



**Bentall
Kennedy**

The 150 King Street Connection

Summer 2012

“Race to Reduce” greening challenge



**RACE TO
REDUCE**
THE SMART ENERGY OFFICE CHALLENGE

On February 28th, 2012, a tenant-landlord partnership was launched. The objective of this partnership is to inspire and encourage tenants and property

management to reduce the environmental impact of workplaces. This partnership is focussed on co-operative sustainability initiatives.

The first initiative is participation in the Race to Reduce challenge — a GTA-wide landlord and tenant collaboration to reduce office energy consumption by ten per cent by the end of 2014. 150 King Street West will participate in this fun, voluntary and free contest. If your organization is interested in taking part, visit <http://racetoreduce.ca/tenant-registration/>.

A big thank you to St. Andrews Club & Conference Centre for hosting our meetings to help make this partnership a success.

‘Green’ qualities include, but are not limited to

- ✓ reduced toxicity,
- ✓ re-usability,
- ✓ energy efficiency,
- ✓ responsible packaging and labelling,
- ✓ recycled content,
- ✓ intelligent design,
- ✓ responsible manufacturing techniques,
- ✓ reduction of personal environmental hazards, and
- ✓ alleviation of heat island effect.

Congratulations to the companies that have joined the Race to Reduce so far:

- Aon Benfield
- Bank of Canada
- Canada Health Infoway
- Pembroke Private Wealth Management
- Pure Industrial Real Estate Trust
- St. Andrew’s Club & Conference Centre
- Sumitomo Canada Limited
- Sun Life Financial
- Swiss Reinsurance Company Ltd.

Tenant energy audits

Beginning the week of August 13th, 2012, Halsall Associates will be conducting energy audits on the floors of tenant companies participating in the Race to Reduce. These audits will assess energy use and identify opportunities for energy savings. Information provided will help us all work together to reduce energy consumption and meet our common Race to Reduce targets.

Coming soon:

Talking trash

We are planning a Waste Campaign re-launch to provide you with tips, tools, interesting stories and reporting on waste reduction and diversion. Please consider your interest in receiving this waste and recycling information in a separate newsletter.

Diversion report

When it comes to reducing, reusing and recycling, the tenants of 150 King Street West are doing their part!

In May 2012, our building’s diversion efforts:

- diverted 7.57 metric tonnes of office paper fibre.
- saved landfill space of 734.29 file boxes and 779.71 bathtubs of water, and
- produced a diversion rate of 74%.



Welcome

Sam James Coffee Bar
Gabor’s Auto Spa

Stayed Tuned Upcoming Events

Summer BBQ – August 2012
Fire Drill – September 2012
Compass information seminar

Elevator modernization

We are pleased to report that the elevator modernization project is proceeding on schedule, with the **elevator extension phase** nearing completion. The next phase will include refreshing all the elevator cab interiors, along with the installation of a new, state-of-the-art micro processing system called Compass.

Compass utilizes an optimization technique for dispatching elevators that will provide passengers the shortest waiting times and the shortest time to destination. Passengers will enter the destination floor with a keypad or touch screen. Improved building traffic flow is the goal of this destination dispatching. The system can also interface with security requirements and allows for program customization.

Work will begin with the modernization of cars 7 and 12. Once this is completed, efforts will turn to the next set of elevators.

You will notice construction screening on the elevators undergoing modernization. This is necessary to maintain safety for tenants, visitors and workers. We will continue to make every effort to minimize any impact on the tenants.

The entire elevator modernization project is scheduled to be completed by 2014. We appreciate your patience and continued support.

Renovations: Parking Elevator Lobbies and Corridors

We will be renovating the 150 King Street West parking elevator lobbies and corridors, beginning in August 2012, with expected completion in mid-November 2012.

Bentall Kennedy is proud that these renovations will incorporate green and sustainable elements – reclaimed travertine from the lobby floor, energy efficient lighting, and durable, modern finishes.

The construction will roll out in stages, starting with the P3 level, followed by the P2 level and, finally, the P1 level. To minimize disruption to tenants, most of the renovations—including the noisy work—will be conducted at night; however, some tasks will require daytime hours.

Access to the parking garage will not be affected. We apologize for any inconvenience these renovations may cause and thank you for your patience.

Further updates will follow.

Congratulations to our Earth Month draw winners

The recipients of a WWF polar bear adoption kit are:
Becky Bockhop of Sun Life Financial and
Judy Glynwilliams of Mercer.



Please consider the environment before printing this newsletter.

Tenant events: Recent and noteworthy

Earth Hour

On March 31st at 8:30 p.m., Bentall Kennedy demonstrated ongoing commitment to reducing the environmental footprint of the properties we manage, by turning off all non-critical lights.

Earth Month inspires World Wildlife Fund donation

On behalf of all GTA region tenants, a donation of more than \$25,000 to the World Wildlife Fund's Arctic conservation work has been made by the property owner.

You can learn more about WWF's Arctic conservation efforts or adopt a polar bear for just \$40 through the Symbolic Wildlife Adoption Program at <http://wwf.ca/store/>.

Special e-waste collection

On April 20th, 2012, tenants were invited to drop off unwanted electronics to the loading dock area for responsible recycling. We diverted 0.47 metric tonnes of e-waste from landfill that day, thanks to all who participated.

Nutshell walking tour

On June 5th, participants enjoyed a 45-minute guided walking tour that explored historic architecture, offbeat art and quirks of local history in the St. Lawrence Market area. After this intriguing tour, bag lunches were enjoyed outside at the picnic tables.

Contact Us! Here's how:

General Manager:
Marcie Sherwood
msherwood@bentallkennedy.com

Operations Manager:
Steve Ellis
sellis@bentallkennedy.com

Tenant Services Coordinator:
Josephine Cho
jcho@bentallkennedy.com

Senior Property Administrator:
Tess Quiros
mtquiros@bentallkennedy.com

Property Administrator:
Roxsana Lerma
rlerma@bentallkennedy.com

Administrator Assistant:
Kathy Watt
kwatt@bentallkennedy.com

Director of Security Services:
Allan Trickey
atricky@bentallkennedy.com

Manager Security Operations:
Mohamed Arale
marale@bentallkennedy.com

Leasing Director:
Andrew Boughner
aboughner@bentallkennedy.com

Copyright: This document is the property of Bentall Kennedy LP. Permission is required to copy, download or use this newsletter in part or in its entirety. For individual or corporate use, please contact Bentall Kennedy LP for permission.

Disclaimer: Although we have done our best to ensure that all information in this newsletter is accurate, we accept no responsibility for any errors or omissions on the part of Bentall Kennedy LP or on the part of any and all personnel/companies who have provided information contained herein. Information in this newsletter is subject to change without notice.



Our foundation is
service