



## **CiviAction's Race to Reduce Awards – Team Excellence Winner Summaries**

**Award:** Capital Project

**Team:** Bentall Kennedy (Canada) LP & RBC

The Bentall Kennedy and RBC Building Team was created ten years ago to put into action, at the building operations level, the corporate energy conservation commitments of both organizations. Recently, the Team was further motivated to see maximum value from an upcoming maintenance requirement related to the need to re-lamp and re-ballast the property (due to age). By implementing a best-in class digital addressable lighting interface (DALI) control system, the team successfully controlled energy consumption despite operational intensification. The project reduced energy use by almost one gigawatt hour over nine months and has resulted in an improved ENERGY STAR score of 92, up from 80 in 2011. Long-standing and active collaboration has translated into a strong understanding of the other's responsibilities and constraints, as well as mutual energy reduction opportunities. As implementation of projects continues, cultural change is taking place too, with RBC staff increasingly recognizing the role they play in energy conservation.

**Award:** Operational Project

**Team:** The Cadillac Fairview Corporation Limited & RBC

Cadillac Fairview and RBC came together in 2006 through the development of a groundbreaking new (in 2009) commercial office tower – the 41 story RBC Centre. The announcement that both Landlord and Tenant would work together for energy efficiency and environmental performance came shortly after the deal to construct was authorized. Although the construction and LEED certification of this building drove the formation and early objectives of the Green Operations Team, it also solidly sent the ongoing operational focus on energy and resource efficiency. This landlord-tenant team meets monthly to plan, review and refine energy reduction strategies, plans, and programs. The team has worked closely on several operational initiatives including a reduction in lighting hours and data room air conditioning, LED retrofits, and the implementation of day time cleaning. Initiatives combined, the result has been a savings of 305,600 kilowatt hours. The RBC Centre team has demonstrated the multitude of operational actions a collaborative landlord-tenant team can take to achieve measurable results. Striving to build on successes, the initiatives have been adapted and adopted across the Cadillac Fairview and RBC portfolio.



**Award:** Cultural / Behavioural Project

**Team:** Oxford Properties Group & RBC

The Oxford and RBC partnership, in place since the early 2000's, has firmly embedded energy reduction practices and sustainability goals into their business practices, achieving impressive energy reduction results along the way. The most impactful success factor has been the team's broadly inclusive collaboration process. Quarterly Green Team meetings provide an opportunity for the corporate real estate departments and building site personnel of Oxford and RBC to collaborate on initiatives, learn from experts, measure success and share best practices. The team jointly identified and executed initiatives across three downtown Toronto buildings that focused on optimizing lighting and workspace energy use, in addition to other energy reduction opportunities. Across the duration of the Race (2011-2014) Oxford and RBC's suite of initiatives have cumulatively reduced energy by 16 million kilowatt hours, equating to a \$2,240,000 cost savings, and engaging 10,000 building occupants through related events and programs. It is now part of the Oxford and RBC team culture to continuously seek conservation opportunities. This leadership has resulted in an expansive cultural shift, and changing building operators, tenants, and employees into energy champions and environmental ambassadors.