

## The Ampersand

# TECHNICAL SPECIFICATIONS

112 (E), 140(N), 144(W) – 4th Avenue SW, Calgary Alberta, T2P 0H3(E), T2P 3N3(N), T2P 3N4(W)

### BUILDING DESCRIPTION

The Ampersand is an A-class complex featuring three (identical) towers offering over 1.1 million square feet of space between them. The complex is connected to the +15 network through both the TransCanada building and the Harmony or Lot 40 (formerly James Short) Parkade. The three office towers are connected by a spectacular 20,000 square foot glass covered atrium which was renovated in 2020 to include a Social Stair, Café, and Food Market.

### YEAR BUILT/ YEAR RENOVATED

West – 1981

North – 1982

East – 1984

Lobby and 2nd floor renovated 2020

### BUILDING HEIGHT

375 feet

### NUMBER OF FLOORS

28 floor towers

### BUILDING SIZE

Approximately 1,075,000 square feet (combined)

### RENTABLE AREA

Approximately 1,050,000 square feet

### TYPICAL FLOOR AREA

East Tower – Approximately 17,000 square feet

North and West Towers – Approximately 13,000 square feet

### CEILING HEIGHT

8 feet 4 inches

### TYPICAL SLAB TO SLAB HEIGHT

11 feet 4 inches

### MULLION SPACING\*

4 feet 10 inches

\*Prior to any construction projects a site condition review must be completed to confirm the mullion spacing and column measurements where applicable

**INTERIOR COLUMN SPACING\***

East Tower – 34 feet 4 inches

North Tower – 29 feet 6 inches

West Tower – 29 feet 6 inches

**BUILDING AMENITIES**

Conference Centre

2 Secure Bicycle Storage Rooms

Tenant Lounge

Fitness Centre

Sport Court

Sports Simulator

Renovations were completed in 2020 to expand and upgrade all these amenities

**PARKING**

The property has 2 underground heated parkades with a total of 648 stalls

**BUILDING AWARDS**

BOMA Calgary 2023 Toby Award for Office Building Over 1 Million Square Feet

**DESIGN ARCHITECT****ORIGINAL CONSTRUCTION**

Clark, James, Coupland Architects

**CURRENT BASE BUILDING**

Spectrum Architecture Urban Design, Gibbs Gage & Assoc.

**MECHANICAL BASE BUILDING ENGINEER****ORIGINAL CONSTRUCTION**

TMP Consulting Engineers (Alberta) Ltd.

**CURRENT BASE BUILDING**

Same as above

**ELECTRICAL BASE BUILDING ENGINEER****ORIGINAL CONSTRUCTION**

Allsopp, Morgan Engineering Ltd.

**CURRENT BASE BUILDING**

Designcore Engineering Ltd.

**STRUCTURAL ENGINEER****ORIGINAL CONSTRUCTION**

Read, Jones, Christofferson Ltd.

**CURRENT BASE BUILDING**

RJC Ltd & Entuitive Engineering

**DESIGN LOAD**

Live load 50 pounds per square foot

**HEATING**

Three Smith Cast Iron Sectional hot water boilers located on the 29th floor of North, West, and East Towers provide the heating to the building. Thermostatically controlled radiation valves on the floors modulate to control space temperature.

**VENTILATION AND AIR CONDITIONING**

The VAV air system is mixed air cooling only for terminal VAV boxes. Central makeup is VAV 100% outside air with preheat and cooling coils located on the 29th floor serving the floor compartmental fan units. These compartmental units are VAV with cooling coils only and draw a fixed amount of makeup air and return air.

East Tower has Two Carrier chillers, North and West Towers each have One Carrier chiller located on the 29th floor provide the cooling for the cooling coils on all the various air systems located in the building.

**BLIND SPECIFICATIONS**

Elite Pro, Fabric ED05, Chain share with front roll, 4% metalized sun shade

**STANDARD HOURS OF HVAC OPERATION**

Monday to Friday 6am to 6pm, excluding statutory holidays

**BASE BUILDING LIGHTING**

500mm X 1500mm Fluorescent/LED Base Building Fixtures

**ELECTRICITY**

The North and West Towers feature 6.0 watts per square foot for lighting and power loads at 120/208 volts. The East Tower features 3.5 watts per square foot at 347/600-volt power for lighting and 3.0 watts per square foot for tenant power at 120/208 volt

**ELECTRIC CLOSET**

1 per floor

**TELEPHONE CLOSET**

1 per floor

**ELEVATORS****NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)**East

- 4 Low rise elevators serving floors main to 14
- 5 High rise elevators serving floors 14 to 28
- 1 Service freight elevator
- 2 Parkade shuttle elevators

North and West

- 4 Low rise elevators serving floors main to 15
- 4 High rise elevators serving floors 16 to 28.
- One of the low rise and one of the high rise elevators are used as service elevators
- 2 Parkade shuttle elevators west only

**ELEVATOR CAPACITY**

- High and low rise elevators – 1,587kgs/3,500lbs
- Service freight elevator – 1,814kgs/4,000lbs
- Parkade shuttle elevators – 1,360kgs/3,000lbs

**ELEVATOR SPEED**

- High and low rise – High rise 700 feet per minute Low rise 500 feet per minute
- Service freight elevator – 500 feet per minute
- Parkade shuttle elevators – 250 feet per minute

**CAB DIMENSIONS (W X D X H) AND DOOR SIZE (W H)**East

- High and low rise elevators – 65" X80" X 90" Door width: 42 inches Door height: 84 inches
- Service/freight –73" X 78" X120" Door width: 47.5" inches Door height: 84 inches
- Parkade shuttle elevators –57" X 80"X 87" Door width: 42 inches Door height: 84 inches

North and West

- High and low rise elevators – 57" X74" X89" Door width:42 inches Door height: 84 inches
- Service freight elevator – 57" X 74" X 120" Door width: 42 inches Door height: 84 inches
- Parkade shuttle elevators west only – 57" X 80" X 87" Door width: 42 inches Door height: 84 inches