

## Bell Tower

**Address:** 10104 - 103 Avenue, Edmonton, Alberta T5J 0H8

**General Description:** Bell Tower is a 31 storey plus storage and mechanical levels, AA class building with approximately 435,000 square feet of rentable office and retail space and 430 heated underground and above ground surface stalls with a parking ratio of 1 stall per 1,100 square feet of leased space.

An adjoining structure to the west of the tower, known as "Stantec" is three storeys and has a square footage of approximately 58,200 rentable office space.

**Design Architect:** Skidmore, Owings & Merrill in association with B. James Wensley and Associates

**Mechanical Engineer:** Stantec Consulting Ltd.

**Electrical Engineer:** Stantec Consulting Ltd.

**Structural Engineer:** Stantec Consulting Ltd.

**Completion Date:** 1982

**Building Height:** 426.5 feet

**Design Load:** 70 lbs per square foot live load on typical floors and 100 lbs or more per square foot on select areas.

**Rentable Area:** Approximately 435,000 square feet for Bell Tower and 58,200 square feet for Stantec Building.

**Typical Floor Area:** Approximately 14,200 square feet (15,777 square feet BOMA 96) for floors 3-19 and 14,700 square feet (16,335 square feet BOMA 96) for floors 20-31.

**Ceiling Heights:** 8.5 feet

**Mullion Spacing:** 5 feet

**Interior Column Spacing:** Generally 32 feet curtain wall to core wall and 20 feet from column to column.

## Heating, Ventilation and Air Conditioning

**General:** The building automation is a Johnson Controls Metasys System. Heating and cooling to tenant spaces is provided by a Variable Air Volume ("VAV") system with perimeter heating radiation, split into lower and upper systems.

**Design Criteria:** Bell Tower's heating, ventilation, and air conditioning system consists of a VAV system with perimeter heating radiation. The tower is split into low rise and high rise fan systems. Each floor has four interior and twelve exterior VAV boxes that distribute air through thermostatically controlled zone air diffusers in the light fixtures. The base building design was 11,870 CFM per floor.

**Heat:** The primary heating source for the building is provided by four Unilux natural gas fired boilers that have recently been replaced.

**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:** 6:00 a.m. – 6:00 p.m. Monday to Friday

## **Electricity**

**General:** The building features 4 watts per square foot for lighting, 2 watts per square foot for tenant power, 2 watts per square foot for 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

## **Passenger Elevators**

**Number of Elevators:** 14 Elevators – 5 high rise, 5 low rise, 2 parking shuttles and a service elevator. Elevators have recently undergone a modernization. The Stantec Building has a single service elevator.

**Elevator Capacity:** Low rise elevators hold 4,000 lbs  
High rise elevators hold 3,500 lbs  
Parking shuttle elevator holds 2,500 lbs  
Stantec Building elevator holds 2,500 lbs

**Elevator Speed:** Low rise elevator speed is 700 feet per minute  
High rise elevator speed is 1,000 feet per minute  
Parking shuttle elevator speed is 150 feet per minute  
Stantec Building elevator speed is 150 feet per minute

**Elevator Size: Door width:** Both the Low rise and high rise elevators have a door width of 46 feet  
Parking shuttle and Stantec elevators have a door width of 42 feet.

**Cab Dimensions (w x d x h):** Low rise elevators are 89 X 69 X 104 inches  
High rise elevators are 68 X 77 X 104 inches  
Parking shuttle elevators are 52 X 81 X 105 inches  
Stantec Building elevator is 81 X 52 X 98 inches

## **Service Elevators**

**Number of Elevators:** 1

**Elevator Capacity:** Service elevator holds 4,500 lbs

**Elevator Speed:** Service elevator speed is 500 feet per minute

**Elevator Size: Door width:** door width is 42 X 84 inches

**Cab Dimensions (w x d x h):** Service elevator is 67 X 102 X 127 inches

## **Building Amenities**

- 310-GoAP Call Centre
- 24 Hour on site security
- ATM machine located in the lobby
- Pedway connection
- Attractive parking ratio
- Close proximity to Edmonton City Centre Mall
- Cafe and eatery on second floor
- Aspen Conference Centre on second floor for use by all tenants
- Aspen Property Management Ltd. office on the second floor
- Adjacent to downtown Edmonton Oilers arena development site
- Connected to Sutton Hotel and Chop Restaurant
- Joey Bell Tower, opening early 2015
- Bike cage rentals available to tenants
- Canada Post, UPS and FedEx drop boxes located in loading dock area
- Beverage machine dispensers located in loading dock area
- Ecycle bins in the loading dock for tenants to recycle electronics

## **Building Awards**

- 2014 BOMA Building Operations Team of the Year
- 2013 BOMA Building Operations Team of the Year
- 2013 BOMA Certification of Building Excellence
- 2013 BOMA Toby Award – Office Building of the Year
- 2012 BOMA Certificate of Achievement Level 2