



**Client:** Ivanhoé Cambridge  
**Location:** Québec City, Quebec  
**Building Type:** Shopping Centre  
**Contract date:** Since 1998  
**Surface Area:** 1 200 000 ft<sup>2</sup>

## Challenges and Achievements

- This building presents many challenges as it meets various expectations: shopping center, daycare, shops (large and small areas), catering, office building.
- ENGIE's main challenge is to reduce energy consumption as well as ensure service calls are addressed within a very short time.
- ENGIE's mandate is the maintenance of electromechanical equipment in order to avoid damages and keep assets in good condition to ensure occupants' comfort.
- Participates and assists to the preparation and set up of various events.

## Architectural Features

- Retail building with approximately 1,176,065 ft<sup>2</sup> of gross leasable area. The Place Laurier shopping center is located on a main artery of Sainte-Foy.
- The largest shopping center in Eastern Canada, with 287 stores, Place Laurier is also the region's second tourist attraction after Old Québec!

## Technical Specifications

- We ensure the operation of the following systems: ventilation, air conditioning, electricity (25,000 volts), lighting of the central mall and offices, the control system and water treatment.

## Mandate

- Ensure 24/7 presence
- Facilities operations
- Service calls
- Projects management
- Preventive and predictive maintenance
- Remote management
- Corrective maintenance and repairs
- Service contracts management
- Advanced commissioning program "LEED EB"
- Water Treatment Program
- Computerized maintenance management system (CMMS)
- Air quality assessment
- Quality maintenance audit
- Energy management
- Continuous commissioning (Energy cost reduction program on operating modes)