



# BASE BUILDING SPECIFICATIONS

December 10, 2020

DESCRIPTION	
<b>ARCHITECTURAL</b>	<ul style="list-style-type: none"> <li>• Four cores provide efficient access to base building services, increasing flexibility of tenant workplace designs</li> <li>• Raised access flooring panels - 24" by 24"; 14" height, including a 4" clear zone for tenant power and communication distribution</li> <li>• Exposed concrete structure, unpainted ceilings</li> <li>• 10' 9" - 12' 0" vision glass, from finished floors to underside of flat concrete slab</li> <li>• Gender Neutral Washrooms provide individual stalls with touchless entry and fixtures, and easy-to-clean surfaces</li> <li>• 3% manual roller blinds</li> <li>• Operable windows</li> <li>• Building has been designed to accommodate a density of 1 per 125 sf.</li> </ul>
<b>TERRACES</b>	<ul style="list-style-type: none"> <li>• Terraces available for tenant-exclusive use on floors 5, 6, 9, 10, 11, 12, 13, 15, 16</li> <li>• Finished with precast concrete pavers on pedestals; aluminum and glass guardrails</li> <li>• Rough-ins for future connections to natural gas, electrical and communication services, allowing tenants to customize layouts</li> </ul>
<b>BUILDING CERTIFICATIONS</b>	<ul style="list-style-type: none"> <li>• Targeting LEED Platinum (Core and Shell, V4.1)</li> <li>• Targeting WiredScore Platinum Certification</li> <li>• Targeting WELL Gold (Core, V2)</li> </ul>
<b>ELEVATORS</b>	<ul style="list-style-type: none"> <li>• 6 South, 3 Central and 3 North 4,000lb spacious passenger elevators servicing office floors + single 3,500lb passenger elevator serving Boutique</li> <li>• 2 parking shuttle elevators</li> <li>• Swing service car in North, Central and South cores, servicing P1 to Level 10/Mech PH</li> <li>• Destination dispatch, capable of security card interface</li> </ul>
<b>BICYCLE &amp; SHOWER FACILITIES</b>	<ul style="list-style-type: none"> <li>• 360 bicycle storage spaces, with ability to create separate secure areas</li> <li>• Gender Neutral spa-like shower and locker facilities, with towel service</li> <li>• Separate entrance and bicycle ramp to facilities</li> </ul>
<b>PARKING</b>	<ul style="list-style-type: none"> <li>• 3.5 level underground commercial parking garage</li> <li>• 236 parking stalls</li> <li>• 48 EV charging stations</li> </ul>
<b>SHIPPING &amp; RECEIVING</b>	<ul style="list-style-type: none"> <li>• 3 Type C and 2 Type B loading spaces</li> <li>• Strategically located Dockmaster's office</li> <li>• Multi-holding rooms for short term storage of tenant deliveries</li> </ul>
<b>STRUCTURAL</b>	<ul style="list-style-type: none"> <li>• 100 PSF total for typical office space (80 PSF office live load and 20 PSF partition load)</li> <li>• 9x9m structural grids with perimeter cantilever of +/-4m from column lines for unobstructed perimeter</li> </ul>
<b>MECHANICAL &amp; PLUMBING</b>	<ul style="list-style-type: none"> <li>• Intelligent building systems integration, capable of expansion by tenant</li> <li>• Optimize &amp; measure indoor air quality; monitoring of CO2, temperature, relative humidity with sensors</li> <li>• Underfloor interior with manual swirl diffusers; Tenant able to customize based on layout and employee needs</li> <li>• Central VAV underfloor distribution system, with Volume Control Variable Frequency Drive</li> <li>• Control zones in interior - 100 square feet max. per manual diffuser</li> <li>• Up to 20 CFM per 100 sf</li> <li>• Capacity to add up to 7.5 tons for 24/7 computer rooms-capped connections 2W/SF</li> <li>• Enwave's efficient deep lake water cooling system</li> <li>• HVAC available 24 / 7; cost associated with usage outside of weekdays from 7:00AM - 7:00PM</li> </ul>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>• LED energy efficient dimmable fixtures with occupancy and daylight sensors to maximum use of natural light</li> <li>• Tenants can add dimmers, daylight sensors and/or occupancy sensors during fit-up to further the energy efficiency from lighting</li> <li>• 300 lux, average maintained, in open tenant office area</li> <li>• Lighting available 24 / 7; cost associated with usage outside of weekdays from 7:00AM - 7:00PM</li> <li>• Separate metering per floor. Additional meters to be added to suit multi-tenant layouts.</li> <li>• Back-up diesel generator for building. Tenant available standby power 0.5 Watts per square foot of rentable area</li> <li>• Space on roof available for Tenant stand-alone 1000kW generator on penthouse roof</li> <li>• 2.0 watts / sf for plug loads</li> <li>• Two HV transformers provides redundancy and maximizes reliability</li> <li>• Two Electrical riser rooms provided on floors with three cores; one Electrical riser room on floors with one core.</li> </ul>
<b>COMMUNICATIONS</b>	<ul style="list-style-type: none"> <li>• Pathways provided as part of the base building to allow service entry from multiple service providers into two P.O.P rooms</li> <li>• Minimum of two dedicated riser rooms per floor, primary and diverse for redundancy, with a conduit and sleeving pathway</li> </ul>
<b>SECURITY / LIFE SAFETY</b>	<ul style="list-style-type: none"> <li>• Fully addressable, 2-stage system with emergency voice communication; fully sprinklered building</li> <li>• Contactless, mobile-enabled card readers and security cameras at critical entry points; stairwells roughed-in for access control</li> <li>• Security desk in main lobby; Duress Alert stations located in parking garage</li> </ul>