



## Construction of Phase II of Bentall 5

In May 2005, three years after completing the first phase of Bentall 5, construction will begin on Phase II - a 13-storey addition to the existing building. This second phase will result in a world-class, 34-storey complex, including a ground floor restaurant pavilion and open public space, all while preserving a professional, safe environment for tenants during construction.

Bentall 5 was always designed with the intent of building 34 stories phased in two stages. Therefore, the building's infrastructure for Phase II is already substantially in place. The addition of new floors to an existing structure, also known as vertically phased construction, is a proven building technique, and has been successfully performed on buildings of many sizes around the world. In 1998, the Swedish Medical Hospital in Seattle added 7 additional floors without disrupting medical procedures and patient care on the floors below. Bentall is, in fact, in the process of completing a vertically phased project directly above an operating office facility in Bellevue, Washington, right now.

We are committed to keeping you informed throughout this process. During the construction of Phase II, important information will be available for tenants and the public on the Web at [www.bentall5.com](http://www.bentall5.com) and through regular newsletters and information bulletins.

### Key Facts

- Number of new floors to be constructed – 13 (two are already built and vacant)
- Construction start – May 2005
- Completion of office tower – Spring 2007
- Completion of Restaurant Pavilion – Spring 2007
- New leaseable area – 235,000 square feet

Phase II of Bentall 5 represents the culmination of years of logistical planning. Our architects, engineers, consultants and contractors have meticulously planned all aspects of construction. Their primary goal was to design a construction process that ensures the safety of the building's occupants, guests and neighbours, with the minimum of noise and inconvenience.



**There are five key elements to our plan:**

1. **Preserve a professional working environment for all our tenants throughout the construction process.**
2. **Substantially limit crane lift activity to a zone directly above the Construction Staging Area.**
3. **Provide four levels of overhead protection, adding multiple-redundancy to our safety measures.**
4. **Deliver exceptional communication to our tenants and neighbours, ensuring all are aware of planned activities in advance, and have a clear path of communication delivery and response.**
5. **Reduce the impact of noise (and other potentially negative side effects of construction) through pro-active planning of design, implementation and logistics.**

**1. Preserve a professional working environment for all our tenants throughout the construction process.**

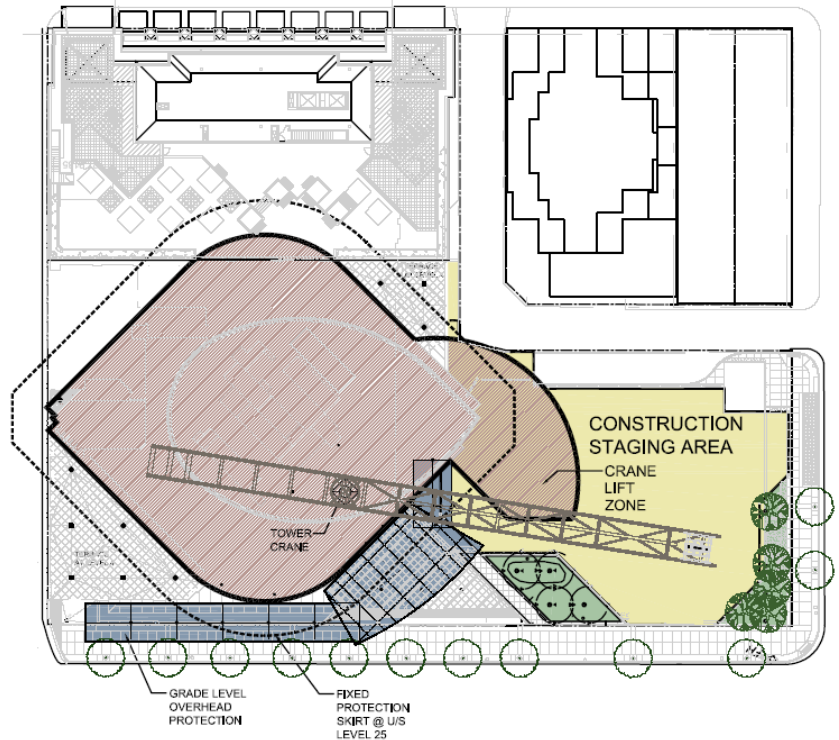
The construction area has been divided into two principle areas: a Construction Staging Area encompassing much of the plaza area on the south side of the building, and the site office on the 23<sup>rd</sup> floor of the building. Perimeter hoarding will be constructed around portions of the grade level plaza to segregate the Construction Staging Area from the general public, keeping interaction between contractors and tenants to a minimum.

Hoarding and the temporary walls that will segregate construction space from public space during the project is being designed and constructed to compliment the existing architecture.

Access by contractors from the Construction Staging Area to the building will be through the area where the Tenant Conference Room was located, up the currently un-used high-rise elevator shaft to the unoccupied 23<sup>rd</sup> floor. Construction offices, support space, equipment, a contractor eating area and washroom facilities will all be on the 23<sup>rd</sup> floor.

Construction trades people will not have access to building common area enjoyed by tenants and guests, save the service elevator in the early stages of the project.

*The diagram to the right shows the grade level construction staging area.*



**2. Substantially limit overhead activity to a zone directly above the Construction Staging Area.**

The crane will be located in its planned location on top of the existing building. To further allay any concerns over the safety of operating an overhead crane in this environment, we have limited the crane's operating area. To the greatest extent possible, materials carried by the crane will be hoisted over the Construction Staging Area, pulled inside the roof perimeter and then moved into position.

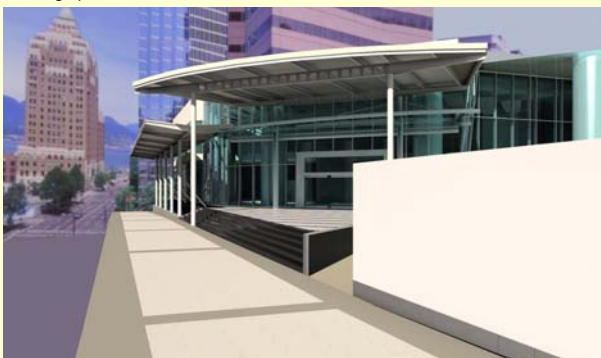
If materials need to be moved outside the perimeter of the rooftop, then the area beneath, at grade, will be briefly closed off (as we do when window washing equipment is working overhead) and a spotter, with hand held communication to the crane operator, will be placed at the affected grade location. Access to the building will continue through the front entrance or, briefly, relocated to the entrance just northward at Burrard Street.

**3. Provide four levels of overhead protection adding multiple-redundancy to our safety measures.**

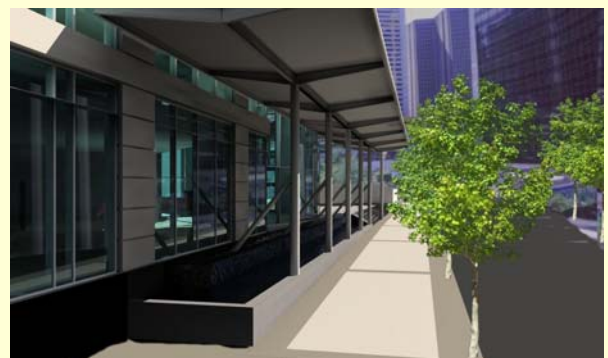
In any construction environment, there is a risk of objects falling from height. The industry mandates that exposed public areas be covered. We are exceeding that, from both a physical and an aesthetic perspective.

**In all, four levels of overhead protection are planned:**

- a) Stylized hoarding and protective coverings at grade will be consistent with the design of the building. They will be designed to compliment the surrounding space.

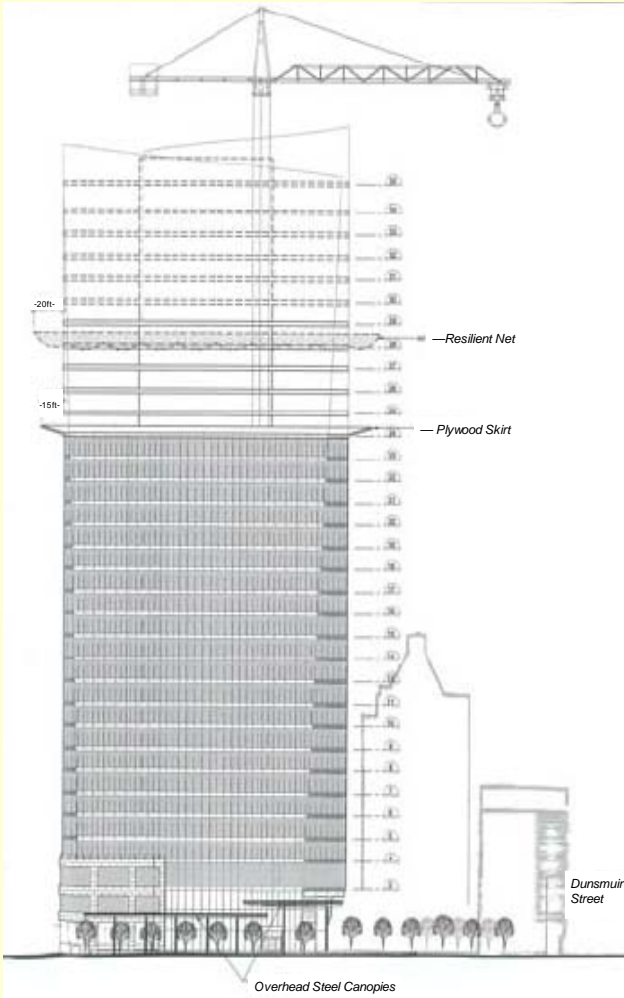


*The concept drawing above represents the overhead protection above the building entry and along Burrard Street.*



*The concept drawing above represents the overhead protection at grade along Burrard Street.*

3. Provide four levels of overhead protection adding multiple-redundancy to our safety measures (continued)...



c) Below each newly constructed floor (and moving up as construction proceeds) will be a 20-foot wide resilient net extending outward from the building. This measure (shown above) was tested and employed in Phase I construction.



d) Finally, on each new floor under construction, a dense fence, as shown above, will be erected inside the perimeter of the building edge (also employed in Phase 1).

b) The second level of protection is a 15-foot wide steel and plywood "skirt" that will extend outwards from the 25th floor around the entire perimeter of the building.

4. Deliver exceptional communication to our tenants and neighbours, ensuring all are aware of planned activities in advance, and have a clear path of communication, delivery and response.

Keeping you informed will be a priority throughout construction. Our goal is to inform tenants and neighbours weekly, in advance, of our construction activities. Our website [www.bentall5.com](http://www.bentall5.com) will be updated weekly, if not more frequently, with a schedule of activities that can be viewed by the public 24/7. A question and answer forum is also located on the website. We welcome your comments and questions.

We will also assign a specific representative to handle all tenant concerns. Direct contact information will be provided to tenant representatives and neighbours in the near future.

5. Reduce the impact of noise (and other potentially negative side effects of construction) through pro-active planning of design, implementation and logistics.

The minimization of noise and dust is a priority, and we have designed several detailed processes and measures to limit disturbances. Construction activities that represent unacceptable levels of noise inside the building have been planned for evenings and weekends and all activities will be in compliance with WCB standards.

As Phase II does not involve any excavation, we will avoid by far the noisiest and dirtiest part of construction. The parkade for both phases was built prior to Phase I completion.

The removal of the existing hard landscape elements of the plaza, where it will impact office tenants, will be completed on weekends.

***In all, our aim is to take great care in building Phase II of Bentall 5 and to minimize the effects of construction on tenants, neighbours and guests.***

## Construction Milestones

	2005		2006		2007
Activity:	May	Jan	Jul	Jan	Apr
Erect hoarding on Plaza and deconstruct landscape	■				
Crane Use—July 05 to Apr 06		■	■		
Pour new floors—Sep 05 to Feb 06		■			
Install curtain wall—Dec 05 to May 06		■	■		
Pavilion construction—Apr 06 to Mar 07			■	■	■
Office building fit out complete April 2007					■



Model of Bentall 5 Phase II plaza area including Restaurant Pavilion which will be completed Spring 2007 (don't worry the trees will be back, they're just not shown on the model).



Bentall 5 - current perspective



Bentall 5 once Phase II is completed

### Questions?

Our website [www.bentall5.com](http://www.bentall5.com) contains answers to a variety of frequently asked questions. If you have questions not yet answered, please feel free to post your question on the website, and we will respond to you quickly.

Thank you for your interest in Phase II, we look forward to completing Bentall 5 to your satisfaction.