

# Schedule 2 - Information Disclosure

## The Orange Hub Leased Space

The logo for the City of Edmonton, featuring the word "Edmonton" in a white serif font on a dark blue background.

The following is a non-exhaustive list of additional information for proponents' consideration:

### **Hazardous Materials**

The building may contain asbestos in materials such as drywall compounds, pipe insulation, etc. This may increase costs to tenants who wish to make improvements to their spaces. The building was operated as a post-secondary campus for MacEwan University. There are specific provisions in the draft lease template and additional information can be provided if requested.

### **Zoning and New Leases**

The current zoning is Urban Institutional (UI) zone and can accommodate the intended uses in the building. All leases that are allowed, or listed as discretionary uses under the UI zoning may proceed with the mandatory City permitting process. Condition of Leased Spaces Space in in the building is to be leased on an "as is" basis. Each Tenant will be required to determine the suitability of the space for their intended use. Once space has been allocated to Tenants by the City, each Tenant will need to inspect the premises and determine the suitability of the allocated space for the Tenant's intended use. The Tenant will also need to apply for City permits, even if no renovations are anticipated. Each Tenant will be responsible for obtaining City permits, including the related costs. It is possible that some upgrades could be required to accommodate new Tenants, so it is important for each Tenant to be diligent in this regard.

### **LRT West Expansion**

LRT is planned to service the west end of Edmonton and more specifically, along Stony Plain Road and 156th street. Although this expansion is not currently funded by the various levels of government, efforts are underway to plan and design the LRT expansion - construction of the LRT could possibly start as early as 2019. Construction of the LRT may create disruption to traffic, parking and pedestrian access. The LRT will be a great benefit to the City and to the building, and a transition plan will be in place for parking and access changes.

### **Parking**

Parking is managed by a third party parking management company. Parking stalls will not be included in the lease agreements.

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## **Building Maintenance Repair and Replacement**

The Orange Hub building will require repair of and/or replacement of various building components and systems over the next several years. Although this is an expected circumstance for a building of this nature, the details and timing will not be known until the City has had additional operational history and has completed all required investigations. The parking garage upper deck will require significant repairs within the next 2 to 4 years, and further investigations will determine the optimal strategy for this building component. A lifecycle management strategy will be developed over time that will prioritize and detail strategies to maintain the functionality of this facility. All capital expenditures are subject to approval by City Council. It is possible that such maintenance repair and replacement projects could cause disruption to the building operations. Any concerns regarding this aspect of possible tenancies can be further discussed as part of lease negotiations. The initial capital rehabilitation project will commence in 2018 and will address code issues and wayfinding.