



NEW CUPE NATIONAL OFFICE
NOUVEAU BUREAU NATIONAL DU SCFP

designed for:
LEED® SILVER

conception visant:
LEED® ARGENT

CUPE National Headquarters building

CUPE National Headquarters City of Ottawa

In December 2007, the new CUPE National Headquarters Office was constructed in the City of Ottawa. Located on St. Laurent Blvd at Tremblay Road, the facility totals 65,790 square feet of space within the five floor office building and the one story conference suite. Building construction was guided by the following principles:

- High visibility from St. Laurent and Tremblay Road intersection and Ontario Highway 417 (Queensway)
- Vehicular access to the site is designed from adjacent Triole Street to address site geometrics
- Need to concentrate the bulk of the floor areas within the City of Ottawa CD-4 zone
- Narrowest and least visible portion of the site is best suited for parking areas
- Solar orientation critical to meet **LEED** targets
- CUPE's requirement for daylight for each employee, internal organization and a desire for each department to be close to one another.

Project Facts

Client: Canadian Union of Public Employees (CUPE)

Scope of Work:

- Detailed design – services, grading, stormwater, erosion control, composite utility
- Tendering
- Contract supervision.

Key Design Criteria:

- Impervious area on the site increased significantly which required a need for stormwater Management.
- Existing City of Ottawa's storm infrastructure had minimal cover, which effects the storm service connection.
- Collected Stormwater on the roof was used to maintain a water feature in the courtyard.
- The site grading, stormwater management, and erosion control contributed points towards achieving a LEED® Gold rating.

Project Cost: \$16,900,000 (2007)

Ainley assisted CUPE's design team in achieving **LEED** Certified **Gold** status by meeting stringent standards for building design, construction, and operation. The project received special credit for several innovative civil and building design features. Based on the outcome of the **LEED** sessions score card, the project targeted 41 points (LEED Gold rating). CUPE instructed the consulting team to pursue a LEED Silver rating, which required a minimum of 33 points but the team achieved **GOLD**.

The Ainley Group provided civil engineering and servicing design for the project. The project presented a number of challenges to address the City infrastructure requirements. Existing storm sewers on Triole Street had minimal cover, affecting location of the sewer connection and the elevation of the service connection.