

Bay Adelaide Centre

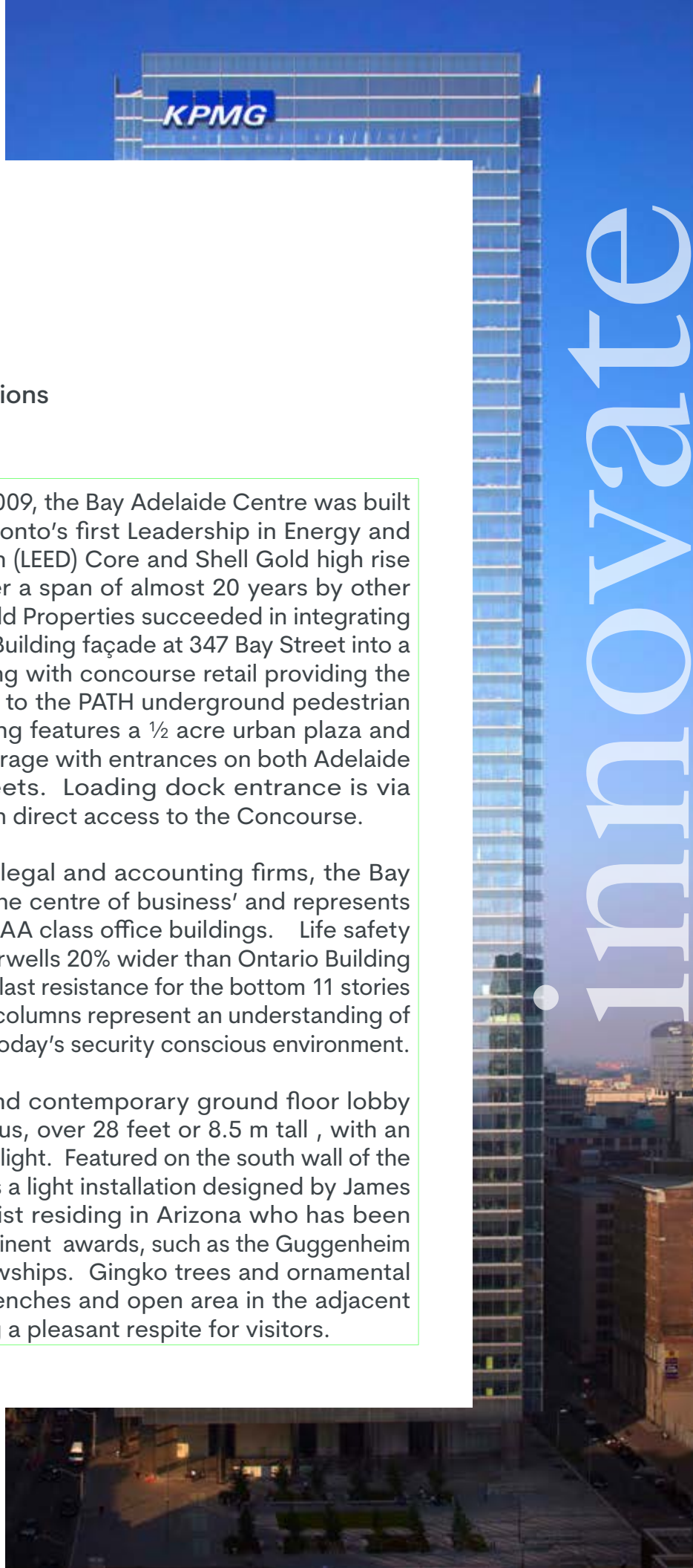
West Tower | Building Specifications

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.

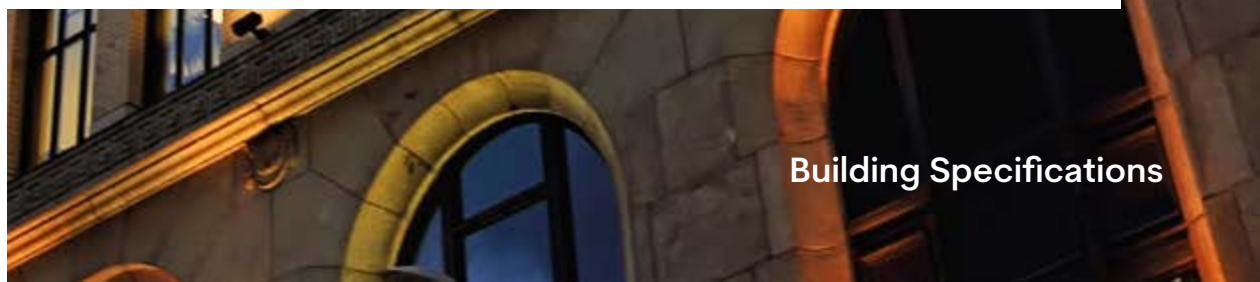
Anchored by major legal and accounting firms, the Bay Adelaide Centre is 'the centre of business' and represents a new standard for AAA class office buildings. Life safety features, such as stairwells 20% wider than Ontario Building Code requirements, blast resistance for the bottom 11 stories and control 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.





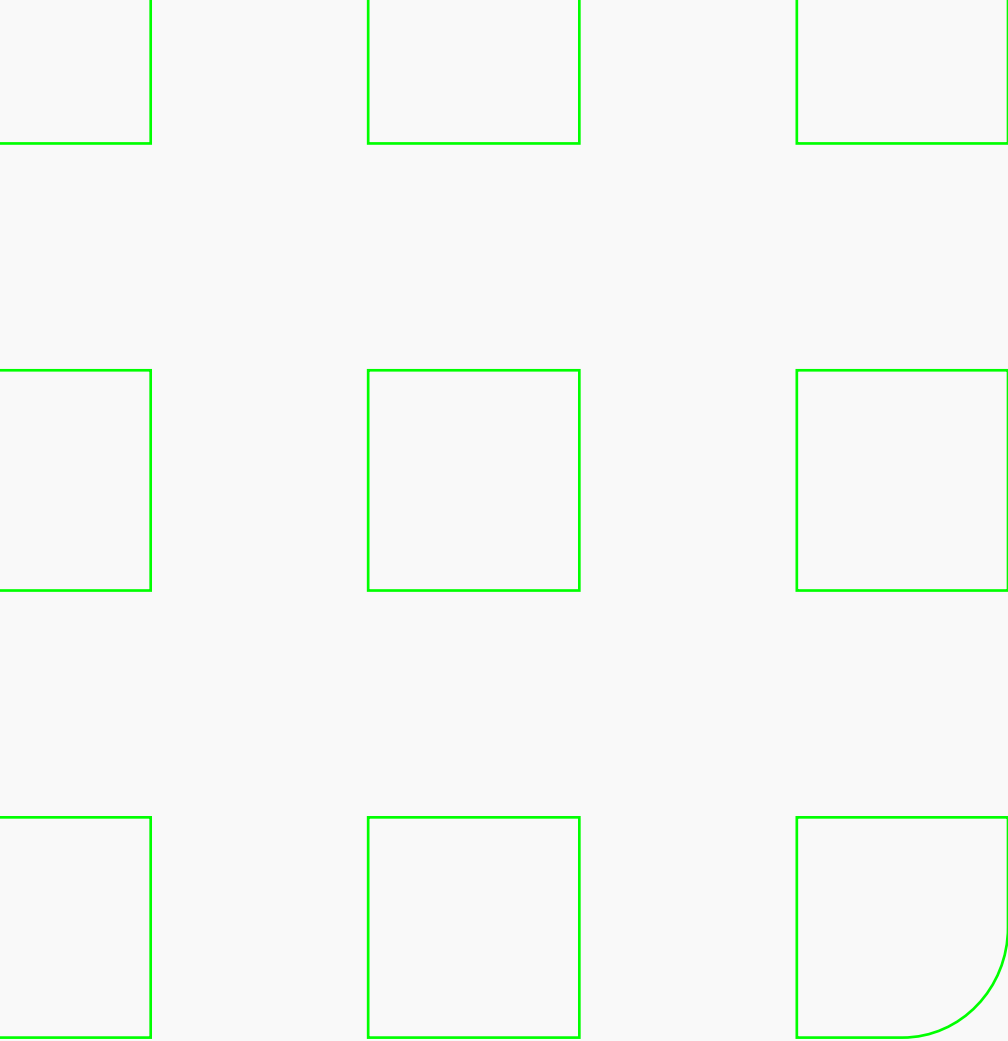
Design Architect	Webb Zerafa Menkes Housden Partnership
General Contractor	Ellis Don
Mechanical Engineer	The Mitchell Partnership
Structural Engineer	Halcrow Yolles
Completion Date	June 30, 2009
Building Height	51 stories
Design Load	20 pounds per square foot partition load 100 pounds per square foot 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
Interior Columns	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.





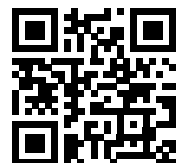
Standard Hours of HVAC Operation	7:30 a.m. to 6:30 p.m., Monday through Friday 9:00 a.m. to 5:00 p.m., Saturday Supplemental HVAC is available 24 hours a day.
Electricity	Building-standard power consists of 9 watts per square foot, connected load, provided by Toronto Hydro. Additional power is available 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	2 per floor
Telephone Closet	2 per floor
Number of Passenger Elevators	26 elevators organized into 4 banks: <ul style="list-style-type: none"> • 3rd – 14th Floors • 15th – 24th Floors • 25th – 37th Floors • 37th – 51st Floors
Passenger Elevator Capacity	1,815 kg
Passenger Elevator Speed	700 -- 1,400 FPM (feet per minute)
Number of Parking Elevators	4 elevators organized into 2 banks: <ul style="list-style-type: none"> • Levels P1—P4 (North) • Levels P1—P3 (South)
Parking Elevator Capacity	1,588 kg
Parking Elevator Speed	350 FPM (feet per minute)
Number of Service Elevators	2
Service Elevator Capacity	2,720 kg
Service 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





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