

Brookfield

BAY ADELAIDE CENTRE WEST TOWER

General Description

Completed in June 2009, the Bay Adelaide Centre was built to be downtown Toronto's first Leadership in Energy and Environmental design (LEED) Core and Shell Gold high rise office building. After a span of almost 20 years by other developers, Brookfield Properties succeeded in integrating the historic National Building façade at 347 Bay Street into a 51 floor office building with concourse retail providing the final north/south link to the PATH underground pedestrian walkway. The building features a ½ acre urban plaza and 1,100 stall parking garage with entrances on both Adelaide and Richmond Streets. Loading dock entrance is via Richmond Street with direct access to the Concourse.

Anchored by major legal and accounting firms, the Bay Adelaide Centre is 'the centre of business' and represents a new standard for AAA class office buildings. Life safety features, such as stairwells 20% wider than Ontario Building Code requirements, blast resistance for the bottom 11 stories and control collapse columns represent an understanding of design challenges in today's security conscious environment.

The sophisticated and contemporary ground floor lobby is vibrant and spacious, over 28 feet or 8.5 m tall, with an abundance of natural light. Featured on the south wall of the ground floor lobby, is a light installation designed by James Turrell, a Quaker artist residing in Arizona who has been recognized with prominent awards, such as the Guggenheim and MacArthur fellowships. Gingko trees and ornamental grasses frame the benches and open area in the adjacent urban plaza, allowing a pleasant respite for visitors.

Design Architect

Webb Zerafa Menkes Housden Partnership

General Contractor

Ellis Don

Mechanical Engineer

The Mitchell Partnership

Structural Engineer

Halcrow Yolles

Completion Date

June 30, 2009

Building Height

51 stories

Design Load

20 pounds per square foot partition load
100 pounds per square foot live load
150 pounds per square foot live load in certain areas near the core

Rentable Area

Approximately 1,160,000 SF

Typical Floor Area

Approximately 22,900 to 25,200 SF

Ceiling Heights

Slab-to-slab heights on office floors average 13'1" or 4 m
Standard floor to ceiling height is 9' or 2.74 m

Mullion Spacing

9 m or 29 feet 5 inches

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Interior Column Spacing	None
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily fully networked computerized DDC equipment. In addition to equipment operation and control, the system can perform demand totalization, load shedding and duty cycling functions.
Design Criteria	The building's HVAC systems are designed to meet or exceed Ontario Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 <u>rentable</u> square feet. Fresh air is introduced at the rate of 0.2 cubic feet per minute, in excess of government and professional standards, resulting in improved employee comfort and productivity.
Heat	Heat is supplied by hot water boilers and steam.
Air Conditioning	Cooling is provided by Trane chillers. Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	7:30 a.m. to 6:30 p.m., Monday through Friday 9:00 a.m. to 5:00 p.m., Saturday
ELECTRICITY General	Building-standard power consists of 9 watts per square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need. There are 10 lighting zones per floor providing 50 foot candles at desk level. Emergency power is provided by two 1,500 KW diesel generators.
Electric Closet	1 per floor
Telephone Closet	2 per floor
PASSENGER ELEVATORS	
Number of Elevators	26 elevators organized into 4 banks: 3 rd – 14 th Floors 15 th – 24 th Floors 25 th – 37 th Floors 37 th – 51 st Floors
Elevator Capacity	1,815 kg
Elevator Speed	700 – 1,400 FPM (feet per minute)
PARKING ELEVATORS	
Number of Elevators	4 elevators organized into 2 banks: Levels P1 – P4 (North) Levels P1 – P3 (South)

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Elevator Capacity	1,588 kg
Elevator Speed	350 FPM (feet per minute)
SERVICE ELEVATORS	
Number of Elevators	2 Floors P3 – 51 st
Elevator Capacity	2,720 kg
Elevator Size	3.05 m deep, 1.37 m wide, 2.44 m high 120 inches deep, 54 inches wide, 96 inches high or 10' deep x 5' 9" inches wide x 12' high
BUILDING AMENITIES	<ul style="list-style-type: none">• 24/7 Security System Monitoring• After Hours Heating Ventilation and Air Conditioning (HVAC)• After Hours Security• Banking Facilities• Bicycle Racks• Brookfield Properties Emergency Alert System Emergency Communications• Captivate Elevator Display Screens for Information and Advertising• Carpentry• Closed Circuit Television• Cineplex Concourse Display Screens for Information and Advertising• Confidential Document Shredding Services• Courtesy Phone (at Bay Street security desk)• First Aid/CPR Training and Certification• Garage Panic Alarm System• Hot Water Tank Leak Detection Monitoring• Housekeeping Services• In-house Car Wash and Detailing• Internal Courier Services• Large Volume Mail Delivery• Loading Dock Material Handling Services• Online Concierge• P.O. Box Mail Pick Up & Delivery• Painting• PATH underground pedestrian access• Pest Control Services• Plumbing• Registered Mail Service• Security Officer Services and Covert Surveillance• Service Centre (Tenant Service Requests)• Service Elevators• Shops and Food Court• Shower Facilities• Signage and Business Directory Listing• Special Services (Handyman)• Storage Facilities• Telephone Activated Computerized Lighting System (after hours)

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BUILDING AMENITIES (Continued)

- Tenant Fire Safety Team
- Two Independent Telecommunications Sources for Redundancy
- Two Power Feeds from Toronto Hydro
- Underground Parking
- Value Added Services
- Window Cleaning

GREEN AMENITIES

- Annual Earth Hour participant
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- Annually reports emissions to the Carbon Disclosure Project
- Contributes to LEED® CI Certification in Tenant spaces
- Ecozone in parking garage (preferred parking for carpooling and car-sharing vehicles)
- FSC Certified paper products
- Recycled rainwater used for 100% of landscape irrigations
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: online carpool zone, bicycle clinics, and Tenant events
- Tenant bike room and shower facilities
- Tenant Energy Portal to provide electricity consumption data to Tenants
- Waste diversion rate of 78%