

320

**Prism**

ENGINEERING

# Welcome

In 2010, after 20 years in North Burnaby, we relocated to our offices to 3605 Gilmore Way.



This was to accommodate growth in our company and to prepare for the next 20 years of helping our clients go green and save energy.

# Why 3605 Gilmore Way?

- green setting within wooded environment...a “Zen-like feeling” according to one employee
- modern building is designed to significantly reduce energy consumption
- great central location
- amenities for our staff



# The Building's Green Features

- geothermal heat pump loop
- local zoning for temperature control and setback
- windows that open
- high component of daylight



- tenant electrical submetering
- construction materials (reclaimed wood used for lobby flooring)
- Landlord proactive approach in environmental issues

# Our Renovation



- reused the majority of office walls, doors, glass, cabling, server room and carpeting to minimize waste
- layout designed to maximize window exposure for daylighting and glass walls throughout to allow natural light to penetrate to core areas

# Our Renovation

- carpeting is laid in 20" x 20" square tiles, so that only small portions will need to be replaced for wear or stains
- volatile organic compound (VOC) - free paint was used exclusively
- installed filter for water rather than bottled water



# Office Layout and Furniture

- large open workstation concept to provide open atmosphere
- each pod of four workstations has a shared meeting table to encourage collaboration
- chairs and monitor arms improve workplace ergonomics



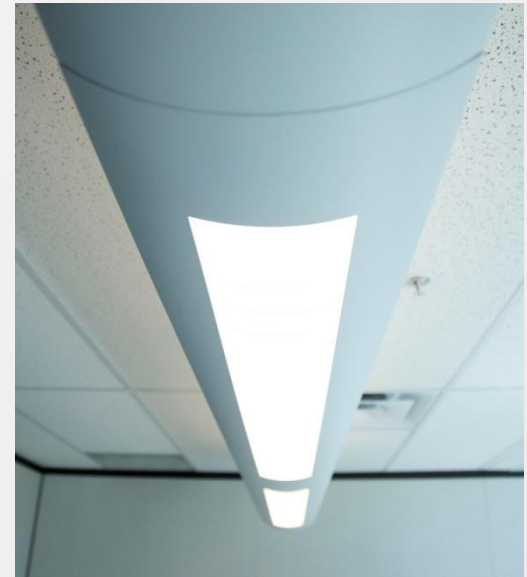
# Collaborative Work Spaces

- meeting rooms with large monitors encourage online review and reduce paper consumption
- high chairs and desk allow for mid meeting stretching



# High Efficiency Lighting

- the base building standard lighting system already achieves a high level of energy performance through the use of T8 lighting and proper spacing of fixtures
- Prism installed the latest in lighting technologies throughout the office as demo projects including T5HO, dimmable T5 ballasts, T8 direct/indirect, and new LED downlights



# High Efficiency Lighting

- T5HO indirect/direct luminaires in the boardroom provide an extremely wide distribution of light, giving even luminescence on the ceiling
- luminaire efficiency is 92% (as compared to a recessed deep-cell luminaire at 65%) - users also have the option to dim either the fluorescents or the LED downlights providing full flexibility for lighting levels



# High Efficiency Lighting

- all downlights either 15W LED or CFL
- individual rooms are controlled via local multi level switching, dimmers and/or occupancy sensors
- lighting control is provided via a low voltage control system... each of the three main areas are zoned separately allowing users to turn off the overhead lighting



# Monitoring Our Energy Use

- our plug loads, lighting and heat pumps are separately metered and charged directly to us
- an energy dashboard at our entrance shares consumption information with staff and visitors
- we track our use and changes we make to reduce consumption through behavioural change



# Tracking our Carbon Footprint

- committed to tracking, reporting and reducing our greenhouse gas emissions on an annual basis
- offset 100% of our work related travel emissions, including site visits and air travel to conferences and training workshops



# Water Savings



- As a demonstration project, we provided the landlord with a waterless urinal to be used in the men's lavatory.
  - Instead of using a typical water-filled trap, this urinal uses a replaceable trap filled with an oily barrier layer
  - The system is touch-free, improving restroom sanitation and eliminating odors
  - Design from the original waterless urinal has been enhanced to include wider drain apertures and trap cartridges that require less frequent replacement
  - This fixture saves up to 45,000 gallons of water per year

# Paper Reduction and Reuse

- encourage no printing of emails
- set up all default printing as double-sided
- elimination of paper products for company lunches and meetings (by purchasing plates and mugs)
- eliminated all paper faxes (all electronic distribution of faxes)
- single-sided documents converted to ¼-size notepads for home and office use

# Recycling and Waste Reduction

- paper, plastic and cans, cardboard, CDs, batteries, light bulbs, electronics either through the landlord services or, when not available, by direct actions from our staff
- composting of food products initiated by staff



# Location and Green Commuting

- central location to minimize commuting time for employees
- easy access to highways, bike routes and rapid transit
- secure bike room and separate men's and women's shower facilities



# Purchasing

- switched all monitors to LCD
- purchased Energy Star photocopier and kitchen appliances
- purchase only 100% recycled paper products
- purchased reusable water bottles for all staff



# Sustainability

- monthly meeting topic for all staff to discuss options for home and office
- monitor and track utility consumption
- established our office, commuting and travel footprint in fiscal 2009 to baseline our progress



# Next Steps...Working with Our Landlord on Sustainability

- volunteered to participate in a green team for building
- providing input and advice to green the building systems
- suggestions for composting
- suggestions for hybrid and low-e vehicle parking zones
- discussions to bring car share vehicles to our parking lot



# Proud of our Affiliation with These Organizations Working on Sustainability



ASSOCIATION OF ENERGY ENGINEERS



# Making a Difference

- our business is about “saving you energy” and our efforts to “green our practice” is evident from our office relocation and actions
- we are proud to be doing our part in making a difference



# Come See Us...

3605 Gilmore Way  
Burnaby, BC  
604-298-4858



[www.prismengineering.com](http://www.prismengineering.com)