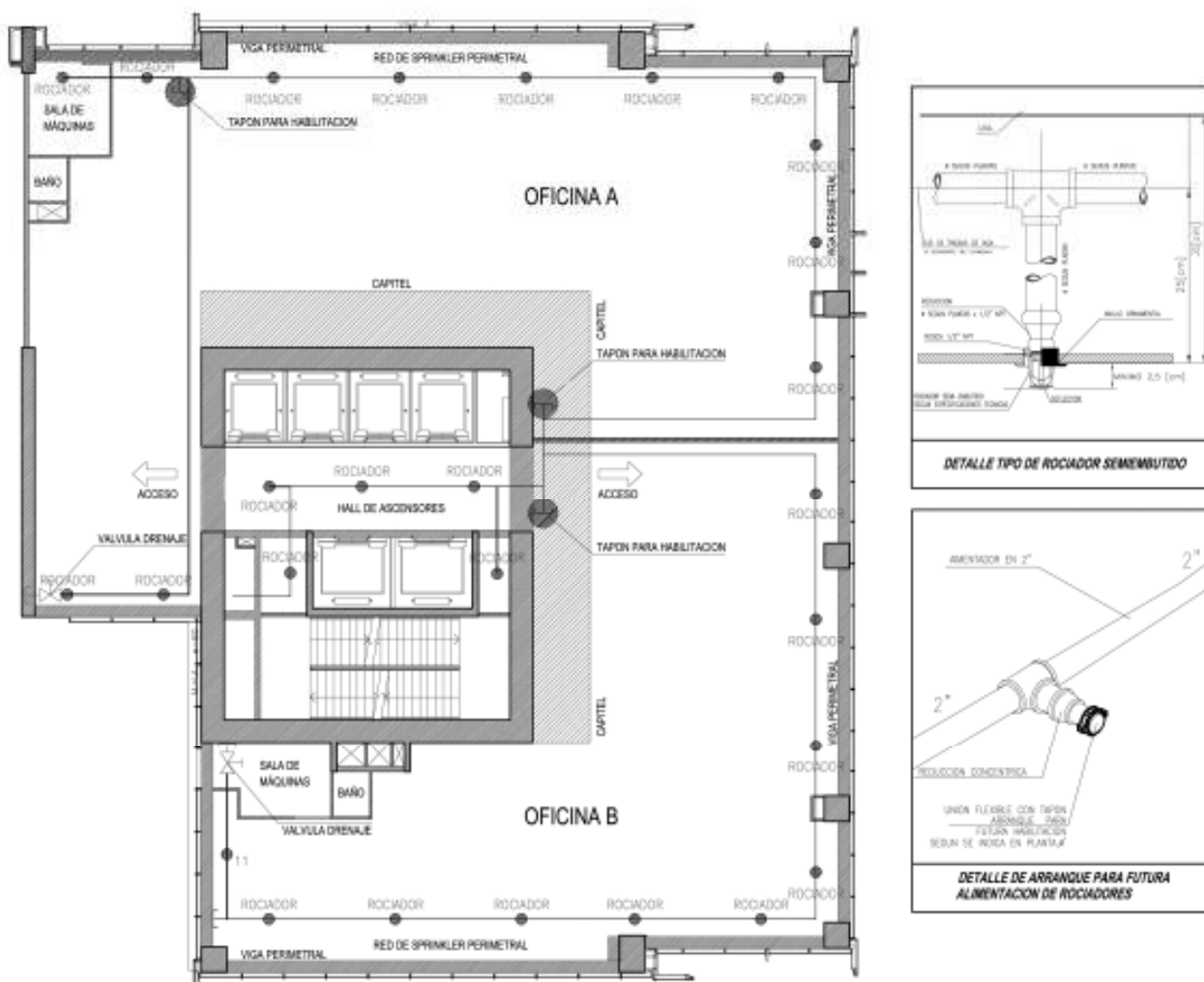
The building satisfies the local regulations and it has been designed under the North American regulations NFPA 10, 13, 14 and 72.

The building includes:

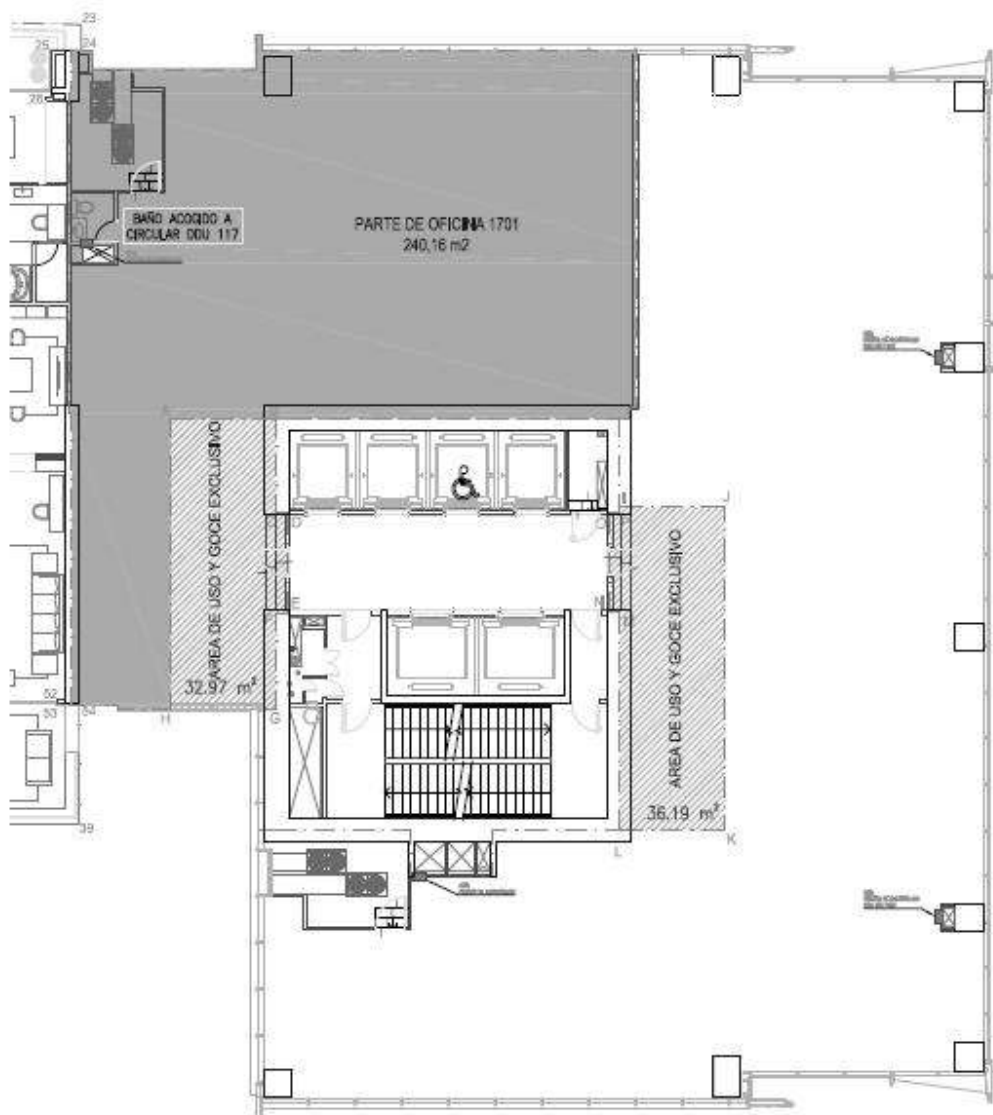
- Fire hose in each floor
- Siemens sprinkler fire suppression system
- Fire extinguisher
- Dry and wet pipe lines available for firefighter use

A floor plan and details of the sprinkler system is attached below.

General Plan:



Level Plan 17:



The Useful floor area: 240.16 m²
 The restricted floor area: 32.97 m²

Security

The building has a security system provided by Tyco. The system has magnetic sensors to register any non-authorized access through restricted doors.

The signals are connected to a security panel located in the control room. If the signal is activated it will trigger a local alarm in the control room and it will show the information of the corresponding door.

The system includes a CCTV (Close Circuit Television) strongly located in the common areas, access points and elevators. The system is fully digital DVR connected to a hard disk that records the cameras that the administration chooses to. Also, the system has a backup system UPS of 24 hours additional to the electricity network.

The access is controlled with proximity entrance key and bi-directional intelligent turnstiles. The system can record data from the card user, such as entrance and exit times, dates, used doors and the places the user has been to. In addition, it can activate or deactivate the restricted access points.

The building has a fixed parking, plus pay-to-park system for visitors.

Evacuation

Exits are clearly marked as shown in the pictures below with illuminated signs, complying with the local regulations.



These signs are meant to be understood by any foreigner.

The building does not count with an evacuation plan in English, but it can be generated.

The evacuation drills are organized by the administration of Isidora 3000.

External Cleaning System

The building provides an outer cleaning system, which consists in a group of structures and equipment that allow an easy cleaning of the outer face of the building.

It considers a group of motorized cranes with telescopic arms that circulate over a steel path.

Heliport

The building heliport is located at a height of 117 m. above the sidewalk. It complies with all the requirements and standards of the Directorate General of Civil Aviation of Chile (DGAC). The platform is designed to support a helicopter of 5 tons and an overcharge of 500 kg/m². The platform size is 19 x 19 m., all surrounded by a steel protection grate.

Permits and Approvals

All permits, licenses and approvals are in order and complying with the local regulations. There are no reports on asbestos or any other hazardous material.

It is the lessee's obligation to obtain the permit for small construction in order to start the works inside the floor. This permit can be obtained at the respective City Council.

Disabled Access

All the building disabled accesses are through the main entrance and parking area directly to the elevators. There is no problem accessing either from the street or the parking area directly to level 13.

Resources and Contacts

Territoria S.A

Victor Silva (Territoria)
Alejandro Van De Perre

Isidora 3000 real estate and management agency
Architect in charge of the building fitting out
Isidora 3000 administration

Cambel HVAC Chile Ltda.
ThyssenKrupp
S-3 Safety & Security
Tyco

HVAC system installation and maintenance
Elevators installation and maintenance
Fire suppression systems
Security systems, CCTV

Enclosed Documents

Floor PDF plan with some differences with the original plans due to As Built situation
(Measures N1 – Measures N2)

Photos of level 17, including air intakes and recirculation system

Floor plan indicating location of the photos
(Pictures 17L.rar)

This Site Report was developed at Contract Chile S.A. by the following team:

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