

Brookfield

BAY ADELAIDE CENTRE EAST TOWER

General Description

The Bay Adelaide Centre, comprises two AAA office towers with a retail component, and totals over two-million square feet. The complex features a ½ acre urban plaza and 1,000 stall parking garage with entrances on both Adelaide and Richmond Streets. Loading dock entrance is via Richmond Street with direct access to the Concourse. The East Tower, 44 storeys, was completed in 2015. Anchored by major accounting and legal firms, the Bay Adelaide Centre is 'the centre of business' and represents a new standard for AAA class office buildings due to the innovative design and technology incorporated into the construction and day-to-day operations, and integration with the heritage and community of the financial core. The East Tower incorporates state of the art features such as Life Safety stairwells 20% wider than Ontario Building Code, Increased energy savings with Deep Lake Water Cooling, MERV 13 HVAC air filters, with 89-90% dust spot efficiency, Cistern System to reduce indoor potable water usage by 40%, LED Lighting, and Elevator Destination Dispatch.

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. The lobby features a large scale tile installation *Two Circles* by Micah Lexier, a Canadian artist living in New York. In addition, the lobby has direct access to the Path, an underground pedestrian walkway. Gingko trees and ornamental grasses frame the benches and open area in the adjacent urban plaza, allowing a pleasant respite for visitors.

As part of the development, the 132 Yonge Street heritage façade was relocated to the corner of Yonge and Temperance and restored to its original beauty by ERC Architects in cooperation with KPMB Architects and Adamson Associates. The original four storey mason building was constructed in 1859 and formed part of the Elgin block. The design lends itself to an upscale restaurant use.

Design Architect

KPMG Architects

General Contractor

Multiplex Construction Canada Ltd.

Mechanical Engineer

The Mitchell Partnership

Structural Engineer

Entuitive Corporation

Completion Date

December 2015

Building Height

44 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 1,020,000 SF

Typical Floor Area

Approximately 22,900 to 23,800 SF

Ceiling Heights

Slab-to-slab heights on office floors average 13'1" or 4 m

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	Standard floor to ceiling height is 9' or 2.74 m
Mullion Spacing	1500mm on centre
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 Enwave DLWC. 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 5.8 watts per square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need. Back-up 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	20 elevators organized into 4 banks: 2 nd to 26 th Floors 27 th to 44 th Floors
Elevator Capacity	1,591kg
Elevator Speed	1,000-- 1,200 FPM (feet per minute)
PARKING ELEVATORS	
Number of Elevators	6 elevators organized into 3 banks: Levels P1 – P4 (North) Levels P1 – P3 (South) Levels P1 – P3 (East)

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Elevator Capacity	1,591 kg
Elevator Speed	350 FPM (feet per minute)
SERVICE ELEVATORS	
Number of Elevators	4 – 2 from P3 to Loading Dock, 2 from P3 to 44 th floor
Elevator Capacity	2,727 kg
Elevator Size	Dock Service Elevators: 11' deep x 5' 2" wide x 11' high Tower Service Elevators: 9' deep x 5' 2" wide x 9' 10" 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• Outdoor Bicycle Racks• Indoor Bicycle Room• Wellness Room• 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

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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, electric and plug-in electric vehicles and car-sharing vehicles)
- FSC Certified paper products
- Recycled rainwater used for 100% of landscape irrigations
- 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 81%