



   **Tenant Design &  
Construction Manual**

 **2 Bloor Street East**

This manual is subject to change from time to time. It is critical to refer to the most current version posted on the building's website, [axiistenantapp.com/properties/2blooreast/](http://axiistenantapp.com/properties/2blooreast/)

This Manual is prepared to assist and introduce our Tenants, the Tenant's Consultants and Tenant's Contractors to the building standards used in the design and construction of office and retail premises in this Building. This standard will also set out the procedures, practices, rules, and regulations which will be applied to the Tenant's development of Tenant Work.

This Manual and the building Retail Design Criteria Manual are to be read in conjunction with and form part of the Lease. In the event of any conflict between this Manual, the Retail Design Criteria Manual and the Lease, the provisions of the Lease shall prevail.

The integrity of the buildings managed by Brookfield Properties together with all their systems and installations, are the result of meticulous care and planning. Therefore, any contemplated changes or alterations of existing designs and conditions must be completely compatible with the Building's operational or design specifications and/or established decor. It is imperative that any Tenant Leasehold Improvements - however small or limited in scope - be fully examined and approved by the Property Manager, before any implementation is permitted or undertaken.

Strict conformity to procedural guidelines for Tenant's Work as specified in the Lease is mandatory. Nevertheless, it must be clearly understood that in the event of any ambiguity of, or omission to the wording in this document, the approval authority to proceed or not to proceed with Tenant's Work will remain solely with the Property Manager in its capacity as a prudent and professional agent of the Landlord.

It will also be the Tenant's responsibility to ensure that a copy of this Manual and the Retail Design Criteria Manual (where applicable) is provided to the Tenant's Consultants and Tenant's Contractors and any person employed by them, and that the Tenant, the Tenant's Consultants and Tenant's Contractors and any person employed by them, adhere fully to the direction provided herein. Failure by the Tenant or the Tenant's Consultants and Tenant's Contractors, or any person employed by them, to comply with any of the general or specific guidelines because of a lack of understanding in, or awareness of, the Manuals will not be accepted by the Property Manager.

It is recommended that the Tenant and/or the Tenant's Consultants and Tenant's Contractors visit the site to inspect and verify all site conditions prior to the commencement of Tenant Work.

The Tenant is responsible for the production of accurate and complete working drawings for the proposed construction within the Leased Premises. Although the Landlord will supply the Tenant with Base Building Standard drawings if available, neither the Landlord nor the Property Manager shall be responsible for the same and the Tenant shall ensure that the Tenant's Consultants and Tenant's Contractors confirm the accuracy of the dimensions in such drawings prior to the performance of the Tenant Work.

The Landlord reserves the right, from time to time, to add or amend the information, procedures and regulations contained herein. Any such additions or amendments will apply to any Tenant's Work undertaken after the addition or amendment has been issued and shall be complied with by the Tenant at its expense.

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## SECTION 1 – GENERAL INFORMATION

### 1.1 LANDLORD’S PROJECT MANAGEMENT

The Property Manager has designated a Project Manager for each of retail premises and office premises whose primary function is:

- To provide guidance and assistance to Tenant throughout the design and construction of improvements within the Leased Premises.
- To review, comment upon and approve all Tenant submissions prior to commencement of Tenant’s Work within the Leased Premises.
- To be the liaison between the Landlord and Tenant, and the Tenant’s Consultants and Tenant’s Contractors.
- All questions, comments and submissions relative to Tenant’s Work are to be addressed to the applicable Project Manager identified in Section 7.1.

### 1.2 BASE BUILDING CONSTRUCTION

- Base Building Work includes all structural, mechanical and electrical systems as well as architectural finishes as stated in the basic construction contract between the Landlord and the Landlord’s contractor for the construction of the Base Building Work for the Building.
- The Landlord shall provide one (1) set of base building or “as built” drawings if available. The drawings will contain dimensioned architectural, structural, mechanical and electrical floor plans, interior elevations and details (if any). It is clearly understood that the Landlord does not guarantee the accuracy of the information contained in such drawings and the Tenant shall ensure that the Tenant’s Contractors confirm the accuracy of the dimensions in such drawings prior to the performance of the Tenant Work.
- Any alterations and/or additions to the base building construction that may be required to accommodate the Tenant’s plans and specifications shall be subject to the approval of the Landlord and shall then be carried out by the Tenant using the Landlord’s contractor, under the supervision of the Base Building Consultants as retained by the Tenant, at the Tenant’s expense. The cost of such work which shall be paid by the Tenant shall include, but not be limited to, labour, materials, applicable taxes, all architectural, engineering and contractor fees, as well as the Landlord’s fees for coordination and other costs and fees in accordance with the Section 6.1 in this Manual “Building Charges and Landlord’s Services”.

### 1.3 DEFINITIONS

Capitalized terms in this Manual shall be defined as follows:

- (a) “Addenda” means revisions to the final issued for construction documents.
- (b) “Applicable Laws” means applicable by-laws, codes, standards, regulations, laws, statutes, rules or ordinances including, without limitation, the current versions of the Ontario Fire Code, *Building Code Act* and the *Occupational Health and Safety Act*.
- (c) “Approved Contractors” means the contractors identified in Section 7.3 and Approved Contractor means any one of them.

- (d) “Approved Drawings” has the meaning set out in Section 2.2.
- (e) “Authorities” means authorities having jurisdiction at the location of the Building (including, without limitation, authorities relating to Applicable Laws) and Authority means any one of them.
- (e.1) “Building Access Form” means a form as per Section 10 - Forms.
- (e.2) “Base Building Standard” means the then current basic standards established from time to time by the Landlord applicable to the Building, its systems and/or Tenant’s Work.
- (f) “Base Building Work” means the base building work for the Building as described in this Manual.
- (g) “Base Building Consultants” means the consultants identified in Section 7.2 and Base Building Consultant means any one of them.
- (h) “Building” means the building situated on the development lands described in Section 7.4 and in which the Leased Premises are located.
- (i) “Building Operations and Security Centre” means the operations and security centre for the Building.
- (i.1) “Construction Deposit” means the security deposit to be submitted by the Tenant or by the Tenant’s Contractor, prior to the commencement of construction, to be held in a non-interest bearing account until such time as the required closeout documents are received to the satisfaction of the Landlord.
- (j) “Design Process” means the development and completion of the design for the Tenant Work.
- (j.1) “Designated Substance Report” means the report outlining all existing designated substances and hazardous materials as required by the *Occupational Health and Safety Act*, and Workplace Safety and Insurance Board or their respective successors, and shall include an inventory of designated substances identified on the property, including their location, condition and estimated quantities.
- (k) “Fixturing Period” means the period, if any, as set out in the Lease.
- (l) Intentionally Deleted.
- (m) Intentionally Deleted.
- (n) “Landlord” means the entity identified in Section 7.1.
- (o) “Lease” means the Offer to Lease unless superseded by the Lease and all ancillary lease documentation executed between the Landlord and the Tenant, including without limitation any work letter, as may be amended from time to time in writing between the Landlord and Tenant.
- (p) “Leased Premises”, “Premises” or “Tenant’s Premises” is as defined in the Lease.
- (q) Intentionally deleted.
- (r) “Manual” means this Tenant Design & Construction Manual.
- (s) “Normal Business Hours” means (i) between 7:30 a.m. and 6:30 p.m. from Monday to Friday (inclusive) and (ii) between 9:00 a.m. and 5:00 p.m. on Saturday, but excluding Sundays and statutory holidays in Ontario.
- (t) “Notice of Project” means a form to be submitted to the Ministry of Labour by the project constructor before starting a project costing \$50,000 or more.

- (t.1) “Occupational Health and Safety Act” R.S.O. 1990, c.O.1 as same is amended and/or replaced from time to time.
- (u) “Offer to Lease” means the Offer to Lease executed between the Landlord and the Tenant.
- (v) “Open for Business” means the first day the Tenant begins the conduct of business in any part of the Premises.
- (w) “Project Manager” is as set out in Section 7.1.
- (w.1) “Property Manager” means the entity identified in Section 7.1.
- (w.2) “Retail Design Criteria Manual” the manual prescribed from time to time for the retail portion of the Building relating to the scope of design and aesthetics applicable to the Tenant’s Work.
- (x) “Security Console Desk” means the security console desk for the Building located in the front lobby of the Building.
- (y) “Site” means the site of the Building.
- (z) “Substantial Completion” is as defined in the *Construction Lien Act*, R.S.O. 1990, Chapter C.30, as it may be amended from time to time.
- (aa) Intentionally Deleted.
- (bb) “Tenant” means the occupant and Tenant under the Lease.
- (bb.1) “Tenant Services Coordinator” is the Property Manager’s representative responsible for providing coordination and support services to tenants of the Building.
- (cc) “Tenant’s Work” or “Tenant Leasehold Improvements” includes, without limitation, the work set out in Section 3 – Construction Procedures for Tenant Work and any other work performed for the Tenant.
- (dd) “Tenant’s Consultants” or “Tenant’s Consultant” means the architects, engineers and other consultants, directly or indirectly, retained by the Tenant in connection with the Tenant’s Work who shall be licensed or otherwise authorized to practice in Ontario.
- (ee) “Tenant’s Contractors” or “Tenant’s Contractor” means the contractors and suppliers, directly or indirectly, retained by the Tenant in connection with the Tenant’s Work including, without limitation, sub-contractors.
- (ff) “Working Day” means a day other than a Saturday, Sunday or statutory holiday in Ontario.

## SECTION 2 – TENANT’S DESIGN & WORKING DRAWINGS

This section applies to **OFFICE** only. For retail including food court, refer to separate Retail Tenant Design Criteria Manual.

### 2.1 TENANT’S CONSULTANTS

- The Tenant shall engage the Tenant’s Consultants to prepare dimensioned construction drawings and specifications that are necessary for the construction of the Tenant Leasehold Improvements. The approval by the Landlord of the Tenant’s Consultants, shall be obtained by the Tenant prior to the Tenant engaging any of its consultants.
- The Tenant may wish to retain the Base Building Consultants under direct contractual arrangement for the production of working drawings. If the Tenant chooses to employ consultants other than the Base Building Consultants for its design work, the Project Manager will have such drawings checked and the construction inspected by the Base Building Consultants in order to ensure compatibility with the Building’s systems. The cost of such work by the Base Building Consultants will be charged to and paid by the Tenant. Rates for such reviews are available upon request directly from the Base Building Consultants, prior to the commencement of the Design Process. A list of Base Building Consultants is included in Section 7.2 of this Manual.
- All drawings, including but not limited to space plans, architectural, structural, mechanical and electrical drawings, must be approved by the Landlord, in writing, prior to the commencement of any Tenant Work.
- The Landlord, from time to time, may require the Tenant to produce additional or more detailed drawings or information which, in the Landlord’s opinion, may be necessary to identify and describe the nature of the intended improvements.
- The Tenant shall ensure the Tenant’s Consultants visit the Site to verify the actual site conditions prior to the commencement of the Tenant’s Work.
- By giving approval to the Tenant’s plans, the Landlord and its consultants do not waive the Tenant’s responsibility to ensure that any and all Tenant Leasehold Improvements meet the requirements of the Lease, this Manual and Applicable Laws. The Tenant and the Tenant’s Consultants shall inform themselves regarding the requirements of the Applicable Laws, as well as this Manual, before starting the Design Process.
- The Tenant’s Consultants shall, prior to the commencement of design development, furnish evidence to the Property Manager identifying they are adequately and properly covered by insurance, and such insurance shall be continuously maintained during the entire period of construction, according to the following coverage and terms:
  - (i) Commercial General Liability insurance with a minimum limit of \$2,500,000.00 per occurrence covering all liability for injuries to and death of a person or persons and for damage to property of others which may arise from the operations of the Tenant’s Consultants and which includes coverage for bodily injury and property damage, products and completed operations, blanket contractual liability, personal injury liability, non-owned automobile liability, owner’s and contractor’s protective insurance and cross liability and severability of interest and breach of conditions clauses, and, where applicable, sudden and accidental pollution liability and confirmation that the policy does not contain X,C,U explosion, collapse or underground exclusions;



- (ii) "All risk" builders risk property insurance insuring the Tenant's Work covering the total contract price for the Tenant's Work and shall include a waiver of subrogation rights against the Landlord and Property Manager;
- (iii) "All risk" property insurance covering the Tenant's Consultants' owned, rented or leased tools, equipment and property and shall include a waiver of subrogation rights against the Landlord and Property Manager
- (iv) Automobile insurance covering all owned, rented and leased vehicles, with a minimum \$2,000,000.00 combined single limit of liability for bodily injury and property damage;
- (v) Workers compensation satisfying to the Statutory requirements in the province of the Tenant's Work;
- (vi) Professional liability (errors and omissions) insurance with a minimum limit of \$3,000,000 per occurrence and annual aggregate, providing coverage for the Tenant's Consultant's interest in joint ventures (if applicable), punitive damages coverage (where not prohibited by law), limited contractual liability, retroactive date prior to start of services, extended reporting period of at least 36 months, and no pollution exclusion;
- (vii) The Landlord and Property Manager and while on site, all Tenant's Consultants and subconsultants and trades of those insured, engaged in or connected with the design of the Premises and Tenant's Work are listed as additional insured's on the commercial general liability policies identified under (i) above and Landlord and Property Manager are identified as a loss payee under (ii) above;
- (viii) All policies of insurance relating to Tenant's Work must be in amounts and in form and with insurers acceptable to the Landlord, including an undertaking by the insurers to give at least (30) days' written notice of cancellation or material changes to the policy holder and the Landlord;
- (ix) All insurance provided by the Tenant's Consultants above shall be primary and non-contributory to any insurance available to the Landlord or Property Manager;
- (x) The Tenant's Consultants shall be liable for all injuries to persons and for damage to property caused by its operations and those of its employees engaged in its operations in connection with the Tenant's Work. The Tenant's Consultant shall indemnify and save harmless the Landlord and the Property Manager and their respective employees, from all suits and actions for damages and costs to which the Landlord and/or the Property Manager may be put by reason of injury or death to persons and damage to property of the Landlord and/or the Property Manager and others whatsoever, in the performance of the work. Prior to commencement, the Tenant's Consultants will provide the Property Manager with written evidence of such indemnity; and
- (xi) The Tenant's Consultants will cause each of its subconsultants to purchase and maintain insurance of the types and in the amounts specified above, except for (ii) above, and include Landlord and Property Manager and Tenant's Consultants as additional insured under their commercial general liability insurance.

## **2.2 SUBMISSION & REVIEW OF DESIGN PLANS & SPECIFICATIONS**

- The drawings will be reviewed by the Landlord for compatibility with the overall project; comments and/or approval will be marked on one (1) set of drawings or in a letter addressed to the Tenant or its designated representative. Such comments must be distributed to the Tenant's Consultants by the Tenant.

- Plans shall show Building grid lines, scale, the Tenant's Consultant's Building Code Identification Number, designer's name and address, engineer's name, address and stamp, date of issue and revision number.
- For the purpose of this Manual, the drawings approved by the Landlord shall be called "Approved Drawings". Any revisions made to the Approved Drawings by the Tenant and/or agents must be submitted to the Landlord for further approval.
- The Landlord reserves the right to alter any section of this Manual without notice, which may necessitate a further submission by the Tenant, at the expense of the Tenant.
- A set of prints of the Approved Drawings must be kept on the Leased Premises for the duration of the construction period and be available to the Project Manager upon request.

### **2.3 SUBMISSION OF PRELIMINARY DESIGN & SPECIFICATONS**

The Tenant will provide the Landlord with two (2) printed sets and one (1) electronic (PDF) set of preliminary design plans and specifications for all of the Tenant's Work. These shall demonstrate design intent and shall be subject to the approval of the Landlord in writing prior to the Tenant's preparation of final plans and specifications.

Preliminary drawings shall include the following information as a minimum (additional information is encouraged):

- Key Plan showing the location of the Tenant's Premises;
- Preliminary Floor Plans (1:100) indicating interior design (Indicate all materials and finishes);
- Reflected Ceiling Plans (1:100) indicating ceiling materials, ceiling heights, the location, and type of all light fixtures, sprinklers, life safety/music speakers, air grilles, exit lights and signage;
- Samples and colour chips of all finishes visible in the common areas should be firmly applied to illustration boards (maximum size 8 ½" x 14") and shall be clearly labeled and counter-referenced on the drawings.

### **2.4 APPROVAL OF PRELIMINARY DESIGN PLANS & SPECIFICATIONS**

Within ten (10) Working Days (or such longer period as reasonably required by the Landlord having regard to the size and scope of the Tenant's Work, but in any event no longer than thirty (30) calendar days) after receipt of the design plans and specifications, the Landlord shall notify its written approval thereof or indicate any changes required, in which case the Tenant shall resubmit for written approval amended plans and specifications within a further ten (10) Working Days. Prior to resubmission the Tenant will, if necessary, discuss any required changes with the Project Manager.

### **2.5 SUBMISSION OF FINAL PLANS & SPECIFICATIONS**

At least thirty (30) days prior to the commencement of the Fixturing Period, the Tenant shall submit three (3) printed sets and an electronic set of final "Issued for Construction" plans and specifications, or if the Landlord's Base Building Consultants were used, the Tenant shall submit two (2) printed sets and an electronic set of final "Issued for Construction" plans and specifications and such other information as may be necessary for the Landlord's Base Building Work in the Premises to proceed, where applicable, and the Tenant's Work to be approved. Electrical, mechanical, and structural drawings must be signed and sealed by the Tenant's Consultant responsible for the design.

Each set of final plans and specifications shall be in metric/imperial and be of uniform size not exceeding 850 mm x 1220 mm (36" x 44", "E" size) to a minimum scale of 1:100 and shall include, but not be limited to, the following:

#### **a. Architectural Submission**

Three (3) sets of drawings, or if the Landlord's Base Building Consultants were used, two (2) sets of drawings, and a sample board of finishes visible from the common areas if applicable. The Tenant must include the following:

- (i) Key Plan
  - Where the Leased Premises occupy less than a full floor, plans must be included of the entire floor showing the location (complete with dimensions) of the Leased Premises and their relationship to the elevator lobby, exit stairs, washrooms, fire hose cabinets, etc.
- (ii) Floor Plans (scale 1:100 minimum)
  - Location of all major fixed elements within the Leased Premises dimensionally related to grid lines and demising partitions;
  - Furniture plan with room designation and uses;
  - Location, loads and layouts of rooms of unusual loading concentration such as centralized filing areas, libraries, vaults, etc. (subject to the approval of the Landlord's structural engineer);
  - Materials and finishes throughout the Leased Premises;
  - The number of people to occupy the Leased Premises including all heat load calculations for the determination of HVAC requirements;
  - Telephone and power outlet plan dimensioned; and
  - Location of inter-floor stairs if any (subject to the approval of the Landlord's structural engineer).
- (iii) Reflected Ceiling/lighting Plan (scale 1:100 minimum)
  - Lighting layout;
  - Partition layout;
  - Location of any sound baffles above the ceiling;
  - The locations of any access panels required to service Building systems;
  - Various heights;
  - Location of proposed special light fixtures, their manufacturer's name and catalogue cut sheets, lamps to be used and mounting details (recessed, surface, etc);
  - General pattern, grilles, diffusers, air transfer ducts, speakers, sprinkler heads, coves and recesses; and
  - Specify ceiling material by name, thickness and colour, as well as fire rating if required by Applicable Laws.
- (iv) Sections and Details
  - At a suitable scale to indicate/partition details, baffles, doors, millwork, and other similar details.
- (v) Room Finish, Door and Hardware Schedules
  - All elements including the keying which must be to a Base Building Standard.

**b. Mechanical Submission (stamped by Engineer)**

Three (3) sets of drawings or if the Landlord's Base Building Consultants were used, two (2) sets of drawings (Scale 1:100 minimum)

The Tenant will be required to retain the services of a professional engineer for the preparation of its mechanical plans. The Tenant will be encouraged to employ the services of the Base Building Consultant. Drawings are to show all alterations and/or additions to the existing Base Building Work, as well as those that remain unchanged.

- (i) **H.V.A.C. Layout**  
Ceiling plan complete with detailed ductwork layout, showing all duct sizes; location of A/C units or fan-powered-boxes, dampers, grilles, diffusers, transfer-ducts, thermostats, access doors and other equipment if required; heating load calculations, air quantities required at each diffuser and additional information if applicable.
- (ii) **Plumbing Layout**  
Floor plan indicating piping runs for drains, vents and water supply and the location of valves, clean-outs, grease traps, back-flow preventers, and other special or specific requirements. Indicate location of water meter and location of hot water tank if applicable.
- (iii) **Sprinkler layout**  
A dimensioned layout of the sprinkler piping and size indicating all sprinkler heads new and relocated. Sprinkler layout is to include calculations where more than five (5) heads are added to the system. A dimensioned layout of new or relocated fire hose cabinets with PRV setting and data.

**c. Electrical Submission (stamped by Engineer)**

The Tenant will be required to retain the services of a professional engineer for the preparation of their electrical plans. The Tenant will be encouraged to employ the services of the Base Building Consultant.

Drawings are to show all alterations and/or additions to the existing Base Building Work, as well as those which remain unchanged.

- (i) **Electrical Plan – three (3) sets of drawings, or if the Landlord's Base Building Consultants were used, two (2) set of drawings (scale 1:100 minimum).**  
Locate light fixtures, including night, emergency and exit light fixtures. Specify size, wattage, type and mounting. Locate all life safety devices including speakers, pull stations, smoke detectors and heat detectors. Wiring diagram showing circuitry of all electrical elements within the Tenant area and Premises. Provide electrical load summary separating lighting, power, and disproportionate/high use loads. Tie-ins and extensions to Base Building Standard security, fire alarm and communication systems must be also clearly shown.
- (ii) All electrical loads shall be metered in conjunction with Base Building Standards.

**d. Structural Submission (stamped by Engineer)**

Structural drawings must be submitted only when modifications to the structure are anticipated. These must be created by the Landlord's Base Building Consultant structural engineer. Tenant will be back-charged for engineering services that require investigation of loads above and beyond the Tenant's acceptable loads. The structural modifications shall be performed by the Tenant using the Landlord's contractor at the Tenant's expense.

**e. Specifications**

Specifications must be submitted with the working drawings describing the quality and performance standards for all of the Tenant's Work in "CSC (Construction Specifications Canada), 3 part format, Master Format numbering system."

## **2.6 APPROVAL OF FINAL PLANS & SPECIFICATIONS**

Within ten (10) Working Days (or such longer period as reasonably required by the Landlord having regard to the size and scope of the Tenant's Work, but in any event no longer than thirty (30) calendar days) after receipt by the Landlord of the Tenant's final plans and specifications, the Landlord shall provide its approval and/or comments in a letter including all comments made by its consultants. The Tenant shall revise its drawings to include all the comments and corrections and provide the Landlord with a revised set of prints "issued for construction" prior to commencing the Tenant's Work. The Landlord shall not be obligated to change or extend any of the dates contained in the Lease as a result of the drawings being rejected by the Landlord or its consultants.

Subject to Section 2.7, the Landlord's approval of the Tenant's plans and specifications shall relate only to general compliance with the Landlord's rules, regulations, and specifications and shall not extend to, and shall not be deemed to signify compliance with the Lease, Applicable Laws, building codes or with life safety or emergency requirements of competent public Authorities. The Landlord accepts no liability for claims against the Tenant in respect to any of these matters.

## **2.7 REVIEW, APPROVAL AND COMMENTS**

The Tenant shall not be relieved of its obligations and responsibilities under the Lease or this Manual notwithstanding the following:

- (a) the Property Manager's or Landlord's consultant's or contractor's receipt, inspection, review, approval or acceptance of the Tenant's Work or any document provided by or on behalf of the Tenant;
- (b) the failure of the Property Manager or Landlord's consultant or contractor to provide comments or their provision of comments;
- (c) the Landlord's approval, or designation, of a consultant or contractor in connection with the Lease or this Manual or any other assistance or guidance provided by the Property Manager; or
- (d) any other provision in this Manual.

## SECTION 3 – CONSTRUCTION PROCEDURES FOR TENANT WORK

### 3.1 TENANT'S REQUIREMENTS

The Tenant, at its expense, is responsible for the following:

- (a) Execution of the Tenant's Lease for the Premises
- (b) Insurance  
The Tenant must provide, to the Landlord, evidence of insurance coverage for (a) Tenant's insurance as required in the Lease, (b) Tenant's Contractors' insurance as outlined in this document (as may be amended from time to time by the Landlord), prior to the undertaking of any construction in the Leased Premises and/or any other areas requiring access within the Building and (c) Tenant's Consultants insurance as outlined in this document (as may be amended from time to time by the Landlord), prior to commencement of the design development. Insurance coverage shall be at least the minimum stated in the Lease (with respect to Tenant's insurance) and in this document (with respect to the Tenant's Contractors and Tenant's Consultants), and the Landlord and Property Manager shall be named as additional insured and/or loss payees, as applicable.
- (c) Obtain written approval from the Landlord for final "issued for construction" documents.
- (d) Permits  
The Tenant is responsible for obtaining all necessary permits and approvals, from the Building Department, Health Department, Fire Marshall, the Ministry of Labour and any other Authority. The Tenant shall submit copies of the building permit and any other required permits or approvals to the Project Manager, prior to the commencement of the Tenant's construction. The Tenant shall forward all comments from the Authority to the Project Manager for its review.  
  
Upon receipt of the building permit, the Tenant shall forward one (1) copy of the building permit and the permit drawings bearing the city's stamp and review comments to the Project Manager.  
  
It is the Tenant's responsibility to have the Premises inspected by the appropriate government building, hydro, plumbing and HVAC inspectors, to ensure that the applications are closed and provide evidence of permit closure at project completion to the Project Manager.
- (e) Lien Protection  
If a lien arising from the Tenant's Work is registered against the Site or given to the Landlord, the applicable provisions of the Lease shall apply to such liens.
- (f) Provide a Construction Deposit based on the value of construction, to be paid to the Property Manager; being three percent (3%) of the value of the construction (minimum \$5,000 and maximum \$10,000) (or the amount otherwise set out in the Lease which takes precedence) will be held in a non-interest banking account. The Construction Deposit will be refundable upon receipt of all close-out documentation. If close-out documents are not received within sixty (60) days of Substantial Completion of the Tenant's Work, the Construction Deposit shall be forfeited. The Landlord may in its sole discretion apply such funds (but does not have the obligation to) against necessary actions in obtaining the close-out documents itself.  
  
Certified cheques or money orders are acceptable.
- (g) The fulfilment of the obligations and responsibilities of the Tenant's Contractors set out in this Manual.

(h) Designated Substance Surveys and Reports.

Where available, the Landlord shall provide to the Tenant copy of the most recent Designated Substance Report.

The Tenant shall ensure prior to starting any significant demolition or construction within their Premises, that they provide to the Tenant's Contractor a Designated Substance Report, as required by Section 30.1 of the *Occupational Health & Safety Act*, R.S.O. 1990, c. 1.0. Such report shall be provided by the Tenant's Consultants.

The following 11 substances are among those designated by the *Occupational Health and Safety Act* as toxic. These are:

- Acrylonitrile
- Arsenic
- Asbestos
- Benzene
- Core Oven Emissions
- Ethylene Oxide
- Isocyanates
- Lead
- Mercury
- Silica
- Vinyl Chloride

(i) Mould Surveys and Reports.

If the Tenant:

- (i) during fixturing of its Premises, or
- (ii) during a renovation during the term of the Lease or upon an extension/renewal of its Lease, or
- (iii) at any time in its term of the Lease,

discovers "mould", the procedure to follow shall be as follows:

1. Promptly notify the Landlord/Property Manager of the mould in the Building;
2. Tenant must notify its Premises insurer promptly;
3. Landlord will obtain a mould report at the Tenant's cost from the Landlord approved certified consultant;
4. Tenant must meet with the Landlord to review the mould report and where required, agree on a course of action for remediation and abatement in the Premises, including timelines, at the Tenant's cost. Tenant must use a Landlord approved certified consultant in mould abatement and remediation actions.
5. If Tenant fails to start or diligently proceed with remediation, then the Landlord will retain a contractor at the Tenant's cost plus an administration fee of fifteen percent (15%) thereon, chargeable as Rent under the Lease;
6. Tenant must remediate and abate mould in its Premises;
7. Landlord will monitor the Tenant's progress of the agreed to course of action between the parties for remediation/abatement required in the Premises.
8. Tenant must direct the Tenant's contractor to address to the Landlord written confirmation that the mould has been remediated and/or abated from the Premises in accordance with all Applicable Laws of the province where the Building is located.

### 3.2 TENANT'S CONTRACTORS REQUIREMENTS

The Tenant is required to engage the Tenant's Contractors for the purpose of carrying out Tenant Leasehold Improvement. The Tenant shall ensure that all Tenant's Contractors comply with the following:

- (a) The Tenant's Contractors shall, prior to commencement of construction furnish evidence to the Property Manager identifying they are adequately and properly covered by insurance, and such insurance shall be continuously maintained during the entire period of construction, according to the following coverage and terms:
  - (i) Commercial General Liability insurance with a minimum limit of \$5,000,000.00 per occurrence covering all liability for injuries to and death of a person or persons and for damage to property of others which may arise from the operations of the Tenant's Contractors and which includes coverage for bodily injury and property damage, products and completed operations, blanket contractual liability, personal injury liability, non-owned automobile liability, owner's and contractor's protective insurance and cross liability and severability of interest and breach of conditions clauses, and, where applicable, sudden and accidental pollution liability and confirmation that the policy does not contain X,C,U explosion, collapse or underground exclusions;
  - (ii) "All risk" builders risk property insurance insuring the Tenant's Work covering the total contract price for the Tenant's Work and shall include a waiver of subrogation rights against the Landlord and Property Manager;
  - (iii) "All risk" property insurance covering the Tenant's Contractors' owned, rented or leased tools, equipment and property and shall include a waiver of subrogation rights against the Landlord and Property Manager
  - (iv) Automobile insurance covering all owned, rented and leased vehicles, with a minimum \$2,000,000.00 combined single limit of liability for bodily injury and property damage;
  - (v) Workers compensation satisfying to the Statutory requirements in the province of the Tenant's Work;
  - (vi) Where applicable, project professional liability insurance;
  - (vii) The Landlord and Property Manager and while on site, all Tenant's Contractors and subcontractors and trades of those insured, engaged in or connected with the construction of the Premises and Tenant's Work are listed as additional insured's on the commercial general liability policies identified under (a)(i) above and Landlord and Property Manager are identified as a loss payee under (a)(ii) above;
  - (viii) All policies of insurance relating to Tenant's Work must be in amounts and in form and with insurers acceptable to the Landlord, including an undertaking by the insurers to give at least (30) days' written notice of cancellation or material changes to the policy holder and the Landlord;
  - (ix) All insurance provided by the Tenant's Contractors above shall be primary and non-contributory to any insurance available to the Landlord or Property Manager;



- (x) The Tenant's Contractors shall be liable for all injuries to persons and for damage to property caused by its operations and those of its employees engaged in its operations in connection with the Tenant Work. The Tenant's Contractors shall indemnify and save harmless the Landlord and the Property Manager and their respective employees, from all suits and actions for damages and costs to which the Landlord and/or the Property Manager may be put by reason of injury or death to persons and damage to property of the Landlord and/or the Property Manager and others whatsoever, in the performance of the work. Prior to commencement, the Tenant's Contractors will provide the Property Manager with written evidence of such indemnity;
  - (xi) The Tenant's Contractors will cause each of its subcontractors to purchase and maintain insurance of the types and in the amounts specified above except for (a)(ii) above and include Landlord and Property Manager and Tenant's Contractors as additional insured under their commercial general liability insurance; and
  - (xii) The Tenant must provide, to the Landlord, evidence of insurance coverage, by means of a Certificate of Insurance from the Tenant's or the Tenant's Contractor's insurers or by a certified copy of the actual policy documents, for (a) Tenant's insurance as required in the Lease, (b) Tenant's Contractors' insurance and any subcontractors (as outlined in this document) as amended from time to time by the Landlord, prior to the commencement of Tenant's Work in the Leased Premises and/or any other areas requiring access within the Building and (c) Tenant's Consultants insurance (as set by the Landlord) as amended by the Landlord, prior to commencement of the design development. Insurance coverage shall be at least the minimum stated in the Lease and the Landlord and Property Manager shall be named as additional insured.
- (b) Where applicable, to have union affiliations compatible to those unions working on site at the time the Tenant's construction is to commence. All work being performed on behalf of the Tenant shall only be performed by contractors and personnel who are members of, or have contractual relationships with, trade unions or the association of trade unions which are the same as those employed in the Building by the Landlord where applicable or the Landlord's contractors. Currently this requirement only applies to First Canadian Place.
  - (c) The Tenant shall retain the Approved Contractors for the performance of the Tenant Work, notwithstanding the foregoing, Tenant's Contractors must be approved in advance and in writing by the Landlord.
  - (d) Furnish evidence of good standing with the Workplace Safety & Insurance Board; a valid W.S.I.B. Certificate is to be provided to the Landlord prior to initiation of the Tenant Work, which the Tenant's Contractors shall keep in force at all times for the duration of the Tenant Work. The Tenant's Contractors will confirm in writing that all employees engaged in the work are covered in accordance with the statutory requirements of the Province having jurisdiction over such employees.
  - (e) Engage the services of the Approved Contractors including but not limited to Tenant's Work involving fire alarm, sprinklers, fire protection systems, lighting controls, temperature controls, data/communications, roofing, locksmith, x-raying, air balancing, electrical, and mechanical.
  - (f) Furnish the Project Manager with all information listed in Section 3;
  - (g) Comply with all Applicable Laws including, without limitation, terms of the *Occupational Health and Safety Act*.

- (h) Post on site all permits by Authorities. If the Tenant's Contractor fails to do so, the Landlord, at its option, may cause the workmen, subcontractors and suppliers of the Tenant's Contractor to stop all work and leave the Premises. Further, the Landlord, at its option may remove all materials and work installed by the Tenant or on the Tenant's behalf, at the Tenant's expense.

### **3.3 COMMENCEMENT OF CONSTRUCTION**

The Tenant must carry out all construction work in strict accordance with the Approved Drawings. Likewise, the Tenant's design and construction work must comply with all Applicable Laws.

It is the Tenant's responsibility to ensure that the Tenant's Contractors observe and comply with Applicable Laws including, but not limited to *Occupational Health and Safety Act* and requirements of the Workplace hazardous materials information system and the safety and health regulations, policies and directives of the Landlord and the Landlord's contractor, as applicable, in accordance with Section 4.

The Tenant construction site will be hoarded and secured to prevent excess noise and dust proliferation. The hoarding will be removed by the Tenant's Contractor upon final inspection and approval of the installations by the Landlord.

For Office:

Where required, the drywall hoarding will be installed and painted by the Tenant's Contractor at the Tenant's expense.

For Retail:

The drywall hoarding will be installed by the Landlord at the Tenant's expense and painted and decorated by the Landlord at the Tenant's expense.

- (a) Construction may proceed only after the Tenant and Landlord have complied with the following:
- (i) The Tenant's Lease for the Premises has been executed;
  - (ii) The Tenant's final issued for construction documents (including, without limitation, drawings, specifications and manuals) have been approved in writing by the Project Manager and the Tenant has been advised to proceed with construction;
  - (iii) The Tenant has submitted a Construction Deposit based on three percent (3%) of the value of construction (minimum \$5,000 and maximum \$10,000) or the amount otherwise stated in the Lease, which amount shall have precedence;
  - (iv) The Tenant has provided acceptable evidence of insurance as per the Lease and this Manual, naming the Landlord and Property Manager as additional insured;
  - (v) The Landlord shall issue written notice to the Tenant advising that all the conditions prerequisite to the commencement of Tenant's Work have been complied with to the satisfaction of the Landlord provided such notice is without prejudice to any right or remedy available to the Landlord;
  - (vi) Tenant has delivered and/or provided the Designated Substance Report to the Tenant's Contractors and the Landlord prior to beginning any work; and
  - (vii) Tenant has provided a list of Tenant's Contractors indicating contact names and telephone numbers for emergency use outside Normal Business Hours.

- (b) Construction may proceed only after the Tenant's Contractor has complied with the following:
- (i) Provided copy of application and issued building permit(s) and hard copies of the City stamped permit drawings;
  - (ii) Posted all required permits on site, with a copy to the Project Manager;
  - (iii) Made available at the Leased Premises, a set of prints of the Landlord Approved Drawings and building permit drawings for the duration of the construction period for reference by the Landlord's and City Building Department authorized representatives;
  - (iv) Provided acceptable evidence of insurance for itself and all sub-contractors, as required by Section 3.2, (unless provided by the Tenant) to the Landlord, naming the Landlord and the Property Manager as additional insured;
  - (v) Submitted Notice of Project for the Tenant's Work (for projects over \$50,000) subject to coordination with the Landlord's contractor as may be required by the Landlord in the circumstances;
  - (vi) Submitted a construction schedule;
  - (vii) Submitted valid certificate from Worker's Safety & Insurance Board;
  - (viii) Submitted copies of Addenda;
  - (ix) Provided a list of subcontractors indicating contact names and telephone numbers for after hour emergency use;
  - (x) Submitted completed Safe Work Access Permit Form from the Building Operations and Security Centre, prior to the commencement of work if applicable. (see Section 7.5 for advance notice schedule).
  - (xi) Signed acknowledgement of receipt of Designated Substance Report from Tenant and has issued a copy of the Designated Substance Report to Tenant's Contractors associated with the project and has put in place all necessary safety precautions required by Applicable Laws to remediate and/or otherwise contain the substances and hazardous materials outlined in the report.

### **3.4 PROCEDURES DURING CONSTRUCTION**

- (a) Tenant is to submit to the Project Manager during construction:
- (i) Copies of all site-meeting minutes.
  - (ii) Copies of all contemplated changes to the Tenant's Work at time of issuance to Tenant's Contractors.
  - (iii) Copies of all site visit reports by the Tenant's Consultants.
  - (iv) Copies of all site reports from Authorities having jurisdiction.
  - (v) Copy of Designated Substance Report (unless provided by the Landlord).

- (b) Inspection of Tenant's Premises as required:
- (i) Prior to commencement of any Tenant Work, an inspection of Tenant's Premises, shall be performed by the Tenant, its agents and the Property Manager.
  - (ii) Signed acceptance letter shall be issued confirming acceptance by Tenant of the Premises and any damages or deficiencies shall be indicated at that time. No claims shall be considered for any items not identified on the letter.
  - (iii) The Tenant shall directly engage, at the Tenant's expense, Approved Contractors, for any mechanical, electrical, sprinkler, controls and balancing modifications or additions to the base building systems.
  - (iv) After completion of Tenant's Work another inspection shall be made between the Landlord's representatives and the Tenant for both Tenant areas and the floor, as well as the floors immediately above and below. Any damages caused by the Tenant's Contractors in the execution of the Tenant's Work shall be repaired by the Landlord's contractor at the Tenant's expense.
  - (v) The Tenant's Contractors may be issued revisions to the documents outlining regulations and procedures for Tenant's Contractors on the job site, from time to time as site conditions warrant it.

### **3.5 COMPLETION OF TENANT CONSTRUCTION**

A deficiency inspection will be carried out by the Landlord upon completion of the installations. Please schedule such inspection with the Project Manager, at least forty-eight (48) hours prior to opening for business and the removal of the hoarding (by Tenant's Contractor).

- (a) Upon completion of the construction the Tenant will submit the following closing documentation in PDF format and also on a USB flash drive:

Prior to opening for business:

- (i) Final engineers' and architects/designers' inspection reports stating that the installations have been completed in accordance with the contract documents and Authorities having jurisdiction for occupancy permit purposes
- (ii) Certificate of Substantial Performance as defined in the *Construction Lien Act* R.S.O. 1990, c. C.30 prepared by the primary consultant and proof of publication in the Daily Commercial News, as required therein.
- (iii) Material & Test certificates for sprinkler and standpipe work, certifying that the installations conform to N.F.P.A. 14 standard respectively as applicable.
- (iv) Fire suppression system verification and testing certificate (for food service tenants).
- (v) A copy of approved Air Testing and Balancing report prepared by Approved Contractors.
- (vi) A copy of approved electrical load balance report prepared by Approved Contractors.
- (vii) Exhaust hood balancing report (for food service tenants).
- (viii) Fire alarm system verification and testing certificate.
- (ix) Final Electrical Safety Authority Certificate of Inspection.

- (x) Confirmation from the Tenant that all electrical panels have been tagged with lamacoid nameplates and typed circuit directories updated.
  - (xi) Verification of all required meter installations, including remote readouts.
  - (xii) Confirmation that permits have been closed by Authorities having jurisdiction. (Property Manager is to attend final inspection especially for food service tenants).
- (b) Within sixty (60) days of opening for business:
- (i) Proof of closing of permits. Copy of “Inspection Status Letter” from the customer service of the City of Toronto Building Division, indicating that the project has been completed “substantially in accordance with plans issued with the permit(s)” and providing completion dates.
  - (ii) Tenant’s Contractor’s valid WSIB Certificate.
  - (iii) Complete set of “as built” drawings (including mechanical and electrical), both hard copy and AutoCAD format (DWG extension – most current version, with any required XREF, CTB and font files) approved by the Tenant’s Consultants.
  - (iv) An executed statutory declaration from the Tenant and the Tenant’s Contractor stating that all monies owing to their suppliers and subcontractors have been paid and that no liens have been registered against the Site or Premises.
  - (v) Proof of maintenance agreements for Tenant’s equipment (mechanical/electrical)
  - (vi) Operations & Maintenance Manuals divisions 1 to 16.
  - (vii) Electrical load balance report.
  - (viii) Tenant MPAC Tax letter, Section Section 10 – Forms, for letter.

Note: In the event that the Tenant or the Tenant’s Contractor has not provided the required close-out documents within sixty (60) days of opening for business or physical occupancy of the Premises, the Construction Deposit shall be forfeited. The Landlord in its sole discretion, may apply such funds (but does not have the obligation to) against necessary actions in obtaining the close-out documents itself.

## SECTION 4 – RULES & REGULATIONS

### 4.1 WORK PLACE & PUBLIC SAFETY

The Tenant will, and will cause the Tenant's Contractor to, ensure compliance with all Applicable Laws and, in particular, the *Occupational Health and Safety Act* and ensure a safe and secure workplace. In doing so, the Tenant will, and will cause the Tenant's Contractor to, cooperate and coordinate their work with the Property Manager.

The Tenant's Contractor shall be the "constructor" under the *Occupational Health and Safety Act* exclusively with respect to the Tenant's Work within the Leased Premises. In those areas of the Building where the Tenant's Contractor is in control and performing the roles and responsibilities of the "constructor" (i.e.: Leased Premises), the Landlord, the Property Manager and their contractors agree to comply with all reasonable health and safety rules and instructions of the Tenant's Contractor while performing any of the Base Building Work within the Leases Premises.

The obligations of the Tenant shall include, without limitation:

- (i) ensuring that all legal obligations imposed on constructors or on other persons supervising, completing or coordinating the Tenant's Work are properly performed,
- (ii) ensuring that the Tenant's Contractor shall file a Notice of Project before beginning any Tenant's Work within the Leases Premises,
- (iii) ensuring that, before beginning any Tenant's Work, the Tenant's Contractor shall erect, between the Leases Premises and the common areas, a barrier in accordance with specifications issued by the Property Manager, (Note: for retail renovations, Landlord will erect hoarding at Tenant's cost),
- (iv) allowing the Property Manager, Landlord, or their contractors, access to the Tenant's Work area so that the Landlord and the Property Manager may carry out any Base Building Work in such area,
- (v) promptly reporting all accidents to the Property Manager,
- (vi) if any claim is made by anyone against the Tenant or Tenant's Contractor or their subcontractors on account of any accident, reporting the facts to the Property Manager immediately; and
- (vii) conforming to the policies and procedures of the Landlord's or Property Manager's safety/environmental Plan as they relate to safety and environmental aspects within the Common Areas.

Tenant's Contractor shall submit to the Property Manager:

- (i) Tenant's Contractor's "Occupational Health and Safety Plan" to be submitted prior to commencing work in the Building,
- (ii) Tenant's Contractor's action plans to implement it's Occupational Health and Safety Plans for the Tenant Work, which are designed to effectively prevent accidents, to be submitted prior to commencing work in the Building,
- (iii) a copy of all communications relating to the Tenant's Work with, and including all orders by the Ministry of Labour or other occupational health and safety enforcement authority,

- (iv) a copy of all accident / injury reports in addition to the WSIB Form 7. Each report must contain a statement of actions that will be taken to prevent a recurrence.

The Landlord reserves the right to require additional or amended submittals pertaining to safety during the performance of the Tenant's Work at no additional cost to the Landlord.

The Tenant and Tenant's Contractor acknowledges and agrees that the Landlord has health and safety responsibility under the *Occupational Health and Safety Act* in respect of (i) any work or activity that is being carried out in the access/egress and/or common areas of the Building; (ii) any situation where there is overlap or contact between employees, subcontractors or workers of two or more Tenants/Tenants' Contractors at the Building; or (iii) in any other situation or area which appears to involve two or more Tenants/Tenants' Contractors (the foregoing (i) to (iii) collectively referred to as the "Common Areas"). The Tenant/Tenant's Contractor and all personnel entering the Building shall comply with the Landlord's or Property Manager's Safety/Environmental Plan and shall act immediately on direction regarding safety and work practices given by the Landlord or the Property Manager.

The role of the Tenant and/or the Tenant's Contractor within the Leased Premises in no way diminishes or relieves its obligation to recognize the Landlord's health and safety obligations with respect to the Common Areas and to comply with all rules and directions from the Landlord relative to such Common Areas.

All stairwell doors are to be kept closed at all times during construction for fire and safety reasons. Any construction site found to have stairwell doors propped open will be assigned a security guard, at the Tenant's expense, until the situation is resolved.

Notice must be given in writing to the Property Manager, a minimum of ten (10) Working Days in advance, of any proposed disruption to the Building's air, power or water supply. Any such disruption must be on weekends or evenings unless otherwise agreed to by the Property Manager. In addition to the above systems, the integrity of the Building's Life Safety or Fire Protection and Security Systems must be preserved at all times, no exceptions allowed.

The Property Manager will co-ordinate through the Tenant and the Tenant's Contractor(s), the preparation of a scheduled shutdown of any of the aforementioned systems in order to safeguard the Building and its tenants.

#### **4.2 POLICING OF MEN, WORK PERMITS & SECURITY BADGES**

The Tenant's Contractor will be responsible for the safety and actions of its tradesmen and delivery people. Any person found performing an unsafe act or exhibiting blatant disregard for existing work, or disrespect towards tenants or other people in the Building will be promptly removed from the Building and not permitted to return.

##### **Work Permit/Access Request and Security Badges:**

The Tenant's Contractor shall complete a weekly Work Permit at the Building Operations and Security Centre and obtain security badges for sub-trades for the project.

##### **Safe Work Permit:**

The Tenant shall require the Tenant's Contractors, upon the Property Manager's request, to identify all project hazards to the Property Manager and to provide written assurance to the Landlord, prior to commencement of the Tenant Work, that such contractor has reviewed the Landlord's safety policy, is aware of the specific hazards associated with and precautions which should be taken, and has the necessary safety training to perform such work. The Tenant and the Tenant's Contractor shall have full responsibility for ensuring that all work performed by them in the Building complies with the *Occupational Health and Safety Act*.

#### 4.3 EMERGENCY CONTACT

The Tenant must provide the Tenant Services Representative with the name, address, and telephone number of the person to be contacted in case of an emergency having to do with the Tenant's Premises.

#### 4.4 WORKING HOURS

The Tenant's Work shall be carried out after Normal Business Hours, unless authorized by Landlord in writing. In occupied buildings, Tenant's Contractors must observe the right of neighboring Tenants to the "quiet enjoyment" of their premises and noise must be kept to an absolute minimum. Noisy work such as hammer drilling or other excessive noise-creating work is to be carried out after Normal Business Hours. The Property Manager has the right to temporarily shut down work if valid complaints are voiced by adjacent tenants. Any work that is required to be carried out at times other than specified above will require written approval from the Property Manager. This policy will also be imposed should work involve the emission of strong odors including but not limited to those from paints, solvents or sealers. Only low odour and low VOC (volatile organic compound) paints and sealers are to be used in the Building.

All work not contained within the demising walls and exposed to the public must be enclosed by full height, taped, sanded, drywall hoarding, painted to match the Landlord's standard colour and provided with a black vinyl base. No work is to proceed in areas exposed to the public during Normal Business Hours. (See Section 8.1 – Building Design Parameters).

#### 4.5 SECURITY

The Tenant and the Tenant's Contractor(s) shall be fully responsible for the physical security of the Leased Premises and the contents thereof, throughout the construction period, which shall be deemed to have commenced at the time of turnover of the Leased Premises to the Tenant for construction of Tenant's Work.

Security supervision is required for all work outside of the Leased Premises, including deliveries, at the Tenant's expense.

#### 4.6 MATERIAL DELIVERIES & HOISTING

Tenant's Contractors shall contact the Building's dockmaster who will advise of the times that hoisting facilities are available. Tenant's Contractors shall plan on doing the majority of hoisting, including garbage removal, outside of Normal Business Hours, including weekends.

Tenant's Contractors shall meet prior to tendering with the Project Manager and discuss hoisting requirements, due to anticipated high demand. Deliveries will only be received at the Loading Dock and shall be immediately hoisted to the Premises where material is to be used. There shall be no stockpiling of materials permitted at or in the vicinity of the loading dock. Unscheduled deliveries shall be refused and any material left unattended at the loading dock will be removed and costs assessed to the Tenant and/or Tenant's Contractor.

Bookings are accepted on a first come, first served basis and require prior arrangement by submitting the Property Manager's "Service Elevator Request" form. The freight elevators will be made available during Normal Business Hours and after Normal Business Hours at applicable rates (See Section 6 – Building Charges and Landlord Services and Section 7.5 – Cost of Base Building Services). Truck sizes are restricted and are to be confirmed with the Property Manager (see Section 8 – Freight Handling).

All materials shall be delivered through the loading dock facilities. Any contractor found moving materials into the Building in an unauthorized manner will be removed from the Building. Workmen are required to use the designated freight or service elevators: **under no circumstances are the passenger elevators to be used.**

Freight elevator doors, walls and ceilings must be protected from damage during transportation of materials. Elevator pads will be supplied by the Property Manager. Any additional protection required to prevent



damage shall be supplied by the Tenant's Contractor. Any damage, whether or not reported, will be repaired by the Property Manager at the Tenant's and/or Tenant's Contractor's cost.

#### **4.7 PARKING & ACCESS**

All required parking by Tenant's Contractors is their sole responsibility, together with applicable parking fees. Under no circumstances are vehicles to impede or block access to the parking garage or loading dock facilities, or park in reserved/prohibited areas. Vehicles found in violation of this requirement will be towed away with all costs borne by the owner of the vehicle.

All access to the project shall be through the loading dock. No entrance will be available or permitted through the ground floor lobby. Any contractor found accessing the Building in an unauthorized manner will be removed from the Premises.

Parking at the loading dock is not permitted except for delivery purposes as approved by the landlord.

#### **4.8 FLOOR LOADING**

The Tenant's Contractor(s) shall distribute material evenly across the floor and shall stack material over main trusses at column lines. Drywall piles are not to exceed 12" in height so as to prevent over-loading of the slab.

#### **4.9 WORK AREAS**

All construction materials, tools, equipment and workbenches must be kept within the Leased Premises throughout the construction period. All public lobbies, washrooms, stairs and corridors shall be kept clean and clear of construction materials. Should the public washrooms be used by the Tenant's Contractors, such contractors will be responsible for keeping the washrooms clean. The Building washrooms shall not be used for the cleaning of tools or the disposal of materials; these requirements should be discussed with the Project Manager in advance.

Any damage attributable to Tenant's Contractors will be repaired by the Property Manager at the Tenant's and/or Tenant's Contractor's cost.

No materials or tools shall be kept or stored inside electrical and/or mechanical rooms, unless used for work inside these rooms. No material shall be stored in the freight elevator lobbies or in any other fireman's access route. The Property Manager will, without notice, remove such materials and back charge the Tenant for the cost of this service.

The Property Manager is not responsible for the safekeeping of tools/equipment/material.

#### **4.10 GARBAGE REMOVAL**

It is the Tenant's responsibility to ensure that all Tenant's Contractors, including telephone companies, remove all garbage and construction debris in proper containers and leave the Leased Premises in a broom swept condition, on a daily basis.

Common Areas such as corridors, freight elevators and lobbies must also be kept clear of residual debris. Should the Landlord be required to remove the Tenant's Contractor's garbage, the Tenant will be charged for all associated costs, plus a fine of \$500 per occurrence.

Only approved waste disposal contractors will be allowed on site. Arrangements for placing disposal bins must be made in advance through the Property Manager. Disposal bin should be placed on ¾" plywood to protect the loading dock finishes.

## **Construction Waste Policy**

### **POLICY STATEMENT**

The Property Manager is committed to minimizing potential adverse effects on the environment while promoting the use of efficient management systems and Tenant practices in the Building. Compliance with this environmental commitment is the responsibility of all parties employed or contracted by the Property Manager.

Through the adoption and adherence to the principles of reduce, reuse and recycle as well as following Regulations 102/94 and 103/94 of the *Environmental Protection Act*, R.S.O. 1990, c.E.19 the Property Manager together with its tenants and contractors will strive to minimize the potential negative environmental impact of excessive construction waste generation. The Property Manager is committed to conducting construction in our buildings in accordance with Applicable Laws, and where no law exists, to voluntarily adopt reasonable standards, where appropriate.

### **CONSTRUCTION WASTE MANAGEMENT PRACTICES**

Construction and demolition work should be planned and managed in accordance with the Building's Construction Waste Policy available from the Property Manager and to incorporate the following practices.

- (i) Reduce the materials brought to the site to the minimum required to construct the work and to the minimum required to package and transport the material.
- (ii) Reuse material where appropriate on renovations or changes to existing work.
- (iii) Recycle material by separation of recyclable material and diverting it to an appropriate recycling facility.
- (iv) Adhere to *Environmental Protection Act*, Ontario Regulation 102/94 for Waste Audits and Waste Reduction Work Plans and to Ontario Regulation 103/94 for Industrial, Commercial and Institutional Source Separation Programs.
- (v) Tenant's Contractors shall provide confirmation of proper disposal of construction waste in keeping with regulations and guidelines in effect in Ontario and Toronto.

#### **4.11 TEMPORARY SERVICES**

The Tenant shall arrange, provide, and pay for any temporary site telephone service required by the Tenant's Contractor. The Tenant's Contractor is responsible for the distribution of temporary power within the Leased Premises during the construction period. Exposed electrical cords are not permitted outside the Leased Premises. Tenant's Contractors are also required to provide a temporary filter for the HVAC system.

The following services will be provided by the Landlord for a fee as per prevailing Building rates (See Section 7.5), unless otherwise stated in the Lease.

- Temporary heat
- Hydro
- Washrooms
- Service elevators
- Garbage containers and Water

#### **4.12 TEMPORARY FIRE PROTECTION**

The Tenant and the Tenant's Contractor are responsible for providing operable fire extinguishers in the Leased Premises throughout the construction period. These extinguishers must be sufficient in number and of suitable types to combat a potential (type A, B, or C) fire in the work area and to suit the requirements

of the Building and Toronto Fire Departments.

The Base Building Standard fire extinguishers are not to be used for this purpose.

#### **4.13 SPRAY FIREPROOFING**

Removal or dislodgment of spray fireproofing material from steel decks, beams, trusses, and columns must be avoided wherever possible. When fireproofing has been disturbed, the Tenant's Contractor must notify the Landlord. All fireproofing must be replaced with a suitable and approved fireproofing material. The replacement material must be installed in accordance with Applicable Laws. In no case may the original level of protection be reduced. Spray fireproofing shall be reinstalled by the Landlord, at the Tenant's expense.

Note: The Landlord reserves the right to request, from the Tenant, an independent inspection of the fireproofing by a qualified consultant at the Tenant's expense.

#### **4.14 FIRE-STOPPING**

The Tenant's Contractor must ensure that all fire-stopping is reinstated where penetrations are required between building fire separations. The replacement material and method for reinstallation must meet Applicable Laws. A CSA-ULC approved material (i.e., "Firestop") must be used to seal all core and floor penetrations. All pipes passing through a floor penetration must be sleeved, caulked and waterproofed. If the Tenant's Contractor fails to undertake the appropriate provisions, the Landlord will complete the work at the Tenant's expense.

#### **4.15 TESTING & TIE-INS**

The Tenant must obtain the Property Manager's permission prior to any testing or the installation of any tie-ins to the Building's mechanical, electrical, fire protection, security or life safety systems. The Tenant will be held fully responsible for any damages which may result from such tie-ins and be charged for any necessary repairs. All costs associated with such tie-ins shall be at the Tenant's expense.

All tie-ins are to be done by the Approved Contractors only. Where the Tenant intends to tie into a closed loop system, the Tenant's system shall be flushed, cleaned, and certified clean by the Landlord's Property Manager prior to the first connection. A summary of the potential tie-ins follow.

(a) **Sprinkler System / Fire Protection System**

All revisions to the Base Building Standard sprinkler system must be approved by the Landlord. After completion of all Tenant modifications the Tenant's system must be water pressure tested at 200 psi for two (2) hours. Tenant's Contractor's Material & Test Certificate sheet must be witnessed by the Landlord's representative, and the sprinkler system will be reactivated once the test has been approved. The Tenant must provide hydraulic calculations for all modifications required to the Base Building Standard system. Requests for the sprinkler shutdowns must be processed through the Building Operations and Security Centre a minimum of seventy-two (72) hours before work begins. Costs for drain down and recharging of the sprinkler system testing and making this final connection by an Approved Contractor will be billed to the Tenant's account.

(b) **HVAC Shutdown:**

Requests for shutdown of Base Building Standard compartment units and air systems must be made a minimum of forty-eight (48) hours in advance of the shutdown date. A Tenant's request for extra air conditioning will take precedence over a contractor's request for a shutdown. All costs inclusive of additional security or operations staff for work carried out after Normal Business Hours, not on a Working Day, will be at the Tenant's expense.

Note: All shutdowns are subject to the Landlord's prior written approval.

(c) **Electrical Power Shutdown:**

All requests for electrical power shutdowns must be made in writing and submitted for written approval a minimum of two (2) weeks prior to the required shutdown. All costs inclusive of additional security or operations staff for work carried out after Normal Business Hours, not on a Working Day, will be at the Tenant's expense at prevailing Building rates.

Note: All shutdowns are subject to the Landlord's prior written approval.

(d) **Domestic Water Shutdown:**

All requests for water system shutdowns must be submitted for written approval at least forty-eight (48) hours before the shutdown date. All costs inclusive of additional security or operations staff for work carried out after Normal Business Hours, not on a Working Day, will be at the Tenant's expense.

Note: All shutdowns are subject to the Landlord's prior written approval

(e) **Revisions to Fire Alarm Speakers:**

All modifications to the Base Building Standard fire alarm speakers must be approved in advance and in writing by the Landlord. The Landlord's Approved Contractor must be used to disconnect, re-connect, and reinstall, as well as re-verify relocated fire alarm speakers during and after the base building warranty period, at the Tenant's expense.

(f) **HVAC Controls:**

Request for additional controls or modification to control wiring must be made to the Landlord and carried out by the Landlord's Approved Contractor, at the Tenant's expense.

(g) **Metering:**

All additional meters required by the Landlord shall be supplied and installed by an Approved Contractor. Associated costs shall be borne by the Tenant (refer to Sections 8.1B(office) or 8.2B(retail) – Metering).

#### **4.16 ACCESS PANELS**

The Tenant must provide access panels in floors, walls and ceiling construction of sufficient size as directed by its engineering consultants, the Property Manager and/or as required by Building Code to permit necessary access to services and equipment by the Property Manager or its agents. This includes all necessary structures to access such equipment. The design and location of access panels must be approved in writing and in advance by the Landlord.

#### **4.17 LANDLORD'S ACCESS TO PREMISES**

The Property Manager or its representatives, consultants and contractors shall have free access to the Leased Premises at all times for the purpose of inspecting work and retain the right to correct or complete any work deemed to be unsatisfactory.

#### **4.18 POWDER ACTUATED DEVICES**

Powder actuated tools must not be used to secure fasteners which support ceiling suspension systems or equipment suspended from the underside of slabs although they may be appropriate for fastening floor tracks.

#### **4.19 DRILLING OR CUTTING**

The Tenant's Contractors are prohibited from drilling, cutting or chase openings of any description in any part of the Base Building Standard structure without the prior written approval of the Property Manager. Any cutting and core drilling must be completed by an Approved Contractor.

Prior to cutting, core drilling, or chasing openings of any size through the Building's structure, the Tenant's Contractor must first mark the locations and have them approved by the Landlord's Base Building Consultant. Work of this type requires x-ray inspection of the slab, prior to drilling. All of the consulting services provided by the Landlord's Base Building Consultant and the cost of any x-ray required shall be at the Tenant's expense.

Precautions must be taken to ensure that cores do not fall on occupants or contents of the floor below and that all water is vacuumed away before draining to the floor below.

No coring or cutting will be permitted above occupied floors until after 10:00 p.m., x-raying after 12:00 a.m. and before 6:00 a.m., or at the convenience of the tenant below, at times arranged by the Landlord.

Any damage to cast-in electrical wiring or plumbing will have to be repaired by an Approved Contractor at the Tenant's cost.

Tenant and/or Tenant's Contractor shall provide temporary firestop material in any penetrations through fire-rated walls or slabs to maintain appropriate smoke/fire separations during construction. Fire separations are to be restored to Base Building Standard condition.

#### **4.20 WELDING & ANY OPEN FLAME WORK**

Open flames for welding, cutting or other purposes are not permitted without the prior written consent of the Landlord, as these activities may trigger a fire alarm. The Tenant or Tenant's Contractor must give the Landlord at least forty-eight (48) hours' notice, in writing, and must receive from the Property Manager a "permit" before the work is to be done. If pressurized gas cylinders are used, the Tenant's Contractor must ensure that the use is in accordance with all requisite safety provisions and requirements. The Tenant shall ensure that the area around the work is continuously monitored during and one (1) hour after the welding or open flame work has been completed, to ensure that there is no danger of fire. An operational fire extinguisher must be available in the immediate vicinity of the work, in addition to those already present. A Work Authorization permit requesting the deactivating of a floor's Fire Alarm Systems must be submitted to the Property Manager for written approval prior to any work commencing.

#### **4.21 FIRE ALARMS/DEACTIVATION OF SMOKE ALARMS**

Prior to carrying out work which results in heat or fumes being generated, including but not limited to welding and cutting with a torch, all open flame work, all grinding, spray painting, cutting (wood, steel, floor etc), sweep dust near a smoke detector, sanding, core drilling, draining and filling of sprinkler systems and testing of maglocks or other devices added to the fire alarm system, the Tenant or Tenant's Contractor must give the Property Manager at least forty-eight (48) hours' notice, in writing, so that smoke alarms on the necessary floors can be deactivated.

In the event that the Tenant or Tenant's Contractor fails to notify the Property Manager regarding the above noted work and a fire alarm is activated resulting in a false alarm, the Tenant will be charged with the Fire Department's cost, all associated costs incurred by the attendance of the Property Manager's Building personnel, plus a fine of \$1,000 per occurrence.

A subsequent alarm may result in prohibiting the offending contractor from the Site and additional life safety management measures as required by the Landlord. All fines and charges will be the responsibility of the Tenant.

Since some time could elapse between the occurrence and the Fire Department invoice, Tenants will be advised in writing immediately after the alarm that a Tenant's Contractor was responsible and that charges will be forthcoming. It is the responsibility of the Tenant to recover such costs from the Tenant's Contractor responsible.

In the event the Tenant does not pay such amount within five (5) days after demand, the Landlord shall have the right, without limitation to any other right or remedy for the collection of such amount.

Once work has been completed by a Tenant's Contractor in an area where a request was made for the fire alarm to be isolated, it is the responsibility of the Tenant's Contractor to contact the Building Operations and Security Centre to have the zone(s) restored. If the Tenant's Contractor leaves the site unsupervised and without fire protection, the Tenant's Contractor will be fined \$500 per offence.

Questions regarding fire safety procedures are to be directed to the Property Manager.

In the event that the sprinkler or standpipe system is required to be drained, the Tenant's Contractor will be responsible for additional charges for Fire Watch.

Note: False fire alarms can be avoided by strictly adhering to the Work Permit Authorization procedure and specifying the exact nature of work to be performed. Any additional work required, as the project proceeds must also have prior written approval.

Simultaneous impairment of fire alarm and fire protection systems is not permitted (i.e. hot work is not permitted if the sprinkler system is impaired). Fire alarm and fire protection systems may not be impaired during Normal Business Hours in occupied areas.

#### **4.22 FASTENING**

The Tenant's Contractors are not permitted to use mechanical fastenings for curtain walls, window frames, or walls which may contain air/vapour barriers or special fire rated structures. Clips in lieu of screws must be used to fasten interior walls to the ceiling grid.

#### **4.23 DAILY CLEAN-UP**

The Tenant must ensure that corridors are left free of debris and dirt and marks are removed from corridor walls, floors, doors etc., on a daily basis. If this work is not completed by the Tenant's Contractor, the Landlord will provide this service at the Tenant's expense.

Drains, including janitor's sink may not be used to dispose of materials such as drywall, concrete or paint, which may clog or hamper flow through the drainage system. Tenant's Contractors must make arrangements to dispose of such materials off-site. If the drainage system becomes clogged or restricted, the Landlord may undertake, at the Tenant's expense, a full cleanup program.

#### **4.24 PRE-OCCUPANCY CLEANING**

Upon completion of Tenant's construction, the Tenant is to ensure that Tenant's Contractor cleans up and removes all construction debris from the Premises, together with all equipment and tools and the Premises are left clean and in move-in condition. Public lobbies, circulation corridors, and stairwells must also be given a post-construction cleaning.

Prior to regular office cleaning procedures, the following items, but not limited to, must be cleaned at Tenant's Contractor's cost:

- (a) Light fixtures and lenses;
- (b) Ceiling grid and ceiling tiles;
- (c) All floor coverings;
- (d) Public areas and service areas affected by the Tenant's work: corridor walls and doors, service/utility rooms, stairwells, corridors and lobbies;
- (e) Washrooms;
- (f) Fan coil units, if applicable;
- (g) Supply air diffusers;
- (h) Return and exhaust air grilles;
- (i) Lint screens and coil (cleaning shall be carried out by the Landlord's base building cleaners and charged to the Tenant's account);

- (j) Inside faces of all exterior glazing including window frames and mullions;
- (k) All interior fixtures and glazing.

Property Manager will inspect the pre-occupancy cleaning to ensure that the Premises are acceptable for occupancy. In the event cleaning is not performed by the Tenant's Contractor to the Landlord's satisfaction, the Landlord's contractor will perform such work as deemed necessary prior to opening for business, at the Tenant's expense.

#### **4.25 PROTECTION OF BASE BUILDING ELEMENTS**

The Tenant and Tenant's Contractor shall take great care to protect all Base Building Standard elements including, but not limited to, the following:

- (a) **Public area:** The Tenant shall be responsible for cleaning and making good, at the Tenant's expense, any damages made by the Tenant or Tenant's Contractor in all public areas. In particular this includes, but is not limited to, any damage to glazing, wall and floor finishes including sidewalks, laneways, and base building fixturing.
- (b) The Tenant shall protect all Base Building Work with appropriate protection materials and shall obtain the Landlord's approval of the protection procedure proposal prior to commencing work, moving construction materials or equipment across or within public areas.
- (c) **Mechanical and electrical rooms and system components:** The Tenant shall be responsible for cleaning and making good, at the Tenant's expense, any damages to the mechanical and electrical components and rooms caused by the Tenant's Contractors. In particular, floor drains shall not be used for dumping of liquid, garbage, etc.
- (d) **Washrooms:** The Tenant shall be responsible for cleaning and making good, at the Tenant's expense, any damages made by the Tenant or Tenant's Contractor to the washrooms designated for Tenant construction use. The Tenant or Tenant's Contractor shall not use the washrooms for cleaning of construction tools, such as paint brushes, etc.
- (e) **Stairs and access areas:** The Tenant is responsible for cleaning and making good damages, at the Tenant's expense, to stairs and areas used for access during Tenant's Work. Fire doors in stairs shall not be wedged open by the Tenant or Tenant's Contractor.
- (f) **Elevators:** The Tenant shall use only those freight elevators designated by the Landlord for vertical transportation of construction personnel, material, and equipment. Any damages to the elevator cabs, mechanisms, doors and frames caused by the Tenant or Tenant's Contractor, shall be repaired by the Landlord at the Tenant's expense.
- (g) **Demising partitions:** The Tenant shall be responsible, at its expense, for repairing any damage made by the Tenant or Tenant's Contractor to the demising partition of the Premises.
- (h) **Historic elements:** The Tenant shall not alter in any shape or form historically designated elements of the Development. Any damage caused will be repaired by the Landlord at the Tenant's expense to the satisfaction of the City of Toronto's Historical Board.

Any damage caused by the Tenant's Contractor, material suppliers, or anyone else for whom the Tenant is responsible in law to the Development or to any property of the Landlord or other tenants shall be repaired forthwith to the satisfaction of the Landlord by the Tenant or, at the Landlord's option, by the Landlord at the Tenant's expense.

#### **4.26 HAZARDOUS MATERIALS**

All waste of a hazardous chemical or flammable nature must not be allowed to accumulate. Such waste must be removed from the Site as quickly as possible, or when directed by the Property Manager, but no later than the same day, in accordance with the material's Material Safety Data Sheet ("MSDS").

The Tenant's Contractor shall provide to the Landlord at the commencement of the project and continuing for the duration of the project MSDS for all regulated products and designated substances.

#### **4.27 ACCESS AND DELIVERIES**

Personnel access and material deliveries to the Leased Premises are to be only by routes designated by the Property Manager. The handling of items which, due to weight or dimension, require special treatment must be reviewed and arranged with the Property Manager.

Before the commencement date of the Lease, Building security is responsible to unlock the Premises each day for Tenant's Contractors' access. All construction personnel will be required to sign in and out daily at the Security Console Desk.

#### **4.28 SYSTEM PROTECTION AND CLEANING**

No work shall commence until arrangements have been made with the Property Manager for the protection of air conditioning units. It will be the Tenant's responsibility to protect and return the filters or the Building systems to their original state in accordance with the Property Manager's specifications. It is also required that any perimeter system and window covering (if applicable) be vacuumed in order to restore it back to a "free of construction dust" condition. The perimeter unit cleaning shall be completed by the Property Manager at the Tenant's expense, as special cleaning techniques are required.

#### **4.29 FLOOR COVERINGS**

Carpets may not be glued to the floor, except where a "quick-release" type of adhesive is used and Landlord's written approval has first been obtained.

Note: The Landlord reserves the right to approve other methods of application.

Hardwood cannot be glued to the concrete slab. A sub floor or other means is to be used as approved by Landlord.

#### **4.30 WORK CONFLICT**

Tenant's Contractors' work shall be performed in a manner that will not interfere or conflict with any activities of the Property Manager, other tenants or the operation of the Building.

The Tenant must immediately correct any work which does not meet with the approval of Applicable Laws, notwithstanding the fact that the Tenant's drawings may have been approved previously by the Property Manager, its consultants or Authorities. Should the Tenant unduly delay in correcting the fault, the Property Manager may make the necessary correction at the Tenant's expense.

Any workmanship faults or deficiencies which can be reasonably attributed to the Tenant's Contractors, following completion of the work, shall remain as a contractual responsibility, subject to correction without charge to either the Landlord and/or Property Manager or the Tenant involved. Accordingly, no contract shall be considered complete without an undertaking in writing and appropriately endorsed with adequate warranties and guarantees; such undertaking to be submitted to the Tenant, with a copy to the Property Manager, upon completion of work.



#### **4.31 ROOF WORK/ACCESS**

Under no circumstances will the Tenant and/or Tenant's Contractor enter onto the roof without first obtaining prior written permission from the Landlord. All roof openings will be carried out by the Landlord's Approved Contractor at the expense of the Tenant. Tenant's Contractor will be required to sign the Building's standard "Roof Waiver" form.

#### **4.32 FINISH HARDWARE/LOCKSMITHING**

Door hardware for entrances must be keyed to the Base Building Standard master keying system. Only the Property Manager's locksmith will be responsible for producing master keys. Glass entrances must have interchangeable cores (IC) keyed to the Building grand master to minimize costs when rekeying the locks. (See Section 7.3 – Approved Contractors).

#### **4.33 AIR BALANCING**

The Tenant must provide the Landlord with an air balancing report upon completion of all Tenant's Leasehold Improvement work. The report must be completed by the Landlord's designated air balancing company, at the Tenant's expense, and must be reviewed by the Landlord's consultant prior to final submission to the Project Manager. The report is to include the following:

- (a) CFM at each light troffer and diffuser outlet when the thermostat is calling for full cooling and full heating.
- (b) Temperature at furthest light troffer and diffuser.
- (c) CFM, static pressure and temperature at AC-unit outlet when thermostat is calling for full cooling.
- (d) CFM and static pressure at exhaust grille and/or air boot outlet.
- (e) Supply and return air CFM, static pressure and temperature at main duct leaving and returning to mechanical room when thermostat is calling for full cooling.
- (f) Design and actual readings in all cases

Any change to air handling equipment shall be noted on an adhesive label showing original and revised minimum and maximum CFM. This label shall be at least 4" x 2" and placed in a readily visible location.

All changes to piping, duct work, and equipment shall be recorded in a record set of drawings and kept on-site at all times.

#### **4.34 WATER BALANCING**

Water balancing by an Approved Contractor is required for all tie-ins to Base Building Standard water systems. The following items must be noted in the final report:

- (a) GPM at each piece of equipment
- (b) Pressure drop at each column
- (c) Entering and leaving water pressures and temperatures
- (d) Final marked position of balancing valves
- (e) GPM at main service
- (f) Other balancing as directed by Property Manager

Each piece of equipment tied into a Base Building Standard water system must be equipped with a circuit-balancing valve.

#### **4.35 AIR CONDITIONING UNITS**

Where air conditioning units are disconnected so that Tenant Work may take place, the units must be fully serviced by the Tenant before being reconnected to the Building system. Notice of such disconnections must be submitted in writing to the Property Manager. After the work is completed, the mechanical systems (chilled water, heating and condenser) must be flushed (both new and used lines) and samples must be provided to the Landlord.

Additional air conditioning units shall only be installed where required. Units may be added to the Base Building Standard chilled water system where available. All piping shall be pressure tested at one hundred fifty percent (150%) of operating pressure, tests shall be witnessed by the Property Manager. All piping is to be chemically cleaned and flushed to the Property Manager's satisfaction. The Base Building Consultant shall supervise the cleaning process. Two (2) samples shall be required for testing and acceptance of cleaning as follows:

- (a) with chemical cleaner added, after circulation as specified
- (b) after flushing for a time as prescribed by the Base Building Consultant

All products used for cleaning shall be acceptable to the Base Building Consultant. Prior to tie-in to the Base Building Standard system the above samples must be tested and accepted, and pressure testing completed, after which obtain written approval from the Property Manager allowing the tie-in to take place. Failure to do so may result in the Property Manager undertaking a chemical cleaning of the projects piping as well as cleaning of the associated Building system at the Tenant's expense. For this reason, Tenant's Contractor is urged to work closely with the water treatment consultant (see Section 7.3 - Approved Contractors).

All piping circuits shall be equipped with isolation valves at the system riser and at each piece of equipment, suitably tagged and identified. All piping is to be properly labeled identifying system and direction of flow every 20' and where piping passes through floors or walls. Each piping circuit shall be complete with circuit balancing valves for balancing purposes and future use. All chilled water, condenser water piping and condensate piping shall be insulated when installed enclosed in ceiling spaces, etc. Supplemental air conditioning units installed in electrical, communication and like areas shall be equipped with full coverage drip trays, piped to drain.

Domestic water connections for backup purposes must be complete with back flow preventers per plumbing code requirements and be valved at the A/C units (tagged and labeled). Backflow prevention devices shall be installed in accordance with applicable codes and standards including the Ontario Plumbing Code and CAN/CSA-B64.

Backflow prevention devices shall be field tested in accordance with CAN/CSA-B64.10-94. Such testing shall be witnessed by the Approved Contractor or another individual as designated by the Landlord. Confirm the testing with a letter from the Approved Contractor, to the Property Manager. This testing shall take place prior to the system being put into service.

Automatic switch over valves are not permitted, a control sequence must be provided for change over from condenser water to domestic water. The control sequence will be verified during A/C unit commissioning and thereafter approved by the Property Manager. A framed schematic, together with a control sequence and instructions for valve position during switch over, chemical cleaning and normal operation must be placed adjacent to the A/C unit for future reference. All valves must be permanently labeled or tagged.

A water meter reading in cubic meters (m<sup>3</sup>), complete with remote read out for the domestic water back up feed must be installed without exception.

A/C units utilizing domestic water as a primary cooling medium are not permitted due to their environmental impact.

Submit unit specifications, catalogue cuts, etc., to the Project Manager for acceptance. The maintenance and upkeep of tenant owned A/C units shall be the Tenant's responsibility. A maintenance contract, with an Approved Contractor, must be maintained at all times at the Tenant's expense. Forward a copy of the contract to the Project Manager, for records and review. All units using a condensate pump shall be wired such that if the condensate pump fails, the air conditioner cannot run.

#### **4.36 TENANT'S WORK TO BE PERFORMED BY THE LANDLORD'S APPROVED CONTRACTORS**

The Tenant's Work set out below shall be performed by the contractors designated by the Landlord (refer to Section 7.3 – Approved Contractors) at the expense of the Tenant:

- (a) Any Tenant Work which could affect the structural component of the Building;
- (b) All approved modifications or connections to the Building systems, including all work outside the Tenant's Premises (i.e. the Base Building Standard heating, cooling, ventilation, exhaust, controls, electrical distribution and life safety systems as installed by the Landlord);
- (c) The provision of additional capacity such as electrical, telephone, air handling, air conditioning, etc.;
- (d) Installation of approved modifications to the fire detections and emergency communication system;
- (e) Patching of Base Building Standard fireproofing;
- (f) Any drilling, cutting, coring and patching for conduit, pipe sleeves, chases, duct equipment or openings in the floors, walls columns or roofs of the Building as reviewed by the structural consultant and approved by the Landlord;
- (g) Installation of any mechanical attachments or other fasteners to the exterior façade (ground floor tenants only); and
- (h) Supply and installation of electrical sub-meters and BTU meters. Tenant's Contractor is responsible to supply and install water meters and gas meters, where required.

#### **4.37 GENERAL TENANT CONSTRUCTION GUIDELINES**

Standard of Workmanship and Material: All work by the Tenant and Tenant's Contractor(s) within the Leased Premises shall be completed with high quality environmentally responsible materials. All workmanship and materials shall be equivalent to the Base Building Standard and quality. Inferior materials and workmanship, which do not meet the Base Building Standard or conform to governing codes, shall be replaced at the Tenant's expense.

##### **I. Architectural**

- (a) Partitions and fixtures should not prevent access to mechanical equipment, air handling equipment i.e., controls, thermostats or other items that require periodic service. Further, partitions should align with window mullions and perimeter columns. Where applicable, to facilitate the removal of exterior windows, removable filler panels are to be used in order to extend partitions to the window mullions. (See Section 9 – Typical Standard Details).

- (b) Solid ceilings are to be provided with access panels to allow maintenance of plumbing connections, reheat coils, dampers, light fixtures, electrical junction boxes, alarm bells and other equipment with the potential for future access for maintenance or adjustment. If there is any doubt, the Property Manager must be consulted prior to the ceiling being closed.
- (c) The Tenant's Contractor(s) is/are responsible for the cleaning of air handling equipment and filters, once the project has been completed. Such work must be to the satisfaction of the Property Manager.
- (d) Partition changes will often necessitate a review and revision to the air handling system. i.e. supply and return ductwork, ceiling baffles and balancing, in order to achieve tenant comfort. Partition changes will often necessitate a review and revision to the sprinkler system to provide suitable coverage.
- (e) Locations requiring heavy loads, i.e. equipment, concentration of filing cabinets, safes and/or vaults, should be identified on drawings and loading checked and accepted by the Base Building Consultant. Any fees associated with this approval will be at the Tenant's expense.
- (f) Full height partitions in tenant spaces require return air openings suitably sized for the required air volume.
- (g) In multi-tenant floors new suite entrance doors are to match Base Building Standard. Existing temporary non-base building suite doors are not to be reused.
- (h) Do not obstruct thermostat location with equipment or fixtures; Coordinate thermostat locations with mechanical Base Building Consultant.
- (i) Keying of locks to be done by Base Building Consultant locksmith where applicable.
- (j) Only water-based sealers are to be used for wood or stone flooring. No solvent sealers are to be used. Only low odour and low VOC (volatile organic compound) paints and sealers are to be used. Only low odour and low VOC (volatile organic compound) paints and sealers are to be used.
- (k) All exposed metal furring at air slots is to be painted to match adjacent surface.
- (l) Where drywall baffles occur above ceiling, they are to extend across door openings and glazing.
- (m) Baffles are to be tightly fitted and caulked around ductwork and piping joints are to be taped.
- (n) Ceiling System Modification: Keep the ceiling in the Premises at the Base Building Standard height. No holes are to be drilled or punched in the base building T-bar system. Removal, relocation and/or replacement of installed ceiling tiles will be the responsibility of the Tenant at its expense. Ceiling tiles should be handled carefully to prevent damage. Any change in the Base Building Standard ceiling height or material must be approved in writing prior to the commencement of work. Follow all code requirements where fixtures are relocated or new fixtures added adjacent to one another, i.e. the fixtures shall be self-supporting, independent of the ceiling.

- (o) Partitions Perimeter Wall: double sided tape must be used where Tenant partitions butt to perimeter curtain wall, columns, core walls, demising partitions and ceilings. Fastening shall be accomplished without screws or bolts. All partitions which butt the curtain wall must be centered on the window mullions.
- (p) Above Ceiling Baffles: The area above the finished ceiling acts as a return air plenum for the HVAC equipment. Care must be taken when introducing products and elements to this area. The use of fiberglass insulation for soundproofing, baffles, demising, air transfers, etc., is discouraged. Any fiberglass installed above the t-bar ceiling must be complete with an air/vapour barrier, sealing in all fibre. As an alternate, foil wrapped fiberglass with the unsealed edges painted (sealed) could be utilized. All to meet OBC requirements relating to flame spread and fibre retention.

## II. Electrical, Communications and Cabling Contractors

### (a) Codes & Standards

Complete the installation of the work in accordance with latest editions of the Ontario Building Code, Ontario Electrical Safety Code, C.S.A. Standards, U.L.C., N.F.P.A., O.S.H.A. and other Codes as required.

### (b) Materials, Equipment and Installation

All materials and equipment shall be new, C.S.A. certified and manufactured to CSA specified.

Where there is no alternative to supplying equipment which is not C.S.A. certified, obtain special approval from the local Electrical Safety Authority.

Provide Certificate(s) of Acceptance from the Authorities Inspection Department, upon completion of the work.

Provide all conduit up to and including 101mm (4") size, as EMT thin wall with steel set screw type fittings and weatherproof connectors with "O" rings in the sprinklered buildings. Bushings and connectors to be c/w insulated throat.

Provide flexible metal conduit for connection to motors, transformers and when crossing Building expansion joints.

Install conduits to conserve headroom, parallel and perpendicular to Building lines. Do not caddie clip conduits to ceiling hangers.

All empty conduits shall be complete with nylon pull string.

Work in other tenanted premises (adjacent, above or below) is to be arranged through the Property Manager. All such work will be after Normal Business Hours. Security supervision is required at all times, the cost of which will be at the Tenant's expense.

Light switches are recommended for all private areas and occupancy sensors for low-use areas.

### (c) Inserts, Hangers & Sleeves

Do not use any Base Building Standard supports or equipment, including ceiling support system.

### (d) Cutting & Patching

All cutting and patching required to the existing Building structure for the work shall be included in the contract and be acceptable to the Landlord.

Where conduit pass through fire rated walls or floors, provide fire stopping material listed with and bearing label of CSA and ULC and maintain same fire rating of building component penetration.

(e) **Access Doors**

Wherever any Base Building Standard equipment requires accessibility, maintenance or adjustment, provide access doors approved by Base Building Consultant and Landlord. Arrange for its installation by the division in whose work it occurs.

(f) **Core Drilling**

Before drilling floor slab or structural walls, x-ray slab or walls and have the locations accepted by the Landlord in writing.

Any existing Building service damage by core drilling must be repaired immediately at no cost to the Landlord.

Floor drilling is to be carried out after Normal Business Hours and at a time acceptable to Landlord.

Tenant's Contractor(s) is/are not permitted to drill, cut or chase openings of any description in any part of the Base Building Standard structure. Where such work is deemed to be necessary and acceptable to the Property Manager (and the Property Manager's structural engineers), it will be carried out by an Approved Contractor (see Section 7.3 - Approved Contractors). Any such work will require X-ray inspection of the slab prior to cutting or drilling. The Tenant shall be responsible for all costs relating to such work, including review and approval by the structural Base Building Consultant.

Unused electrical/telephone floor holes must be properly filled with concrete and a suitable plastic cup/plug. The Tenant's Contractor(s) will remove any abandoned wires in raceways or ceilings.

Tenant's Contractor(s) will be responsible for ensuring that openings, through walls or floors, are properly sealed, to safeguard the fire rating of electrical rooms and other spaces. Replacement fire-stopping will be installed in accordance with Building and Applicable Laws. Under no circumstances shall the level of fire protection be reduced.

(g) **Interruption of Services**

Interruption of electrical service to any part of the Building shall occur only by pre-arrangement with and at time suitable to the Property Manager. Interruptions shall only occur after Normal Business Hours.

(h) **Record Drawings**

Tenant's Contractor is to submit a set of record drawings and AutoCad disk to electrical Base Building Consultant for their approval and forwarding to the Landlord.

(i) **Grounding**

Ground all equipment in accordance with latest edition of the Electrical Safety Code. Provide separate green insulated ground conductor in every conduit to all devices, luminaries and feeders (panelboards, splitters, disconnect switches, etc.).

Tenant's Contractor(s) will be responsible for ensuring the need for any special grounding for computer connections and that proper interfaces are used to avoid false alarms.

(j) **Wire & Cable**

All wire and cable shall be copper, minimum 12 gauge, No. 12 and No. 10 solid, No. 8 and

larger stranded, with RW90 insulation, 600 volt rating.

BX #12 may be used in ceiling space from ceiling distribution box down to receptacles in partitions. BX runs in ceiling space not to exceed 3048mm (10'-0") in length. Do not run BX cables into panelboards.

All work by electrical and/or communications contractors will include zone conduit and/or cable tray for voice/data communications, a/v, security or similar low voltage cabling. The use of free-air cables is not allowed with the exception of FT6 rated cables, which shall be neatly and securely fastened either in cable tray or appropriate cable supports and harnesses with maximal intersupport cable sag of 6" and spaced a maximum of 6' apart. All cables shall be completely supported by the harnesses so that no weight is transferred to any other existing non-structural fixture or ceiling cable structure. Cable supports are not to be supported from T-bar support system. Provide cable installation and suspension details in addition to cable specifications.

Where plenum rated communication cables are used, they must not be attached to the suspension wires supporting the T-bar. Laying the cable on top of the acoustic tiles is not acceptable or permitted. The Property Manager or the Landlord will not assume any responsibility for damage which may result from the Tenant's Contractor's failure to observe this requirement.

Tenant data and voice telecommunications equipment must not be installed in base building telephone rooms.

No telephone, communication, data, security, computer or other cables may be installed in the Building without the prior written approval and consent of the Property Manager. In any event, no wiring of any kind shall be installed without the required conduiting; nor shall any loose wire or cable be allowed to remain unencased or unpanelled in the ceiling plenums unless approved for such installations and installed in a manner acceptable to the Landlord.

All telephone communication cables must be identified at every floor level within the communication riser. Each cable or group of cables must be identified with the name of the Tenant, the installing contractor's name, telephone number and the date of installation. The installation of all infrastructure cabling within Base Building Standard risers shall be in accordance with the Base Building Standard cabling infrastructure management specifications and requirements.

Failure to comply with this essential requirement will oblige the Property Manager to take the appropriate corrective measures wholly at the Tenant's expense.

Before proceeding, contact the Building Operations and Security Centre who will arrange for access to Telephone Rooms

All Tenant Work to be done in the telephone rooms and infrastructure, will be carried out exclusively by the Building approved cabling contractors.

All sound masking cabling and speakers will be supported independently from the ceiling.

(k) **Conduits & Conduit Fittings**

Conduit is to be used in all inaccessible areas, the ceiling plenum and for all home runs, BX cable is acceptable for short runs (not to exceed 10 l.f.) and accessible, but not visible (concealed) locations. Conduit must be secured to the structure. Conduit hung from other conduit, ceiling components or equipment will not be permitted.

No bare wire is acceptable in ceiling spaces used as return air plenums. Tenant's Contractor(s) will ensure that wires shall be carried in EMT or flexible metallic jackets.

(l) **Service Equipment**

All new panelboards, disconnect switches, meters, transformers, etc. to be copper windings/bus-bars, same manufacture rating and type as base Building equipment unless otherwise noted. Molded case circuit breakers to be bolt-on and same manufacturer, rating and type as base building breakers. All ATS's and surface mounted panelboards to be sprinkleproof.

Tenant's Contractor(s) will ensure that electrical panels, disconnects, and meters are properly sized and identified immediately upon completion of project. Provide mechanically attached lamicoid nameplates to all equipment. Lamicoids to match Base Building Standards.

Tenant's Contractor(s) will ensure that breaker and panel directories are updated upon completion of construction. Breaker and panel directories shall be typewritten.

Dry type transformers shall be of the same manufacturer as the base Building but with a design K factor of 13 and with electrostatically shielded, copper windings. Provide double lugs on transformer neutrals for connection of cables. Transformers shall not be "T-Tap" type.

Ceiling mount transformers up to 45 KVA with suspension rods and spring isolators, transformers 75 KVA and larger to be floor mounted on Korfund isolation pads unless otherwise noted.

New panel boards, disconnect switches, splitters, meters, etc. are to be as per Base Building Standard.

No Tenant panels, transformers or distribution equipment shall be installed in the base Building electrical rooms except upon availability of space and Property Manager's Landlord's prior written approval (exact location must be provided). Any additional distribution equipment required by the Tenant shall be installed within the Tenant's Leased Premises.

Upon completion of all electrical work, a hydro inspection is required. Tenant's Contractor will coordinate same through the Property Manager.

(m) **Fire Alarm System**

Any changes to the Fire Alarm or Life Safety Systems must be installed and verified by the Property Manager's Approved Contractor as per National Standards of Canada specifications CAN/ULC-S524-M91 and CAN/ULC S537-97 (or the latest updated version) to preserve the integrity of Life Safety Systems. This includes any security door locks interface (electromagnetic locks) to the Fire Alarm System.

At least five (5) business days' advance notice of proposed dates must be provided for all verification work on the fire alarm system.

The Base Building Standard fire alarm system is under warranty. All electrical work including modifications, tie-ins and verification of the fire alarm system must be conducted by the Base Building Consultant at Tenant's expense. Tenant's Contractor(s) must make prior arrangements with the Property Manager for any tenant work to be performed that will affect the integrity of the Building's life safety systems.

(n) **Smoke Detectors**

Smoke detectors and duct-mounted smoke detectors will be isolated when work in an area



may activate a smoke alarm (i.e. open flame, cutting or sanding). In some circumstances the isolation will be completed after Normal Business Hours at the Property Manager's sole discretion. Provide forty-eight (48) hours' advance notice of all proposed dates for isolation.

(o) **Heat Detectors**

Heat detectors will be isolated when work in an area may activate a heat detector alarm (i.e. open flame). In some circumstances the isolation will be completed after Normal Business Hours at the Property Manager's sole discretion. Provide forty-eight (48) hours' advance notice of all proposed dates for isolation.

(p) **Pull Stations/GA**

Pull stations will be isolated when work in an area may activate a pull station alarm or a GA alarm. In some circumstances the isolation will be completed after Normal Business Hours at the Property Manager's sole discretion. Provide forty-eight (48) hours' advance written notice of all proposed dates for isolation.

(q) **Speakers**

Service work on a fire alarm speaker will not start until 6:00 p.m. and be returned to normal operation by 6:00 a.m. (or other pre-determined time) the next day in occupied spaces. In unoccupied spaces speaker work can be done by pre-arrangement with the Property Manager.

(r) **Electromagnetic locking devices (Maglocks)**

Tenant's Contractor(s) will familiarize themselves with the appropriate municipal requirements for the installation of electromagnetic locks.

The following documents must be submitted to the Project Manager for review:

- A copy of the application for a building permit.
- A copy of the building permit issued.
- The original drawings stamped and approved by the City of Toronto giving their approval of the installation of the EMLD's.
- Copies of any letters requesting an exemption.
- A copy of the documents with the City of Toronto's stamp of approval granting an exemption of the regulations.

Provide five (5) business days' advance notice for all Maglock tests including tests by governing Authorities.

Following receipt of the requested documentation, the Building Operations and Security Centre will inspect the installation to ensure that all requirements have been met. The installation must also be approved by the Property Manager's manager of 'Life Safety and Security' before approval is given by the Building Operations and Security Centre.

During testing of the Fire Alarm System, normal operation of the EMLD's as required by the Ontario Building Code must not be affected, and vice-versa. In other words, when one system is being tested the other system must be able to function as intended, i.e. not on by-pass mode.

All final connections and verification of EMLD's that are to be connected to, and released by the Alarm System, must be made by the fire alarm manufacturer after 10:00 p.m. at the Tenant's expense.

**III. Mechanical**

(a) **Cutting & Patching**

All cutting and patching required to the existing Building structure for the work shall be included in the contract and be acceptable to the Landlord.

Where conduit pass through fire rated walls or floors, provide fire stopping material listed with and bearing label of CSA and ULC and maintain same fire rating of building component penetration.

Tenant's Contractor(s) will fill holes with concrete after removal of pipes or drains. Large openings shall be closed following review by the Base Building Consultant structural engineer.

Tenant's Contractor(s) will caulk and seal new installations of floor pipes and drains to prevent water leakage and to maintain the fire rating of the assembly penetrated.

(b) **Demolition & Restoration**

Tenant's Contractor(s) will remove and cap all water supply, drain lines, and vent connections from ceiling spaces back to core riser unless otherwise advised by the Property Manager. Future connections will be provided with a valved and capped connection in conjunction with any tie-in. All tie-ins shall be complete with isolation valves and service designation.

Tenant's Contractor(s) will be responsible for removing any abandoned or unused ductwork or piping at the Tenant's expense.

It is the responsibility of the mechanical contractor to seal any openings through walls or floors to safeguard the fire rating assembly in question.

(c) **Work outside the Premises**

Work in other Tenant space is to be arranged through the Property Manager. Work shall be carried out after Normal Business Hours only. Security is required at all times, all costs will be at the sole expense of the Tenant.

(d) **Air balancing**

Tenant's Contractor(s) will hire the approved air balancing company to re-balance the air system upon completion of work and provide a balancing report to the Property Manager. System balancing is subject to the approval of the Property Manager and will be accepted following review and approval by the Base Building Consultant engineer.

(e) **Materials/Installation/Serviceing**

Tenant's Contractor is to install filter medium over pleated filters in compartment units and air handling equipment filters prior to start of the project. During demolition and drywall sanding stages install a temporary filter on return air openings and prevent the migration of dust into all systems and areas of the Building and Building equipment. Remove and dispose of filters at the project conclusion (i.e. clean diffusers, grilles, vents, etc.). Clean air handling equipment and compartment unit and above ceiling air plenums and other areas as required by the Property Manager.

Tenant's Contractor(s) will ensure that piping and ductwork is hung according to acceptable industry standards and to the standards of the Building (i.e. from slab or structure and not from existing piping or ductwork). Contact with ductwork or other piping/conduit is not allowed under any circumstances; all installations must be free from vibration.

Tenant's Contractor(s) will ensure that flexible ducts are secured to rigid ducts by mechanical fasteners and tape or sealant. (Tape alone is NOT acceptable). No joints will be allowed on flexible ducts.

Tenant's Contractor(s) will ensure that no dissimilar metals come in contact with piping and that electrical connectors are used where required.

Kitchen exhaust systems are not to be connected to the sanitary exhaust system. The Tenant's Contractor(s) will ensure that careful consideration is given to the inclusion of ecology units or special ductwork in kitchen exhaust systems.

Both the Tenant and the Tenant's Contractor(s) should give consideration to the provision of sufficient air to interior rooms in order to prevent overheating. Exhaust fans are a minimum requirement. A separate or dedicated air handling equipment box is more effective for Tenant comfort. Tenant's Contractor(s) will ensure that supply piping has shut-off valves and backflow preventers where required by Code (i.e. City water backup and computer A/C units). Provide backflow preventer field tests witnessed by the Property Manager and associated reports prior to placing systems into operation. At no time will Base Building Standard systems be tied into, operated or manipulated in any way without advance written authorization from the Property Manager, including by way of example, opening/closing valves, turning equipment on/off, systems connections, tests.

The Property Manager recommends that supplementary air conditioning units be inspected by the manufacturer's service representative upon installation to ensure proper operation. The Tenant is required to have the equipment inspected and serviced regularly thereafter. The Property Manager will be pleased to arrange for this service at the Tenant's expense. All supplementary air conditioning units shall be installed in accordance with Base Building Standards and governing codes and requirements.

Welding, brazing or soldering or any such activity likely to activate a smoke detector, must be approved by the Property Manager at least forty-eight (48) hours in advance of work, so that adequate precautions may be taken to prevent activation of smoke alarms and for the issuance of a work permit. All such work will be performed after Normal Business Hours. As a safety precaution, a fire extinguisher provided by the Tenant's Contractor shall be available in the immediate vicinity of the work. Upon completion of the work, the Tenant's Contractor(s) must notify the Property Manager.

All requests for air system shutdowns must be submitted in writing to the Property Manager for approval, at least forty-eight (48) hours prior to commencement of work. A Tenant's request for extra air conditioning will take precedence over a Tenant's Contractor(s) request for shutdown. All work will be performed after Normal Business Hours.

All kitchens, serveries and washrooms are to have floor drains installed. All added mechanical spaces must be concrete-curbed, floors water-proofed and floor drains installed. The Landlord reserves the right to have areas relocated during the design phase as not to cause potential damage to sensitive areas adjacent to or below. The Tenant shall be required to add protective devices as applicable (i.e. drains pans, under hot water tanks, with water sensors connected to the BAS, etc.)

Tenant's coffee makers and water coolers shall be connected using copper tubing or piping only. Plastic tubing is not acceptable.

- (f) **Sprinklers/ Standpipes**  
Tenant's Consultant is to verify that fire hose coverage is code compliant.

Tenant's Contractor(s) will arrange with the Building Operations and Security Centre for shutting off the standpipe system when fire hose cabinets ("FHC") are added or when changes are required to the sprinkler system.

Filling, draining or testing of the sprinkler system must be carried out between the hours of 6:00 p.m. and 6:00 a.m. Monday to Friday or on weekend by special arrangement.

Provide seventy-two (72) hours' advance written notice of all proposed dates for shutdowns or isolation. All drain-downs and fill-ups will be done outside of Normal Business Hours as approved by the Property Manager, weeknights and on weekends. No more than one standpipe will be drained down at a time. Riser systems will not be open for more than ten minutes before it is reconnected or capped off.

- (g) **Metering**  
Provision must be made for the inclusion of a water check meter, reading in cubic meters (m<sup>3</sup>) for large volume uses (e.g. computer rooms, kitchens).

## **SECTION 5 – LEED GUIDELINES**

### **5.1 LEED GUIDELINES**

For the benefit of those tenants who may choose to pursue a LEED Commercial Interior (LEED-CI) certification for their premises, the Landlord will provide on request where available, a copy of the LEED-CI screening and documentation survey that will identify the potential credits which may be applied to a tenant's application for certification.

## **SECTION 6 – BUILDING CHARGES & LANDLORD SERVICES**

### **6.1 BUILDING CHARGES & LANDLORD SERVICES**

Tenant shall pay the following to the Landlord with respect to services (“Services”) which the Landlord performs in connection with the Tenant’s Work and any other obligation of the Tenant relating to this Manual:

- (a) the total costs and expenses (collectively, the “Costs”) incurred or paid by the Landlord in connection with the Services including, without limitation, the following:
  - (i) costs for all personnel (including, without limitation, salaries, wages and benefits and related contributions, taxes or assessments and travel and subsistence expenses);
  - (ii) the cost of all products, utilities, tools and equipment including, without limitation, the cost of transportation, installation, repair, maintenance and storage thereof and such services as fire protection, light, heat, water, power, security, legal costs, auditing, special supervision, hoisting and other vertical transportation for workmen and materials, construction garbage removal, life safety services and any other special services, the cost of which can be reasonably allocated to the Services;
  - (iii) the amounts of all contracts with contractors, consultants and suppliers and the costs that result from any contractor’s, consultant’s or supplier’s failure to perform. Without limiting the generality of the foregoing, if the Tenant’s Consultant is not a Base Building Consultant, the costs and expense of consultants retained by the Landlord to check and review such Tenant’s Consultant’s drawings and specifications and inspect the site;
  - (iv) charges levied by Authorities;
  - (v) all taxes and duties related to the Services;
  - (vi) charges for long distance telephone and facsimile communications, reproduction and courier services including, without limitation, printing as-built drawings requested or required by the Tenant or the Tenant’s Consultants; and
  - (vii) costs incurred due to emergencies affecting the safety of persons or property.

For greater certainty, certain components of the Costs shall be based on the applicable rates set out in Sections 7.5; and

- (b) an administrative fee of fifteen percent (15%) of the Costs (“Fee”).

### **6.2 INVOICING OF SERVICES**

The Landlord may submit invoices to the Tenant on a monthly basis. Each invoice shall be for the Costs incurred or paid to date during the payment period, the applicable Fee related to such Costs and the applicable taxes. The amounts set out in the invoice submitted by the Landlord shall be paid by the Tenant within thirty (30) days after submittal of the invoice to the Tenant. The Tenant shall pay interest at a rate of one and a half percent (1.5%) per month (eighteen percent (18%) per annum), calculated monthly, on any amount for which the Landlord has issued an invoice and the Tenant has failed to pay within the required thirty (30) day period.

### **6.3 TERMS & CONDITIONS OF SERVICES**

Any work, equipment or services provided by the Landlord at the written request of the Tenant shall be authorized in writing by the Tenant in the form provided by the Landlord and shall be paid by the Tenant as follows:

- (a) Thirty-five percent (35%) of the amount payable by the Tenant as estimated by the Landlord, shall be paid to the Landlord by the Tenant at the time the Tenant authorizes the provision of such work, equipment or services by the Landlord.
- (b) The Tenant shall pay the balance of the amount payable by the Tenant for such work, equipment or services forthwith upon receipt of monthly Landlord's invoices which shall be issued in conjunction with the progress of the provision of such work, equipment or services work.

**SECTION 7 –CONSULTANTS, CONTRACTORS & BUILDING INFORMATION**

**7.1 BUILDING INFORMATION**

**Owner/  
Landlord** **6524443 Canada Inc. or 2001101 Ontario Inc.**  
c/o Brookfield Properties Canada Management LP  
181 Bay Street, Suite 700  
Toronto, Ontario  
M5J 2T3

*NOTE: Owner/Landlord designation depends on premises location. Please contact Property Manager or Project Manager for clarification.*

**Property  
Manager** **Brookfield Properties Canada Management LP**  
2 Bloor Street East, Suite 320  
Toronto, Ontario  
M4W 1A8

Contact: **Nuno Santos, General Manager**  
Tel: 416.963.4851 / Fax: 416.963.2828  
[nuno.santos@brookfieldproperties.com](mailto:nuno.santos@brookfieldproperties.com)

Contact: **Tracy Barbosa, Assistant Property Manager**  
Tel: 416.963.4855 / Fax: 416.777.2040  
[tracy.barbosa@brookfieldproperties.com](mailto:tracy.barbosa@brookfieldproperties.com)

**Building  
Operations:  
Mechanical/  
Electrical** **Brookfield Properties Canada Management LP**  
2 Bloor Street East, Suite 320  
Toronto, Ontario  
M4W 1A8

Contact: **Ian Ward, Manager, Operations**  
Tel: 416.963.4853 / Fax: 416.963.2828  
[ian.ward@brookfieldproperties.com](mailto:ian.ward@brookfieldproperties.com)

**Project  
Managers** **Brookfield Properties Canada Management LP**  
181 Bay Street, Suite 700  
Toronto, Ontario  
M5J 2T3

Contact: **Aziz Lakdawala, Project Manager, Construction Services (office)**  
Tel: 647.677.5786  
[aziz.lakdawala@brookfieldproperties.com](mailto:aziz.lakdawala@brookfieldproperties.com)

Contact: **Rowena DeLasAlas, Project Manager, Construction Services (retail)**  
Tel: 416.966.7539  
[rowenajoy.delasalas@brookfieldproperties.com](mailto:rowenajoy.delasalas@brookfieldproperties.com)



**7.2 BASE BUILDING CONSULTANTS**

**Architects:**

**NORR Limited**  
Address: 175 Bloor Street East  
Toronto, Ontario  
M4W 3R8  
Telephone 416.929.0200

**Electrical Consultants:**

**Mulvey & Banani Engineering**  
Contact: **Rob Marcuzzi**  
Address: 90 Sheppard Ave., E., Suite 500  
Toronto, Ontario  
M2N 3A1  
Telephone 416.751.2520

**Mechanical Consultants:**

**TMP Consulting Engineers**  
Contact: **Tony Dingman**  
Address: 285 Yorkland Boulevard  
Willowdale, Ontario  
M2J 1S5  
Telephone 416.499.8000  
Email [tdingman@tmptoronto.com](mailto:tdingman@tmptoronto.com)

**Structural Engineers:**

**WSP Canada Inc.**  
Address: 2300 Yonge Street  
Suite 2300  
Toronto, Ontario  
M4P 1E4  
Telephone: 416.487.5256

**Code Consultants:**

**LRI Engineering Inc.**  
Address: 170 University Avenue  
3<sup>rd</sup> Floor – Box 1  
Toronto, Ontario  
M5H 3B3  
Telephone: 416.515.9331

**7.3 APPROVED CONTRACTORS**

<b>MECHANICAL</b>	<p><b>Multitech Trades Corp</b> Ainsworth <b>Black &amp; McDonald Limited</b> Modern Niagara</p> <p><b>Raylyn Mechanical</b> Plan Group Mechanical</p>	<p>T: 905.812.7900 T: 416.896.4135 – Paul Thorne T: 416.366.2541 T: 416.668.4693 – Dan Counsell <a href="mailto:dcounsell@modernniagara.com">dcounsell@modernniagara.com</a> T: 905.683.5119 T: 647.518.4745 – Jeff Fauser</p>
<b>ELECTRICAL</b>	<p><b>Guild Electric</b> Ainsworth <b>Black &amp; McDonald Limited</b> <b>Campbell &amp; Kennedy</b> Plan Group</p>	<p>T: 416.288.8222 T: 416.678.9381 – Kevin Carr T: 416.366.2541 T: 905.761.8550 T: 416.522.5930</p>
<b>FIRE ALARMS/LIFE SAFETY</b>	<p><b>The Plan Group - fire alarm division (installation)</b></p> <p><b>JD Collins</b></p>	<p>T: 416.575.6371 – David Hutchings <a href="mailto:dhutchings@plan-group.com">dhutchings@plan-group.com</a></p> <p>T: 905.660.4535 Dan Madden: <a href="mailto:dan@jdcollins.ca">dan@jdcollins.ca</a>, or Dave Bested: <a href="mailto:dave@jdcollins.ca">dave@jdcollins.ca</a></p>
<b>SPRINKLERS</b>	<p><b>JD Collins</b> <b>Guardian Fire Systems Inc.</b> Vipond Automatic Sprinklers</p>	<p>T: 905.660.4535 – Dave Bested T: 905.567.4911 T: 905.564.7060</p>
<b>CONTROLS</b>	<p><b>HTS Control Services</b></p>	<p>T: 416.661.3400 – Vivek Kansal</p>
<b>CLEANING</b>	<p><b>Bee Clean</b></p>	<p>T: 416.357.4966</p>
<b>BASE BUILDING CEILING TILES/T-BARS</b>	<p><b>Select Acoustic Supply Inc.</b></p>	<p>T: 416.743.7545</p>
<b>DATA / COMMUNICATION</b>	<p><b>Ainsworth</b> <b>Plan Group</b> <b>Guild Electric</b></p>	<p>T: 416.678.9381 – Kevin Carr T: 416.522.5930 T: 416.288.8222</p>
<b>AIR BALANCING</b>	<p><b>Designtest &amp; Balance Co.</b></p>	
<b>ROOFING</b>	<p><b>Bothwell Accurate Roofing</b> <b>Learmont Roofing</b></p>	
<b>LOCKSMITH</b>	<p><b>Safeguard Locksmith</b> <b>Reillys Locksmith Ltd.</b></p>	<p>Contact: Chris Off T: 416.789.7889 T: 416.921.5101</p>
<b>X-RAYING &amp; CORE DRILLING</b>	<p><b>Daly Concrete Cutting &amp; Coring</b> <b>Canadian Cutting &amp; Coring</b> <b>Graff Concrete Cutting &amp; Coring</b> <b>C.B. Concrete Cutting &amp; CoringCanadian</b></p>	<p>T: 416.717.7791 T: 905.624.1414 T: 905.457.8120 T: 905.836.1220</p>
<b>ELEVATORS</b>	<p><b>For any elevator related work, call the Property Manager</b></p>	

**SECURITY SYSTEMS  
(CARD ACCESS)**

**Securitas Electronic Security**

T: 647.236.0866 - Gerry Hegarty  
T: 647.236.1438 - Chris Pesavento

**7.4 BUILDING LEGAL DESCRIPTION**

**PARCEL 1**

**Parcel 20-8, Section Y-3 Leasehold – PIN 21110-0043(LT):**

FIRSTLY:

Part Lot 20, Concession 2 From the Bay, of the original Township of York, now in the City of Toronto, designated as Parts 6, 7, 8 and 9, on Plan 66R-5391;

Subject thereout and therefrom to The Municipality of Metropolitan Toronto, its successors and assigns, easements or rights in the nature of easements to pass through all the subsoil and subsurface of the following lands for the purpose of maintaining, repairing, reconstructing and operating the Rapid Transit System of the Toronto Transit Commission, which lands are more particularly described as follows:

- (A) Part 8 on Plan 66R-5391, lying below a plane having an elevation of 387.71 feet City of Toronto datum in use in 1964;
- (B) Part 6 on Plan 66R-5391, lying below a plane having an elevation of 374.25 feet City of Toronto datum in use in 1964;

SECONDLY:

Part Lot 20, Concession 2 From the Bay of the original Township of York, now in the City of Toronto, designated as Parts 1, 2, 3, 4, 5, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22 and 26, Plan 66R-5391;

Together with rights of way over those parts of said Lot 20, in Concession 2 From the Bay (sometimes known as Parts of Lot 12 according to a certain plan made by W. C. Gwynne) designated as Parts 32 and 33 on said Plan 66R-5391 as in EM32466 (A323297) and EM59393 (A323298); and

Subject to rights of away in favour of all those entitled thereto over said Part 2, Plan 66R-5391 as set out in Instrument Nos. EM32466 and EM59393; see A323297 and A323298, respectively.

Subject thereout and therefrom to The Municipality of Metropolitan Toronto, its successors and assigns, easements or rights in the nature of easements to pass through all the subsoil and subsurface of the following lands for the purpose of repairing, reconstructing and operating the Rapid Transit System of the Toronto Transit Commission:

- (A) Part 12 on Plan 66R-5391, lying below a plane having an elevation of 378.59 feet City of Toronto datum in use in 1964;
- (B) Part 11 on Plan 66R-5391, lying below a plane having an elevation of 387.71 feet City of Toronto datum in use in 1964;
- (C) Part 3 on Plan 66R-5391, lying below a plane having an elevation of 374.25 feet City of Toronto datum in use in 1964;

- (D) Part 22 on Plan 66R-5391, lying below a plane having an elevation of 399.23 feet City of Toronto datum in use in 1964;
- (E) Parts 18, 19, 20 and 21 on Plan 66R-5391, lying below a plane having an elevation of 387.71 feet City of Toronto datum in use in 1964;
- (F) Part 26 on Plan 66R-5391, lying below a plane having an elevation of 378.59 feet City of Toronto datum in use in 1964;
- (G) Part 10 on Plan 66R-5391, lying below a plane having an elevation of 378.59 feet City of Toronto datum in use in 1964;

Further subject thereout and therefrom to The Municipality of Metropolitan Toronto, its successors and assigns, an easement or right in the nature of an easement to maintain, repair, reconstruct and operate a fan shaft in connection with the Rapid Transit System of the Toronto Transit Commission on the lands being Part 4 on Plan 66R-5391

Further subject thereout and therefrom an easement or right in the nature of an easement to maintain, repair, reconstruct and operate a concrete ventilator in connection with the Rapid Transit System of the Toronto Transit Commission on the lands being Parts 16 and 17 on Plan 66R-5391; addition to Parcel by A535578, and Part Lot 20, Concession 2 From the Bay, of the original Township of York, now in the City of Toronto, designated as Parts 1, 2, 3 and 4, Plan 66R-6028;

Subject thereout and therefrom to the Municipality of Metropolitan Toronto, its successors and assigns, easements or rights in the nature of easements to pass through all the subsoil and subsurface of the following lands for the purpose of repairing, reconstructing and operating the Rapid Transit System of the Toronto Transit Commission:

- (A) Part 2 on Plan 66R-6028, lying below a plane having an elevation of 377.00 feet City of Toronto datum use in 1964;
- (B) Part 4 on Plan 66R-6028, lying below a plane having an elevation of 378.59 feet City of Toronto datum in use in 1964;

Together with an easement over Part 3 on Reference Plan 66R-32952 as in AT6469549; subject to an easement in gross over Parts 2, 3, 4, 6, 7, 8, 12, 16, 17, 18, 19, 20, 21 and 22 on AT6564585 as in AT6564585; subject to an easement in gross over Parts 1, 5, 9, 10, 11, 13, 14, 15, 23, 24, 25, 26, 27 and 28 on AT6564585 as in AT6564585; City of Toronto.

**PARCEL 2**

**Consolidation of various properties Freehold; PIN 21110-0287(LT):**

Consolidation of various properties Part Lot 20, Concession 2 from the Bay, Township of York, being Part 14, Plan 66R-5391, except Parts 2 and 3 Expropriation Plan AT6564663, Toronto, City of Toronto; subject to an easement in gross over Parts 1 and 4 Expropriation Plan AT6564663 as in AT6564663.

**7.5 COST OF BASE BUILDING SERVICES**

<b>WORK</b>	<b>COST</b>	<b>UNIT</b>	<b>SCHEDULING</b>	<b>ADVANCE NOTICE</b>
Light Duty Cleaner	\$25.00	hr.	-	Regular
	\$37.50			After Hours
Heavy Duty Cleaner	\$25.00	hr.	-	Regular
	\$37.50			After Hours
Post-construction clean <5000 sq. ft. >5000 sq. ft.	Same	sq.ft.. sq.ft.	-	-
Washroom cleanup	\$50.00/day	day	Weekdays	-
Security supervision (minimum 4 hours)	\$35.00/hr	hr.	Schedule in advance	-
Material hoist / Freight elevator use upon building substantial completion after 6pm week-days and weekends	N/A	hr.	Schedule in advance	-
Fire Watch/Shutdown (minimum 4 hours)	\$35.00/hr	hr.	Schedule in advance	-
Electrical/Mechanical shutdowns	\$60.00/hr	hr.	Schedule in advance	-
Garbage bins	Contractor to provide own bins		Schedule delivery in advance with Building Services	-
Water	N/A		-	-
HVAC after regular hours	\$60.00/hr	hr.	-	-
Maintenance (Handyman)	\$35.00/hr	hr.	-	Weekday
	\$52.50/hr		-	After hours

**NOTES**

- **Regular hours are from 7:30 a.m. to 6:00 p.m. Monday to Friday.**
- **Prices may be adjusted to reflect then current costs at time of Tenant's construction.**
- **All above noted costs are plus an applicable admin fee and/or taxes.**
- **For non-standard water use, as deemed by the Landlord, a water meter must be installed at the cost of the Tenant.**

**7.6 SAFE WORK PERMIT**

A Safe Work Permit must be filled out in person at the Control Centre for 2 Bloor East. Fax or email copies will not be accepted. A sample copy of the form is contained within Section 10 - Forms of this Manual.

**SECTION 8 - BUILDING DESIGN PARAMETERS**

**8.1 OFFICE (for Retail and Food Court see Section 8.2)**

**(A) BUILDING DATA SHEETS**

<b>Building Name</b>	<b>2 Bloor East</b>														
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>														
<b>Building Operating Hours</b>	<p><b>Hours of Operations:</b> 2 Bloor East normal business hours are:</p> <p><b>Monday through Friday: 8:30 a.m. to 6:00 p.m.</b>  <b>Saturday: Restricted Access (pass cards only)</b>  <b>Sunday: Restricted Access (pass cards only)</b>  <b>Statutory Holidays: Restricted Access (pass cards only)</b></p> <p>Where applicable, the Lease takes precedence. Tenants may operate their own extended hours, subject to security access regulations for the Building. Extended hours are subject to additional service costs.</p> <p><b>2 Bloor East Public Access Hours</b> 2 Bloor East is accessible twenty-four (24) hours a day, seven (7) days a week. For your convenience 2 Bloor East essential services observe the following hours of operation.</p> <table border="0"> <thead> <tr> <th><u>Service</u></th> <th><u>Hours of Operation</u></th> </tr> </thead> <tbody> <tr> <td>Engineering</td> <td>Monday to Friday 8:30 a.m. to 6:00 p.m. Saturday 10:00 a.m. to 6:00 p.m.</td> </tr> <tr> <td>Housekeeping</td> <td>Monday to Friday 8:30 a.m. to 6:00 p.m.</td> </tr> <tr> <td>Parking</td> <td>24 hours - 7 days/week</td> </tr> <tr> <td>Security</td> <td>24 hours - 7 days/week</td> </tr> <tr> <td>Loading Dock</td> <td>8:30 a.m. to 6:00 p.m. Monday to Friday Deliveries after 6:00 p.m. on Saturday, Sunday and Holidays must be booked 24 hours in advance</td> </tr> <tr> <td>Maintenance</td> <td>8:30 a.m. to 6:00 p.m. - Monday to Friday</td> </tr> </tbody> </table>	<u>Service</u>	<u>Hours of Operation</u>	Engineering	Monday to Friday 8:30 a.m. to 6:00 p.m. Saturday 10:00 a.m. to 6:00 p.m.	Housekeeping	Monday to Friday 8:30 a.m. to 6:00 p.m.	Parking	24 hours - 7 days/week	Security	24 hours - 7 days/week	Loading Dock	8:30 a.m. to 6:00 p.m. Monday to Friday Deliveries after 6:00 p.m. on Saturday, Sunday and Holidays must be booked 24 hours in advance	Maintenance	8:30 a.m. to 6:00 p.m. - Monday to Friday
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<b>GENERAL DESCRIPTION</b>															
	<p>Located in the heart of the city, 2 Bloor East sits at the intersection of business and pleasure in midtown Toronto.</p> <p>The 2 Bloor East complex comprises a 535,000 square foot office tower, W Toronto Hotel, apartments, condominiums and an extensive retail concourse with a variety of retail shops and services. Directly above the intersection of two subway lines at the corner of Yonge and Bloor Streets and in close proximity to the Don Valley Expressway, 2 Bloor East offers excellent accessibility.</p> <p>This accessibility coupled with the dynamic surroundings of the Bloor-Yorkville shopping and entertainment district makes the 2 Bloor East complex a favoured destination for office tenants seeking modern office space in a leading edge location. The area is home to creative industry firms like software development, media and advertising as well as more traditional banking and insurance companies who have recognized the area's unique character.</p>														
<b>PHYSICAL PROPERTIES</b>															



<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b>Completion Date</b>	Built 1973, Renovated 2001
<b>Total Rentable Area</b>	535,000 sq.ft. in the office tower
<b>Floor Efficiency</b>	90.5% typical floor, 86.25% multi-tenant
<b>Floor Plates</b>	Typical column-free floor plates at 16,000 – 16,532 feet
<b>Storeys</b>	35 storeys above grade (1 storey below grade)
<b>Building Height</b>	439 feet / 134 meters
<b>Stairwells</b>	The Office Tower has two full-height stairwells, protected by two-hour fire-rated construction.
<b>Structural Systems</b>	Office tower constructed generally of cast in place reinforced concrete construction. The lower level of the project is normally cast in place concrete, whereas the second floor and above, with the exception of the sixth and seventh floor, is unbonded post tension construction. The sixth and seventh floors are reinforced concrete construction. A description of the general floor framing system is provided to the Tenant by means of working drawings included in the lease outline drawings supplied by the Landlord.
<b>Floor Loading</b>	70 lbs per square foot, including a 20 lb partition allowance, some floor areas adjacent to the core can support up to 150 lbs per square foot following structural assessment.  Unusually heavy loading situations such as central filing, vaults, safes and storage areas must be shown on drawings. Details and calculations on proposed floor loading must be supplied as part of the Tenant's working drawing submission to the Landlord, and are subject to the Landlord's approval which may be withheld for any reason on the advice of the Landlord's structural consultant.
<b>Exterior Cladding</b>	The exterior finish on the building is precast concrete panels.
<b>Windows</b>	Sealed thermal units with gray tint on outer pane "U" values: <ul style="list-style-type: none"> <li>.46BTU/(sq. ft. x H x degrees F) Winter-night</li> <li>.54BTU/(sq. ft. x H x Degrees F) Summer-day</li> </ul>
<b>Window Coverings</b>	Window coverings will be provided by the Landlord as a Base Building Standard window treatment and are not to be removed. Base Building Standard is roll up blinds.
<b>Restrooms/Floor</b>	Men's and Women's; typical floor has handicapped access, 4 fixtures per washroom.
<b>FINISHES</b>	<b>Base Building Standard – Multi-Tenant Floors</b>
<b>Walls</b>	Core walls and public corridors on multi-tenant floors are drywall, with a paint finish to the Base Building Standard, with a clear passage width of 5' 0". Full floor Tenant's core walls are taped and sanded drywall ready for paint finish. The elevator lobby is exposed concrete block, or as existing.
<b>Floors</b>	The floor is trowel finished concrete level to specified tolerances as determined by Landlord. Preparation of floors for new finishes is by Tenant.
<b>Ceiling</b>	The Landlord wishes to maintain the Base Building Standard ceiling throughout the entire project which consists of a modular 20" X 60" x 5/8" regular edge Armstrong #773B Cortega lay-in acoustic panel in a suspended T-bar grid system. A modular wiring system feeds recessed luminaries. Fire alarm speakers, sprinkler heads, light fixtures, exit signs and the ceiling grid are custom painted to match the ceiling tile. Typical floor to ceiling height is approximately 8'- 6"±.

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b>Doors</b>	<p><b><u>Multi Tenant Floor Doors and Frames</u></b></p> <p>All doors on multi-tenant floors will be 914 mm (3'- 0") wide by full height, solid core, with a medium-dark cherry stain finish, and stain grade frames with a 16 mm reveal (5/8"). The Tenant's primary suite entrances with single doors are equipped with glass sidelights. All doors shall be equipped with Base Building Standard lock-sets and closers as used throughout the Building. Entrances to electrical rooms, janitor rooms, washrooms, stairways and mechanical rooms will be fire-rated hollow metal doors in pressed steel frames, painted to the Base Building Standard for multi-tenant floors only. Finishes and details for entrance doors differing from the Base Building Standard will be reviewed by the Landlord for acceptance.</p> <p><b><u>Full Floor Tenant Doors and Frames</u></b></p> <p>None are provided for full floor Tenancies.</p>
<b>Elevator Lobbies</b>	<p>Multi-tenant elevator lobbies will have a drywall ceiling with hidden fluorescent light coves and/or LED down lighting.</p> <p>Full floor tenant elevator lobbies will have floors of concrete. Walls will be concrete; ceilings will be left unfinished; elevator doors will be metal, painted with a primer, all ready for Tenant's finishing to the Tenant design.</p>
<b>Interior Finishes</b>	Typically core walls, exterior walls, and columns are prime painted drywall. On multi-tenant floors the public corridors have painted drywall walls, with stone tile and wood finishes in the elevator lobbies.
<b>Partitions</b>	Interior drywall partitions of 2 1/2" metal studs and 5/8" drywall each side. Partitions are ceiling height, taped and sanded ready for Tenant finishes. Partitions terminating at the exterior wall must meet with a column centerline or window mullion.
<b>Floor Covering</b>	Carpet is provided in corridors and elevator lobbies on multi-tenant floors. Floor depression at the elevator lobbies is in place to accommodate stone flooring.
<b>LIFE SAFETY</b>	
<b>Monitoring</b>	The Simplex fire alarm system is connected to off-site monitoring and is located adjacent to the main lobby in the life safety room. The system is dedicated to the office tower, the neighboring hotel building and the shared parking garage. The system supports a variety of monitoring and supervisory points, auto-initiating devices as well as detection and annunciation components.
<b>Sprinklers</b>	<p>The Building is fully sprinklered with a combination of wet, dry and pre-action type systems. The design parameters of the system are summarized as:</p> <ul style="list-style-type: none"> <li>▪ Typical office floors – 0.1 USGPM per 1500 square feet</li> <li>▪ Retail areas – 0.16 USGPM per 3000 square feet</li> <li>▪ Garage areas – 0.16 USGPM per 1950 square feet</li> <li>▪ Mechanical areas – 0.19 USGPM per 1500 square feet</li> </ul> <p>The parking garage, loading dock and the main hydro room are dry type sprinklers. A pre-action system is provided for the diesel generator room and the penthouse electrical room.</p> <p>Sprinkler and standpipe pumps are connected to emergency power</p>

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
	via ATS#3.  All modifications to the sprinkler system shall be designed using hydraulic calculations.
<b>Fire Detection Services</b>	On each floor a sprinkler system is provided. In addition, fire hose cabinets, portable fire extinguishers, smoke detectors, heat detectors and annunciation speakers are Base Building Standards.  In the event of a fire, all elevators automatically return to ground level. Service elevator will be used for emergency use. A voice paging system covers all areas of the Building.  The design and placement of Tenant's interior partitions may affect fire alarm speakers, sprinkler and fire hose coverage.  Changes required to the Base Building Standard system to accommodate the Tenant's partitions will be at the Tenant's expense.
<b>Smoke Evacuation</b>	The Building is equipped with a fully automated smoke control system with firefighter override capabilities.
<b>Fire Hose Cabinets</b>	Each floor is provided with 2 fire hose cabinets, complete with fire hose (75 foot), fire extinguishers, with additional cabinets to suit tenant premises configuration. Two 3" capped connections are provided on each floor adjacent to the core fire hose cabinets.
<b>Emergency Exits</b>	Two (2) evacuation stairwells are provided with cross-over floors every fifth floor. Cross-over floors are located on floors 3, 7, 18, 21, 23, 28 and 33.
<b>Emergency Voice Communication</b>	EVAC speakers for communicating with Building occupants in emergency situations are located throughout the complex to meet the requirements of the Building code.
<b>Firefighters' Elevator</b>	All passenger elevators are equipped with automatic Phase I emergency recall and Phase II (in car) controls. The freight elevator is the designated fire fighters elevator as it is located in a segregated shaft.
<b>ELEVATORS</b>	
	The elevators at 2 Bloor Street East are arranged into high rise and low rise groups of five (5) elevators each and one (1) service car. Elevator lobbies are open at both ends.  <b><u>Low Rise Group:</u></b> <ul style="list-style-type: none"> <li>• Speed: 800 feet per minute.</li> <li>• Capacity: 4000 pounds.</li> <li>• Machine type: Gearless overhead traction.</li> <li>• Door Type: 48" single speed centre opening.</li> <li>• Floors served: Ground, 2 through 21.</li> </ul> <b><u>High Rise Group:</u></b> <ul style="list-style-type: none"> <li>• Speed: 1200 feet per minute.</li> <li>• Capacity: 4000 pounds.</li> <li>• Machine type: Gearless overhead traction.</li> <li>• Door Type: 48" single speed centre opening.</li> <li>• Floors served: Ground, 21 through 35.</li> </ul> <b>Note:</b> Any call button removals are to be carried out only by Building elevator manufacturer's representative.

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b><i>FREIGHT HANDLING</i></b>	
<b>Loading Dock Entrance</b>	Enter via Asquith Avenue
<b>Clearance</b>	13' (Height) x 40' (length) x 13' (width)
<b>Hours of Operation</b>	8:30 a.m. - 6:00 p.m., Monday – Friday. Deliveries after 6:00 p.m. or Saturday, Sunday or Holidays must be booked 24 hours in advance.
<b>Dock Area</b>	One (1) service bay is available to accommodate delivery vehicles.
<b>Freight Elevators</b>	The dedicated freight elevator serves floors 2 to 35. The dimensions of the elevator are 54.5" (length) x 98" (width) x 147" (height).
<b><i>OTHER SYSTEMS AND FACILITIES</i></b>	
<b><i>MECHANICAL SYSTEMS</i></b>	
<b><i>HEATING, VENTILATION AND AIR CONDITIONING</i></b>	
	<p>Air conditioning to perimeter zones will be provided by low sill fan coil units. Interior zones will be air conditioned by central air handling units equipped with high efficiency filters and steam humidification. In the case of a partial floor tenant, such tenant's demising walls shall have openings above the ceiling to allow a return air path to the core fan room.</p> <p>Return air via the ceiling plenum must be uninterrupted. The addition of sound baffles above the ceiling space by the Tenant must be provided with air transfer grilles.</p> <p><b><u>Pertinent Facts on the HVAC System</u></b></p> <p>The Base Building Standard system can accommodate 4 watts per square foot of cooling. Outdoor air is supplied by the interior central air handling systems at an average rate of 30 cfm per person based on a density of 150 sq. ft. per person (0.2 cfm per sq. ft.).</p> <p><b><u>H.V.A.C. - New Equipment Installation</u></b></p> <p>Should a Tenant require supplemental cooling continuously, i.e. computer room, an independent system should be installed at the Tenant's sole expense, subject to the written approval of the Landlord. The Tenant is responsible for maintenance of such equipment.</p> <p>All changes to the Base Building Standard HVAC System will require a Balancing Report prepared by the Landlord's designated balancing firm for the project at the Tenant's expense.</p>
<b>Heating</b>	Four natural gas, forced-draft boilers with a capacity of 9,000,000 BTU/HR per boiler. The boiler plant is fed from a 5" low pressure gas riser. The natural gas meter and main valve are located on the office tower loading dock accessible from Asquith Avenue in a locked enclosure. The hot water heating system supplies heated water for perimeter window radiation units and centre core re-heat coils. The boiler heating system is on a reset schedule with exterior temperatures for maxim energy savings. The perimeter heating is also provided via electric radiation units in painted enclosures below the windows and is thermostatically controlled.
<b>Temperature Control Zones</b>	The Base Building Standard design typically includes 2 temperature control zones per floor one feeding the north and the other the south. Zoning can easily be modified as Tenant improvement work if the need arises.

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b>Cooling</b>	<p>The cooling plant consists of three Trane centrifugal chillers with a capacity of 1250 tons per chiller.</p> <p>All three chillers and associate pumps parallel with each other.</p> <p>The chiller mechanical room was upgraded to meet the B52-95 Mechanical Refrigeration code in conjunction with the refrigerant conversion. A leak detection system with an interlocked mechanical exhaust system is provided. Weather permitting free-cooling is operated utilizing a plate heat exchanger. A Baltimore Air Coil cooling tower with a 925 ton capacity is operated year-round for both cooling applications.</p>
<b>System Design Conditions</b>	<p><b><u>Winter</u></b> 22 degrees Celsius with 30% relative humidity at outside conditions of minus 20.5 degrees Celsius.</p> <p><b><u>Summer</u></b> 24 degrees Celsius with 50% relative humidity at outside conditions of 32 degrees Celsius dry bulb and 24.5 degrees Celsius wet bulb temperature.</p>
<b>Supplemental Services</b>	<p>A supplementary cooling system with a 50 ton capacity is provided for tenant use for supplementary cooling applications (this system is currently running at full capacity).</p> <p>2" capped chilled water supply/return connections are provided on each floor.</p>
<b>PLUMBING &amp; DRAINAGE</b>	
<b>Plumbing &amp; Drainage</b>	<p>In order to provide maximum flexibility for adding private washrooms and kitchen stations, two additional sanitary drains and vents, domestic water and sanitary exhaust capped connections are provided by the Landlord at a location determined by the Landlord. Extension of these services to suit specific Tenant needs will be at the Tenant's expense.</p> <ul style="list-style-type: none"> <li>• All plumbing floor penetrations made by the Tenant must be sealed according to the Building Standard detail.</li> <li>• Access is available to sanitary vent and drain lines, within the service core at a point determined by the Landlord.</li> <li>• Check meters will be required on all domestic cold water lines. Water heaters if required, are at the Tenant's expense.</li> </ul> <p>Where plumbing is removed from Tenant premises, all water supply, drain lines and vent connections must be removed from the ceiling spaces back to the core riser and properly capped. Installation of water meter(s) will be required on all incoming lines to the Tenant's Premises servicing any kitchens, private washrooms and HVAC equipment.</p>
<b>SIGNAGE</b>	
	<p>Tenant signage for multi-tenant floors shall be in accordance with the Base Building Standards established for the project at the Tenant's expense. Tenant identification signage should not be placed on glass entry doors or on wood veneer doors. Tenant signage should be restricted to Base Building Standard plaque located adjacent to the entry door(s) and/or on an internal wall, of the Tenant's choice, within the Premises. All Building signage denoting service room designations, exit stairwells including exit signs, and service and lobby elevators shall</p>

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
	also be to the Base Building Standard.  All requests for signs must be submitted in writing to the Property Management office indicating the exact wording and spelling required. Requests should be submitted approximately one month prior to the actual move-in date.
<b>ELECTRICAL SERVICES</b>	
<b>Electrical Systems</b>	<p>Typical floor electrical capacity is as follows:</p> <ul style="list-style-type: none"> <li>• 2 watts per square foot – lighting</li> <li>• 3 watts per square foot – tenant loads (low rise floors)</li> <li>• 4 watts per square foot – tenant loads (high rise floors)</li> <li>• 3 watts per square foot – other</li> </ul> <p>Two electrical/telecommunications rooms per floor are provided with 4 riser sleeves per room.</p> <p>One Base Building Standard 42 circuit breaker panel is provided in each electrical room for each floor. 120/208 power is distributed via cast-in-place junction boxes provided throughout the office areas spaced at approximately one per 1000 square feet.</p> <p>Cast-in-place zonal conduits are provided for telecom/data distribution by the Tenant spaced at approximately one per 1000 square feet.</p>
<b>Power</b>	<p>Power is fed to each floor at 347/600 volts and is transformed to 120/208 volts 3 phase, 4 wire. Additional power may be available off the bust duct riser subject to approval from Landlord.</p> <p>Electrical systems support 4 watts per sq.ft. (1.5 watts for lighting/2.5 watts for receptacles).</p> <p>All power consumption will be metered by the Landlord using a microprocessor based digital metering system, which may require that additional meters be purchased by the Tenant's contractors.</p> <p>A system of sleeves for the vertical transportation of Tenant-supplied cabling. It should be noted that telephone riser rooms are not available for installation of the Tenant's equipment.</p> <p>Horizontal distribution from telephone riser will be at the Tenant's expense.</p> <p>The Tenant must make its own arrangements for the supply and installation of telephone services to the Premises, including wiring.</p>
<b>Emergency Power</b>	<p>Building essential services are connected to an emergency power generator system. Each floor has a minimum coverage of emergency lighting. The Tenant must connect to this system for all emergency lighting and may install additional emergency lighting, with prior approval from the Landlord.</p>
<b>Lighting</b>	<p>General office lighting consists of 20" x 60" fixtures with electronic ballast two (2) T8 lamps and K12 lenses suitable for a deep cell parabolic louvre (up to 3" deep). The Base Building Standard lighting system is designed to operate at 1.5 watts per sq. ft. Power for the lighting system is distributed at 347 volts. Lighting fixtures are fed from a modular wiring system which allows for ease of light fixture relocations. Lighting is controlled by a PDM low voltage lighting control system allowing multiple schedules and Tenant telephone override</p>

<b>Building Name</b>	<b>2 Bloor East</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
	capability. Tenant electrical contractors must contact Base Building Standard Operations to co-ordinate modifications to the lighting control zone circuiting.
<b>Lighting Levels</b>	500 lux (average maintained) at desk level on an open floor basis.
<b>COMMUNICATION FACILITIES</b>	
<b>Telephone</b>	The telephone and electrical rooms, which are provided on each floor, are intended only for Base Building Standard communications and electrical services and are not accessible to the Tenant. Any space of this nature, which the Tenant requires for its own equipment or use, must be provided within their leased premises. The Tenant shall carry out arrangements for telephone and communications services directly with the system supplier. Under no condition shall these rooms be used for storage of materials. Fire proofing through floor slab openings is required and shall conform to building standard detail.  All wiring in the ceiling (e.g. telephone and data communication lines) must be completely enclosed in conduit or it must be FT6 fire rated plenum cable.
<b>Fiber Optics</b>	There are a number of providers located within the Building giving tenants a wide variety of options. The following service providers have a presence in the Building:  Bell Canada, Cogent, Telus and Zayo.
<b>Satellite Telecommunications Capability</b>	Can be individually assessed when requested. Space exists to provide necessary routing of signal cable.
<b>Cable Television</b>	TV Cabling is installed in the Building. For tie-ins, Tenant to contact the service provider directly for service.

<b>Tenant's standards</b>	
<b>Corridor doors hardware</b>	Product Description: LNL Trim on 8200 Series Mortise Lockset
	Manufacturer: Sargent Manufacturing Co.
	Finish: C32D, Brushed Stainless Steel
<b>Cylinder</b>	ASSA
<b>Tenants' Doors &amp; Frames</b>	Stained cherry wood

## HARDWARE SPECIFICATIONS

The Tenant shall provide Base Building Standard cylinders for each door within its Premises that requires a lockset with keyways coded to the Building's master key system. All hardware and cylinders installed by the Tenant either on the perimeter demising walls or within its Premises must utilize Base Building Standard hardware. The Tenant's hardware supplier may be required to supply the Landlord's locksmith with cylinders and locks to be keyed to the master system at the Tenant's expense.

**Note:** Tenant locksmiths are not permitted to change the keying of any locks. Additional keys can be ordered from the Building's Property Manager at the Tenant's cost. All duplication of keys for the Premises must be done by the Landlord's locksmith.

## (B) METERING

### Electrical:

#### Meters:

- Approved Meters:

PowerLogic ION 6200 electricity meters manufactured by Schneider Electric are the Base Building Standard meters that must be installed to meter 100% of each tenant's load consumption that includes the following:

- a) Lighting – Base Building Standard Fixtures
- b) HVAC – Compartment Fans
- c) General Power – Plug power, supplementary HVAC, Non standard lighting

- Full Floor Tenancies:

**Lighting and HVAC electrical meters** have been installed on each floor to meter the consumption of each respective load.

**General Power Loads** are required to be metered. Existing meters previously installed for these loads will be made available to the tenant; provided the meter is compatible to the new load requirements. The tenant will be required to purchase additional meters if the meters in place are either not compatible with the loads, or if additional meters are required to meter any other additional load requirements.

Tenants will be billed the cost of electricity consumed for all electricity loads based on the consumption (in kilowatt hours) record by the meters and applicable electricity rates levied by the local utility.

- Multi Floor Tenancies:

Tenants occupying space on a multi-tenanted floor will be required to meter general power (plug load), supplementary HVAC and non standard lighting loads. Floor lighting and HVAC loads are metered by the Base Building Standard meters that have been installed.

Tenants will be billed the cost of electricity consumed within their respective premises which will include general power loads and their proportionate share of the Base Building Standard lighting and HVAC floor meters.



Meter Costs and Installation:

- The Tenant shall be responsible for the cost to supply and install any new meters.
- The Tenant shall also be responsible for re-commissioning any existing meters that the Tenant's loads are tied into.
- Each new meter will be supplied and installed by Landlord's preferred electrical contractor, Ainsworth Electric Co. Limited.
- The electrical Base Building Consultant will review the electrical drawings and identify the metering requirements.
- The subcontractor bidding the electrical installation will include the cost for new meters and re-commission charges for existing meters in the electrical price submission to the general contractor. Contact Ainsworth Electric (416) 751-4420 for quote at time of tendering.
- The electrical subcontractor awarded the work will provide Ainsworth Electric with a purchase order for the complete supply and installation of the metering scope of work.

The standard meter installation will take place during Normal Business Hours, installed during the construction build-out process. Installations required to be completed outside Normal Business Hours with monitoring loads greater than 200 amps and are not being installed in the core electrical room beside the source, should be priced on a per diem basis with Ainsworth Electric.

8.2 RETAIL AND FOOD COURT (for Office see Section 8.1)

(A) BUILDING DATA SHEETS

<b>Building Name</b>	<b>2 Bloor East – Retail and Food Court</b>														
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>														
<b>Building Operating Hours</b>	<p><b>Hours of Operations:</b> 2 Bloor East business hours are:</p> <p><b>Monday through Friday: 7:00 a.m. to 7:00 p.m.</b>  <b>Saturday: 10:00 a.m. to 6:00 p.m.</b>  <b>Sunday: 10:00 a.m. to 6:00 p.m.</b></p> <p>Where applicable, the Lease takes precedence. Tenants may operate their own extended hours, subject to security access regulations for the Building. Extended hours are subject to additional service costs.</p> <p><b>2 Bloor East Public Access Hours</b> 2 Bloor East is accessible twenty-four hours a day, seven days a week. For your convenience 2 Bloor East essential services observe the following hours of operation.</p> <table border="0"> <thead> <tr> <th><u>Service</u></th> <th><u>Hours of Operation</u></th> </tr> </thead> <tbody> <tr> <td>Engineering</td> <td>8:30 a.m. to 6:00 p.m. Monday to Friday 10:00 a.m. to 6:00 p.m. Saturday</td> </tr> <tr> <td>Housekeeping</td> <td>8:30 a.m. to 6:00 p.m. Monday to Friday</td> </tr> <tr> <td>Parking</td> <td>24 hours - 7 days/week</td> </tr> <tr> <td>Security</td> <td>24 hours - 7 days/week</td> </tr> <tr> <td>Loading Dock</td> <td>8:30 a.m. to 6:00 p.m. Monday to Friday Deliveries after 6:00 p.m. on Saturday, Sunday and Holidays must be booked 24 hours in advance</td> </tr> <tr> <td>Maintenance</td> <td>8:30 a.m. to 6:00 p.m. - Monday to Friday</td> </tr> </tbody> </table>	<u>Service</u>	<u>Hours of Operation</u>	Engineering	8:30 a.m. to 6:00 p.m. Monday to Friday 10:00 a.m. to 6:00 p.m. Saturday	Housekeeping	8:30 a.m. to 6:00 p.m. Monday to Friday	Parking	24 hours - 7 days/week	Security	24 hours - 7 days/week	Loading Dock	8:30 a.m. to 6:00 p.m. Monday to Friday Deliveries after 6:00 p.m. on Saturday, Sunday and Holidays must be booked 24 hours in advance	Maintenance	8:30 a.m. to 6:00 p.m. - Monday to Friday
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Maintenance	8:30 a.m. to 6:00 p.m. - Monday to Friday														
<b>GENERAL DESCRIPTION</b>															
	<p>Located in the heart of the city, the 2 Bloor East complex sits at the intersection of business and pleasure in midtown Toronto.</p> <p>The 2 Bloor East complex comprises a 535,000 square foot office tower, W Toronto Hotel, apartments, condominiums and an extensive retail concourse with a variety of retail shops and services. Directly above the intersection of two subway lines at the corner of Yonge and Bloor Streets and in close proximity to the Don Valley Expressway, 2 Bloor East offers excellent accessibility.</p> <p>This accessibility coupled with the dynamic surroundings of the Bloor-Yorkville shopping and entertainment district makes the 2 Bloor East complex a favoured destination for office tenants seeking modern office space in a leading edge location. The area is home to creative industry firms like software development, media and advertising as well as more traditional banking and insurance companies who have recognized the area's unique character.</p>														

<b>Building Name</b>	<b>2 Bloor East – Retail and Food Court</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b>PHYSICAL PROPERTIES</b>	
<b>Completion Date</b>	Built 1973, Renovated 2001
<b>Total Rentable Area</b>	98,776 sq.ft.
<b>FINISHES</b>	<i>For Base Building Standard finishes applicable to Retail stores and Food Court units, refer to the Retail Tenant Design Criteria Manual.</i>
<b>LIFE SAFETY</b>	
<b>Monitoring</b>	The Simplex fire alarm system is connected to off-site monitoring and is located adjacent to the main lobby in the life safety room. The system is dedicated to the office tower, the neighboring hotel building and the shared parking garage. The system supports a variety of monitoring and supervisory points, auto-initiating devices as well as detection and annunciation components.
<b>Sprinklers</b>	<p>The Building is fully sprinklered with a combination of wet, dry and pre-action type systems. The design parameters of the system are summarized as:</p> <ul style="list-style-type: none"> <li>▪ Retail areas – 0.16 USGPM per 3000 square feet</li> <li>▪ Garage areas – 0.16 USGPM per 1950 square feet</li> <li>▪ Mechanical areas – 0.19 USGPM per 1500 square feet</li> </ul> <p>The parking garage, loading dock and the main hydro room are dry type sprinklers. Sprinkler and standpipe pumps are connected to emergency power via ATS#3.</p> <p>All modifications to the sprinkler system shall be designed using hydraulic calculations.</p>
<b>Fire Detection Services</b>	<p>On each floor a sprinkler system is provided. In addition, fire hose cabinets, portable fire extinguishers, smoke detectors, heat detectors and annunciation speakers are Base Building Standards.</p> <p>In the event of a fire, all elevators automatically return to ground level. Service elevator will be used for emergency use. A voice paging system covers all areas of the Building.</p> <p>The design and placement of Tenant's interior partitions may affect fire alarm speakers, sprinkler and fire hose coverage.</p> <p>Changes required to the building standard system to accommodate the Tenant's partitions will be at the Tenant's expense.</p>
<b>Smoke Evacuation</b>	The Building is equipped with a fully automated smoke control system with firefighter override capabilities.
<b>Fire Hose Cabinets</b>	The Retail concourse is provided with sufficient fire hose cabinets to meet Code requirements, complete with fire hose (75 foot) and fire extinguishers.
<b>Emergency Exits</b>	There are numerous emergency exits located throughout the Retail concourse and Food Court.
<b>Emergency Voice Communication</b>	EVAC speakers for communicating with Building occupants in emergency situations are located throughout the complex to meet the requirements of the Building code.

<b>Building Name</b>	<b>2 Bloor East – Retail and Food Court</b>
<b>Location</b>	<b>2 Bloor Street East, Toronto</b>
<b>FREIGHT HANDLING</b>	
<b>Loading Dock Entrance</b>	Enter via Asquith Avenue
<b>Clearance</b>	13' (Height) x 40' (length) x 13' (width).
<b>Hours of Operation</b>	8:30 a.m. - 6:00 p.m., Monday – Friday. Deliveries after 6:00 p.m. or Saturday, Sunday or Holidays must be booked 24 hours in advance.
<b>Dock Area</b>	One (1) service bay is available to accommodate delivery vehicles;
<b>ELECTRICAL SYSTEMS</b>	
<b>Power</b>	A total of 6 watts per square foot for Retail and 30 watts per square foot for Food Court will be provided for each Tenant, or as existing. Requests for additional power requirements will be reviewed by the Landlord.  Fireproofing and smoke barriers for all coring through floor slabs are required and shall conform to Base Building Standard detail. All wiring must be run in conduit, and electrical boxes below slabs must be marked to indicate they below to the wiring system for the floor above.  All power consumption will be metered by the Landlord using a microprocessor based digital metering system. Meter specifications to be obtained from the Base Building Consultants or the Building's Chief Engineer.
<b>Emergency Power</b>	There are three (3) large emergency diesel generators. These generators are dedicated to providing power to a full life safety system, emergency lighting, fire fighting equipment, communication systems, and emergency elevator operation.
<b>COMMUNICATION FACILITIES</b>	
<b>Fiber Optics</b>	There are a number of providers located within the Building giving tenants a wide variety of options. The following service providers have a presence in the Building:  Bell Canada, Cogent, Telus and Zayo.
<b>Satellite Telecommunications Capability</b>	Can be individually assessed when requested. Space exists to provide necessary routing of signal cable.
<b>Cable Television</b>	TV Cabling is installed in the Building. For tie-ins, Tenant to contact the service provider directly for service.

**(B) METERING**

**Electrical:**

Meters:

- Approved Meters:

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- a) Lighting – Base Building Fixtures
- b) HVAC – Compartment Fans
- c) General Power – Plug power, supplementary HVAC, Non standard lighting

**General Power Loads** are required to be metered. Existing meters previously installed for these loads will be made available to the tenant; provided the meter is compatible to the new load requirements. The Tenant will be required to purchase additional meters if the meters in place are either not compatible with the loads, or if additional meters are required to meter any other additional load requirements.

Tenants will be billed the cost of electricity consumed for all electricity loads based on the consumption (in kilowatt hours) record by the meters and applicable electricity rates levied by the local utility.

Meter Costs and Installation:

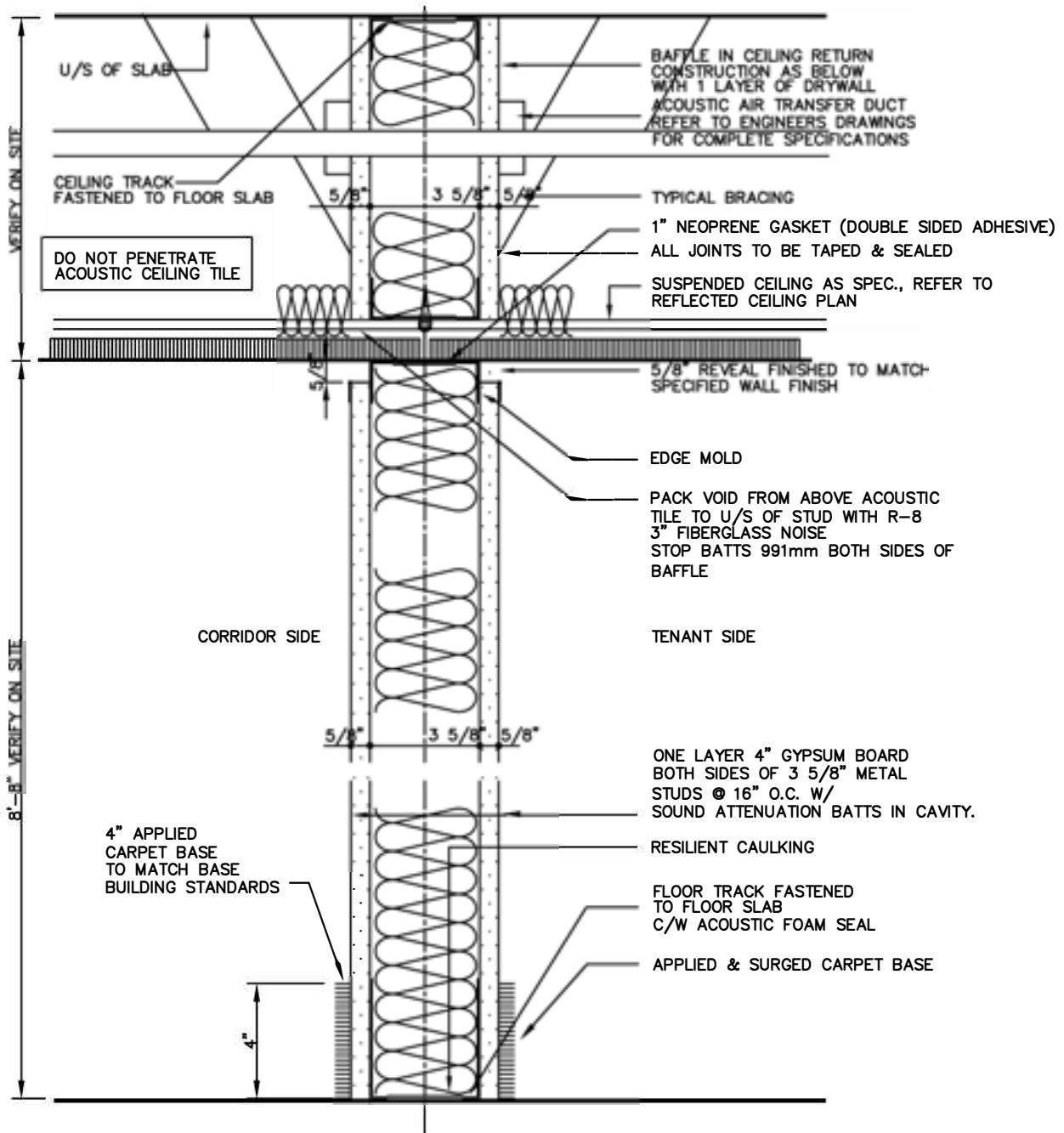
- The Tenant shall be responsible for the cost to supply and install any new meters.
- The Tenant shall also be responsible for re-commissioning any existing meters that the Tenant's loads are tied into.
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**SECTION 9 – TYPICAL STANDARD DETAILS**

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**Brookfield**

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PROJECT	2 Bloor Street East
DRAWING TITLE	SECTION : DEMISING PARTITION

PROJECT NO.:	
DATE:	November 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	<b>SK-1</b>

**NOTES:**

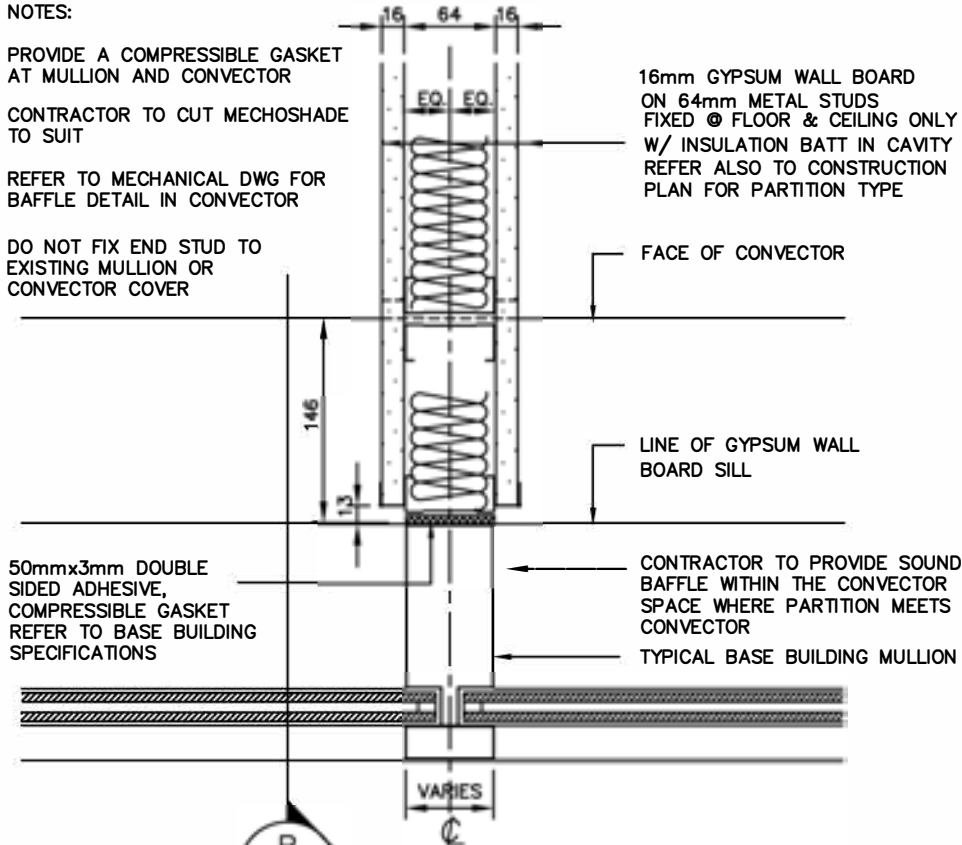
PROVIDE A COMPRESSIBLE GASKET AT MULLION AND CONVECTOR

CONTRACTOR TO CUT MECHOSHADE TO SUIT

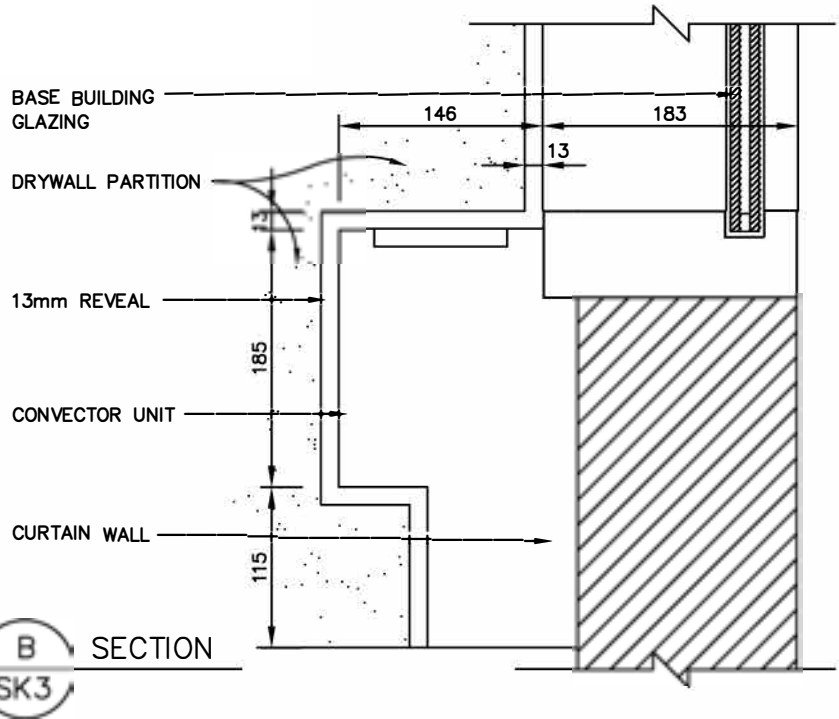
REFER TO MECHANICAL DWG FOR BAFFLE DETAIL IN CONVECTOR

DO NOT FIX END STUD TO EXISTING MULLION OR CONVECTOR COVER

16mm GYPSUM WALL BOARD ON 64mm METAL STUDS  
FIXED @ FLOOR & CEILING ONLY  
W/ INSULATION BATT IN CAVITY  
REFER ALSO TO CONSTRUCTION PLAN FOR PARTITION TYPE



**A** PLAN SECTION  
SK3



**B** SECTION  
SK3

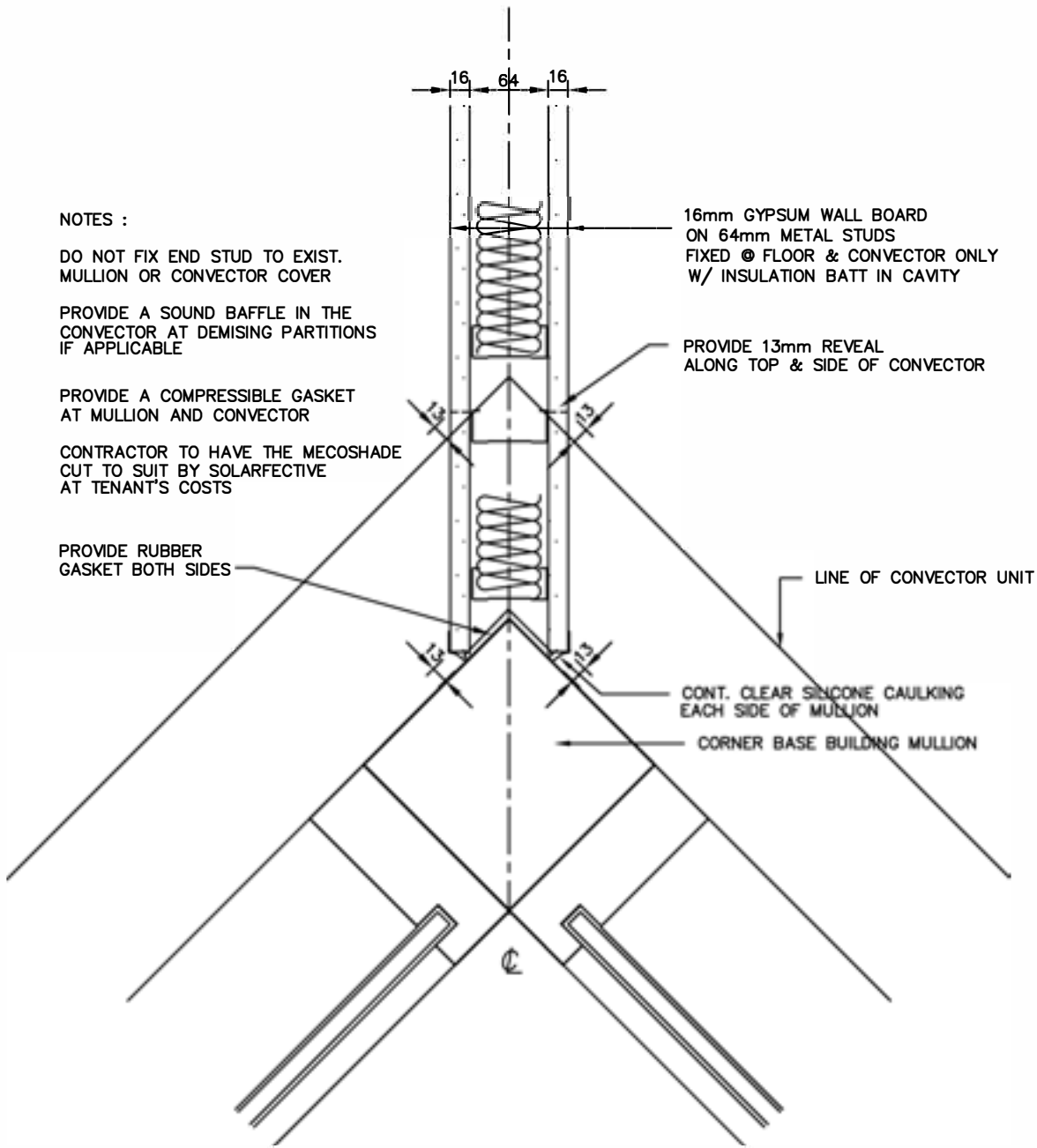
**Brookfield**

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PROJECT:	2 Bloor Street East
DRAWING TITLE	SECTION : PARTITION AT MULLION

PROJECT NO.:	
DATE:	May 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	<b>SK-3</b>





**NOTES :**

DO NOT FIX END STUD TO EXIST. MULLION OR CONVECTOR COVER

PROVIDE A SOUND Baffle IN THE CONVECTOR AT DEMISING PARTITIONS IF APPLICABLE

PROVIDE A COMPRESSIBLE GASKET AT MULLION AND CONVECTOR

CONTRACTOR TO HAVE THE MECOSHADE CUT TO SUIT BY SOLARFECTIVE AT TENANT'S COSTS

PROVIDE RUBBER GASKET BOTH SIDES

16mm GYPSUM WALL BOARD ON 64mm METAL STUDS FIXED @ FLOOR & CONVECTOR ONLY W/ INSULATION BATT IN CAVITY

PROVIDE 13mm REVEAL ALONG TOP & SIDE OF CONVECTOR

LINE OF CONVECTOR UNIT

CONT. CLEAR SILICONE CAULKING EACH SIDE OF MULLION

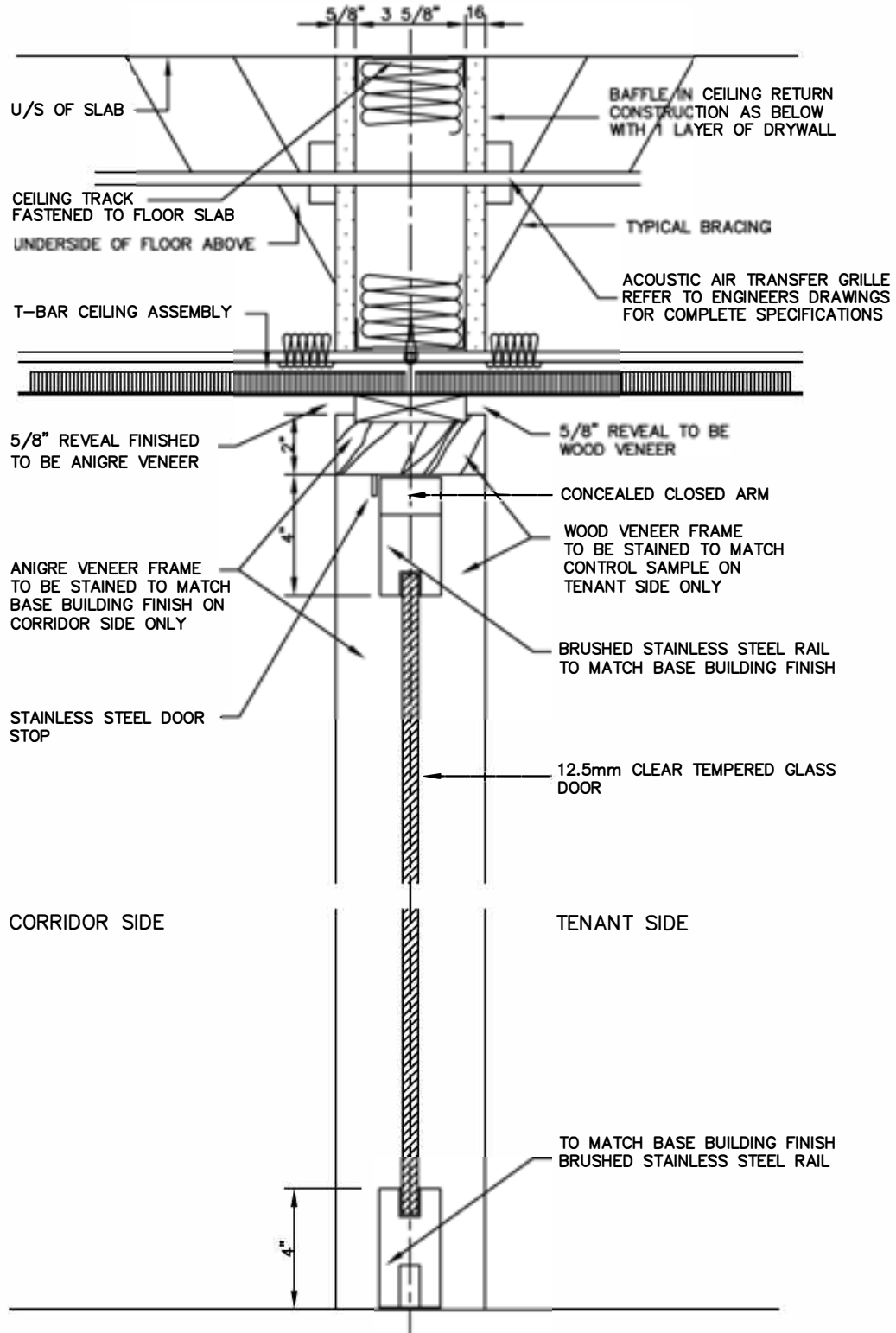
CORNER BASE BUILDING MULLION

**Brookfield**

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PROJECT	2 Bloor Street East
DRAWING TITLE	SECTION : PARTITION AT ANGLED MULLION

PROJECT NO.:	
DATE:	May 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	SK-3A



**Brookfield**

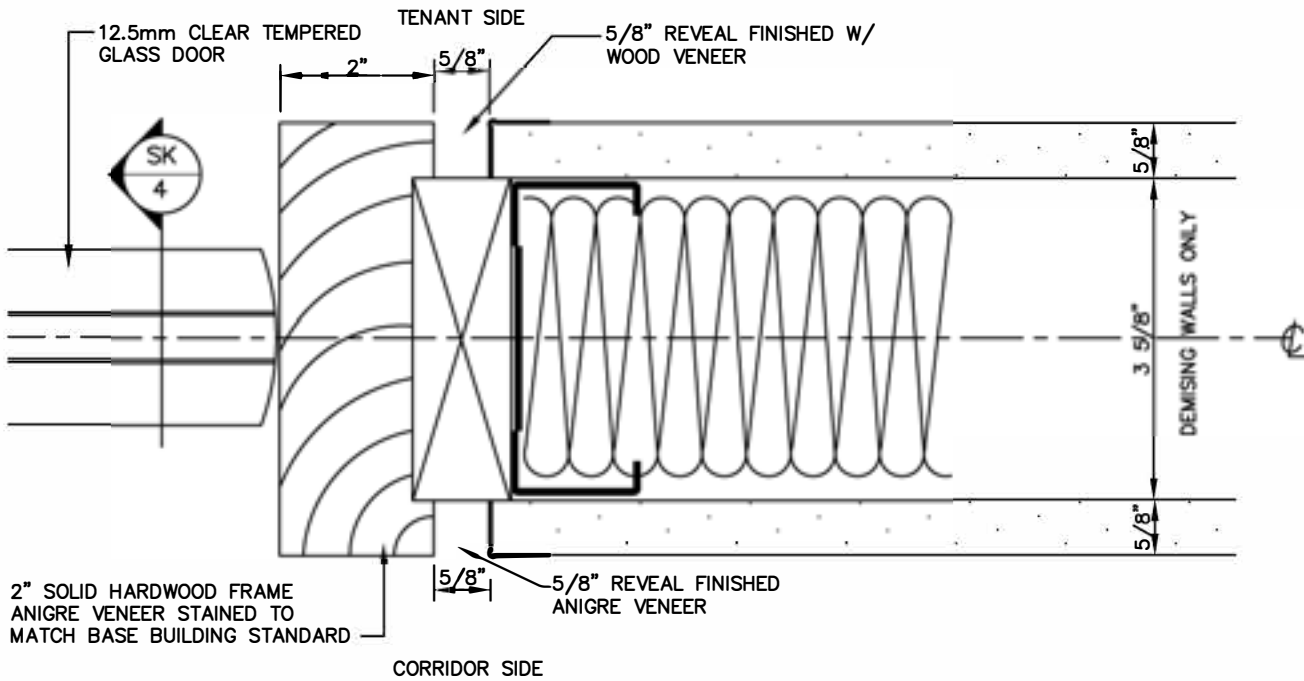
These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT	2 Bloor Street East
DRAWING TITLE	SECTION : TEMPERED GLASS ENTRY DOOR

PROJECT NO.:	
DATE:	November 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	<b>SK-4</b>

NOTE:

1. FRAME TO BE FINISHED W/ ANIGRE VENEER STAINED TO MATCH BASE BUILDING STANDARDS ON CORRIDOR SIDE
2. COMMON CORRIDOR DOORS & FRAMES SUPPLIED & INSTALLED BY CONTRACTOR, MANUFACTURED AS SPECIFIED BY BROOKFIELD, REFER TO BASE BUILDING SPECIFICATIONS.
3. TENANT SIDE FRAME TO BE FINISHED W/ VENEER TO MATCH CONTROL SAMPLE.

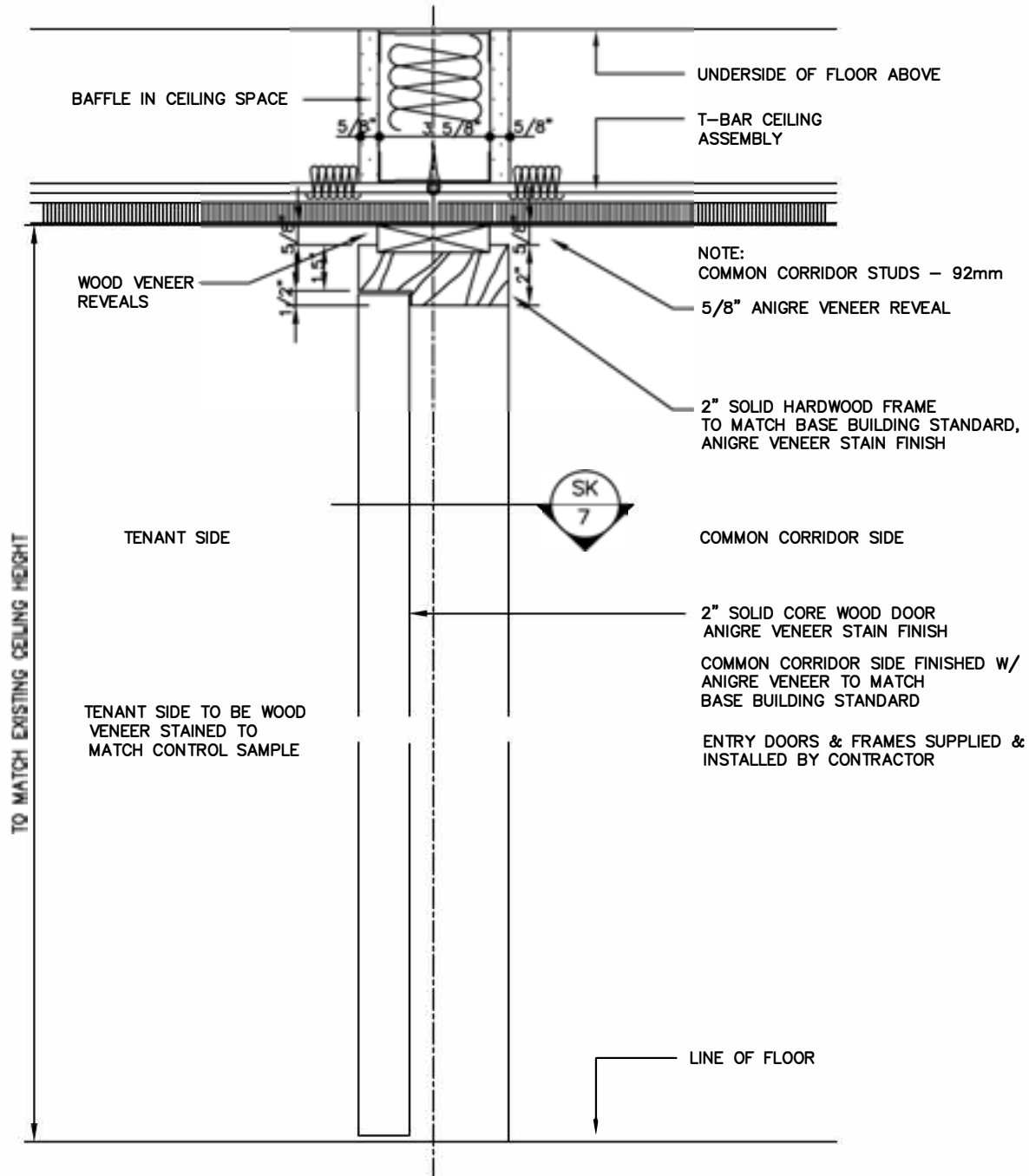


**Brookfield**

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PROJECT	2 Bloor Street East
DRAWING TITLE	SECTION : SUITE ENTRY DOOR JAMB

PROJECT NO.:	
DATE:	November 2007
DRAWN BY:	
SCALE:	1 : 2
DWG:	<b>SK-5</b>

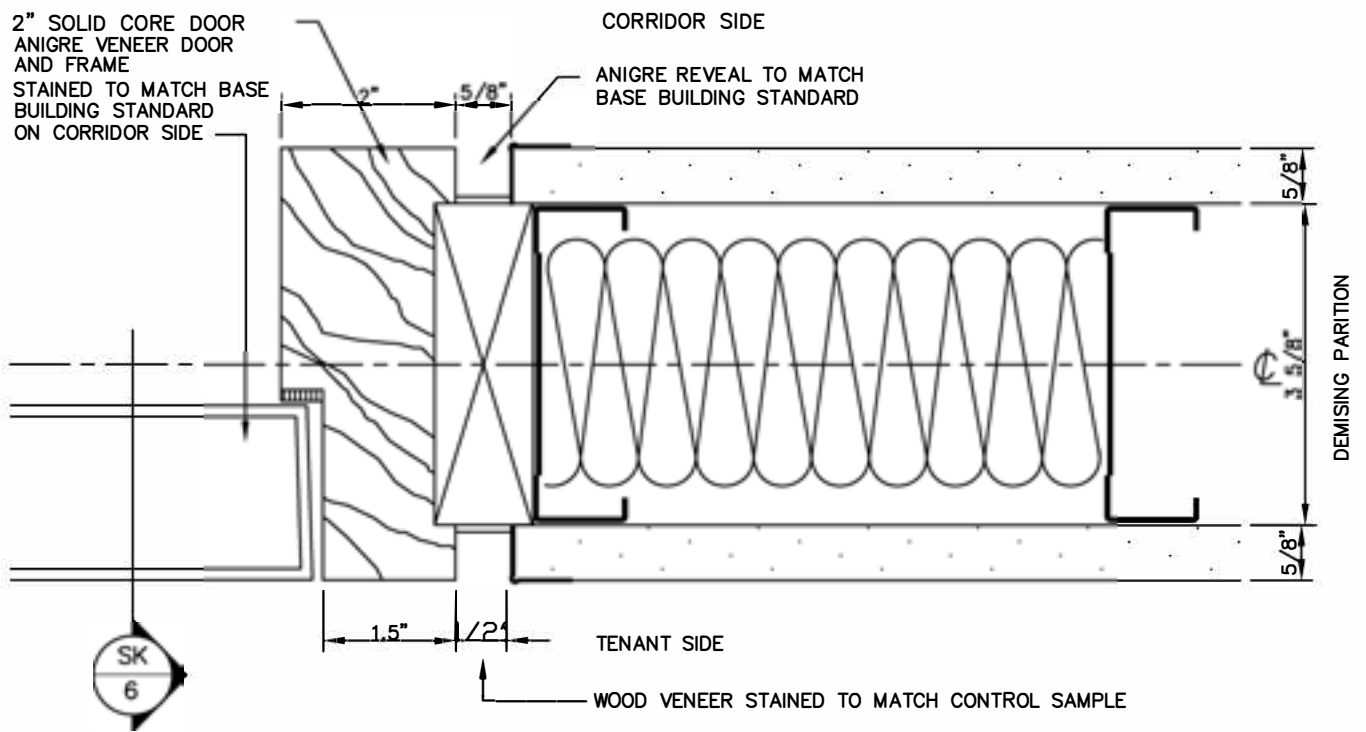


**Brookfield**

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PROJECT	2 Bloor Street East
DRAWING TITLE	SECTION : EXIT DOOR

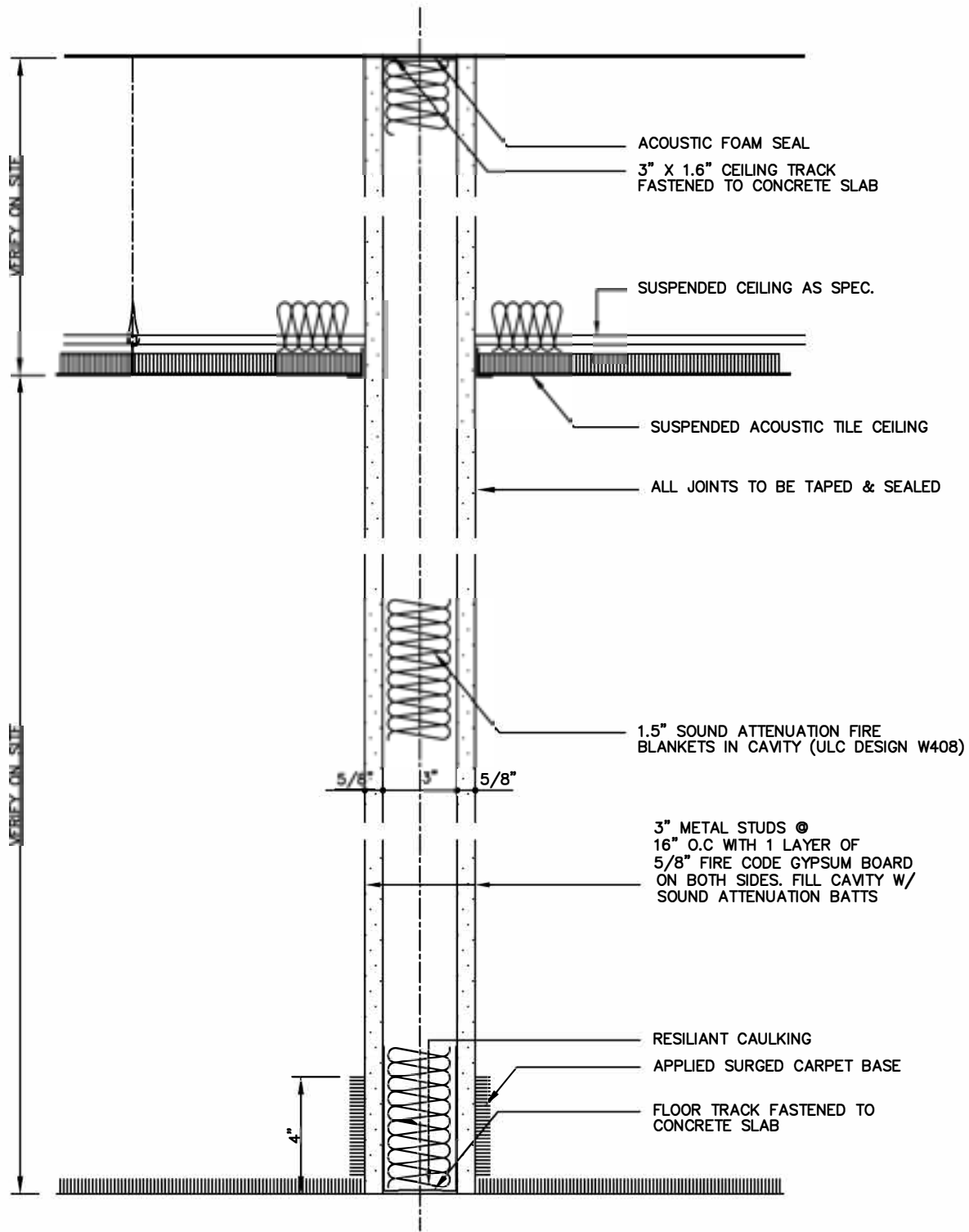
PROJECT NO.:	
DATE:	November 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	<b>SK-6</b>



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

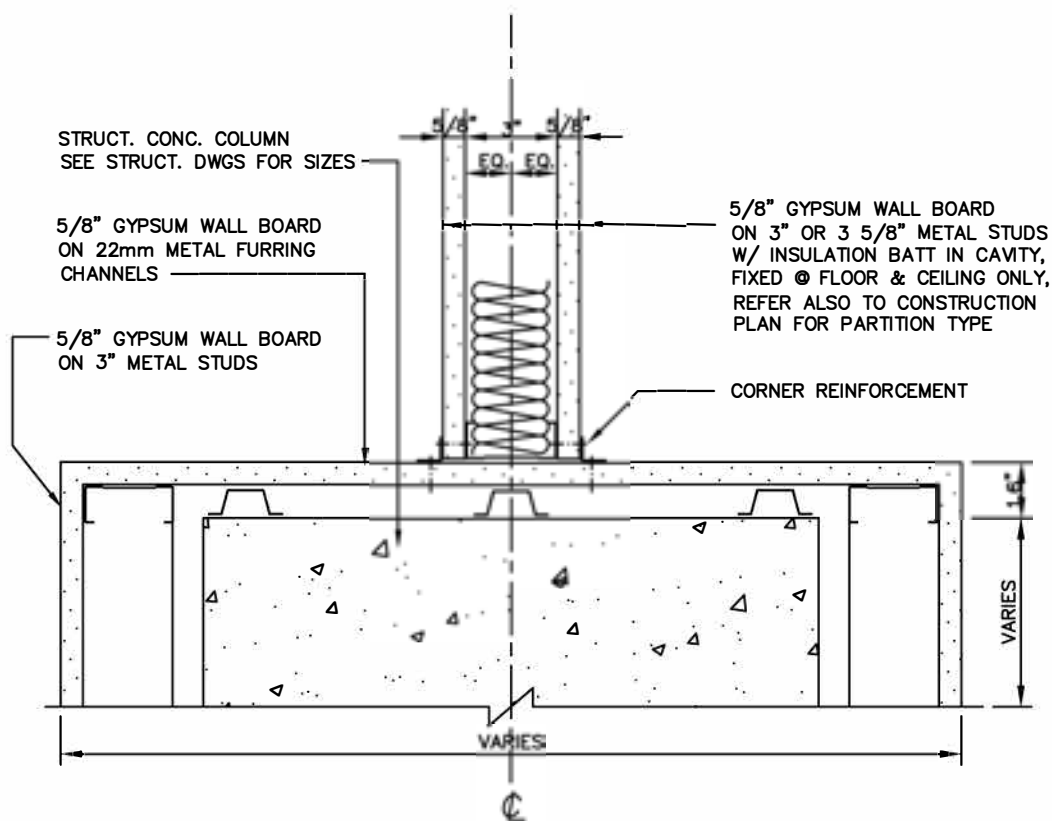
PROJECT 2 Bloor Street East	PROJECT NO.:
	DATE: November 2007
	DRAWN BY:
DRAWING TITLE SECTION : EXIT DOOR JAMB	SCALE: 1 : 2
	DWG: SK-7



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT <b>2 Bloor Street East</b>	PROJECT NO.:
	DATE: November 2007
DRAWING TITLE <b>SECTION : 1 HR RATED PARTITION FULL HEIGHT</b>	DRAWN BY:
	SCALE: 1 : 5
	DWG: <b>SK-8</b>



# Brookfield

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PROJECT  
2 Bloor Street East

PROJECT NO.:

DATE: November 2007

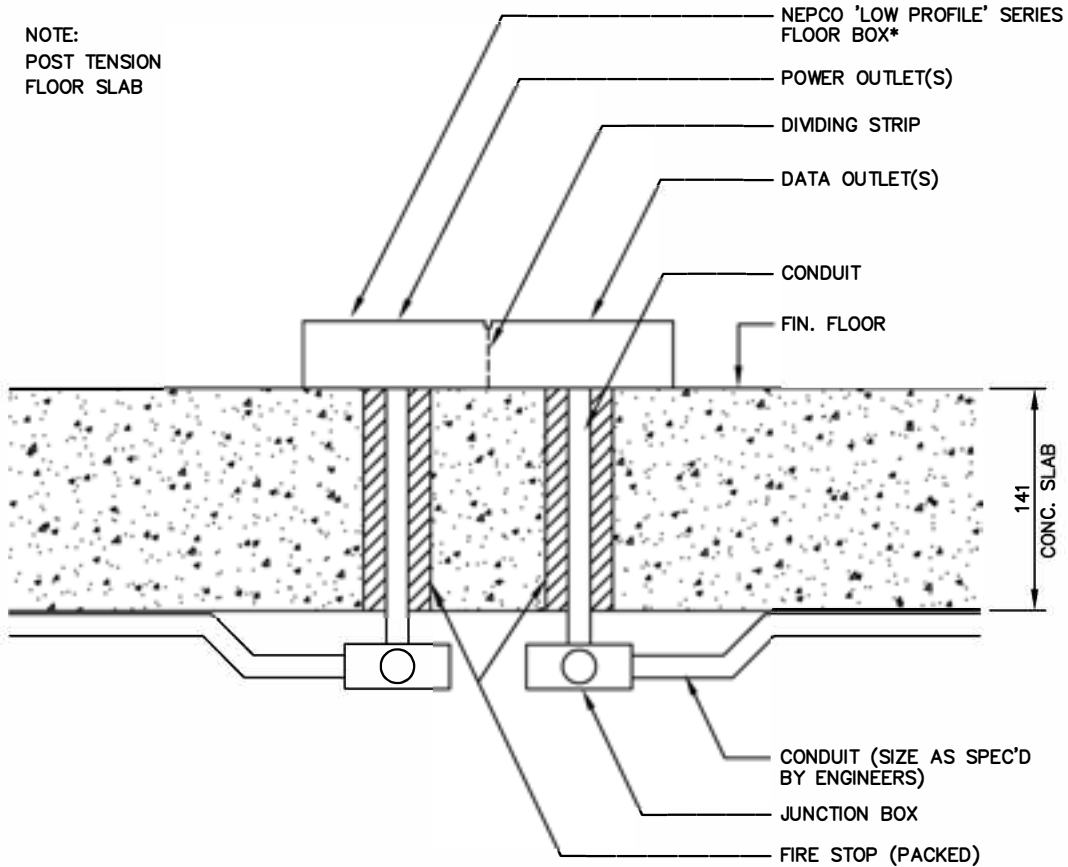
DRAWN BY:

SCALE: 1 : 5

DRAWING TITLE  
SECTION : PARTITION AT EXTERIOR COLUMN

DWG:  
**SK-9**

NOTE:  
POST TENSION  
FLOOR SLAB

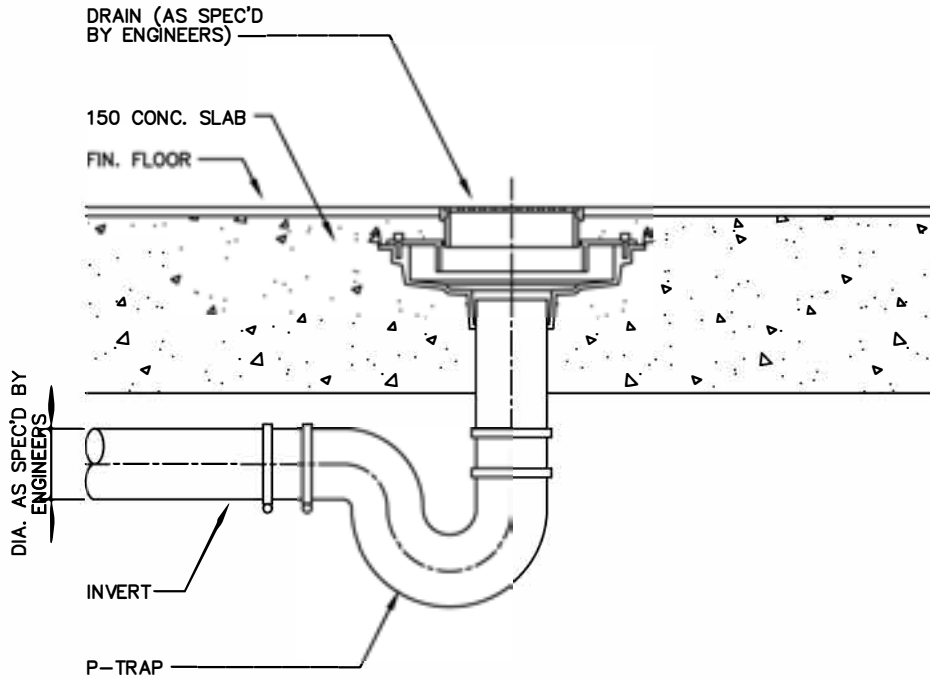


\*NOTE: SMITH AND STONE 'V.L.P. SERIES  
AN ACCEPTABLE ALTERNATE

<h1 style="margin: 0;">Brookfield</h1> <p style="font-size: small; margin-top: 10px;">These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.</p>	PROJECT <b>2 Bloor Street East</b>	PROJECT NO.:
		DATE: November 2007
		DRAWN BY:
		SCALE: 1 : 5
	DRAWING TITLE <b>SECTION : TYPICAL FLOOR MONUMENT</b>	DWG: <b>SK-10</b>



NOTE:  
POST TENSION  
FLOOR SLAB

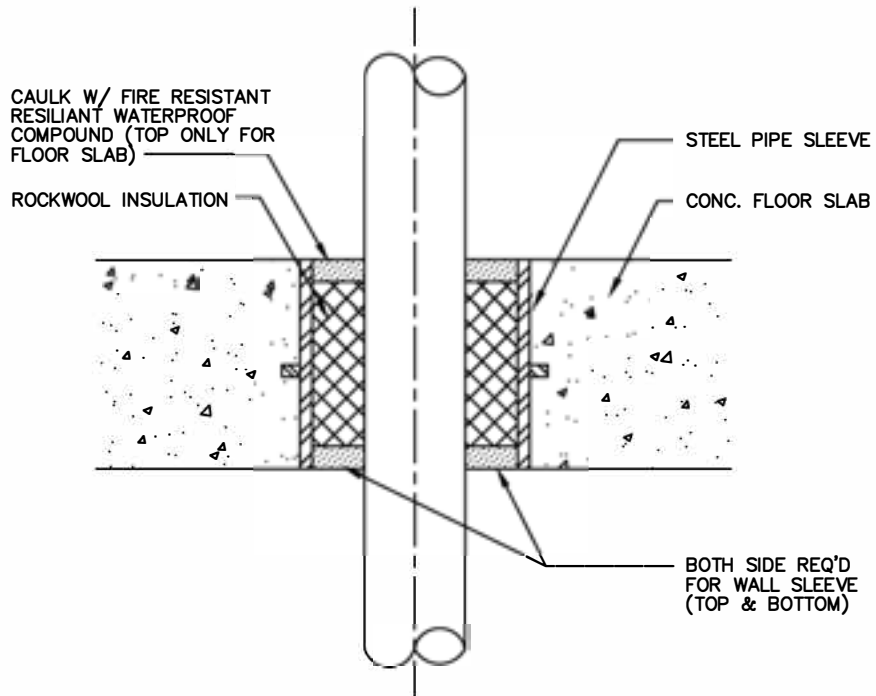


# Brookfield

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PROJECT 2 Bloor Street East	PROJECT NO.:
	DATE: November 2007
DRAWING TITLE SECTION : TYPICAL FLOOR DRAIN	DRAWN BY:
	SCALE: N.T.S.
	DWG: SK-11

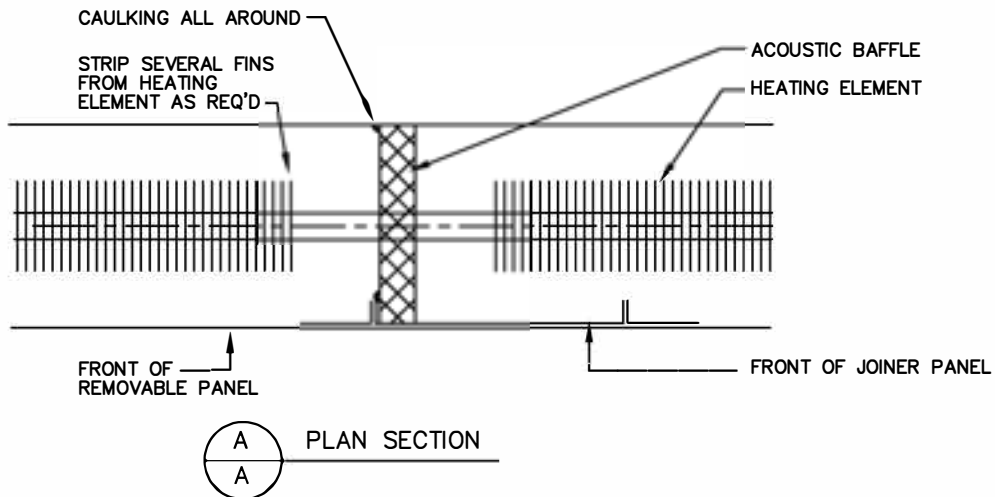
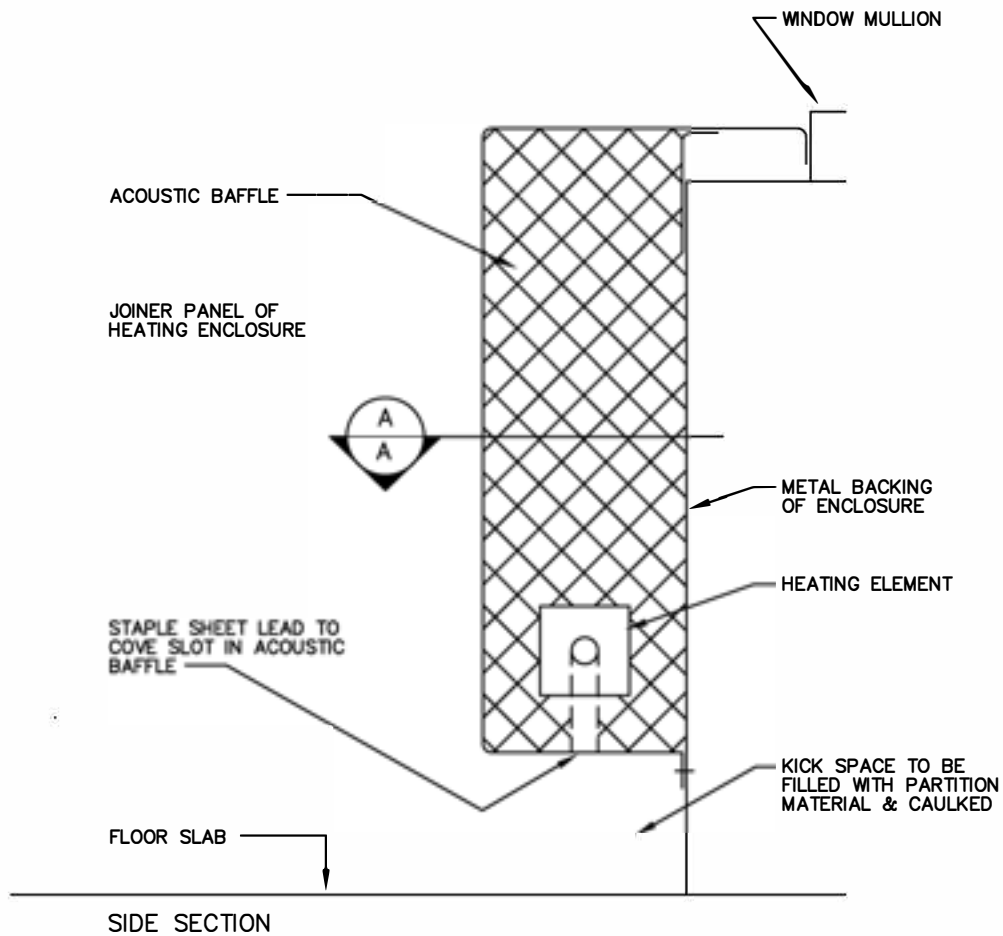
NOTE:  
POST TENSION  
FLOOR SLAB



# Brookfield

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PROJECT 2 Bloor Street East	PROJECT NO.:
	DATE: November 2007
	DRAWN BY:
DRAWING TITLE SECTION : FIRE RATED SLEEVE	SCALE: N.T.S.
	DWG. NO. <b>SK-12</b>



# Brookfield

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PROJECT  
2 Bloor Street East

PROJECT NO.:

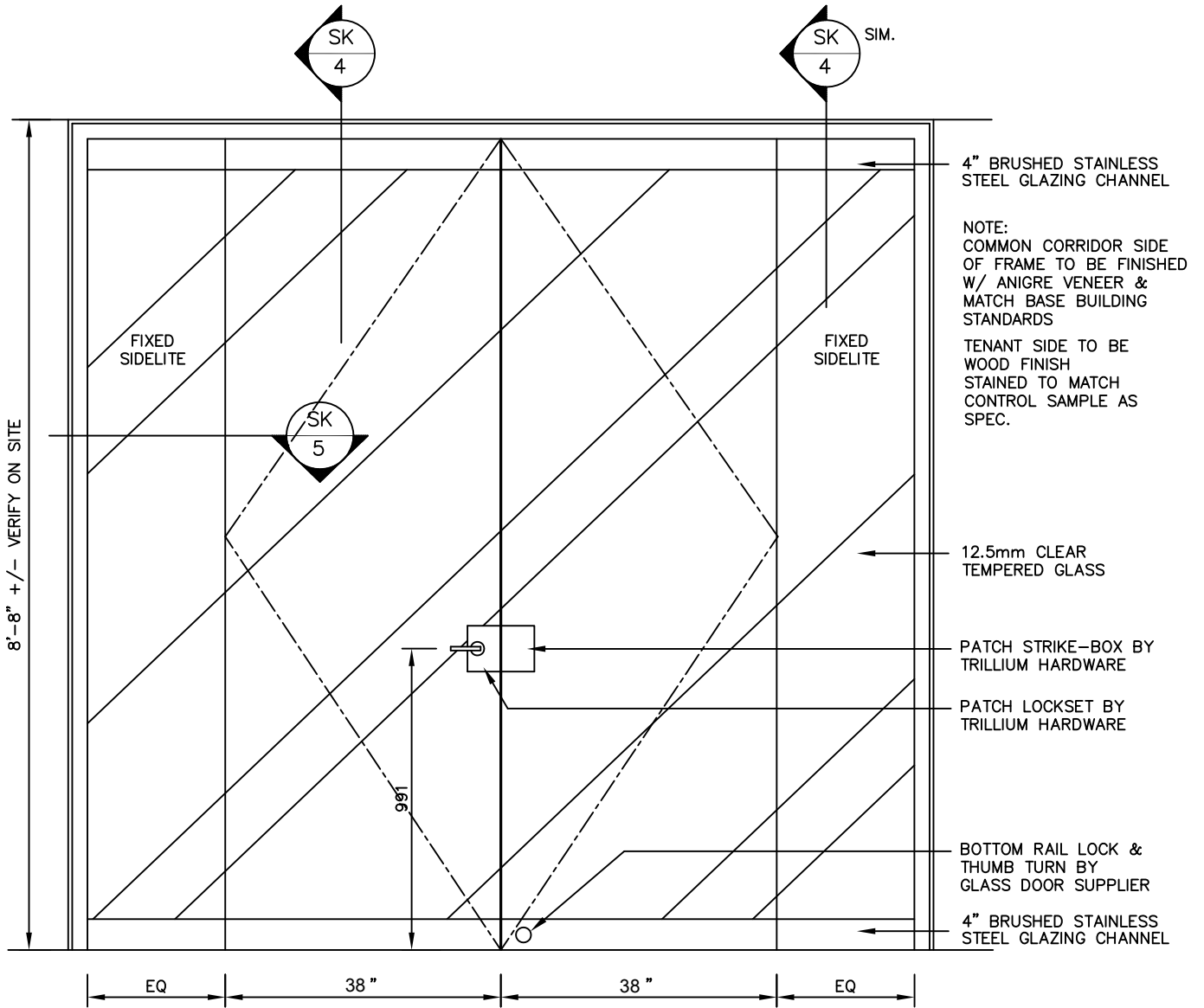
DATE: May 2007

DRAWN BY:

SCALE: 1 : 5

DRAWING TITLE  
SECTION : CONVECTOR ACOUSTIC BAFFLE

DWG: SK-13



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT

2 Bloor Street East

DRAWING TITLE

ELEVATION : GLASS ENTRY DOOR OPTION 1

PROJECT NO.:

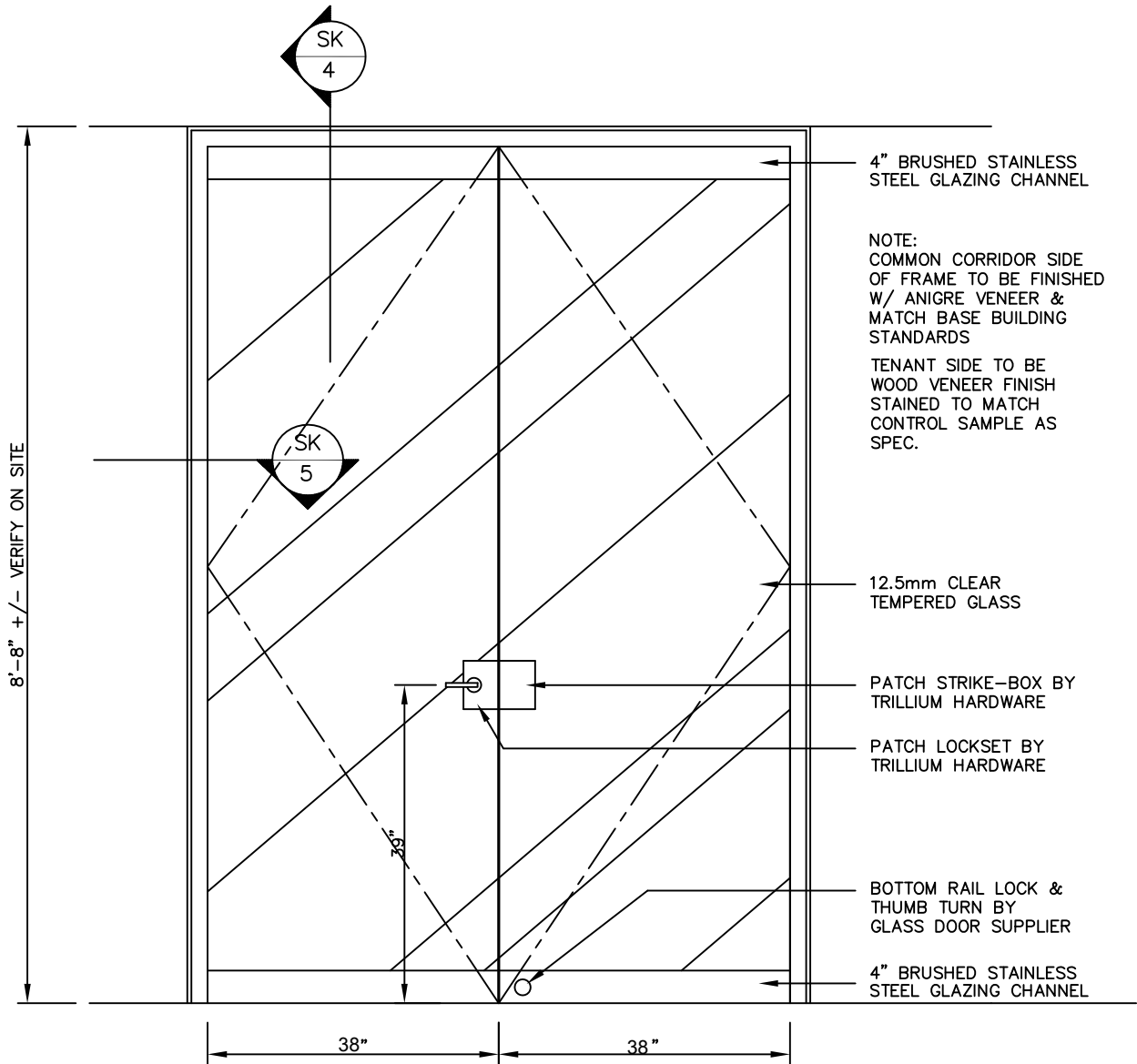
DATE: November 2007

DRAWN BY:

SCALE: 1 : 20

DWG:

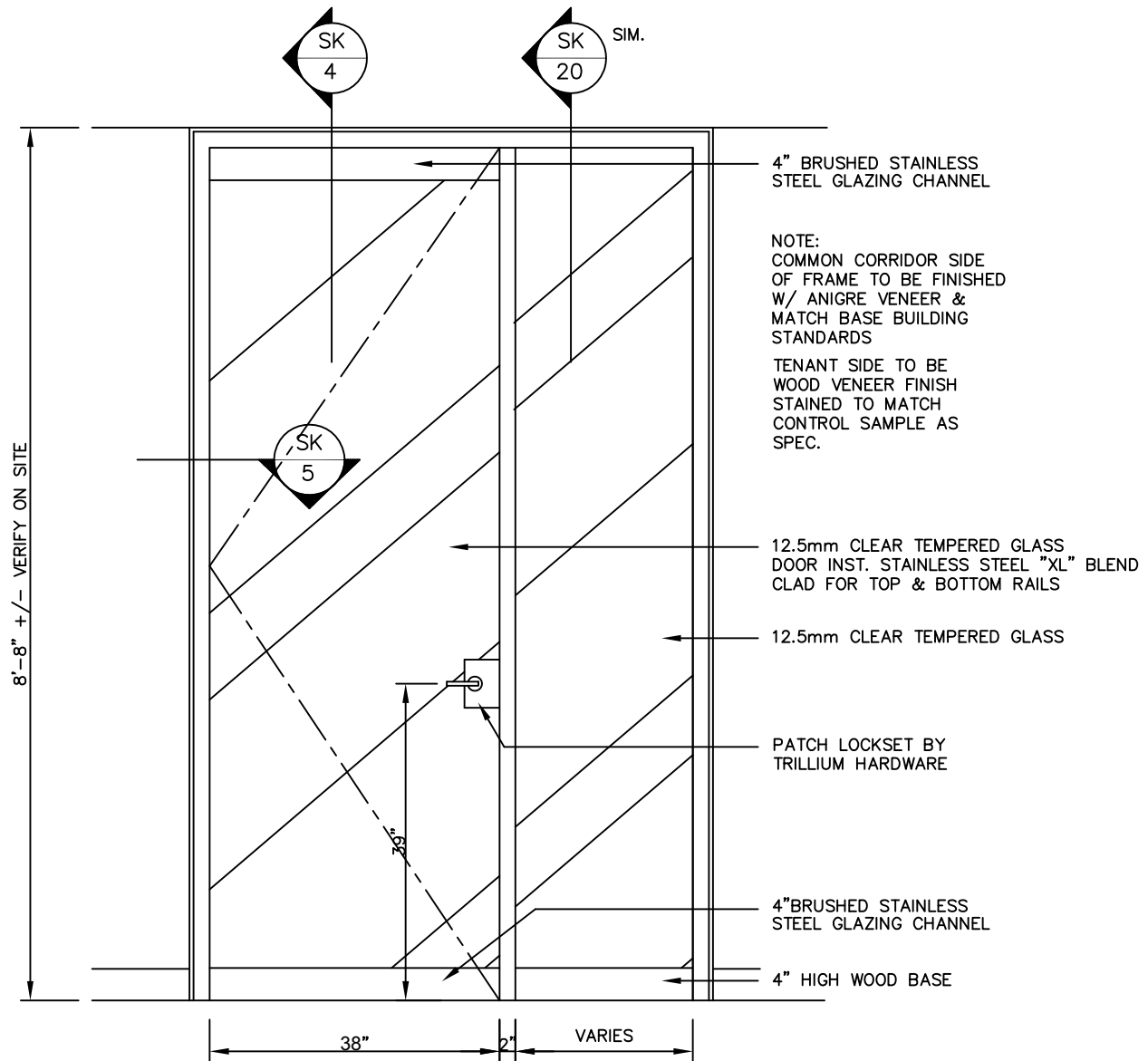
SK-14



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT	PROJECT NO.:
	DATE: November 2007
2 Bloor Street East	DRAWN BY:
	SCALE: 1 : 20
DRAWING TITLE	DWG:
ELEVATION : GLASS SUITE ENTRY DOORS OPTION 2	<b>SK 15</b>



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT

2 Bloor Street East

DRAWING TITLE

ELEVATION : GLASS SINGLE DOOR

PROJECT NO.:

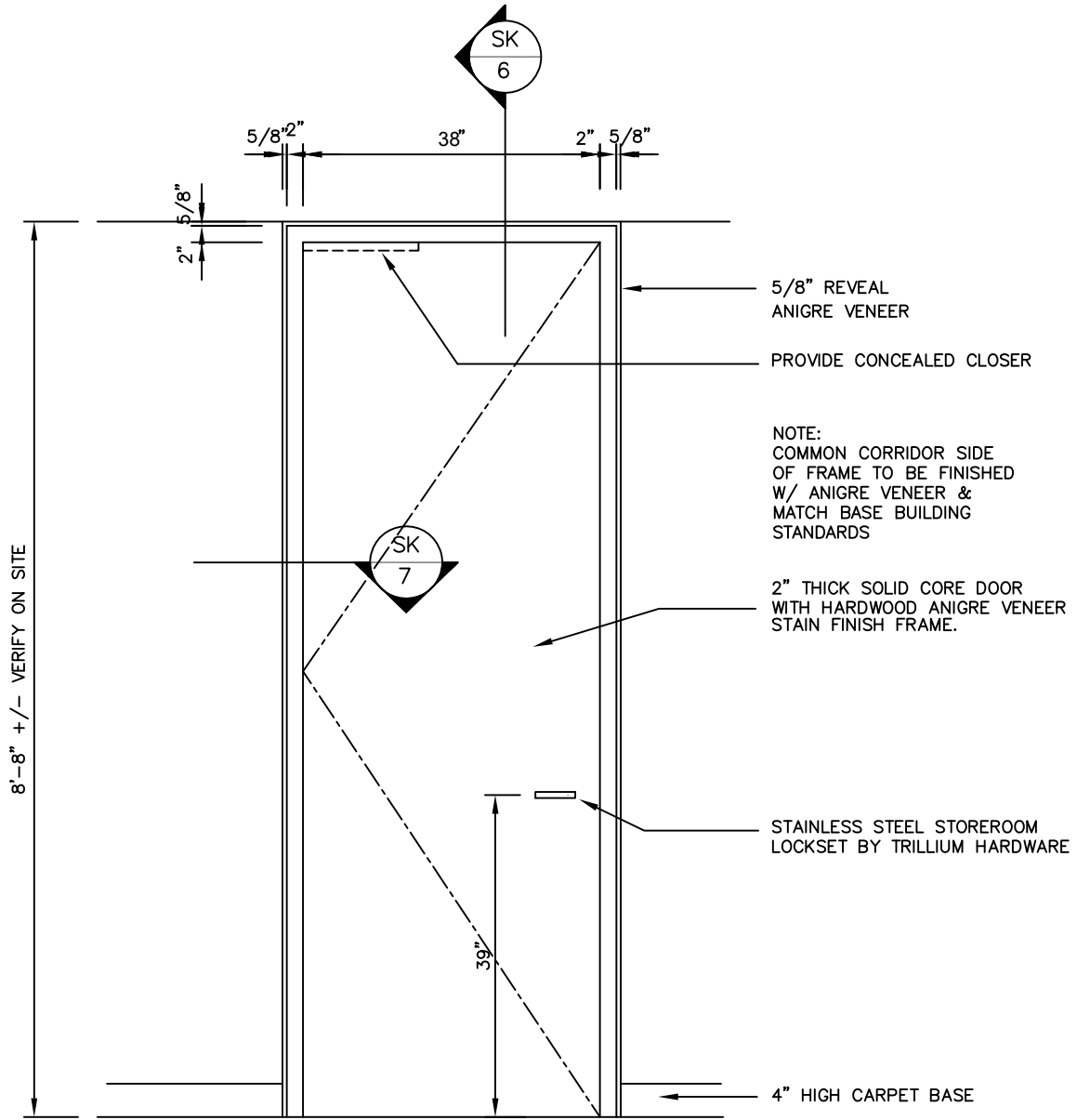
DATE: November 2007

DRAWN BY:

SCALE: 1 : 20

DWG:

SK 16

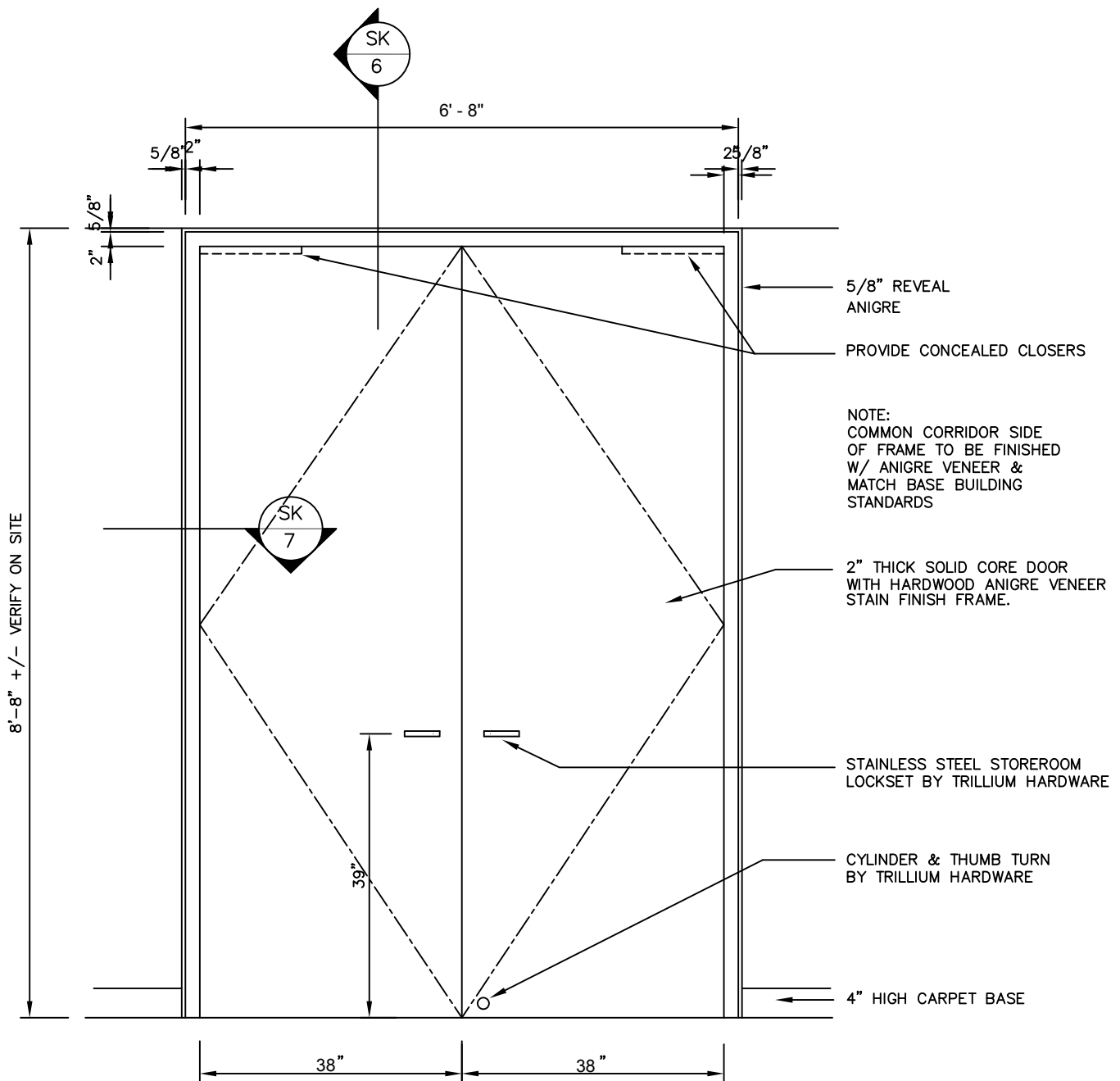


**Brookfield**

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT	PROJECT NO.:
2 Bloor Street East	DATE: November 2007
DRAWING TITLE	DRAWN BY:
ELEVATION : WOOD VENEER SINGLE DOOR	SCALE: 1 : 20
	DWG: SK 17

PROJECT NO.:
DATE: November 2007
DRAWN BY:
SCALE: 1 : 20
DWG: SK 17

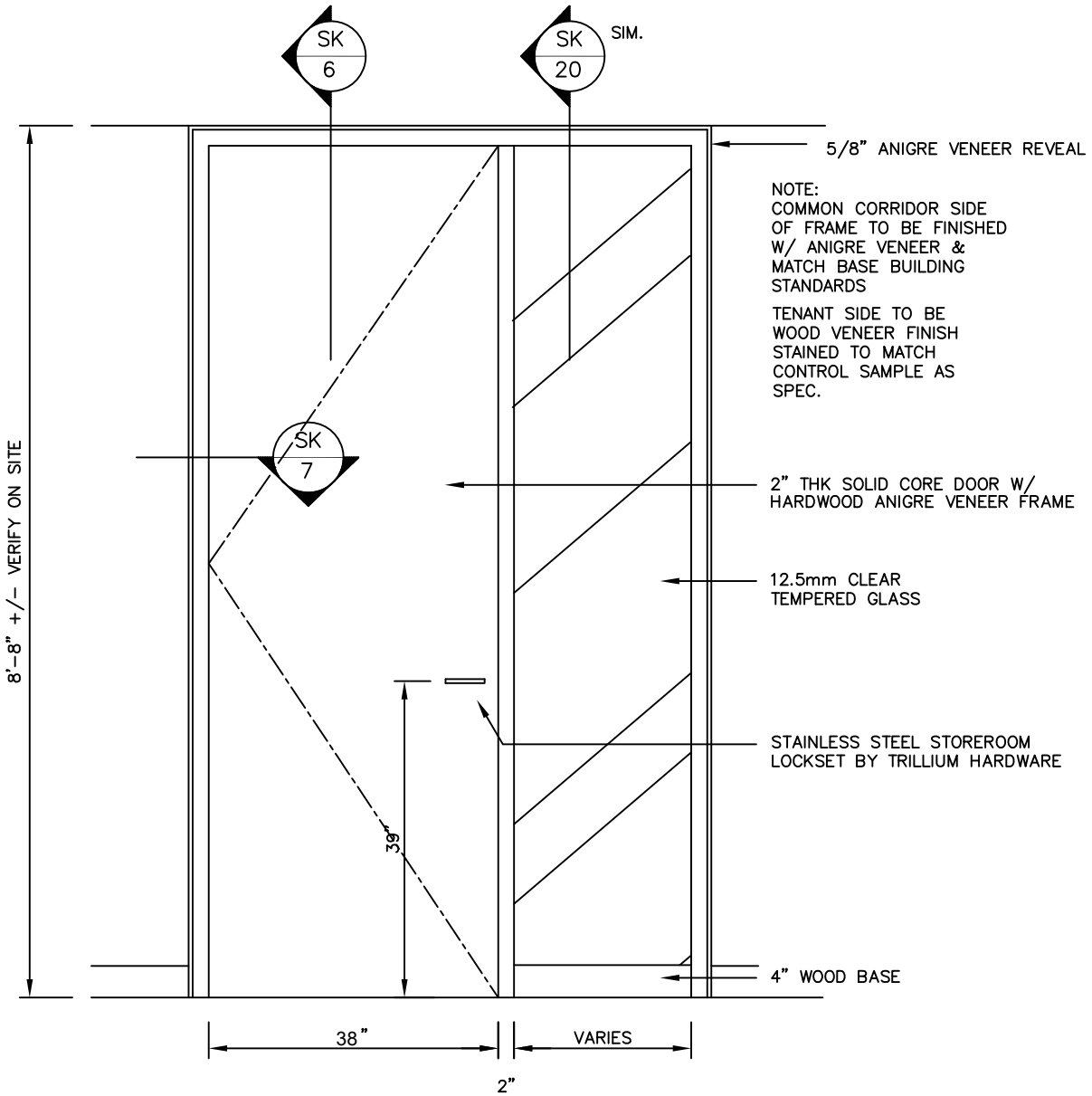


**Brookfield**

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PROJECT	PROJECT NO.:
2 Bloor Street East	DATE: November 2007
DRAWING TITLE	DRAWN BY:
ELEVATION : WOOD VENEER DOUBLE DOORS	SCALE: 1 : 20
	DWG: SK 18

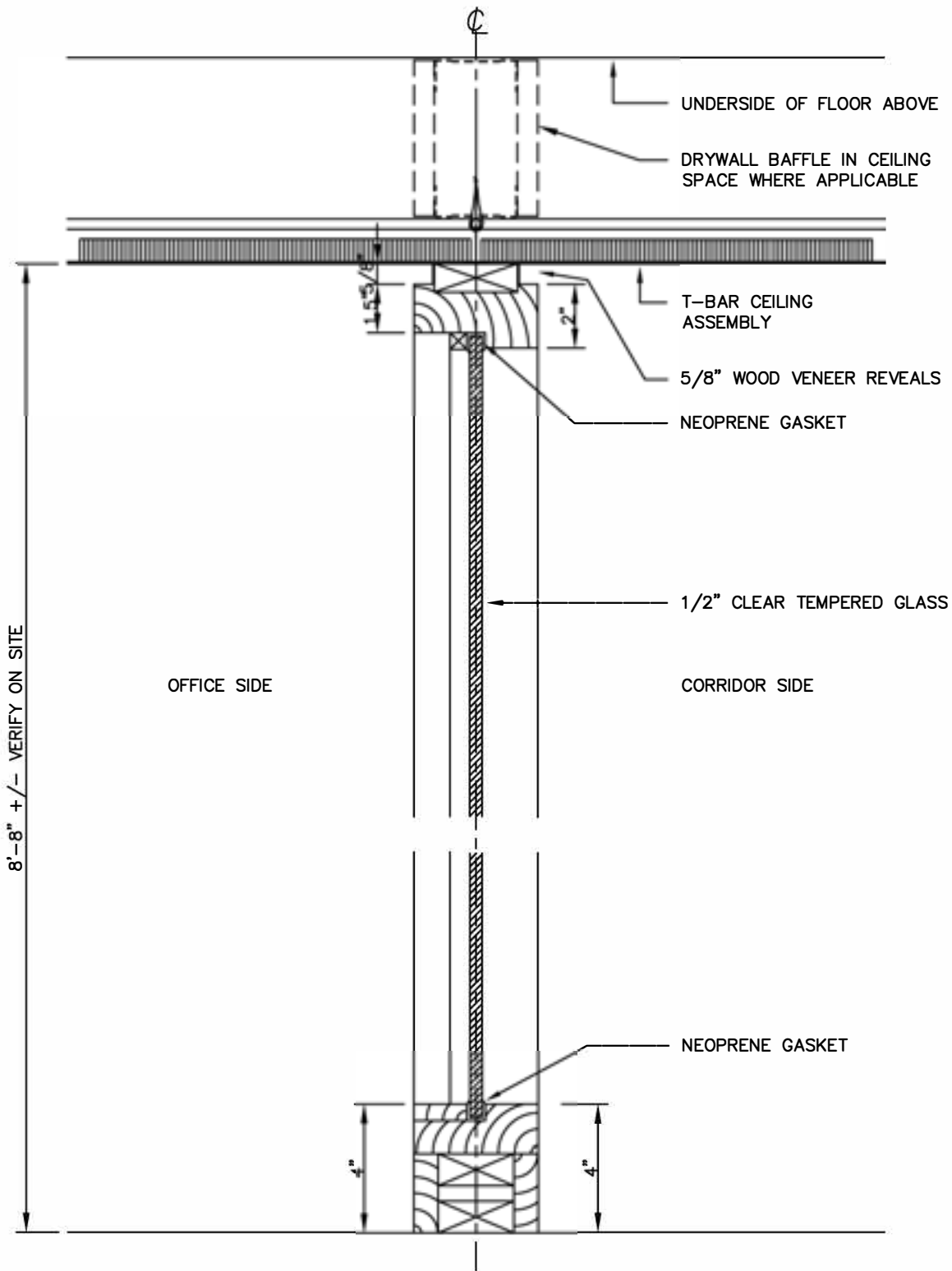




# Brookfield

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PROJECT	PROJECT NO.:
	DATE: November 2007
2 Bloor Street East	DRAWN BY:
	SCALE: 1 : 20
DRAWING TITLE	DWG:
ELEVATION : WOOD DOOR & SIDELITE	SK 19



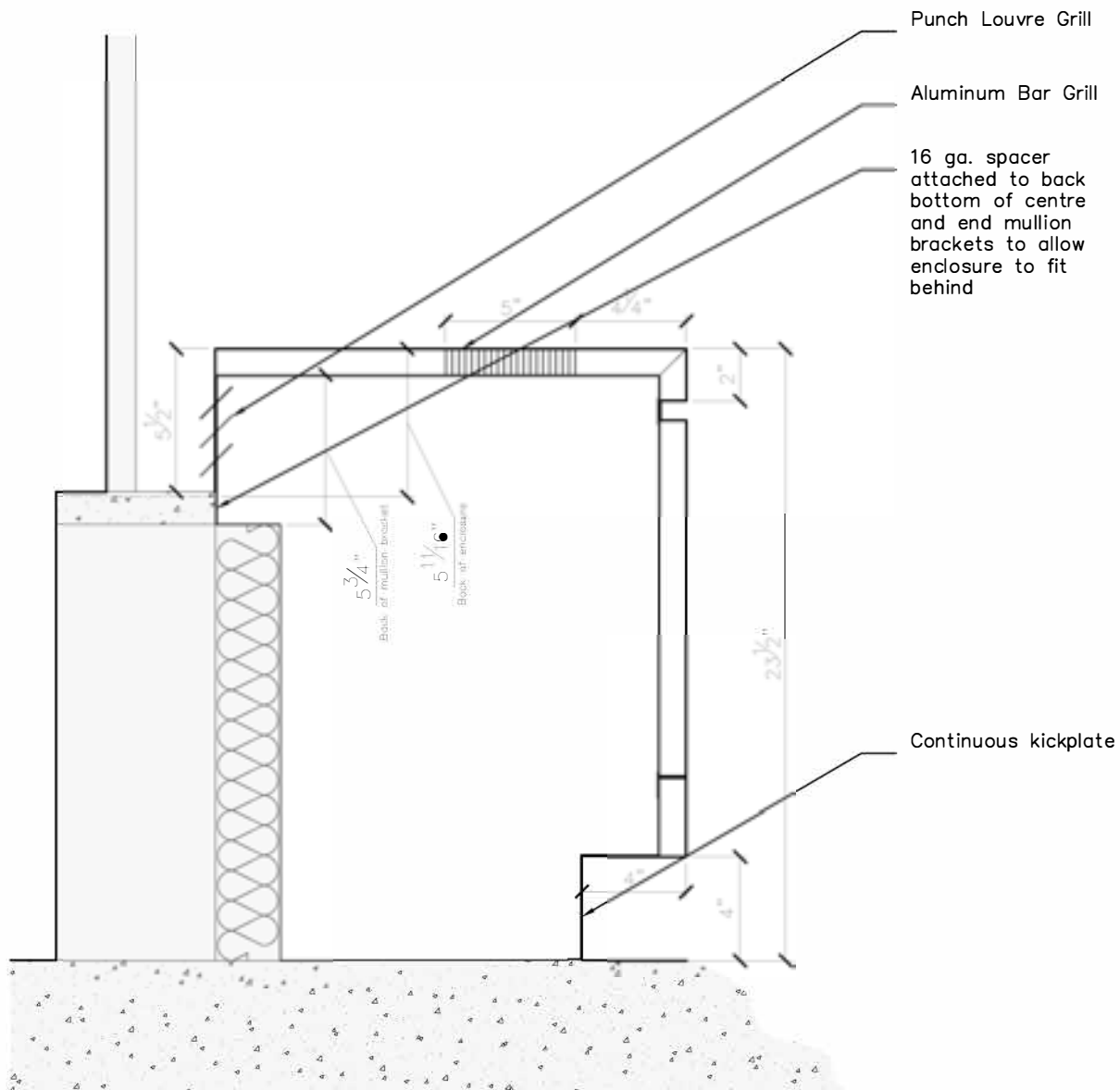
# Brookfield

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PROJECT  
2 Bloor Street East

DRAWING TITLE  
SECTION : TYPICAL GLAZED PARTITION

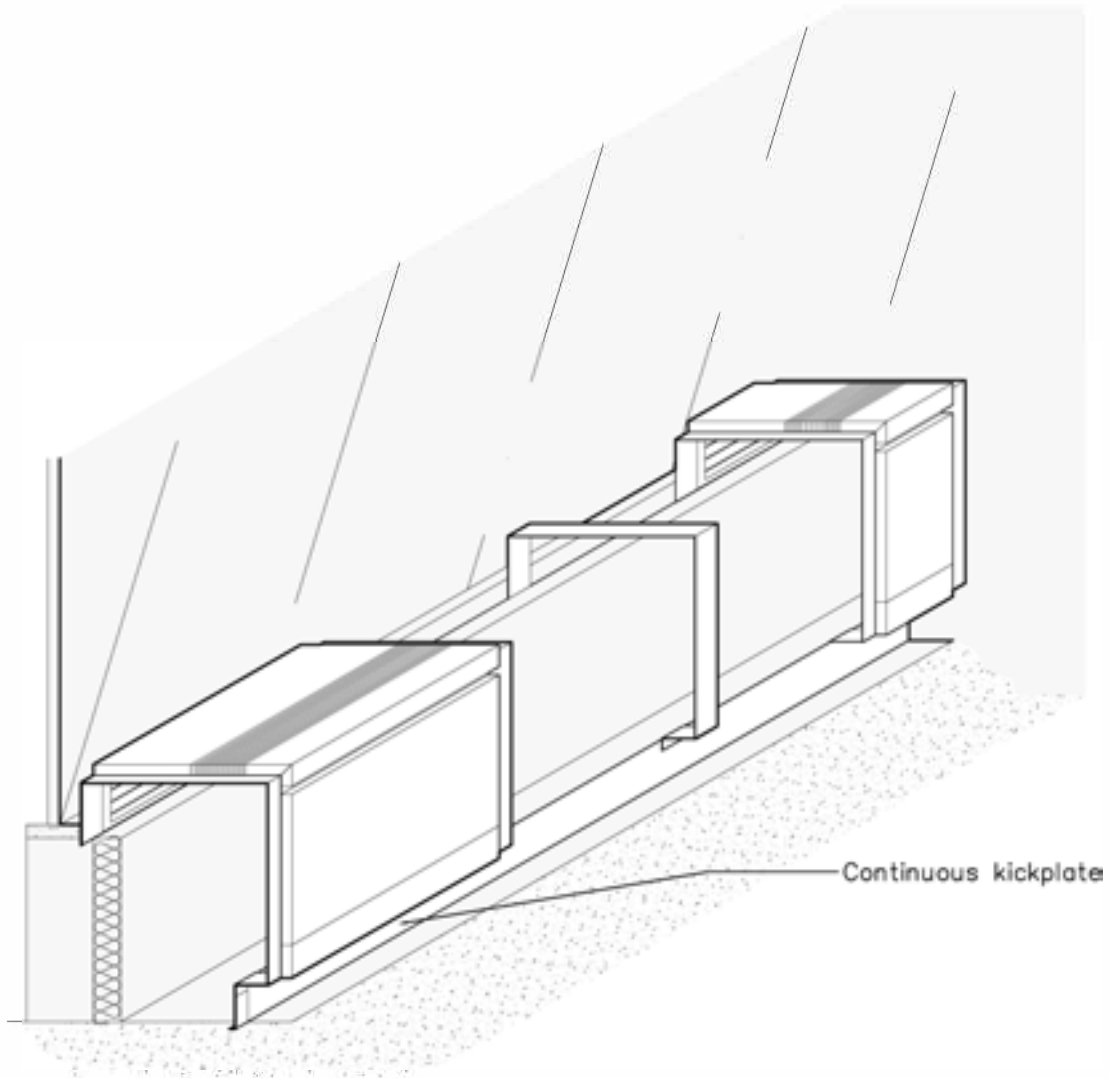
PROJECT NO.:	
DATE:	November 2007
DRAWN BY:	
SCALE:	1 : 5
DWG:	<b>SK-20</b>



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT 2 Bloor Street East	PROJECT NO.:
	DATE: November 2010
DRAWING TITLE Section - Perimeter Induction Unit	DRAWN BY: BS
	SCALE: NTS
	DWG: SK-22 A



# Brookfield

These drawings are issued as part of landlord design criteria only. It is the tenants responsibility to apply these details in compliance with all applicable codes and regulations.

PROJECT 2 Bloor Street East	PROJECT NO.:
	DATE: November 2010
DRAWING TITLE Isometric - Perimeter Induction Unit	DRAWN BY: BS
	SCALE: NTS
	DWG: SK-22 B

**SECTION 10 – FORMS**

**TABLE OF CONTENTS**

1. Safe Work & Access Permit .....	92
2. Contractor Reno MPAC Letter .....	94

THIS FORM MUST BE SUBMITTED TO THE MANAGEMENT  
OFFICE IN PERSON  
AT 2 BLOOR STREET EAST IN SUITE 401  
PRIOR TO THE COMMENCEMENT OF WORK FOR APPROVAL

TENANT INFORMATION REQUESTING ACCESS

TENANT NAME	PHONE NO. (WORK)	PHONE NO. (AFTER HOURS)
INDIVIDUAL NAME	INDIVIDUAL NAME SIGNATURE	

COMPANIES AND INDIVIDUALS REQUIRING ACCESS

		Keys Req'd	Card Req'd
1) _____ COMPANY NAME	1) _____ NAME OF INDIVIDUAL REQUIRING ACCESS	_____	_____
2) _____ COMPANY NAME	2) _____ NAME OF INDIVIDUAL REQUIRING ACCESS	_____	_____
3) _____ COMPANY NAME	3) _____ NAME OF INDIVIDUAL REQUIRING ACCESS	_____	_____
4) _____ COMPANY NAME	4) _____ NAME OF INDIVIDUAL REQUIRING ACCESS	_____	_____

See Attached List for Additional Names

WORK INFORMATION

**DATES :** \_\_\_\_\_

<b>COMMENCEMENT DATE</b> _____	<b>COMPLETION DATE</b> _____
--------------------------------	------------------------------

**TIMES :** From: \_\_\_\_\_ AM/PM To: \_\_\_\_\_ AM/PM

MONDAY TO FRIDAY

SATURDAY, SUNDAY AND HOLIDAYS

**DESCRIPTION OF WORK TO BE PERFORMED:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<b>Location(s) Required Access To:</b>	<b>Access To Another Tenant's Premise</b> <input type="checkbox"/> Yes
<input type="checkbox"/> Telephone Room <input type="checkbox"/> CACF Room <input type="checkbox"/> Roof	<b>Security Escort Form Filled Out</b> <input type="checkbox"/> Yes
<input type="checkbox"/> Mechanical Room <input type="checkbox"/> Boiler Room <input type="checkbox"/> Other _____	
<input type="checkbox"/> Electrical Room <input type="checkbox"/> Chiller Room	

LOCATION \_\_\_\_\_ TENANT NAME \_\_\_\_\_ FLOOR \_\_\_\_\_

ELEVATOR AND LOADING DOCK REQUIREMENTS  
All bookings should be placed through BSC Coordinator (availability is not guaranteed)

**BOOKING INFORMATION**

Elevator       Loading Dock       Oversized Parking       See Attached List

DELIVERY COMPANY _____	DATES REQUIRED _____	From: _____ AM/PM To: _____ AM/PM REQUIRED TIMES
------------------------	----------------------	---

OTHER REQUIREMENTS

**ADDITIONAL SAFETY WORK PERMIT REQUIRED:**  Yes  No      **SECURITY REQUIRED:**  Yes      **SECURITY FORM FILLED OUT:**  Yes

Hot Work     Sprinkler     Fire Systems     Electrical     Mechanical     Other \_\_\_\_\_

The completion of the Special Precaution or Protection checklists in whole or in part does not limit the worker or contractor's safety measures control and procedures required to complete this project. Any work arising from this project must be performed in full accordance with the applicable Occupational Health and Safety Act and provincial regulations for this jurisdiction. This permit does not replace all other work permits required under legislation.



**PLEASE NOTE:**

1. Review (and revise if need be) the project information and dates
2. Execute and return a PDF copy of the signed letter to our attention with current date
3. Provide copies of the Building Permit Cards for the unit (if there were any)

[Current Date]

George Duvnjak  
Vice President, Asset Management  
Brookfield Property Partners  
181 Bay St, Suite 700, Toronto, ON, M5J 2T3

Dear Mr. Duvnjak:

**RE: Renovation at 2 Bloor Street East Development in Toronto**  
**Roll #19 04 101 010 014 01 – 2 Bloor Street East**  
**Roll #19 04 101 010 015 00 – 88 Bloor Street East**  
**Roll #19 04 101 010 016 01 – 100 Bloor Street East**

Please accept this letter as confirmation of the renovation for the units listed below:

Unit #	Description	Area (Sq.ft.)	From (dd-mm-yy)	To (dd-mm-yy)
000	th Flr Office	000	dd-mm-yy	dd-mm-yy

Should you require further information regarding this matter, please do not hesitate to contact the undersigned.

Yours truly,

SIGNATURE:

NAME:

TITLE:

COMPANY NAME:

PHONE #:

E-MAIL:



**SECTION 11 – MANUAL REVISIONS**

ISSUE	VERSION	DATE	DESCRIPTION	REVISED BY
1.	109.1	Feb 15/12		GH/SP
2.	109.2	May 9/12	Update to Section 7.3	GH/SP
3.	109.3	Jun 7/12	Updated Sections 1-6 (General Provisions-100.4), 7, 8 and 10.	GH/SP
4.	109.4	Aug 29/12	Updated Sections 1-6 (General Provisions-100.5) and 7.1	GH/SP
5.	109.5	Nov 1/12	Updated Section 7.1 and Form 3	GH/SP
6.	109.6	Jun 20/13	Updated Sections 1-6 (General Provisions-100.6), 7.1, 7.2 and 7.3.	GH/SP
7.	109.7	Nov25.13	Property Manager Name Section 4.4 Section 7.3 Section 7.5	GH/CM
8	109.8	Feb26.14	Section 7.1 Section 7.3	GH/CM
9	109.9	Apr2.14	Section 10 – Safe Work Permit	GH/CM
10	109.10	Oct24.14	Section 7.1 Section 7.2	GH/CM
11	109.11	Jun2.15	Section 7.1	MO/MA
12	109.12	Feb3.16	Section 7.2	MO/MA
13	109.13	Feb 16.16	Section 9 – sketches	MO/MA
14	109.14	Apr 20.16	Section 7.3	MO/MA
		Jun 10.16	General Provisions (100.8)	MO/MA
15	109.15	Jul 14.16	Section 7.2	MO/MA
16	109.16	Aug 24.16	Section 7.3	MO/MA
17	109.17	Dec 21.16	Section 7.1 and Section 7.2	MO/MA
18	109.18	May 30.17	Section 7.1	MO/MA
19	109.19	Jun 21.17	Section 7.1	MO/MA
20	109.20	Jul 5.17	Section 7.1	MO/MA
21	109.21	Feb 26.18	Section 7.1	MO/MA
22	109.22	Apr 25.18	Section 7.1	MO/MA
23	109.23	Jan 14.19	Section 7.1	MO/MA
24	109.24	Feb 14.19	Section 7.1	MO/MA
25	109.25	Sep 18.19	Sections 7.1, 7.3 and 8.1(A)	MO/MA
26	109.26	Oct 23.19	Sections 8.1(A) and 8.2(A)	MO/MA
27	109.27	Jan 27.21	Section 7.3	MO/MA
28	109.28	Feb11.21	Section 7.2 General Provisions (100.9)	RB/MA
29	109.29	Apr23.21	Section 8	RB/MA
30	109.30	Jun 30.21	Sections 7.1 and 7.3 and General Provisions (100.10)	RB/MA
31	109.31	Jul 7.21	Section 7.3	RB/MA
32	109.32	Nov 10.21	Section 7.1	RB/MA
33	109.33	Feb 24.22	Section 7.1	RB/MA
34	109.34	Feb 28.22	Section 7.1	RB/MA
35	109.35	Jun 1.22	All references to HBC changed to 2 Bloor East for building name change	RB/MA
36	109.36	Jun 26.23	Section 7.1, New Cover, New Forms	PF/MA
37	109.37	Feb 29.24	Section 10 – Forms	PF/MA
38	109.38	May 28.24	Section 7.1 and Section 10 – Forms	MA
39	109.39	Jun 5.24	Section 7.4 – Legal Description	MA

**MANUAL REVISIONS**

ISSUE	VERSION	DATE	DESCRIPTION	REVISED BY
40	109.40	Jun 19.24	Section 7.3	JE/MA
41	109.41	Sep 30.24	Section 7.1	JE/MA