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
**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 rentable 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:
  - 2nd to 26th Floors
  - 27th to 44th 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)
<table>
<thead>
<tr>
<th>Service</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator Capacity</td>
<td>1,591 kg</td>
</tr>
<tr>
<td>Elevator Speed</td>
<td>350 FPM (feet per minute)</td>
</tr>
<tr>
<td>Number of Elevators</td>
<td>4 – 2 from P3 to Loading Dock, 2 from P3 to 44th floor</td>
</tr>
<tr>
<td>Elevator Capacity</td>
<td>2,727 kg</td>
</tr>
<tr>
<td>Elevator Size</td>
<td>Dock Service Elevators: 11′ deep x 5’ 2” wide x 11′ high</td>
</tr>
<tr>
<td></td>
<td>Tower Service Elevators: 9’ deep x 5’ 2” wide x 9’ 10” high</td>
</tr>
</tbody>
</table>

**Building Amenities**

- 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
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%