

Newsletter Spring 2008

WELCOME TO BP Centre!

Building News

There are some exciting changes happening at BP Centre this season! BP Centre is pleased to welcome a new tenant, Total E&P Canada to our building. Total will be fully moved in once their renovations are complete in June 2008.

Studio 400 Hair Design has relocated to the NE corner of the main floor and is now open for business. If you are currently looking for lottery services, you may visit Gateway Newstands at their current location on the main

floor of Livingston Place South Tower.

In other news, we are currently working on a new logo for BP Centre and developing a website for our Tenants which will be ready in Fall 2008. Stay tuned for more details and the launch of our new website and logo!

Bentall is pleased to welcome new staff members to the BP Centre team:

Catherine Chow, Property Manager 403.303.2414

cchow@bentall.com

Michael Cole, Tenant Services Manager
403.303.2443

mcole@bentall.com

Please do not hesitate to contact Catherine or Michael should you have any questions or concerns.



Security News

BP Centre features a state of the art security system that is overseen by Brian Ireland, Manager of Security and Life Safety. Our C-Cure system controls all base building access as well many of the tenant card readers. After hours access is controlled by readers located at all entrances, as well as in one bank of each of the high and low rise elevator cabs.

In addition, there is excellent coverage from the 32 closed circuit cameras monitoring and recording activity throughout the main, +15 level, freight elevator, loading

dock and parkade levels. Our security desk is located on the main floor of the Centre and is manned 24/7. In addition, we have one or two roving security officers, depending on the time of day, patrolling, monitoring activity and are available to respond to any issues or provide an escort if requested. Brian and our Security Supervisor, Sarah Webber, work out of the Security Office on the +15 level of BP Centre and are readily available to respond to any incident. Anyone using the building stairs

will have noticed that we have a door between the +15 level and 3rd floor in each stairwell. These doors allow exiting down the stairwell but are locked to prevent anyone from going up. These gates, coupled with the elevators being under card reader control during off hours will assist to keep potential unauthorized personnel out of the tower.

Should you have any concerns about security, please call our Security Desk at 403.237.7050.

Special Points of

Interest:

- *Welcome to BP Centre*
- *Security News*
- *Environmental News*
- *Coming Soon!*
- *Local Charity*
- *Improvements and Upgrades*
- *Waste Audit*
- *Bentall Employee Feature*
- *Tenant Updates*

Enjoy BP Centre to the fullest!!

Security Tips for Everyone:

-Do not allow tailgating onto the building or your floor. Even if you know the person, avoid letting them in.

-If any unknown person makes you nervous, please contact security at 403.237.7050.

-Purses and wallets left unattended are easy targets for "sneak" thieves, please ensure all personal items are kept locked in your desk.

-All authorized contractors at BP Centre are required to wear a visible BP Centre ID badge.

-Our Security Personnel will also be pleased to escort you to your vehicle in the parkade should you so desire. Please call them in advance if possible. This will enable an officer to be available for you.

Environmental News

Think Green

Bentall, in association with Clean Calgary has been working hard to deliver to you the most green AAA buildings in downtown Calgary.

Earth Hour

On Saturday, March 29th, at 8:00pm, BP Centre successfully turned off all unnecessary lighting. Joining the millions of commercial, industrial and residential buildings around the world, BP Centre took part in making the world a

more energy efficient place.

Earth Day

On April 22nd, BP Centre took on the challenge to commit to recycling as many old, used and abused electronics as possible. The results were amazing.

The BP Centre tenants took it upon themselves to understand the importance of recycling the old electronics and to make an impact. With three pallets full and stacked, we really made a difference! Way to go!

Coming Soon: Environment Week

From June 1st to the 6th, Bentall is going to deliver an excellent Environment Week. The week is to focus on reducing our carbon footprint. Try to bike to work, carpool or take transit to reduce the emissions released into the earth's atmosphere.

Some events that will be taking place in the building include:

Extended Recycling Program

Bentall will be launching an extended recycling service in the building effective June 2, 2008. We will currently

be offering additional recycling of electronics, plastics, & metals (including tin cans). Items can be brought down to the P1 area and placed in the labeled bins. More details will be sent out towards the launch date.

Clean Air Day - Wednesday June 4th

Get a free re-usable travel mug!! Anyone who carools on Wednesday June 4th that comes into the parkade with 2 or more people in their car between 7am and 9am will receive a free re-usable travel mug with coffee coupons from our building vendors.

Rivers & Oceans Day

The Bow River watershed is a valuable resource for not only the people of Calgary but also for municipalities, farmers, and smaller cities of Southeastern Alberta. The Bow Riverkeeper, a non-profit organization works to protect and restore the Bow River watershed. During the month of June, all money received from recycled pop cans in the building will be donated to their worthy cause. You can find out more about this organization at:

<http://www.bowriverkeeper.org/about>

Supporting our Local Charities

Connections Counselling & Consulting

Foundation is a unique Calgary-based non-profit organization, which since 1990 has been committed to providing services for people with intellectual disabilities and their families. They believe that persons with disabilities have worth and can contribute in a valuable way to the community. They further believe that parents with intellectual disabilities can provide a safe, nurturing and stimulating environment for their children.

Their goal - through counselling, one-to-one support and parenting groups, is to enhance stability by assisting individuals and families in acquiring the needed skills, confidence and competence to maximize their strengths, improve their quality of life, increase their self-reliance, increase social interaction/ community participation.

Vision: People with developmental disabilities are accepted as valued members of their families and communities.

Mission: Empowering individuals by pro-

viding:

- 1) Ongoing education, programs and advocacy.
- 2) Ongoing family support to parents with an intellectual disability and their children
- 3) Counselling to persons with an intellectual disability, their families and their caregivers.

For more information, visit the website at www.connections-counselling.ab.ca.

Improvements and Upgrades

In an effort to maintain BP Centre's building standards of high quality for our Tenants, you may have noticed several upgrades to the building in the first quarter of 2008, including:

- The vinyl in the back hallway on the main floor has been replaced and the work is now complete.
- The exterior windows were recently washed.
- The marble floors on the Plus 15 level of BP Centre have been re-finished, adding a fresh new look.

- Upgrades to the building doors and entrances.

Other improvements we have planned at BP Centre for 2008 include:

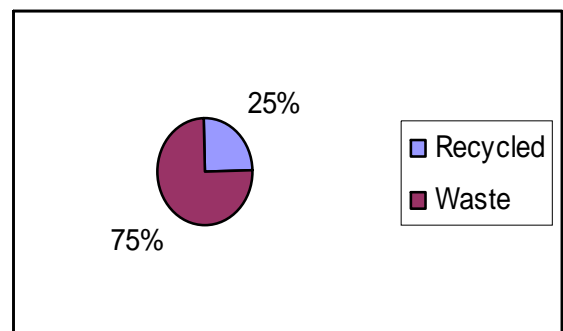
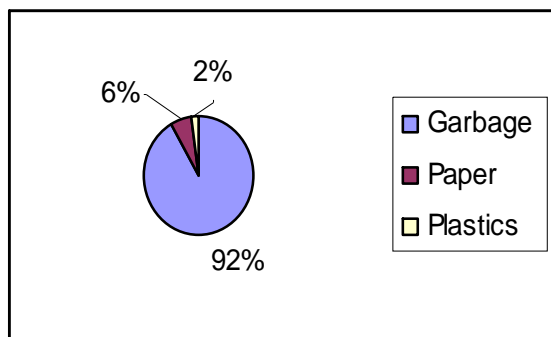
- Completion of the hands-free faucets in the washrooms.
- Renovations to the parkade entrance.

Waste Audit Information

As part of our commitment to reducing our environmental impact and our carbon footprint, BP Centre conducted a waste audit of the building on March 28, 2008. With assistance from Clean Calgary Association, we were able to examine our waste stream and recycling initiatives in order to give us a benchmark for areas we can improve upon. The information gathered gave us data from not only materials being diverted from the building but also incorporated data that was given

to us by our tenants about their own practices for diverting materials away from the landfills. The results have been tallied and BP Centre is currently diverting 25% of its waste out of the landfills and into recycling centres. Of the waste that is hitting the landfills, 92% is garbage, 6% is paper, and 2% is plastic. With the launch of our new extended recycling program and increased awareness about waste management, we hope to increase our

percentage of diverted materials. A waste audit will be conducted quarterly to measure our improvements. Together we can make a difference!!



BP Centre

Our Feature on a Bentall Employee

Michael Cole

Mike began with Bentall in March of 2008. He is the Tenant Services Manager for both Livingston Place and BP Centre.

Here is a look at Mike's background. He began in real estate in 2005 as an assistant property manager. His skills are an asset to Bentall and will transfer

over to BP Centre and Livingston Place. Here is some information on Mike's role with Bentall as the Tenant Services Manager. Mike responds to requests from tenants, clients, contractors and outside agencies. He will be communicating frequently with all tenants in regards to parking, cleanliness standards, recycling and waste management.

Mike is currently working on an extended recycling program which will be rolled out the month of June.

Mike makes sure to maintain a clean standard within both towers. You will see him frequently throughout BP Centre performing inspections.



The Finishing Touch Tenant Updates

Bike Cage - the bike cage is now open on P1 level and is fully operational on a first-come, first-served basis. Cyclists may access the cage through their company building access card swipe only. We remind you to close the gate when leaving to ensure it is secure for all users. When exiting the parkade, press the "Exit" button at the bottom of the ramp to ensure the door is open to safely exit the building.

Stampede Breakfast - This year, Bentall will host BP Centre's Stampede Breakfast in conjunction with Livingston Place West and South Towers at the Livingston Place Plaza. Mark your

calendar for July 10, 2008. You don't want to miss out on this year's exciting Stampede Showdown featuring live entertainment!

At the breakfast, make sure to take notice of the local charity that BP and Livingston Place will be supporting. This charity is Connections Counselling & Consulting Foundation, which specializes in working with families with parental disabilities. They help to provide a more stable and productive atmosphere in which their child can grow up as comfortably as possible with a mentally

disabled parent. Show the community and BP Centre that you care by dropping a toonie in the jar.

Helpful Active Hint

You might find it fun to count your steps with a pedometer (step counter). Add a few more steps each day. Over time, work up to at least 10,000 steps a day.

Check out our website at
www.Bentall.com

FOREVERGREEN
Responsible Property Management



Our foundation is
service

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