



BOMA BEST Profile

April 2010

Building Owners & Managers
Association of Manitoba

Great West Life

Committed to Environmental Best Practices



...Green and
Responsible



As leaders in the fast-paced financial services industry, the people at Great-West Life know the importance of running things smoothly.

Since opening its doors in 1891, Great-West has grown into a leading Canadian life insurer. With more than 2,300 staff at its Winnipeg head office, Great-West applies sound management and best practices to help ensure an efficient operation.

Building Operations Manager Perry Schultz believes that with two buildings on Great-West's campus,

meeting current standards of energy and environmental performance is key to operating the corporate complex efficiently. To help ensure quality and continuous improvement, Schultz looked to BOMA BEST principles as a guide for Great-West's day-to-day building operations.

"With the age of both our buildings on campus, we felt this was an opportune time to make upgrades," said Schultz, adding that the company looked at what others were doing and adopted environmentally friendly practices. *(continued pg. 2)*

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Great-West Life uses Five 400 Ton Trane R134a High Pressure Chillers



One of three 300 Hp Cleaver Brooks Boilers at Great-West Life

Green Initiatives

Great West Life

As part of Manitoba Hydro's lighting incentive program, other energy saving features include high efficiency T5 and T8 lighting, and Light Emitting Diodes (LEDs) on Great-West's outdoor building sign and exit signs.

Great-West also supports a composting program, diverting approximately 18 tonnes of material out of city landfills each year.

According to Stirling Walkes, Partner at SMS Engineering and BOMA BEST verifier for Great-West, simple changes like composting, lighting retrofits, and preventative maintenance programs make a substantial contribution to energy savings.

"Older buildings have systems that were, at one time, state-of-the-art. Great-West Life has taken the steps to ensure that these systems are upgraded to current standards to increase the efficiency of their overall management and operations," said Walkes. "BOMA BEST helps firms like Great-West see where they are currently with respect to energy use and environmental practices, and that helps them plan for the future," he said.

While most multi-tenant facilities benefit from the marketing incentives of a BOMA BEST certification, Neil McMillan, Senior Property Manager at Great-West, said those advantages do not easily transfer to a corporate owned facility such as Great-West Life's head office.

"We own and manage the building, and because we're the only tenants, obtaining BOMA BEST does not include the recruitment of others into our building," said McMillan. "Our commitment is to get our buildings as efficient as we can, and BOMA BEST is a quantifiable designation to help us do so."

Their commitment is evident. As a company, Great-West scored 100% with BOMA BEST for documenting their environmental policy, goals, targets and action plans.

Schultz explained, "It's just a good direction corporately. The BOMA BEST certification allows us to work towards our goals, and reaffirms we are on the right path."



BOMA Past-President Glenn Cayer and His Worship Mayor Sam Katz present GWLRA representatives Deirdre Donnelly, Neil McMillan, and Perry Schultz with the BOMA BEST Level 2 Certificate for 60 & 100 Osborne Street North.

Great-West Life made the following upgrades:

- The company moved from using R11 refrigerant to R134a, with an ozone-depletion potential of zero.
- Variable Frequency Drives (VFD's) were installed on the main chilled water and condenser pump systems as well as cooling tower fan motors to reduce energy consumption. Units are now able to operate at a wide range of low and high load conditions.
- Upgrades to the building automation system improved indoor air quality management, refreshing indoor air prior to the start of the general workday instead of operating throughout the night. This system also monitors the CO2 in the building, and ensures that adequate flushing occurs for quality.
- Upgrades to the boiler controls from the 1960's have made them approximately 90% more efficient.
- A free cooling system is used before mechanical cooling is required.
- Most faucets in the buildings have been changed to single lever, low flow aerators.