

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 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 Library, 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

NA

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 High rise elevators serving floors main to 14

5 Low rise elevators serving floors 14 to 28

1 Service freight elevator

2 Parkade shuttle elevators

North and West

4 High rise elevators serving floors main to 15

4 Low 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