

10 Madden		
Architectural	GFA	9,085 m <sup>2</sup>
	NLA	Ground - Showroom/Retail – 510 m <sup>2</sup> Ground – Food and Beverage – 293 m <sup>2</sup> Levels 1 – 6 - Office - 7,355m <sup>2</sup>
	Carparks	41. 10 of which are provisioned with Electric Vehicle charging units.
	Accessible carparks	2 (included in above total)
	Cycle parks	56
	End of trip facilities	Shower, change and locker facilities provided adjacent to bicycle parking. 3 Male, 3 Female and 1 Disabled Shower.
	Balcony areas	Level 2 includes balcony areas accessed via sliding glass doors from the tenancy area.
	Greenstar	5 Star Design Rating (Targeted) 5 Star As Built Rating (Targeted)
NABERSNZ	NABERSNZ is independent system for rating the energy efficiency of office buildings. The building is targeting a market leading rating which will result in an energy reduction of approximately 30% when compared to a standard office building. The building is also provisioned for the future installation of a large 67kW solar photovoltaic installation on the roof.	
Seismic	% NBS	Importance Level 3 (IL3). 130% NBS compared to standard commercial office rating (IL2).
	Grading	A+
HVAC	The commercial office area is to be air conditioned via a two pipe (chilled water only) variable volume electronically commutated (EC) fan coil unit (FCU) system. With one FCU per zone, the system provides between 16 and 17 zones per floor. Zones are typically less than 75m <sup>2</sup> . A ducted air distribution system from the FCUs will supply air to the perimeter and internal zones via high induction swirl diffusers. Air is to be supplied to the space as required to achieve the psychrometrics with the minimum air volumes, with two speed control to each zone through variable speed EC fan motors. Return air to the plantroom will be ducted via the ceiling space. The FCUs will incorporate electric heating coils sized for the zone re-heat requirements. Outside air tempering will be provided by DX coils in the heat recovery outside air handling units. Outdoor air rates up to 200% the minimum building code rates, with outdoor air rates being automatically adjusted in response to measured internal CO2 levels.	
Fire Protection	Sprinklers	Type 6 automatic sprinkler system with manual call points in accordance with NZS 4541:2013 as amended by Appendix B of C/AS documents and NZS 4512:2010 <ul style="list-style-type: none"> <li>Sprinkler heads shall have standard response heads (maximum RTI of 135m1/2s1/2).</li> <li>As per services requirements, the transformer room and switchroom will be outside the coverage of sprinklers. These two rooms will be provided with (120)/120/120 fire resistance rating wall and ceiling.</li> <li>The sprinkler system shall be provided with a dual water supply, one of which is not dependent on town mains (self-contained tanked supply).</li> </ul>
	Hydrants	A building hydrant system shall be provided in accordance with the NZS 4510:2008.
	Alarms	Type 6 fire alarm system. Manual call points. Smoke and/or heat detection provide to transformer room, switch room and lift shafts.
	Lifts	No. Three 5500MRL Schindler 8 Stop lifts. 1,800 kg (24 Passenger), one with service boot.
	Speed	2.5 m/s
	Finishes	<b>Front wall returns:</b> Stainless Steel <b>Side walls:</b> Back Painted Glass - colour TBA <b>Rear wall:</b> Back painted glass with left and right rear wall mirror panels <b>Ceiling:</b> Stainless steel - Zurich Dark <b>Lighting:</b> Park Avenue 'line' ceiling <b>Floor:</b> Artificial Granite - black <b>Handrails:</b> 40mm diameter stainless steel handrail to three sides.
Electrical	Generators	Provision for 'plug-in' at street level as required on a temporary or semi-permanent basis.
	Transformers	Single 1,000 MVA at ground level. Substation room is sized for 1.5MVA if additional capacity is required in future.
	Electrical supply	Existing local network.
	Tenancy specific	25W/sqm small power and 10W/sqm tenancy lighting

	<b>Perimeter trunking</b>	Anodised aluminium CAT-6a dual compartment trunking.
	<b>Cable trays</b>	Yes
	<b>Service risers</b>	Two communications and two power risers.
	<b>Lighting - Office</b>	LED providing Greenstar compliance. Average maintained luminance of 320 lux with a 400 lux maximum. A maximum switching zone of 100m <sup>2</sup> controlled via dual technology motion sensors and manual override switches. Presence detection to be provided in core areas. Control gear and light fittings fitting with dimming and photocells for automated switching and daylight harvesting.
	<b>Lighting - Carpark</b>	Designed to code requirement. Some 24-hour lighting in areas with presence detectors to the balance.
	<b>Proximity sensors</b>	To be provided in areas such as toilets, carpark, corridors, stairs and common areas.
	<b>Lighting control</b>	Control system for the Base Building lighting control is on/off switch with PIR control per zone with zones no greater than 100 sqm providing Greenstar compliance.
<b>Security</b>	<b>Access control</b>	<p>Gallagher system (or similar) to provide access control to:</p> <ul style="list-style-type: none"> <li>• Lifts</li> <li>• Entry/exit points</li> <li>• Core stairs</li> <li>• End of trip</li> <li>• Plant rooms</li> <li>• Basement carpark</li> </ul> <p>Building entry points access controlled with card reader. Access control will be able to integrate with compatible tenant access control systems (if required). Tenant must maintain autonomy over access control permissions to the Tenant's floor only.</p>
	<b>Intercom</b>	Intercom system provided at vehicle entry point (existing system within 12 Madden Street).
	<b>CCTV</b>	<p>Motion activated CCTV coverage provided at:</p> <ul style="list-style-type: none"> <li>- Building pedestrian entry points</li> <li>- Building exit points</li> <li>- Main foyers and lift lobbies including goods lift</li> <li>- Lifts</li> <li>- Carpark</li> <li>- Loading zone (exterior)</li> <li>- Access control intercom points</li> </ul> <p>Digital recording and live monitoring in the security control room. Cameras to be compatible with low ambient lighting condition. High Definition cameras, recorded images suitable for evidentiary purposes in legal proceedings.</p>
	<b>Tenancy provision</b>	System is expandable for tenancy fitouts. Proximity card operated electric door locks and alarm at two fire stairs on each floor to enable fire stair access between floors
<b>Ceiling</b>	<b>Height</b>	3.0m Floor to ceiling (3.35m recess at perimeter to floors 3 - 6) and 4.2m slab-to-slab
	<b>Ceiling grid</b>	Levels 0 - 6 - Ceiling specification to be USG Mars / Armstrong Ultima (or similar), 1200x600mm tile in 4mm grid with shadow line trim to perimeter. Seismic restraints to be installed to suspended ceiling system in accordance with manufacturer's details and as required by building code.
<b>Flooring</b>	<b>Floor Finishes</b>	<p><b>Office Areas:</b> Commercial extra heavy-duty solution dyed nylon carpet tiles, recyclable 'Interface' (or similar).</p> <p><b>Ground level and common areas:</b> generally, nonslip honed concrete</p> <p><b>Wind lobbies:</b> Advance Extra Tread or equivalent recessed entrance matting.</p> <p><b>On floor Bathrooms:</b> Ceramic tiles to floor and full height to walls.</p>