

COPE Report

Adress:

Report of

Participants:

Alexander Numand / LSI

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Wout Jan Weide

date of visit 22/04/2024

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Introduction:

The University of Utrecht was visited April 22nd, 2024 for a survey to get an impression of the exposures and controls. Alexander Numan building and LSI (Life Science Incubator) are constructed against each other next to the Nieuw Gildestein (see separate report) building (all buildings are internal connected), however separated by 60 minutes fire retardant doors.

Alexander Numanbuilding has 10 floors and LSI 5. Both buildings are rented to starting up companies that are related to the university / veterinary science making use of laboratories and offices. The buildings have multiple tenants. Alexander Numan was constructed around 2000 and the LSI around 2015

Number of stories:

4

Year built: 2000

(Main) NIACs Code: 611311 A property class 6

OCCUPATION:

The building is in use by starting up companies related to the veterinary study of the university of Utrecht. The building houses laboratories (about 50 %) and offices (also about 50 %). There are no laboratory animals, however (unmanned) endurance testing is possible. The facility is managed by a dedicated person.

Special operations in this building are:

- 50 % of the building is in use of various laboratories including expensive equipment. The equipment is owned by the tenants and therefore not covered under this policy.
- 50 % of the space is in use as office.
- The use of ignitable gases and liquids is monitored and in general arranged by the UU. Storage and handling is in line with the UU-standards (adequate).

CONSTRUCTION:

The buildings have FR constructions. The load bearing construction is made of concrete as well as the floors and roof. The external walls of the Alexander Numan building are made of a non-combustible panel insulated with mineral wool and in front some steel panels. The Alexander Numanbuilding is classified as FR.

LSI has exterior walls of composite panels that have a Euro fire class rating C (combustible). This building has a large atrium (with a steel construction and glass panels. Overall classification is FR with a RPF Of 35 % for EIFS.

In general the buildings are in good condition.

Chubb Fire Construction Class: FR (100%)

Internal combustible panels: None

External combustible panels: Yes for LSI (None for Alexander Numan)

Superior Protected Risk: No

LOSS ESTIMATES:

Alexander Numan and LSI building together

	PD	BI over 36 months
TIV (Three buildings together)	€ 53.739.000	€ 50.000.000,- (extra expenses)
Amount Subject	100 %	20 %
PML	70%	50 %
NLE	50 %	50 %

The LSI building has the dimensions of 47 x 28 meters and is subdivided into many rooms and light partitions. In the middle is a large atrium The building is fully sprinkler protected.

Alexander Numan is 44 x 22 meters with 10 floors. The building is provided with 30 and 60 minutes fire retardant partitions in combination with fire detection. The two buildings are interconnected with each other at ground floor level and separated by a 60 minutes fire retardant wall with similar doors (that are normally in closed position).

Officially the Amount subject is 100 % as there are no 4 hour rated walls present. The PML is set at 100 % as well with the scenario that a fire will start in one of the higher laboratories of the Alexander Numan building that is difficult to approach. The combustible exterior wall of the LSI building will be ignited resulting into a overwhelmed sprinkler resulting into a theoretical total loss.

Under PML conditions it is expected that the fire brigade will be able to cool the exterior wall of the LSI building, or when a fire starts in the LSI building they can cool the wall of Alexander Numan. Under NLE conditions a fire in the LSI will be controlled by the automatic sprinklers. The loss will be relatively low. A fire in the Alexander Numan building will be discovered by the fire detection system. Especially a fire at the higher floors are difficult to approach. A part of the structure might be saved but the total building will suffer smoke, soot and water damage. The NLE is set at 50 %. The loss of rent will last at least two years but this might be longer under the present construction conditions (difficulties to get construction materials and contractors).

Water supplies for firefighting:	AAA	Fire brigade	AAA
Management Controls	AA	Risk Alert	No
% of location sprinkled	0	% of location requiring sprinkler	0
Chubb grade Serious Deficiency	No		
Smoke detectors	AA		
Burglary alarm	AA		
RPF other factors	none		

PROTECTION:

The water supply is by means of underground hydrants good. The public professional fire brigade arrives in 10 minutes. The fire alarm is directly forwarded to the central station. The Alexander Numanbuilding is provided with fire detection in combination with compartmentalization. The compartmentalisation is classified adequate, especially in relation to the fire load in the corridors (low).

The LSI is provided with automatic sprinklers 7.5 litres/min/m² over 260 m² fed by the public water supply and a booster pump. LSI is also provided with some fire detection.

The expensive equipment in the laboratories is not owned by the universities and not covered under this policy.

A burglary alarm system is installed. Alarm follow up is done by a security service with the station around the corner (less than 1 minute drive). The building has also a good entrance control system. Closing rounds are made by a security service (20:00 in LSI and 22:00 at the Alexander Numan building). The last person at each floor has to switch on the alarm. If they forget it they will get a fine.

Evaluation of Exposures:

Gases: Some ignitable gases are being distributed via copper pipes to the various laboratories. The gas systems are properly maintained and gas bottles are stored outside the building in well-ventilated rooms. The gas distribution is fully maintained and arranged by the university. The risk is adequate controlled.

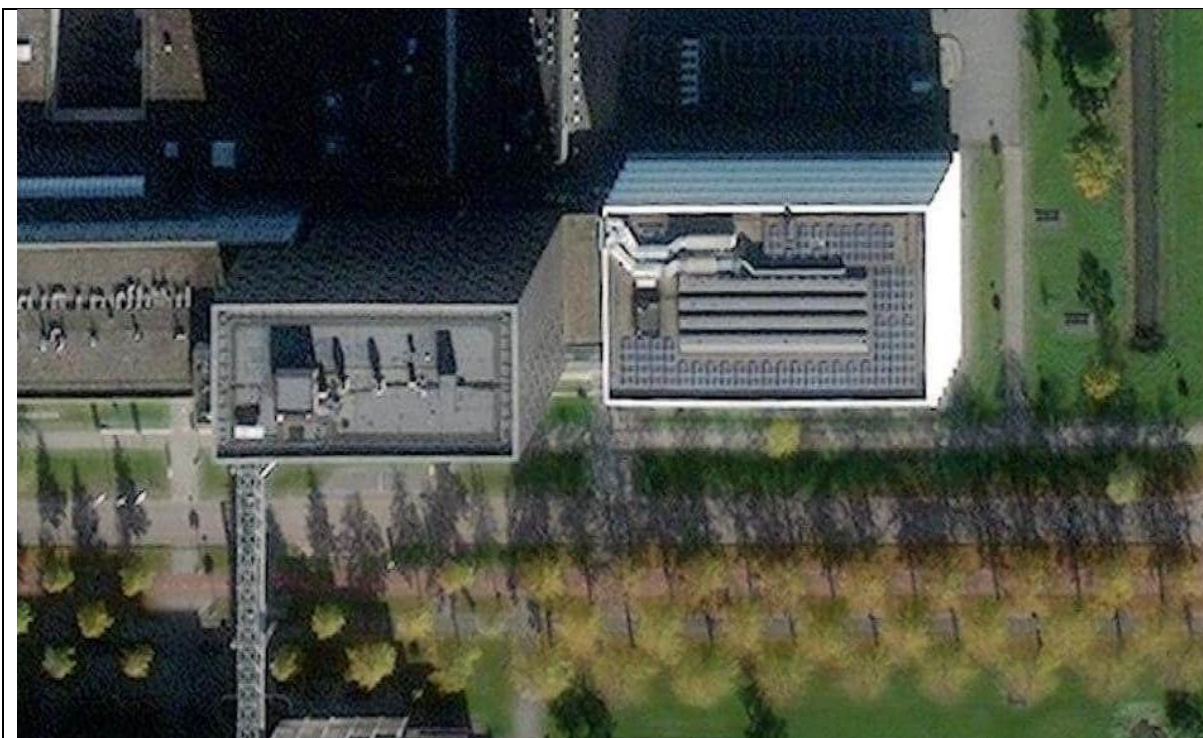
Coffee machines: A general recommendation is made to provide coffee machines with water locks (see rec.).

High value contents: Most of the contents, especially the research equipment in the laboratories, is owned by the tenants.

Fire hazards: The fire hazards are limited to the electrical installation and the research in laboratories. In general the test in the laboratories are small scale and there are some endurance testing. The laboratories are equipped in the Alexander Numan building with fire detection and in the LSI building with automatic sprinklers. The supervision of housekeeping and safe working is done by the university and regarding the overall housekeeping and procedures during the survey this is adequately controlled. The electrical installation is checked in accordance with the local standards NEN 3140 including infrared scanning. The cable penetrations are properly sealed off by a specialized contractor.

Business Interruption: The business interruption for these two buildings is limited to the loss of rent. The tenants are self responsible for their content and BI insurance.

Next door buildings: The Nieuw Gildestein building is interconnected with the Alexander Numanbuilding (attached and interconnected at two locations via a 60 minutes fire retardant doors, that are always in closed position). Other buildings are at a remote distance.



Overview of the buildings. At the total left: Nieuw Gildestein (see separate report)m in the middle Alexander Numan and right the LSI-building. From the Nieuw Gildestein is the corridor to the Androculs building (below).

Overall an average to good risk with normal to good controls. (Average). However LSI is sprinkler protected but has an open structure that can cause a serious smoke and soot damage. Alexander Numan has no sprinklers but compartmentation in combination with fire detection.



Left Nieuw Gildestein and at the rear Alexander Numan and LSI buildings including the bridge to Androclus)



Alexander Numan (right) building is partly constructed over Nieuw Gildestein (left).



One of the laboratories



The inverters in the utility room at the top floor



Adequately sealed off cable penetrations.



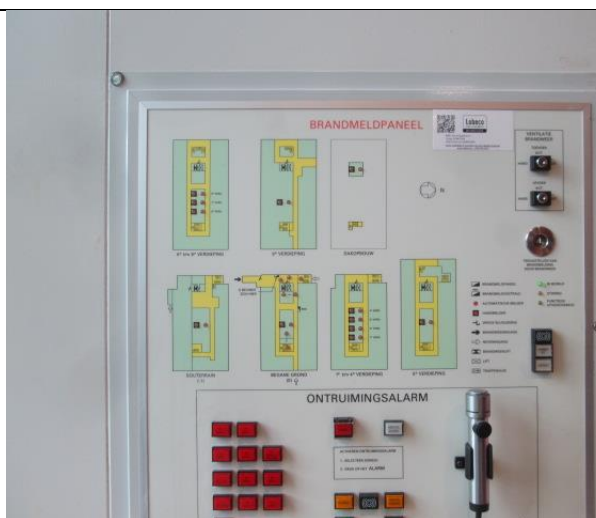
Gas distribution pipes with valves in the corridors.



The atrium of LSI (photo taken from the top floor)



Atrium of LSI (photo taken from grade level)



Sprinkler panel of LSI



Inverters of LSI

AANBEVELINGEN:

2024-01 Watersloten

Koffie-automaten zijn op de waterleiding aangesloten via een kunststof slangetje. Watersloten zijn niet geïnstalleerd. Na verloop van tijd kan de slang open barsten en kan water onbeperkt uitstromen en voor een grote waterschade zorgen. Om een dergelijke schade te voorkomen worden watersloten aanbevolen waarbij getoetst moet worden of het waterslot na een slangbreuk van de toegepaste (dunne) slang ook daadwerkelijk dicht gaat. Indien dit niet het geval is dient een ander type slang gebruikt te worden.

2024-01 Brandpreventie MER

De MER in de kelder is niet brandwerend afgedicht ten opzichte van omliggende ruimten. Aanbevolen wordt alle kabel- en leidingdoorvoeren brandwerend af te laten dichten om de apparatuur tegen rook en brand te beschermen indien zich een brand in een omliggende ruimte voor doet.

Daarnaast wordt dringend aanbevolen alle (brandbare) opslag uit de MER te verwijderen om in geval van brand geen extra voeding aan de brand te geven.

2024-01 Vloeistofdetectie

Schades in serverruimtes hebben in de meeste gevallen betrekking op waterschade. Om een dergelijke schade zo snel mogelijk te detecteren zodat ingrijpen mogelijk is wordt aanbevolen de MER-ruimte te voorzien van vloeistofdetectie. Het alarm dient doorgemeld te worden naar een 24 uren bemande post.