Recent & Future Improvement Projects

• **EXTerior PLaza DEck Renovation** to create an open and vibrant outdoor space for tenant use. Project cost is $8,400,000 and was started in 2015 with completion in the Fall of 2017.

• **ELEVATOR MODERNIZATION** (full mechanical and cabs) completed at the North Tower in 2002, South Tower in 2014 and the Parkade in 2014.

• Upgrading the **Main Electrical Components** for ATB Place with the completion of the North tower in 2017 and the South Tower in 2018. Total project cost is $6,227,978.

• **Washroom fixture** upgrades to touchless and energy efficient taps and flushometers. Completed in both towers 2016.

• **Fire Panel Replacement** completed for the North Tower in 2006 and the South Tower in 2004.

• **Roof Replacement** for the North Tower completed in 2007 and the South Tower is scheduled to take place in 2018.

• Re-built **Cooling Tower** in the South Tower in 2013 and the North Tower in 2014.

• Exterior building re-caulked to improve the energy efficiency of the **Building Envelope**. North Tower is complete with the final phase of the South Tower being completed in 2017.

• On-going **Window Replacement** program to upgrade original windows with high efficiency windows. 22nd floor window replacements are in progress and completion expected in the summer of 2017.

• New **Designated Smoking Area** with separate vestibule entrance completed in 2016.

• LED base **Building Lighting Retrofit** throughout the property commenced in 2014 and is on-going.

• **PARKADE LIGHTING** retrofit to LED with occupancy sensors completed in 2014.

• **Harmonic Filters** installed in 2014 in the South Tower to reduce distortion and provide clean higher efficient electricity throughout the building.

• Replaced **Primary Air Compressors** with higher efficiency systems in 2013.

• New **Intercooler** scheduled for installation at the South Tower in 2017.

• **Chiller Replacement** completed in 2016.

• On-going **HVAC System Upgrades** throughout the property to maximize energy efficiency and prolong the lifespan of the equipment. In turn, the upgraded equipment provides better interior tenant comfort throughout the property. The upgraded equipment includes heat exchangers, fan coils, VAV boxes, induction and control valves and pneumatic thermostat to digital conversions.

• Upgraded the **Domestic Hot Water Tank** in the North Tower to a high efficiency natural gas unit in 2016. South Tower upgrade is scheduled for replacement in 2018/2019.

• **Chilled Water System Upgrade** completed for the South Tower in 2015 with the North Tower system scheduled for upgrade in 2018.

• **Deaerator Replacement** completed in 2016 with the South Tower scheduled for a staged replacement from 2018 to 2020.

• **Building Management System** (BMS controls hvac, plumbing, etc) scheduled for upgrade starting in 2018.

• **CO-Generation Project:** The project entails installation of two Combined Heat and Power (CHP) systems in both the South and North Towers at ATB Place at a total cost of $3,250,000. Combined heat and power (CHP) also known as Co-Generation, is the use of quiet, continuously running equipment (a natural gas burning engine, a generator, and heat recovery exchangers), packaged into an acoustic chamber, to simultaneously deliver both electricity and useful heat.

  CHP offers significant reductions in energy costs and greenhouse gas (GHG) emissions. The implementation of CHP systems can reduce annual GHG emissions by 3,000 tonnes and the electricity produced will provide an average of 18% of the facilities total needs.
ATB Place
Edmonton, Alberta

We propose to install two combined heating and power systems (CHP) in Edmonton’s ATB Place. CHP offers significant reductions in energy costs and greenhouse gas emissions.

By shrinking a power plant and putting it inside the building the waste heat from power production can be utilized.

ENVIRONMENTAL IMPACT

3,000 Tonnes of GHG reduction per year

45,000 Tonnes of GHG reduction over the CHP lifetime (15 yr)

This has the same annual environmental benefit as:

2,830 acres of forest
634 passenger vehicles driven for one year
314 homes’ energy use for one year
105,116 incandescent lamps switched to LEDs
3,201,708 pounds of coal burned

TRIOVEST

Marc Harden
Vice President, Leasing, Edmonton
Associate
780.413.7534
mharden@triovest.com

Triovest Realty Advisors Inc.
10025 Jasper Avenue, Suite 48, Edmonton, AB T5J 2B8
Main Tel: 780.990.1768
triovest.com
Plaza Deck Development

A major plaza deck redevelopment is underway which will remove the existing paving stones and replace with a variety of surfaces to create public engagement space for all-season use. This area will feature outdoor furniture, astro turf lawn, living walls, eco friendly lighting, and possibly projection screens. Completion is scheduled for Fall 2017. This will create a park-like atmosphere for the building occupants’ enjoyment right outside their office.