

## New CUPE Headquarters – LEED Certified Gold

In December 2007, construction began on the new CUPE National Headquarters Office 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.

The Ainley Group provided civil engineering and servicing design for the project. The project presented a number of challenges in addressing the City's infrastructure requirements. Existing storm sewers on Triole Street had minimal cover, affecting location of the sewer connection and the elevation of the service connections themselves. Services provided by the Ainley Group included detailed design (services, grading, stormwater, erosion control and composite utility), tendering and contract supervision.



*The new CUPE Headquarters Building*

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### 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 effected the storm service connection
- Collecting stormwater on the roof to maintain a water feature in the courtyard
- Ensuring that site grading, stormwater management and erosion control contributed points towards achieving a LEED® Gold rating.

### The project consultant team included:

- **The Ainley Group (civil engineering)**
- Bryden Martel Architects
- Genivar (mechanical, electrical structural)
- Enermodal Engineering
- Ainley Group (civil engineering)
- State of the Art Acoustik
- Brook Van Dalen & Associates (Building envelope)
- InTempo design studio (interior design)
- Corush Sunderland Wright (landscape)

- Rooney Irving & Associates (elevators)
- Gordon Armstrong & Associates (Cost estimating)
- Conway Door and Hardware
- Jackson-Brown Associates (project management)

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!**

CUPE decided to express its values in the building — a healthy and encouraging work environment is what it wanted for public employees, so their building should lead by example. They had a requirement for each employee to have some natural daylight, internal organization and a desire for each department to be close to one another.

The new CUPE headquarters staff now has a building with ample daylight, windows you can open, innovative lighting in the stairwells that changes with the seasons, the ability to host conferences, the use of a fully equipped gym in the basement and the pleasure of working in Ottawa's second "LEED" gold building.



*State-of-the-art reception facilities.*



*Innovative lighting in the stairwell changes with the seasons.*

To build the five-storey building, CUPE hired an architect, found the land and tendered the project to local contractors including the Ainley Group. They deliberately avoided "3P" (public-private-project) because it would distance them from the design and construction aspects and they wanted to show it's possible to do something the 'classic way'. Before this, CUPE rented space on Florence Street where they were literally bursting at the seams and were experiencing the affects or working in what was becoming a sick building. The new building has space to accommodate all the CUPE staff with room for expansion and the ability to hose conferences. The building cost \$22 million for construction, land and moving expenses.

Costs were looked at closely before the project moved to the construction phase. It was determined that it would not cost much more to push for LEED gold status with the realization that if you pay a bit more initially, you receive a substantial payback between three and five years.

Next year the building will start to pay off in pure dollars, which will compliment and what it brings to the community and the pride in the CUPE staff and members.

*CUPE now has the space and amenities to host large conferences.*

