

Place Ville Marie - Ivanhoé Cambridge

Operations and Maintenance - Electromechanical Systems



Client: Ivanhoe Cambridge
Location: Montreal, Quebec
Building Type: Offices and retail
Contract date: Since 2001
Surface Area: 4 million ft²

This cross-shaped tower is one of Montreal's most famous. In addition to the main 41-story tower, the complex includes four office towers, a shopping complex and a vast parking lot. This prestigious building totals approximately 4M square feet and has tenants with demanding technical needs and heightened security needs.

Challenges and Results

This is a risk sharing contract for operation and maintenance of electromechanical systems, including energy management and a performance guarantee.

The complex has a building automation system with more than 25,000 points.

The complex' size requires the presence of ENGIE's team on a 24-hour basis, made up of a dozen full-time employees.

Due to the fact that many HVAC components were approaching their end of lifecycle, several major improvement projects have been carried out, and the challenge was to ensure continuation of services to occupants during construction period.

With regard to energy management, ENGIE has implemented a diligent commissioning program, which aimed to reduce waste and optimize the operation of existing facilities. These projects helped stimulate sound energy management practices, which resulted in a 20% reduction in energy consumption representing savings of more than \$3 million in expenses.

Furthermore, ENGIE Services has assisted Place Ville Marie in obtaining BOMA BEST certifications.

Mandate

- Operation and maintenance of technical installations (HVAC, electrical, control, fire protection)
- Energy Management
- Project Management
- Computerized Maintenance Management System (CMMS)
- Support service for BOMA BEST Certification