

TD Bank Tower/
66 Wellington St. W.
Technical
Specification





INTRODUCTION

The Toronto-Dominion Centre (TDC) Technical Specification guide has been prepared to provide our valued Tenants, their Agents, Consultants and Contractors with the most current property information. Specifically, this guide contains information on the building's design, structure, features, amenities, and services.

The Landlord reserves the right to amend, add or delete the information contained herein at any time without recourse. Please visit www.tdcentre.com for further information.



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BUILDING DATA

Design Consultants

Architect	Mies van der Rohe
Associate Architects	John B. Parkin Associates, Bregman + Hamann Architects
Structural	Carruthers & Wallace Ltd.
Mechanical	H.H. Angus and Associates
Electrical	H.H. Angus and Associates

Physical Properties

Date Built	1969
Total Site Area	22,260 m ² (239,500 ft ²)
Total Rentable Area	123,870 m ² (1,332,800 ft ²)
Storeys	56 above ground 3 below ground
Building Height	220 m (731' 0")
Washrooms/Floor	2
Elevators	Passenger 32 Freight 2 Shuttle 3
Structure	Structural steel core and exterior framing, 140 mm (5½") concrete composite floor composed of 64 mm (2½") topping on 76 mm (3") corrugated deck
Stairs	Structure can accommodate interconnected floor areas
Exterior Cladding	Steel and glass curtain wall, single glazed, matte black finish. Glass has a solar bronze finish

Main Lobby Finishes

Walls	Unfilled roman classic travertine
Floors	Oxford brown granite with a honed finish
Ceiling	Glass mosaic tiles
Doors	Anodized aluminum
Glazing	Clear and full height

Passenger Elevator Finishes

Walls	Rosewood panels with Oxford brown granite rail
Floors	Oxford brown granite with a honed finish
Ceiling	Mirrored stainless steel with indirect incandescent lighting
Doors	Brushed stainless steel

Typical Floors

Walls/Columns	Prime painted drywall
Floors	Steel trowel concrete finish
Ex. Ceiling Standard	Extruded aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module features a 0.38 m x 1.52 m (15" x 60") air handling fluorescent fixture
New Ceiling Standard	Painted galvanized aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module featuring a 0.51 m x 1.52 m (20" x 60") direct/indirect fluorescent light fixture with integrated air handling
Doors	Painted steel doors and frames
Windows	25 mm (1") horizontal, narrow Venetian blinds



ARCHITECTURAL PLANNING INFORMATION

Lobby/Corridor Width	3.05 m (10') wide elevator lobby and 1.52 m (5') wide corridor	
Ceiling Height	2.74 m (9') slab to finished ceiling; 3.66 m (12') floor to floor	
Planning Module	1.52 m x 1.52 m (5' x 5')	
	Each module is subdivided into two 0.57 m x 1.52 m (22½" x 60") ceiling tile sections and one 0.38 m x 1.52 m (15" x 60") light section	
	Performance standard: NRC – 0.55CAC	
Column Spacing	9.14 m x 12.19 m (30' x 40')	
Core-perimeter Depth	12.19 m (40')	
Window Shades	Narrow Venetian; ability to add solar shades without affecting HVAC delivery	
Window Dimensions	1.52 m wide x 2.74 m high (5' x 9')	
Tenant Doors	Rosewood veneer over solid wood core	
Hardware	Sargeant brushed stainless steel	
Design Load	2.4 kPa (50 psf) Live Load, 1.2 kPa (25 psf) Dead Load	
Maximum Occupancy	Tenant occupant load per floor: 254 persons	
Restrooms	Women's	1/floor
	Lavatories	4
	Water Closets	4+1 Barrier Free
	Men's	1/floor
	Lavatories	4
	Water Closets	2+1 Barrier Free
	Urinals	2
	Capacity	Per 2006 OBC: one person/100 square feet of rentable area
	Devices	Electronic flush sensors, touchless water faucets
	Drinking Fountains	2 per floor
Drawings	As-built mechanical and electrical drawings in CAD or PDF formats available	
Cross-over Floors	3, 6, 9, 14, 19, 24, 29, 33, 38, 44, 49 & 54	
	Tenant space on cross-over floors can be made secure	
Severability	Floor plates are divisible to accommodate multiple tenancies by magnetic locking devices ONLY	

TECHNICAL INFORMATION

Mechanical System

Air Changes	6/hr
Fresh Air	30 cfm/150 ft ² , exceeds ASHRAE standards
Control Zones/Floor	Twenty two (22) thermostats per floor control the induction unit control valves. These thermostats can be relocated, or additional ones added, to accommodate any office layout. In total, twenty (20) thermostats control the interior variable-air-volume (VAV) boxes on each floor
Air Distribution	<p>Perimeter areas are served by changeover induction units (one unit for every five linear feet of curtain wall), and interior spaces are served by VAVs (typically 32 distribution boxes per floor). Both systems receive primary air from the central air handlers located on the Mechanical floors. The 14th floor Mechanical room serves 2 through 27, the 28th through 42nd floors are served by the 43rd floor Mechanical room, and the Mechanical Penthouse serves 44 through 55. Induction units within one structure bay are controlled from 2 unit-mounted thermostats. The perimeter is divided into four zones, and the interior is divided into two zones, to accommodate external temperatures. The perimeter units induce room air through an air coil containing secondary chilled/hot water, and the VAV units vary the supplied air to maintain the desired ambient temperatures</p> <p>The air distribution system has been designed to the highest industry standards, (SMACNA and ASHRAE standards), to achieve optimal performance with respect to noise and efficiency</p>
Mechanical Zones	4 perimeter and 2 interior primary zones per floor
Air Quality Standards	The primary air is conditioned (filtered and cooled/heated), and periodically independently tested to ensure industry standards are met or exceeded
Cooling Capacity	The original cooling tower comprised of three 2000 ton and one 800 ton chillers were replaced by Deep Lake Water Cooling Technology. The system is now connected to those at TD North Tower/77 King St. W. and TD West Tower/ 100 Wellington St. W. for increased efficiency and reliability



Energy Efficiency	The use of Deep Lake Water Cooling Technology for primary cooling to the complex conserves energy in comparison to conventional cooling. At temperatures below 13.9°C (57°F) increased quantities of fresh air are used instead of conditioned air to conserve energy		
Cooling Services	Chilled water is available at 5.5°C (42°F) during the summer and 7.7°C (46°F) during the winter		
Hours of Operations	Service 24/7; charges apply for A/C before 7:00 am Mon–Sat and after 8:00 pm Mon–Fri; after 1:00 pm Sat; all day Sunday		
Heating	Heat is provided by the perimeter induction units. Interior zones are conditioned via air handling fixtures controlled by thermostats		
System Design	Outside Air:	Summer	33.8°C (93°F) DB
		Winter	-23.4°C (-10°F) DB
	Inside Air:	Summer	23.4°C (75°F) DB
		Winter	22.2°C (72°F) DB
Humidification	Relative humidity is constantly monitored by the automated facilities management system		
Water Services	Capped connections at core for hot/cold domestic water and sanitary stack		
BAS	The Building Automation System (Metasys) is “state-of-the-art” and performs environmental, energy management, lighting control functions. It also monitors the overall facility to provide the building occupants with an energy efficient and comfortable environment		
Window Film	The specified window film produces a reduction in solar load equivalent to “closing the blinds”. This reduction in solar load increases tenant comfort and reduces the building heat load		
Plumbing Capacity	Additional capacity exists for additional tenant/private restrooms		

Electrical System

Design Capacities	21.5 W/m ² (2 W/ft ²) for lighting, 21.5 W/m ² (2 W/ft ²) for power; 43 W/m ² (4 W/ft ²) of additional power available through supplemental transformers
Voltage	347/600 volt power for lighting, 120/208 volt three-phase four wire for power at panels located in each of 4 electrical rooms
Raceway	An under floor raceway system with 4 cells spaced at 1.52 m (5') c/c serves each floor providing an efficient means of distributing most forms of cabling
Overhead Distribution	Adequate unimpeded plenum space around core for main cable tray runs
Emergency Power	Supplied by an auxiliary 1,750 kW diesel engine generator for fire and life safety systems only
Metering	Capability exists to provide on-floor metering of tenant's power consumption. System is metered by a Carma Metering System
Risers	Space available for bus duct, cables and emergency generators
EMI	Electric Magnetic Interference residuals from outdoors, not affecting internal electrical systems
Maintenance	Established maintenance plan supported by E.M.M.S. (Electronic Maintenance Management System) planned electrical shutdowns: 1 shutdown every 3 years for switch gear maintenance and 1 partial shutdown every year for electronic meter maintenance
Power Grid	Three (3) incoming 13.8kV feeders from the T.H.E.S. underground distribution network. One is on standby and controlled by T.H.E.S. Pilot Wire Relay system



Lighting System

Light Fixtures	<p>Each 0.38 m x 1.52 m (15" x 60") air handling fixture is equipped with one 32 W energy efficient bulb and comes with an efficient high frequency ballast and electro-connect wiring system for easy relocation. Existing fixtures are refurbished with a light reflector and semi specular parabolic aluminum louvre. The new louvre meets the IES-RPI standard for lighting in computing environments. Glare performance of this light fixture complies with RP-1 for maximum average luminance. New T8 lamps have a CRI (colour rendering index) of 85, and a lamp colour temperature standard of 3,500 k</p> <p>Additional Fixtures are available at \$150/fixture</p>
Light Levels	538 Lumens (50 foot-candles)
Fixture Layout	Fixtures are arranged in a checkerboard pattern resulting in one fixture/4.65 m ² (50 ft ²) of floor area. Fixtures can be located in any of six positions within the 1.52 m x 1.52 m (5' x 5') module or in adjacent modules
Lighting Management	Fluorescent lighting is time-managed for energy conservation and is subdivided in 4 control zones per floor. Tenants have full control of the on-floor zone switching. By default, the system is on between 0700 and 2000 Mon to Fri, and off Sat and Sun
Photometrics	Analysis is available for small, selected areas
Time Management	Fluorescent lighting is time-managed for energy conservation and is subdivided in 20 control zones per floor. Tenants have full control of the on-floor zone switching, through the telephone interface
Relamping	Fluorescent lamps are replaced every 3 years; all disposed units are recycled

Communication Facilities

Telephone	Capacity is provided each one of four (4) on-floor telephone rooms to handle the tenant's tel-co requirements
Cable Television	Cable service is presently in the building and can be accessed by arrangement with the cable supplier
Fibre Optics	Provision is made to bring fibre optic cable to the tenant's floor. Approved providers: AT&T, Bell, Cogent, Shared Technologies, Toronto Hydro Telecom
Satellite Services	Can be individually assessed when requested. Space exists to provide necessary routing of signal cable



Elevators & Escalators

Passenger	Type	Otis
	Security	Intercon Card Access
	Upgrades	"Lambda" Door Safety Edge
Low-Rise	Number of Cars	8
	Speed	4.06 m/s (800 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	6 seconds
	Floors Serviced	Ground to 19th
Low-Mid Rise	Number of Cars	8
	Speed	5.08 m/s (1,000 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	9 seconds
	Floors Serviced	19th to 31st
High-Mid Rise	Number of Cars	8
	Speed	6.10 m/s (1,200 ft/min)
	Capacity	1,814kg (4,000 lbs)
	Average wait	12 seconds
	Floors Serviced	Ground, 31st to 42nd
High-Rise	Number of Cars	8
	Speed	7.11 m/s (1,400 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	8 seconds
	Floors Serviced	Ground, 44th to 54th
Cross-Over Floors	19 and 31 – No cross-over for High-Mid or High Rise floors	
Freight Elevator	Number of Cars	2
	Capacity	3630 kg (8000 lbs) and 2720 kg (5,000 lbs)
	Size	2.50 m x 2.07 m x 3.05 m (100" x 83" x 120") 2.35 m x 1.65 m x 3.05 m (94" x 65" x 120") (depth, width, height)
	Floors Serviced	P3 to 55 and P2 to 55
Parking Shuttle	Number of Cars	3
	Floors Serviced	Concourse, P1 and P2
Escalators	Manufacturer	Otis
	Quantity	4
	Floors Serviced	2 for Concourse to Ground 2 for link from Concourse to TD South Tower/79 Wellington St. W.

Life Safety

Type of System	Edwards EST-3 Fire Alarm System
Monitoring	24/7 Proprietary Monitoring Station
Sprinklers	Pendant type automatic sprinklers are located throughout the floor to provide coverage to meet NFPA and Provincial Fire Code Requirements. Shut-off valves are located in on-floor mechanical rooms
Fire Detection	Heat and smoke detection devices are provided to meet code requirements
Smoke Evacuation	Fully automated smoke control system with firefighter override capabilities
Fire Hose Cabinets	Four (4) cabinets per floor with capped connections to permit installation of additional cabinets to suit tenant layout
Emergency Exits	Four (4) clearly marked stairwells per floor
Voice Notification	EVC speakers for communicating with the public in emergency situations are located throughout the complex to meet all code requirements
Firefighters' Elevator	The Service elevator is designated as the Firefighters' elevator and is equipped for this purpose. All other passenger elevators are equipped with automatic Phase I emergency recall and Phase II (in car) controls
Life Safety Personnel	The Emergency Response Team consists of a Manager, Fire & Life Safety and two Emergency Response Officers. Their core expertise involves handling emergency evacuation drills, emergency preparedness, responding to all medical calls and conducting tenant evacuation sessions. The Emergency Response Team members are certified WHMIS, First Aid and CPR Instructors with background in fire prevention, medical and Automatic External Defibrillator (AED) training



Building Security System

Type of System	The Europlex duress system has the ability to connect or have tenant tie-ins. System and technology improvements are continuously implemented
Personnel	The complex has a full complement of in-house security supervisors and security officers on patrol duty
CC Cameras	250 cameras throughout the TDC complex monitor exit, entry points and all public areas
Hours per Day	Full security service on a 24-hour-per-day basis
Alarms	All critical exit/entry points are monitored by alarms The building has an emergency annunciation system with a paging system tenant tie-in. All staff is equipped with two way radios
After-Hours Access	Elevator access points are card controlled to designated floors areas only
Tenant Security	The base building security system can incorporate fully integrated access control and alarm monitoring software packages for the tenant
Personal Safety	All parking areas have Duress alarm stations, and Digital CCTV system with 24 hour security officer coverage
Monitoring	A centralized Security Operations Centre (SOC) provides 24/7 monitoring for base building and tenant CCTV, passcard, duress, fire alarm, elevator, and control systems
Riser Security	Key access control and third party management are standard services for controlled access of approved Telco's and contractors to all risers

FACILITY INFORMATION

Freight Handling

Shipping/Receiving	Loading access through the Toronto-Dominion Centre central loading dock accessed from Wellington Street
Loading Dock	The facility is equipped with four docks. The maximum vehicle height is 3.66 m (12'); length of 7.92 m (26') for trucks, 13.72 m (45') trailers
Hours of Operation	8 am to 5 pm Monday to Friday
After-Hours Access	Available upon request. Costs will apply for after-hours loading and should be confirmed with TD Centre Management

Parking Services

Capacity	1,068 cars total between two levels of parking for Towers 1, 2, 3 and 5
Customer Service	Valet assisted service. Visitors can park anywhere on P1 & P2 levels
Rates	\$5 per 20 minutes, daily maximum of \$28.00; evening is flat \$10.00 or as posted
	Monthly Parking \$390.00 unreserved space \$595.00 reserved space
Hours of Operation	24/7

Building Services

Recycling	Recycling program in place for recovery of fibre, bottles, cans, wooden pallets, batteries and organic food waste – Diversion of 75% (June, 2003)
Concierge	Staffed Concierge Desk (24/7). A directory identifying tenant's key access floors is located on the ground floor of TD Bank Tower/66 Wellington St. W. at the concierge desk
Barrier-Free Access	Barrier Free access on P1, P2 level, accessible to Parking elevator to office tower and exceeds OBC requirements. Improvements to barrier-free accessibility are part of on-going program. Restrooms are barrier-free
Storage	Storage units located below grade are available for tenant needs. Rental rates are based on market conditions
Shredding	Shredding services available in compliance with Privacy laws at Tenant cost



Building Amenities

Restaurants	Bymark and Canoe – five star – both located in the TD Bank Tower/66 Wellington St. W. Stratus Restaurant, part of the Toronto Athletic Club, located in the TD South Tower/79 Wellington St. W. Duke of Devon – upscale pub, located in the TD Bank Tower/66 Wellington St. W. on the concourse level
Food Court	The TD Centre food court offers seating for 725 and over 18 restaurants, with several additional food retailers throughout the TD Centre concourse
Toronto Athletic Club	Toronto's most prestigious fitness centre. Situated on the 36th floor of TD South Tower/79 Wellington St. W., Toronto Athletic Club is open 363 days a year and provides members with a complete range of fitness facilities and services
Postal Services	For the convenience of the tenants, a postal station is located on the concourse level of TD North Tower/77 King St. W. This unit provides full postal service and is operated by Canada Post. Each tenant is allocated a Post Office Box Number
Customer Service	toAssist is one of the front lines of communication with TD Centre tenants. As the direct link between our tenants and building operations, the Centre's function is to receive and direct responses to tenant calls inquiries and work requests Each office tower has an enthusiastic Tenant Relations Representative who coordinates events, provides information about services, and answers questions about happenings in the Centre and surrounding area
e-Concierge Services	We are pleased to offer all tenants a vast array of specially priced tickets to local attractions and events. We have partnered with Eservus to provide this very popular service. Tickets can be ordered via tdcentre.com or telephone and are promptly delivered to the tenant office
Bike Racks	Bike racks are located at the entrance of each tower. Secured racks are available in the interior cages at TD South Tower/79 Wellington St. W.
Retail	TD Centre offers a shopping concourse of over 70 retail stores, services and food retailers
Subway/Path	PATH system located underneath towers on the concourse level
Day Care	Day care services located at 95 Wellington St. W.
Event Facilities	Conference and/or event facilities available at the Design Exchange, Canoe Restaurant & Bar, Bymark and Duke of Devon
Car Wash	Dove Car Wash operates in the Ernst & Young Tower/222 Bay St. and is open to tenants and the general public using TD Centre's parking facility
Zipcar	Car sharing is available through Zipcar, who have 5 vehicles located in the parking area (P1) of the TD Bank Tower/66 Wellington St. W.

Construction Services

Construction Manual	Tenant Construction Manual available at www.tdcentre.com , or from property management personnel. A complete list of contractors and consultants, along with property guidelines and procedures can be found therein. Moreover, the manual contains critical design criteria to which all projects must adhere
Contractors	Union contractors only (Cadillac Fairview is bound to Provincial agreements). Please refer to the TDC Construction Manual for Recommended and Required Contractor trade lists