



# Bay Adelaide Centre

## East Tower | Building Specifications

### General Description

The Bay Adelaide Centre, comprises two AAA office towers with a retail component, and totals over two-million square feet. The complex features a ½ acre urban plaza and 1,000 stall parking garage with entrances on both Adelaide and Richmond Streets. Loading dock entrance is via Richmond or Adelaide Street with direct access to the Concourse. The East Tower, 44 storeys, was completed in 2015. Anchored by major accounting and legal firms, the Bay Adelaide Centre is 'the centre of business' and represents a new standard for AAA class office buildings due to the innovative design and technology incorporated into the construction and day-to-day operations, and integration with the heritage and community of the financial core. The East Tower incorporates state of the art features such as Life Safety stairwells 20% wider than Ontario Building Code, Increased energy savings with Deep Lake Water Cooling, MERV 13 HVAC air filters, with 89-90% dust spot efficiency, Cistern System to reduce indoor potable water usage by 40%, LED Lighting and Elevator Destination Dispatch.,

The sophisticated and contemporary ground floor lobby is vibrant and spacious, over 28 feet or 8.5 m tall, with an abundance of natural light. The lobby features a large scale tile installation Two Circles by Micah Lexier, a Canadian artist living in New York. In addition, the lobby has direct access to the Path, an underground pedestrian walkway. Ginkgo trees and ornamental grasses frame the benches and open area in the adjacent urban plaza, allowing a pleasant respite for visitors.

As part of the development, the 132 Yonge Street heritage façade was relocated to the corner of Yonge and Temperance and restored to its original beauty by ERC Architects in cooperation with KPMB Architects and Adamson Associates. The original four storey mason building was constructed in 1859 and formed part of the Elgin block. The design lends itself to an upscale restaurant use.





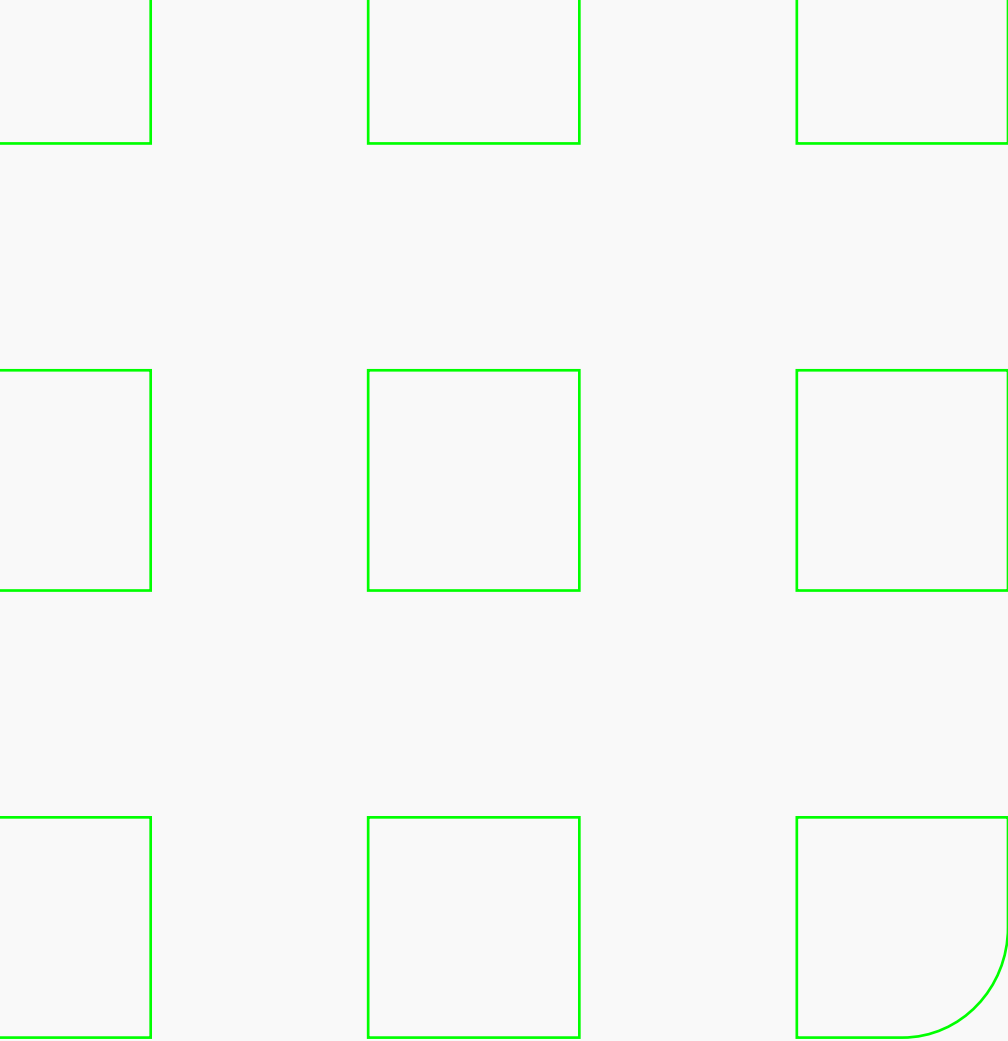
<b>Design Architect</b>	KPMG Architects
<b>General Contractor</b>	Multiplex Construction Canada Ltd.
<b>Mechanical Engineer</b>	The Mitchell Partnership
<b>Structural Engineer</b>	Entuitive Corporation
<b>Completion Date</b>	December 2015
<b>Building Height</b>	44 stories
<b>Design Load</b>	20 pounds per square foot partition load 100 pounds per square foot live load 150 pounds per square foot live load in certain areas near the core
<b>Rentable Area</b>	Approximately 1,020,000 SF
<b>Typical Floor Area</b>	Approximately 22,900 to 23,800 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 13'1" or 4 m Standard floor to ceiling height is 9' or 2.74 m
<b>Mullion Spacing</b>	1500mm on centre
<b>Interior Columns</b>	None
<b>Heating, Ventilation and Air Conditioning</b>	The Building Automation and Energy Management System is primarily fully networked computerized DDC equipment. In addition to equipment operation and control, the system can perform demand totalization, load shedding and duty cycling functions.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed Ontario Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 rentable square feet. Fresh air is introduced at the rate of 0.2 cubic feet per minute, in excess of government and professional standards, resulting in improved employee comfort and productivity.
<b>Heat</b>	Heat is supplied by hot water boilers and steam.
<b>Air Conditioning</b>	Cooling is provided by Enwave DLWC.





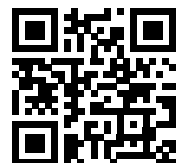
<b>Standard Hours of HVAC Operation</b>	7:30 a.m. to 6:30 p.m., Monday through Friday 9:00 a.m. to 5:00 p.m., Saturday Supplemental HVAC is available 24 hours a day.
<b>Electricity</b>	Building-standard power consists of 5.8 watts per square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need. Back-up power is provided by two 1,500 KW diesel generators.
<b>Electric Closet</b>	1 per floor
<b>Telephone Closet</b>	2 per floor
<b>Number of Passenger Elevators</b>	20 elevators organized into 4 banks: 2nd to 26th Floors 27th to 44th Floors
<b>Passenger Elevator Capacity</b>	1,591kg
<b>Passenger Elevator Speed</b>	1,000-- 1,200 FPM (feet per minute)
<b>Number of Parking Elevators</b>	6 elevators organized into 3 banks: Levels P1—P4 (North) Levels P1—P3 (South) Levels P1 – P3 (East)
<b>Parking Elevator Capacity</b>	1,591 kg
<b>Parking Elevator Speed</b>	350 FPM (feet per minute)
<b>Number of Service Elevators</b>	4 – 2 from P3 to Loading Dock, 2 from P3 to 44th floor
<b>Service Elevator Capacity</b>	2,727 kg
<b>Service Elevator Size</b>	Dock Service Elevators: 11' deep x 5' 2" wide x 11' high Tower Service Elevators: 9' deep x 5' 2" wide x 9' 10" high





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