



Client:	Sonaca Montreal
Location:	Mirabel, Quebec
Building Type:	Industrial
Contract date:	2012
Surface Area:	200 000 ft <sup>2</sup>

Sonaca Montreal is active in the manufacture of aluminum structures for large aviation industry. Its main activities are the development, forming and assembly of wing panels for regional and business aircraft.

Sonaca Montreal is located in Mirabel, Quebec, with an area of approximately 200,000 square feet and employs over 300 people.

## Challenges and Results

Following a one-on-one negotiation, the parties signed a five-year Facility Management contract. ENGIE's mandate covers all facilities management services (soft and hard FM) as well as energy management of the Sonaca plant in Mirabel. The agreement also includes an open book total guarantee on repairs and corrective maintenance made during the term of the contract. According to the Agreement, any excess over the annual value will be assumed by ENGIE, and any savings compared to the maximum annual value will be equally shared by both parties at the end of the five-year contract term.

The mandate also includes an energy performance agreement, requiring a capital investment for lighting retrofit and implantation of control automation system for HVAC equipments, together with a continuous commissioning program requiring no capital investment.

A multidisciplinary team is used to deliver required services.

## Mandate

- Operation and maintenance of electromechanical systems
- Grounds and parking lots
- Janitorial
- Maintenance of air compressors, overhead cranes, forklifts, garage doors
- Energy management
- CMMS system implementation
- Open-book total guarantee