

# Air Transat

Preventive Maintenance and LEED Certification Support  
LEED - EB : O&M Platinum Level



Client:	Air Transat
Location:	Montreal, Quebec
Building Type:	Offices
Contract date:	Since 2010
Surface Area:	60 000 ft2

## Description

Air Transat had expressed its desire to reduce its negative impact on the environment. A policy was adopted in 2007 to implement towards best Air Transat practices at. While seeking recognition for its eco-friendly efforts as part of the Green strategy implementation, Air Transat decided to obtain the LEED® Existing Building certification, an industry reference for sustainable buildings for its Montreal headquarters.

Built in 2004, Air Transat's head office occupies an area of 60 000 square feet on three floors. Located on the airport grounds of the Pierre-Elliott-Trudeau international airport, it accommodates about 200 people each day.

## Challenges and Results

The LEED Canada EB:O&M certification is unlike any other LEED certification in that it focuses on the operation and maintenance phase of the building lifecycle rather than the construction phase.

ENGIE worked closely with Air Transat to revise the annual maintenance plan, which included a complete revision of the operation and maintenance procedures on all building systems including: BMS; HVAC;

- electrical;
- plumbing and fire;
- safety and structural aspects.

ENGIE's energy management team concentrated their efforts on best O&M practices including :

- reduction of water consumption by 40%;
- set up a sustainable purchasing process;
- implementation of advanced waste management techniques, such as recycling and composting.

Furthermore, ENGIE's energy management program allowed the customer to track and monitor electricity and natural gas consumption. These measures helped Air Transat achieve a reduction in energy consumption of more than 10% and an improved working environment. These achievements enabled the Air Transat headquarters to become the first building in Canada to receive the prestigious LEED-EB : O&M® Platinum certification.

ENGIE continues to work with Air Transat through a preventive maintenance program that also includes CMMS management and reporting, and an ongoing energy management program.