

Base Building Specifications

The Base Building shall be a Triple A finished suburban office building, ceiling in place to open plan, ready for the construction of the Tenant's Improvements. The building located at 2925 Virtual Way comprises approximately 113,936 square feet on four levels.

Specifications for the Base Building Improvements are as follows:

General Description of Building Finishes

Exterior finishes to be concrete, metal panel and glass. Finishing in the entry lobby to be painted drywall, concrete, wood, stainless steel or glass wall finishes with carpet, stone and/or tile and concrete band floor finishes. Ceilings are to be drywall with drop panels in perforated metal.

- a) **Construction:** Two levels of concrete parking structure are situated below four office floors of steel frame superstructure. Steel columns, beams and joists support a concrete and metal deck floor. Exterior walls are comprised of concrete, spandrel glass, or metal panel rain-screen wall. The live load capacity of the 2nd, 3rd and 4th floor assembly in typical office areas is fifty pounds per square foot and dead load capacity is twenty pounds per square foot for partitions and finishes. The main floor has a live load capacity of one hundred pounds per square foot.
- b) **Glazing:** Exterior glazing is to be high-performance, tinted double-glass in thermally-broken aluminium frames. A typical glazing module is 6'-6" high by 5'-0" wide.
- c) **Window coverings:** The building standard for window coverings is 1 inch horizontal venetian blinds, to be installed as a tenant cost.
- d) **Ceiling:** Ceiling in office areas to be T-Bar and special high-density acoustic tile on a 5' x 5' grid to be built to an open plan basis. Ceiling to be approximately 11'-0" on the main floor and 8'-9" on the upper floors.
- e) **Lighting:** Office lighting to be comprised of 2 lamp energy-efficient ballast, T-8 lamps, deep cell parabolic fixtures (20" x 48") designed to approximately 50 foot candles built to an open plan basis with computerized control.
- f) **HVAC:** HVAC system to be four pipe fan coil, constant volume system with approximately 1 unit/1000 square feet and Direct Digital Control. The HVAC is to be ducted and distributed to an open plan basis. Connection and reprogramming of the Building Management System for tenant improvements are at the tenant's expense.
- g) **Sprinklers:** Sprinklered throughout, set out to an open plan basis.
- h) **Plumbing Connections:** Capability for plumbing connections and exterior exhaust is provided at the building washroom cores.
- i) **Fire Alarm:** A basic system of fire alarms, exit signage and emergency lighting is provided on an open plan basis.

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- j) **Security:** Locksets are provided at all stairwell doors, except where passage sets are required by Code. Card access security controls operation outside normal office hours of the building entry, elevator cab operation and parking lot entry. All grade level entries to be provided with conduit for security access wiring.
- k) **Washrooms:** Men's and Women's washrooms shall be provided on each floor to Building Code. Showers, bicycle storage and locker facilities are located at the parking level.
- l) **Perimeter Interior Walls:** All exposed drywall surfaces will be taped, sanded and ready for paint.
- m) **Entrance/Exit Doors:** On multi-tenant floors only, the Landlord will provide one building standard suite entrance door and one building standard solid core egress exit door if required by Building Code.
- n) **Flooring:** Tenant areas will have a concrete floor with a smooth trowel finish ready for carpet.
- o) **Power:** Each floor shall have two distribution points with a 75 KVA, min. K-13 rated transformer dedicated solely to plug load. The 120/208 three phase, four wire power supply shall accommodate 5 w/sq.ft plug load. The lighting and HVAC shall be powered at 347/600v independently of the plug load for cleaner power distribution.
- p) **Parking Area:** Below grade parking available on a reserved and non reserved basis.
- q) **Elevators/Stairs:** Two internal stairwells shall be provided. One centrally located in each wing. Three geared elevators; two with 2,500 lbs capacity and one with 3,500 lbs capacity shall be located at the building core.
- r) **Telephone:** Empty conduits provide for access to electrical / telecommunication room on each floor. IT and telephone installation controlled and secured by a Building Riser Manager.
- s) **Site Amenities:** Site Amenities include a terraced garden park with an outdoor patio and seating areas, playing courts for basketball, roller hockey and volleyball. A cafeteria and fitness facilities are located on site for tenant's convenience. Indoor showers, lockers, bicycle storage are provided in the base building.
- t) **Environmental:** Exterior sun shades, upgraded insulation and energy-efficient mechanical and lighting systems contribute to energy savings.
- u) **CADD diskette** supplied to the Tenant's interior designer.
- v) **Fibre Optic Service Provider:** A variety of fibre optic service providers available to deliver service to the Premises. Current providers are Bell, Group Telecom and Telus Mobility.

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