Vancouver Island Technology Park

Victoria, British Columbia, Canada

LEED Version 2.0 *GOLD*

Owner:	*BC Buildings Corporation*
Project Team:	
Architects:	*Idealink Architecture; Bunting Coady Architects*
Engineers:	*Keen Engineering (mechanical); Robert Freundlich (electrical); First Team Engineering (civil)*
Contractor:	*Campbell Construction*
Consultants:	*JVB Consulting (green building); Chris Jones (energy modeling); Aqua-tex (stormwater)*
Building Statistics:	
Completion Date:	*September 2001*
Cost:	*$17 per square foot*
Size:	*171,750 gross square feet*
Footprint:	*83,292 square feet*
Construction Type:	*Speculative Office Development*
Use Group:	*High Tech Research Park*
Lot Size:	*14 acres*
Annual Energy Use:	*11,040,900 kBtu/h*
Occupancy:	*981 Staff*

Sustainable Sites

- **Brownfield Redevelopment:** *Redeveloping this abandoned hospital facility involved checking for soil contamination and removal of asbestos and underground storage tanks.*
- **Alternative Transportation:** *Negotiated extensions of several bus routes to site; bicycle parking and showers for 18% of users; negotiated reduction of municipal parking requirements by 50%; designated carpool parking.*
- **Reduced Site Disturbance:** *97.8% of degraded habitat was restored by allowing previously irrigated turf area to restore itself naturally and planting native plants and trees. A no-build covenant protects treed areas.*
- **Stormwater Management:** *100% of stormwater is treated and infiltrated on site through use of grass swales, grass/gravel pave system and stormwater treatment and retention ponds.*

Water Efficiency

- **Water Efficient Landscaping:** *Native plants and natural meadows require no permanent irrigation.*
- **Water Use Reduction:** *Water consumption reduced by 33% through use of dual flush toilets, waterless urinals, electronic sensors on faucets, and low flow shower heads.*

Energy and Atmosphere

- **Optimize Energy Performance:** *Exceeds ASHRAE/IESNA 90.1-1999 by 28%; strategies include occupancy sensors to control lighting, CO_2 demand ventilation control and Optimal Start system to control fan start times.*

Materials and Resources

- **Building Reuse:** *Reused 100% of existing structure and 91% of existing shell.*
- **Construction Waste Management:** *99% of construction waste was salvaged or recycled, saving $600,000 and costing 60% less than other contractor bids.*
- **Resource Reuse:** *Salvaged materials comprise 8% of total materials.*
- **Recycled Content:** *33% of materials, measured by LEED's weighted cost value, contain post-consumer and/or post-industrial recycled content (e.g., rebar, millwork, insulation, aluminum panels and rubber flooring).*
- **Local/Regional Materials:** *31% of materials were manufactured within 500 miles, including grass/gravel pavers, concrete, wood, aluminum panels, roofing, siding, windows, wallboard, carpeting and paint.*

Indoor Environmental Quality

- **Low-Emitting Materials:** *All adhesives, sealants, paints, carpets and composite wood emit low or no volatile organic compounds.*

Innovation & Design Process

- **Innovation in Design:** *Integrated Site Water Management Plan and Salmon Bear Creek Rehabilitation treats stormwater from other sites and provides for rehabilitation of local creek; participated in a transportation program that resulted in promotion of alternative transportation; green building guidelines and educational program for tenants.*

Vancouver Island Technology Park

LEED Project # 0113

LEED Version 2.0 Certification Level: GOLD

February 3, 2002

41 Points Achieved — Possible Points: **69**

Certified 26 to 32 points **Silver** 33 to 38 points **Gold** 39 to 51 points **Platinum** 52 or more points

10 Sustainable Sites — Possible Points: 14

Y			
Y	Prereq 1	**Erosion & Sedimentation Control**	
1	Credit 1	**Site Selection**	1
	Credit 2	**Urban Redevelopment**	1
1	Credit 3	**Brownfield Redevelopment**	1
1	Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
1	Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
	Credit 4.3	**Alternative Transportation**, Alternative Fuel Refueling Stations	1
1	Credit 4.4	**Alternative Transportation**, Parking Capacity	1
1	Credit 5.1	**Reduced Site Disturbance**, Protect or Restore Open Space	1
1	Credit 5.2	**Reduced Site Disturbance**, Development Footprint	1
1	Credit 6.1	**Stormwater Management**, Rate and Quantity	1
1	Credit 6.2	**Stormwater Management**, Treatment	1
1	Credit 7.1	**Landscape & Exterior Design to Reduce Heat Islands**, Non-Roof	1
	Credit 7.2	**Landscape & Exterior Design to Reduce Heat Islands**, Roof	1
	Credit 8	**Light Pollution Reduction**	1

4 Water Efficiency — Possible Points: 5

Y			
1	Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
1	Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
	Credit 2	**Innovative Wastewater Technologies**	1
1	Credit 3.1	**Water Use Reduction**, 20% Reduction	1
1	Credit 3.2	**Water Use Reduction**, 30% Reduction	1

6 Energy & Atmosphere — Possible Points: 17

Y			
Y	Prereq 1	**Fundamental Building Systems Commissioning**	
Y	Prereq 2	**Minimum Energy Performance**	
Y	Prereq 3	**CFC Reduction in HVAC&R Equipment**	
2	Credit 1.1	**Optimize Energy Performance**, 20% New / 10% Existing	2
2	Credit 1.2	**Optimize Energy Performance**, 30% New / 20% Existing	2
2	Credit 1.3	**Optimize Energy Performance**, 40% New / 30% Existing	2
	Credit 1.4	**Optimize Energy Performance**, 50% New / 40% Existing	2
	Credit 1.5	**Optimize Energy Performance**, 60% New / 50% Existing	2
	Credit 2.1	**Renewable Energy**, 5%	1
	Credit 2.2	**Renewable Energy**, 10%	1
	Credit 2.3	**Renewable Energy**, 20%	1
	Credit 3	**Additional Commissioning**	1
	Credit 4	**Ozone Depletion**	1
	Credit 5	**Measurement & Verification**	1
	Credit 6	**Green Power**	1

7 Materials & Resources — Possible Points: 13

Y			
Y	Prereq 1	**Storage & Collection of Recyclables**	
1	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Shell	1
	Credit 1.2	**Building Reuse**, Maintain 100% of Existing Shell	1
	Credit 1.3	**Building Reuse**, Maintain 100% Shell & 50% Non-Shell	1
1	Credit 2.1	**Construction Waste Management**, Divert 50%	1
1	Credit 2.2	**Construction Waste Management**, Divert 75%	1
1	Credit 3.1	**Resource Reuse**, Specify 5%	1
	Credit 3.2	**Resource Reuse**, Specify 10%	1
1	Credit 4.1	**Recycled Content**, Specify 25%	1
	Credit 4.2	**Recycled Content**, Specify 50%	1
1	Credit 5.1	**Local/Regional Materials**, 20% Manufactured Locally	1
1	Credit 5.2	**Local/Regional Materials**, of 20% Above, 50% Harvested Locally	1
	Credit 6	**Rapidly Renewable Materials**	1
	Credit 7	**Certified Wood**	1

9 Indoor Environmental Quality — Possible Points: 15

Y			
Y	Prereq 1	**Minimum IAQ Performance**	
Y	Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	
1	Credit 1	**Carbon Dioxide** (CO_2) **Monitoring**	1
1	Credit 2	**Increase Ventilation Effectiveness**	1
	Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
	Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1	Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1	Credit 4.2	**Low-Emitting Materials**, Paints	1
1	Credit 4.3	**Low-Emitting Materials**, Carpet	1
1	Credit 4.4	**Low-Emitting Materials**, Composite Wood	1
1	Credit 5	**Indoor Chemical & Pollutant Source Control**	1
	Credit 6.1	**Controllability of Systems**, Perimeter	1
	Credit 6.2	**Controllability of Systems**, Non-Perimeter	1
1	Credit 7.1	**Thermal Comfort**, Comply with ASHRAE 55-1992	1
	Credit 7.2	**Thermal Comfort**, Permanent Monitoring System	1
	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
1	Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

5 Innovation & Design Process — Possible Points: 5

Y			
1	Credit 1.1	**Innovation in Design**: Integrated Site Water Management Plan	1
1	Credit 1.2	**Innovation in Design**: Sustainable Transportation Study	1
1	Credit 1.3	**Innovation in Design**: Exemplary Performance	1
1	Credit 1.4	**Innovation in Design**: Green Building Tenant Guidelines	1
1	Credit 2	**LEED™ Accredited Professional**	1