

RFP 10-032

March 15, 2010

Request For Proposal

Canada Games Centre- Leasing Opportunity Sports Medicine Clinic

ADDENDUM #1

Please note the following:

1. Attached is Schedule D, that was missing from original document.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME

Anne Feist
Operations Manager of Procurement

SCHEDULE "D"

LANDLORD'S WORK - TYPICAL OFFICE FLOOR

1. LOBBY - CORRIDORS

Landlord shall fully complete the public lobby adjacent to the Premises including walls, ceiling and flooring to Landlord's standards.

2. WASHROOMS

Landlord shall provide typical core washrooms as shown, including fixtures, hardware, accessories, partitions, compartments, ceilings, walls, flooring, lighting, ventilation and signage.

3. DEMISING WALLS - LEASED PREMISES

Tenant shall install demising partitions between tenancies in drywall construction to applicable Code requirements for fire and sound, filled, taped and ready for decoration by Tenant.

4. FLOORS

VCT flooring to be provided.

5. CEILINGS

T-bar grid in predominantly 2' x 4' modules complete for acoustic tile will be provided.

Landlord will install grills, diffusers for return and supply ventilation. Basic ventilation is provided to space.

6. LIGHTING

33 Standard T8 fluorescent fixture 2' by 4' size with direct and indirect lighting are provided within the ceiling module.

7. ELECTRICAL POWER

Landlord shall install pre-wired conduit system in the ceiling space and perimeter wall of the Premises which will allow capacity to the Tenant of approximately one (1) watt of power per square foot at 120/208 volt for equipment and devices. Electrical power is powered by emergency generator.

8. SPRINKLERS

The Landlord shall install within the leased Premises a complete automatic wet pipe sprinkler system with individual sprinkler heads to Code requirements as they relate to open floor area. Relocation of heads or additional heads required to facilitate Tenant partitioning are at the cost of the Tenant.

9. HEATING

The Landlord shall install a perimeter heating system to maintain occupied space conditions to a minimum of twenty-one (21) degrees Celsius (70 EF) under design conditions during the heating season as they relate to an open floor area. During the heating cycle, the air-conditioning system will provide a minimum of 0.15 C.F.M. of ventilation per square foot. All installed heating units shall be interconnected with the building energy management system.

10. VENTILATION AND AIR CONDITIONING

The Landlord shall install a complete ventilation and air-conditioning system which are secured by one unit as they relate to an open floor area. The Tenant area will be serviced by thermostatically controlled variable air-volume boxes in zones of approximately one thousand (1,000) square feet.

11. LIFE SAFETY AND COMMUNICATIONS

The Landlord will provide a fire alarm system, voice communication and loud speaker to Code requirements as they relate to open floor areas which system will be connected to the central alarm and control desk. Approximately 7 internet outlets will be provided. Tenant to provide server and access with internet provider.

12. BLINDS/DRAPES AND TRACK

By Tenant to Landlord's standard.

13. Sink

One operable sink to be provided by Landlord.

14. Security

Swipe card system to be provide by landlord to suite door. Swipe cards by tenant.