

OMICRON HEAD OFFICE LEED®-CI GOLD: SUSTAINABLE FEATURES AND INNOVATIONS

Sustainable Site:

- A dense downtown location allows many staff to walk or bike to work, reducing transportation pollution and urban sprawl
- Over 25 bus routes have stops outside the building and the Skytrain has a stop across the street
- Proximity to public transit encourages its use which helps to reduce transportation pollution; Omicron also participates in Translink's Corporate Transit Pass program, affording staff discounts on the purchase of travel passes

Water Use Reduction:

- Waterless urinals and low flow fixtures reduce water consumption by almost 40% below the baseline case

Energy Performance:

- Elimination of redundant task lighting
- Use of occupancy sensors and a centralized programmed timer for lighting
- Selection of energy efficient office equipment and appliances
- Use of radiant ceiling panels
- Energy star appliances and office equipment

Building Materials:

- Recycling and reuse of construction waste resulting in 73% of construction waste being diverted from the landfill
- Disassembly and reinstallation of materials from the previous office resulting in a reuse of 27% of the total project materials
- Selection of green building materials resulted in the total of all building materials being 61% recycled content, 56% locally manufactured, 25% locally harvested and 15% rapidly renewable; 99% of wood-based products are FSC certified
- Examples of these initiatives include:
 - Rubber gym flooring made of recycled car tires; flooring was installed to be reused and recycled at the end of its life
 - Exposed concrete wall panels made of plant products, recycled paper and industrial waste
 - Fibreglass insulation made from recycled glass bottles
 - Extensive use of agrifibre as an alternative to a wood-based product and made of wheat-straw fibre which is a by-product of the harvesting process; used as core materials in all millwork/casework products
 - Two meeting rooms constructed entirely from FSC certified Douglas Fir
 - Wood slat ceiling in elevator lobby made from zero formaldehyde MDF
 - Main boardroom table constructed out of Douglas Fir railway sleepers reclaimed from a collapsed BC logging bridge
 - Area rug in reception made from corn by-product material and vegetable dyes

Indoor Environment:

- Elimination of offices and use of workstations with low dividers, permitting all employees to have access to a view and daylight
- Reduction of harmful influences on the work environment by specifying low-emitting materials for all paints, carpets, composite woods, furniture and insulation

Education of Employees, Clients and the Building Community:

- Creation of a webpage on Omicron's website dedicated to the project's green highlights
- Self-guided tours through the office space focusing on the green elements of the tenant improvement
- Under development: (i) plasma screen in Omicron's office lobby playing a slideshow presentation featuring green practices in action in the office space and in our project work; and (ii) informative panels introducing the office and Omicron's commitment to sustainability

Health and Wellness:

- In addition to providing a healthy and sustainable work environment for our staff, we continue our commitment to our team's health and wellness through various initiatives including subsidised exercise programs, weekly fresh organic fruit delivery and health and wellness seminars and workshops