

BASE BUILDING SPECIFICATIONS

September 28, 2022

DESCRIPTION	
ARCHITECTURAL	<ul style="list-style-type: none"> • Four cores provide efficient access to base building services, increasing flexibility of tenant workplace designs • Raised access flooring panels - 24" by 24"; 14" height, including a 4" clear zone for tenant power and communication distribution • Exposed concrete structure, unpainted ceilings • 10' 9" - 12' 0" vision glass, from finished floors to underside of flat concrete slab • Gender Neutral Washrooms provide individual stalls with touchless entry and fixtures, and easy-to-clean surfaces • 3% manual roller blinds • 335 Operable windows • Building has been designed to accommodate a density of 1 per 125 sf.
TERRACES	<ul style="list-style-type: none"> • Terraces available for tenant-exclusive use on floors 5, 6, 9, 10, 11, 12, 13, 15, 16 • Finished with precast concrete pavers on pedestals; structural glass guardrails • Sleeves for future connections to natural gas, electrical and communication services, allowing tenants to customize layouts
BUILDING CERTIFICATIONS	<ul style="list-style-type: none"> • Targeting LEED Platinum (Core and Shell, V4.1) • Targeting LEED Zero Carbon • WiredScore Platinum • SmartScore Certified • Targeting WELL Gold (Core, V2)
ELEVATORS	<ul style="list-style-type: none"> • 6 South, 3 Central and 3 North 4,000lb spacious passenger elevators servicing office floors + single 3,500lb passenger elevator serving Boutique building • 2 parking shuttle elevators • Swing service car in North, Central and South cores, servicing P1 to Level 16/Mech PH • Destination dispatch, capable of security card interface
BICYCLE & SHOWER FACILITIES	<ul style="list-style-type: none"> • 367 bicycle storage spaces, with ability to create separate secure areas; 132 lockers • Gender Neutral spa-like shower (13 showers, with 2 barrier-free) and change room facilities (105 lockers), with towel service • Separate entrance and bicycle ramp to facilities
PARKING	<ul style="list-style-type: none"> • 3.5 level underground commercial parking garage • 242 parking stalls • 52 EV charging stations
SHIPPING & RECEIVING	<ul style="list-style-type: none"> • 3 Type C and 2 Type B loading spaces • Strategically located Dockmaster's office • Multi-holding rooms for short term storage of tenant deliveries
STRUCTURAL	<ul style="list-style-type: none"> • 100 PSF total for typical office space (80 PSF office live load and 20 PSF partition load) • 9x9m structural grids with perimeter cantilever of +/-4m from column lines for unobstructed perimeter
AIR QUALITY	<ul style="list-style-type: none"> • HVAC raised floor system provides superior ventilation, individual control and indoor air quality, while minimizing the spread of pathogens • Low-pressure under-floor air distribution system uses natural convection to supply "single-pass", humidity-controlled air that reduces airborne viruses by preventing mixing of occupants' spent air • UV light treatment system with the airway disinfects the air, reducing the spread of bacteria and infectious agents • Hospital grade heat & energy recovery system significantly limits cross-contamination between exhaust and supply airstream • Air ionization system enhances the hospital-grade MERV14 filtration system's ability to capture unwanted particles • 335 operable windows provide direct and controllable access to outdoor fresh air • Increased outside air ventilation rate and year-round humidity control supports overall health, dilutes human and air pollutants, limits growth of pathogens and reduces risk of infection • Outside air ventilation rate ~ 40% greater than the code allowance minimum (based on 100 sf/person density) • Provisions for each employee to have a personal air diffuser allowing individual thermal comfort and control
BUILDING INTELLIGENCE SYSTEM	<ul style="list-style-type: none"> • Centralized management platform to improve energy efficiency and enhance tenant experience • Opportunity to optimize the air quality and humidity conditions, determine cleaning schedules based on high traffic areas, signal freshly cleaned space with visual cues, monitor social distancing while respecting privacy • Expandable to efficiently integrate tenant's specific requirements into independent dashboard • Branded Building Mobile App to curate safe, touchless tenant experience for contactless entrances and elevator experience, visitor management and seamless communication
MECHANICAL & PLUMBING	<ul style="list-style-type: none"> • Digitally enabled, IP based intelligent building management infrastructure to improve energy efficiency, capable of expansion by tenant • Optimize & measure indoor air quality; monitoring of CO2, temperature, relative humidity with sensors • Underfloor interior with manual displacement diffusers; Tenant able to customize based on layout and employee needs • Central VAV underfloor distribution system, with Volume Control Variable Frequency Drive • Control zones in interior - 100 square feet max. per manual diffuser • Up to 20 CFM per 100 sf of occupied space • Capacity to add additional cooling for 24/7 computer rooms; 2W/SF capped connections at each core location • Enwave's efficient deep lake water cooling system • HVAC available 24 / 7; cost associated with usage outside of weekdays from 7:00AM - 7:00PM
ELECTRICAL	<ul style="list-style-type: none"> • LED energy efficient dimmable fixtures with occupancy and daylight sensors to maximum use of natural light; stacked on the floor (65% to total supplied by Landlord) • Tenants can add dimmers, daylight sensors and/or occupancy sensors during fit-up to further the energy efficiency from lighting • 300 lux, average maintained, in open tenant office area • Lighting available 24 / 7; cost associated with usage outside of weekdays from 7:00AM - 7:00PM • Separate metering per floor. Additional meters to be added to suit multi-tenant layouts. • Back-up diesel generator for building. • Space available for Tenant stand-alone 1000kW generator on penthouse roof • 2.0 watts / sf for plug loads • Two HV transformers provides redundancy and maximizes reliability • Two electrical riser rooms provided for floors with three cores; one electrical riser room on floors with one core
COMMUNICATIONS	<ul style="list-style-type: none"> • Pathways provided as part of the base building to allow service entry from multiple service providers into two P.O.P rooms • Minimum of two dedicated riser rooms per floor, primary and diverse for redundancy, with a conduit and sleeving pathway
SECURITY / LIFE SAFETY	<ul style="list-style-type: none"> • Fully addressable, 2-stage system with emergency voice communication; fully sprinklered building • Contactless, mobile-enabled card readers and security cameras at critical entry points; stairwells roughed-in for access control • Security desk in main lobby; Duress Alert stations located in parking garage