

# AIRWAYS CROSSING BUILDING INFORMATION

5255 McCall Way N.E. T2E 5S6

- Excellent access to Barlow Trail/McKnight Blvd.
- Bays starting at 4,000 sq. ft.
- Dock or Drive In loading
- T5 lighting
- 600 volt available
- 100 - 200 amps per bay (110V/208V/347V/600V)
- R20 walls and R20 roof insulation
- Sprinkler system to NFPA 13 standards
- Warehouse heated with gas fired unit heaters
- 6" thick slab with concrete sealer
- Projected Operating Costs (2014) \$3.90 per sq. ft.
- Next to SAIT Aerospace Faculty



Airways Crossing is located in the Pegasus Industrial Area with excellent access to Barlow Trail and McKnight Blvd. corridors. The location is centrally located with several road access options as well as excellent public transit along with a wide range of amenities including hotels, restaurants and recreation facilities.

## DESIGN SITE PLAN

- Airport light industrial zoning (I-C equivalent)
- Over 88,000 sq. ft. available
- Bays starting at 4,000 sq. ft.
- Excellent site circulation with five access points
- 200+ parking stalls available
- Attractive inducement package to qualified tenants
- Occupancy is available January 2014
- Site coverage = 27%

## **SCHEDULE A**

### **BASE BUILDING SPECIFICATIONS**

The Norcal Group shall construct the base building as defined in the "Issued for Construction" drawings and any subsequent changes as may have been reasonably amended from time to time.

The Landlord shall complete the following work in respect of the Premises and/or the building (**the "Landlord's Work"**), such work to be at the Landlord's expense except for work designated as being at the Tenant's expense. There are no representations or warranties on the part of the Landlord for these base building specifications other than that as outlined herein.

#### **1. Structure:**

##### **Floor:**

The building floor will be a reinforced concrete slab on grade with a capacity of 1,000 pounds per square foot. The floor slab and associated structure will be adequately sized to meet this capacity requirement and the applicable Building Code. The floor will be exposed concrete finished with a smooth steel trowel. The slab will be saw cut in accordance with the structural engineer's recommendations for dimensions, depth and procedure. Landlord will provide a floor sealer on the concrete floor.

##### **Building:**

The interior height for the building will be 24' as measured from the finished main floor to underside of warehouse open web steel joists. The roof and building structure will consist of steel deck on open web steel joists supported by steel beams and columns. The associated structure will be adequately sized to meet this capacity requirement and the applicable Building Code. All interior structural steel will be finished in a light grey shop applied-primer.

##### **Roof:**

Roofing system will be composed of metal deck, vapor barrier, R20 rigid Poly ISO insulation, an EPDM loose laid membrane and gravel ballast. All required cants, crickets, primers, membrane flashings, metal cap flashings and base building penetrations will be included. The roofing system will come complete with a 1 year warranty on the installation and a 10-year warranty on the material.

##### **Roof Drains:**

Roof drainage system will be a retention type system and will be connected to the municipal storm water drainage system. Roof drains will be connected to an internal system and attached to the building columns. The internal vertical drains will be protected with plate steel attached to column faces. Emergency overflow scuppers are located in parapet wall on building perimeter as shown on Landlord's drawings.

**Building Exterior:**

The building exterior assembly will be constructed using pre-cast concrete panels. Exterior panel details, accents, patterning and colors will all be per the Landlord's drawings. The exterior wall assembly will have an R20 rigid insulation.

**Aluminum Doors/Frames:**

The aluminum doors and window frames will be thermally broken anodized aluminum with shaded, double glazed and sealed window units. Office entrance doors will be aluminum frame to match building store front complete with tempered, tinted and shaded safety glass and standard hardware. Aluminum office entrance doors and storefront system to be supplied and installed as indicated on the drawings.

**Exterior Man Doors:**

All exterior man doors will be insulated steel and come with complete standard hardware with fire rating as per code requirements for the base building shell condition.

**Overhead Doors:**

Where the Landlord's drawings indicate drive-in doors, the space will be equipped with manually operated straight vertical lift 12' wide x 14' high commercial quality overhead doors. Where the drawings indicate loading dock doors, the space will be equipped with manually operated straight vertical lift 8' wide x 10' high commercial quality dock overhead doors. The number, sizes and location of the doors will be per the Landlord's drawings.

All overhead doors will be a 24-gauge insulated and painted metal panel door complete with heavy duty hardware, sliding door mechanism, track guards and commercial-grade weather stripping on all sides.

**Dock Equipment:**

For drive-in loading, two concrete filled and painted metal bollards at the exterior of each door will be provided. For dock loading bays, each door will be provided with one pair of foam filled side seats covered with 40 oz. black vinyl, full-height wear flaps, full-height yellow stripe, one adjustable top-dock seal and one pair of laminated rubber dock bumpers. Each drive-in dock door will also receive one 30,000 pound capacity 6' x 8' electric dock leveler.

**Demising Wall:**

The Tenant will be supplied with a standard one hour rated drywall demising wall separating each Tenant space within the building. The wall will be constructed using steel studs, fibreglass batt insulation (R20) and a single layer of drywall on each side. The wall will be taped, mudded, sanded and primed on both faces including a perimeter smoke seal.

## **2. Site Work:**

### **Storm Water Drainage:**

The site will be designed to drain in accordance with the storm water management requirements of the City of Calgary and all applicable codes.

### **Asphalt:**

The paved areas will be combination of standard and heavy-duty asphalt as specified by the geotechnical engineer and as indicated on the plans prepared by the civil engineer and architect. All site entrances and curb crossings will be constructed to City of Calgary standards as shown on the Landlord's drawings.

### **Site – Concrete:**

All dock loading areas ramps will come complete with a sloped concrete apron. All sidewalk and curbs will be completed with a standard broom finished concrete in locations shown on the Landlord's drawings.

### **Stairs:**

Exterior stairs will be provided as required for grade difference from building to surrounding exterior condition. Any exterior building stairs will be primed structural steel with rounded pipe railings, open-gate treads and an open-gate landing.

### **Visitor/Employee Parking:**

Location and layout of visitor and employee parking is as per the site plan prepared by the architect. Parking will be defined by painted lines, curbs and signage and is subject to change from time to time at the Landlord's discretion.

### **Landscaping/Irrigation:**

Landscaping and irrigation will be designed and installed in accordance with the requirements of the City of Calgary and as indicated in the landscape/site plans as prepare by the architect.

### **Garbage Enclosures:**

Two common garbage enclosures as indicated on building plans.

### **3. Electrical:**

#### **Service:**

The building will have an electrical service of 1200 amp 600 volt. The service for each bay will be stepped down to a 90 amp, 120/208 volt that will be available for Tenant's use. If required 200 amp service can be arranged.

The Landlord will provide power connections for all base building equipment, including warehouse lighting, unit heaters and roof-top units. The Tenant shall be responsible for the cost and hook up all Tenant equipment.

#### **Metering:**

Tenant's main electrical power supply will be separately metered in the main electrical room. The Tenant will be responsible to supply and install their electrical meter ready for independent billing.

#### **Warehouse:**

The warehouse area shall receive six T-5 HO fluorescent lights per bay.

#### **Exterior:**

Exterior building lighting will be provided on the walls of the warehouse in the form of LED lighting. Lighting on the front exterior face will be provided by decorative lighting with the design of the building per the Landlord's drawings.

#### **Exit & Emergency:**

The Landlord will provide exterior lights, emergency lights and battery packs to meet all base Building Code requirements. Additional exit lights, emergency lights and battery packs as required to meet Building Code for any Tenant leasehold improvements are to be provided by the Tenant, at its cost.

### **4. Telephone and Communication:**

Landlord will provide 1" conduit runs to the rear of the Premises for Tenant telephone and coaxial connections. The Tenant will be responsible for running its required services in the empty conduit from the base building main electrical room back to its Premise.

## **5. Heating Ventilating and Air Conditioning:**

### **Warehouse:**

Heating to be supplied by gas-fired suspended unit heaters (2 units per bay). Units to be connected to an individual natural gas service and tenant electrical service.

### **Office:**

Heating and cooling will be supplied by gas-fired rooftop heating and cooling units with economizers (RTU). RTU's will be supplied at the rate of 1 ton of cooling for every 500 square feet of office space. RTU's will have the supply and return air ducts stubbed within joist space ready for connection and will be located towards the front of the buildings over the future front office location. RTU's will be provided with an individual natural gas service and electrical connections in the bay and will be supplied with a standard programmable thermostat.

## **6. Fire Protection:**

### **Sprinklers:**

The Landlord will provide an ESFR rated sprinkler system as per NFPA 13 requirements and all authorities having jurisdiction for the base building condition. Fire extinguishers are to be provided by the Tenant in accordance with the Building Code and any authorities having jurisdiction. Any modifications to the base building sprinkler system will need to be completed at the Tenant's cost.

### **Fire Alarm:**

A base building fire alarm system fire alarm shall be provided by the Landlord to meet the Building Code and all authorities having jurisdiction. All modifications to the base building system to suit any changes will be at the cost of the Tenant.

## **7. Other Items:**

### **Water:**

System will come complete with connection to the municipal water system. Incoming service size will meet the base building, domestic water and fire suppression sprinkler requirements.

### **Storm:**

System will come complete with a connection to the municipal storm water system. Incoming service size will meet base building size requirements.

**Sanitary:**

System will come complete with a connection to the municipal sanitary system. Incoming service size will meet base building sizing requirements.

**Natural Gas Service:**

System will come complete with a connection to the natural gas system. An independent natural gas service will be supplied to the Premise with separate gas meters location in the exterior of the building.

**Domestic Water:**

A main domestic water line will run the width of the building with an individual connection for the Premises. At the sole discretion of the Landlord, the Premises may be separately metered. The cost of the meter and associated equipment will be at the cost of the Tenant.

**Drainage and Venting:**

Sanitary rough-in will be provided for the Premises per the Landlord's drawings. This system will be designed and installed to meet base Building Code and local requirements. All vent locations and sizes will be according to the Landlord's drawings and specifications.

**General:**

All additional mechanical piping and components must be tagged according to the local industry standards. The Tenant roofing penetrations are to be performed by the Landlord's approved contractor at the Tenant's cost. Additional RTU locations must be approved by the Landlord prior to installation. All additional structural steel support required for any additional equipment will be at the Tenant's sole cost, including design, engineering and construction.