

LEIGUSAMNINGUR

UM HÚSNÆÐI FYRIR LEIKSKÓLA

1. Aðilar samnings:

Leigusali: Terra Einingar ehf., kt. 711292-3309, Hringhellu 6, 221 Hafnarfirði.

Leigutaki: Reykjavíkurborg, kt. 530269-7609, vegna Reykjavíkurborgar – eignasjóðs, kt. 570480-0149, Borgartúni 10-12, 105 Reykjavík.

2. Hin leigða:

Hið leigða er 629 m² húsnæði fyrir leikskóla að Eggertsgötu 35 í Reykjavík. Sjá nánar um hið leigða í eftirfarandi fylgiskjöllum sem skoðast sem órjúfanlegur hluti samnings þessa:

1. Tæknilýsing framleiðanda
2. Kröfulýsing leigutaka
3. Teikningar af hinu leigða

3. Leigutími:

Hið leigða skal afhent leigutaka til umráða 45-60 dögum eftir undirritun leigusamnings þessa, áætlað 15. janúar 2022 (afhendingardagur). Leigusali skal láta leigutaka vita með 10 daga fyrirvara ef líkur eru á að afhending hins leigða verði fyrir eða seinna.

Frá afhendingardegi er leigutaka heimilt í samráði við leigusala og samhliða lokafrágangi hans á hinu leigða, að sinna á eigin ábyrgð og kostnað lokafrágangi á búnaði í hinu leigða.

Leigusamningur þessi er tímabundinn í 10 ár og hefst leigutíminn á afhendingardegi og lýkur án sérstakrar uppsagnar eða tilkynningar 31. janúar 2032, sbr. þó 9. gr. Leigutaka ber að tilkynna leigusala, í síðasta lagi 6 mánuðum fyrir lokadagsetningu, hvort hann hafi hug á að halda áfram leigu eftir lok gildistímans. Haldi leigutaki áfram afnotum sínum í 8 vikur eftir lok gildistímans og krefjist leigusali ekki rýmingar hins leigða á tímabilinu, telst vera kominn á ótímabundinn leigusamningur með þeim sömu skilmálum og greinir í samningi þessum að því undanskildu að hvorum samningsaðila er þá heimil uppsögn með 12 mánaða fyrirvara. Uppsögn skal vera skrifleg og send með sannanlegum hætti.

4. Húsaleiga:

Leigutaki skuldbindur sig til að greiða leigusala mánaðarlega húsaleigu frá og með afhendingardegi sem svarar til kr. 3.602.126 með virðisaukaskatti fyrir fullan mánuð og rétt hlutfall þar af fyrir hluta úr mánuði. Húsaleiga fyrir fyrsta mánuð skal þó vera kr. 2.875.000 með virðisaukaskatti.

Neyti leigutaki ekki kaupréttar skv. 9. gr. hækkar húsaleigan frá og með 1. janúar 2024 og verður kr. 5.164.941 með virðisaukaskatti.

Húsaleiga skal taka mið af vísitölu neysluverðs til verðtryggingar með grunnvísitölu í nóvember 2021 sem er 508,2 stig og taka mánaðarlegum breytingum til hækkunar eða lækkunar í samræmi við breytingar á henni en þó aldrei lægra en grunnvísitala.

Leigutaka ber að standa leigusala skil á húsaleigu mánaðarlega fyrirfram fyrir þann mánuð sem er að hefjast. Gjalddagi er 1. dagur hvers mánaðar og eindagi 15 dögum síðar. Dráttarvextir reiknast frá gjalddaga ef ekki er greitt á eindaga. Reikningar leigusala skulu berast leigutaka 25 dögum fyrir gjalddaga til að dráttarvextir teljist réttmætir. Reikninga skal senda á Reykjavíkurborg – eignasjóður, kt. 570480-0149, b/t borgarþókhalds Borgartúni 12-14, 105 Reykjavík eða bokhald@reykjavik.is. Á

M
bth

reikningum skal koma fram númer verkbeiðni sem leigutaki sendir leigusala fyrir útgáfu fyrsta reiknings.

5. Rekstrarkostnaður:

Leigutaki greiðir allan rekstrarkostnað fyrir hið leigða, þ.m.t. ræstingu, sorphirðu og -eyðingu, upphitun, rafmagn og kalt vatn, auk reksturs á öryggis- og brunaviðvörðunarkerfi. Leigusali mun þó greiða samningsbundnar úttektir þjónustuaðila á brunaviðvörðunarkerfi hins leigða. Rekstur bílastæða og lóðar er á kostnað og ábyrgð leigutaka. Leigutaki mun sjálfur greiða fyrir og sjá um uppsetningu endabúnaðar netkerfa.

Leigutaki greiðir af hinu leigða fasteignagjöld og iðgjald lögbundinnar brunatryggingar. Leigusali mun tryggja hið leigða fram að skráningu í Þjóðskrá Íslands.

6. Ástand hins leigða, breytingar og skil:

Leigusali sér um og kostar allan undirbúning og framkvæmd við hið leigða og afhendir það tilbúið til reksturs leikskóla að því undanskildu að leigutaki útvegar og kostar allan lausan búnað sem þarf til starfseminnar, þar með talið net- og tölvukerfi. Leigutaki sér um og kostar aðkomu að hinu leigða utanhúss og leikskólalóðar ásamt girðingum til afmörkunar lóðar.

Leigusali afhendir leigutaka hið leigða innréttað í samræmi við kröfulýsingu leigutaka (fskj. 2). Telji leigutaki hið leigða ekki í umsömdu ástandi, eftir að hann hefur tekið við því, skal hann tilkynna leigusala það skriflega þegar í stað og eigi síðar en innan tveggja mánaða frá því hann fékk hið leigða afhent. Leigusali skal bæta úr réttmætum athugasemdum svo fljótt sem verða má.

Leigusali skal óska staðfestingar byggingafulltrúa á að hið leigða sé reist í samræmi við samþykktu uppdrætti, lög og reglugerðir. Leigutaki skal afla tilskilinna leyfa fyrir rekstri sínum í hinu leigða gerist þess þörf.

Við lok leigutíma samnings þessa skal leigusali á sinn kostnað aftengja hið leigða og flytja það af lóðinni og skilja við lóðina þannig að ekki skapist hættu fyrir vegfarendur. Verði leigusamningi rift af einhverjum orsökum ber leigutaki kostnað af því að aftengja húsnæðið og flytja það á athafnasvæði leigusala á höfuðborgarsvæðinu í góðu ástandi miðað við eðlilega notkun.

Breytingar á hinu leigða eða búnaði þess af hálfu leigutaka skulu vera með skriflegu samþykki leigusala og á kostnað leigutaka.

Leigutaki skilar húsnæðinu að leigutíma loknum í sambærilegu ástandi og þegar hann tók við því að teknu tilliti til eðlilegs slits vegna aldurs. Allar endurbætur og breytingar verða eign leigusala að leigutíma loknum og verða aðeins framkvæmdar í fullu samráði við hann.

7. Viðhald hins leigða:

Leigutaki annast á sinn kostnað allt eðlilegt og hefðbundið viðhald hins leigða utan- og innanhúss. Leigusali annast á sinn kostnað allt meiriháttar viðhald sem flokka má sem hluta af heild hússins svo sem þéttleika ytri hjúps, glugga, hurðir og grunn kerfi hússins.

8. Ábyrgð:

Leigutaki ber ábyrgð á tjóni á hinu leigða samkvæmt ákvæðum húsaleigulaga nr. 36/1994 og almennum reglum skaðabótalaga.

9. Kaupréttur:

Leigutaki öðlast kauprétt á hinu leigða 1. október ár hvert, í fyrsta skipti 1. október 2022 og er

kaupverðið þá kr. 358.475.000 með virðisaukaskatti. Leigutaki skal tilkynna leigusala skriflega um að hann ætli að neyta réttar síns innan 90 daga frá því kauprétturinn varð virkur, ella fellur kauprétturinn niður. Kaupverðið 1. október 2023 er kr. 339.527.000, 1. október 2024 kr. 320.260.000, 1. október 2025 kr. 302.416.000, 1. október 2026 kr. 284.995.000, 1. október 2027 kr. 268.281.000, 1. október 2028 kr. 252.239.000, 1. október 2029 kr. 236.196.000, 1. október 2030 kr. 220.154.000 og 1. október 2031 kr. 204.111.000. Virðisaukaskattur er innifalinn í kaupverðinu. Verði breyting á skatthlutfalli virðisaukaskatts á samningstímanum mun kaupverðið hækka eða lækka til samræmis.

Kaupverð hins leigða skal taka mið af vísitölu neysluverðs til verðtryggingar með grunnvísitölu í nóvember 2021 sem er 508,2 stig og taka breytingum til hækkunar eða lækkunar í samræmi við breytingar á henni en þó aldrei lægra en grunnvísitala.

Komi til kaupa á hinu leigða skal kaupsamningur gerður þegar ákvörðun um kaup liggur fyrir. Í kaupsamningi verða nánari ákvæði um kaupin, þ.á.m. fyrirkomulag greiðslu kaupverðs.

10. Framsal leiguréttar:

Framsal leiguréttar er aðeins heimilt með skriflegu samþykki leigusala. Þrátt fyrir framangreint er leigutaka heimilt að framleigja hið leigða til annarra starfsdeilda innan Reykjavíkurborgar. Ábyrgð leigutaka gagnvart leigusala skal þó í engu skerðast við það.

11. Vanefndir:

Um samning þennan gilda riftunarreglur húsaleigulaga nr. 36/1994. Áður en til riftunar kemur vegna vanefnda á samningi þessum skal sá aðili, sem telur sig hafa heimild til riftunar vegna þeirra vanefnda, skora á gagnaðila að bæta úr þeim annmörkum sem um ræðir innan 30 daga frá því að honum berst tilkynning með sannanlegum hætti. Sé að fullu bætt úr því sem aflaga fór fellur réttur aðila til riftunar þá niður af þeim sökum.

12. Umgengnis skyldur, réttindi og fleira:

Leigutaki skal í hvívetna fara með hið leigða á þann hátt sem samræmist góðum venjum um meðferð húsnæðis og fyrirhuguðum notum þess. Leigutaka er skylt að ganga vel og snyrtilega um hið leigða og gæta settra reglna og góðra venja um hreinlæti, hollustuhætti og heilbrigði. Leigutaki skal án tafar tilkynna leigusala um þau atriði utan húss eða innan sem þarfnast lagfæringar eða viðhalds.

Leigusali skal hafa rétt til aðgangs að hinu leigða til eftirlits, til þess að framkvæma úrbætur eða til þess að sýna hið leigða vegna matsgjörða, endurleigu eða sölu, enda tilkynni hann leigutaka slíkt með hæfilegum fyrirvara.

13. Húsaleigulög:

Um samskipti leigusala og leigutaka og um réttindi og skyldur hvors um sig gilda að öðru leyti en í samningi þessum greinir og eftir því sem við geta átt, ákvæði húsaleigulaga nr. 36/1994 með áorðnum breytingum.

14. Annað:

Allar breytingar og viðaukar sem gerðir eru við þennan samning skulu vera skriflegir og undirritaðir af báðum aðilum. Allar orðsendingar, tilkynningar og kvartanir, sem samningur þessi gerir ráð fyrir, skulu vera skriflegar og sendar með sannanlegum hætti.

Rísi mál út af samningi þessum skal það höfðað fyrir Héraðsdómi Reykjavíkur.

Öllu framangreindu til staðfestingar, rita aðilar nöfn sín hér undir í viðurvist vitundarvotta.

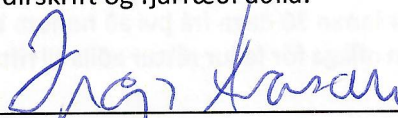
Reykjavík 10. 12. 2021


Kt. 711292-8309 - Hringhella 6
221 Hafnarfjörður
f.h. leigusala

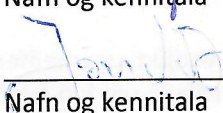

f.h. Reykjavíkurborgar með fyrirvara um
samþykki borgarráðs



Vitundarvottar að rétttri dagsetningu,
undirskrift og fjárræði aðila:

 260759-4859
Nafn og kennitala

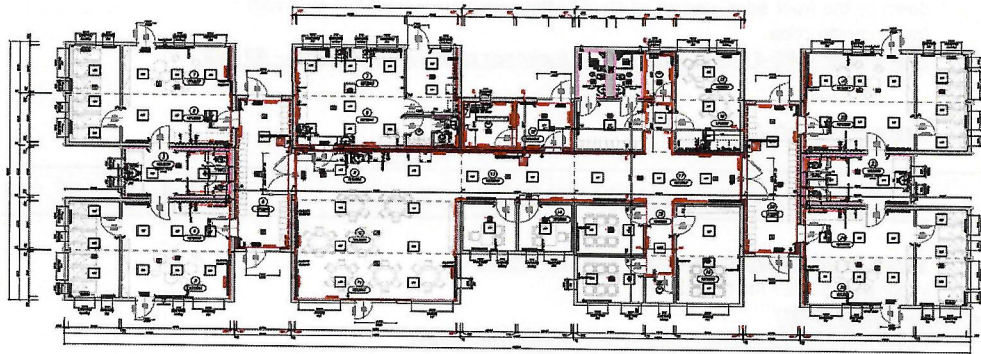
Jón Valgeir Björnsson
Kt. 130473-5559


Nafn og kennitala

FYLGISKJAL 1

Tæknilýsing framleiðanda

17
6A



Code	Description	amount	one
Module		X00	

IJC00000.50	Container á 6 058 x 2 990 x 3 280 mm (IH 2 760 mm)	5	pc
IJC00000.56	Container á 9 000 x 2 990 x 3 280 mm (IH 2 760 mm)	18	pc
IJC00000.56	Container á 8 997 x 2 990 x 3 280 mm (IH 2 760 mm)	2	pc

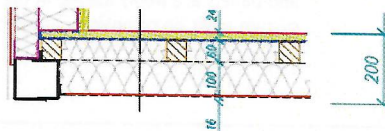
IH under the suspended ceiling system ac. 2 600mm

standard wind loads:
- wind loading 25 m/s

for normal conditions,
i. e. without demand on make provision for earthquake

Insulation		X01
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A00001.11	<u>220-160-160 (120)</u>
A00001.12	Roof thermal insulation: mineral wool A1 - 220 mm, $\lambda = 0,032$ heat transfer coefficient of roof $U < 0,167 [W/m^2K]$
A00001.27	only side walls: thermal insulation: mineral wool A1 - 160 mm, $\lambda = 0,032$ heat transfer coefficient of walls $U < 0,24 [W/m^2K]$
A00001.28	only in side walls: thermal insulation: mineral wool A1 - 60 mm, $\lambda = 0,039$
A00001.22	Floor - without floor heating thermal insulation: mineral wool A1 - 160 mm, $\lambda = 0,032$ heat transfer coefficient of floor $U < 0,24 [W/m^2K]$



frames		X02
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A00002.4.4	welded construction of steel, pre-treatment grit blasting , circuit bottom console with zinc-coated external side, anticorrosion treatment, <u>1x Zinc-Phosphate Undercoat</u>
IJC000002.1.1	roof frame from the inside thorough cleaned and painted
A00002.3	<u>without forklift-truck openings (slots)</u>
A00002.0	stackable according to static conditions - NON STACKABLE!

Without additional roof ! (saddle roof) - is recommended

Roof		X04
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A00004.1 roofing: zinc-coated trapezoidal metal plate th. 0,75 mm, unpainted, ventilated, two overlay metal sheet segments riveted on the contact points, screwed down on the front sides, carried on steel beams which are welded together with frame construction
roof gutter with 4 pcs in-built gutter leakages with diameter whole - 63 mm

A00004.2 **payload of roof: 1,5 kN/m²**

Ceiling	<u>with fire resistance F30 B(EI 30), F60(EI60)</u>	X05
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soundproof ceiling: Rw=51 dB/R'w =46 dB

A00005.1 vapor barrier: PE - foil th. 0,2 mm

rooms: marked- blue F30B(EI30)

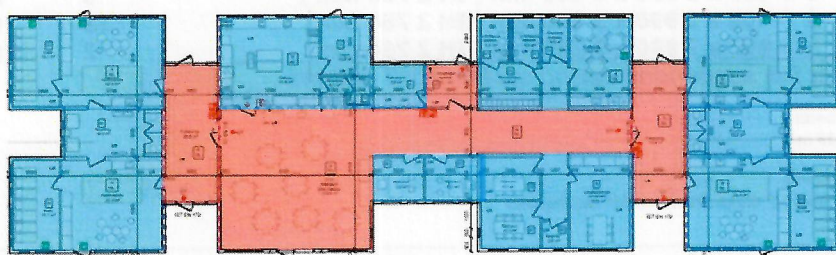
A00007.2 inside non carrying/bearing construction: **made from wood**

A00005.4 inside surface: **EI30 B** gypsum plasterboard **GKF 2x12,5mm**, with double painting

rooms: marked- red F60 (EI60)

A00007.3 inside non carrying/bearing construction: **made from steel structure**

A00005.5 **inside surface: EI60 (2H23) Fermacell plasterboard 18+15mm**, double painting, mounted on the wooden structure



A00005.7 **Fire protection measures are carried out in accordance with the standards recommended by Knauf or Fermacell and must be approved by the designer preparing a fire protection project.**
No sign of fire protection is taken into account in this offer. If we receive a fire protection report or an exact specification of the required seal (eg, the perforations and the required sealing method), we can offer it for a long time.

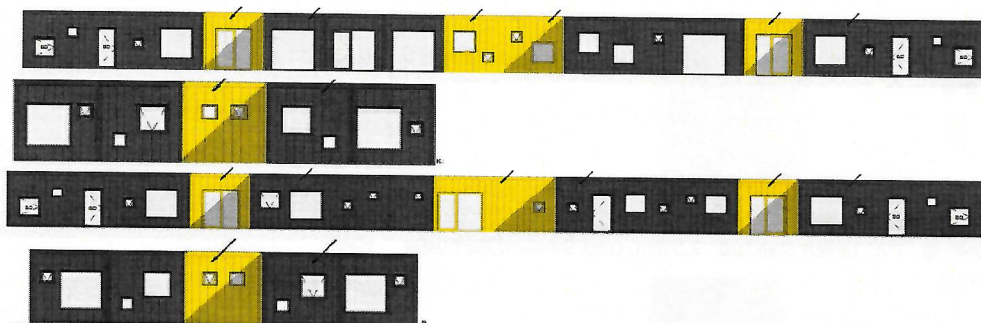
A00005.11 **Suspended ceiling system AMF Thermatex - Perla OP or Alpha Board**
600 × 600mm, thickness. 15 or 19 mm, with visible aluminum bearing structure, SK edge type, detachable panels, white color similar to RAL 9010, building material class A2-s1, d0 according to DIN EN 13501-1, min. hinge height 150mm (aluminum frame and panels are freely loaded in the container - the installation suspended ceiling system must be completely assembled on site)

Wall	<u>with fire resistance F30 B(EI 30), F60(EI60)</u>	X07
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soundproof walls :Rw=47 dB/R'w =42 dB

A00007.1.1

outside coating: zinc-coated trapezoidal metal sheet th. 0,55 mm
RAL 1003, RAL 7022



IJC00007.6.2

overlay of facade plates over bottom cross-beam + L profil

A00007.5

vapor barrier: PE - foil th. 0,2 m

rooms: **marked- blue F30B(EI30)**

A00007.2

inside non carrying/bearing construction: **made from wood**

A00007.16.1

inside surface: **EI30** gypsum plasterboard **GKF 2x12,5 mm** with double **paiting**
with **LATEX**-colour, white **(without glass-fibre wallpaper)**

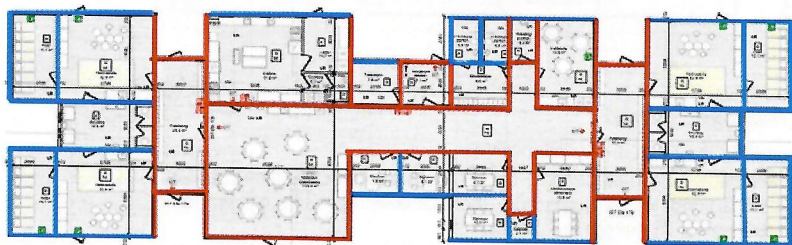
rooms: **marked- red F60 (EI60) one side (see drawing)**

A00007.3

inside non carrying/bearing construction: **made from steel structure**

A00007.18.1

inside surface: **EI60 (3S21)** Fermacell plasterboard Firepanel **2x15mm**, with double
paiting with **LATEX**-colour, white **(without glass-fibre wallpaper)**



Sanitary rooms: **marked- green**

A00007.24

inside coating: plastics desk Coplast AS-X (Simona), tl. 10mm



A00005.7

Fire protection measures are carried out in accordance with the standards recommended by Knauf or Fermacell and must be approved by the designer preparing a fire protection project.

No sign of fire protection is taken into account in this offer. If we receive a fire protection report or an exact specification of the required seal (eg, the perforations and the required sealing method), we can offer it for a long time.

A00008.3

partition wall: th. 60 mm mineral wool (Ceiling High 2760 mm)

A00007.28

soundproof partition walls :Rw=50 dB/R'w =46 dB
countdown for walls - long 9 m (2 walls - at duocontainers)

-7

pc

Floor

X09

M
07/11

- IJC00009.1 bottom covering: zinc-coated steel metal plate th. 0,55 mm
Improvement of the floor on the score of wind
 A00009.2 vapor barrier: PE - foil th. 0,2 mm
 A00009.10 cement-bounded particleboard th. 22 mm, **A2-s1 d0 according to EN 13 501**

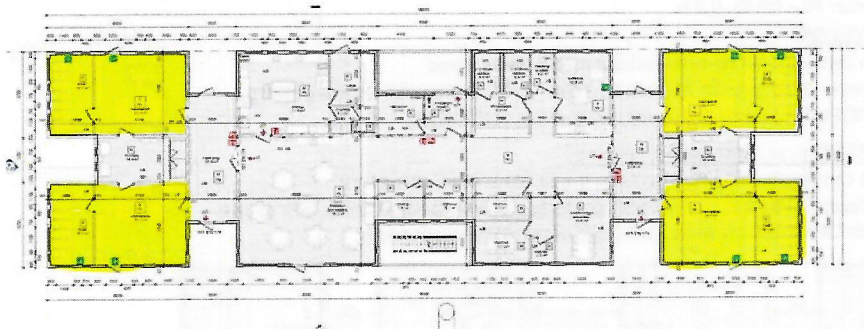
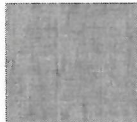
Floor covering in the classrooms: **marked - yellow**

- A00009.15 floor covering - PVC Tarkett Standard , 2,0 mm, color Standard GOLD 0916 , plastic corner strip



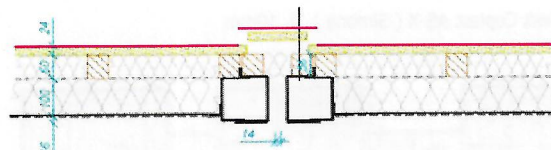
Floor covering in others rooms+ sanitary -without marked

- A00009.15 floor covering - PVC Tarkett Standard , 2,0 mm, color Standard GREY 0498 , plastic corner strip



Floor covering in the sanitary: **(marked - green)**

- A00009.12 floor covering PVC, th. 2 mm, extracted to walls
 A00009.6 floor connection between two containers - connection; Contimade supplies a strip of cement-bounded particleboard for connection. The floor covering at the joint will be completed in the rooms on the construction site.
Cotimade, will prepare the floor covering everywhere in the factory, only the joints will be completed on the construction site.



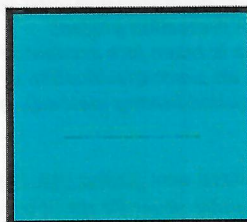
- A00009.30 **payload of floor : 3,5 kN /m2**

ALU- windows - without fire resistance

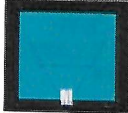
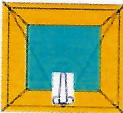
X10

- IJC00010.0 **IJC Windows**
 IJC00010.1 **Window protection on the score of wind**
 A00010.3.4 window 2200/ 2125 mm, FIX, U =1,1 W/m²K , Outside color RAL 7022, inside color RAL 9016, VSG security - glazing

3 pc



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A00010.3.5	window 1675/ 1680 mm, FIX, U =1,1 W/m ² K , Outside color RAL 7022, inside color RAL 9016, VSG security - glazing	9	pc
			
A00010.3.6	window 1075/ 1120 mm, FIX, U =1,1 W/m ² K , Outside color RAL 7022, inside color RAL 9016,VSG security - glazing	4	pc
			
A00010.3.7	window 1075/ 1120 mm, FIX, U =1,1 W/m ² K , Outside color RAL 1003, inside color RAL 9016,VSG security - glazing	2	pc
			
A00010.3.8	window 1075/ 1120 mm, U =1,1 W/m ² K , Outside color RAL 7022, inside color RAL 9016,VSG security - glazing, <u>tilting - out, handle down</u>	5	pc
	 		
A00010.3.9	window 575/ 560 mm, FIX, U =1,1 W/m ² K , Outside color RAL 7022, inside color RAL 9016,VSG security - glazing	10	pc
			
A00010.3.10	window 575/ 560 mm, U =1,1 W/m ² K , Outside color RAL 7022, inside color RAL 9016,VSG security - glazing, <u>tilting - out, handle down</u>	13	pc
			
A00010.3.11	window 575/ 560 mm, U =1,1 W/m ² K , Outside color RAL 1003, inside color RAL 9016,VSG security - glazing, <u>tilting - out, handle down</u>	7	pc
			
A00010.3.12	window 1075/1320mm (clean dimensionca. 900/1200mm (can be used as an escape window), U =1,1 W/m ² K , Outside color RAL 7033, inside color RAL 9016,VSG security - glazing,	4	pc
			

for an escape window, is not the certificate
Without external roller blind

M
20/11

A00011.20

Outside door ALU - entrance door - without fire resistance - Maked - grey

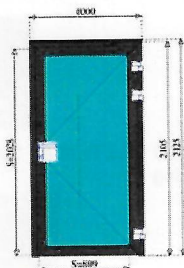
A00011.21.2.1

Made of aluminum frame, thermally insulated profiles, outside color RAL 7022 white RAL 9016

4

pc

ALU door dimension 1000/2125 mm (clearance 809/2028), with ISO laminated safety glass on the side, $U_g = 1,1$ Panic fitting (according to EN 179 B) stainless steel handle / handle, 3-key panic lock, slide rail overhead door closer with closing sequence control, fingers protection -ATHMER



A00011.20

Outside door ALU - entrance door - without fire resistance - Maked - orange

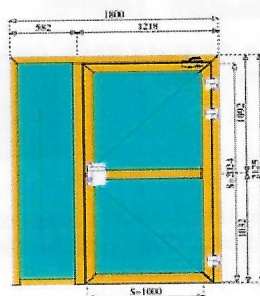
A00011.21.2.2

Made of aluminum frame, thermally insulated profiles, outside color RAL 1003 white RAL 9016

5

pc

ALU door dimension 1800/2125 mm (clearance 1000/2024)+ FIX part 582/2125 mm, with ISO laminated safety glass on the side, $U_g = 1,1$ Panic fitting (according to EN 179 B) stainless steel handle / handle, 3-key panic lock, slide rail overhead door closer with closing sequence control, fingers protection -ATHMER



A00011.20

Outside door ALU - entrance door - without fire resistance - Maked - blue

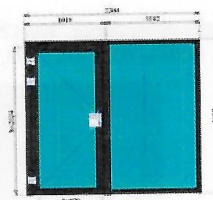
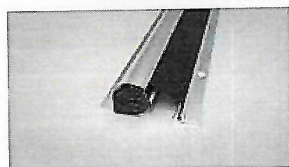
A00011.21.2.2.1

Made of aluminum frame, thermally insulated profiles, outside color RAL 7022 white RAL 9016

1

pc

ALU door dimension 2200/2125 mm (clearance 800/2024)+ FIX part 1182/2125 mm, with ISO laminated safety glass on the side, $U_g = 1,1$ Panic fitting (according to EN 179 B) stainless steel handle / handle, 3-key panic lock, slide rail overhead door closer with closing sequence control, fingers protection -ATHMER



A00011.1

Outside door - GM Kovoprost (these are not escape or fire doors)

A00011.2

door wing: zinc-coated door leaf, POLYSTYROL filling, Door hinges- 3 parts, steel frame, ALU- door fittings, inside paint RAL 9010 / outside paint = the same like the container

IJC00011.4.1

steel door, clear opening dimensions 1 000 / 2100 mm

1

pc

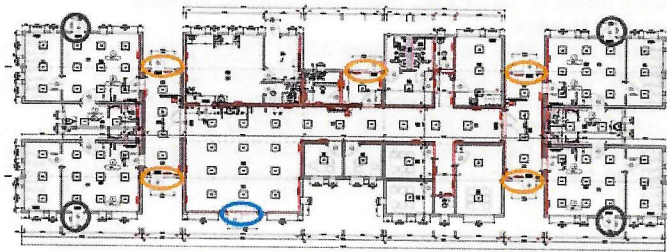
IJC00011.1.16

door closer (per the Island)

1

pc

Handwritten signature and initials in blue ink.



(without fire resistance)

Door

X11

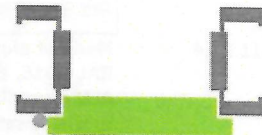
A00011.32

IJC00011.33.1

Interior door - without fire resistance

door leaf HPL 0.8 mm surface - white, anti-noise door Rw 32dB with half-groove, 3x door hinges, door frame-steel RAL 9010, handle / handle made of stainless steel, rounded - U-shaped with rosettes, cylindrical lock with 3 keys / WC lock at the toilet rooms, folding sill seal, REBATE DOOR, finger grip protection - ATHMER

rebate doors



IJC00011.34.2.

building dimension: 1000 x 2125mm, clean dimension 936/2093mm, incl. steel reinforcements! (marked -dark blue)

19 pc

IJC00011.34.1.1.3

building dimension: 875 x 2125mm, clean dimension 811/2093mm, 1/3 glass VSG, incl. steel reinforcements! (marked -orange)

4 pc

IJC00011.34.0

inkl. door closer

23 pc

IJC00011.34.2

connection frame between containers

9 pc

A00011.20

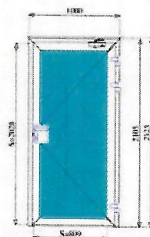
Outside door ALU - entrance door - without fire resistance - marked -grey

A00011.21.2

Made of aluminum frame, thermally insulated profiles, powder color white RAL 9016

2 pc

ALU door dimension 1000/2125 mm (clearance 809/2028), with ISO laminated safety glass on the side, $U_g = 1,1$ Panic fitting (according to EN 179 B) stainless steel handle / handle, standard handle height, 3-key panic lock, slide rail overhead door closer with closing sequence control, fingers protection - ATHMER



A00011.25

ALU door - EI 60 DP1 SC (marked - green)

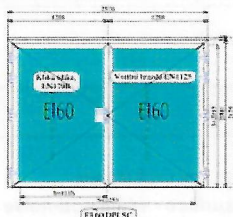
M
ATH

A00011.24.2

Made of aluminum frame, EI 60 DP1 SC, thermally insulated profiles, powder color white RAL 9016
 ALU door dimension 2576/2125 mm (clearance 2253/20215), with ISO laminated safety glass on the side, $U_g = 1,1$ incl. Aerofoll (Lichtmass 1116/2015)
main wing Panic fitting (according to EN179B) loud stainless steel handle / handle, minor wing-stainless steel pull handle according to EN1125,, fixed wing inside with rod, Day setting, 3-key panic lock, sl, self-closing device with GEZE TS500L ISM gradual closing coordinators **fingers protection -ATHMER**

2

pc



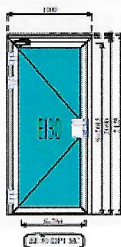
the fire resistance certificate is valid only for the Czech Republic.

A00011.21.4

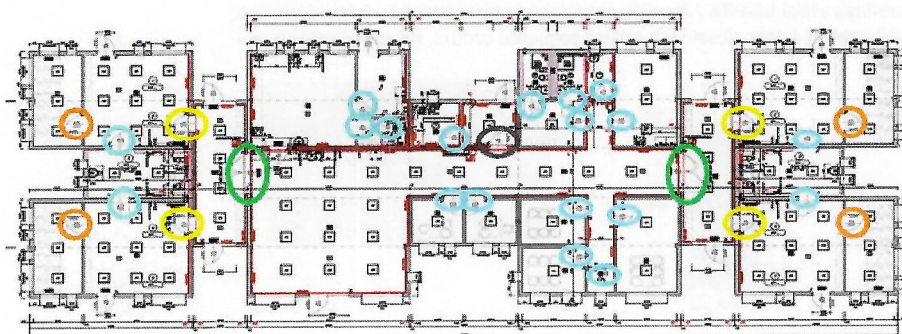
Made of aluminum frame, thermally insulated profiles, powder color white RAL 9016, EI 30 DP1 SC
 ALU door dimension 1000/2125 mm (clearance 764/2015), with ISO laminated safety glass on the side, $U_g = 1,1$ Panic fitting (according to EN 179 B) stainless steel handle / handle, 3-key panic lock, slide rail overhead door closer with closing sequence control, **fingers protection -ATHMER**, **height handle 1400 mm from floor - only door to class rooms (marked -yellow)**

4

pc



the fire resistance certificate is valid only for the Czech Republic.



Sanitary equipment

X12

A00012.1.2

water pipeline:
 water distribution system (supply) - Copper pipe (Cu) - with insulation - plastic - HT piping

A00012.3

pipelines fixed inside the walls (not visible)

A00012.4.0

with hygiene flushing station, version according to drinking water regulations

A00012.5

water distribution connection through the wall or through the floor, stop valve 3/4"

Handwritten signature/initials in blue ink.

A00012.3.1 anti-scald protection (everywhere except the technical room)



A00012.7 Wastewater aeration through pipe aerator HL905 - inside the walls (not visible)



4 pc

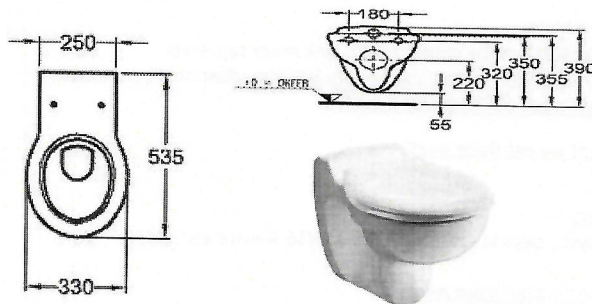
A00012.121.3 **without electric boiler - hot water from earth**

1 pc

WC for children:

A00012.10.1 toilet hanged/fixed on the wall for kids 3-6 years , fixed by screws, plastic seat with cover, inside the wall - 6 l flushing device,suspended/hanged construction, white colour

4 pc



A00012.121.1 toilet paper holder

4 pc

A00012.121.2 toilet brush holder for wall mounting

4 pc

A00012.10.3 WC cabin, children's. Aluminum construction + HPL boards (grey color) Door with pinch protection. Cab height approx. 1400 mm

4 pc



A00012.14.1 porcelain washbasin cca. **550x450 mm or smaller**, with sink mixer tap -lever battery- cold and hot water,chrome siphon trap, mirror 400x300 mm, glass shelf, plastic hook- **the height from floor 620 mm for children**

4 pc

A00012.123 prepare for double washbasin, water supply syst., sewage syst. **(double washbasin, the customer supplies and installs himself)**

2 pc

A00012.121.3 **without electric boiler - hot water from earth**

may not meet the requirements of school building standards

WC /shower for adults:

A00012.9 toilet hanged/fixed on the wall , fixed by screws, plastic seat with cover, inside the wall - 6 l flushing device,suspended/hanged construction, white colour

2 pc

A00012.121.1 toilet paper holder

2 pc

A00012.121.2 toilet brush holder for wall mounting

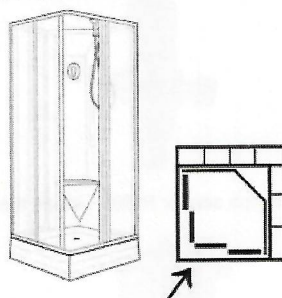
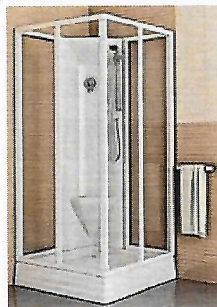
2 pc

A00012.14.1 porcelain washbasin cca. **550x450 mm or smaller**, with sink mixer tap -lever battery- cold and hot water,chrome siphon trap, mirror 400x300 mm, glass shelf, plastic hook- **the height from floor 850 mm for adults**

2 pc

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EAA

A00012.46.2 **Supernova shower box ASBRV2- 90**, dimensions 900x900x2065 mm-inlet 431 mm, construction color - white, glass - transparent 2 pc



A00012.107 plastic gully with siphon trap, joined to the drain pipe from side of customer 2 pc
A00012.121.3 **without electric boiler - hot water from earth**
WC for adults:

A00012.9 toilet hanged/fixed on the wall, fixed by screws, plastic seat with cover, inside the wall - 6 l flushing device, suspended/hanged construction, white colour 1 pc
A00012.121.1 toilet paper holder 1 pc
A00012.121.2 toilet brush holder for wall mounting 1 pc
A00012.14.1 porcelain washbasin cca. **550x450 mm or smaller**, with sink mixer tap -lever battery- cold and hot water, chrome siphon trap, mirror 400x300 mm, glass shelf, plastic hook- **the height from floor 850 mm for adults** 1 pc

A00012.121.3 **without electric boiler - hot water from earth**
Laundry:

A00012.123 preparation for washer / dryer: 2 pc
water supply syst., sewage syst., electric sockets - 2 pcs 220/16 A-extra secured)

A00012.121.3 **without electric boiler - hot water from earth**
Technical room:

A00012.42 hanged/fixed on the wall made of stainless steel with mixer tap K + W water, tiltable grid 1 pc



A00012.121.3 **without electric boiler - hot water from earth**
A00012.122 **Kitchens**

A00012.14.1 porcelain washbasin cca. **550x450 mm or smaller**, with sink mixer tap -lever battery- cold and hot water, chrome siphon trap, mirror 400x300 mm, glass shelf, plastic hook- **the height from floor 850 mm for adults** 2 pc

A00012.1.2 **water pipeline:**
water distribution system (supply) - Copper pipe (Cu) - with insulation - plastic - HT piping

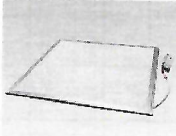
A00012.4.0 with hygiene flushing station, version according to drinking water regulations

A00012.123 **additional instalation/fastening of minikitchen by customer:** 6 pc
space for minikitch. in container contains: water supply syst., sewage syst., electric sockets - 4 pcs., (two pcs. of them are extra secured)

A00012.121.3 **without electric boiler - hot water from earth** 6 pc

Electrical installation according to DIN norms, distribution sytem: TN-S 3xN + PE 50 Hz 400/230V x13

W
GTH

A00013.1	"Central electrical installation according to VDE 0100, 400/220 V, Under-electric distributor with door Space reserve of the terminal rows min. 25%; Cable duct to the wall opening, cable entry on site through the wall, grounding the main distribution and lightning protection on site, Distribution with automatic circuit breakers and backup fuse for sub-distribution with residual current operated circuit breaker 0,03 A, Cable guide in the cable duct under the ceiling Cables, switches and sockets under plaster or in the cable duct The electrical acceptance of the system according to VDE by a local power company approved operation is carried out on site. "		
without fire seals			
A00013.2.1	all cables halogen-free - N2XH, F2 cables		
A00013.2	<u>WITH Overvoltage protection type 1/2</u>	1	pc
A00013.2.0	<u>WITHOUT electrical fuse fire protection switch AFDD</u>		
A00013.3	Electric feeder through the floor		
A00013.4	plastic tube for el. connecting from floor to switchboard		
A00013.4	Electrical connection between 2 containers, in the cable duct under ceiling		
A00013.19	<u>does not meet fire resistance!!!</u>	46	pc
A00013.19.1	switch or tri - way switch 10/16 A, 250 V	20	pc
	DALI DIMMER DALI dimming the lighting (class rooms)		
			
A00013.21	Single socket 10/16 A, 250 V IP 44 with flap	21	pc
A00013.22	single socket 10/16 A, 250 V, with children's safety	90	pc
A00013.29	PC - empty box for connection of PC (made by customer)	50	pc
A00013.23	single socket 16 A, 250 V extra secured	32	pc
A00013.58	LED PANEL 230-240V 40W / 830 595x595mm IP20 3900-4100K, suitable for suspended ceiling system	100	pc
			
A00013.60	Ceiling lights inside in LED technology, GALAXY LED 230-240V 40W / 840 Ø388mm IP20	4	pc
			
A00013.61	DOLLY LED 230-240V 28W / 840 WHITE IP54 Ø310x52mm	3	pc
			
A00013.38	Emergency lighting Escapo- 2 16LED 230-240VTP EMH 4h IP 20 with pictograms	17	pc
			
A00013.39	Emergency Lighting Corol P Em3h 3-4W LED DP IP20, 180x180x50mm	14	pc
			

M
CST

A00013.39.1	Optical smoke detector, Ei650iC	32	pc
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Warm-water heating - hot water supply from earth

X14

A00014.19.1	hotwater heater - for temperature gradient 70 / 50 °C, Thermostat head as a government model , copper pipes fixed onto the wall wall <i>without ALU /plastic or Cu pipes</i>	52	pc
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Ventilation

X15

A00015.1.1	ventilator Maico AWB 100TC for deaeration through the wall - diameter 100mm, capacity 90m³/h, ON/OFF switching by light switch, with timer, including assembly	3	pc
A00015.2.3	ventilator Maico AWB 120HC (with humidity sensor) for deaeration through the wall - diameter 120mm, capacity 155m³/h, Turn on humidity sensor, including assembly	2	pc
A00015.3.2	Ventilation MAICO EN25 capacity 630m³ / h, complete with installation, Digital timer mounted in the switchboard "	4	pc



A00015.4	tube to deaeration, diameter 100 mm + cover		
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Air Condition

X16

Connection material

X17

A00017.2	Coupling material: connecting screws, rubber seal, the washer plates under the container, cover plates on the roof, plates for wall and ceiling connections (plates made of the same materials as the interior cladding), floor pan or floor plate, other small items such as screws, paint, plastic profiles, skirting boards, polystyrene, etc.	40	pc
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Other constructions

X18

Other accessories

X19

A00019.4	WITHOUT ventilation grids in walls (except EnEV 2001)		
A00019.10	improvising of the wall for the blackboard	4	pc
A00019.3	Bottom opening for hydrant (the connection and delivery of the hydrant is provided by the customer himself) WITHOUT FURNITURE WITHOUT OUTSIDE PODEST WITHOUT entrance mats WITHOUT double washbasin WITHOUT hydrant	3	pc

FYLGISKJAL 2

Kröfulýsing leigutaka

VM
2011

Design criteria

VM
GTH

DESIGN CRITERIA

DOCUMENT TITLE

21036 – Kindergarden Reykjavík

PROJECT

Kindergarden Reykavík

DISCIPLINE

All disciplines

REPORT STATUS

☐ Draft

☐ Published

VERSION HISTORY

NO.

A

13
10/11

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VM
COA

Access

1.1 Introduction

It is planned to build a kindergarden from 600-900 m². It will be a single floor building made of prefabricated units. The building shall be designed for access for all (Aðgengi fyrir alla).

1 1.2 Design Criteria

All designs, materials and finishes shall comply with applicable laws, regulations and standards as applicable. The building shall be designed in accordance with current Icelandic building regulation 112/2012.

1.2.1 Main entrances and other indoor traffic routes

Traffic dimensions of the main entrance doors shall be at least 0.9x2.07m and the traffic dimensions of the interior doors at least 0.8x2.0m (br. 112/2012, section 6.1)

The maximum height difference at the main entrance can only be 25mm between outside and inside.

All slopes and height differences, both outside and inside, needs to be solved according to Access for all (Aðgengi fyrir alla).

1.2.2 Bathroom and access for the disabled

Minimum one of the employees' toilets must be designed for disabled . All Children's toilets must be designed in the way that it is possible to easily change the accessibility so it fulfills the needs of people with reduced mobility.

1.2.3 Escape routes

2 See section 4 on fire protection

Insulation

2.1 Introduction

The building is insulated and heated in all respects and shall meet the traditional requirements of the Icelandic Building Regulation 112/2012.

2.2 Design Criteria

The total conductivity loss of the building must be within the limits of building regulations. The maximum U-value of building components will be in accordance with the table in Art. 13.3 in the Icelandic Building Regulation 112/2012

Building components	Allow maximum U-value (W/m ² K)	
	Ti ≥ 18°C	18°C > Ti ≥ 10°C
Roof	0,20	0,30
External wall	0,40	0,40
Light external wall	0,30	0,40
Windows		
(frames, glass weighted average, k-glass)	2,0	3,0
Doors	3,0	no demand
Skylight	2,0	3,0

Floor on filling	0,30	0,40
Floor to unheated space	0,30	0,40
Floor to outdoor space	0,20	0,40
External walls, weighted average (wall surfaces, windows and doors)	0,85	no demand

2.3 Insulation

Exterior walls, roofs and floors shall meet the requirements of the Icelandic Building Regulation 112/2012. Heat loss in the ventilation system shall be taken into account when calculating the combined total heat loss of the building.

2.4 Moisture

The building must be designed and finished in such a way that it will not be damaged by moisture due to accumulated moisture sealing.

Wet rooms (Votrými) must be designed so that no damage occurs due to the use of water. Drains shall be in all wet rooms and other spaces where there is a risk of leakage with sufficient floor slope to drain.

Acoustic

3 3.1 Introduction

Acoustic design is based on the requirements for soundproofing according the Icelandic building regulation 112/2012.

The minimum requirement of sound quality is defined as Category C in the standard ÍST 45: 2016. requirements must be fulfilled as minimum requirements and will be based on meeting at least the requirements for sound category C.

3.2 Design criteria

Acoustic design in this project is mainly acoustic design in spaces where children are playing, living rooms, toilets, corridors and halls, and noise from technical equipment must also be limited. Other factors are e.g. sound insulation of walls, windows, doors, floors and roofs with regard to outside noise or other noise.

4 3.3 Other information

The outdoor noise level on each plot must be examined separately in consultation with the buyer.

Fire safety design

5 4.1 Introduction

See the attached memorandum from Öruggr Verkfræðistofu.

Structural design

5.1 Introduction

Structural design shall be in accordance with Eurocode standards (and the Icelandic National Annexes for each Eurocode part) and the Icelandic Building Regulation 112/2012 (Byggingarreglugerð 112/2012).

5.2 Design criteria

Codes of Practice

The following standards shall be used for the structural design:

Eurocode 0: Basis of design

Basis of structural design

[ST EN 1990:2002/NA:2011]

Eurocode 1: Actions on structures

Part 1-1: General actions – Densities, self-weight,
imposed loads for buildings,

[ST EN 1991 1:2002/NA:2010]

Part 1-2: General actions – Actions on structures exposed to fire

[ST EN 1991-1-2:2002/NA:2010]

Part 1-3: General actions – Snow loads

[ST EN 1991-1-3:2003/NA:2010]

Part 1-4: General actions – Wind actions

[ST EN 1991-1-4:2005/NA:2010]

Part 1-5: General actions – Thermal actions

[ST EN 1991-1-5:2003/NA:2010]

Part 1-6: General actions – Actions during execution

[ST EN 1991-1-6:2005/NA:2010]

Part 1-7: General actions – Accidental actions

[ST EN 1991-1-7:2006/NA:2010]

Ventilation (HVAC)

6 6.1 Introduction

The building shall be ventilated in accordance with the Icelandic building regulations 112/2012, chapters 10 and 14. Requirements for air exchange in schools shall be attached to section 10.2.6 in br. 112/2012.

6.2 Design criteria

Good and healthy indoor air must be ensured. Intake for fresh air and exhaust of polluted air must be at least 5 l / s for each child and at least 7 l / s for individuals 6 years and older. At a minimum, however, the amount of fresh air shall be 0.35 l / s per m² total floor area while the building or individual spaces are in use. When a building is not in use, the amount of fresh air must be at least 0.2 l / s per floor area.

Living spaces (íverurými) will be ventilated with mechanical ventilation acc. The Icelandic Building Regulations 112/2012. Air is blown into the rooms and drawn out from the rooms and toilets. There will also be windows that can be opened in the rooms.

7 The ventilation systems will have heat recovery with 70% efficiency or higher.

There will be a special extraction from kitchen hoods and is therefore thrown up to the roof.

MEP

7.1 Introduction

Leggja skal frárennsli, neysluvatn, hitakerfi og raflagnakerfi samkvæmt byggingarreglugerð 112/2012 ásamt tilheyrandi stöðlum.

7.2 Design criteria

Hannað er eftir íslensku byggingareglugerðinni 112/2012.:

- ÍST 66:2016, Varmatap húsa / Heat loss from buildings
- ÍST 67:2013 Vatnslagnir / Domestic water supply installations

- ÍST 68:2013 Frárennslislagnir / Sanitary Drainage – Wastewater Installations
- ÍST 69:2016 Umreikningur á varmagjöf ofna
- ÍST EN 442-1:2014 Geisla- og hringstreymisofnar - Hluti 1: Tæknilýsing og kröfur / Radiators and convectors - Part 1: Technical specifications and requirements
- ÍST EN 442-2:2014 Radiators and convectors - Part 2: Test methods and rating

7.2.1 Heating

The building is heated with hot water from Veitur ohf.

Heating pipes shall be above the suspended ceiling and pipes are to be taken down vertically on the wall to the radiators.

The heating system must be closed with a heat exchanger, the maximum temperature of the radiators and heating pipes must not exceed 40 ° C

Heat loss and power demand are calculated according to building regulations and ÍST66.

7.2.2 Portable water

Portable cold water is used directly from the water supply.

Portable hot drinking water comes from Veitur ohf and then portable hot drinking water is mixed with portable cold water at places of use to adjust the water temperature in the taps according to the needs of different users and in accordance with the requirements of building regulations.

The design flow of hot and cold water from different connection points will be in accordance with ÍST67.

Vatnshiti við notkunarstað:

Kitchen and utility room:	≤ 65°C
Faucets (staff):	≤ 65°C
Faucets where children are :	38°C

7.2.3 Drainage pipes

The design flow of effluent from different connection points will be in accordance with ÍST67. Indoor drainage pipes shall be thick-walled, sound-insulating PP (ÍST EN 1451 and ÍST EN 13501-1). A kitchen separator shall be installed at the kitchen, a grease separator shall be designed according to ÍST EN 1825-2.

Drainage shall be connected to the drainage system of Veitur ohf.

Indoor rainwater pipes shall be made of PE100 SDR26 (EN 12201) with Armaflex or equivalent insulation. The design precipitation of rainwater pipes is 110 l / s / ha. Rainwater pipes run from roof drains to Veitur ohf's rainwater pipes

7.3 Electrical and communications

The building's electrical and telecommunications cables, design based on the requirements of the Icelandic building regulation and relevant applicable standards

Low-tension minimum requirements:

Table cabinets overflow space 30%.

Low-tension sockets shall meet the needs of each space.

Extra-low voltage minimum requirements:

Connector cabinet small voltage 600x600x600mm

Wireless points should cover all building spaces.

Computer / telephone sockets must meet the needs of each workspace.

Extra-low voltage connection cabinet not located in the inlet space of the district heating system.

Burglary system:

Control center dialing equipment.

Motion detectors as needed.

Regulations:

Technical terms of connection of electric utilities / Tæknilegir tengiskilmálar rafveitna.

Regulation on electrical installations. / Reglugerð um raforkuvirki.

Rules of The Housing and Construction Authority. / Reglur Húsnæðis og mannvirkjastofnunar.

Rules of the Telecommunication Administration. / Reglur Fjarskiptastofnunar.

Building Regulation 112/2012.

Standards:

The following standards shall be used in the design.

Electrical materials, devices and equipment shall be manufactured in accordance with the relevant CENELEC and IEC standards, in particular the following standards.

IEC 60227	Polyvinyl chloride insulated cables of rated voltages up to and including 450/750 V.	
EN 60228	IEC 60228	Conductors of insulated cables
EN 60332	IEC 60332-3	Test on electric cables under fire conditions – Part 3: Tests on bunched wires or cables.
EN 60439	IEC 60439	Low voltage switchgear and controlgear assemblies.
EN 60529	IEC 60529	Degrees of protection provided by enclosures (IP code). IEC 60754 Test on gases evolved during combustion of materials from cables.
EN 60811	IEC 60811	Common test methods for insulating and sheathing materials of electric and optical cables.
EN 60898	IEC 60898	Circuit breakers for overcurrent protection for household and similar installations.
EN 60947	IEC 60947	Low voltage switchgear and controlgear.
EN 61034	IEC 61034	Measurement of smoke density of cables burning under defined conditions.
EN 61000	IEC 61000	Electromagnetic compatibility.
HD 516	Guide to use of low-voltage harmonized cables.	
ÍST 200	Raflagnir bygginga / Electrical installations of buildings	

- 8 Requirements for electrical equipment: It is generally required that electrical materials and their equipment, as well as all appliances and lamps, be approved by the electrical tests approved by The Housing and Construction Authority.

Lighting

8.1 Introduction

The building is a kindergarden and the lighting of all spaces and areas must meet the requirements of the Icelandic building regulation 112/2012 together with the enclosed lighting.

8.2 Design criteria

Description of minimum requirements of lighting:

Brightness not less than 300lux.

Light temperature 3000 K > 80 CRI.

Glare UGR 19.

System ceiling lamps 600x600 mm dimmable LED lamps e.g. DALI / pushdim.

IP values: Lamps must meet the IP values of each room.

Safety

9.1 Introduction

When designing, care must be taken to minimize the risk of accidents. The necessary measures must be taken to prevent accidental hazards for all users of the building.

9

9.2 Design criteria

The building must, among other things, comply with the following aspects of the Icelandic Building Regulation 112/2012 in connection with safety issues:

- Fire protection
- Emergency lighting
- General description
- Escape routes
- Automatic door opening device
- Fall protection
- Approach and finishing of the site

10

Attachment

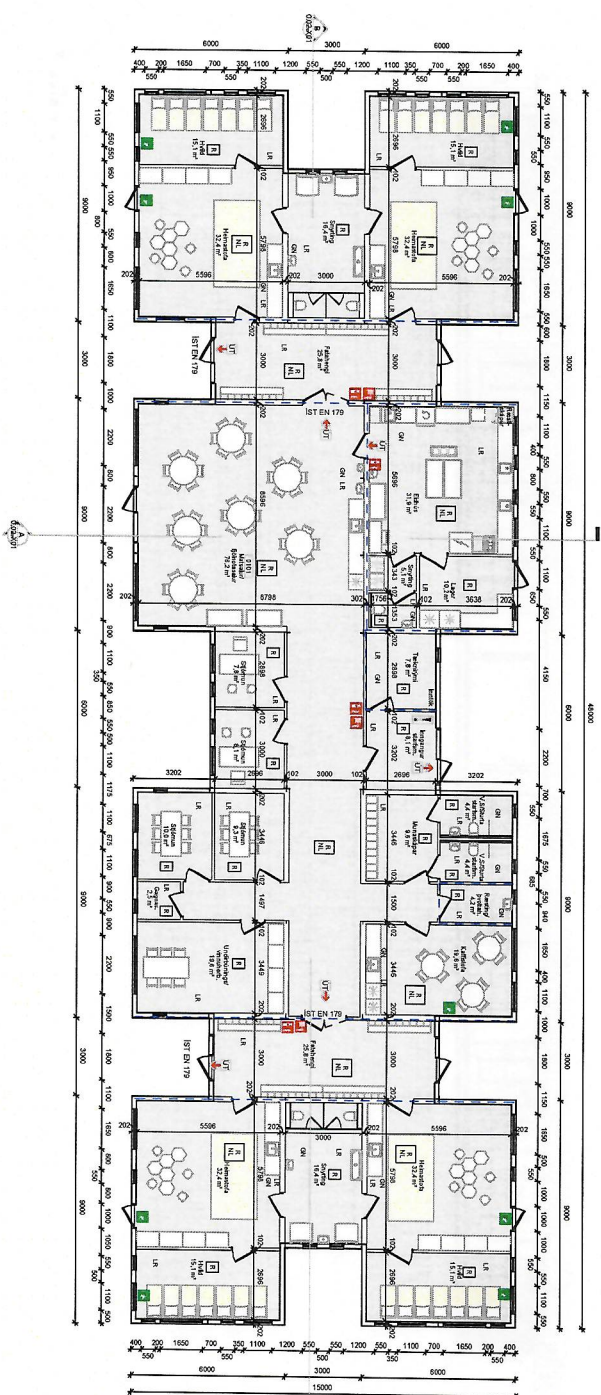
Attachment A: Memorandum, Örugger Verkfræðistofa



FYLGISKJAL 3

Teikningar af hinu leigða

M
GTH



GRUNNMYND
1:100

Skyrtingar

-  E100 Walls
-  E130-Ceiling doors
-  EN50 Windows
-  Escape hatch - Balcony door or large side hinged window.
-  Requirement for smoke detector in respective room. Detailed placement in ac. to detail design.
-  Requirement emergency lighting.

M
GTH

TEIKNING | VINNSLU
and the notarial & probate lawyer

A	01.08.2021	Franciscus -	Wien	Stu	HR
Uip	Doga			Seying	

Leikskólar - Reykjavík

Eggertsgata 35

Eggertsgata - Grunnmyn

Telkningsnummer: 0.01.101

Verknüpfung: 21036

Landnummer:	L109678
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Mathematics:

Abfallnummer / Historienanfrage: HK

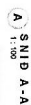
Yin-Yang:

Dagtekening:	01.06.2021
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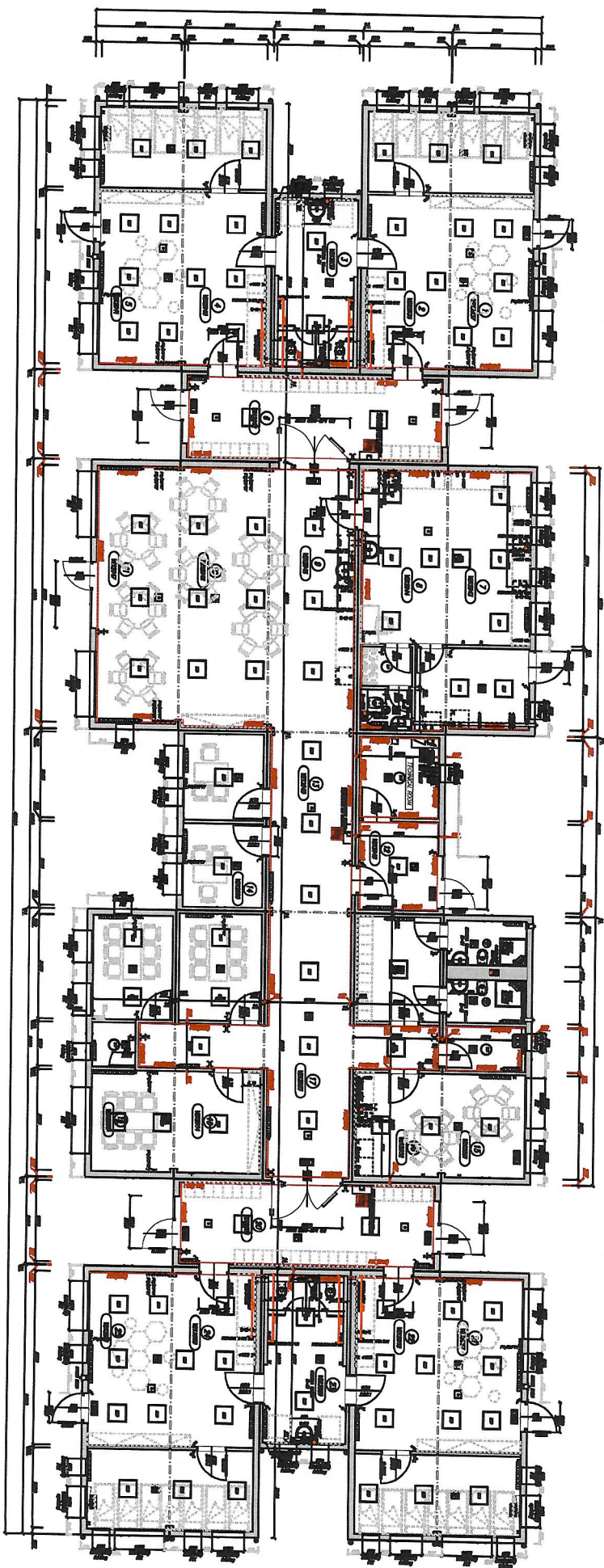
Sample Id:

ARKPING | nordic

HALVARIUS, R. - RENTH, M. 510 5700 -	arching@webp3 - www.arching
SHOURUR HALLORSSON,	170753-3139
BIRUR ARASON,	200767-3159
HALLUR KESTIMUNDSSON,	220573-3199
HELDI MAR HALLORSSON,	210279-3429
	ARNTKET
	BYGG.FR
	BYGG.FR
	ARNTKET



SJÖBERG/R HALLGRIMSSON,
BRODAR ARASON,
HALLUR KRISTMUNOSSON,
170/53-1139
200/67-3169
220573-3899
ARKITEKT
BYGG.F.R.
BYGG.F.R.

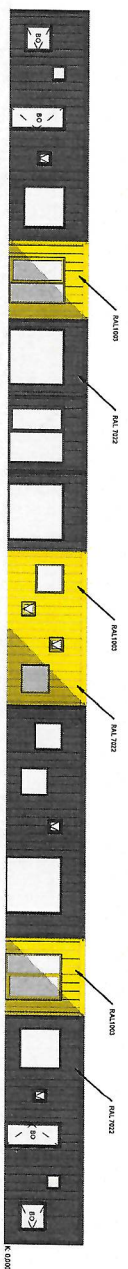


THE HOT WATER HEATER IS SHOWN SCHEMATICALLY IN THE DRAWING. THE QUANTITY AND POSITIONS WILL DEPEND ON THE CALCULATION OF THE HEATING POWER

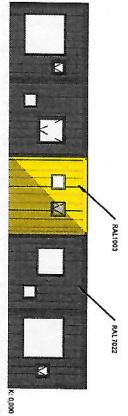
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Handwritten signature

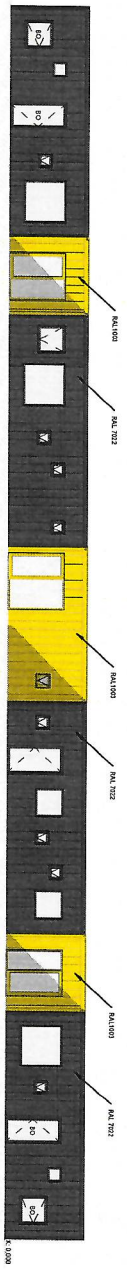
ÚTLIT
1:100



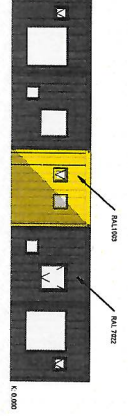
ÚTLIT
1:100



ÚTLIT
1:100



ÚTLIT
1:100



Ög.	Ög.	Ög.	Ög.
1	2	3	4

Verkið: **Leikis kólar - Reykjavík**

Eggersgata 35

Útlit

Takmörkun:

Verkið:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

Stærð:

