

# MILENIUM

## BUSINESS PARK



### CENTER



**SPACE FOR LEASE / BUILD TO SUIT ESPACIOS EN RENTA / CONSTRUCCION A LA MEDIDA**

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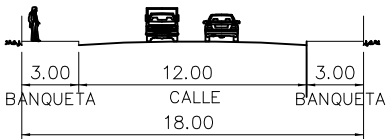
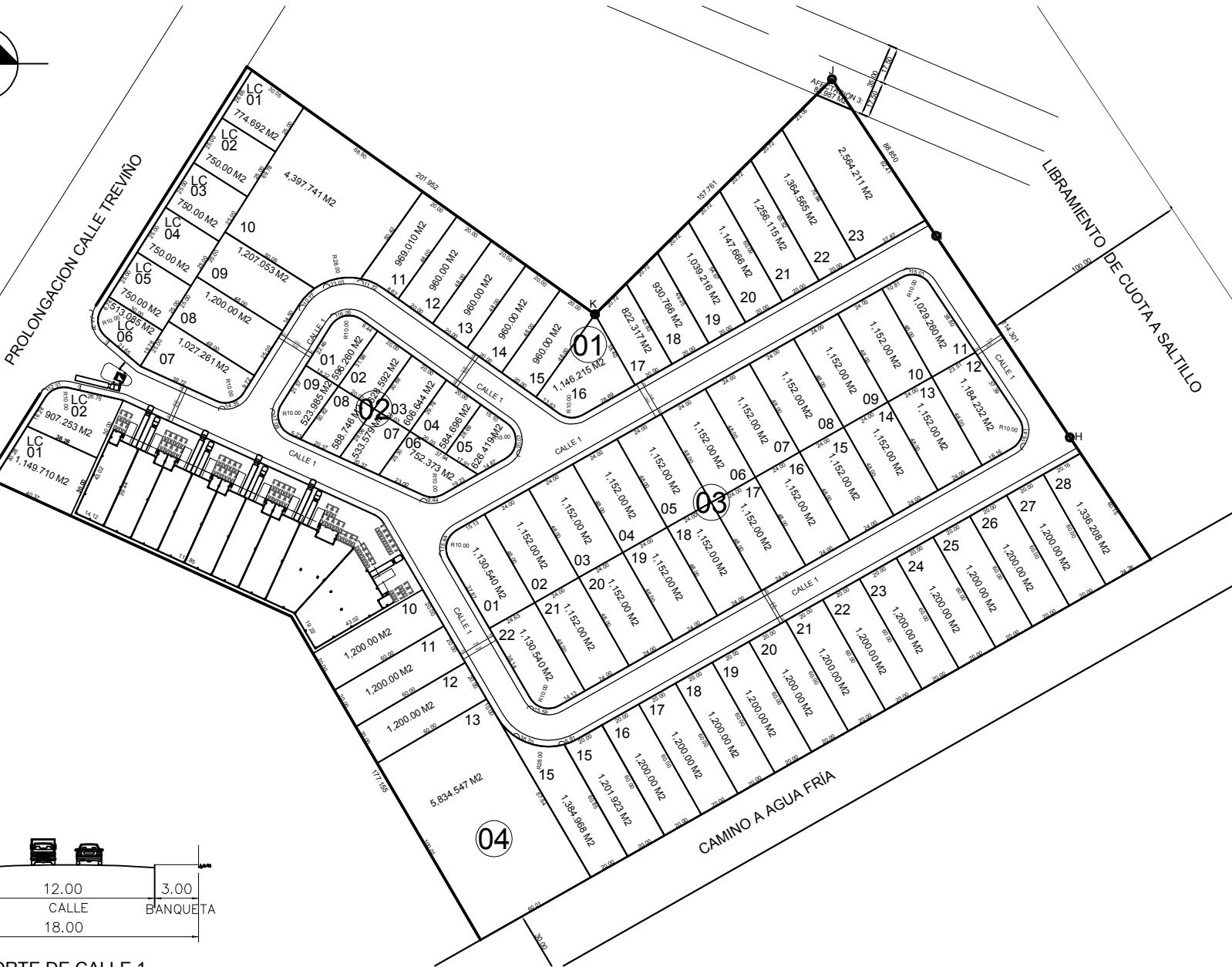
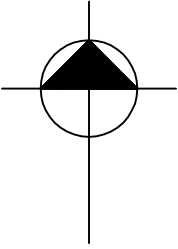
**Tel. 81.83.86.42.00**  
**Ext 119 y 130**



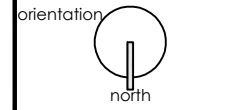
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Google earth

NORTE



CORTE DE CALLE 1



scale \_\_\_\_\_ w/s



APODACA constructs



information

TOTAL BUILDING AREA  
6,417.54 M2  
69,078.40 FT2

TOTAL LAND AREA  
9,043.42 M2  
97,343.37 FT2

DIVISIBLE AREA  
615.36 M2  
6,623.73 FT2

LAND AREA  
840.00 M2  
9,041.76 FT2

OFFICE AREA  
62.42 M2  
671.88 FT2

revision \_\_\_\_\_ **A**

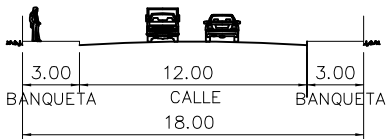
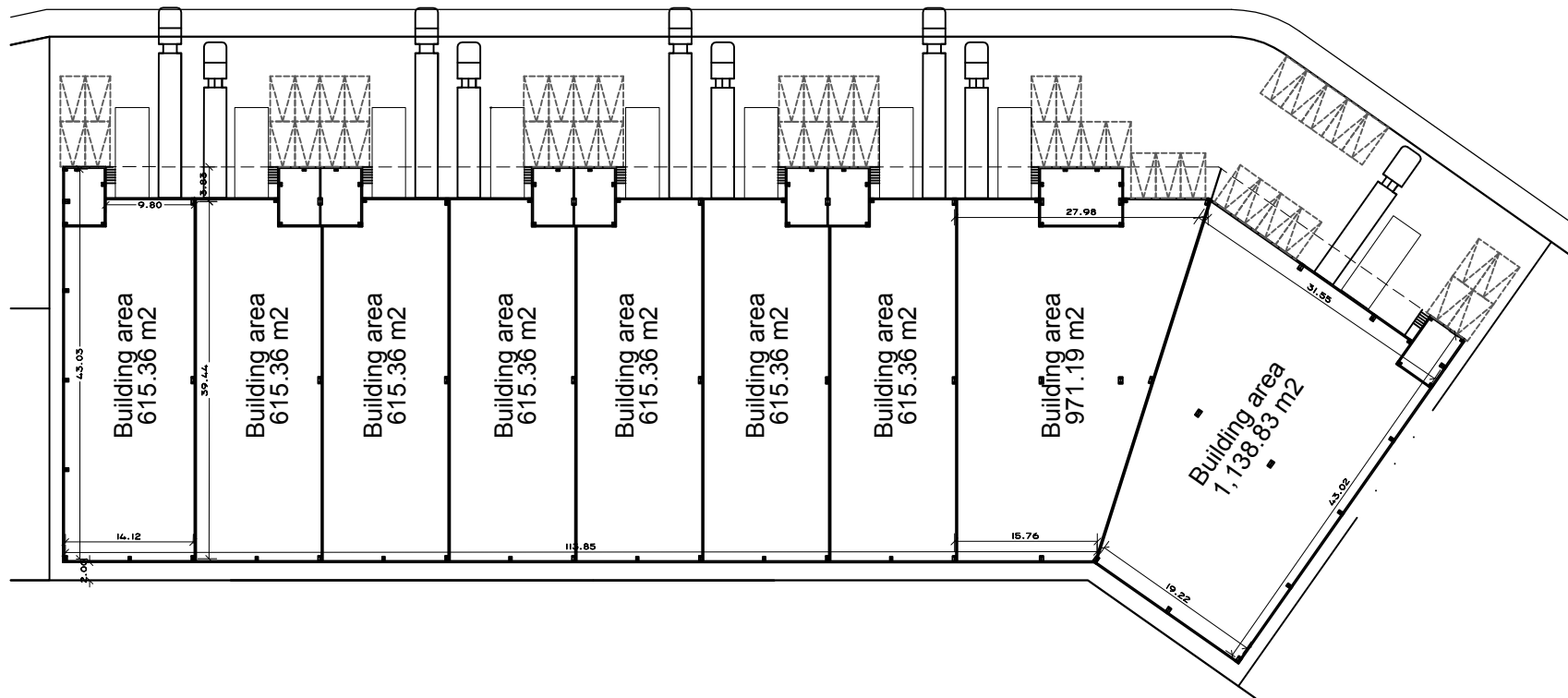
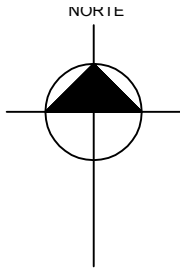
projected by \_\_\_\_\_  
arq. mónica olivo

date \_\_\_\_\_  
10/10/14


project \_\_\_\_\_  
PARK

plan name \_\_\_\_\_

plan code \_\_\_\_\_




CORTE DE CALLE 1


orientation   
north

scale \_\_\_\_\_ w/s

industrial park

  
MILENIUM<sup>®</sup>  
BUSINESS PARK

APODACA  
constructs

  
Coexsa  
Incorporated Urban

information

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date \_\_\_\_\_ 10/10/14

project \_\_\_\_\_ PARK

plan name \_\_\_\_\_

plan code \_\_\_\_\_

## Building Specifications

### 1. SITE WORKS

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- 1.0 Trace and leveling  
Works performed by topography specialists on this field supported by laser equipment. These works include the trace of the areas and references so that the lands are made just as it indicates it the project in all the considered areas.
- 1.01 Site clearing  
To be performed with bulldozer machinery and motor grade machines all over the property in order to remove the topsoil with vegetal contents. The compaction has to meet 95% of the proctor test in order to prepare the site for the earthworks for the building and offices.
- 1.02 Platforms  
The entire field globe the path will have to be prepared according to the recommendations of the geotechnical report.
- 1.03 Base  
15cms base in parking lot, with a compression of 95% proctor, made up 38 mm to gravel.
- 1.04 Asphalt pavement  
A 2" layer of compacted to 95% Marshall Asphalt will be placed at parking areas. Previous to the application of the asphalt it will be necessary the placement of an impregnation seal, this section includes the traffic paint of the parking areas.
- 1.05 Concrete curbs  
6" x 12" concrete curbs with a curved face in both size inside all the paved areas finished with white painting.
- 1.06 Concrete sidewalks  
4" (10cms.) thick side walk made with  $f'c= 200\text{kg/cm}^2$  concrete in main entrance of the building and the back area of the building. Joints shall be filled with EPOLITH P sealant.
- 1.07 Anti-termites fumigation  
Anti-termites fumigation will be applied on the foundation of main building.
- 1.08 Mandatory codes  
Per governing codes and regulations, all site preparation work shall be performed in accordance with the recommendations of a soils report prepared by a fully qualified licensed soils consultant.

### 2.0 FOUNDATION

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- 2.01 Foundation pilasters  
Made with concrete  $f'c=200 \text{ kg/cm}^2$ , reinforced with  $f_y=4200 \text{ kg/cm}^2$  steel rebar, according to structural engineer calculations. All of the pilasters shall be designed by the structural engineer. The steel reinforcing bars and design mix shall be in accordance with recommendations of the geotechnical soils report and the American Concrete Institute 318- 89. all reinforcing steel shall meet the ASTM A 615, grade 60, or any other construction system approved by the structural engineer.

## 3.0 CONCRETE SLAB

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### 3.01 Concrete Slab in Warehouse Areas

Concrete slab in warehouse floor, shall be according to recommended standards by the American Concrete Institute and the Portland Cement Association. Floor sub-grades shall be placed and compacted in accordance with the recommendations of a qualified soils engineer, resistance  $f'c=250$  kg/cm<sup>2</sup> concrete with polypropylene fiber, pouring of 6" (15 cm). An Master Top or similar, to be applied according to manufacturer's recommendations after the concrete pouring.

After a period of 8 weeks from the completion of the floor pouring, the perimeter, expansion and construction joints will be sealed with EPOLITH P semi- rigid sealant over a backer rod 1/2".

### 3.02 Concrete slab in truck load.

The concrete paving in the maneuvering area will be 6" thick and made with  $f'c= 250$  kg/cm<sup>2</sup> concrete. Design according to recommended standards by the American Concrete Institute and the Portland Cement Association.

### 3.03 Concrete ramps

Concrete ramps 14' wide with a maximum slope of 8%. 6" thick concrete with polypropylene fiber, slab over compacted 95% standard proctor, side walls will be in 6" pre cast in place.

## 4.0 STRUCTURAL STEEL

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### 4.01 Project description

The main structure is based in a moment resistant frame, with variable height beams, which is supported over concrete piles, trough rods anchors and base plates.

The secondary elements are based of Atecno (SJI approved) Standard joist K series, which are supported over the rigid frames. HVAC in roof are not considered.

Pre cast concrete wall is considered in the perimeter of the building, from the finish floor level to the steel top level.

All the structural steel, shapes and plates is A-572 gr 50, the joist chords are made with High Resistance Cold Rolled steel tape and the web is made with A 36 rod.

#### Design considerations

The steel structure design was made according to the AISC – ASD (Allowable Strength Design) and with the IMCA (Instituto Mexicano de Construcción en Acero)

The gravitational loads are in accordance with the local code, Reglamento de Construcciones de Monterrey, and with the national local code, Normas Técnicas Complementarias.

The wind loads analisis was made in accordance to the Manual de Obras Civiles (published by Comision Federal de Electricidad) in the wind Analisis Chapter. This is a local code.

#### Load considerations

Dead load= 3.5 psf

Collateral load= 3.1 psf

Live load= 8.2 psf

Wind regional speed= 143 km/hr

The minimum unobstructed height shall be 9.00 m (29'6") clear at axis. Double 5.01% slope to the building sides. With gray anti-rust primer and white dry fog finishing paint.

## 5.0 EXTERIOR WALLS

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### 5.01 Perimeter walls

Perimeter pre cast concrete walls; resistance  $f'c=200$  kg/cm<sup>2</sup> concrete pre-cast 6" panels, 4" thick reinforced with  $f_y=4200$  kg/cm<sup>2</sup> steel rebar and 2" of thermal insulation. Integrated reveals according to architectural façade design. Joints shall be filled with ¾" backer rod and Construflex sealant. Metal plates to weld pre cast panels to columns shall be properly leveled and installed. All warehouse walls shall be considered with pre cast panels, full height of building. All scratches, cracks and divots shall be repaired with a concrete of the same color and texture as the wall panel.

Exterior wall finishes with sprytex texture paint finish applied over concrete pre cast panels, with color according to architectural design.

### 5.02 Exterior Wall – metal doors

Exterior wall metal doors, 3' x 7' single doors with metal frame, batteries panic bar, door closer and exterior hardware such as: bottom sweep, kick plate, frame will have to have a rubber gasket in the perimeter, floor mounted door stop and drip cap.

## 6.0 METAL ROOFING

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### 6.01 Roof structure

No special equipment loading is being considered. Roof slope shall be 5%. All roof structure shall be painted with gray anti-rust primer and white dry fog finishing paint, the structural bay sizes shall be 14.60 x 23.55 m

Standing seam roof system, integrated by gauge 24, K18 ZINTRO-ALUM, 3" insulation, with polynet mesh to support the insulation and white vinyl vapor barrier. All seams are concealed and sealed with self adhesive tape. This roof system covers all the building's area.

## TENANT IMPROVEMENTS

## 7.0 DOCK EQUIPMENT

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### 7.01 Dock High Doors

Dock leveler mfg by kelley model cm with mecanical operation, low maintenance design, 6' x 8' platform, 25,000lbs capacity, 16" lip ,hold down mecanism includes chain to release leveler, includes night locks, working range 12" above / -12" below dock level, clean-frame and safe-t-frame design, structural steel safety legs with 60,000lbs support, includes set of laminated dock bumpers model b410-14 with a 10" x 14" x 4.5" projection, 10 year warranty on structural steel, 4 year warranty on springs. Included

Sectional door 8 x 10', mfg by wayne dalton model thermospan ts-125, polyurethane foam filled of high density with an r value of 10.79, 1" door thickness with an exterior thickness of .022", color white, 2" angle mount to steel, manual push-up vertical lift with breakaway, minimum headroom required is 141", includes complete weatherstripping, interior lock, and 10,000 cycle springs. Included

Dock seal mfg by kelley series weatherall, model wsh-101-wp8, for a clearance of 8' x 10', with a 10" projection, fabricated in 22oz vinyl with 8" wear plates, treated wood structure, 27" drop curtain header for area with dock at floor level. Included

### 7.02 Grade Level Doors

Sectional door 12 x 14', mfg by wayne dalton model thermospan ts-125, polyurethane foam filled of high density with an r value of 10.79, 1" door thickness with an exterior thickness of .022", color white, 2" angle mount to steel, manual push-up vertical lift with breakaway, minimum headroom required is 141", includes complete weatherstripping, interior lock, and 10,000 cycle springs.

Ramp with concrete floor, and pre-cast concrete panels at both sides. included

## 8.0 SUPPORT BUILDINGS

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### 8.01 Guard house

One guard house located at the access of the parking and maneuvering area, including foundation and slab according to the structural calculus, block walls with cement plaster and vinyl painting, ceramic floors, aluminum windows and doors, bathroom, fluorescent illumination and contacts and connections to the building (only included tubes to voice and data) and HVAC units preparations. Included

### 8.02 Electric base for substation

Base of reinforced concrete for the electric transformer, with concrete of  $f'c = 250 \text{ kg/m}^2$ . Included.

### 8.03 Pump house

Not included.

## 9.0 ELECTRIC INSTALATION

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### 9.01 Electric feeding and substation

The KVA's cost is not included in the rent. The service to be contracted with Comisión Federal de Electricidad (Internal network exists within the park)

### 9.02 External illumination of the building

400 w 220v wall pack mounted type in the perimeter of the building.

### 9.03 Internal Illumination of the building

Industrial lighting, 22" open acrylic optical, ballast metallic halide 400 w 220 v, optics open bottom.

## 10.0 HYDRAULIC INSTALLATION

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### 10.01 Location of connection of water and drainage

All the connection for water drainage will be located at the front of the property. The drainage line shall be connected from the building to the main line of the park with 2% slope.

## 11.0 OTHERS INSTALLATIONS

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### 11.01 Telecommunications

To be contracted with desired carrier (Fiber optics service for voice and Data transmission internal network exists within the park)

### 11.02 Gas

Internal network exists within the park.

#### Note

The fees generated by utilities contracts are the tenant's responsibility, including the initial connection.



**12.0 EXTERIORS**

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12.01 Exteriors

natural matte aluminum 3" with 6 mm glass tintex green in facade office area. All the exterior windows natural matte aluminum 3 "and glass clear.

12.02 Perimeter fencing

The front side and the both lateral sides of the property will have an architectural fence. The back side with cyclone mesh.

12.03 Garden

Green area with grass, palms and live oaks trees according to design.

**13.0 FIRE PROTECTION SYSTEM**

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Not included.

**14.0 HVAC (CONDITIONED AIR AND EXTRACTION)**

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Extraction per hour. Not included. HVAC Not included.

**15.0 COMPRESSED AIR**

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Not included

**16.0 OFFICE AREA**

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Office areas are always made according to client satisfaction and needs. Office area(s) with concrete pre-cast in the exterior walls, interior walls with sheetrock walls, ceramic floor, aluminum windows and wood doors, suspended false ceiling and imbed lighting, air conditioning in office area for cooling and heating. The area includes offices, cafeteria, bathrooms & conference room.

**17.0 TERMS AND CONDITIONS**

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Confidentiality

Both landlord and tenant agree to keep confidential all information regarding this project and the terms of this proposal.

Conditions

This letter/proposal is intended solely as preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until and definitive agreement has been fully executed to create any agreement or obligation by either party to negotiate an definitive lease agreement and imposes no duty whatsoever an either party to continue negotiations.

This proposal is valid for fifteen (15) days