

BOMA BEST –Hamilton City Hall

The Federation of Canadian
Municipalities

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Background

Hamilton City Hall, located at 71 Main Street, was built in 1960 and has 158,195 square feet of rentable space. The building required a comprehensive renovation to meet current building and accessibility standards and modern energy efficiency requirements.

Post-renovation, Stantec was retained by the City of Hamilton to facilitate the building's BOMA BEST assessment, and conduct any outstanding technical services required by the facility to meet the BOMA BEST best practices framework. Stantec was also retained to write the Hamilton City Hall BOMA Award submission documents.

Renovation

Started Fall 2008

- Removal of existing asbestos;
- New cladding;
- Curtain wall (window façade);
- Roofing and mechanical/electrical systems; and
- Installation of a 4,000 sq. ft. green roof (drought tolerant plants).

Expected Results

- Reduction of greenhouse gas (GHG) emissions by 1,134 tonnes of CO₂ (equivalent to taking 238 cars off the road);
- Reduce energy consumption in the facility by 35 per cent;
- Reduce water use in the facility by 10-15 per cent; and
- Expected annual savings of \$233,000.

VISION 2020 Goals

Reduce, Reuse, Recycle

- Implemented environmentally sustainable measures;
- Reused building structure and materials diverting waste from landfill;
- Reused the structure/backup wall which saved on heating acting as a thermal bank;
- Reused heritage features/fabric including glass and mosaic tiles and terrazzo floors; and
- Reused exterior landscape (hard and soft).

District Energy & Cooling

Benefits

- Lower capital costs;
- Competitive energy costs;
- Lower operating and maintenance costs;
- Reduced risk;
- More productive building space;
- Reliable service and community benefits; and
- Cleaner Environment.

Corporate Energy Policy

City's Energy Intensity Reduction Targets

- Three percent by 2009;
- Seven and half percent by 2012;
- Twenty percent by 2020;

Results

- Energy intensity KPI's for City Hall for 2010 indicated a 33.99 kWh/ft² savings and an energy cost saving KPI of \$2.09/ft² since 2006;
- Energy modeling report completed in May 2011 verified energy savings of over 30 per cent in the first year of re-occupancy.

BOMA BEST Assessment

Stantec's Facilitation Services

- Started and completed in first quarter of 2012;
- Registration of building with BOMA Toronto;
- Review of documentation related to best practices and key building operations and procedures;
- Gap analysis to identify technical services required to meet best practices framework;
- Interview and work with property operations team;
- Completion of online office module;
- Compilation of supporting documents for BOMA Toronto Verifier including final recommendations report; and
- Pre-Verification inspection of building.

BOMA BEST Assessment

Stantec's Facilitation Services Cont'd.

Results

- For the period ending December 2011 the energy performance of Hamilton City Hall was 22.26 ekWh/ft²/yr with GHG emissions (CO₂ equivalent) reduced to 862.90 tonnes for that period. Well below national average energy intensity for office buildings: 36.65 ekWh/ft²/yr ;
- Upper middle 50-75% of buildings: 22 to 26 kWh/ft²/yr; and top performing 25% of buildings: 10 to 21 ekWh/ft²/yr.

BOMA Awards

BOMA Certificate of Excellence

- Won local BOMA Toronto Certificate of Management Excellence in Corporate Building category, April 2011;
- Won local BOMA Toronto TOBY (The Outstanding Building of the Year) in Corporate Building category, April 2011;
- Won BOMA Canada National TOBY in Corporate Building category in St. Johns, Newfoundland, September 2011;
- Competed for BOMA International TOBY in Corporate Building category in Seattle, Washington, June 2012;

BOMA BEST

- Level 3 BOMA BEST Certification (2012-2015)

85%

Won Earth Award in April 2012 for
the highest Scoring BOMA BEST
Building for the 100,000 to 249,000
square foot category



Other Awards

Federal Gas Tax Project Award

- Hamilton City Hall received the Federal Gas Tax Project Award from the Association of Municipalities of Ontario (AMO) which exemplifies the gas tax fund's environmental objectives and demonstrates long term planning for environmental and community sustainability. The building received this honour by demonstrating an extensive revitalization that successfully blends elements of the building's proud heritage with modern amenities to meet current building codes, accessibility and energy standards.

Thank You

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Ms. Augustin is a Senior Associate in the Sustainable Buildings group within Stantec's Integrated Asset Management Solutions in the Hamilton office. She has over 30 years working in the public and private sectors, the last 21 years working in the Commercial Real Estate industry with a focus on environment and sustainable buildings. Ms. Augustin is a LEED® Accredited Professional by the CaGBC with a specialty in operations and maintenance. She also holds an RPA designation with BOMI International. As a member of the BOMA Toronto Go Green Plus Committee she was a contributor to the evolution of the BOMA BEST tool. Lori has assessed more than 500 government and private sector buildings across Canada using the BOMA BEST office building, light industrial and multi-residential tools. She has extensive experience with building operations and maintenance and has presented at numerous real estate conferences on topics associated with sustainable buildings. She has an acute understanding of and many years of experience in management, combined with an in-depth knowledge of building and systems operations, budgets and projects.

