



# BASE BUILDING SPECIFICATIONS

September 22, 2023

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>• 335 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; structural glass guardrails</li> <li>• Sleeves 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 LEED Zero Carbon</li> <li>• WiredScore Platinum</li> <li>• SmartScore Certified</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</li> <li>• 2 parking shuttle elevators</li> <li>• Swing service car in North, Central and South cores, servicing P1 to Level 16/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>• 367 bicycle storage spaces, with ability to create separate secure areas; 132 lockers</li> <li>• Gender Neutral spa-like shower (13 showers, with 2 barrier-free) and change room facilities (105 lockers), 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>• 242 parking stalls</li> <li>• 52 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>AIR QUALITY</b>	<ul style="list-style-type: none"> <li>• HVAC raised floor system provides superior ventilation, individual control and indoor air quality, while minimizing the spread of pathogens</li> <li>• 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</li> <li>• Optional UV light treatment system available for use within the airway disinfects the air, reducing the spread of bacteria and infectious</li> <li>• Hospital grade heat &amp; energy recovery system significantly limits cross-contamination between exhaust and supply airstream</li> <li>• Air ionization system enhances the hospital-grade MERV14 filtration system's ability to capture unwanted particles</li> <li>• 335 operable windows provide direct and controllable access to outdoor fresh air</li> <li>• 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</li> <li>• Outside air ventilation rate ~ 40% greater than the code allowance minimum (based on 100 sf/person density)</li> <li>• Provisions for each employee to have a personal air diffuser allowing individual thermal comfort and control</li> </ul>
<b>BUILDING INTELLIGENCE SYSTEM</b>	<ul style="list-style-type: none"> <li>• Centralized management platform to improve energy efficiency and enhance tenant experience</li> <li>• 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</li> <li>• Expandable to efficiently integrate tenant's specific requirements into independent dashboard</li> <li>• Branded Building Mobile App to curate safe, touchless tenant experience for contactless entrances and elevator experience, visitor management and seamless communication</li> </ul>



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<b>MECHANICAL &amp; PLUMBING</b>	<ul style="list-style-type: none"> <li>Digitally enabled, IP based intelligent building management infrastructure to improve energy efficiency, 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 displacement 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 of occupied space</li> <li>Capacity to add additional cooling for 24/7 computer rooms; 2W/SF capped connections at each core location</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; stacked on the floor (65% to total supplied by Landlord)</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.</li> <li>Space 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 for 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>