

CASE STUDY: Greening our Buildings through Innovative Partnerships

Background: The green building sector has grown exponentially over the past three years, as corporate tenants pushed for higher building standards and commercial property owners and managers realized the potential cost savings that could be achieved from driving energy efficiency.

TD has been at the forefront of this revolution. Driven by our carbon neutral commitment, we have transformed the way we design, build and operate our more than 2,800 facilities. A key success factor has been the new process of collaborating with our partners; landlords, architects, facilities managers, employees and many others.

Integrated Project Delivery (IPD) for Project Design and Delivery

Founded on principals of transparency and collaboration, the IPD process brings project engineers, architects, electricians and others together with TD to develop the overall design concept, sharing ideas and mapping out integrated plans that meet established goals.

The goals are set higher than they've traditionally been, while cost targets are set lower. Suppliers agree to put their profits at risk if the team is unable to hit target costs and if the project comes in under the target costs, the savings are shared between TD and suppliers on a 50-50 basis. All books are open.

"IPD is unique in that it creates a unified team with the same goals and incentives," says Joan Blumenfeld, a principal at Perkins and Will, which is providing architectural and design services to the initiative. "The construction industry has been working on an adversarial model for a long time. This new way of working has tremendous potential as we come to better understand the innovations its collaborative methodology offers."

Through the IPD process TD has developed a new corporate office design that provides:

- Greater access to natural light for all employees, reducing the need for electrical lighting;
- Smart workstations where computers and lights automatically turn off when they're not in use;
- Fewer offices and more collaborate spaces;
- A café where employees can hold informal meetings;
- TelePresence technology that enables people from various locations to participate in virtual meetings, reducing the need for travel; and
- A focus on waste recycling.

The workspace design initiative – it has brought increased operational efficiency:

- 20% decrease in energy associated with office equipment and lighting;
- 17% reduction in the time required to construct the new workspace; and
- 15% reduction in construction costs.

Do employees like the new work environment? The answer is a definite yes. More than 90% of affected employees have indicated they wouldn't want to return to their former work space. What's more, 26% believe they are more productive.

Working for Change

At our corporate headquarters in Toronto, TD has developed a special relationship with our landlord, Cadillac Fairview. What started with negotiating one of the first green leases in Canada has grown in to monthly meetings to discuss opportunities for reducing energy, water, and waste – and raising awareness of all tenants on green issues.

"The TDC Green Council is made up of tenant representatives who act as the advisory group for developing and driving our engagement program," said David Hoffman, General Manager of the Toronto-Dominion Centre. "Since its establishment in February 2010, the Green Council has made it clear, through their commitment to action, that sustainability is a core value of TD Centre tenants.

The 'poster child' of this collaboration has been the installation of a living roof, in May 2012, on TD's main banking branch. The layers making up TD's Living Roof include a waterproofing membrane, root barrier, drainage and irrigation. Each layer will help to sustain the plant life, which is a highly adaptive grass called Creek Sedge Grass, chosen because of its ability to brave the unpredictable and sometimes harsh Ontario weather.

Living roofs have many benefits, some of the most significant ones include:

- Absorbs rainwater, reducing storm run-off;
- Filters pollutants out of rainwater and the air;
- Prevents Urban Heat Island effect, while reducing temperatures during the summer;
- The living roof layers provide additional insulation - increasing the roof's lifespan; and
- Provides vegetated areas in urban landscape to contribute to improving air quality.

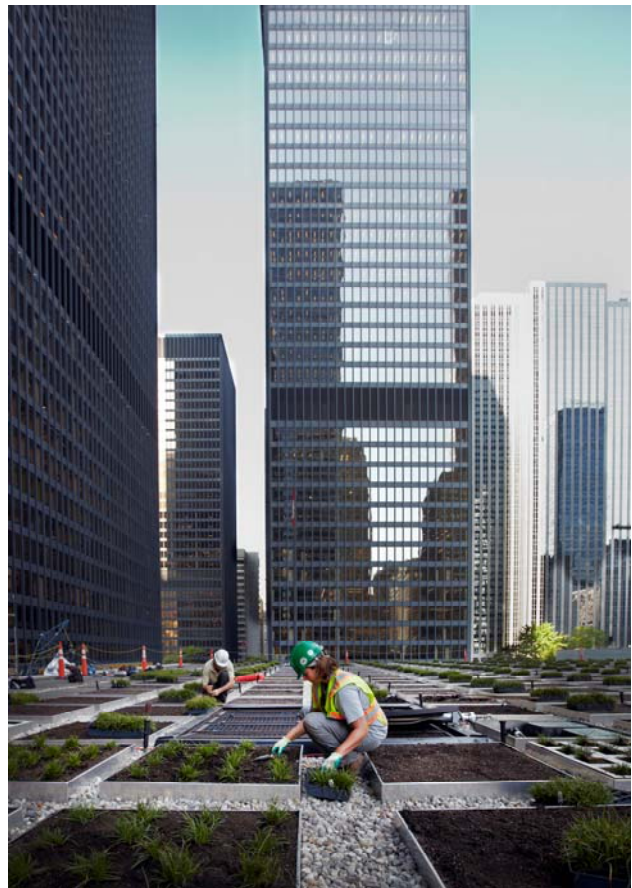


Photo: Dan Banko

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