



BOMA BEST Profile

April 2010

Building Owners & Managers
Association of Manitoba

Cadillac Fairview

Leading the way in Environmental Trends



...Green and
Responsible



While Polo Park celebrates 50 years of leading fashion trends in Winnipeg, the staff at Cadillac Fairview celebrates a different trend they've set backstage – leading the way in environmentally sound management practices for over 10 years.

From the adoption of Compact Fluorescent Lights (CFLs) back in 1997, to becoming the first shopping centre in Manitoba to achieve BOMA BEST accreditation, Polo Park has always kept green principles and initiatives at the forefront of their operations.

"While Cadillac Fairview was already thinking and acting with the environment in mind, the BOMA BEST certification was a great way to formalize the green strategy we already had in place," says Paul Simpson, Operations Manager at Polo Park. "Cadillac Fairview's GREEN AT WORK™ program serves to further our company's commitment to reducing its environmental impact."

Polo Park's efforts on the energy efficiency front have resulted in substantial savings in dollars and natural resources. *(continued pg. 2)*



(L to R)

Kris Engstrom - Operations Supervisor
Paul Simpson - Operations Manager
Deborah Green - General Manager



Polo Park's common area and retail space on second floor



One of three solar-powered entrance signs to mall property

Green Initiatives

Polo Park Shopping Centre

A new air-cooled refrigeration unit was installed in the recycled cooking oil room to replace a water-cooled unit. This single upgrade resulted in savings of more than 2.9 million litres of water each year.

In 2008, Polo Park upgraded its mid-efficiency gas boilers with high-efficiency condensing boilers. By the end of the year, these 95% efficient gas boilers saved Polo Park an estimated 125,000 cubic metres of natural gas.

To provide climate control to the mall's common area and retail spaces, Polo Park utilizes more than 300 heat pumps. The integrated system recovers excess heat from spaces being cooled and provides it to spaces requiring heat, resulting in significant energy savings. Add to that, a conversion of the mechanical room ducting allows for outdoor air to provide free cooling to the mall, avoiding heat pump operation when outdoor conditions permit. As a result, the company has saved \$1,000 a month per mechanical room. With 10 rooms, that's a savings of \$10,000 per month.

The staff washroom at Polo Park consumed thousands of dollars in water each year due to an automated flushing system that operated every 15 minutes. Flush valves were installed resulting in a savings of more than \$3,000 per year, or enough water to supply 5.2 homes for a year.

Major lighting improvements were also completed, resulting in additional savings. Lighting and "eyeball spots" (directional lighting) at the mall's centre were outfitted with photocells to take advantage of natural daylight harvesting from Polo Park's skylights. Additionally, the main Polo Park pylon sign was removed and replaced with solar-powered signs at three entrances to the mall property, going from an average of 7,000 watts of power consumed each night by a single sign, to zero watts. These upgrades, added to savings realized through a mall-wide retrofitting to T8 lights, have achieved a total reduction of 190 kilowatt hours - enough power to light 100 homes for a year.

"Polo Park is a great example of an older building undertaking mid-life renewal, and reaping the benefits from an energy efficiency standpoint," says Alex Fleming, President of Demand Side Energy, who provided the energy audit used in Polo Park's BOMA BEST application. "If you want to confirm that building performance has actually improved after a major energy efficiency project, the BOMA BEST process is extremely useful—it allows our clients to validate the results."

Energy usage, of course, is just one area of environmental performance considered in the BOMA BEST certification. Polo Park exceeded the program's Best Practices requirements in both the Water and Indoor Environment categories, and far exceeded the Best Practices in the areas of Emissions and Effluents, Environmental Management System, and Waste Reduction.

Cadillac Fairview's efforts to be an industry leader in resource management have certainly paid off both nationally and locally. Just one year after achieving BOMA BEST certification, Polo Park won BOMA Manitoba's 2009 Earth Award in the Shopping Centre Category. The Earth Awards are presented annually to buildings that have achieved the highest BOMA BEST assessment scores, recognizing excellence in environmentally sound building management.

HIGHLIGHTS

- Diverts over 1 million pounds of recycled material from the city's landfill each year
- Recycles over a one and a half metric tonnes of used cooking oil each month
- Made changes to heating systems which eliminate 234 tonnes of greenhouse gas emissions annually, saving enough natural gas to heat 80 homes for a year
- Upgraded lighting systems and programs save enough electricity to power 100 homes for a year
- In 2008, all Cadillac Fairview properties in Canada were certified BOMA BEST



Cadillac Fairview's GREEN AT WORK™ program at Polo Park Shopping Centre



New Low-Nitrous Oxide, High-Efficiency Condensing Boilers