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THE PROJECT

WHY ARE YOU UNDERTAKING AN EXTERIOR FAÇADE REPLACEMENT PROJECT AND RE-CLADDING THE CURTAIN WALL OF FCP?

Brookfield is committed to the continuous evaluation of our assets – identifying redesign opportunities and working with talented designers and architects to make our properties as appealing as possible for tenants and visitors. We also realize the importance of our properties' role in defining the skylines in our markets and do our best to add positively to the aesthetic in those cities. After weathering the harsh elements for years, FCP's original marble curtain wall has deteriorated; a complete façade replacement will fully mitigate the risks associated with aging marble panels. Brookfield and the co-owners firmly believe that the timing is right to make a significant investment in this landmark property to solidify the building's position as one of Toronto's premier office addresses. To view an animated video of FCP's proposed re-cladding process [*click here*](#).

WILL THE EXTERIOR FAÇADE OF FCP CHANGE?

Yes, the façade will change but in a subtle and very appealing manner. FCP's new exterior façade will have a rich bright white appearance with a luminous quality. To emphasize the building's form and height, the inverted corners of the tower will be clad in a bronze-colored glass from top to bottom, further defining the building's stately lines. The current windows will remain in place as is.

WHEN WILL THE ACTUAL CONSTRUCTION START? HOW LONG WILL IT TAKE?

The project will commence with site preparation immediately. The re-cladding of FCP's tower and podium is scheduled to commence in spring 2010 and will be completed by the end of 2011. For FCP's rejuvenation project's timeline [*click here*](#).

HOW MUCH NOTICE WILL FCP OFFICE TENANTS RECEIVE ABOUT THE FAÇADE REPLACEMENT TAKING PLACE ON SPECIFIC FLOOR(S)?

Brookfield will regularly inform tenants well in advance of all planned work and impacts, including specific timing of spandrel panel replacement on each floor.

HOW LONG WILL THE FAÇADE REPLACEMENT TAKE PER FLOOR?

The re-cladding process will take approximately three weeks per floor.

WILL THE BUILDING'S WINDOWS BE REPLACED?

FCP's existing thermal pane windows will be retained during the re-cladding of the building's façade. A separate window replacement program has been in effect since 1995. To date, 30% have been replaced.

WHAT TYPE OF MATERIAL WILL BE USED TO REPLACE THE BUILDING'S CURTAIN WALL?

White fritted laminated glass panels will be used. On the building's four inset corners, the glass panels will be bronze in color to add visual interest and definition, elongating the building's lines. The glass is low-iron and mineral-free, allowing for the white fritting and interlayers to achieve the utmost clarity and luminescence. The new window installation will improve efficiency.

WHAT IS FRITTING?

Ceramic frit is a glazing baked onto glass. It is used in architectural applications as a solar deterrent, visual baffle, graphic or any combination of the three. Examples of significant works of architecture that utilize frit:



Frit, consisting of tiny glass particles, pigments and various chemicals for curing, is applied to glass using a fine mesh screen. It is then fired, using a tempering oven to create a permanent coating. In antiquity, frits could be crushed to make pigments or formed to create objects, as well as used in the manufacturing of raw glass. Evidence of frit has been found as pigments in tomb paintings in Ancient Egypt, frescoes in the Mediterranean as well as in the creation of vessels and artifacts such as faience.

HOW MUCH MARBLE NEEDS TO BE REMOVED?

All 45,000 marble panels will be removed from the tower and podium of FCP. Panels weigh between 200 + 300 lbs each.

WHAT WILL HAPPEN TO THE OLD MARBLE?

In keeping with Brookfield and the co-owner's commitment to the environment, all marble will be repurposed. We are exploring a variety of uses for the fill including use as rooftop reflective ballast (white Carrara marble is very desirable for this LEED®-friendly purpose), landscaping projects and community arts programs.

WILL THERE BE OTHER CHANGES OCCURRING WITHIN FCP?

Brookfield and the co-owners are launching a multi-faceted rejuvenation program that will include upgrades to the building's mechanical, electrical and lighting that will redefine the standard for enhanced performance, comfort and greening. FCP's common areas including upper and lower level entrance and elevator lobbies, the retail concourse and Market Place will also undergo renovation. Natural stone flooring, fritted glass accents, brushed metal handrails, new landscaping and unique water features will produce an inspired and contemporary new environment. For additional information on FCP's rejuvenation project [*click here*](#).

HOW MUCH IS THE PROJECT GOING TO COST?

The entire project cost is in excess of \$100 million which will be paid by the owners. This extensive capital improvement project will provide a dramatic new exterior for FCP and eliminate the maintenance costs associated with marble upkeep.

WILL THERE BE A WEBSITE WE CAN VISIT FOR REAL TIME CONSTRUCTION UPDATES?

FCP has launched a microsite (www.redefiningfirst.com) that will have the most up-to-date information on construction and the latest project details.

WHO OWNS FIRST CANADIAN PLACE?

FCP was acquired in November 2005 by a consortium led by Brookfield Properties, which manages the property, along with its partners Canada Pension Plan Investment Board and Alberta Investment Management Corporation.

CONSTRUCTION IMPACTS**WILL THERE BE NOISE OR INTERRUPTIONS THAT WILL AFFECT OUR OFFICE?**

The project is being engineered to minimize any potentially disruptive construction work. Noise generating activities will be conducted after regular work hours. During the three week period while the re-cladding is taking place on a particular floor, we expect there will be some noise as marble is being removed and the new support anchors are being installed. We take the comfort and work environment of our tenants very seriously and we will do everything in our power to limit the amount of unwanted noise coming through to office floors. We will make specific arrangements for special circumstances including quiet meeting space and noise mitigation measures as required.

WILL THE VIEW FROM OFFICES BE OBSTRUCTED?

We anticipate that office tenants will experience view obstructions for a maximum period of three weeks while work platforms are on a particular floor. Due to the nature of the project, some exposure to the exterior work will be unavoidable, much like when window washers are at work. All offices are equipped with blinds to ensure privacy. Brookfield and the co-owners are very sensitive to these impacts and will closely monitor special circumstances with respect to noise, disruption and visual obstructions.

WILL OFFICES BE COLD IN THE WINTER/HOT IN SUMMER IF THE MARBLE IS REMOVED?

The re-cladding of FCP's tower will have no effect on the temperature in your office. In fact, new insulation is being installed on the building's exterior.

WILL ACCESS TO THE COMPLEX, ELEVATOR SERVICE OR PARKING BE AFFECTED BY THESE IMPROVEMENTS?

Brookfield will ensure that access is maintained throughout the building and will work to minimize disruptions during the rejuvenation project. The re-cladding process will take place on suspended work platforms on the exterior of the tower and windows will not be removed. Construction within the retail concourse will occur behind hoarded areas and work in the pedestrian areas is planned to be completed during the evenings and on weekends.

WILL FCP'S AMENITIES BE AFFECTED BY THE UPGRADE?

During the rejuvenation of FCP it will be business-as-usual with all restaurants and shops maintaining their regular hours. Other than a temporary closure of the Market Place as it is being redeveloped, we do not anticipate any of the building's amenities to be affected. As the retail concourse is renovated, you may see stores temporarily relocated as their new premises are under construction.

WILL VEHICLE TRAFFIC BE IMPACTED?

The lane closure on the north side of Adelaide Street which has been in place during the construction of the Bay Adelaide Centre has been removed, improving traffic flow. The south lane on Adelaide Street will be partially closed to facilitate the delivery and removal of materials. However, the partial lane closure is aligned with the existing closure for Trump Plaza and therefore traffic flow will not be further impacted.

IF I HAVE A PROBLEM OR A QUESTION WHO DO I TALK TO?

Please contact your respective Tenant Services contact located in the FCP Management Office.

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SAFETY

WHAT IS BEING DONE TO MAKE FCP SAFE DURING CONSTRUCTION?

The highest levels of public safety will be maintained during FCP's rejuvenation. Hoarding and fencing will surround all affected areas, and overhead protection for exterior common areas will be in place at all times. Work platforms have been designed to ensure there will be no falling debris.

WILL THERE BE LARGE EQUIPMENT OR CRANES INSTALLED?

Specialized work platforms have been designed to facilitate the removal and replacement of the existing marble. The work platforms will move down the tower, suspended by cables that will be welded to the building. Hoists will be installed on the east and west sides of the building's podium for the removal and delivery of materials to the work platforms.

WILL MORE BIRDS COLLIDE WITH THE TOWER AS A RESULT OF ITS NEW FRITTED GLASS CURTAIN WALL?

Fritted glass is considered an avian-friendly material because it has visual details that birds can see. We anticipate that bird strikes will not increase as a result of FCP's new façade.

SUSTAINABILITY

IS THIS A GREEN PROJECT? WILL THERE BE GREEN OR SUSTAINABLE FEATURES?

Yes. We anticipate that the building will receive LEED®-EB:OM certification at the conclusion of the renovation project. In addition to energy conservation measures, infrastructure upgrades include security systems upgrades, elevator modernization, new high-efficiency HVAC chillers, digital controls, modernized lighting, high-efficiency toilets and faucets. A fundamental principle behind FCP's rejuvenation project has been sustainability and setting a new standard for eco-efficiency.