



SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY & ATMOSPHERE

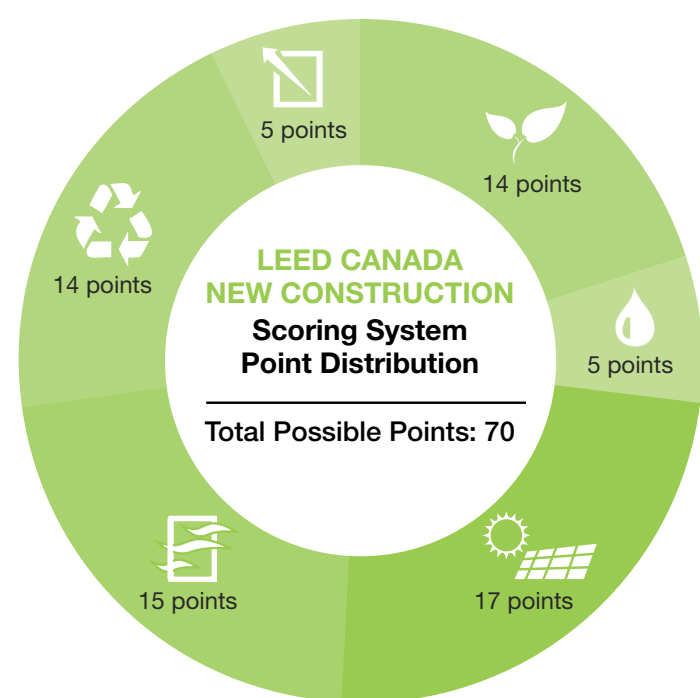
INDOOR ENVIRONMENTAL QUALITY

MATERIALS & RESOURCES

INNOVATION & DESIGN

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

Leadership in Energy and Environmental Design (LEED) Green Building Rating System® is a third-party certification for the design, construction and operation of environmentally friendly buildings. To attain certification a facility is assessed based on strategies implemented for **Sustainable Site Development, Water Efficiency, Energy Efficiency, Materials Selection** and **Indoor Environmental Quality**. The assessment of a building's performance in all five areas reinforces a whole-building approach to sustainable or "green" building design.



LEED CANADA NEW CONSTRUCTION

Four Certification Levels

Total Possible Points: 70

	LEED Platinum	52+
	LEED Gold	39 - 51
	LEED Silver	33 - 38
	LEED Certified	26 - 32

INTENT OF LEED STRATEGIES



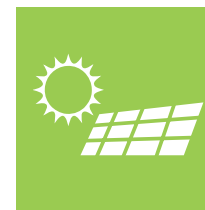
SUSTAINABLE SITES

Minimize the facility's impact on its surrounding environment.



WATER EFFICIENCY

Reduce the facility's burden on municipal water supply and wastewater infrastructure.



ENERGY AND ATMOSPHERE

Increase levels of energy performance to reduce environmental impacts associated with energy use.



INDOOR ENVIRONMENTAL QUALITY

Enhancing the indoor air quality of the facility ensures the comfort and well-being of the occupants.



MATERIALS AND RESOURCES

Reduce impacts resulting from extraction and process of new virgin material as well as reduce waste generated both from construction and by building occupants.



INNOVATION AND DESIGN

Achieve innovative or exceptional environmental performance above the requirements set by the rating system.



SS p 1 Erosion and Sedimentation Control
SS c 4 Alternative Transportation
SS c 6 Stormwater Management
SS c 7 Heat Island Effect
SS c 8 Light Pollution Reduction

EROSION AND SEDIMENTATION CONTROL

Construction processes can often be destructive, especially during the initial phases when land is cleared of vegetation in order to create a proper surface for construction. Removal of natural vegetation and topsoil makes the area more susceptible to erosion. The soil removed due to erosion transforms the existing drainage area and may lead to the disturbance of sensitive areas such as sediment deposits in natural waterways. The accumulation of sediments leads to a declining water quality and biodiversity in downstream waterways.

During construction of this project an erosion and sedimentation control plan was implemented in order to reduce negative impacts on water and air quality of the site. Strategies such as silt fencing, sediment traps and dust control measures were implemented.



HAUL ROAD CLEANING



SEDIMENT TRAP



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INNOVATION &
DESIGN

SS p 1
Erosion and
Sedimentation Control

SS c 4
Alternative
Transportation

SS c 6
Stormwater
Management

SS c 7
Heat Island Effect

SS c 8
Light Pollution
Reduction

ALTERNATIVE TRANSPORTATION

In order to reduce environmental impact due to automobile use by building occupants, various alternative transportation strategies are implemented:

1



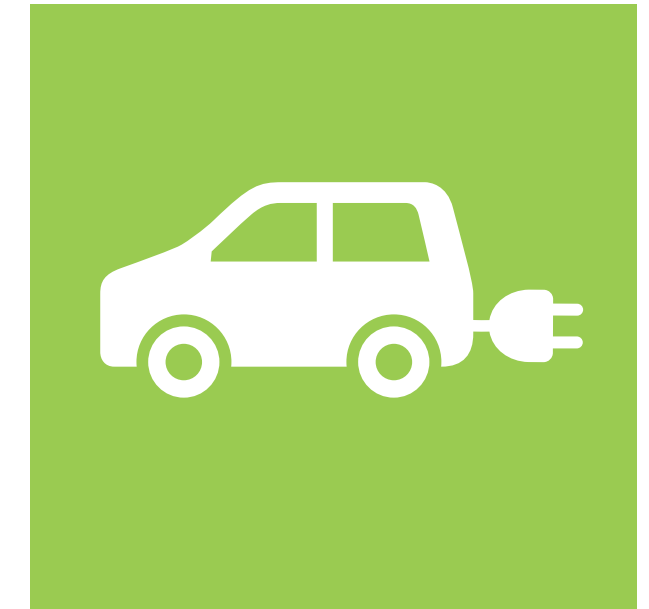
The building is located within **2** public bus lines offering frequent service.

2



Bicycle storage, change rooms and shower facilities are provided for building occupants.

3



8 parking stalls are provided with plug-ins for alternative fuel cars.



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STORMWATER MANAGEMENT

Disruption and pollution of natural water flows are limited by managing stormwater runoff rate and increasing on-site infiltration to eliminate contaminants.

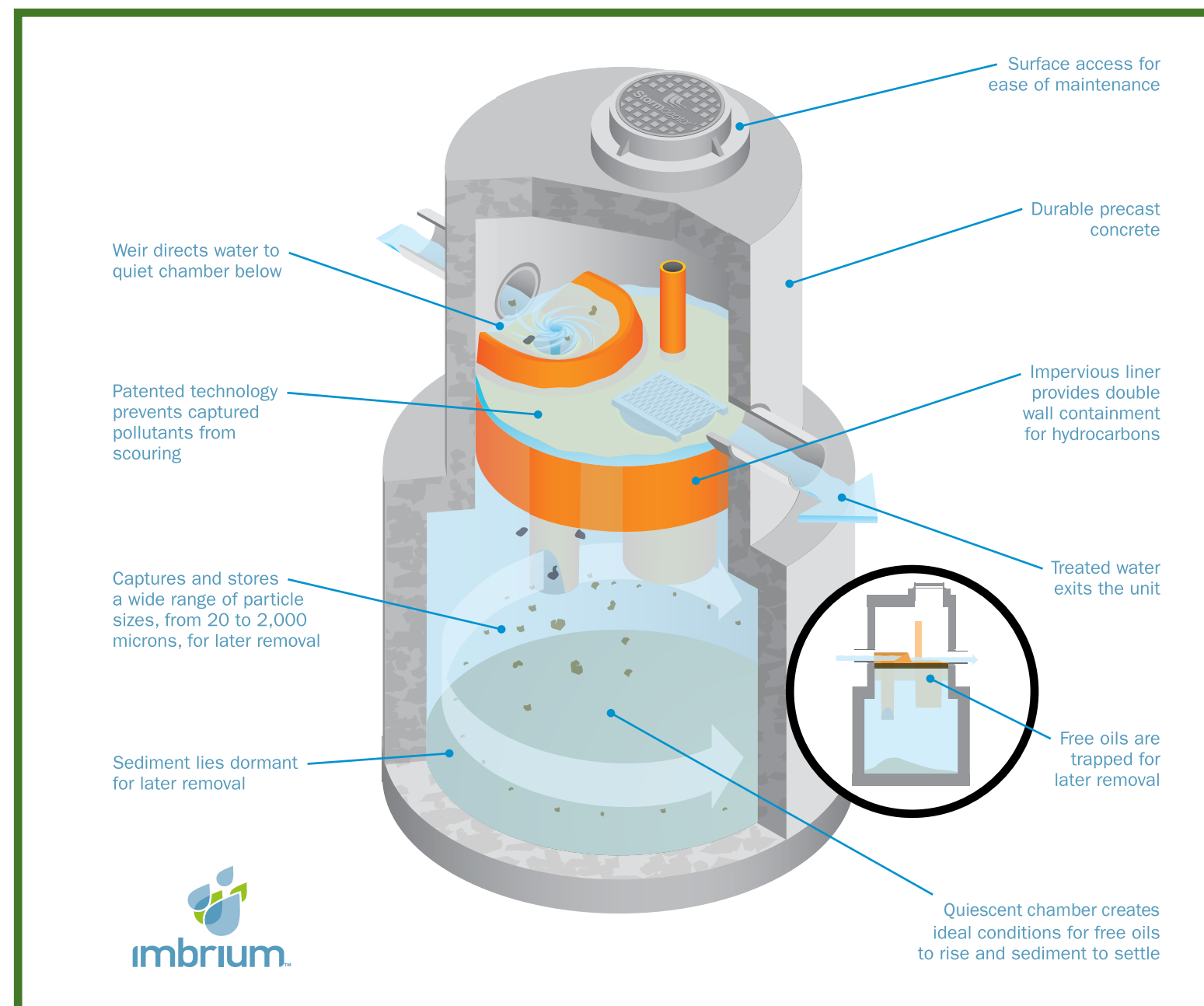


Illustration Source: Imbrium Systems Inc.

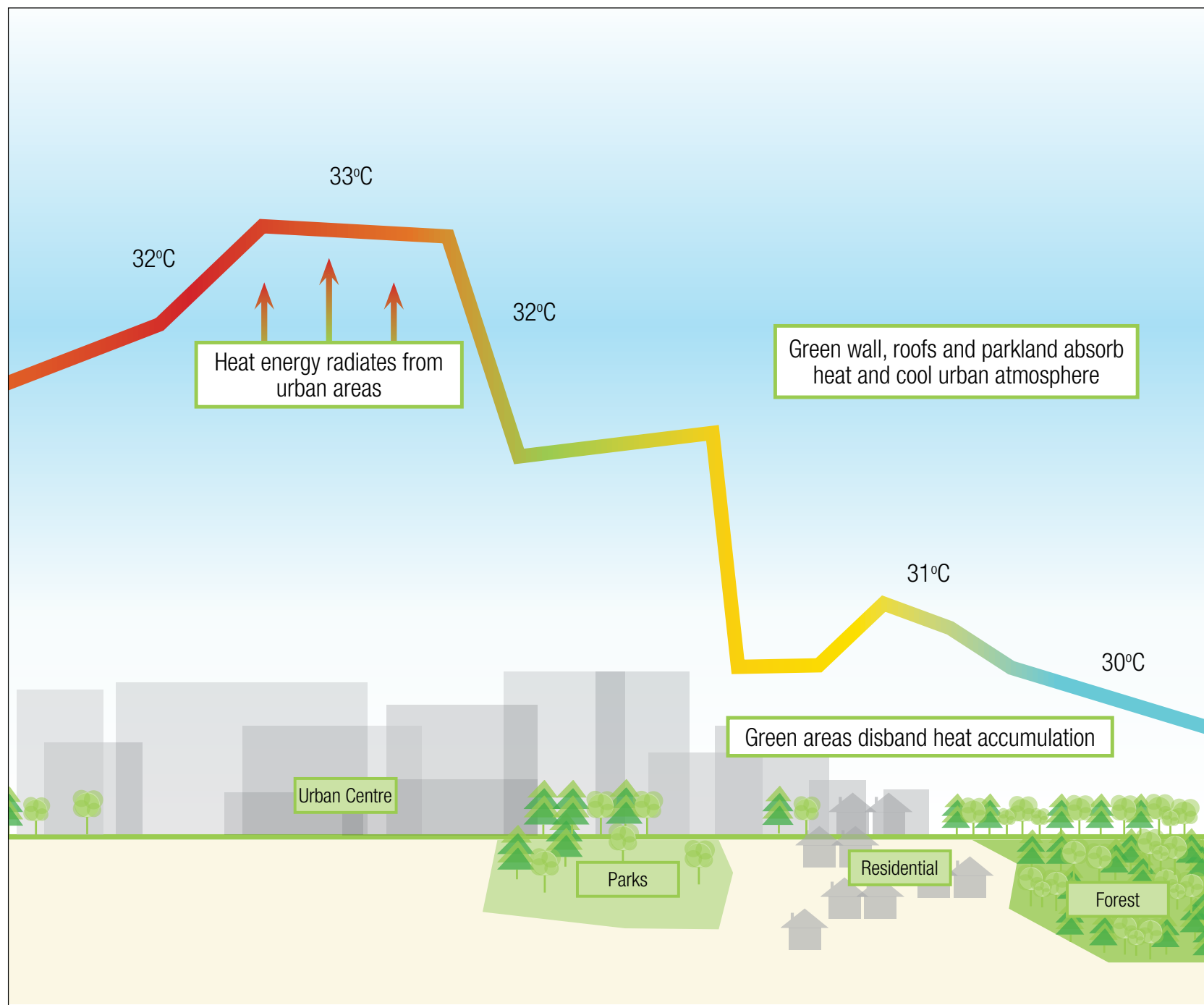
A Stormceptor System removes pollutants from stormwater runoff by gravity separation.



SS p 1 Erosion and Sedimentation Control
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HEAT ISLAND EFFECT

Built up areas can be hotter than nearby rural areas creating a “heat island.” This can have an impact on microclimates and human and wildlife habitat. For this facility, a roof with high solar reflectance helps reflect sunlight and heat away from the building, reducing roof temperatures.





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LIGHT POLLUTION REDUCTION

Light trespass from the building and site is eliminated to improve night sky access and reduce development impact on nocturnal environments.





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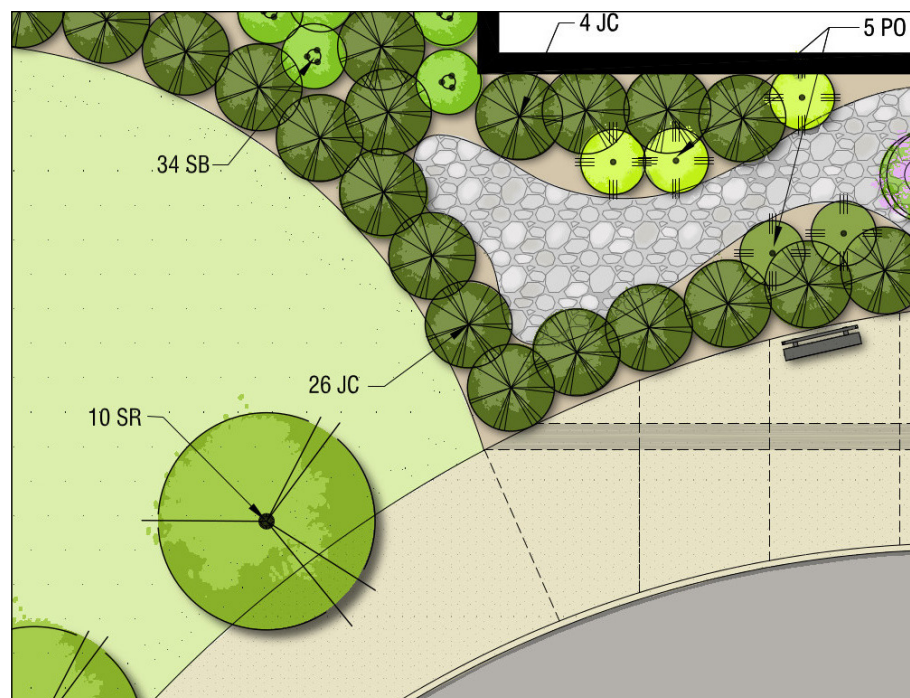
INNOVATION & DESIGN

WE c 1
Water Efficient Landscaping

WE c 3
Water Use Reduction

WATER EFFICIENT LANDSCAPING

Water use is reduced by using a combination of plant stock that is either native or does not require irrigation once established.



Sustainable Initiatives - Planting Graphic



Lodgepole Pine
Photo source: Rocky Mountain National Park



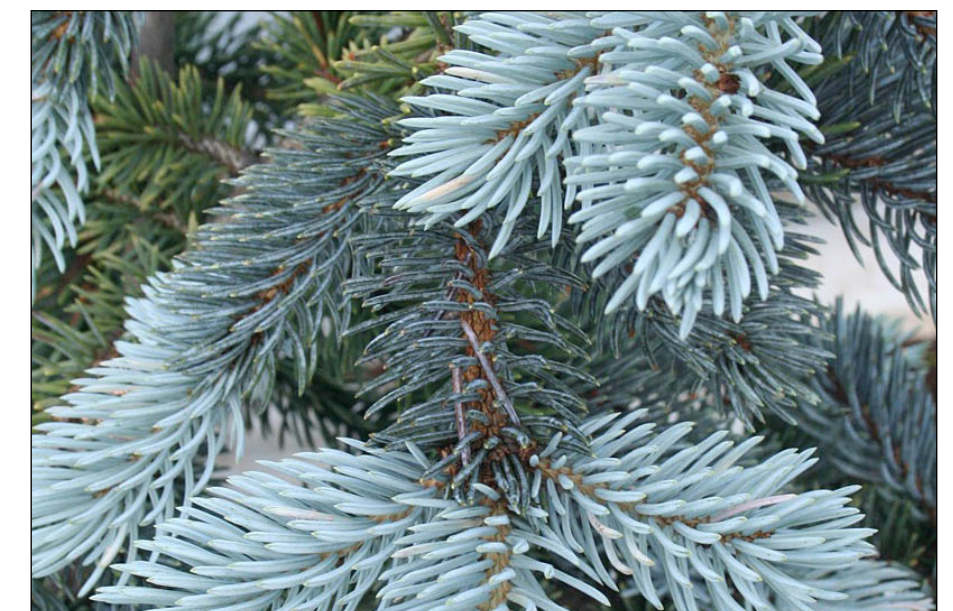
Patmore Green Ash
Photo source: Countryside Landscape & Garden Centre



Cherry Bomb Japanese Barberry
Photo source: All Season Plants



Skandia Juniper
Photo source: Conservation Garden Park



Colorado Blue Spruce
Photo source: Baldwin Nurseries



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WATER USE REDUCTION

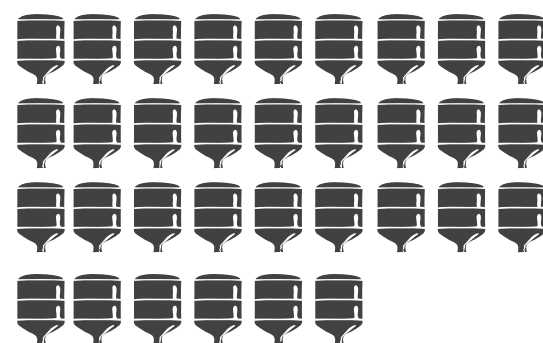
TYPICAL FIXTURE

LOW-FLOW FIXTURE USED IN THIS FACILITY



Water usage if a toilet is flushed **100 times a day...**

6 Litres/Flush



= 600 L/day

4 Litres/Flush



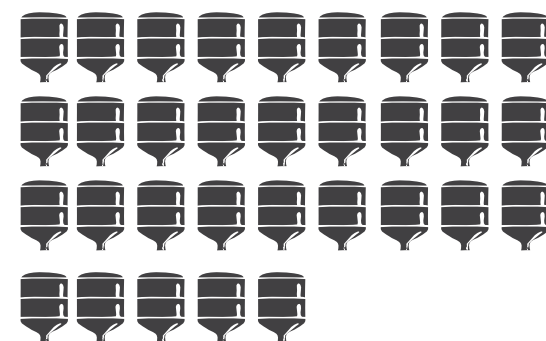
= 380 L/day

A water-saving toilet saves about **12 water cooler jugs of drinking water or 220 L.**



Water usage if a faucet is turned on **60 minutes a day...**

9.5 Litres/Minutes



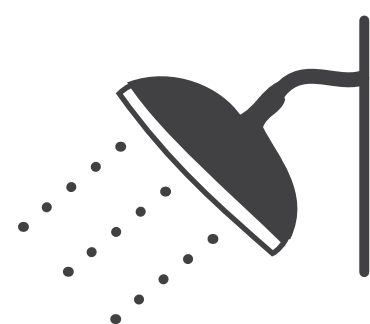
= 570 L/day

3.8 Litres/Minutes



= 228 L/day

A water-saving faucet saves about **19.5 water cooler jugs of drinking water or 342 L.**



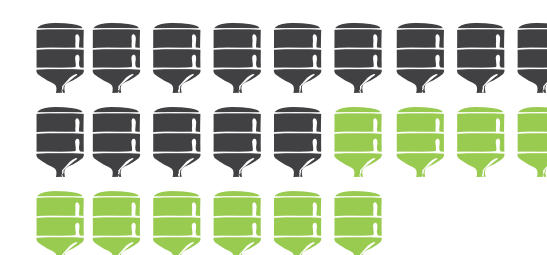
Water usage if a showerhead is turned on **45 minutes a day...**

9.5 Litres/Minutes



= 428 L/day

5.7 Litres/Minutes



= 256 L/day

A water-saving shower head saves about **10 water cooler jugs of drinking water or 172 L.**



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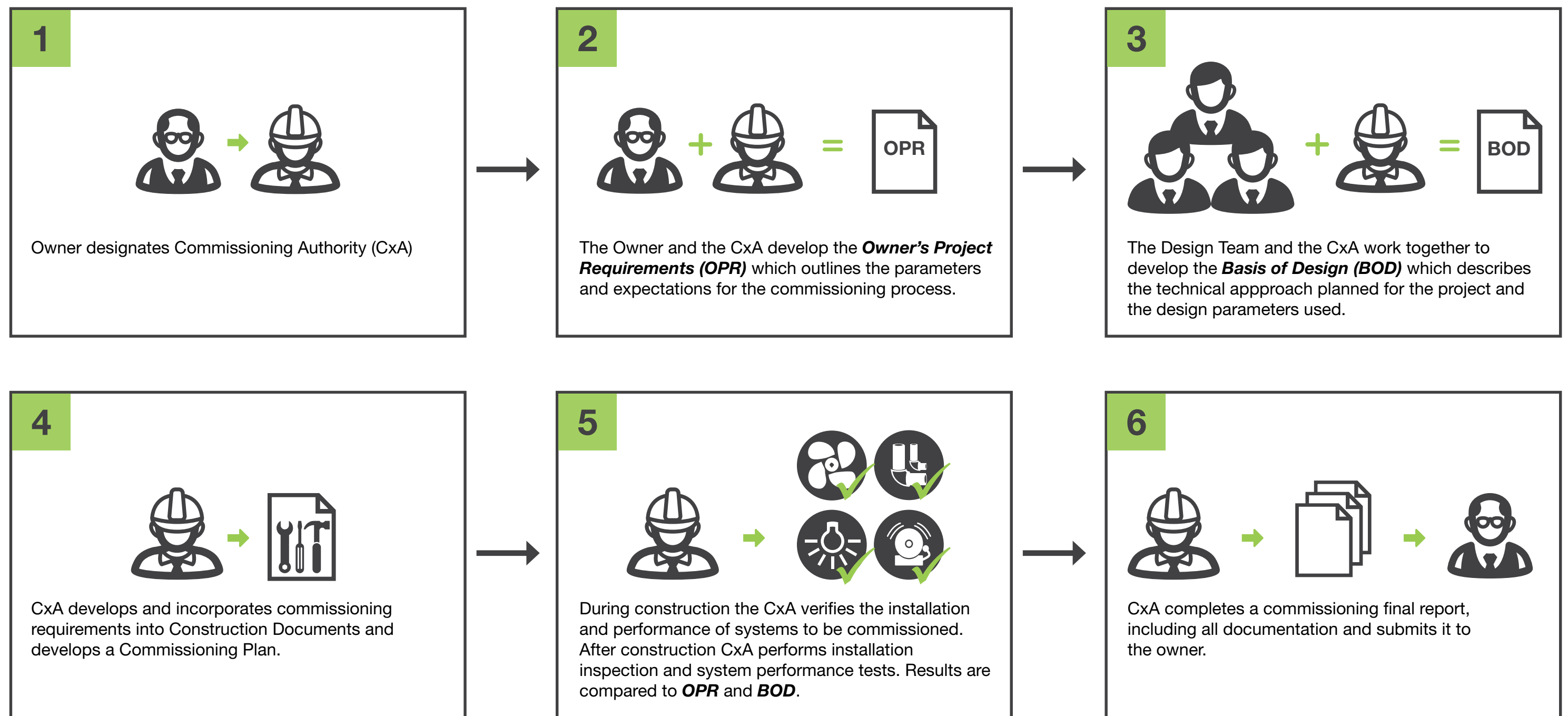
INNOVATION & DESIGN

EA p1 Fundamental Building Systems Commissioning
EA p2 and EA c1 Energy Performance
EA p3 CFC Reduction in HVAC & R Equipment
EA c4 Ozone Protection
EA c5 Measurement & Verification

FUNDAMENTAL BUILDING SYSTEMS COMMISSIONING

Building commissioning is a vital component of a new construction as it helps ensure that the building systems are designed, installed and calibrated to operate as intended. Such building systems may include heating and air conditioning, plumbing, electrical, safety equipment and security systems.

Building Commissioning Process:





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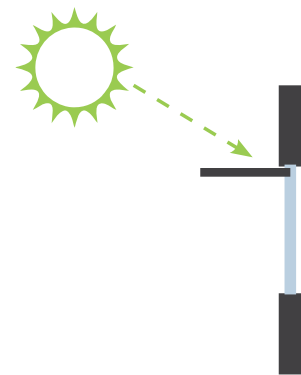


INNOVATION & DESIGN

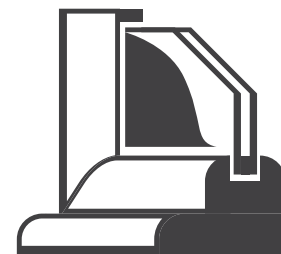
ENERGY PERFORMANCE

This facility was able to reduce energy costs by employing a variety of architectural and mechanical systems.

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EA p2 and EA c1 Energy Performance
EA p3 CFC Reduction in HVAC & R Equipment
EA c4 Ozone Protection
EA c5 Measurement & Verification



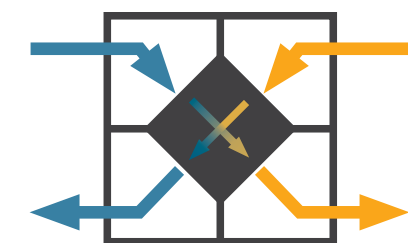
Solar and Daylight Shading Controls



Highly Insulated Windows and Walls



Equipment Scheduling and Vacancy Control



Heat Recovery System



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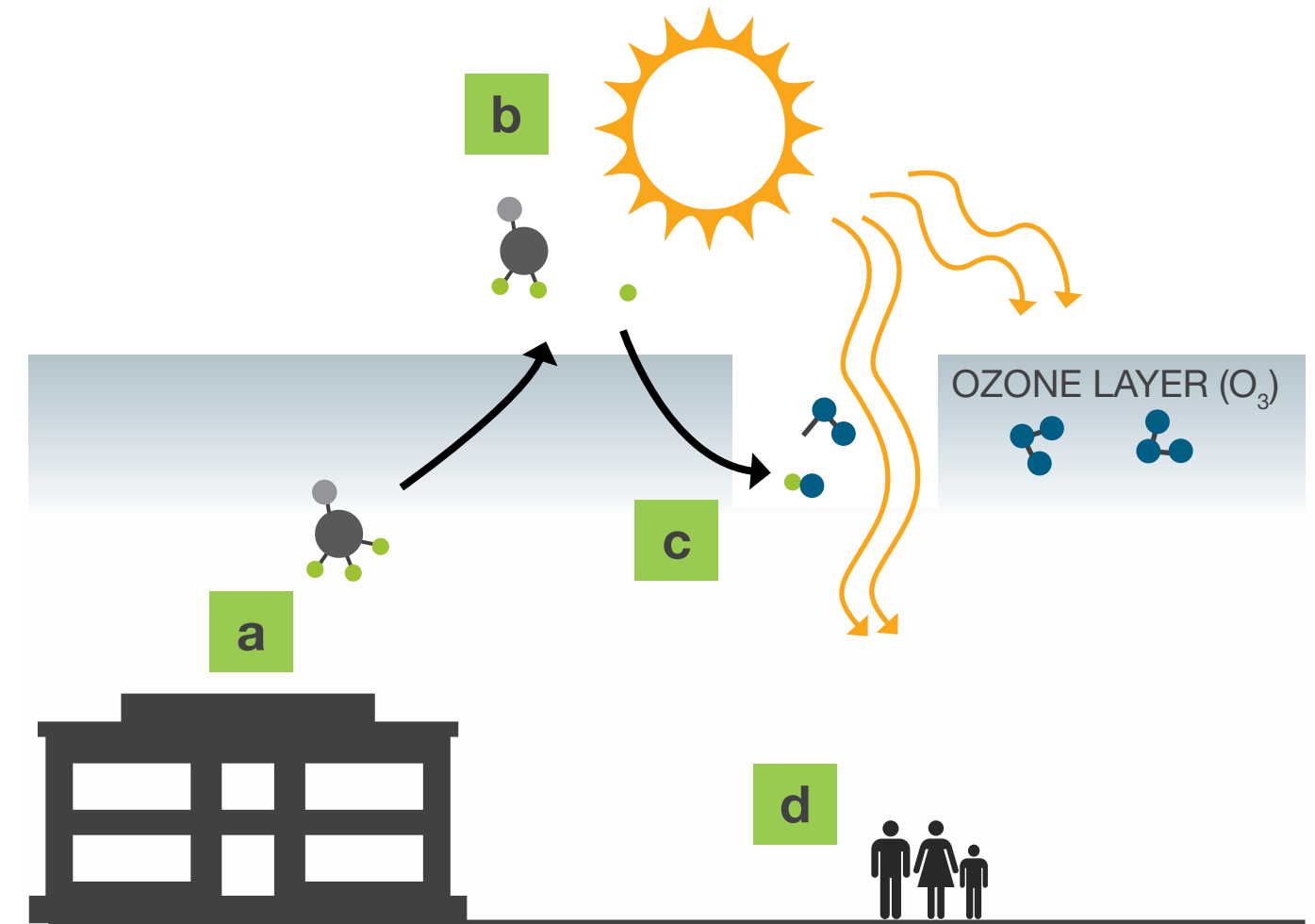


INNOVATION & DESIGN

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EA p2 and EA c1 Energy Performance
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CFC REDUCTION IN HVAC&R EQUIPMENT AND OZONE PROTECTION

- a** Buildings, homes and industry release chlorofluorocarbons (CFCs) and halons.
- b** CFCs and halons rise up into the stratosphere. Sunlight breaks CFCs up, releasing **chlorine**.
- c** The **ozone layer** which helps filter dangerous ultraviolet rays from the sun, gets destroyed by the reaction of **chlorine** with the **ozone**.
- d** Ozone depletion results in increased ultraviolet rays near the earth's surface, increasing human risk of skin cancer.



IN ORDER TO REDUCE OZONE DEPLETION, THE FOLLOWING STRATEGIES ARE IMPLEMENTED:

1



Eliminate the use of CFC-based refrigerants in building heating, ventilation, air conditioning and refrigeration (HVAC & R) systems.

2



Eliminate use of halons in building fire suppression equipment.

3



Install base building heating, ventilation, air conditioning and refrigeration equipment that don't contain hydrochlorofluorocarbons (HCFC).



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MEASUREMENT AND VERIFICATION

Continuous metering equipment is installed to provide ongoing accountability and optimization of building energy and water consumption performance over time.

Continuous metering equipment is installed for the following end-uses:

- Lighting systems and controls
- Constant and variable motor loads
- Variable Frequency Drive (VFD) operation
- Chiller efficiency at variable loads (kW/ton)
- Cooling load
- Air and water economizer and heat recovery cycles
- Air distribution static pressures and ventilation air volumes
- Boiler efficiencies
- Building-related process energy systems and equipment
- Indoor water risers

EA p1
Fundamental Building
Systems Commissioning

EA p2 and EA c1
Energy Performance

EA p3
CFC Reduction in
HVAC & R Equipment

EA c4
Ozone Protection

EA c5
Measurement &
Verification

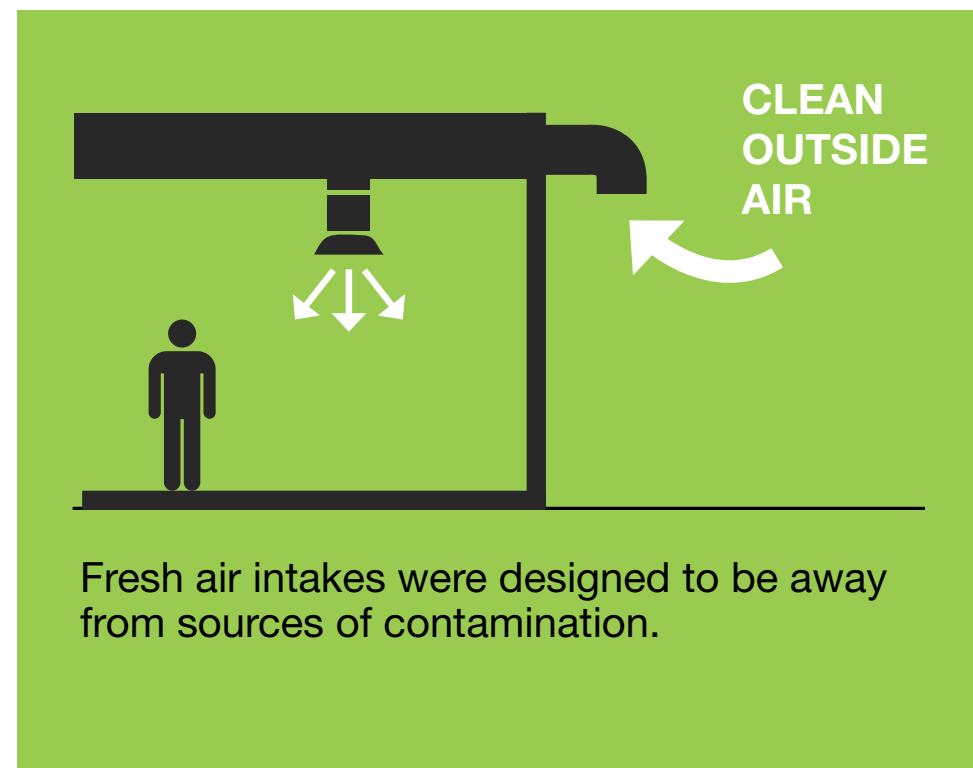


IEQ p1 Minimum IAQ Performance
IEQ p2 Environmental Tobacco Smoke (ETS) Control
IEQ c1 Carbon Dioxide Monitoring
IEQ c2 Ventilation Effectiveness
IEQ c3 Construction IAQ Management Plan
IEQ c4 Low-Emitting Materials
IEQ c5 Indoor Chemical & Pollutant Source Control
IEQ c6 Thermal Comfort

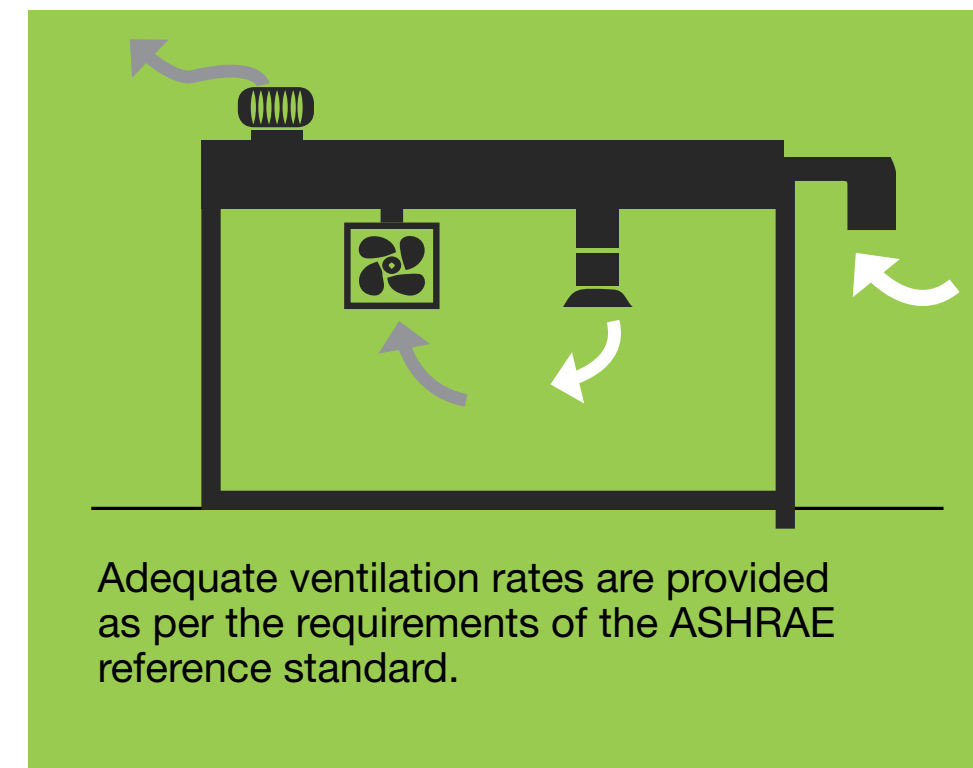
MINIMUM INDOOR AIR QUALITY PERFORMANCE

Indoor Air Quality (IAQ) performance affects occupant comfort, well-being and productivity. The following strategies were implemented to provide minimum indoor air quality:

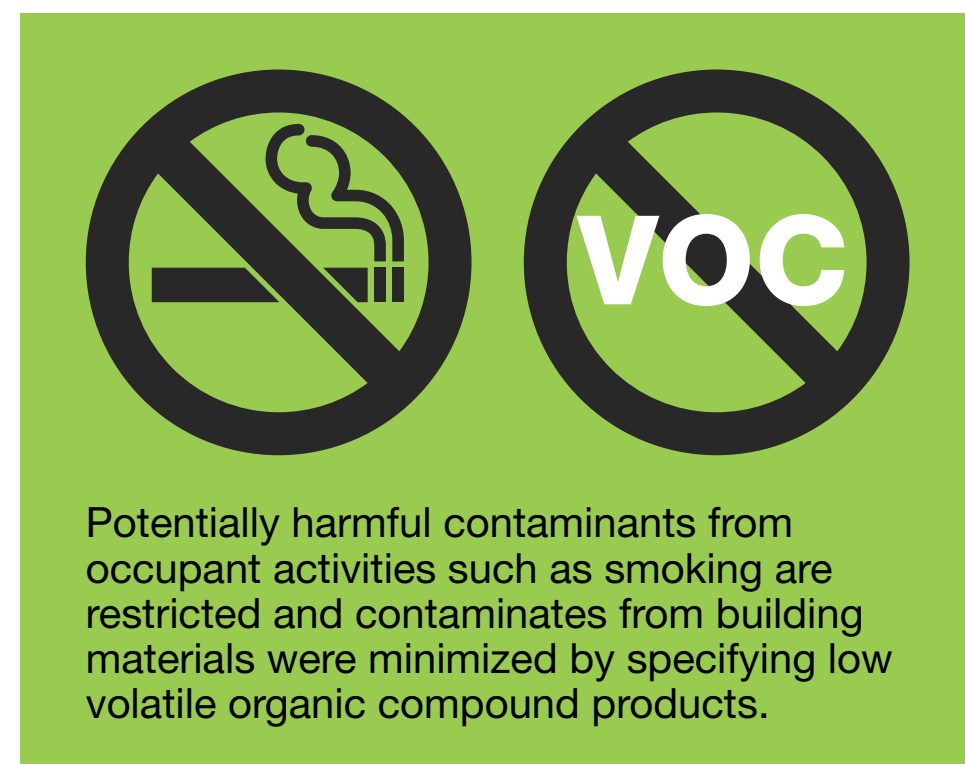
1



2



3





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ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL

A strong linkage between smoking and various health risks have been documented. In order to minimize exposure of Environmental Tobacco Smoke to building occupants, indoor surfaces and systems, the following measures are taken:

- Smoking is prohibited in the building
- Exterior designated smoking areas are at **least 7.5 metres (25 feet) away** from entries, outdoor air intakes and operable windows.

IEQ p1
Minimum IAQ
Performance

IEQ p2
Environmental Tobacco
Smoke (ETS) Control

IEQ c1
Carbon Dioxide
Monitoring

IEQ c2
Ventilation
Effectiveness

IEQ c3
Construction IAQ
Management Plan

IEQ c4
Low-Emitting Materials

IEQ c5
Indoor Chemical &
Pollutant Source Control

IEQ c6
Thermal Comfort



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CARBON DIOXIDE MONITORING

High indoor carbon dioxide (CO₂) levels are generally an indication of poor indoor air quality. CO₂ monitoring systems are installed to provide feedback on space ventilation performance. The CO₂ sensors make it easy to adjust the amount of outdoor air required based on the number of occupants so CO₂ levels stay below the American Society of Heating, Refrigerating and Air conditioning Engineers (ASHRAE) 62 recommended levels.

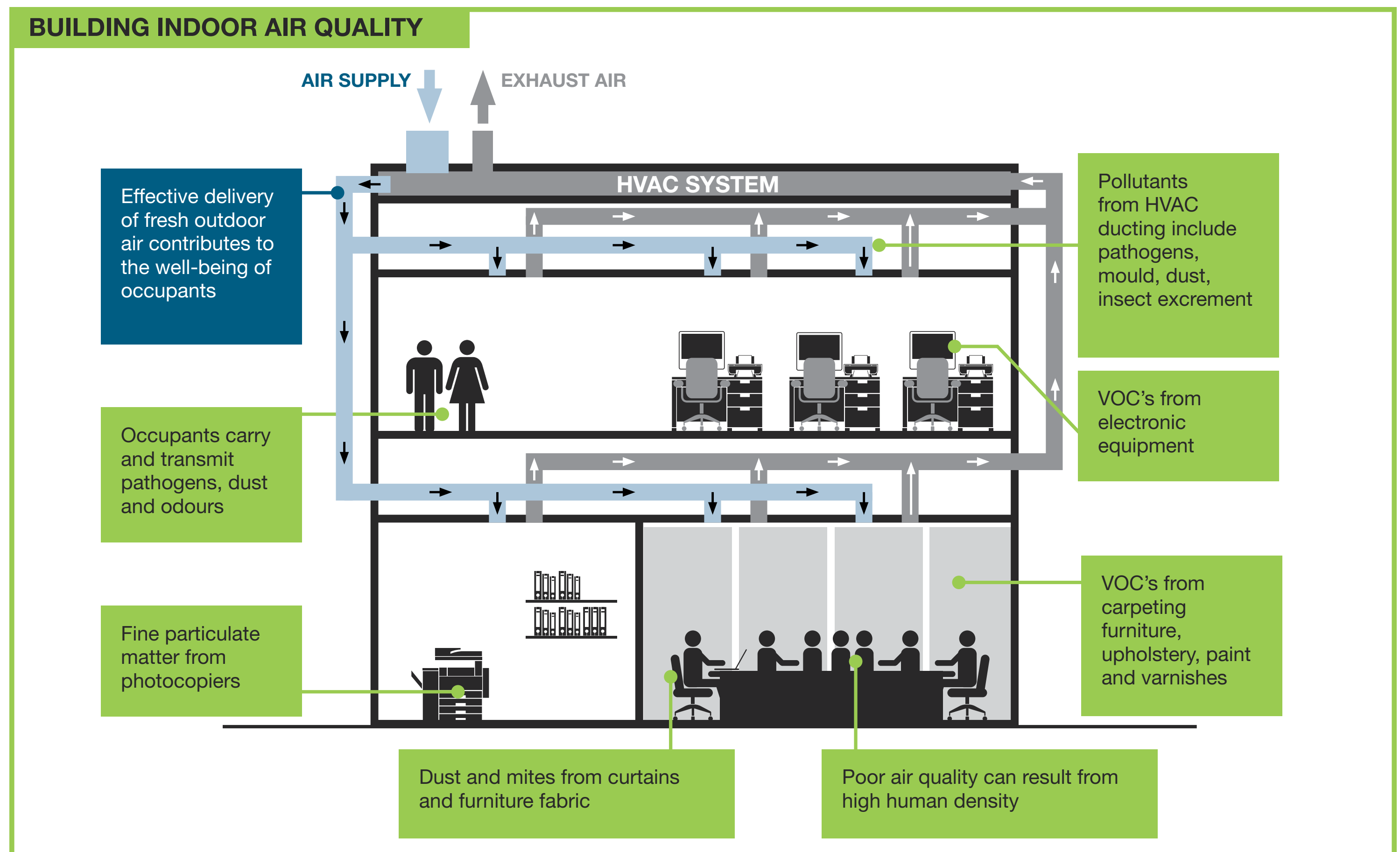




VENTILATION EFFECTIVENESS

Indoor air can contain many chemical and biological pollutants, many of which are known to have significant health impacts such as asthma. Providing effective delivery and mixing of supply air benefits the health and well-being of occupants.

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- IEQ c1 Carbon Dioxide Monitoring
- IEQ c2 Ventilation Effectiveness**
- IEQ c3 Construction IAQ Management Plan
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- IEQ c6 Thermal Comfort





CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN

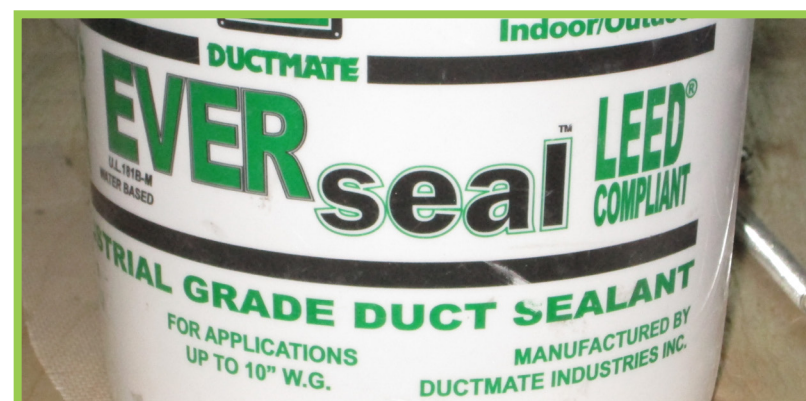
Construction processes can contaminate the building HVAC systems resulting in poor indoor air quality. The poor indoor air quality can affect construction workers and often results in residual building contamination that may adversely affect occupants.

1 DURING CONSTRUCTION

Strategies for managing indoor air quality during construction include the following:



HVAC Equipment Protection from debris and dust during construction



Using construction products that don't contain VOCs.



Barrier installed to isolate construction areas from clean or occupied areas.



Keeping construction site clean and using vacuums with HEPA filter for clean up.



Sequencing construction activities so that carpets are installed after painting is complete.

2 TESTING BEFORE OCCUPANCY

Building flush out with outside air is conducted before occupancy to remove contaminants related to construction activities.

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LOW – EMITTING MATERIALS

Indoor environmental quality is important, as there are materials that are odorous, irritating, and/or harmful to the comfort and well-being of installers and occupants.

Indoor Air Pollutants:

Volatile Organic Compounds (VOC)

Chemicals that easily become gases at room temperatures, some of which may have short and long-term adverse health effects.

Urea-Formaldehyde

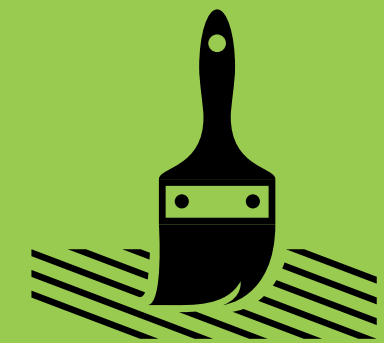
Contained in glues and, at room temperature, may result in emission of formaldehyde, a human carcinogen.



Solution:

Specify the following materials to have low VOC and no urea-formaldehyde

- Adhesives & Sealants
- Paints and Coatings
- Carpet
- Composite Wood and Laminate Adhesives





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IEQ c6 Thermal Comfort

INDOOR POLLUTANT SOURCE CONTROL

Strategies for controlling harmful airborne chemicals and particulate that can affect the well-being of building occupants include:

1 PERMANENT ENTRYWAY SYSTEMS (FLOOR GRATES)

Entryway systems that reduce the amount of contaminants tracked into occupied spaces have been installed in all high traffic exterior to interior access points.

2 JANITORIAL STORAGE AREA

In order to contain the potential for airborne contamination from chemicals, the janitorial storage area is located away from occupant work areas and has been completely separated in a self-contained room equipped with an exhaust fan.



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THERMAL COMFORT

Providing a thermally comfortable environment supports the productivity and well-being of building occupants. The building systems are designed to comply with ASHRAE standards including humidity levels. These are all maintained within accepted established ranges.

IEQ p1
Minimum IAQ
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IEQ p2
Environmental Tobacco
Smoke (ETS) Control

IEQ c1
Carbon Dioxide
Monitoring

IEQ c2
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Storage and Collection
of Recyclables

MR c1
Construction Waste
Management

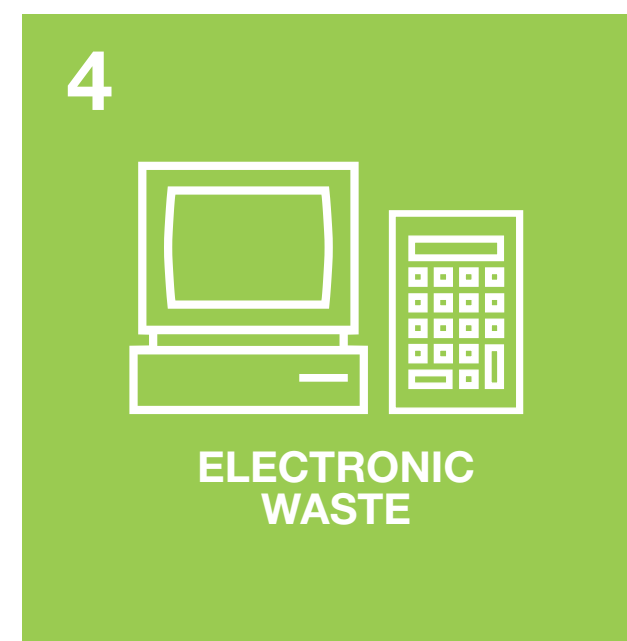
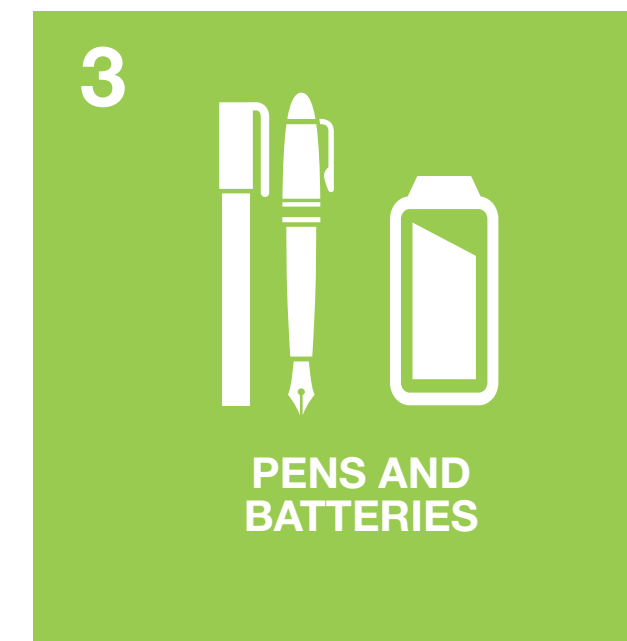
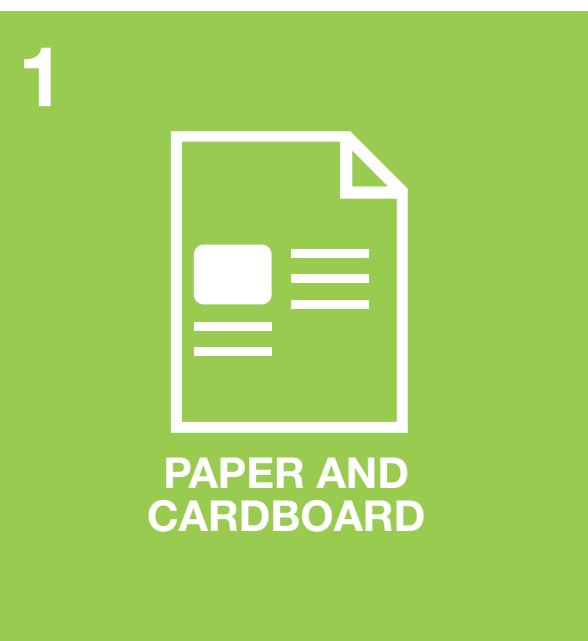
MR c4
Recycled Content

MR c5
Regional Materials

MR c7
Certified Wood

STORAGE AND COLLECTION OF RECYCLABLES

Designating areas for workplace recycling facilitates the reduction of waste generated by building occupants that are hauled to and disposed of in landfills. Designated areas are provided throughout the facility for separation and collection of the following items:

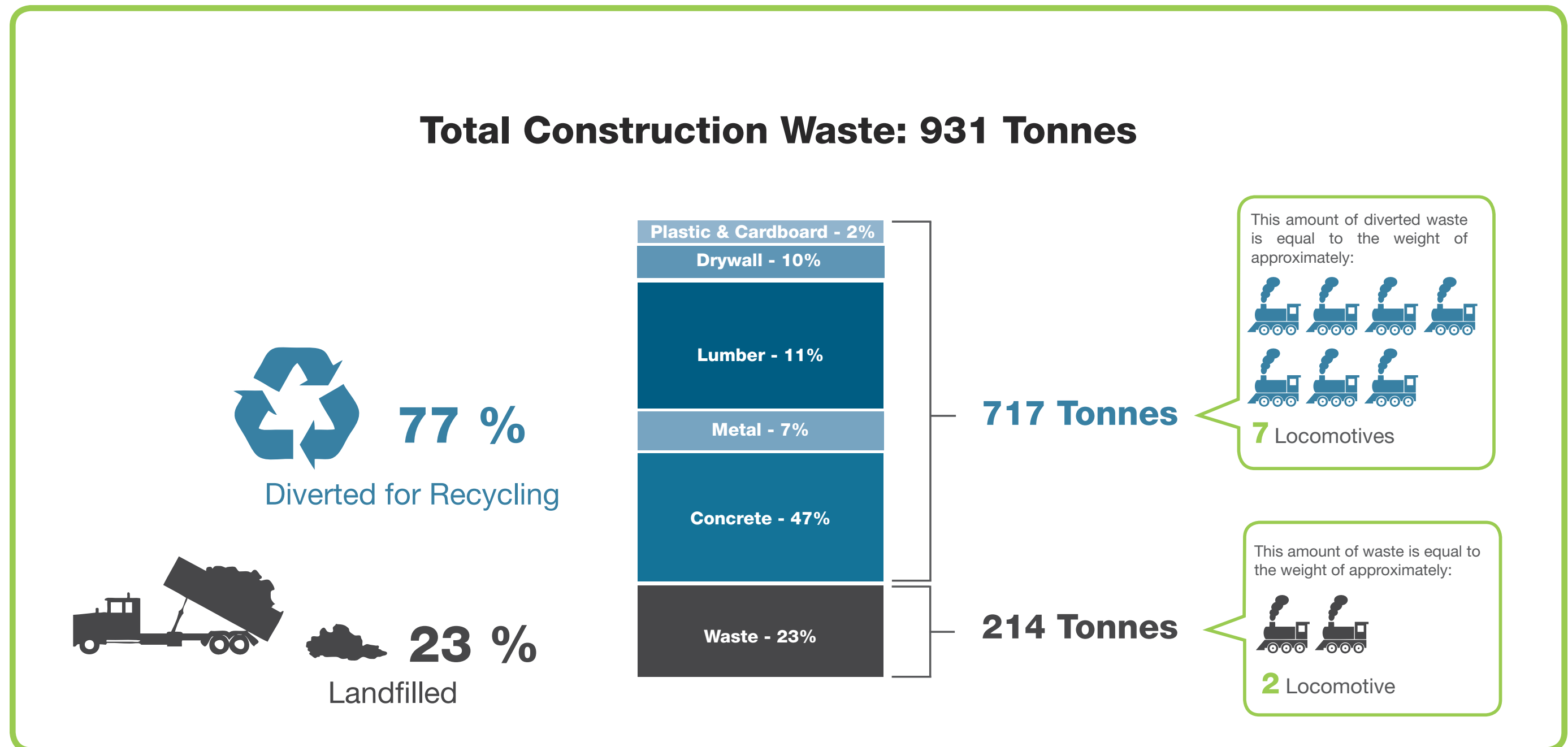




- MR p1 Storage and Collection of Recyclables
- MR c1 Construction Waste Management**
- MR c4 Recycled Content
- MR c5 Regional Materials
- MR c7 Certified Wood

CONSTRUCTION WASTE MANAGEMENT

Approximately seventy-eight percent (77.5%) of the construction waste from this project was diverted for recycling. The success rate at which the construction waste was diverted is attributed to the education of personnel on site, and on proper measures to minimize waste. It was important to ensure unacceptable items that contained contaminants or could not be recycled were separated from recyclable materials. The presence of unacceptable items in the recycle bin could deem the entire bin unrecyclable.





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- MR c4 Recycled Content**
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RECYCLED CONTENT

Incorporating building products that contain recycled content reduces impacts resulting from extraction and processing of new virgin materials.

LEED Equations for Determining Project Recycled Content:

$$\text{Post-Consumer Value} = \text{Material Cost} \times \% \text{ Post- Consumer}$$

$$\text{Post-Industrial Value} = \text{Material Cost} \times \% \text{ Post- Industrial}$$

$$\text{Total Project Recycled Content} = \frac{\text{Post - Consumer Value} + \frac{1}{2} \text{ Post - Industrial Value}}{\text{Total Project Material Cost}}$$

$$\text{Total Project Recycled Content} = 14.6\%$$



MR p1 Storage and Collection of Recyclables
MR c1 Construction Waste Management
MR c4 Recycled Content
MR c5 Regional Materials
MR c7 Certified Wood

REGIONAL MATERIALS

Incorporating building materials that are extracted and manufactured within the region helps support the use of indigenous resources and reduces the environmental impact resulting from transportation.

Materials are classified as regional if they were extracted, harvested or recovered, as well as manufactured within 800 km by truck or 2,400 km by rail of the project site. For this project, approximately 20% of materials (based on cost) were sourced regionally.





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CERTIFIED WOOD

Specifying wood-based materials and products that are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria helps encourage environmentally responsible forest management. Approximately 70% of the wood-based material specified on this project is FSC certified. These materials include but are not limited to: framing, flooring, finishes, furnishings, bracing, and concrete form work.

MR p1
Storage and Collection
of Recyclables

MR c1
Construction Waste
Management

MR c4
Recycled Content

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ID Green Cleaning
ID Sustained IAQ
ID Water Use Reduction

GREEN CLEANING

Green cleaning practices help reduce the exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological and particulate contaminants. The green cleaning program implemented in this facility is composed of the following strategies:



SUSTAINABLE CLEANING PRODUCTS

Purchase of sustainable cleaning products and materials such as as janitorial paper and trash bag products, cleaning products, disinfectant, and hand soaps. These products meet or are certified by Green Seal's Industrial and Institutional Cleaners Standard.



EMPLOYEE TRAINING

Proper training of maintenance personnel in the hazards, use, maintenance and disposal of cleaning chemicals, dispensing equipment and packaging.



ID Green Cleaning
ID Sustained IAQ
ID Water Use Reduction

SUSTAINED INDOOR AIR QUALITY (IAQ)

The importance of establishing infection and climate control strategies in Healthcare Facility construction

- Published data identifies over 90,000 deaths annually due to infections
- A significant portion is attributable to airborne pathogens exacerbated during demolition, construction and maintenance activities
- Primary cause - dust particles created during these activities act as transmitters of fungal spores throughout the facility.

Strategies

Limit the future generation of fungal spores and bacteria as a result of construction practices and procedures by:

1



Controlling dust and debris accumulation.

2



Preventing dust from infiltrating into occupied (or completed) areas.

3



Preventing generation of aerosols from contaminating water source.

4



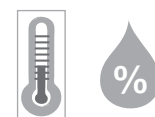
Preventing mould and bacteria growth.

5



Preventing dust infiltration into HVAC systems.

6



Maintaining ambient temperature and humidity controls.



SUSTAINABLE
SITES



WATER
EFFICIENCY



ENERGY &
ATMOSPHERE



INDOOR
ENVIRONMENTAL
QUALITY



MATERIALS &
RESOURCES



INNOVATION &
DESIGN

ID

Green Cleaning

ID

Sustained IAQ

ID

Water Use Reduction

WATER USE REDUCTION EXCEPTIONAL PERFORMANCE

This facility achieves approximately 47% water use reduction compared to a baseline condition if the building were to use conventional fixtures. The water reduction is achieved through design strategies such as high-efficiency fixtures and occupant sensors to reduce the potable water demand.