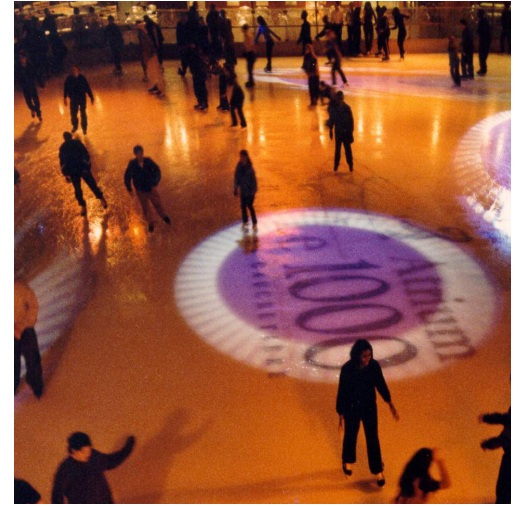


# Le 1000 De La Gauchetière

## Energy Management, Operation and Maintenance of Electromechanical and Architectural Systems



|                |                           |
|----------------|---------------------------|
| Client:        | Ivanhoe Cambridge         |
| Location:      | Montreal, Quebec          |
| Building Type: | Mixed office              |
| Contract date: | Since 2002                |
| Surface Area:  | 1,200,000 ft <sup>2</sup> |

The 1000 De La Gauchetière is one of the most prestigious buildings in Montreal. Its silhouette stands out in the skyline and dominates the downtown area with its 51 stories and its unique architecture. This striking property features an indoor skating rink, a first-rate conference centre, a food court and a fitness centre.

### Challenges and Results

ENGIE Services is responsible for the operations and maintenance of electromechanical and architectural systems, energy monitoring and environmental quality control. The impressive energy plant and an advanced building automation system are monitored daily. A diversified team of 21 dedicated technicians provides round-the-clock services.

With the help of ENGIE Services, 1000 De La Gauchetière became the largest site in Canada to successfully obtain the LEED Certification in the "Existing Building" category in the fall of 2010. It is important to note that the results related to energy management were a key element in obtaining this certification.

In 2005, ENGIE Services' recommissioning program for 1000 De La Gauchetière was granted the Energia award as well as a distinction from Contech. In 2015, ENGIE's energy management program took home another Energia Award.

### Mandate

- Facility Technical Operations
- Energy Management
- Service Calls
- Project Management
- Preventive, Predictive and Corrective Maintenance and Repair
- Remote Management
- Advanced Commissioning Program "LEED EB"
- Coaching for BOMA BEST certification
- Water Treatment Program
- Maintenance Quality Audit
- Service Contract Management
- Air Quality Evaluation
- Computerized Maintenance Management System (CMMS)
- Continuous Commissioning (Program for Reduction of O&M Energy Costs)

## ENERGY MANAGEMENT

### A program based on continuous improvement

BOMA BEST  
Platinum (2016)



LEED Silver  
(2016)



ENGIE Services ensures the supervision and maintenance of the electromechanical systems of the 1000 De La Gauchetière building. As part of its mandate, ENGIE has implemented an energy management program. The goal is to reduce operating costs, improve energy performance and occupant comfort.

This approach, based on the continuous improvement of the operating mode of the installations, focusses on the implementation of energy saving measures without investment. ENGIE's approach distinguishes itself by highlighting the skills of the operating team and by a hard guarantee of results.

The excellence of the building in terms of energy and environmental performance has been recognized time and time again by the industry.

**+ 27 %**

Investment-free energy savings

**\$ 719,000**  
per year

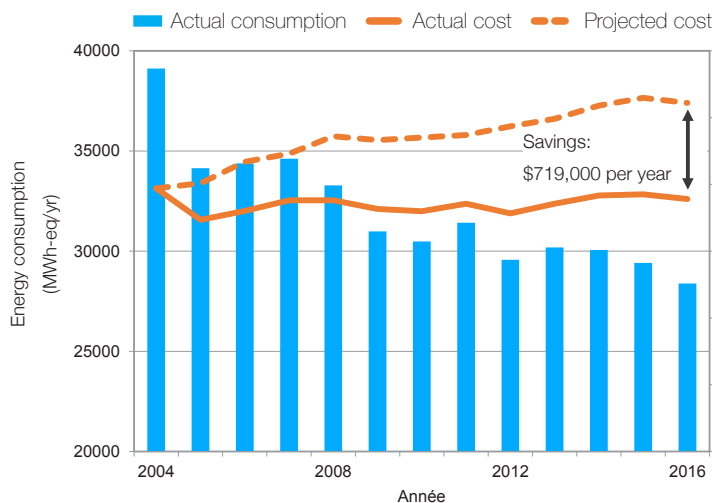
Reduction of energy costs

**↓ 477**

**Tons CO<sub>2</sub> / year**

Reduction of GHG emissions

### A long-term vision to stabilise energy costs in spite of inflation



**More than \$ 6 million in cumulative cost savings since 2004**

The main measures implemented are :

- Optimization of schedules to take into account real needs
- Management of electrical power demand
- Upgrading of room controls and lowering of temperature at night
- Elimination of equipment cycling
- Optimization and modernization of control sequences
- Automation of change of energy source for heating (the right source, at the right time)
- Improvement of heat recovery
- Improvement of lighting systems and optimisation of the centralized control system
- Daily monitoring of energy performance and continuous training of personnel
- Involvement of energy efficiency specialists to guide operation decisions.

### ENGIE Services, an important ally for Ivanhoe Cambridge :

- Support for the Real Estate Department: budget preparation, gap analysis, cost distribution, rebilling
- Energy and water consumption audits
- Consultation for BOMA BEST and LEED certifications
- Monitoring of indoor environmental quality
- Analysis of cost effective measures with guaranteed results
- Advanced commissioning meeting LEED requirements for new designs
- Support for Hydro Quebec's Demande Response program