

Brookfield

BROOKFIELD PLACE

General Description	<p>Brookfield Place is one of North America's truly great people places. This landmark is located in the heart of the financial district, and is home to the world's most prestigious financial, commercial and legal firms, as well as the Hockey Hall of Fame.</p> <p>Brookfield Place is green building certified with a Gold level of certification in the Leadership in Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.</p> <p>Bounded by Bay, Wellington, Yonge and Front Streets, the 5 1/2 acre, 2.6 million square foot complex combine's two architecturally stunning office towers with Toronto's oldest intact streetscape, including the award-winning Allen Lambert Galleria - a six storey pedestrian thoroughfare resplendent in light and glass.</p> <p>Connected to the underground PATH System, Brookfield Place is steps away from major hotels, retail and entertainment centres including Air Canada Centre.</p>
Design Architect	Bregman + Hamann Architects
General Contractor	PCL Constructors Eastern Inc.
Mechanical Engineer	The Mitchell Partnership (TMP)
Electrical Engineer	Mulvey & Banani
Structural Engineer	M.S. Yolles & Partners Limited
Completion Date	TD Canada Trust Tower Fall 1990 Bay Wellington Tower March 1992 Total Project May 1992
Building Height	TD Canada Trust Tower, 51 storeys Bay Wellington Tower, 47 storeys
Design Load	100 pounds per square foot live load including partition load
Rentable Area	Office 2,418,461 square feet Ground level 65,000 square feet Concourse level 52,000 square feet
Typical Floor Area	Bay Wellington Tower - 26,000 rentable square feet
Ceiling Heights	Slab-to-slab heights on office floors average 13'0" Standard floor to ceiling height is 9'0"
Mullion Spacing	3.5 feet
Interior Column Spacing	Column free.

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HEATING, VENTILATION AND AIR CONDITIONING

The Building Automation and Energy Management System is a Direct Digital Control (DDC) system that monitors and operates > 5000 variable air volume (VAV) boxes and utilizes over 40,000 software points.

Design Criteria

The building's HVAC systems are designed to meet or exceed 1990 Building Code requirements. Design conditions are based upon occupancy of not more than one person per 200 usable square feet.

Heat

Heat is supplied by six (6) natural gas fired water tube boilers.

Air Conditioning

Cooling is provided by 8 centrifugal chillers totaling 8,780 tons and Deep Lake Water Cooling through Enwave.

Supplemental cooling is available 24 hours a day through a dedicated tenant condenser system.

Standard Hours of HVAC Operation

7:30 AM to 6:30 PM, Monday through Friday
9:00 AM to 5:00 PM, Saturday.

ELECTRICITY General

Building-standard power consists of 2.0 watts per square foot lighting, 2.0 watts per square foot plug load, 2.0 watts per square foot spare.

Electric Closet

Bay Wellington Tower - 2 per floor.

Telephone Closet

Bay Wellington Tower - 2 per floor.

PASSENGER ELEVATORS Number of Elevators

Full BWT - 28 Passenger, 9 Shuttles, 4 Service & 4 Escalators.

Elevator Capacity

3,500 pounds per cab, depending on elevator bank

Elevator Speed

Capacity to travel up to 1,200 FPM (feet per minute), depending on bank

SERVICE ELEVATORS Number of Elevators

Two main service elevators in each tower servicing loading dock to penthouse mechanical.

Elevator Capacity

Full BWT = 4500 lbs.

Elevator Size

Full BWT = 8'L x 7'W x 14'H inside elevator

BUILDING AMENITIES

- Banking Facilities
- Bicycle Racks & Lockers
- Cable Television
- Captivate Elevator Display Screens for Internet Information & Advertising
- Child Care Facility
- Courtesy Battery Boost
- Courtesy Phones

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BUILDING AMENITIES (continued)

- Digital Media Screen Advertising
- Executive Shower Facility
- Free WiFi – Concourse Level
- In-house Car Wash & Detailing
- Internal Courier Service
- Locksmith
- Online Concierge
- Restaurants, Shops and Food Court
- Security Services
- Shredding Services
- Signage & Business Directory Listing
- Storage Facilities
- Surrounding Theatres, Convention Centre, Rogers Centre, Air Canada Centre, the Sony Centre and the Harbourfront area.
- Tenant Fire Safety Team
- Underground Parking Facility with a 1,420 space enclosed parking garage
- Window Cleaning, Vacuum and Interior Cleaning stations

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 hybrid vehicles, electric vehicle (EV) charging stations)
- FSC Certified paper products
- Membership in Clean Building Association
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: secure bike storage, online carpool zone, bicycle clinics and Tenant events
- Tenant Energy Portal to provide electricity consumption data to Tenants
- Waste diversion rate of 81%