

## St. Vital Centre

Committed to an Earth-friendly Lifestyle



With an earth-friendly lifestyle motto instilled in day-to-day operations, it's no wonder that St. Vital Centre achieved the first BOMA BEST Level 3 designation in Manitoba.

According to Operations Manager Don Lombaert of 20 VIC Management Inc., the key to their success came with a forward-thinking attitude, and a commitment to pursuing environmental initiatives.

"We did not start out with the goal of obtaining Level 3 – it was simply our mandate to achieve BOMA BEST" said Lombaert. "By making investments to improve the Centre, we were able to identify our weaknesses, and work more efficiently as a result."

To improve their energy efficiency, an energy audit recommended that 20 VIC Management participate in Manitoba Hydro's Power Smart program, which has resulted in tremendous improvements to the facility. Light fixtures at St. Vital Centre were changed to T8 energy efficient fluorescents, and now work in conjunction with the natural light or "skylights" around the Centre common areas. 20 VIC also upgraded the Centre's 32-year-old direct venting boilers to high-efficiency condensing boilers, reducing gas usage by 60%.

The Power Smart program also allowed St. Vital Centre to lower energy costs through rooftop unit (continued pg. 2)

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Skylights brighten space at St. Vital Centre's Food Hall



As part of St. Vital Centre's Green with Love program, 20 VIC staff promote green ways to shop on Reusable Bag Day

# Green Initiatives

## St.Vital Centre

upgrades, which are now controlled by a new state-of-the-art building automation system. For the roof itself, 20 VIC installed 2-ply torch down to replace the Centre's inverted roofing system and doubled the amount of insulation to four inches. While gravel removed from inverted roofing systems typically ends up in landfills, 20 VIC decided to use it for landscaping around the Centre.

20 VIC also looked at the Centre's indoor air quality and hazardous materials, working alongside Vince D'Angiolo, Senior Client Manager at Pinchin Environmental Ltd. to address their concerns. Management policies and programs were implemented to ensure quality and safety and proved to be a positive investment; the BEST assessment came back with no recommendations for improvement.

"St. Vital Centre shows that obtaining accreditation is a fairly straightforward yet worthwhile process," said D'Angiolo. "If an organization wants to show their commitment to sustainable building practices, a BOMA BEST designation is the best way to go."

While St. Vital Centre scored highly in all BOMA BEST categories, the building particularly excelled in Environmental Management Practices and scored 100% for their high performance and commitment to best practices.

20 VIC has established environmental purchasing initiatives, encouraging all contractors to use green products when possible and ensuring that most products used to clean the Centre are environmentally friendly. 20 VIC also implements green construction criteria for new tenants.

Advisory board meetings are frequently held and newsletters provide communication between tenants and management to discuss issues, initiatives, and updates around the Centre. Stirling Walkes, Partner at SMS Engineering and official BOMA BEST verifier commends 20 VIC for regularly maintaining the flow of information to their tenants and for promoting ways to go green. "St. Vital Centre uses environmentally friendly practices to reduce their carbon footprint and have done a tremendous job with encouraging tenants to do the same," said Walkes.

Tenants are encouraged to promote sustainability in their stores and to create incentives or discount programs for customers who choose to go green. With St. Vital Centre's Green with Love program, 20 VIC builds awareness of the different green options available at the Centre and provides tips on how to be green at work, and at home.

"There's a growing desire to work in a green environment and tenants want to know that property managers are doing their part to operate responsibly," said D'Angiolo. "The BOMA BEST program is a good indicator for building performance and efficiency and should be a standard for building owners and managers to follow."

20 VIC staff believe they are performing well, but are focused on doing even more. That, according to Walkes, is key to great leadership. "Their commitment to continuous improvement is a good indicator of their overall environmental stewardship," he added.

While they are less than halfway through their certification period, Lombaert is already looking to the future and aims to have the first BOMA BEST Level 4 building in the province. "We want to run our building in the most efficient and earth-friendly way possible. Completing this program is a no-brainer as our tenants save money and help the environment along the way."

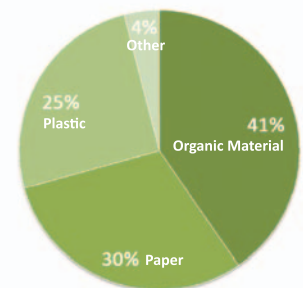


BOMA President-Elect Darren Klassen presents the 2010 BOMA Earth Award (Shopping Centre Category) to St. Vital Centre General Manager Cheryl Mazur.



20 VIC hired Pinchin Environmental Ltd. to go through a day's worth of garbage, one item at a time, to find out what was going through the mall.

Waste Audit Findings, prior to BOMA BEST certification



Of the 8,176 lbs of waste found in one day, 41% of the total waste was organic material, 30% paper, 25% plastic, and 4% other material.

St. Vital Centre now has a composting program in place, as well as a comprehensive recycling program at the centre that recycles batteries and electronic waste.



New high-efficiency condensing boilers