

Brookfield

BANKERS COURT

General Description

The architectural expression of Bankers Court compliments the adjacent Bankers Hall Complex. A definitive roofline provides a unique signature for Bankers Court on the Calgary skyline. A two-storey, fully glazed lobby and a double height arcade contribute to an appropriate pedestrian environment along 9th Avenue SW with an at grade public exterior space connecting the existing Bankers Hall complex with Bankers Court. Exterior building finishes include a granite and glass curtain wall, exterior coloured concrete paving surfaces, landscape elements, and a public art installation.

Each of the interior office floors has high ceilings, unobstructed spans, and ample light penetration to allow for flexible and efficient interior layouts, thereby minimizing common corridor and lobby areas. Parking for the building is below grade on four levels providing 178 underground parking stalls.

Design Architect

Cohos Evamy

General Contractor

EllisDon

Mechanical Engineer

Emans Smith Andersen

Structural Engineer

Read Jones Christoffersen

Completion Date

March 1st 2009

Building Height

16 stories

Design Load

Office Floors Perimeter Live Load 2.4 kN/m²
Office Floors Perimeter Superimposed Dead Load 1.5 kN/m²
Office Floors Sides of Cores Live Loads 4.8 kN/m²
Office Floors Sides of Cores Superimposed Dead Loads 0.5 kN/m²
Office Floors Ends of Cores Live Loads 7.2 kN/m²
Office Floors Ends of Cores Superimposed Dead Loads 0.5 kN/m²

Superimposed Dead Loads are non-structural dead loads due to architectural toppings, finishes, partitions, roofing materials, pavers, soil, etc.

Rentable Area

Approximately 256,694 SF Office
Approximately 7,760 SF Retail

Typical Floor Area

Approximately 21,700 SF

Ceiling Heights

Slab-to-slab heights on office floors average 8'9"

Mullion Spacing

5 feet

Interior Column

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Spacing	Generally every 20 feet.
HEATING, VENTILATION AND AIR CONDITIONING	Industry standards are met or exceeded. Air changes – minimum of 4 per hour per floor. Fresh air – minimum of 0.15 cfm/sq ft. for the total floor area.
Design Criteria	The building's HVAC systems are designed to meet or exceed ASHRAE requirements.
Heat	Heat is supplied by boilers located in the penthouse mechanical room. Boilers are natural gas fired, forced draft, condensing type.
Air Conditioning	Cooling is provided by mechanical chillers located in the mechanical penthouse. Sophisticated automation systems control the interior and perimeter air handling units to conserve energy and optimize indoor air quality. Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	7:00 AM to 17:00 PM, Monday through Friday
ELECTRICITY General	Building-standard power consists of 6 watts per usable square foot, connected load, provided by TransAlta. Additional power is available based upon demonstrated need.
Electricity Closet	1 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS Number of Elevators	8 elevators: Retail and Parking - 2 Tower - 6
Elevator Capacity	3,500 lbs. depending on elevator bank
Elevator Speed	500 – 800 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS Number of Elevators Elevator Capacity	1 3,500 lbs. – 4,500 lbs.

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BUILDING AMENITIES

Brookfield operates its buildings at the highest standard. Our on-site property, facility management, security and fire-safety teams are in place to oversee and keep the properties efficiently operating. Web-based service request management systems ensure a speedy response to tenants' needs and environmentally-friendly initiatives and programs are in place throughout the property.

- On-site management
- 24/7 building access and security
- Retail component with shops and services
- In-house porter service
- Large meeting room available
- Underground heated parking
- Easy access via plus fifteen system to many shops, services and fine dining.
- Secure tenant bike parking
- Controlled dock
- Online Concierge
- Captivate elevator screen displays
- Courtesy battery boost.
- Easy access to health club facilities

GREEN AMENITIES

- Annual Earth Hour participant
- Annually reports emissions to the Carbon Disclosure Project
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- Contributes to LEED® CI Certification in Tenant spaces
- FSC Certified paper products
- Membership in Green Calgary Association
- Sustainable Transportation Program with the City of Calgary