



benchant for Green



THE GREEN PROGRAM

GO GREEN is a program managed by the Building Owners and Managers Association (BOMA QUÉBEC). Launched in January 2005, the purpose of GO GREEN is to encourage building managers to adopt best practices in environmental management. The program targets existing buildings. Certification requires only minimal conditions to be respected; the process is designed, above all, to obtain buy-in by the manager-owner and a commitment to try to run an ecological building.

The benefits of green buildings on the environment are considerable. Residential and commercial real estate consumes three billion tonnes of raw materials annually, or 40% of the total consumption of the country, according to figures provided by the Canada Green Building Council. The industry is also responsible for 30% of greenhouse gas emissions (GHG) and consumes 38% of the secondary energy produced in Canada. Secondary energy is obtained using another form of energy. For example, a thermal power plant that produces electricity using coal.

The Montreal Protocol on Substances that Deplete the Ozone Layer, the Kyoto Protocol on reducing greenhouse gas emissions and the world's third oil crisis are forcing managers to rethink their old ways of doing things. Not to mention office towers tenants, who are placing the environmental management of their premises higher and higher on their scale of values.

The 10 points covered by the GO GREEN program:

- Reducing energy consumption
- Reducing drinking water consumption
- Managing construction waste
- Recycling
- Managing hazardous products
- Use of healthy and recycled products
- Management of substances that deplete the ozone layer
- Quality of interior air
- Maintenance of HVAC systems (heating, ventilation and air conditioning)
- Communications program

For more information on the GO GREEN program see: www.boma-quebec.org

Source: Les Affaires newspaper
Dossier Le bâtiment vert – October 15, 2005

THE GO GREEN PROGRAM

Only nine months after the launch of the GO GREEN program, 27 of the largest skyscrapers in downtown Montreal had already obtained their certification.

FIRST GO GREEN CERTIFICATIONS IN QUEBEC

Nationale Bank Tower	Nationale Bank
Édifice Mérici Édifice de la Haute-ville Édifice Price Complexe de ville Place Ville Marie 1000 de la Gauchetière Ouest 1981 McGill College 2001 McGill College Montreal World Trade Center 500 Sherbrooke West Centre CDP Capital 415 St-Antoine (Meco) Montréal Herald 700 de la Gauchetière	SITQ
1250, René-Lévesque Blvd W.	Oxford
Complexe Desjardins	Desjardins Gestion immobilière
Cité Multimédia (3 building)	Bentali
La Maison de Radio-Canada	Canadian Broadcasting Corporation (CBC)
Édifice Loto-Québec – (955 Chemin St-Louis)	Loto Québec
Léo-Blanchette mail sorting facility	SNC Lavalin Protac

Source: Boma Québec 2005 – Special Issue

GO GREEN PROGRAM

A NATURAL CHOICE FOR COMPLEXE DEJARDINS

As soon as the launch of the GO GREEN program was announced by the Building Owners and Managers Association (BOMA QUÉBEC), the managers of Desjardins Gestion immobilière quickly undertook the certification process. They did so for many reasons.

- By learning the program criteria, the managers of Desjardins Gestion immobilière were able to determine that Complexe Desjardins already met a number of those criteria. Although the building is some 30 years old, Complexe Desjardins was always ahead of its time in terms of environmental management:

Desjardins Gestion immobilière is one of the founders of the Association québécoise pour la maîtrise de l'énergie (AQME), an organization created in the 1980s whose mission is to promote efficient control and management of all types of so-called "traditional" energy, as well as new forms of energy, in harmony with the environment.

In the 1990s, the Complexe was one of the first buildings to adopt paper and cardboard recycling measures on its premises through the massive distribution of DUO waste containers to all tenants. These waste containers have 2 compartments, one for recyclable material (paper) and another for waste. The same principle was applied in the food court to recycle cans.

- In addition, Desjardins Gestion immobilière adopted a major investment program in electromechanical building equipment in 2004. This program fits perfectly with the GO GREEN program since it includes a series of measures aimed at increasing our energy efficiency.
- As a subsidiary of Desjardins Group, Desjardins Gestion immobilière commitments in the GO GREEN program are part of the sustainable development policy adopted by Desjardins Group in early 2005. This policy is aimed at strengthening consideration for the environmental aspect of Desjardins Group's mission and that of its subsidiaries.

COMPLEXE DESJARDINS AND THE GO GREEN PROGRAM

1. REDUCING ENERGY CONSUMPTION

An investment program underway on electromechanical systems.

3-year objective: 10% reduction (14 million KW) = annual consumption of 550 single-family residences.

This will enable us to offset future electricity increases.

2. REDUCING CONSUMPTION OF DRINKING WATER

Investment underway with respect to washroom equipment, water towers and cooling systems.

3-year objective: 15% reduction (30 million gallons of water) = the annual consumption of 450 single-family residences.

3. MANAGING CONSTRUCTION WASTE

Complete recycling of the following materials: Acoustic tiles, metal waste, mineral wool, brick, et cetera.

In 2004, 7,000 kilograms of materials were recycled.

4. RECYCLING (in progress)

Recycling or recovery of waste such as paper, cardboard, plastics, cans, fluorescent tubes, cooking oils, etc.

In 2004, 393 metric tonnes of paper were recovered, i.e. the equivalent of 6.7 hectares of forest or twice the surface area of Complexe Desjardins.

5. MANAGING HAZARDOUS MATERIALS (in progress)

All hazardous products are managed in accordance with the requirements of government control measures and HAZMAT program criteria.

- Recovery and processing of lighting ballasts
- Recycling of waste oil
- Use of ecological maintenance products
- Recycling of fluorescent tubes

6. USE OF HEALTHY AND RECYCLED MATERIALS (in progress)

- Recovery of furnishings such as lighting, frames and doors, electrical equipment, etc. naires, cadrages et portes,
- Use of healthy products such as paint and adhesive products without volatile organic compounds (VOC).

7. MANAGEMENT OF SUBSTANCES THAT DEplete THE OZONE LAYER

- System in place for detecting Freon 12 leaks.
- Preventive maintenance of systems in order to prevent all leaks.
- Planned replacement of cooling systems using Freon 12 by systems using non-toxic Freon 123 or 134.

8 and 9. QUALITY OF INTERIOR AIR AND MAINTENANCE OF HVAC SYSTEMS (HEATING – VENTILATION – AIR CONDITIONING)

- Preventive maintenance program on systems including regular verification procedures and corrective measures as needed.
- Validation of processes according to standards in effect.

10. COMMUNICATION PROGRAM (in progress)

Establishment of a communication program aimed at sensitizing tenants and users with respect to building specific environmental measures.