

## Bell Tower

# TECHNICAL SPECIFICATIONS

10104 – 103 Avenue, Edmonton Alberta, T5J 0H8

### **BUILDING DESCRIPTION**

Bell Tower is a AA-class office building, situated on the north side of 103rd Avenue, spanning 101st Street to 102nd Street. It is located adjacent to downtown Edmonton's ICE District, Edmonton's up-and-coming downtown sports and entertainment district

### **YEAR BUILT/ YEAR RENOVATED**

1982/ Lobby and 2nd floor renovated 2018

### **BUILDING HEIGHT**

427 feet

### **NUMBER OF FLOORS**

31 floors

### **BUILDING SIZE**

Approximately 493,200 square feet

### **RENTABLE AREA**

Approximately 423,744 square feet

### **TYPICAL FLOOR AREA**

Approximately 14,200 square feet for floors 3-19  
Approximately 14,700 square feet for floors 20-31

### **CEILING HEIGHT**

8 feet 6 inches

### **TYPICAL SLAB TO SLAB HEIGHT**

11 feet 9 inches

### **MULLION SPACING\***

5 feet

### **INTERIOR COLUMN SPACING\***

32 feet curtain wall to core wall  
20 feet from column to column.

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

## **BUILDING AMENITIES**

Conference Centre  
 Bicycle storage and bicycle sharing program  
 Fitness Center  
 Golf Simulator  
 Dog Plaza

## **PARKING**

The property has an underground heated parkade (395 stalls)

## **BUILDING AWARDS**

2018 BOMA Earth Award  
 2018-2021 BOMA 360 Certification  
 2019 BOMA Property Management Team of the Year  
 2019 BOMA Operations Team of the Year  
 2020 BOMA Earth Award  
 2020 BOMA Certificate of Excellence  
 2025 BOMA BEST – Platinum Certification

## **DESIGN ARCHITECT**

### **ORIGINAL CONSTRUCTION**

Skidmore, Owings & Merrill in association with B. James Wensley and Associates

### **CURRENT BASE BUILDING**

Arrow Engineering

## **MECHANICAL BASE BUILDING ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Arrow Engineering

## **ELECTRICAL BASE BUILDING ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Arrow Engineering

## **STRUCTURAL ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Read Jones Christofferson ( RJC )

## DESIGN LOAD

Live load 70 pounds per square foot

## HEATING

Primary heating source for Bell Tower is provided by four Unilux natural gas fired boilers

## VENTILATION AND AIR CONDITIONING

Ventilation, air conditioning, and humidification for the Bell Tower are delivered to the conditioned space by various air systems. VFDs were added to the supply air fans and the return air fans of AS-1 upper air handling unit and AS-2 lower air handling unit. The supply fan discharge air volume is controlled by maintaining a supply air duct static pressure at a level which satisfies the variable air volume terminal units

## STANDARD HOURS OF HVAC OPERATION

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

## BASE BUILDING LIGHTING

Juno Indy series #S2X2BL39403WH4

## ELECTRICITY

The building features 4 watts per square foot for lighting, 2 watts per square foot for tenant power, 2 watts per square foot of HVAC power, 347/600 volt power for lighting, and 347/600 volt 3-phase 4-wire power at panels located in the riser room of each floor.

## ELECTRIC CLOSET

1 per floor

## TELEPHONE CLOSET

1 per floor

## ELEVATORS

### NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)

- 5 High rise elevators serving all floors
- 2 Low rise elevators serving all floors
- 1 Service freight elevator serving all floors
- 2 Parkade shuttle elevator serving floors all floors

### ELEVATOR CAPACITY

- High rise elevators – 1,587kgs/3,500lbs
- Low rise elevators – 1,814kgs/4,000lbs
- Service freight elevator – 2,041kgs/4,500lbs
- Parkade shuttle elevator – 1,133kgs/2,500lbs

**ELEVATOR SPEED**

High rise – 1000 Feet per minute

Low rise elevators – 700 Feet per minute

Service freight elevator – 500 Feet per minute

Parkade shuttle elevator – 150 Feet per minute

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

High rise elevators – 68" X 77" X 104" Door width: 46 inches Door height: 84 inches

Low rise elevators – 89" X 69" X 104" Door width: 46 inches Door height: 84 inches

Service freight elevator – 67" X 102" X 127" Door width: 48 inches Door height: 84 inches

Parkade shuttle elevator – 52" X 81" X 105" Door width: 42 inches Door height: 84 inches