

## Featured Project

**Bay Adelaide Centre**, in Toronto's financial core, is the first development in more than a decade. The west tower, a 1.1 million square foot, 51-story office tower at the northeast corner of Bay and Adelaide Streets is the first building of the 2.6 million square foot project that is anchored by KPMG. Phases Two and Three of Bay Adelaide Centre will likely be a mix of office and hotel/residential.

The design of the 51-story Bay Adelaide West by WZMH Partners integrates the 11-story historic facade of the former National Building, which will be rebuilt and restored to its 1926 grandeur. Toronto's Path system, 27 kilometers of public walkway and retail located one level below grade, will be completed with the connection through Bay Adelaide Centre.

Built to a LEED Gold standard which mandates the use of environmentally-friendly materials and the maximum recycling of building materials, Bay Adelaide Centre West will feature state-of-the-art operating and life safety systems including:

**Redundant life safety systems:** Redundant emergency power feeds to all life safety systems w/ diesel-powered generators

**Building core:** Robust, hardened concrete core

**Fire resistance rating:** 3 hours

**Blast Resistant Floors:** Lower 11 stories

**Exit stairwells:** 53" stair width (20% above Ontario Building Code) to facilitate access and egress; pressurized stairwells

**Automatic sprinkler:** Redundant dual-feed, automated sprinkler system

**Air intake protection:** Ultraviolet irradiation treatment on air shaft



The fireproofing is being applied by **Donalco, Inc.** under subcontract to EllisDon general contractors, with over 40,000 bags of Monokote MK-6<sup>®</sup>/HY<sup>®</sup>. The tight schedule requires a typical 25,000 ft<sup>2</sup> floor to be sprayed every 3 to 4 days. Donalco is accomplishing this with the pump station location in the first level basement and conveyance through a stand pipe up the building's center core. The fireproofing application began in January during the height of the harsh Toronto winter and will be completed, including all necessary patching, by December 2008. The office building is currently renting space available July 2009.