



Project Profile:

Golder Associates' Mississauga office is located at 6925 Century Avenue and is a consolidation of their GTA-Mississauga office staff from two office locations. The new office occupies approximately 137,000 square feet on 6 floors of a new LEED® Core & Shell certified building. The design features a lunchroom, meeting rooms, conference rooms, private offices, resource room and an open workstation area.

What was Done:

As part of Golder's commitment to sustainable development, early in the design phase, it was decided the office would pursue LEED certification, with an emphasis on creating a healthy workplace for their team. Design and construction process were tailored to fulfill LEED requirements, with the following sustainable elements and strategies incorporated into the project:

- The entire suite's perimeter walls are glazed, providing views to the exterior for more than 90% of the occupants.
- Views are kept unobstructed by clear glazed partitions used for internal private office, meeting rooms and the upper panels of work stations.

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Client:

Golder Associates is a global, employee-owned organization that provides consulting, design, and construction services in earth, environment and energy. Founded in 1960, they employ over 8,000 people in 180 offices worldwide, and their clients span the world's major economic drivers: Oil and Gas, Mining, Manufacturing, Power, and Transportation.

Their Mississauga office offers engineering and environmental services, geotechnical and geo-environmental laboratory services, and specialized construction and project management services.

Green Reason's Role:

LEED Consultants, working with the project team. The team included Golder representatives, CBRE as their project manager, and the design and construction team.

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- Only low-VOC paints, primers, adhesives and urea formaldehyde-free composite wood products were used on the project.
- All carpets installed in the office are certified as low-emitting under the Green Label Plus system.
- All systems furniture and task chairs purchased are certified as low-emitting under GreenGuard.
- An indoor air quality test was completed after construction and before occupancy to confirm Golder's staff was moving into a healthy space with very low levels of contaminants.
- MERV 13 filters were installed on all AHUs to ensure contaminants are reduced on an ongoing basis.
- There are various transportation options for employees to choose from in this commercial area of Mississauga, including Mississauga Transit and GO transit. Bicycle racks and shower facilities are provided for cyclists.
- Low-flow fixtures in the washrooms and kitchens achieve over 40% water reduction compared to conventional fixtures.
- The office features Energy Star refrigerators, computers, laptops, copiers and printers in an effort to address energy consumption.
- Meters throughout the building monitor electrical consumption, as well as water and gas, allowing for better monitoring at the end use, and the ability to quickly detect system deficiencies.
- Convenient areas that accommodate bins for recyclable materials and organics encourage participation in the building's recycling program.
- Over 20% of the construction materials and furniture budget dedicated to the purchase of recycled content; such as carpet tiles with over 40%, wall partition with over 70%, core particleboard with 100% and drywall with over 95% recycled content.
- Locally manufactured materials made over 30% of the construction materials budget, including drywall, steel framing and ceiling tiles.
- Golder relocated existing furniture which comprised over 30% of the total value of new and reused furniture.
- An Education Program was developed to give occupants an opportunity to learn about the office's green features.

Results speak for themselves

The project surpassed its initial goal and achieved LEED Canada-CI Gold.

What they are saying

"The decision to make the best quality space for the staff was entirely generated by Golder's staff and working groups. We started with a target of certified and have now achieved Gold... Thank you all for your hard work and special thanks to Green Reason for staying the course."

"A big thank you to everyone on the team who helped us achieve our certification. And a special thank you to everyone at Green Reason!"



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