



COMMERCE COURT

FOOD TENANT DESIGN CRITERIA

SEPTEMBER 24, 2019





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SECTION I

GENERAL DESIGN CRITERIA



1.1 GENERAL DESIGN REQUIREMENTS

THIS FOOD TENANT DESIGN CRITERIA IS TO BE READ IN CONJUNCTION WITH ALL POLICIES, RULE AND REGULATIONS AS OUTLINED IN THE LEASEHOLD IMPROVEMENT MANUAL, AVAILABLE ONLINE AT WWW.COMMERCE-COURT.COM

1.1 GENERAL DESIGN REQUIREMENTS

The General Design Criteria establishes ground rules which apply to all Tenants. These Criteria encourage a strong visual identification for each Tenant's merchandise within a unified surrounding. This section describes these ground rules in general. The following sections describe in detail each component of the Tenant's merchandise presentation.

As part of the new Food Court environment, Commerce Court will encourage ultimate creativity of shop front design from each Food Court Tenant. Tenants will be required to provide their "A" class designs.

The Tenant should refer to the Base Building Drawings and Tenant shell drawings for specific information regarding the Leased premises. The Tenant shall take field measurements to verify all dimensions.

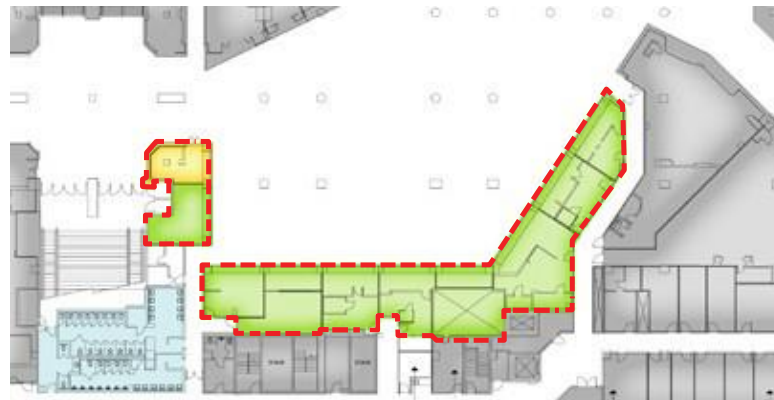
The Tenant's store will be designed, fabricated, and installed by the Tenant unless otherwise noted, and subject is to the Landlord's written approval. Applicable details are shown on the Details Section for each Storefront. Compatibility with adjacent and previously approved Storefronts will be considered as one of the criteria for approval.

1.2 FOOD COURT STOREFRONTS

This storefront criteria applies to all Food outlets facing the Food Court seating area. Each outlet serves the public across a counter. Food storage, cleaning, and dish washing must occur in a work area behind the display/serving area and must not be visible to the public. All storefront treatment will be full width of the storefront opening, and will abut the demising pier.

Common area floor material will be extended to the base of the Tenant's front service counter. Flooring materials within the Tenant's leased premises are to be a Tenant finish approved by the Landlord, furnished by the Tenant. The demising piers are entirely finished by the Landlord. No penetration of these piers or fronts is allowed. No additional finishes, display fixtures or signs are to be applied to these surfaces.

Tenants will generally have display and serving counters at the storefront Lease Lines. Storage units, refrigerators, counter displays, etc., will be located in the serving area, and shall be secured by locks. No retractable storefront enclosure assemblies are permitted.



KEY PLAN - FOOD COURT UNITS

I.4 DESIGN CONTROL ZONE

Tenants must maintain a 3'-0" counter height for the entire width of the store. The maximum height for glass displays is 4'-6" and they have to be installed at least 3" away from the demising columns. Food units with rear service access doors shall not have a swinging access gate where access in the front service counter. Units without rear access must have swing doors with flip-up counter tops fully integrated into the front service counter design. All hardware must be concealed. Mobile counter units as entrances to food units are not permitted.

A recessed storage area for trays must be provided in the counter top. Recesses in the top counter surface (for cash registers, food trays, drink dispensers, etc.) will be set back to a minimum of 6" from the front edge of the counter. Beverage machines and other miscellaneous equipment on the front counter are subject to design review and must be fully concealed and recessed into the counter top so as not to exceed 4'-6" above finished floor.

Tenant must follow all AODA requirements for the counter design.

I.4 DESIGN CONTROL ZONE

To ensure a high standard of presentation by each Tenant, and necessary continuity of base building design, the Landlord has located Design Control Areas within the Leased Premises. The Design Control Area for food-use Tenants is the area within the Leased Premises from the common area of the project to the fixed counter. Particular attention shall be given by the Tenant to the visual organization of the Design Control Area as well as the rear and side walls of the food service area. Graphics, signs, materials, colors, finishes and lighting shall all be submitted for approval.

ALL AREAS EXPOSED TO PUBLIC VIEW WILL BE SUBJECT TO APPROVAL BY THE LANDLORD.

Any penetration or alteration of materials installed or prescribed by the Landlord in this area is not allowed. All finishes in the Design Control Area are subject to the Landlord's approval.

Rear stock storage rooms are not to be visible to the public area. The Tenant is advised that certain fixed base building electrical and mechanical services passing through the Leased Premises have been established. The Tenant must accommodate these components within his/her design and ensure that appropriate access is provided.

I.5 TENANT CEILINGS

The Tenant ceiling in the service area must be gypsum board with washable paint finish, subject to approval by the Landlord.

Paint specifications: **Latex Paint by Sherwin Williams**
Color: SW 7005 Pure White Finish: Matte

The ceiling in the preparation kitchen is by Tenant.

I.6 LIGHTING

Lighting fixtures are to be installed by the Tenant, at Tenant's cost, as per Landlord specifications and layout. Refer to section 2 for the required lighting layout.

Service area lighting specifications:

LTA : 3G-RC I LED-19W-30K-40D-120-WT-WG-WH

LTB : 3G-RC I LED-5RD-12W-30K-40D-120-WT-WG-WH

Food Court and Food-Use Tenants are required to design decorative and accent lighting which emphasizes their food displays. Only incandescent light fixtures will be permitted within the serving area.

For further merchandising uses such as restaurants, cafes, bars and/or other uses that require a specific mood-type lighting to create the desired atmosphere, will be subject to approval of such by the Landlord.

All lighting in the leased premises must be energy efficient.



LTA



LTB

I.7 MATERIALS

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All Tenants shall comply with all governing and applicable building and fire code requirements.

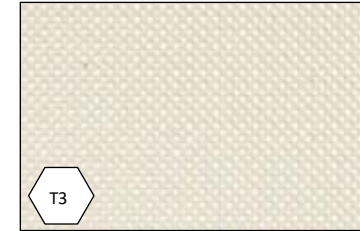
The Landlord reserves the right to reject or request substitutions or adjustments to the proposed finishes. All materials must be approved by the Landlord prior to installation. Nothing is to be attached to the Landlord's finishes.

ACCEPTABLE SERVICE AREA MATERIALS

- | Tempered Glass
- | Quality Porcelain
- | Mosaic Tiles
- | Stainless Steel
- | Quality Acrylic Surfaces
- | Finish-Grade Figured Hardwood, Stained and/or Lacquered

NOT PERMITTED SERVICE AREA MATERIALS

- Painted Drywall
- Slatwall or Peg Board
- Mill Finished Aluminium
- Field Painted Metal
- Plexiglass Type Materials
- Mirror Finishes
- Vinyl or Fabric Wallcoverings
- Masonite
- MDF, Plywood Paneling, etc.
- Stucco
- Field Stained Wood
- Plastic Laminate
- Simulated Plastic Laminates such as brick, stone, wood, etc.
- Thin Gauge Metal or Metal Laminate



TENANT'S DEMISING COLUMN
LAMINAM 3+
COLLECTION: FILO
COLOR: BRINA
WWW.LAMINAM.IT



TYPICAL COUNTER FRONT
TENANT'S CUSTOM GRAPHICS/
MATERIAL BEHIND CLEAR GLASS
WITH LED STRIP LIGHT AT UNDERSIDE
OF COUNTER AND KICK PLATE



TYPICAL COUNTER BASE
BRUSHED STAINLESS STEEL

I.8 MENU BOARDS

I.8 MENU BOARDS

- Menu boards will be provided by the Tenant. Professional graphic design proposal should be submitted for Landlord approval.
- Maximum individual letter height is 1 1/2".
- Overall sign dimensions must not exceed 12'-0" wide and 2'-0" high. Smaller signs are acceptable.
- All menu boards must be fully integrated high definition screens such as LCD or LED.
- Menu boards materials must match the Tenant's finishes and branding. The screens must form part of the back wall design and complement the overall concept.
- No advertising panels or illustration other than menus will be accepted.
- No handwritten menu boards are permitted (i.e. blackboards, luminescent panels.)
- Mechanical and electrical attachments and connections must not be visible to the public.

I.9 EXHAUST HOODS

If an extractor fan is required as part of the serving area, it should be treated as a decorative feature. Tenant's extractor fan must be clad with a stainless steel box with high quality detailing. These must be located behind the lease line. All exposed non-cladded hoods will not be accepted.

Exhaust hoods shall be provided as per Code requirements or as determined by the Landlord's Engineer. Exhaust systems, including hoods, shall be installed as per current NFPA Codes.

The use of a sprinkler system for hood extinguishing will not be permitted. Only CO2 or other chemical extinguishing systems are permitted. The Landlord's Contractor shall install a tie-in to the Landlord's Fire Alarm System, where required, at the Tenant's expense.



1.10 SIGNAGE

1.10 SIGNAGE

- The primary sign will be provided by the Tenant. Professional signage shop drawings must be submitted for Landlord approval.
- Maximum letter height is $\pm 15''$.
- Logos may also be used with letters (painted metal, copper or stainless steel).
- Overall sign dimension must not exceed 96" wide and should cover approximately 60% of the storefront width.
- The Tenant shall install its sign centered above the front counter and behind the lease line. If a Tenant wishes to install its primary sign elsewhere in its unit, the alternate location must be submitted through preliminary drawings for review and approval.
- No hand-made signage sale signs on cardboard or paper will be permitted. Any sale signs should be fabricated with professional looking materials and graphic standards. Branded chalk boards will be allowed, subject to Landlord's approval prior to fabrication and installation.
- Mechanical and electrical attachments and connections must not be visible to the public.
- No signage shall be installed on the face and sides of the Landlord's demising columns.

1.11 GRAPHICS

The back wall of the service area provides a unique opportunity for visual branding. Tenants are encouraged to incorporate interesting and creative graphics in their design concept to reinforce their brand image as well as strengthening the appeal of their unit within the larger context of the food court.

Graphics should be professionally designed to integrate with the overall unit concept. Stock photos, generic food photography, promotional graphics or advertising are not permitted. Custom graphics applied to the back wall of the service area must be applied to the back of tempered glass.



SECTION 2

TENANT TYPES



2.1 FOOD COURT KEY PLAN



KEY PLAN

TYPE A - INLINE TENANT

TYPE B - CORNER TENANT

WASHROOMS



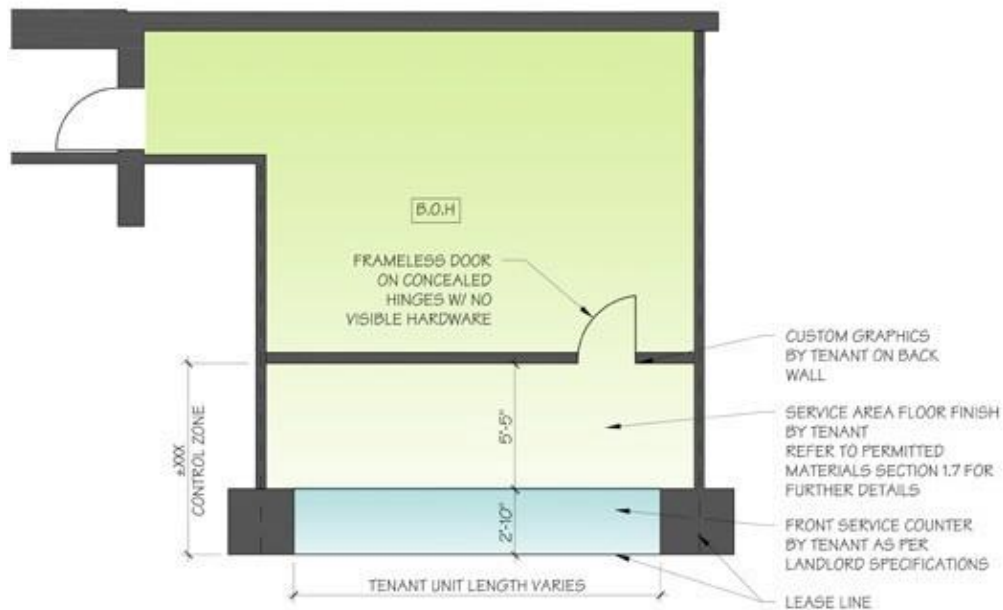
2.2.1 TYPE A - NO EXHAUST HOOD IN THE SERVICE AREA PLAN & REFLECTED CEILING PLAN

- BY TENANT
- DEMISING COLUMNS BY TENANT AS PER LANDLORD SPECIFICATIONS
- FRONT COUNTER & CEILING BY TENANT AS PER LANDLORD SPECIFICATIONS
- BY LANDLORD

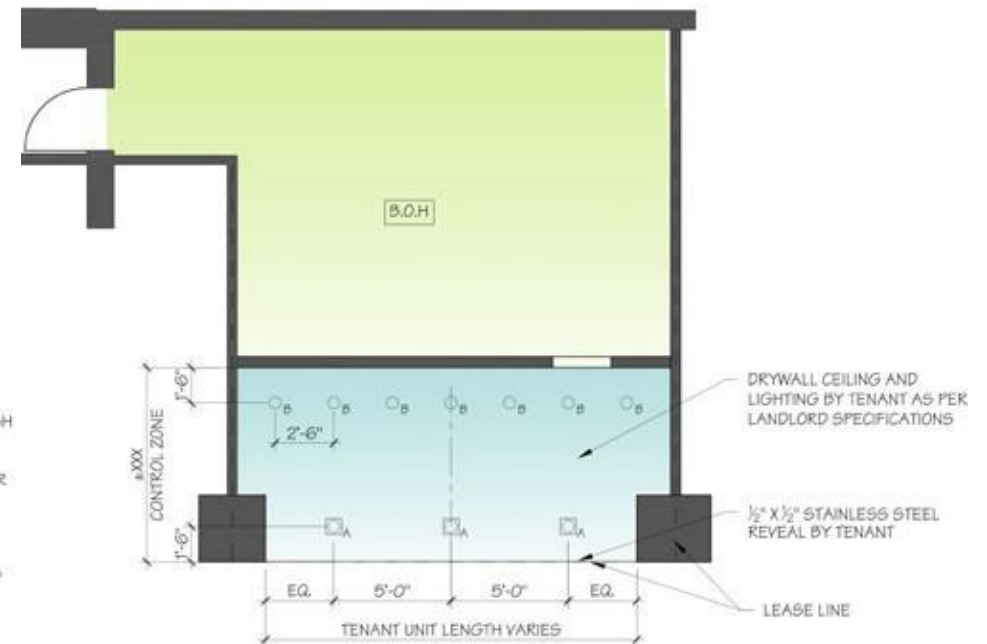
NOTE: TENANTS & TENANT'S CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO DESIGN & CONSTRUCTION



KEY PLAN - TYPE A

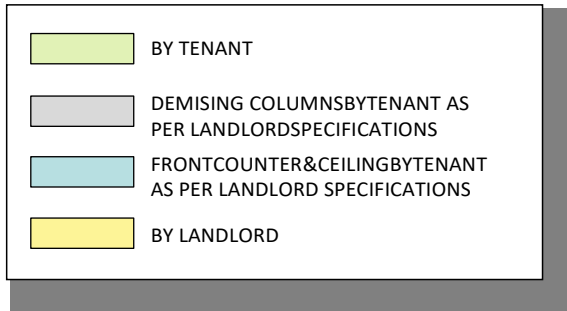


TYPICAL PLAN - TYPE A

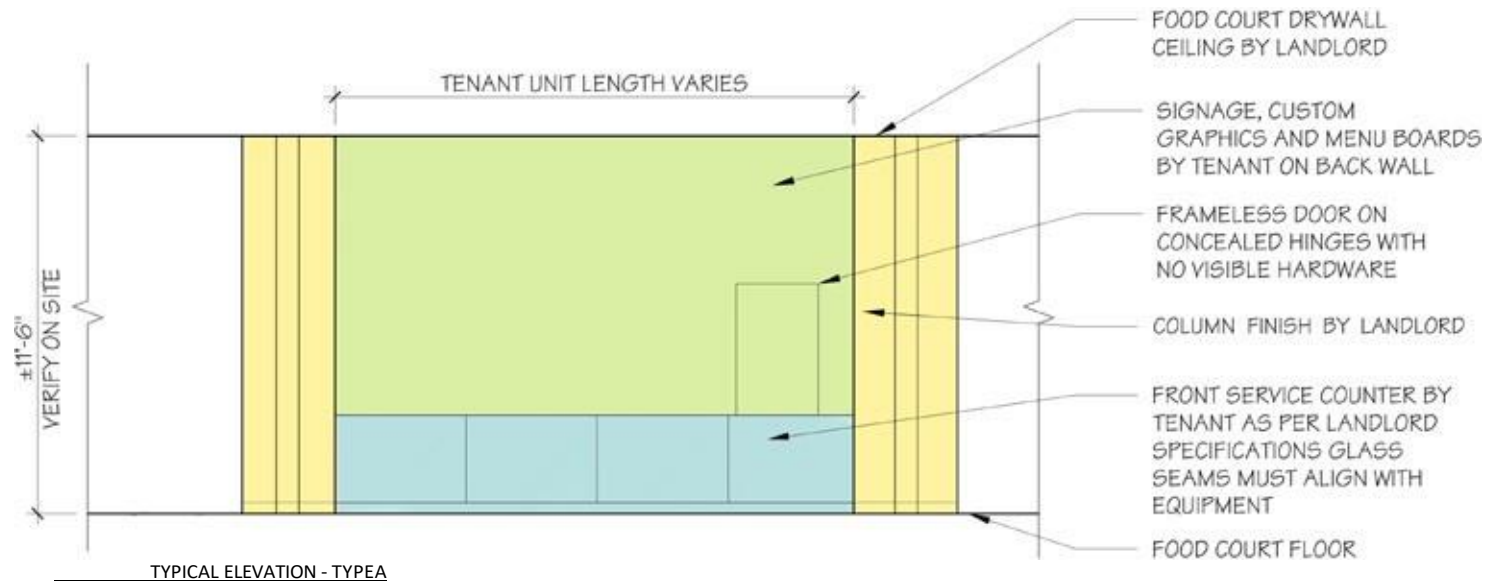
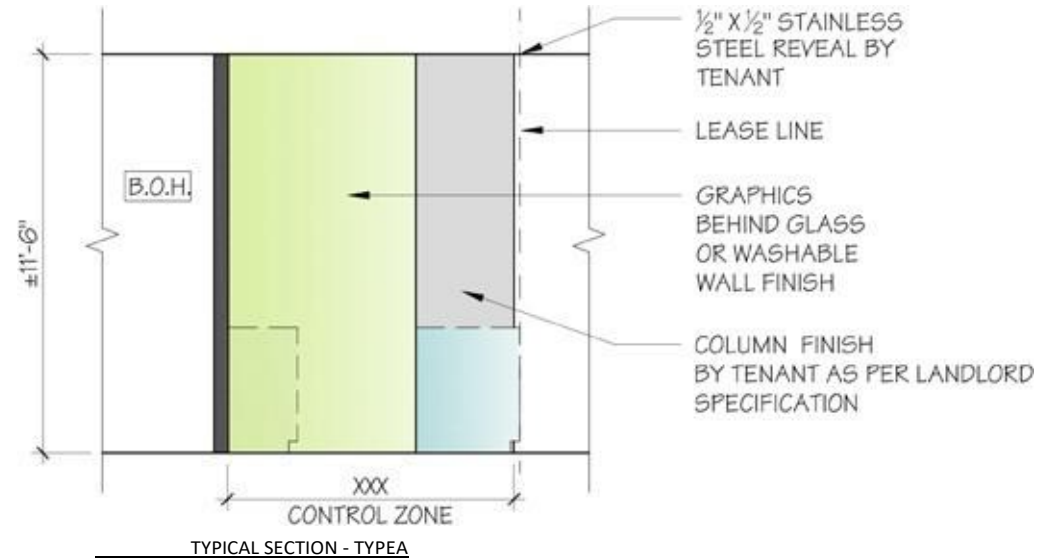


TYPICAL REFLECTED CEILING PLAN - TYPE A

2.2.1 TYPE A - NO EXHAUST HOOD IN THE SERVICE AREA TYPICAL ELEVATION & SECTION



NOTE: TENANTS & TENANT'S CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO DESIGN & CONSTRUCTION

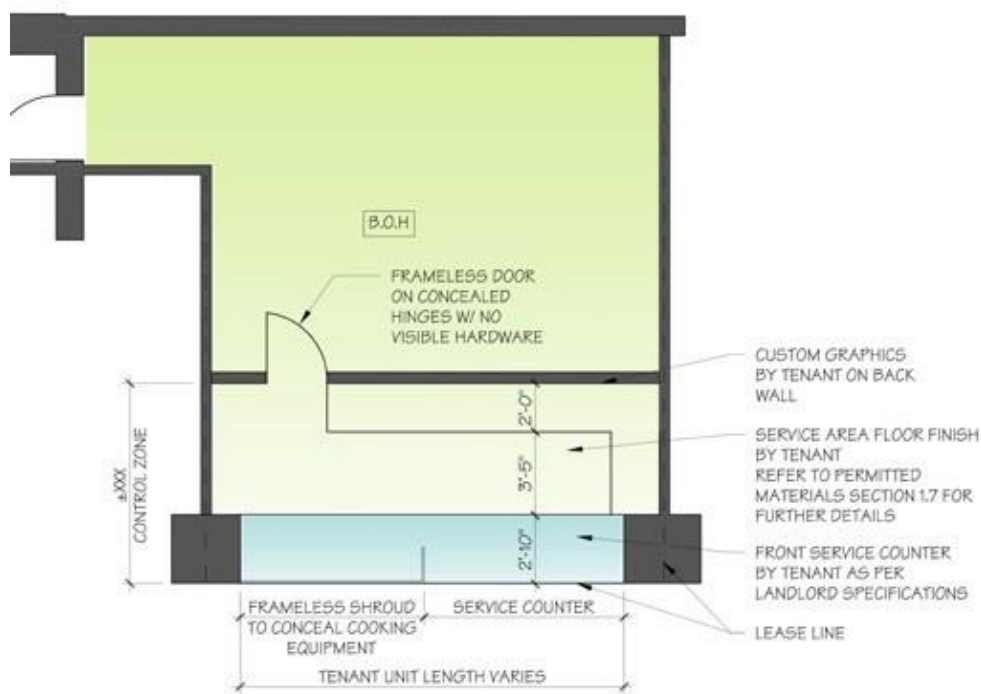


2.2.2 TYPE A.1 - EXHAUST HOOD IN THE SERVICE AREA PLAN & REFLECTED CEILING PLAN

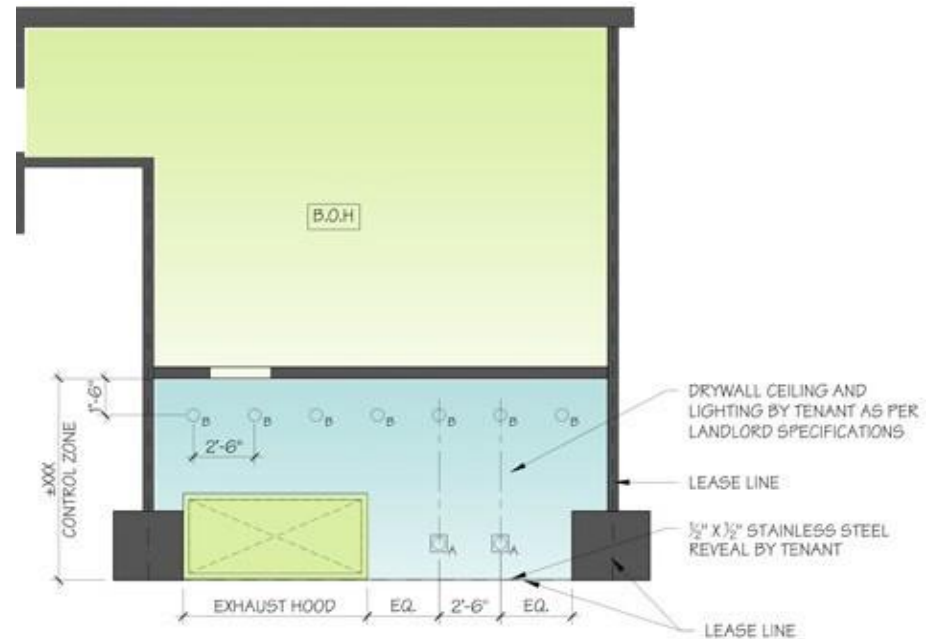
- BY TENANT
- DEMISING COLUMNS BY TENANT AS PER LANDLORD SPECIFICATIONS
- FRONT COUNTER & CEILING BY TENANT AS PER LANDLORD SPECIFICATIONS
- BY LANDLORD

NOTE: TENANTS & TENANT'S CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO DESIGN & CONSTRUCTION

ALL COOKING EQUIPMENT UNDER THE EXHAUST HOOD ON THE FRONT SERVICE COUNTER MUST HAVE A SHROUD TO CONCEAL THE WORKING AREA. SHROUDS MUST BE FRAMELESS AND INTEGRATED INTO THE OVERALL DESIGN.

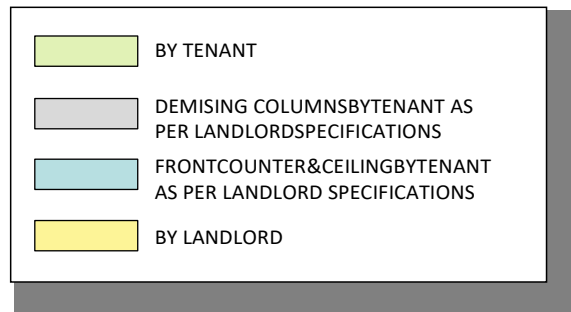


TYPICAL PLAN - TYPE A.1

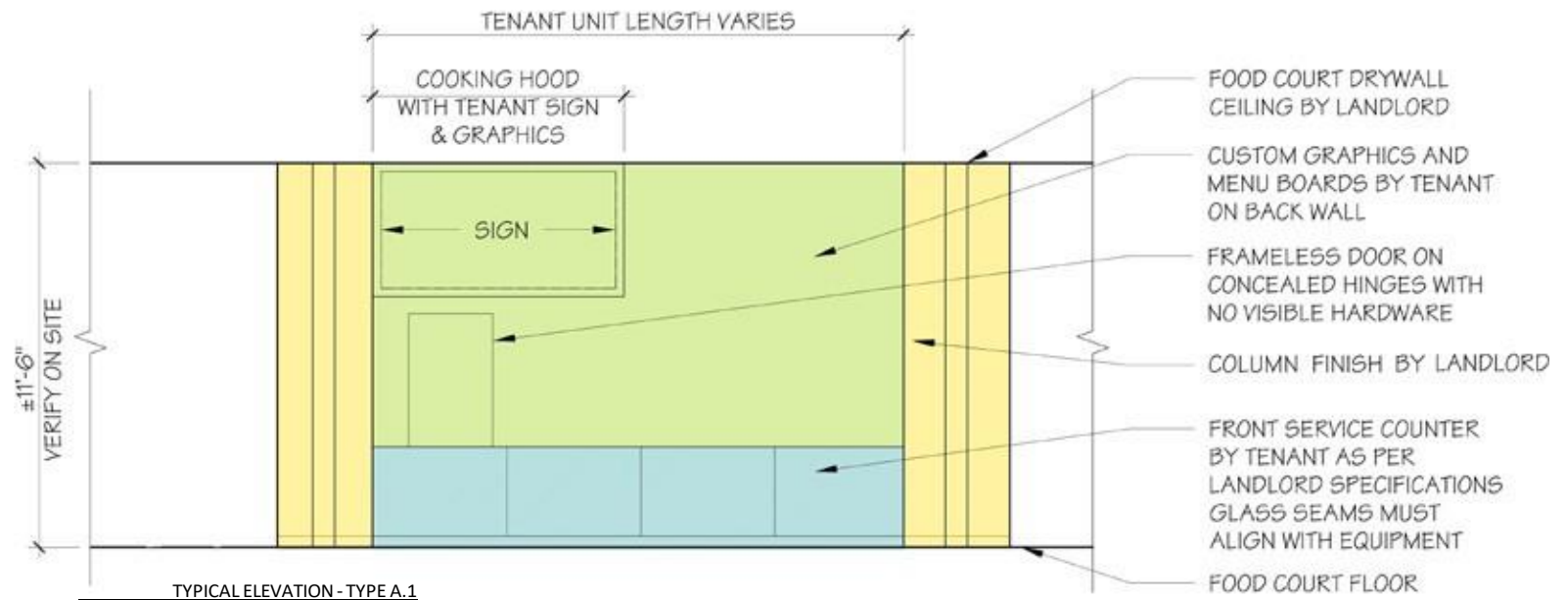
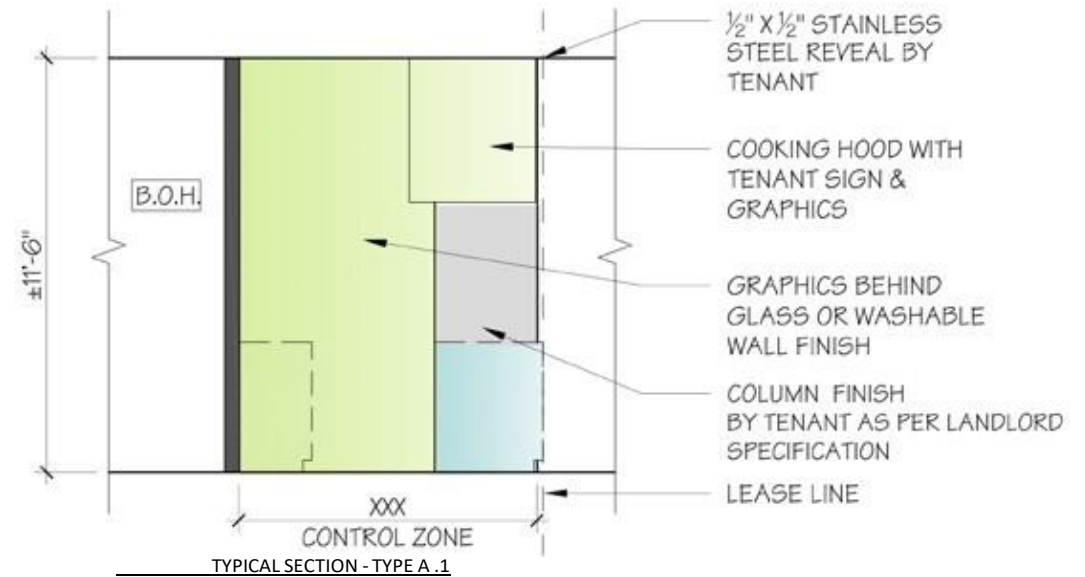


TYPICAL REFLECTED CEILING PLAN - TYPE A.1





2.2.2 TYPE A.1 - EXHAUST HOOD IN THE SERVICE AREA TYPICAL ELEVATION & SECTION



**NOTE: TENANTS & TENANT'S
CONTRACTOR ARE RESPONSIBLE
TO VERIFY ALL EXISTING SITE
DIMENSIONS PRIOR TO DESIGN &
CONSTRUCTION**

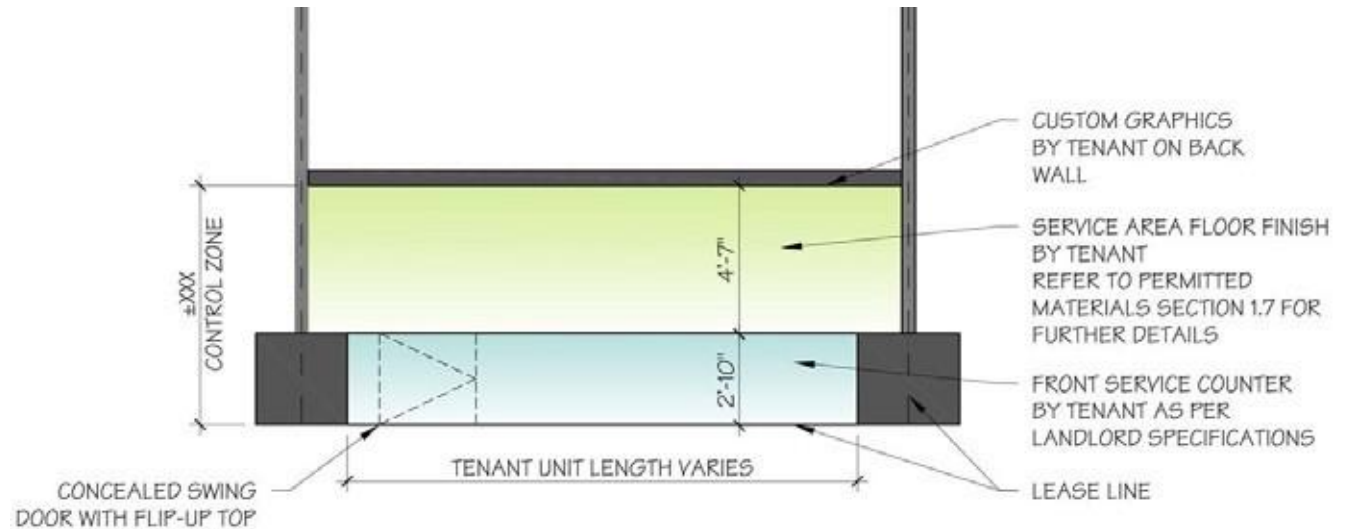


2.2.3 TYPE A.2 - FOOD UNIT WITH NO BACK OF HOUSE AREA PLAN & REFLECTED CEILING PLAN

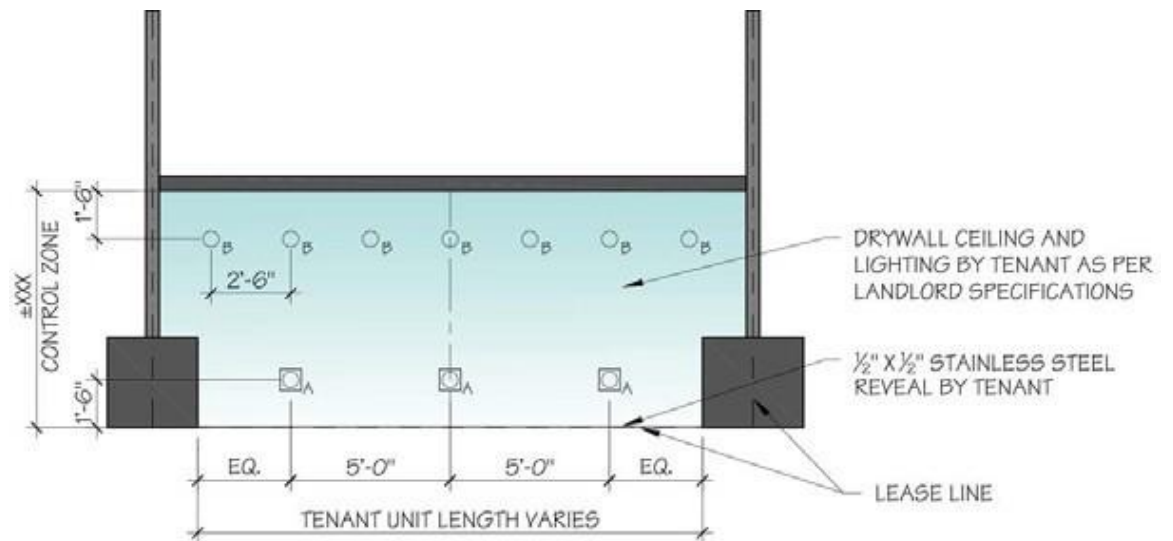
	BY TENANT
	DEMISING COLUMNS BY TENANT AS PER LANDLORD SPECIFICATIONS
	FRONT COUNTER & CEILING BY TENANT AS PER LANDLORD SPECIFICATIONS
	BY LANDLORD

NOTE: TENANTS & TENANT'S CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO DESIGN & CONSTRUCTION

REFER TO TYPICAL DETAILS, SECTION 2.4, PAGE 24 FOR ADDITIONAL INFORMATION ON CONCEALED SWING DOOR WITH FLIP-UP TOP







TYPICAL PLAN - TYPE A.2



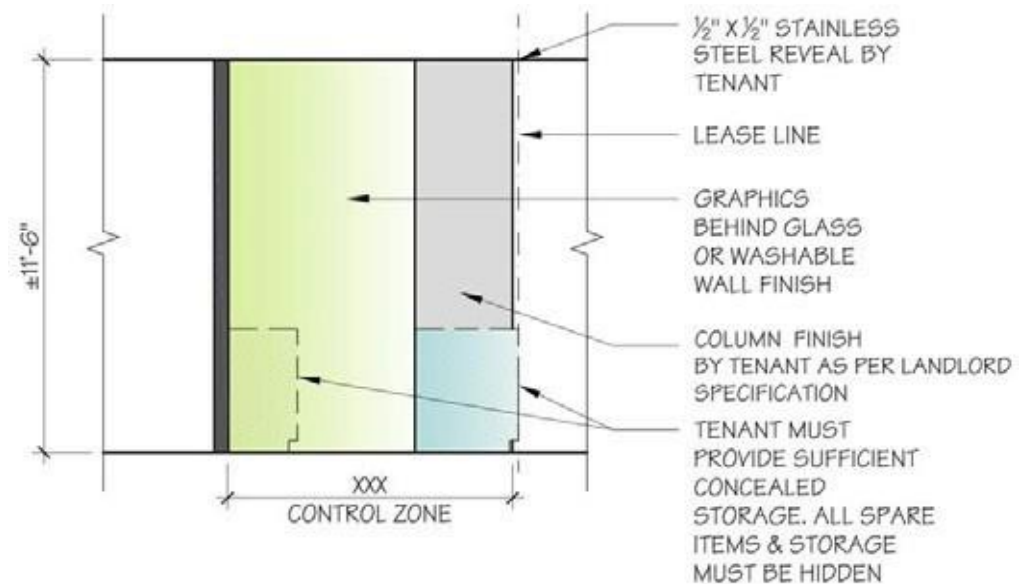
TYPICAL REFLECTED CEILING PLAN - TYPE A.2

2.2.3 TYPE A.2 - FOOD UNIT WITH NO BACK OF HOUSE AREA TYPICAL ELEVATION & SECTION

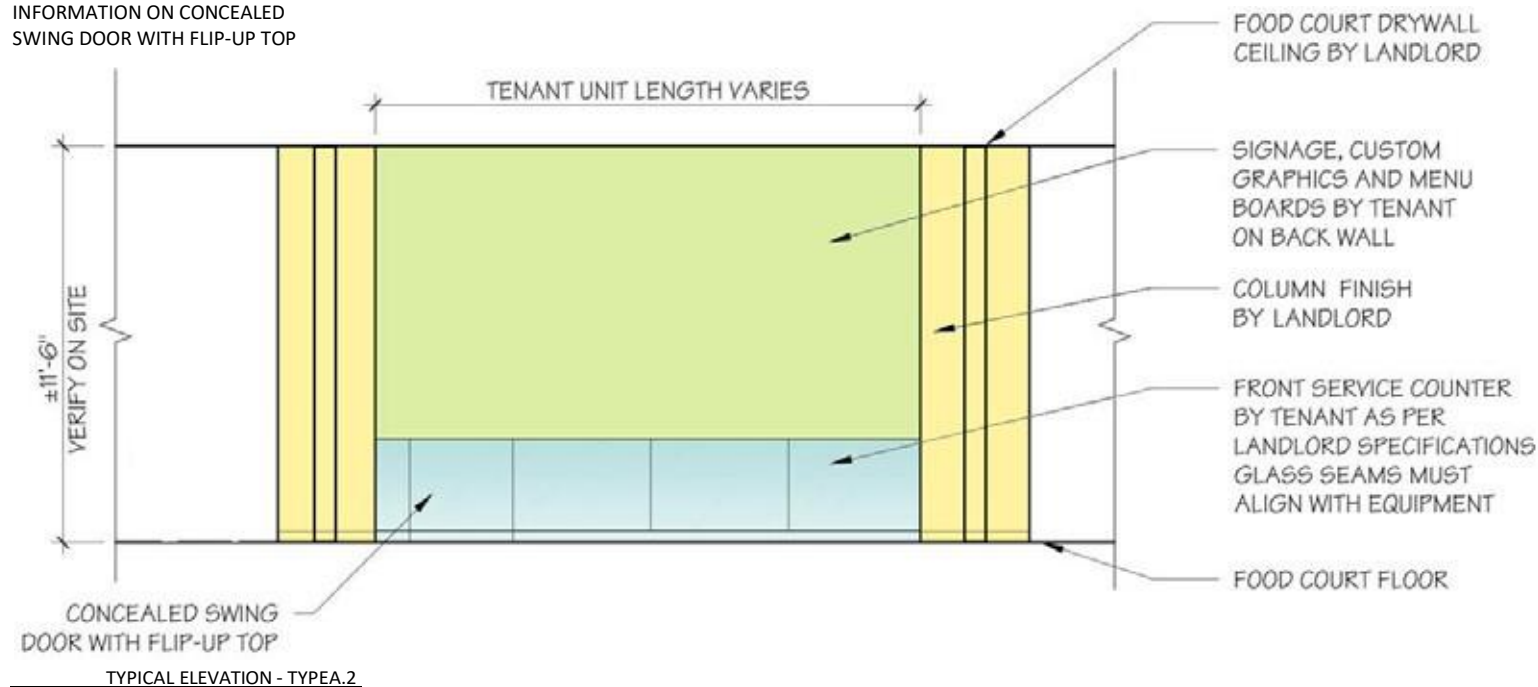
	BY TENANT
	DEMISING COLUMNS BY TENANT AS PER LANDLORD SPECIFICATIONS
	FRONT COUNTER & CEILING BY TENANT AS PER LANDLORD SPECIFICATIONS
	BY LANDLORD

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REFER TO TYPICAL DETAILS, SECTION 2.4, PAGE 24 FOR ADDITIONAL INFORMATION ON CONCEALED SWING DOOR WITH FLIP-UP TOP



TYPICAL SECTION - TYPE A.2



TYPICAL ELEVATION - TYPE A.2

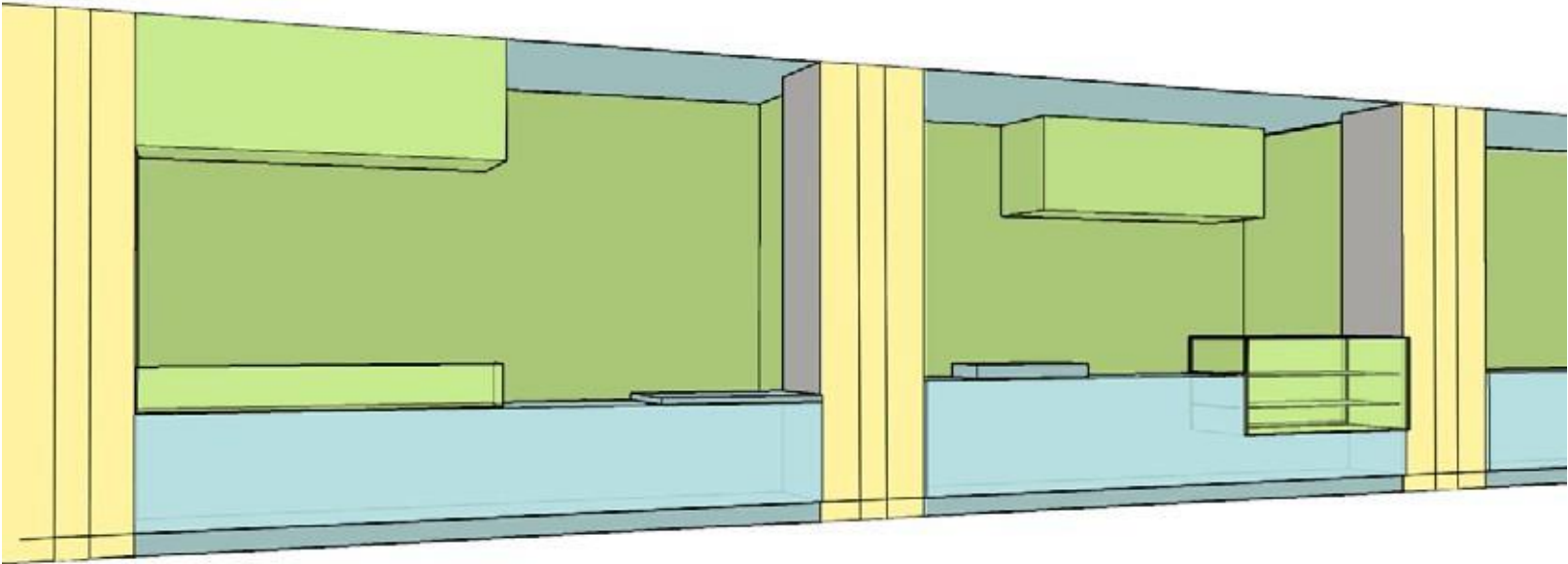
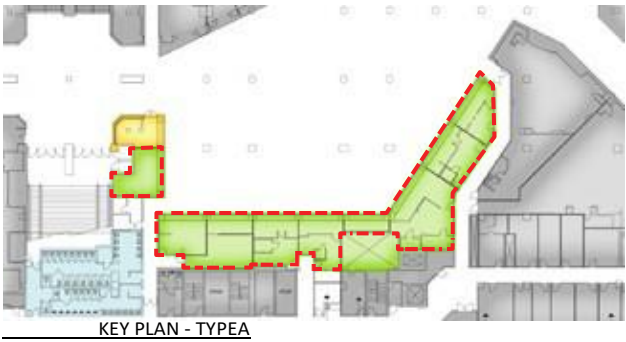
2.2.4 LANDLORD & TENANT RESPONSIBILITIES

BY TENANT

DEMISING COLUMNSBYTENANT AS PER LANDLORDSPECIFICATIONS

FRONTCOUNTER&CEILINGBYTENANT AS PER LANDLORD SPECIFICATIONS

BY LANDLORD

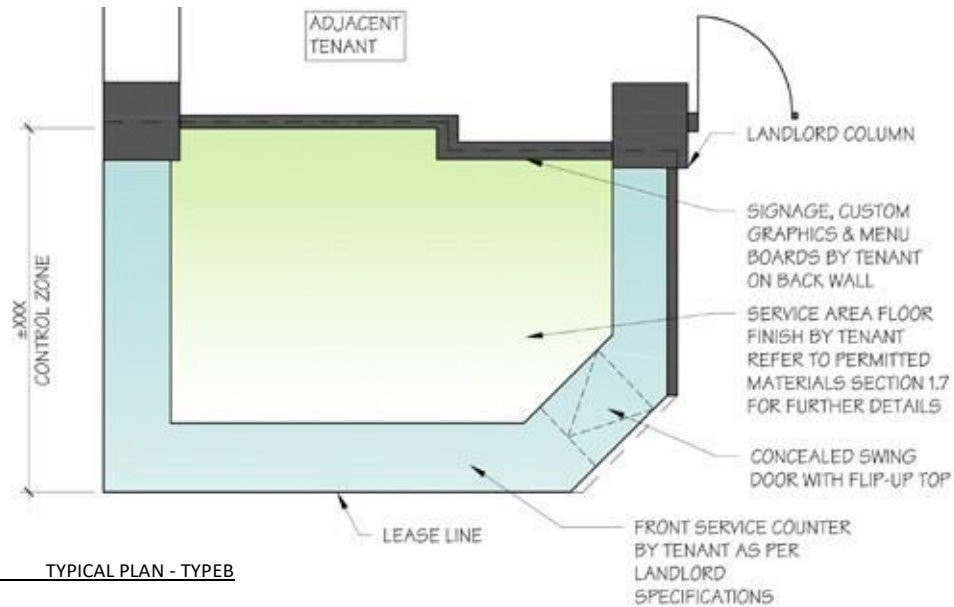


2.2.5 RENDERING

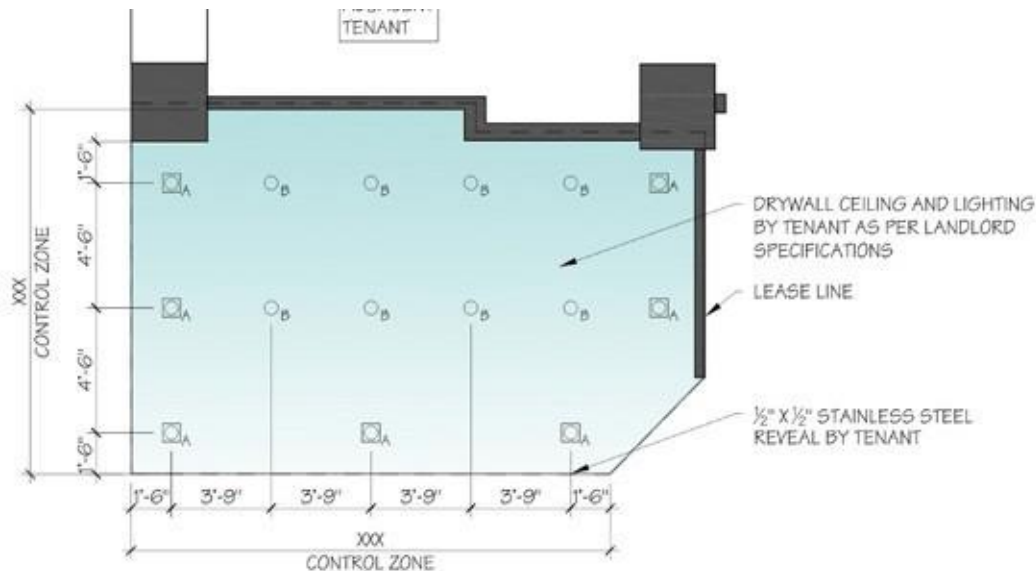


2.3 - TYPE B: CORNER TENANT

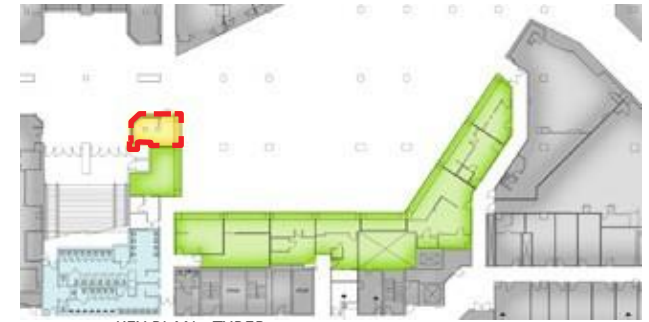
2.3.1 PLAN & REFLECTED CEILING PLAN



TYPICAL PLAN - TYPE B



TYPICAL REFLECTED CEILING PLAN - TYPE B



KEY PLAN - TYPE B

	BY TENANT
	DEMISING COLUMNS BY TENANT AS PER LANDLORD SPECIFICATIONS
	FRONT COUNTER & CEILING BY TENANT AS PER LANDLORD SPECIFICATIONS
	BY LANDLORD

NOTE: TENANTS & TENANT'S CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO DESIGN & CONSTRUCTION

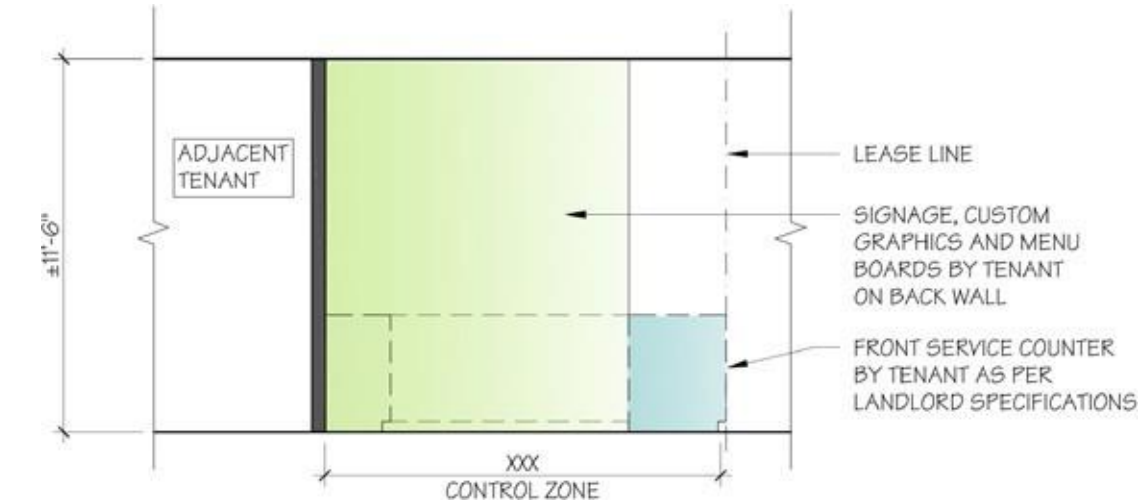
2.3.2 ELEVATION & SECTION

BY TENANT

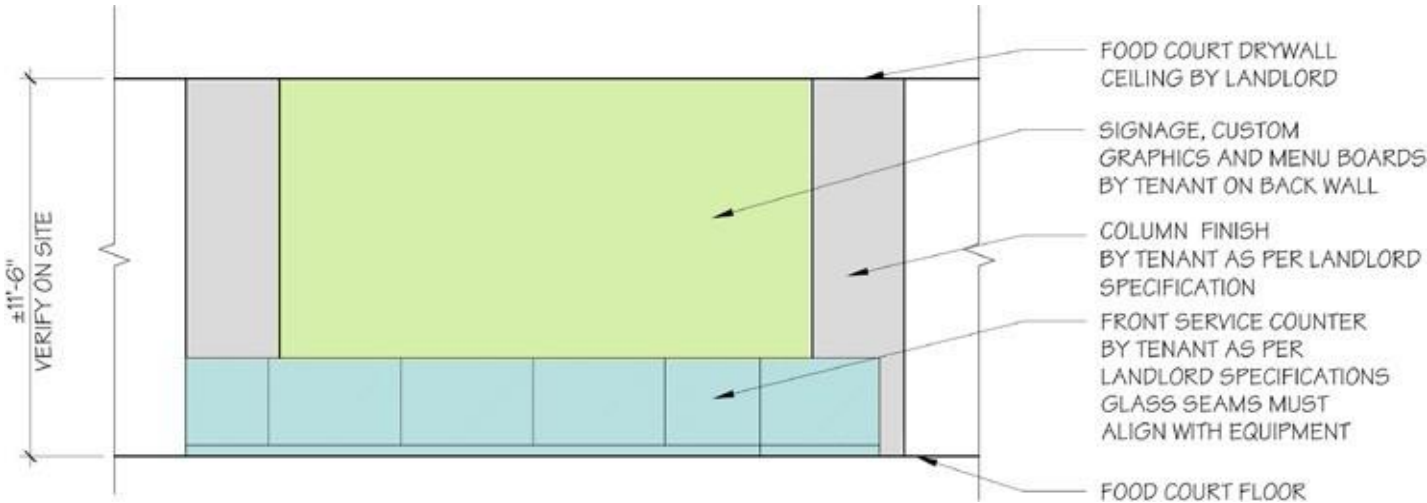
DEMISING COLUMNSBYTENANT AS PER LANDLORDSPECIFICATIONS

FRONTCOUNTER&CEILINGBYTENANT AS PER LANDLORD SPECIFICATIONS

BY LANDLORD



TYPICAL SECTION - TYPEB



TYPICAL ELEVATION - TYPEB

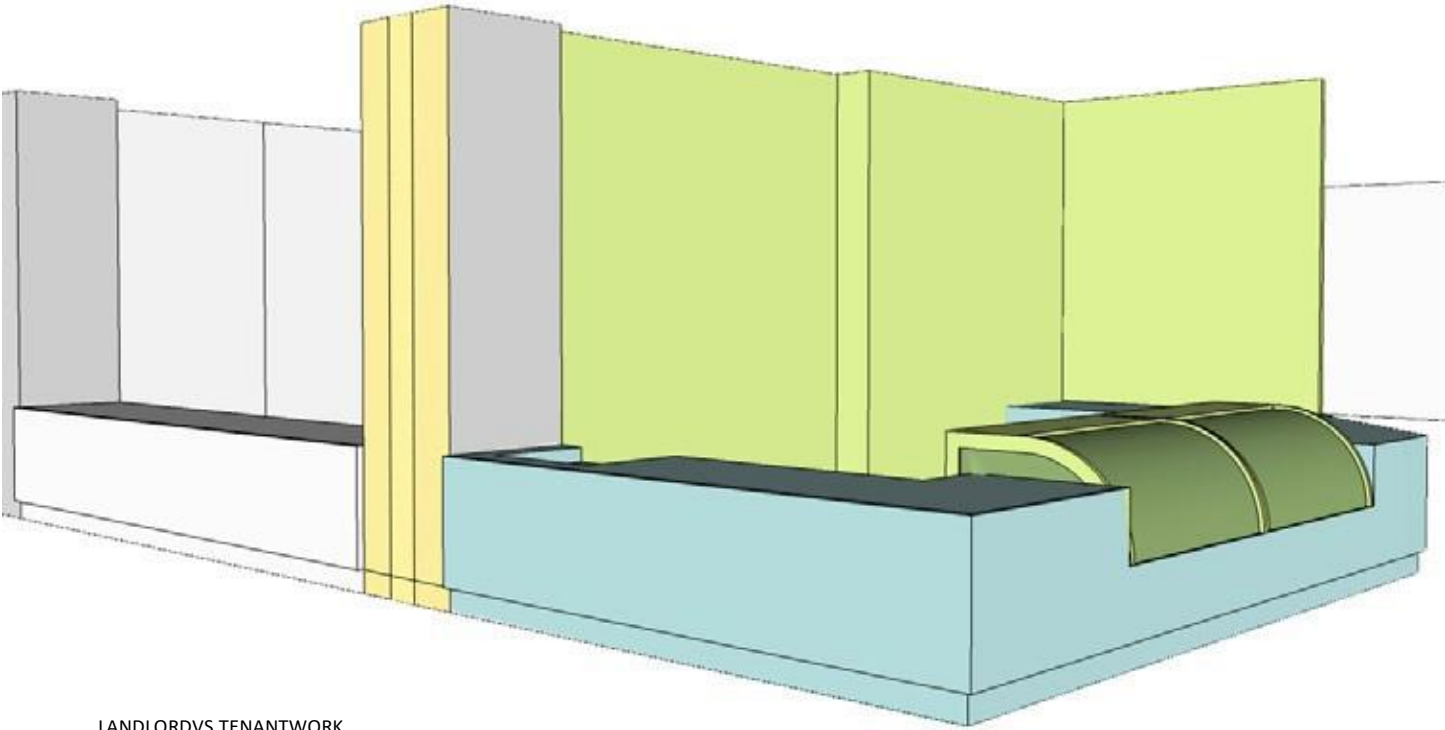
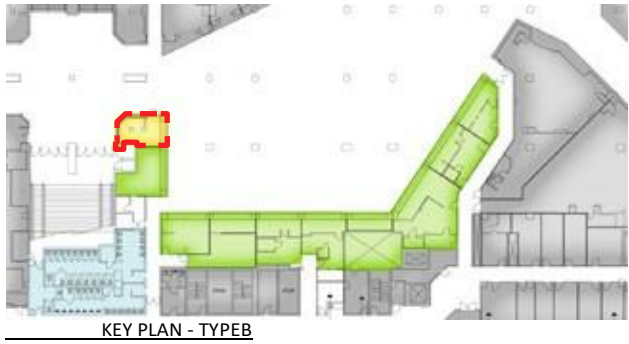
2.3.3 LANDLORD & TENANT RESPONSIBILITIES

BY TENANT

DEMISING COLUMNSBYTENANT AS PER LANDLORDSPECIFICATIONS

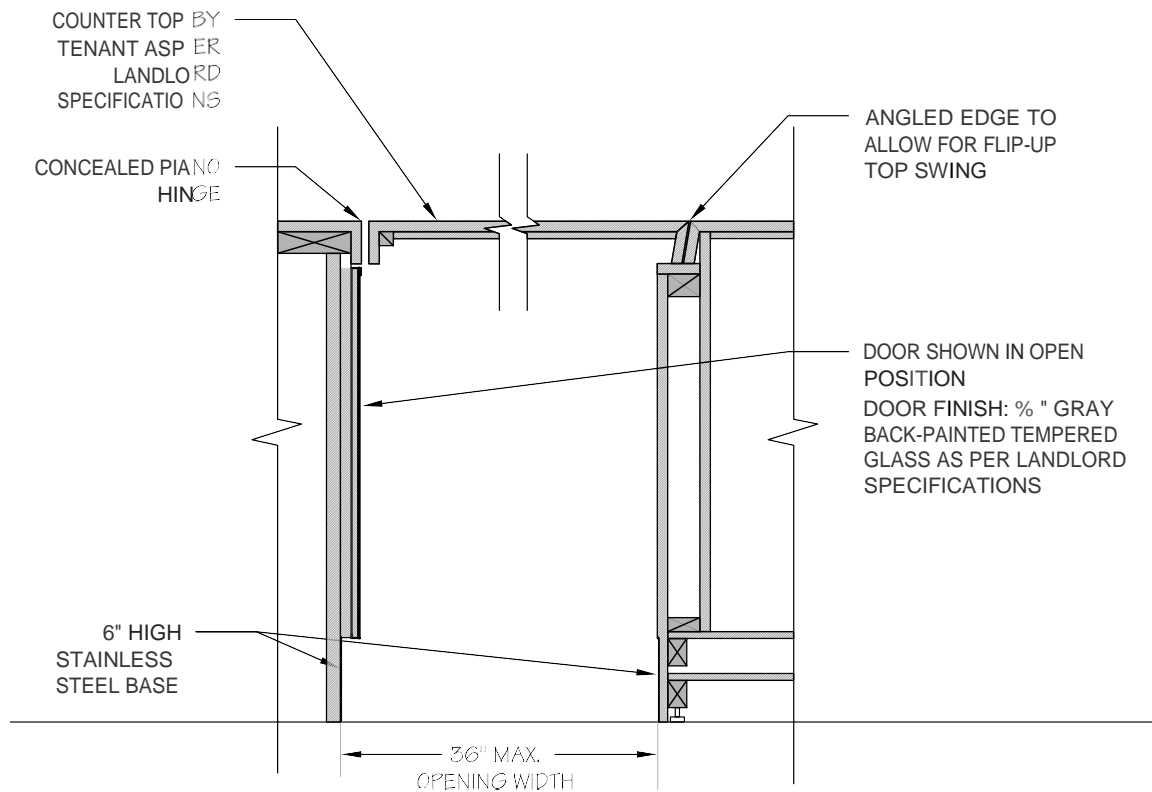
FRONTCOUNTER&CEILINGBYTENANT AS PER LANDLORD SPECIFICATIONS

BY LANDLORD

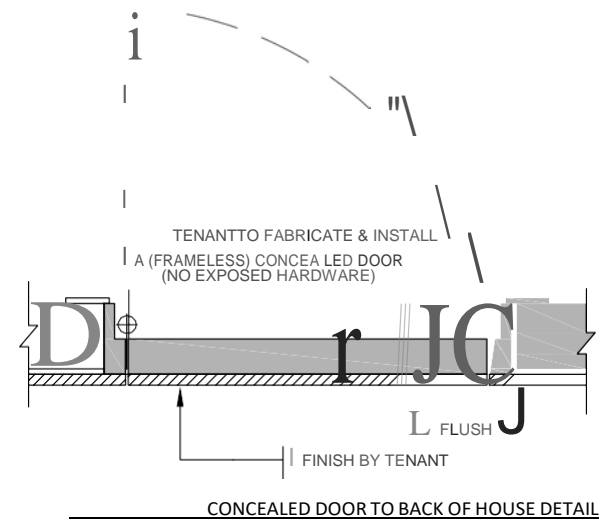


SECTIONS 2.4, 2.5 & 2.6

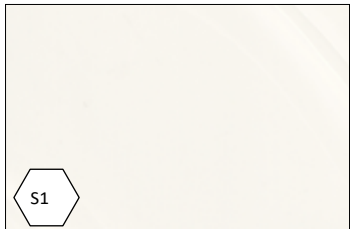
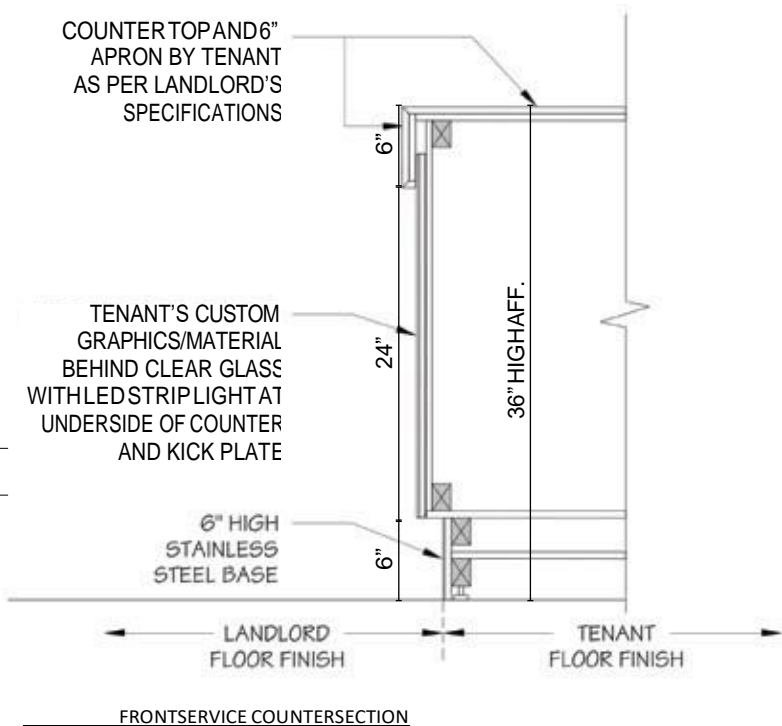
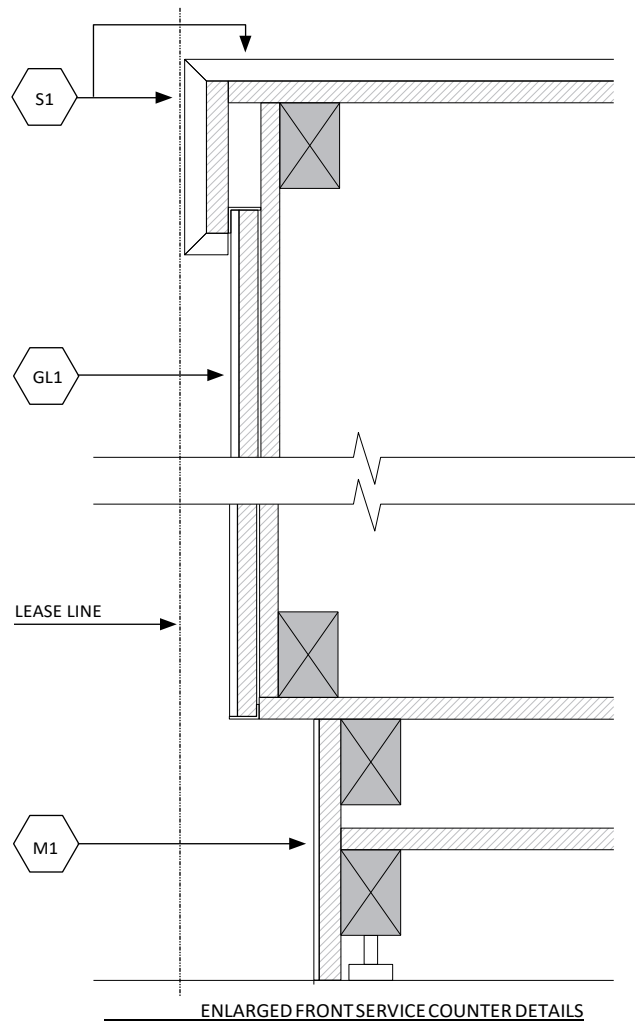
TYPICAL DETAILS



CONCEALED SWING DOOR WITH FLIP-UP TOP DETAILS



2.4 TYPICAL DETAILS



TYPICAL COUNTER TOP
CORIAN
VENARO WHITE

N.B.: ANY SUBSTITUTE FOR THIS MATERIAL WILL NOT BE APPROVED.



TYPICAL COUNTER FRONT
TENANT'S CUSTOM GRAPHICS/
MATERIAL BEHIND CLEAR
GLASS WITH LED STRIP LIGHT
AT UNDERSIDE OF COUNTER
AND KICK PLATE



TYPICAL COUNTER BASE
BRUSHED STAINLESS STEEL

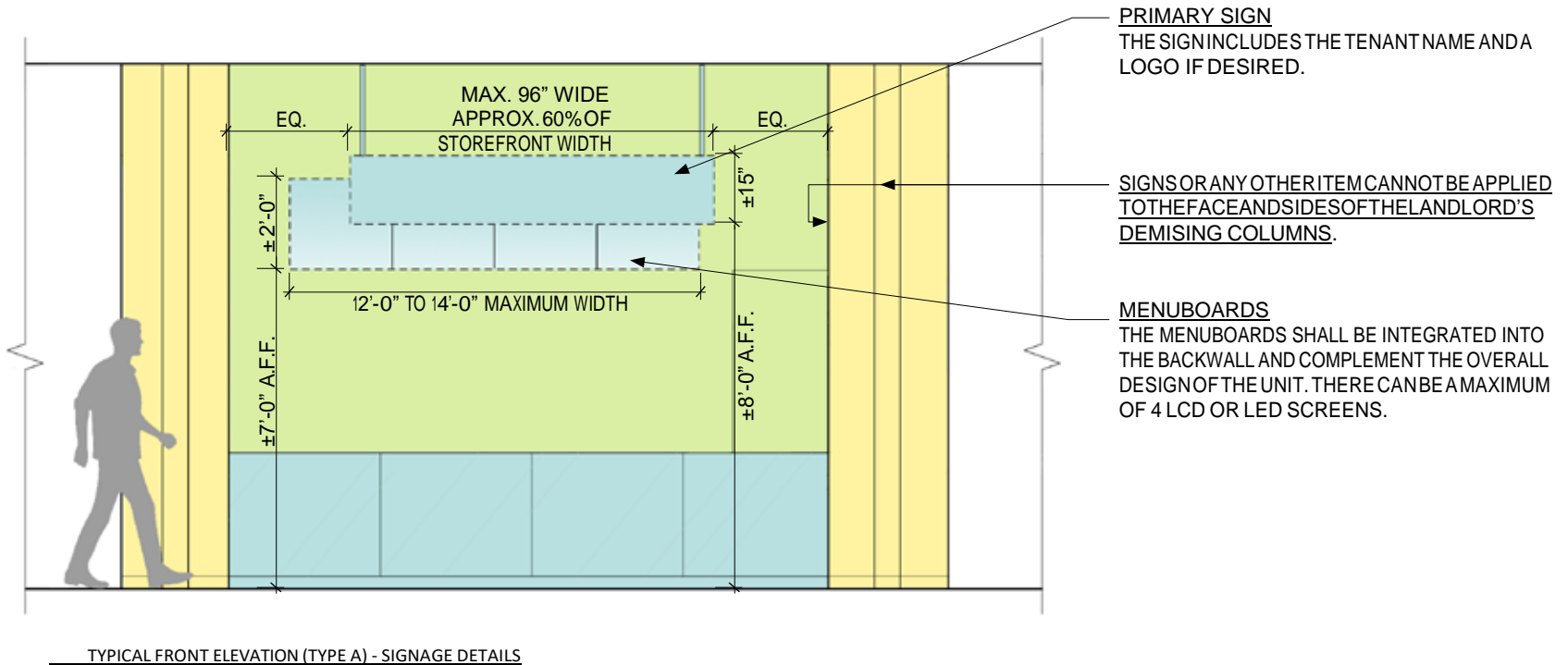
NOTE

MATERIALS ARE SUPPLIED BY TENANT, INSTALLED AT TENANT'S EXPENSES, AS PER LANDLORD SPECIFICATIONS AND LAYOUT OR APPROVED LAYOUT BY THE LANDLORD.

2.5 SIGNAGE DETAILS

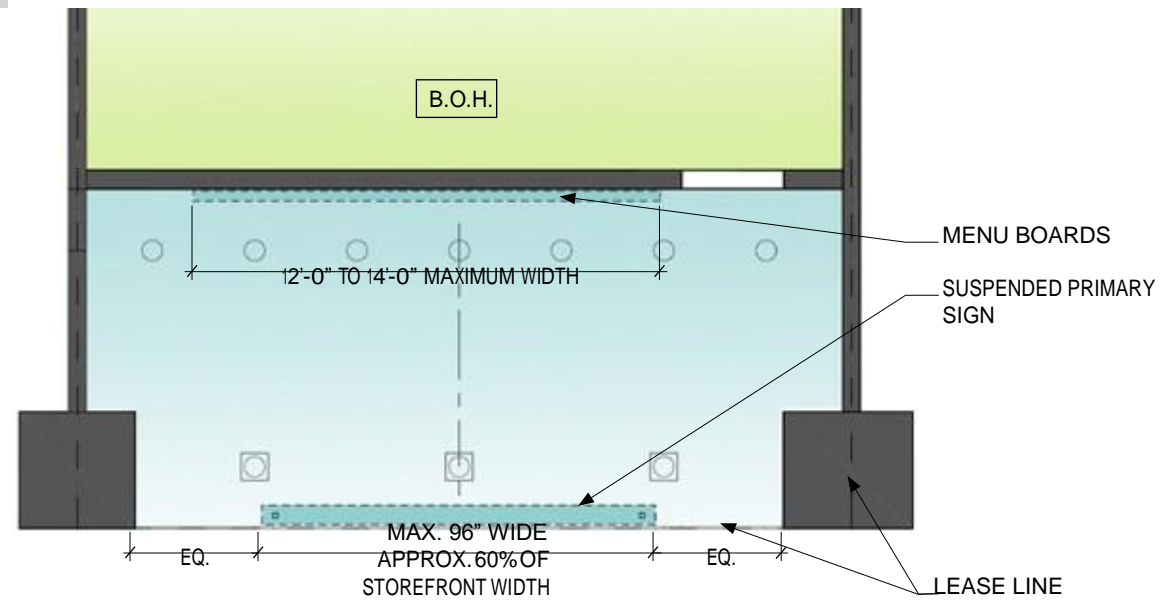


TYPICAL SUSPENDED SIGN - SIGNAGE DETAILS



TYPICAL FRONT ELEVATION (TYPE A) - SIGNAGE DETAILS

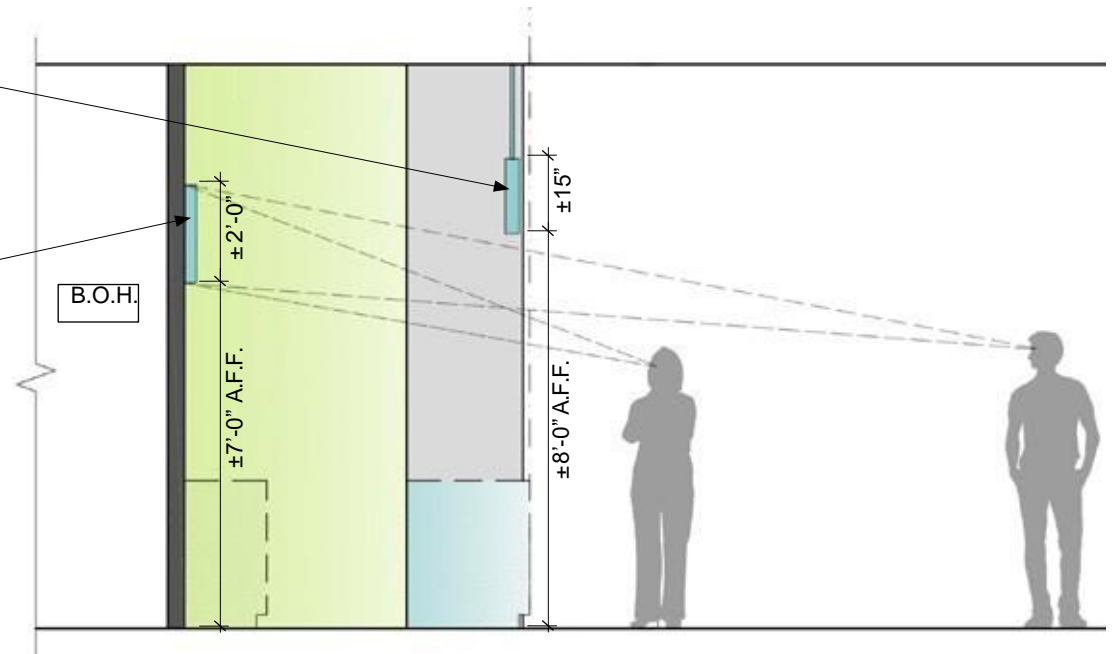
2.5 SIGNAGE DETAILS



TYPICAL REFLECTED CEILING PLAN (TYPE A) - SIGNAGE DETAILS

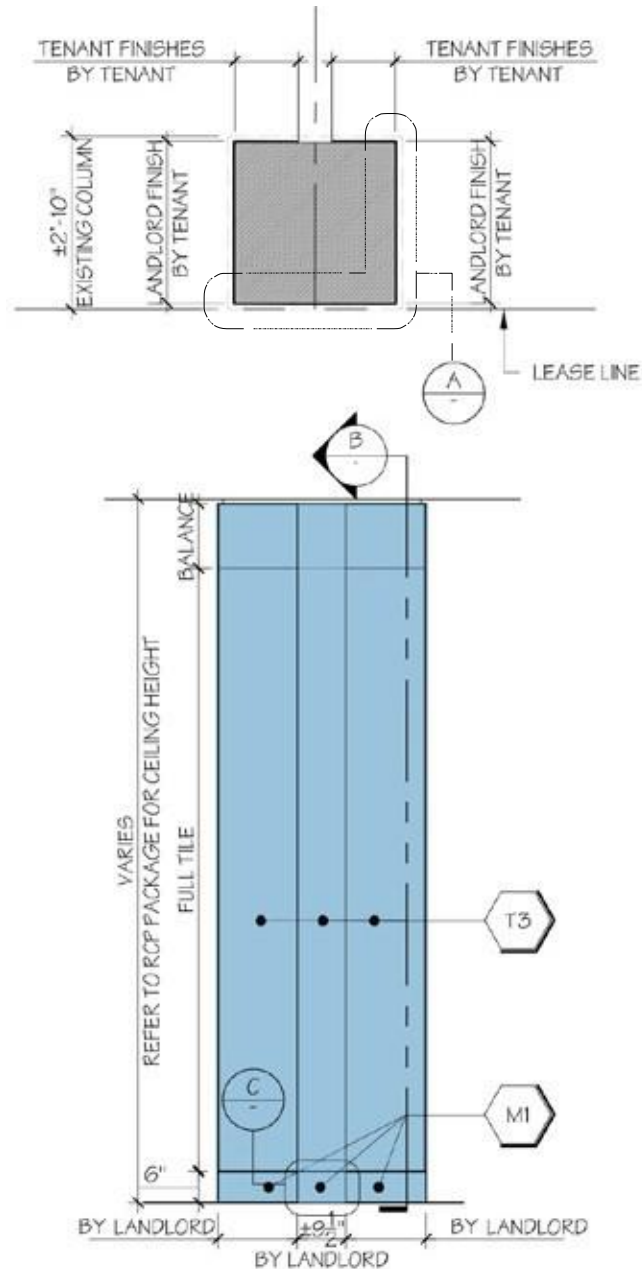
PRIMARY SIGN
SUSPENDED PRIMARY SIGN TO BE CENTERED AND MOUNTED ON STAINLESS STEEL SQUARE DETAILED POLES.

MENUBOARDS
MENUBOARD INTEGRATED INTO THE BACK WALL SHALL BE INSTALLED AT A HEIGHT THAT ENSURES A GOOD VIEW FROM A 10'-0" DISTANCE.



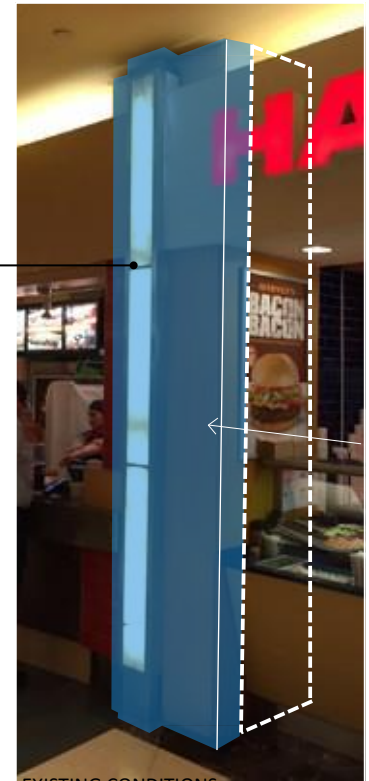
TYPICAL SECTION (TYPE A) - SIGNAGE DETAILS

2.6 DEMISING DETAILS



TYPICAL DEMISING DETAIL 1

LIGHTING SYSTEM
TO BE CONCEALED.
NEW FINISH TO
BE INSTALLED BY
LANDLORD.

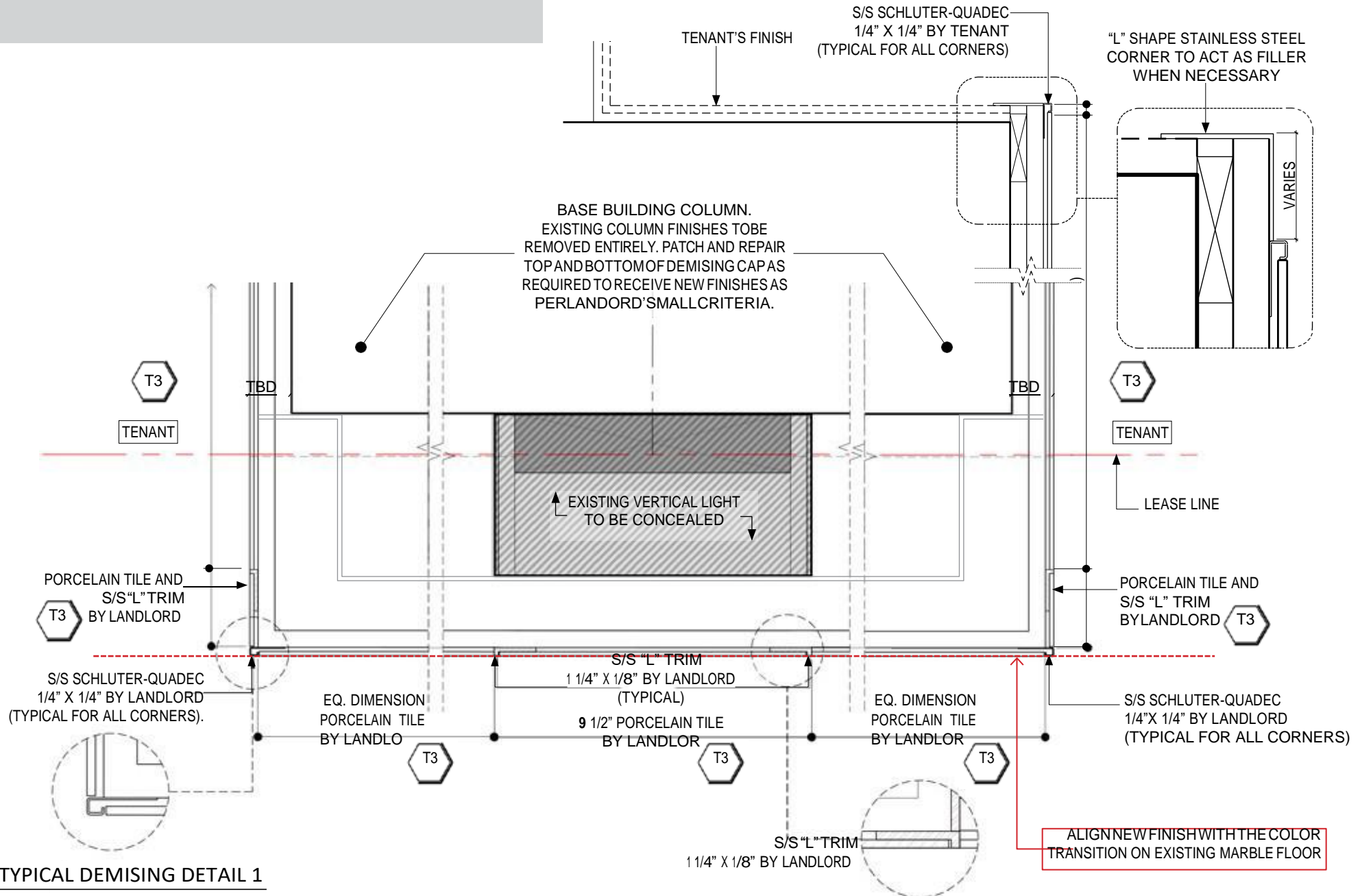


EXISTING CONDITIONS

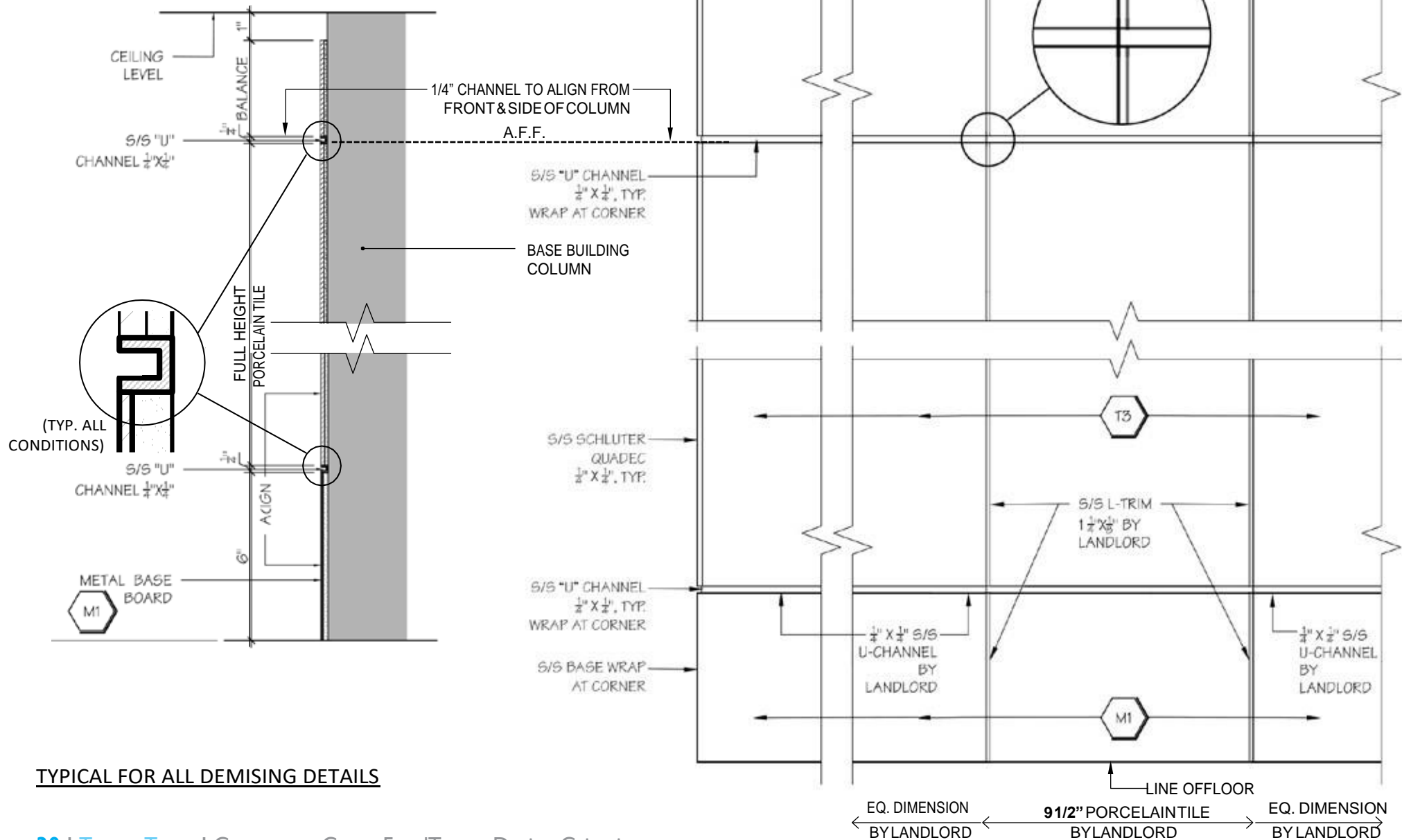
BY LANDLORD
BY TENANT TO LANDLORD'S
SPECIFICATIONS

NOTES FOR ALL DEMISING CAP'S	
• FINISH	T3
PORCELAIN TILES TO BE SUPPLIED BY LANDLORD. MATERIAL AND INSTALLATION TO BE AT TENANT'S COST, UNLESS OTHERWISE NOTED.	

2.6 DEMISING DETAILS



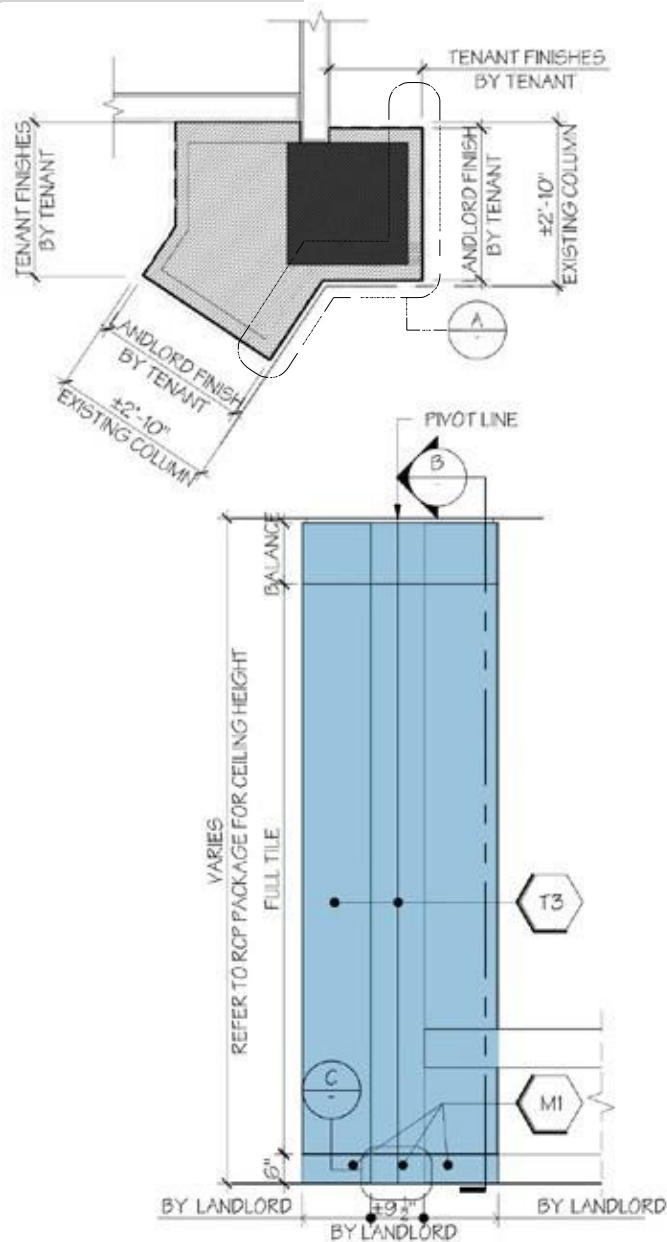
2.6 DEMISING DETAILS



TYPICAL FOR ALL DEMISING DETAILS

2.6 DEMISING DETAILS

TYPICAL DEMISING DETAIL 2



LIGHTING SYSTEM
TO BE CONCEALED.
NEW FINISH TO
BE INSTALLED BY
LANDLORD.



EXISTING CONDITIONS

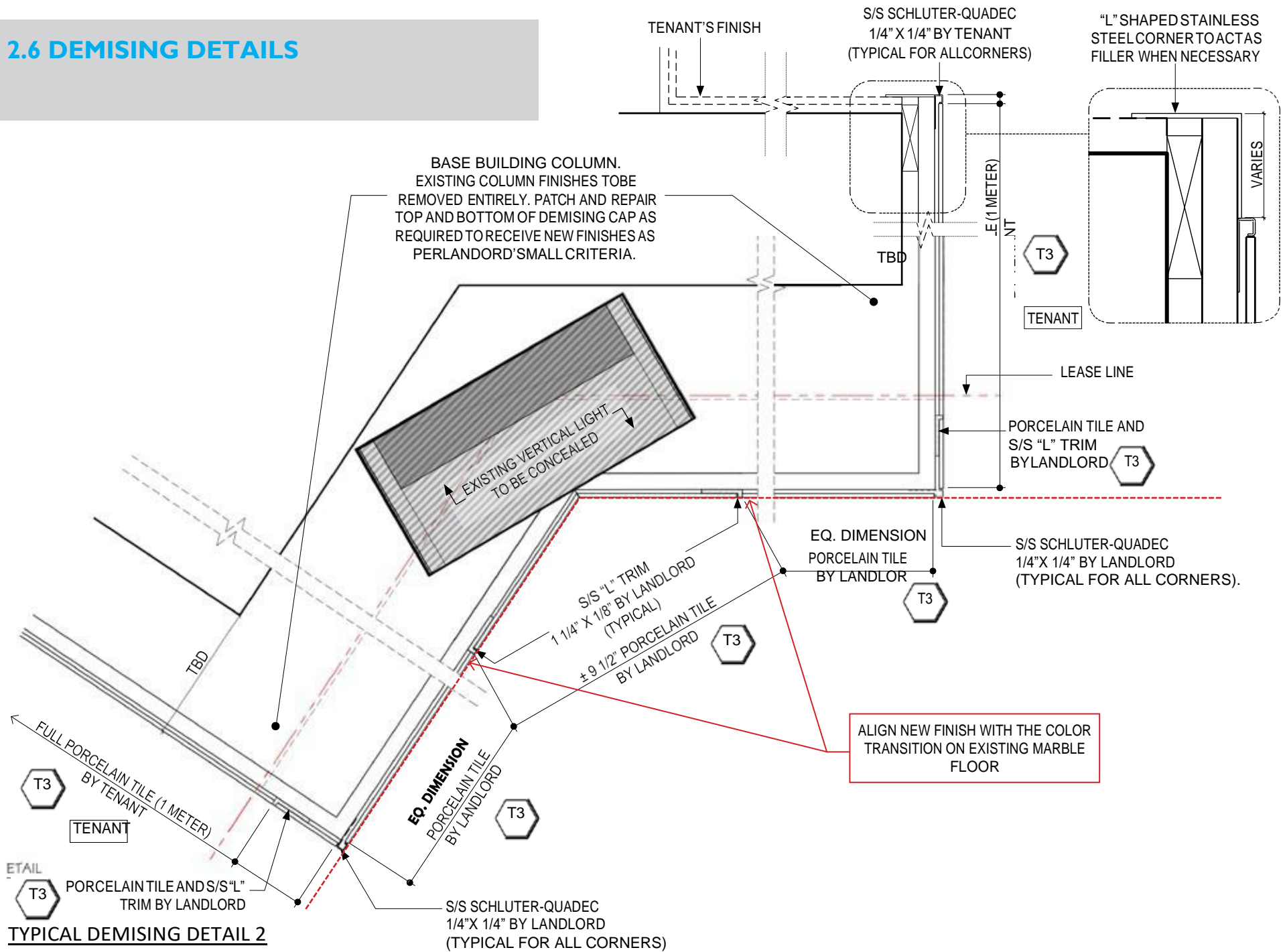
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NOTES FOR ALL DEMISING CAPS

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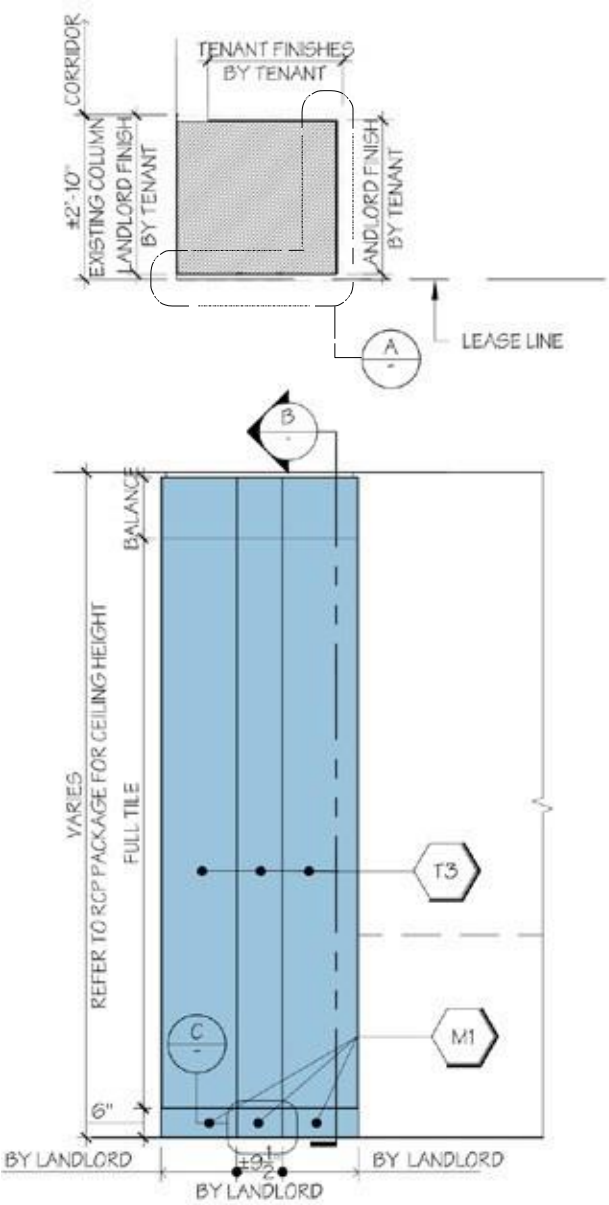
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COST, UNLESS OTHERWISE NOTED.

2.6 DEMISING DETAILS

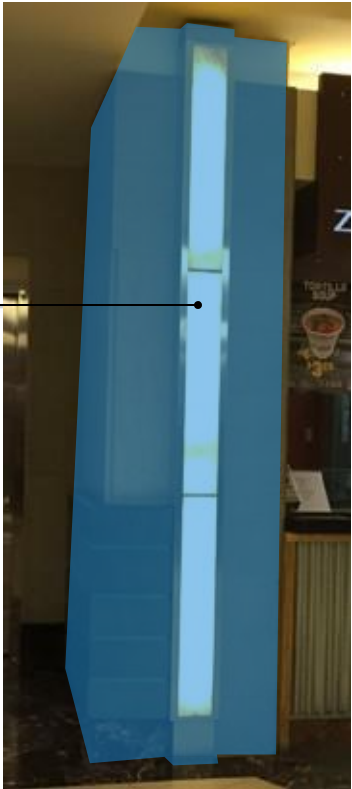


2.6 DEMISING DETAILS

TYPICAL DEMISING DETAIL 3



LIGHTING SYSTEM
TO BE CONCEALED.
NEW FINISH TO
BE INSTALLED BY
LANDLORD.



EXISTING CONDITIONS

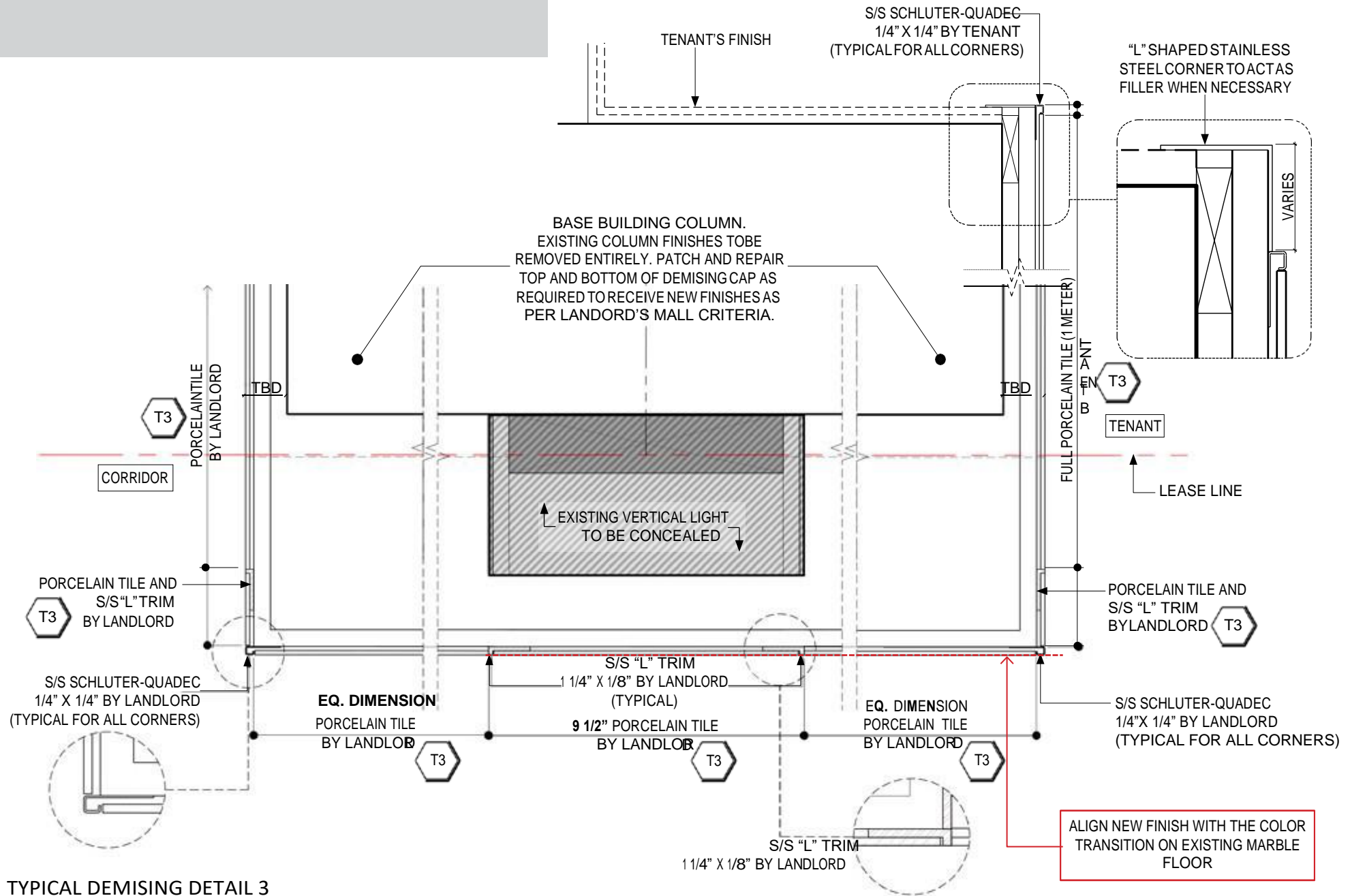
- BY LANDLORD
- BY TENANT TO LANDLORD'S SPECIFICATIONS

NOTES FOR ALL DEMISING CAPS

- FINISH T3

PORCELAIN TILES TO BE SUPPLIED BY LANDLORD.
MATERIAL AND INSTALLATION TO BE AT TENANT'S
COST, UNLESS OTHERWISE NOTED.

2.6 DEMISING DETAILS



TYPICAL DEMISING DETAIL 3

SECTION 3

SUBMISSION PROCESS

3.1 PRELIMINARY SUBMISSION

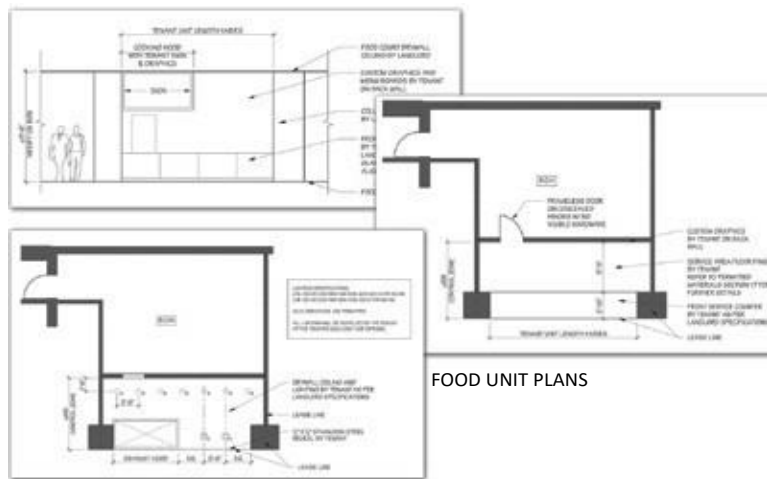
Tenants are required to hire a retail designer and/or a retail architect, as well as electrical, mechanical and structural engineers licensed to practice in the province of Ontario.

As a preliminary submission, tenants must submit one (1) 11x17PDF via email of the following: Commercial retail unit number;

- Plan;
- 3D rendering of the space;
- Typical sections and elevations;
- Signage details;
- Specifications of materials and finishes
- Sample Board

The preliminary drawings will be checked from the standpoint of physical compatibility and any problems encountered shall be returned to the Tenant for resolution. If required, the Tenant shall revise his preliminary drawings and resubmit them showing the proposed resolution of the Landlord's concerns for approval prior to commencement of work.

Refer to the Landlord's Work Schedule for further information.





3.2 FINAL SUBMISSION

Upon incorporation of any Landlord comments from the preliminary submission and preliminary approval, the Tenant shall submit one (1) electronic copy (CAD and PDF) and one (1) set of complete working, “D” size (24 x 36 inches), “Issued for Landlord Review” construction drawings and specifications for final approval by the Landlord, which will be given within ten (10) business days of receipt of the submitted drawings in accordance with the Construction Procedures contained in the Lease and prior to the commencement of the fixturing period.

Electrical, mechanical and structural drawings must be signed and sealed by the engineer responsible for the design. Any drawings not completed by Smith & Andersen will be sent to the company for review. Any costs associated with Smith & Andersen’s review will be charged to the tenant.

The Tenant must check the actual site conditions and verify all dimensions against tenant outline drawings before proceeding with the final working drawings. Tenants are required to hire a retail designer and/

or a retail architect, as well as to ensure their submission is in compliance with all applicable codes prior to final submission.

The Landlord drawing review does not imply that the plans and specifications comply with applicable governmental requirements nor that they are satisfactory having regards to professional architectural, engineering or similar standards. Review and approval does not in any way impose upon or imply acceptance of responsibility on the part of the Landlord in respect to all or any part of the approved plans and specifications. Approval is given for the limited purpose of allowing construction and installation to proceed subject, in each case, to the continuing responsibility and liability of the person or entity that submitted them for compliance with all applicable governmental requirements, building standards and the applicable requirements and standards for design and construction. The drawing review letter is required to be reviewed by the tenant and applicable project managers, general contractors, contractors etc. in its entirety, signed and returned to Construction Services prior to project commencement.

3.3 FINAL SUBMISSION REQUIREMENTS

As a final submission, drawings should include a minimum of the following information:

- Floor plan(s) showing all intended work within the unit; Scale: . " = 1'-0"
- Interior elevations and details sufficient for construction thereof; Scale: . " = 1'-0"
- Reflected ceiling plan(s) - Scale: . " = 1'-0";
- Front counter details - Scale: 3" = 1'-0";
- Specification and identification of all materials;
- Tenant sign details conforming to Landlord's sign criteria including materials, lighting, etc.
- Design, Mechanical, Electrical, Architectural plans which include life safety, wiring, security and controls information in PDF format via e-mail, along with all specifications for equipment, lighting fixtures and full description of finish types under consideration.
- Structural drawings may also be required

The Tenant is responsible for obtaining all necessary permits and approvals from the Building Department, Health Department, Fire Inspector, the Ministry of Labour and any other governing authority having jurisdiction. The Tenant shall submit copies of the building permit and any other required permits or approvals to the Landlord prior to the commencement of the Tenant's construction,

SECTION 4

RULES, POLICIES & PROCEDURES

4.1 DOCUMENTS REQUIRED PRIOR TO WORK PERMIT APPROVAL AND COMMENCEMENT OF WORK:

- One (1) electronic copy (CAD and PDF) and one (1) set of “D” size (24 x 36 inches) construction drawings and documents to be approved by the Landlord (refer to section 2.4 for drawing specifications).

Note: as outlined in Section 2.4, the Landlord has ten (10) business days to review the drawings and provide feedback to the tenant. Please consider this when coordinating the project schedule.

- A signed copy of the drawing review letter.

- Tenant to arrange a start-up meeting with the Contractor/General Contractor to review the rules and regulations of Commerce Court and to assist in any questions they may have regarding the building. A QuadReal staff member of the Construction Services team must be present during the start-up meeting/walk-through.

- Contractor’s Certificate of Clearance from the (WSIB) Workplace Safety and Insurance Board (current).

- Copy of the City Building Permit Application and all permits issued by the jurisdictions having authority. A copy of all City Permits must be posted at the job site. Note: In accordance with Ontario Regulation 305/03 (Bill 124) no construction will commence without a Building Permit.

- Contractor’s Certificate of Insurance is to be obtained and maintained, which shall insure the Owner (bclMC Realty Corporation), the Manager (QuadReal Property Group) and the Contractor against all claims, liabilities and legal fees relating to the Contractor carrying out the work:

- a) Commercial general liability in the sum of at least \$5,000,000 (five million dollars) on an occurrence basis including:

- i. Bodily injury
- ii. Property damage
- iii. Completed operations
- iv. Non-owned automobile

- v. Employer’s liability (if applicable)

- vi. Cross liability/severability of interest clause

- vii. The Owner and Manager shall be named as additional insured but only in regards to the operations of the named insured.

Limit for commercial general liability may be made up of a combination of primary and umbrella liability policies.

- b) If applicable, automobile liability in the sum of at least \$2,000,000 (two million dollars)

- A project contact list including Client, General and Subcontractors, with emergency contact names, telephone numbers and emails.

- A detailed construction schedule.

- Rycom Pre-Construction Inspection Report (section 3.27 and APPENDIX I of the Leasehold Improvement Manual)

- Pinchin Ltd.’s Designated Substance Report (D-Sub)

- Pinchin Ltd.’s Design & Specifications Report

- The General Contractor must sign and submit the “Contractor’s Asbestos Notification and Acknowledgement” form (Section 3.6.1 & APPENDIX V of the Leasehold Improvement Manual)

- For work in areas with known asbestos, the General Contractor must sign and submit the “Form 3”. This can be obtained from Pedram Nejatbakhsh pedram.nejatbakhsh@quadreal.com. A copy of the “Form 3” must be posted at the job site.

4.2 DOCUMENTS REQUIRED DURING WORK

4.2 DOCUMENTS REQUIRED DURING WORK

- Copies of all site meeting minutes
- Copies of all Contemplated Changes and/or Change Orders at time of issuance to Contractors
- Copies of all Architect, Consultant, or Designer site visit reports
- Copies of all site reports from authorities having jurisdiction
- A copy of the MSDS sheet for all materials used during renovation including but not limited to adhesives, paint, caulking etc.
- The Landlord requires at least five (5) business days notice prior to commencing asbestos related work (section 3.6.2). The Landlord should also be informed when asbestos related work has been completed.

*Note: Working hours are Monday to Friday, 7:00 AM - 6:00 PM During this time period, noisy or disruptive work is not authorized (section 3.51).

4.3 DOCUMENTS REQUIRED FOLLOWING THE COMPLETION OF WORK

- One (1) complete hard copy set of Consultant approved “As-Built” Drawings, “D” sized (24” x 36”) and one (1) electronic copy of CAD/PDF files on disc. Please Note: A complete set of these drawings will be uploaded onto the management software at a cost to the Tenant of \$5.00 per plan. Rate may change without notice.
- Substantial completion letter from professional on project.
- Statutory declaration from holdback release
- Letter from all Tenant designers, professional consultants and jurisdictions stating that the project has been completed in accordance with the contract drawings and specifications.
- Air Balancing Report to be submitted with engineers stamp and signature verifying that final balance report meets design criteria.
- A Certificate of Inspection from the Electrical Safety Authority.

- NFPA Letter and Fire Alarm System Verification Report.
- Rycom Pre-Inspection Report if not previously submitted (section 3.27 and APPENDIX I of the Leasehold Improvement Manual)
- Rycom Post-Construction Inspection Report (section 3.27 and APPENDIX I of the Leasehold Improvement Manual).
- Hazardous material disposal forms (section 3.6 of the Leasehold Improvement Manual).
- Pinchin Ltd’s site inspection reports.
- Operating manuals and maintenance procedures.
- Warranty letters related to all equipment, materials, finishes and labour.
- Final written inspection report approved by the City Inspector (noting all permit numbers and dates permits were closed)
- Confirmation from the Tenant that all surplus base building equipment or materials that are to remain the property of the Landlord have been delivered to the Landlord in good working order
- Third party commissioning report for all HVAC and associated work
- Third party commissioning report for lighting and associated work
Close out documents must be received by the Landlord no later than forty-five (45) days after the completion of work. Note: not all of the aforementioned close-out documents will be applicable to every project.

4.4 DRILLING, CUTTING WORK AND X-RAYS

Drilling or cutting openings of any type or size into the concrete structure of any Commerce Court building without the Landlord's pre-approved authorization is strictly prohibited.

4.4.1 PROPOSED DRILLING OR CORING LOCATIONS

The Tenant and/or their Contractor must have the proposed location(s) of the drilling and/or coring reviewed and approved in writing by both the Landlord and the Landlord's Base Building Consultant. All proposed locations shall be submitted to the Landlord by the Tenant in the form of drawings. Submittals are subject to review and approval by the Landlord and the Landlord's Base Building Consultant, both coordinated by the Tenant. The Contractor must also specify the company performing the x-raying, drilling and/or coring work, the equipment being used, as well as the range/floors impacted by the x-rays. Five (5) business days notice is required by the Landlord.

4.4.2 X-RAYING

The Tenant and/or their Contractor must employ a Radiography (X-Ray) Contractor to locate all embedded objects by means of an X-Ray of the concrete structure in the immediate approved location of the hole. All X-Rays must be completed between the hours of 12:00 a.m. and 5:00 a.m. and at the convenience of the Tenant(s) impacted by the work. The x-rays will be reviewed and approved in writing by the Landlord and the Landlord's Base Building Consultant prior to drilling or cutting openings of any size into the concrete structure of any Commerce Court building.

The Tenant is responsible for all costs related to the services provided by the Landlord, its Base Building Consultant and the X-Ray Contractor. The Tenant is also responsible for the costs to perform the X-Ray required and associated fees. The X-Ray Contractor must also place signage at all access points to the affected floors including stairwells and elevator lobbies outlining the safe working limits during exposure of the film.

4.4.3 DRILLING AND/OR CORING

Drilling and/or coring work may only commence once written approval of the x-rays by the Landlord and its Base Building Consultant has been received. Drilling and/or coring must be performed between the hours of 12:00 a.m. and 5:00 a.m. and at the convenience of the Tenant(s) impacted by the work, with five (5) days advance notice to the Landlord. Any access required into another Tenant's space must provide the Landlord three (3) business days notice. Precautions must be taken by the Tenant and their Contractor to ensure that materials do not fall on occupants or contents of the floor below and that all water is vacuumed away before draining to the floor below.

Damaged cast-in electrical wiring or plumbing must be immediately repaired by a Landlord approved Contractor at the Tenant's sole expense. All abandoned openings larger than 3" in diameter are to be filled with concrete and guaranteed to be secure. Any openings up to 3" in diameter must be filled with fire stopping material that is specific to the application and size as per the ULC Listed Assembly.

4.5 SUSTAINABLE TENANT DESIGN REQUIREMENTS

QuadReal, and the owners on whose behalf they manage, support and encourage sustainable design in the buildings we operate. Sustainable design offers a host of advantages to office tenants including a reduction in their operating costs, a healthier workplace for their staff as well as improving the environment with the right choices for materials and office equipment.

It is now easier than ever to make sure that your office renovations have as little negative impact on the environment as possible, while providing a more comfortable place to work. Here are some things to consider before starting your renovation:

- **Hire Interior Designers,**

Engineers, and Contractors that are knowledgeable about sustainable design and construction practices. One good place to start is the Canada Green Building Council's website where they have a directory of accredited professional experts in sustainable design/construction (www.cagbc.org).

- **Install low VOC (Volatile Organic Compounds) materials.**

Make environmentally conscious choices when selecting carpets, adhesives, paints, finishes, sealants and composite wood products.

- **Insist that contractors recycle as much construction waste as possible.**

Did you know that contractors can recycle concrete, metal, glass, wood drywall, plastics and even packaging waste? Demolition and construction waste accounts for over 30% of total waste sent to landfills. Recycling construction waste can also be less expensive than sending waste to the landfill, as tipping charges are much lower at recycling depots than landfills.

- **Install materials with high recycled content.**

Building construction accounts for over 40% of raw materials used globally. By using materials with a high recycled content, you are reducing the need for raw material extraction and reducing the amount of waste that ends up in a landfill. Again, materials with a high recycled content are becoming readily available at little or no additional cost.

- **Take stock of what you already have.**

Is there something in your existing space that could be reused or adapted in your new space?

- **Save energy**

Put occupancy sensors and/or light switches in rooms that aren't constantly used (kitchens, supply rooms, meeting rooms) so the lights automatically shut off when staff aren't around. Minimize or eliminate specialty lighting. Advances in lamp, ballast, and fixture technology produce more light with less energy. Good lighting design uses as little as 0.5 to 0.75 LP watts per sq. ft. of floor space, compared to lighting loads of 2.5 to 3 watts in traditional office design. Furthermore, sensors that measure indoor light levels can raise and lower artificial lighting in response to changing outdoor conditions, and occupancy sensors turn lights off when not needed.

- **Ventilation systems.**

Tenant design should take into consideration improved ventilation with well-designed mechanical and electrical systems to deliver air-flow effectiveness, provide plentiful fresh air, and reduce exposure to bio-contaminants such as microbial diseases, fungi, and moulds. High-efficiency filtration systems are very effective in reducing air quality. Improved ventilation also removes indoor pollutants generated by the off-gassing of materials such as carpet, adhesives, sealants, furniture coverings, and paints and varnishes, as well as reduces carbon dioxide levels.

- **Reduce water use.**

Many cost-effective options can reduce water use by up to 30 percent. Toilets now use 1.6 gallons per flush versus 3 to 5 gallons per flush on older models. Sensoroperated faucets and urinals help save water and improve sanitary conditions.

4.6 RECYCLING & WASTE REMOVAL

• Materials Selection.

Building and finish materials should be selected with regard to renewability, recycled content, manufacturing processes, packaging, and shipping (i.e., using materials that are locally manufactured or harvested). Sustainable-design practices also incorporate less-toxic premises materials and furnishings. Carpets and floors, paints, varnishes, furniture, and other materials should be carefully and researched prior to specification. Life-cycle cost analyses of materials should also be conducted to compare not only a system or material's first cost but also to consider its cost over the building's entire life span. An increase in the manufacturing of such products has reduced their costs while increasing selection and quality.

SUSTAINABLE TENANT DESIGN: THE BOTTOM LINE

Sustainable design does not come from employing piecemeal changes that create minor reductions in resource use and total life-cycle costs. Tenants can benefit the most from sustainable design if they work with qualified designers, construction managers and building management to take a holistic approach to planning, designing, and construction of their space. Simultaneously considering design, construction, and interlinked issues, such as the building electrical/mechanical and lighting systems optimizes all aspects of a project. In the end, an integrated approach often creates multiple benefits for both the building owner and the Tenant.

4.6 RECYCLING

The Greening of Commerce Court is an advanced recycling program of paper, glass bottles, aluminum cans, food waste organics, electronic waste and batteries. Typical office floors are equipped with a desk-side green bin for all paper products; a desk-side blue bin for cans, bottles, and plastics; and a small black sidesaddle for waste. The kitchen server is furnished with two different receptacles: food waste organics and plastic/cans/glass. Cardboard boxes should be broken down and identified as waste and remain in your premises for removal in the evening. Waste stickers are available at no cost by contacting Tenant Services at 416-364-4110 or email at cctoservices@quadreal.com.

4.6.1 RECYCLABLE ITEMS

• Acceptable paper products:

White bond paper, coloured paper, fax paper, file folders, envelopes, window envelopes, junk mail, post it notes, magazines, newsprint, ncr (no carbon required) paper, kraft paper, shredded paper, telephone books, brochures, boxboard, message books, posters, catalogues, large directories, plain corrugated cardboard, printed cardboard, lightly taped cardboard, business cards, flyers, gift wrap and paper coffee cups without the plastic lid.

• Acceptable cans/glass/plastics

Glass bottles, plastic bottles, plastics # 1 through to # 7, milk product cartons, cream cartons, tetra paks, aluminum beverage cans, steel food containers, glass jars, aluminum rigid trays, juice bottles, clean/dry paint cans, clean/dry aerosol cans and yogurt containers without the lids. Styrofoam (#6) cannot be recycled and therefore must be placed into the waste container.

• Food waste & organics:

Coffee grounds, paper coffee filters, tea bags, meat, poultry, fish, bones, carcasses, soup, bread, dessert, dough, sugar, vegetables, fruits, soiled paper towels and leftover/spoiled food.

• Electronic waste:

Computer monitors, central processing unit, printer, telephone, refrigerator, fax machine, keyboard, television, hi-fi, stereo, compact disc player, vacuum cleaner, toaster, electronic toy, drill, fluorescent light tubes, DVD player, VCR, mouse device, laptop computer, batteries, electrical cord and CD-ROM drive.

Electronic waste can be retrieved by our Building Services Department by contacting by contacting Tenant Services at 416-364-4110 or email at cctoservices@quadreal.com.

4.7 SERVICE ELEVATOR BOOKING

4.6.2 WASTE REMOVAL SERVICE

This service is conducted nightly, Mondays through Fridays excluding statutory holidays and weekends and includes pick-up from individual tenant areas. Regular waste and recycling receptacles, and any large boxes containing an orange “Garbage Please Remove” sticker, will be removed from your premises at no cost. Waste stickers may be obtained by contacting Tenant Services at 416-364-4110.

Any special requests for waste removal will be accommodated by contacting Tenant Services at 416-364-4110 or via email at cctoservices@quadreal.com. There may be a cost associated with special requests.

4.6.3 FOOD COURT WASTE REMOVAL & RECYCLING

There are four different central receptacle locations to dispose of food waste organics. The receptacles are retrieved and replaced daily. There is a central recycling depot for batteries, cell phones, and printer toner cartridges located on the Concourse Level at the Compass.

4.7 SERVICE ELEVATOR BOOKING

This service is available at no charge for regular deliveries between the hours of 8:00 a.m. and 5:00 p.m. without an elevator operator. Large deliveries must be arranged in advance with the Building Services Supervisor, Dave Jackson, in the Shipping Office at 416-364-1267 or via email at ccto-buildingservices@quadreal.com.

Please be reminded that deliveries utilizing carts are not permitted via passenger elevators. For your convenience, freight elevators may be reserved, on a first-come-first-served basis with a dedicated elevator operator for use outside normal operational hours (at a separate cost).

For more information and to arrange elevator booking contact the Building Services Supervisor at ccto-buildingservices@quadreal.com or 416-364-1267.

4.8 SHIPPING & RECEIVING LOADING DOCK

To accommodate contractors and suppliers in meeting your delivery needs, vehicle access to our loading dock facilities is restricted to 20 minutes between the hours of 6:30 a.m. and 2:30 p.m.

Between the hours of 2:30 p.m. and 6:00 p.m. the parking restriction can be extended to a 45-minute limit in order to accommodate minor repair or same day service requirements (subject to limited space and advance reservations) by calling the Building Services Supervisor at 416-364-1267 or via email at ccto-buildingservices@quadreal.com.

4.9 HOARDING

4.9 HOARDING REQUIREMENTS

- Hoarding to be built maximum 3'-0" away from lease line. Final hoarding locations to be confirmed on site with local Authorities having jurisdiction requirements for exiting.
- Hoarding to be erected from floor to ceiling above finished floor to the underside of existing ceiling as confirmed on site with Landlord (to prevent the transfer of dust and debris into adjacent areas. NO polyethylene to form part of hoarding.
- Hoarding must have a 4" high black rubber base.

A single door or double doors are permitted depending on the width of the storefront and/or the necessity of a larger entrance to make it easier to move materials and tools in and out of the store.

4.9.1 HOARDING GRAPHICS

- General advertising is not allowed without prior written consent from the Landlord.
- All graphics will be installed by the Landlord approved graphics contractor, or representative, at Tenant's cost.
- Projects lasting over than 30 days will require a full height vinyl graphics over the hoarding. Projects lasting less than 30 days are still required to supply a graphic package, but will be permitted to be of a smaller scale. No posters or banners are permitted. All proposed graphic artwork must be submitted to the Tenant Coordinator as part of the Tenant Outline Drawing package for review and approval by the Landlord PRIOR to fabrication and installation; final design is subject to Landlord's approval.
- Contractor identification signage is not permitted.



4.9.2 HOARDING REMOVAL

Removal of the hoarding must first be approved and scheduled with the Landlord's Tenant Coordinator / representative. Construction Completion.) Tenant's Contractor is responsible for all costs for the removal and disposal of the hoarding. Then Tenant Coordinator must inspect the premises prior to removal of the hoarding – no exceptions. Contact Tenant Coordinator to schedule these inspections.

4.9.3 HOARDING INSTALLATION

Installation of hoarding must be installed by Base Building Approved Hoarding contractor. Please see section 4.12 for approved hoarding contractor.



4.10 PROPERTY MANAGEMENT CONTACTS

4.10 PROPERTY MANAGEMENT CONTACTS

QuadReal Property Group
Property Management Office
199 Bay St, Suite 1910,
Toronto, ON
M5L 1E2

Main Reception: (416) 364-2281
Fax: (416) 364-5260



Security and Life Safety Services (24 hrs)

Tel: (416) 364-6366

Fax: (416) 364-8249

The Security Shift Supervisor is the primary after-hours contact for any property damage, safety or security related occurrence.

Building Services Manager

Bruce Findlay

Tel: (416) 364-1267

Email: ccto-buildingservices@quadreal.com

Bruce is the primary contact for any day-to-day loading dock related business. Bruce is responsible for the booking of freight/service elevators for Commerce Court.

Director, Operations

Eric Birkland

Tel: (416) 364-5854

Email: eric.birkland@quadreal.com

Eric is responsible for the overall Base Building Electrical, Mechanical and HVAC operations.

Resident Janitorial & Housekeeping Manager

Cathy Branco

Tel: (416) 364-2757

Email: commerce@hallmarkhousekeeping.com

Cathy oversees the daily cleaning requirements of Commerce Court. Additional cleaning services, specialized cleaning requests and carpet cleaning requirements should be directed to the Tenant Services Hotline at (416) 364-4110.

Base Building Locksmith

Andrew D'Cruz

Tel: (416) 364-3478

Email: andrew.d'cruz@quadreal.com

Andrew oversees the daily locksmith requirements of Commerce Court. He is mainly responsible for any removal and or replacement of any door hardware, minor maintenance to the performance of swing doors and troubleshooting of any door and lock, all requests should be directed to the Tenant Services Hotline at (416) 364-4110.

Any requirement to contact one of the above personnel after normal business hours should be made by calling the QuadReal Connect Hotline at 1-877-977-2262 (24 hrs).

4.1 | LANDLORD APPROVED CONSULTANTS

STRUCTURAL

*EXP (formerly: Trow)
220 Commerce Valley Drive West
Suite 500
Markham, ON L3T 0A8

Contact: Roy Flood
T | 905.695.3217 ext.3724
roy.flood@exp.com

WSP Canada Inc.
2300 Yonge Street, Suite 2300
Box 2385
Toronto, Ontario M4P 1E4

Contact: John P. Kosednar
T | 416.568.4576
john.kosednar@wsp.com

Stephenson Engineering
2550 Victoria Park Ave., Suite 602
Toronto, Ontario
M2J 5A9

Contact: Mohsen Mansouri
T | 416.635.9970 ext. 222
mmansouri@stephenson-eng.com

Morrison Hershfield Limited
125 Commerce Valley Drive West
Suite 300
Markham, ON L3T 7W4

Contact: Jeremy Carkner
T | 289.266.1901
jcarkner@morrisonhershfield.com

MECHANICAL AND ELECTRICAL

*Smith and Andersen (Mechanical)
4211 Yonge Street
Suite 500
Toronto, Ontario, M2P 2A9

Contact: Tony Spina
T | 416.218.7036
F | 416.487.9104
tony.spina@smithandandersen.com

*Smith and Andersen (Electrical)
4211 Yonge Street
Suite 500
Toronto, Ontario, M2P 2A9

Contact: John Pascoa
T | 416.218.7007
F | 416.487.9104
john.pascoa@smithandandersen.com

Morrison Hershfield (Electrical)
125 Commerce Valley Drive West
Suite 300
Markham, ON L3T 7W4

Contact: Titel Gurau, P. Eng.
T | 416.495.4287
tgurau@morrisonhershfield.com

Mulvey & Banani International Inc. (Electrical)
44 Mobile Drive
Toronto, ON
M4A 2P2

Contact: Joe Berardi
T | 416.751.2122 x 205
F | 416.371.5999
jberardi@mbii.com

ASBESTOS AND ENVIRONMENTAL

*Pinchin Ltd.
1550 Kingston Road
Suite 308
Pickering, ON, L1V 1C3

Contact: Alex Brett
T | 905.363.1343
C | 289.971.1229
abrett@pinchin.com

SECURITY SYSTEMS

**Lattice Engineering Inc.
4158 Credit Pointe Drive
Mississauga, Ontario, L5M 3K1

Contact: Bill Todorov
T | 416.219.9421
F | 905.567.7740
bill.todorov@rogers.com

LIFE SAFETY & SUPPRESSION SYSTEMS

*Nadine International
2570 Matheson Blvd. E., U. #110
Mississauga, Ontario, L4W 4Z3

Contact: Ajwad Gebara
T | 905.602.1850
F | 905.602.1853
ag@nadineintl.on.ca

COMMUNICATIONS/RISER MANAGEMENT

*Rycom Building Connections
6201 Highway #7, Unit #8,
Vaughan, Ontario
L4H 0K7

Contact: Customer Care
T | 1.877.792.6687
F | 905.264.4808
customercare@rycom.ca

COMMISSIONING

*CDML Commissioning Services
295 The West Mall, Suite 502
Etobicoke, Ontario
M9C 4Z4

Contact: Mark Boswell
T | 416.723.8537
F | 866.382.2954
mboswell@cdml.ca

*Base Building

**any work performed on a tenant security system must conform to the SMS Technical Standards Document and must be approved/commissioned by the Base Building Security System Integrator, at the tenant's expense. The SMS Technical Standards Documents can be requested through Tenant Services at cctoservices@quadreal.com. Please refer to section 5.4.2 for more information.

REGULATORY BODIES

The Tenant is required to design and construct its improvements in accordance with all applicable codes, by-laws and the directives of all governing authorities. The Tenant is also required to secure its own building permit and all other approvals required by law.

4.12 LANDLORD APPROVED CONTRACTORS

ELECTRICAL

*Black & McDonald Michael Vulcan	(416) 991-5070 mvulcan@blackandmcdonald.com
Ainsworth Inc. Marty Hayman	(647) 210-2917 marty_hayman@ainsworth.com
Engie Multi Tech Ltd. Roberto Major	(416) 848-5366 estimating.esc@engie.com
Guild Electric Mark Donner	(416) 688-1597 mark.donner@guldelectric.com
Impact Electrical Steve Dobson	(905) 219-0008 sdobson@impacteml.com
Intell Lighting Inc. Mark Osborne	(647) 295-6579 m.osborne@intellighting.com
Smith & Long Ltd. Jason Pultz	(416) 391-0443 ext. 206 jpultz@smithandlong.com
Plan Group Pedro Pereira	(416) 453-7656 ppereira@plan-group.com
Tri-Tech Electric Contractor's (Non-Union) Ken Grainger	(905) 607-8500 ext. 110 kgrainger4@cogeco.ca
Carol Electric (Non-Union) Simon Bright	(416) 684-2334 simon.bright@caroelectric.ca

MECHANICAL

*Black & McDonald Michael Vulcan	(416) 991-5070 mvulcan@blackandmcdonald.com
Engie Multi Tech Ltd. Chris Contini	(416) 846-1177 estimating.esc@engie.com
Ainsworth Marty Hayman	647-210-2917 marty.hayman@ainsworth.com
Battaglia Mechanical Services Michael Battaglia	(905) 415-2136 mike@battagliamechanical.com
Impact Mechanical William Smith	(905) 219-0008 BSmith@impacteml.com
Commercial Mechanical Services Clive Lacey	(416) 609-9992 ext. 31 clive@cmsmech.com
Plan Group Pedro Pereira	(416) 635-9040 ext. 3222 ppereira@plan-group.com
OPUS Mechanical Services	

*Base Building Contractor

4.13 LANDLORD APPROVED CONTRACTORS

MECHANICAL (CONTROLS)

***MTI Ltd.**
Larry Sobotka

(905) 513-1953
larrys@mechtrade.com

Classic Fire Protection Ltd.
Steve Peckham

(416) 740-3000
peckham@classicfire.com

AIR BALANCE TESTING

ACE Commercial
Ajay Jhaji

(416) 727-2009
info@aceairbalancing.com

Harding Fire Protection
Jennifer Gourley

(416) 292-0599
jgourley@hardingfire.com

SECURITY SYSTEMS (ACCESS CONTROL CARD READERS, CCTV AND ALARMS)

***Securitas Electronic Security**

Canada
Brian Keller
(must be used for integration
into base-building systems)

(905) 817-7604
brian.keller@securitates.com

LOCKSMITH

***QuadReal Property Group**
Andrew D'Cruz

(416) 364-3478
andrew.d'cruz@quadreal.com

ASBESTOS REMOVAL

Biggs & Narciso
Luis Narciso

(905) 470-8788 ext. 5463
luis@biggsandnarciso.com

TAK Technologies Ltd.
Chris Abdool

(905) 212-1200 x 3
chris.a@taktechnologies.ca

I & I Construction
John Watters

(905) 884-1290 ext. 204
jwatters@iandi.ca

FIRE ALARMS

***Siemens**
Alex Talaslian

(416) 315-8112
alex.talaslian@siemens.com

The Bear Star Group
Rob Boyko

(647) 427-4466
rob@bearstargroup.com

SPRINKLERS

Onyx Fire
Allan March

(416) 674-5633
allan@onyx-fire.com

Alliance Environmental & Abatement Contractors Inc.
Lynsey Clemens

(905) 940-2600
alliance@allianceenvironmental.com

Vipond Fire Protection
Larry Langille

(416) 335-1855 ext. 279
larry.langille@vipond.ca

Ferro Canada Inc.
Peter Ferrante

(905) 841-8108
alliance@allianceenvironmental.com

General Sprinkler Ltd.
Frank Ciotola

(416) 748-1175 ext. 223
frank.c@gsinc.ca

COMMUNICATIONS/RISER MANAGEMENT

***Rycom Building Connections**
Customer Care

1-877-792-6687
customercare@rycom.ca

Simplex Grinnell Fire Protection Ltd.
Brad Lewis

(905) 212-4619
brlewis@simplexgrinnell.com

HOARDING

Hoarding for Humanity
Devon Paget

(905) 831-5222 x 210
devon@hoardingforhumanity.ca



COMMERCE COURT



CONTACT PERSON

Milla Kärkäs

General Manager, Construction Services

T: (416) 364-4976

E: milla.karkas@quadreal.com

www.commerce-court.com