

Caron Building

Gold Castle Holdings Ltd.

9/9/2015

2050 De Bleury, Montreal (QC)

LEED® Gold Certified under EB:O&M 2009

Gold Castle Holdings Ltd. is a family owned and operated commercial real estate company founded in 1973 as part of the Gold group of companies. Our team specializes in working with clients to help them achieve a functional, secure and desirable working environment. Along with our sound day-to-day operations and proactive management, we also care about the needs of our community.

Being an eco-responsible company, we are proud to present you our project at the Caron Building, achieving LEED® Gold Certification under Existing Buildings: Operations and Maintenance (EB:O&M) 2009.



THE CARON BUILDING

In the heart of downtown Montreal, the beautiful presence of the Caron Building demonstrates the harmonic combination of a prestigious and functional building with modern operation and management.

Located at the corner of de Bleury and President Kennedy, metro and bus stations nearby provide convenient access to the Caron Building. Furthermore, we offer bicycle spaces to our tenants; Thus reducing the impact of our clients' journey to the Caron Building on greenhouse gas emissions.

The Project

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In 2013, the management of the Caron Building started to work with TST Energy System Inc. on the LEED® Certification project. Since then, energy and water consumption has been monitored. Comprehensive upgrades and corrective measures have been employed to improve the efficiency of the systems. Installation of sustainable hardware, recycling system, usage of environmental friendly products and renovation of the white roof have demonstrated our engagement and care to a greener community. New policies and purchase plans have been established to maintain or upgrade the operations and maintenance in the Caron Building while keeping the environmental impact to a minimum.

"I would like to congratulate Gold Castle Holdings on certifying their Caron building LEED Gold for Existing Buildings: Operations & Maintenance," says Thomas Mueller, President and CEO of the Canada Green Building Council. "Greening existing buildings is important to reduce greenhouse gas emissions, but it also has positive social impacts. LEED certified buildings enhance the credibility of business owners with staff and clients. Healthy design strategies improve indoor air quality and working environments which help reduce employee absenteeism due to sickness or stress."

Our Engagement towards Sustainability

ENERGY

For several years, the HVAC system at the Caron Building has been monitored using the KMC control system, which allows specific programming to suit clients' needs, such as working hours. This control system also helps to identify areas where energy conservation can be improved with better performance and efficiency, which has greatly contributed to the recommissioning program in 2013-2014. The KMC system facilitated the introduction of different modes in order to optimize the equipment operation. The success of the recommissioning program was reflected by the Energy Star score of the Caron Building – a remarkable improvement from 47 (2012) to 84 (July 2015).

As well, in order to further conserve energy, lighting fixtures are either connected to the KMC control system, or have an occupancy or a vacancy sensor installed.

ENVIRONMENT

As part of the building operations, products used to maintain the building exterior and interior are all selected carefully. The use of harmful chemical products has been eliminated and the chosen products, EcoLogo™ certified, are verified to have minimal

impact to the environment.

AIR QUALITY

To enhance the health of building occupants, MERV 13 filters have been used for all air handling equipment. This reduces the exposure to potentially hazardous particulate contaminants. In order to maintain the minimum fresh air supply during occupancy, all ventilation systems were balanced.

Furthermore, in the event of any renovation or construction within the building, no, or low, VOC (volatile organic compounds) products are used and specific measures are in place to assure that the working area is isolated from the building's ventilation system.

MANAGEMENT

Purchase and waste management form an important part of the building's operation. Policies and purchasing plans have been

established to outline the requirements and details to be followed, so that the quality is well maintained.

At the Caron Building, occupants and maintenance staff are encouraged to purchase durable and electrical goods with the Energy Star label, for less energy consumption; furniture fabricated with FSC wood, to assure sustainable wood harvesting; and, lamps with less, or no, mercury content, to reduce sources of toxic material.

As for waste disposal, visitors and tenants are recommended to use recycle bins available within the building. Moreover, an Electrobac box has been installed at the basement level for the disposal of electronic waste.

When there is a construction or renovation project, particular bacs are provided to separate the construction waste and to gather recyclable construction materials.

COMMITMENT

LEED EB:OM Gold certification is an integral part of Gold Castle Holdings Ltd.'s long term commitment to excellence.

O U R T E A M

LEED® Consultants <i>Jérôme Doloy</i> <i>Nicolas Vincent</i>	Project Manager <i>Juliana Padilla</i>
Property Manager <i>David Gold</i>	Commissioning Authority <i>Ian Ball</i>
Mechanical Engineers <i>Jean-Emmanuel Dufour</i>	Building Operations Staff <i>George Smith</i>
Energy Engineer <i>Sheldon de Wit</i>	Junior Engineer <i>Mary Grace Wong</i>



For more information about the project, visit our website

<http://www.goldcastle.net/home.php>

Contact us

info@goldcastle.net

Gold Castle Holdings Ltd.

1410 Rue Stanley, #600
Montreal (QC) H3A 1P8

(514) 842-2966

(514) 842-9339