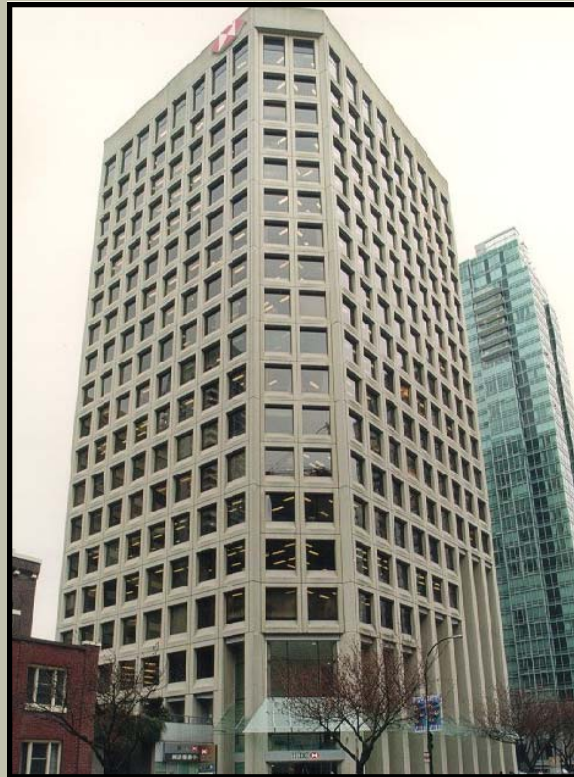


Tenant Design and Construction Manual



1188 West Georgia Street



TENANT IMPROVEMENT GUIDELINES

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GENERAL

These Tenant Improvement Guidelines are prepared to assist and introduce the Tenant and/or their Architect or Contractor to the basic building design, systems and building regulations. The utilization of these guidelines will enable the Tenant and his agents to avoid unnecessary delays, alterations, and expenses.

These guidelines are to be read in conjunction with the Lease. In the event of any conflict between the Improvement Guidelines and the Lease, the provisions of the Lease shall prevail.

1. Tenant Coordination

The Tenant and his agents shall address all requests for information and/or approvals to:

Landlord: GWL Realty Advisors Inc.
Suite 1730, P.O. Box 11608
650 W. Georgia Street, Vancouver, B.C. V6B 4N9
Contact: Jillian Mann, Property Manager
Telephone: 604 713 7724
E: jillian.mann@gwlra.com

2. Landlord Consultants: Electrical & Mechanical

Omicron Design Group
Fifth Floor, Three Bentall Centre
595 Burrard Street PO Box 49369
Vancouver, BC V7X 1L4
Telephone: 604-632-3367
Contact: Ivan Lee

2. Landlord Consultants: Structural

Omicron Consulting
Fifth Floor, Three Bentall Centre
595 Burrard Street PO Box 49369
Vancouver, BC V7X 1L4
Telephone: 604-632-3350
Fax: 604-632-3351

4. Regulatory Bodies

The building is designed in accordance with the 1977 National Building Code of Canada as amended by the City of Vancouver Building Bylaw 5190.

The City of Vancouver
City Hall, 453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

BASE BUILDING CONSTRUCTION

Any alterations and/or additions to the base building construction* that may be required to accommodate Tenant office layout shall be subject to the approval of the Landlord and the Landlord retains the right to have such alterations carried out by the Landlord's contractor, under the supervision of the Landlord's consultants at the Tenant's expense. The cost of such work shall include labour, materials, applicable taxes, all architectural, engineering and contractor's fees, and such reasonable fee of supervision as the Landlord may charge.

* The base building construction shall consist of all the structural, mechanical systems, electrical systems, and architectural finishes.

COMMENCEMENT OF TENANT'S WORK

Tenant's work in the leased premises shall commence subject to the following conditions:

- (a) The Tenant's final working drawings shall have been approved by the Landlord, and its consultants.
- (b) The Tenant shall have obtained all necessary approvals and permits from all regulatory bodies having jurisdiction over Tenant's work and evidence of all such approvals and permits shall be provided to the Landlord.
- (c) The Tenant's contractor and sub-contractor(s) shall have been approved by the Landlord prior to commencement of Tenant's work.
- (d) Contractor shall furnish proof of insurance as stipulated under Tenant Contractor Requirements.

TENANT DRAWING REQUIREMENTS

1. The Tenant Designer

- (a) The Tenant shall engage an architect and/or a certified designer to prepare any and all drawings which are necessary for the construction of the Tenant's leasehold improvements and the approval of the Landlord and/or any other regulatory bodies having such jurisdiction. The Landlord may request the Tenant and/or his agent to produce additional drawings and/or information which in the Landlord's opinion may be necessary to identify and describe the nature of the intended improvements.
- (b) The Tenant and/or his agent shall inform himself regarding bylaw and code requirements before preparing drawings.
- (c) By giving approval to such plans, the Landlord or his consultants do not waive the Tenant's responsibility to ensure that any and all Tenant improvements meet building standards with respect to design and/or construction.

2. The Approval of the Tenant Drawings

(a) **Submission of Preliminary Drawings**

The Tenant and/or his agent shall submit two (2) prints of his preliminary drawings showing proposed office layout for the preliminary approval of the Landlord. Tenant preliminary drawings will be checked from the standpoint of physical compatibility and any problems encountered shall be returned to the Tenant and/or his agent for solution. Preliminary approval shall be given by the Landlord upon receipt of advice of corrections to any problems.

- (b) If the Tenant wishes to submit their drawings for approval to the city under the TIPS program (Quick Approval), the drawings must first be reviewed and approved by the fire code/code consultant and the property manager at the tenant's sole expense. (please see landlord's approved contractors)

Otherwise drawings will be reviewed by the city's building permit department and such approval for commencement of your tenant improvements may take 6 weeks.

(c) **Submission of Final Plans and Specifications**

The Tenant or his agent shall submit two (2) copies of complete working drawings and specifications for final approval by the Landlord at least fifteen (15) days prior to scheduled start of work.

The Tenant drawings shall consist of :

1. Floor Plan at 1/8" = 1'0" scale, indicate the Tenant area in relationship to the corridors, stairs, fire extinguisher, cabinets, partitions, doors, etc.
 2. Telephone and Power Outlet Plan at 1/8" = 1'0" scale indicate with dimensions, location of all telephone and power outlets.
 3. Reflected Ceiling Plan at 1/8" = 1'0" scale, indicate partition layout, baffles, supply air diffusers, lights, sprinklers, etc.
 4. Sections at 3" = 1'0" scale, indicate partition details, baffles, doors, etc.
 5. Room Finish, Door & Hardware Schedule - indicate all elements including keying which must be to building standards.
 6. Mechanical Plans – prepared by Omicron Consulting
1. Electrical Plans - prepared by Omicron Consulting or Prism Engineering
 - (d) The Tenant and/or his agent shall indicate the number of persons who shall occupy each office and state the functions of each room to guideline the Landlord's consultants, especially regarding mechanical modifications.
 - (e) The Tenant and/or his agent are responsible for obtaining all necessary permits and approvals; such as Building Department, Health Department, Fire Marshall and Ministry of Labour. The Tenant and/or his agent shall post evidence with Landlord, proof of building permit and approvals as received from all regulatory bodies having jurisdiction prior to the commencement of the Tenant's construction, and provide the Landlord with a copy of each permit or license.
 - (f) The Tenant shall engage Omicron to review and approve, on behalf of the Landlord, all mechanical and electrical modifications and/or additions to the base building systems to accommodate the Tenant office layout requirements. The cost of such review and approval shall be borne by the Tenant.
 - (g) The Tenant shall engage the Landlord's contractors, for any mechanical and electrical modifications and/or additions all in accordance with Omicron Consulting approval to ensure physical compatibility and guarantees and warranties to base building elements, unless otherwise agreed to in writing by the Landlord
 - (h) Tie-ins to base building mechanical systems to be performed by and/or supervised by the base building mechanical contractor and mechanical controls contractor at the Tenant's expense.
 - (i) The Tenant and Designer shall be responsible for the submission to the Landlord of "as is" drawings within 30 days following completion of the construction in Auto-cad sent to Archidata.

TENANT CONTRACTOR(S) REQUIREMENTS

1. The Tenant shall engage his own contractor(s) to execute the Tenant Leasehold improvements.
2. The Tenant contractor(s) are subject to the following conditions:
 - (a) The Tenant's ensure that the general contractor provides a list of sub-trades to the property manager for approval by the property manager, 7 days in advance of the commencement date of tenant improvements.
 - (b) The Landlord reserves the right to approve all construction work carried out by the Tenant's contractor(s) to ensure its compliance with approved drawings and building standards.
 - (c) The Tenant contractor(s) shall be approved by the Landlord prior to the awarding of contract(s).
 - (d) The Tenant contractor(s) shall, prior to start of work, furnish evidence that they are adequately and properly covered by insurance, according to the following terms:
 - (i) 389288 B.C. Ltd., all contractors and sub-contractors, and trades of those insured, engaged in, or connected with the construction of the project are listed as additional named insureds on all policies;
 - (ii) A Comprehensive General Liability policy be in force covering the work, with a limit to any one occurrence of \$5,000,000.00. The policy shall contain a cross liability clause and shall be extended to include non-owned automobiles and blanket contractual liability;
 - (iii) An "all risk" of physical loss or damage policy be provided covering the total contract price for the Tenant's work;
 - (iv) An automobile policy must be in force covering all owned vehicles, with a minimum limit of \$500,000.00;
 - (v) All policies of insurance relating to Tenant work must be in amounts and in form and with insurers acceptable to the Landlord, including an undertaking by the insurers to give at least thirty (30) days written notice of cancellation or material changes;
 - (vi) Evidence of the existence of insurance covered referred to in this section must be submitted to the Landlord by means of a Certificate of Insurance from the Contractor's insurers or by a certified copy of the actual policy documents before commencement of Tenant's construction;

- (vii) The Tenant may, if he so wishes, provide the aforementioned insurance, but shall be bound by all the same terms and conditions as herein described.
- (e) The Tenant contractor(s) shall furnish written evidence of good standing with the Workers' Compensation Board to the Landlord prior to the commencement of work.
- (f) The Tenant contractor(s), their sub-contractor(s), and all construction personnel required to perform on the job site shall have labour relations affiliation compatible with that of the Landlord's contractors or as required by law.
- (g) The Tenant contractor(s) shall be restricted to the area of leased premises for all work and storage of materials and equipment.
- (h) The Tenant contractor(s) shall arrange for the security of the Tenant leased area and equipment, materials, etc. during the construction period.
- (i) The Tenant contractor(s) shall enforce safety regulations during the construction period.
- (j) The Tenant contractor(s) shall observe normal working hours, 7:00 a.m. to 6:00 p.m., Monday to Friday, unless permission is obtained in writing from the Landlord.
- (k) All noisy work such as demolition, coring, drilling, and installing track must be carried out during non-business hours and the Tenant contractor(s) shall obtain the Landlord's approval in advance of such work.
- (l) All coring and drilling must be approved in writing by the structural consultant prior to work commencing.
- (m) The Tenant contractor(s) shall provide and maintain adequate first aid and fire prevention facilities during the construction period.
- (m) Air balancing report – submit to the property manager at the Tenant's cost (re: #10 of page 12, construction standards)
- (o) The Tenant contractor(s) shall give the Landlord at least 24 hours advance notice to reserve the use of the Landlord's freight elevator for Tenant's construction materials and equipment. The freight elevator shall only be available for the movement of goods, materials and refuse between the hours of 9:30 - 11:30 a.m. and 1:30 - 3:30 p.m. and after 6:00 p.m.

- (p) The Tenant contractor(s) shall remove all garbage and construction debris from the Tenant premises in sealed containers to a designated location. Disposal container to be supplied by the contractor. No construction garbage or debris is to be placed in the Landlord's garbage container.
- (q) The Tenant contractor(s) shall **NOT** penetrate or affix to the exterior wall, windows, or window frame.
- (r) The Tenant contractor(s) shall protect all finishes to basic building elements and reimburse the Landlord the cost to make good any damages.
- (s) The Tenant contractor(s) shall stack drywall over main beams at column lines. Piles not to exceed 12" in height.
- (t) Contractors shall provide walk off mats on construction side of elevator lobbies, into common areas and stairwells.
- (u) No work will be permitted on the building's fire alarm, life safety or sprinkler systems without first coordinating it through the Senior Building Operator at 689-3799.
- (v) Welding, brazing and any heat or fume producing activities are not permitted unless coordinated with the Senior Building Operator.
- (w) If additional security is required due to unloading facilities and elevators being used outside of normal office hours to accommodate contractor move-ins, such security shall be to the contractor's account.
- (y) No electrical circuits, fans or pumps are to be turned off without the prior permission of the Senior Building Operator.
- (z) Each Tenant shall be required to submit to the property manager at the Tenant's cost, within one month of construction completion, an air balancing report commissioned by the heating, ventilating and air conditioning contractor responsible for the Tenant's work.

LANDLORD'S BASE BUILDING FINISHES

1. Ceiling

Ceilings in typical rental areas shall be suspended T-bar system on a 5'0" x 2'0" grid with a 12" sub-grid for ceiling tile and light fixtures.

The ceiling tile is 60" x 24": 762A or 772A Armstrong Fissured Minaboard
24" x 60" X 5/8" (confirm w/ Property Manager
Office before ordering)

Floor to Ceiling Heights: 2nd to 21st Floors - 8'-6"

2. Floors

The floor shall be smooth trowelled concrete ready for finish by Tenant.

3. Doors (on Multiple Tenant Floor Only)

The Landlord shall provide one demising building standard door (solid core wood) 3'0" x full height, in wood frames and a second building standard door if required by code for exiting. All doors shall be equipped with building standard Sargent Latchset and Deadbolt keyed to the building standard key-code and master key system.

As an alternative to the standard single door application, the Landlord may approve the installation of other entrance systems at Tenant's cost.

The door is light oak, flat sliced, book matched, matched in grain and structure.

4. Key & Cylinders

The Landlord shall provide building standard cylinders and two keys for each demising door supplied by the Landlord, and other locks installed by the Tenant shall be key-coded to the Building's master key system. Additional keys are for Tenant's account and may be ordered by completion of Form F-4 in Section II.

5. Demising Partitions (on Multiple Tenant Floor only)

The Landlord shall provide building standard demising partitions to delineate the Tenant's leased premises which shall be composed of 2 ½" steel studs, 2 ½" batt insulation fill, 1 only ½" layer of dry wall each side; taped, filled and ready for Tenant's finish. Outside walls to lobby and exit corridor shall be 3 ½" stud with 5/8" drywall on each side and from slab to slab. Deviations will be allowed in finishes on the Tenant's side of the demising partitions, subject to the Landlord's approval and at the Tenant's expense.

6. Core Walls & Columns

Finish on core walls and columns shall be drywall ready for painting or wall covering.

7. Exterior Walls

Finish on exterior walls shall be drywall with paint finish.

Tenants shall not affix to or puncture the exterior drywall membrane for the installation of partitions, furniture, electrical outlets, etc.

8. Heating and Ventilation

- (a) Heating and ventilation is provided by a fan system supplying conditioned air through recessed ceiling slots.
- (b) Return air is through slots at the ends of the lighting fixtures into the return air plenum above the ceiling.
- (c) Washroom exhaust systems, located in the building core, are adequate to handle additional small local washrooms on a limited basis.
- (d) Final selection of locations for mounting of wall type thermostats shall suit Tenant layouts.

9. Fire Protection

- (a) The building has a full sprinkler system.
- (b) Statutory standpipes and fire department valves have been provided at each floor.
- (c) Pull stations, fire alarm speakers, heat detectors and firefighter's telephone handset have been provided at each floor.

10. Lighting

- (a) Typical office floor light fixtures shall be a lay-in fluorescent type to suit the 5' x 2' ceiling grid.
- (b) Lighting fixtures utilize a 347 Voltage supply.
- (c) Light tubes shall be cool white only.
- (d) Basic design lighting level shall be an average minimum of 70 foot candles at desk level on an open floor basis.

- (e) Light fixtures shall be 60" x 12" to provide maximum flexibility for location in 5' x 2' grid system. Air return shall be through the lighting fixtures.
- (f) All Typical tenant fixtures shall utilize electronic ballasts, reflectors, and 32W oc-tron tubes as per the building standard. All Tenant office floor light fixtures are to be coordinated through the Landlord to ensure conformance with the standard building lighting.
- (g) The Landlord may elect to require the Tenant to install switching that provides independent lighting for areas approximating 1500 square feet (e.g. 4 switches for a Tenant area of 6000 square feet).

11. Typical Floor Power

- (a) A ceiling junction box grid system shall be provided throughout the floor areas for Tenant outlet requirements at 120/208 volt, 3 phase, 4 wire.
- (b) In addition, duplex wall outlets shall be provided on certain core walls and on certain perimeter columns.

12. Telephone System

- (a) Tenants are required to make arrangements directly with B.C. Telephone and/or others, for the supply and installation of telephone services to their premises.
- (b) A telephone room is provided on each floor in the building core. Any additional space of this nature, which the Tenant requires for their use or equipment, must be provided within the leased premises. Any special cooling or ventilation required to accommodate the Tenant telephone equipment shall be provided and paid for by the Tenant.
- (c) The main telephone cable entry room is located in the building parkade.
- (d) Note that the telephone company will not lift or replace carpet, ceiling tile, etc., and the Tenant contractor must provide for this.

13. Structural

Unusual loading situations, such as filing rooms, safes, computer installations, etc., must be brought to the attention of the Landlord. The Landlord will not be responsible for any partitioning layout revisions necessitated by unusual loading conditions.

At the Landlord's request, and at the Tenant's expense, the Tenant shall obtain written confirmation from the building's structural consultant regarding any unusual loading conditions.

14. Mail Room

The building mail room is located on the Parking Level.

15. Tenant Signage

- (a) A building standard identification sign for Tenant's entrance door shall be provided by the Landlord at Tenant's expense.
- (b) Tenant identification shall be provided in the main floor lobby directory and their floor lobby directory by the Landlord at Tenant's cost.
- (c) All Tenant's signage must be approved by the Landlord before installation.

16. Exterior Window Coverings

The Landlord shall provide base building curtains. The Tenant may alternatively install at its cost one inch horizontal metal Venetian blinds (approved colour: 065 Almost White Gloss). No other type of exterior window covering will be permitted.

TENANT CONSTRUCTION STANDARDS

1. Interior Partitions

The Tenant shall install a partition composed on 2 ½" steel studs at 16" O.C. with Batt insulation to full stud depth and ½" drywall each side - taped, filled and painted, as minimum standard. Top track of all partitions are to be installed with the use of clips and not screw mounted.

2. Interior Doors

The Tenant shall install solid core wood full height doors. Variations to suit individual decor shall be subject to Landlord's approval.

3. Locks

Tenants requiring locksets to any offices within the leased premises shall ensure the lockset will receive a Sargent cylinder with keys coded to the building's master-key system. The Tenant's designer shall note on the required hardware schedule the appropriate designations for interior locksets and keying requirements, subject to the Landlord's approval.

4. Power

- (a) All power shall originate from circuits in panels on the Tenant floor.

(b) Extra 120/208 volt, 3 phase, 4 wire power other than that provided through the ceiling junction box system shall be installed if available, at Tenant's expense.

5. Copying Machines

Xerox, IBM or other types of copying machines must be non-toxic type and will usually require special circuitry and power hook-up. Because of the heat, etc., generated by these types of equipment, an exhaust duct may be required from the room to the building exhaust shaft. The Tenant shall advise and provide specifications of copying machines.

6. Coffee Machines

Coffee machines usually require special circuitry and power hook-up. The Tenant shall advise and provide specifications. If additional appliances are installed, separate dedicated circuits should be provided.

7. Light Switches

Heat dissipating dimmer switches must not be located below thermostats. Where a local light switch is desirable to a private office or boardroom, the Tenant shall advise and specify.

8. Pot and Track Lights

In order to conserve energy, Tenants will be permitted to install incandescent pot or track lights to a maximum average of 0.4 watts per square foot of the leased area. All such lights shall be controlled by local switching.

9. Tenant Construction Clean-up

Upon completion of the Tenant's improvements and before occupancy, the Tenant's contractor(s) shall thoroughly vacuum and clean up the leased premises, windows (interior only), repair damaged ceiling tiles and any other parts of the building effected by Tenant work.

The Landlord recommends the use of the building cleaning contractor to ensure physical compatibility of cleaning materials and standards.

10. Air Balancing

Each Tenant shall be required to submit to the property manager at the Tenant's cost, within one month of construction completion, an air balancing report commissioned by the heating, ventilating and air conditioning contractor responsible for the Tenant's work.

INTERIOR DESIGN GUIDE

Tenant designers are urged to take maximum advantage of the basic building and its systems to avoid expense and delay to Tenants when creating their improvements and restoring them at the termination of the Tenant's Lease.

This is intended as a guide to Tenants and their designers and contractors:

1. Do take full advantage of the 5' x 2' grid to which the ceiling is built and the 12" sub-grid of ceiling tile and light fixtures.
2. Do keep ceiling at standard height.
3. Do not request changes to the partitions, doors, ceiling heights or finishes in the rooms in the core (i.e. male and female toilets, vestibules, stairs janitor, electrical and telephone closets).
4. Do ensure that any wall finishing material introduced by a Full Floor Tenant in the elevator lobby does not require changes to the elevator door frames, call buttons or signals. Cladding of door frames with special approved finishes will be permitted to Full Floor Tenants.
5. Do ensure that any floor finish material introduced by a Full Floor Tenant in the elevator lobby does not require changes to the elevator door thresholds.
6. Do locate additional washrooms, sinks, etc., as close as possible to the soil stacks to ensure adequate slope of drains.
7. Do advise Landlord as soon as possible, and in writing, of any changes required to the base building elements.
8. Do not permit the frilling of holes in the aluminum frames of the windows.
9. Do arrange for air return openings in every sound baffle in ceiling plenum above a partition, to permit return of air through the ceiling space to the return air ducts at the core.
10. Do comply with City regulations, with respect to access to Fire Department valve cabinets and acceptable routing through the Tenant premises for persons with hose and maximum distance of water throw.

SUSTAINABLE TENANT DESIGN

GWLRA, and the owners on whose behalf it manages, support and encourage sustainable design in the buildings we operate. Sustainable-design offers a host of advantages to office tenants including a reduction in their operating costs, a healthier workplace for their staff as well as improving the environment with the right choices for materials and office equipment.

It is now easier than ever to make sure that your office renovations have as little negative impact on the environment as possible, while providing a more comfortable place to work. Here are some things to consider before starting your renovation:

Hire Interior Designers, Engineers, and Contractors that are knowledgeable about sustainable design and construction practices. One good place to start is the Canada Green Building Council's website where they have a directory of accredited professionals expert in sustainable design/construction (www.cagbc.org).

Install low VOC (Volatile Organic Compounds) materials. Make environmentally conscious choices when selecting carpets, adhesives, paints, finishes, sealants and composite wood products.

Incorporate sunlight and access to views in the design of the space so all of your employees reap the benefits. day-lighting, or allowing abundant natural light indoors, enhances interior light quality and reduces energy demands. The use of glass in sustainable-design office space should be selected with consideration given to visible light transmittance, heat loss and gain, ultraviolet ray transmittance, and color. The use of high-performance glazing systems in the design of interior or private office placement admits more light while simultaneously rejecting a higher percentage of solar heat gain, resulting in better day-lighting and reduced cooling loads.

Insist that contractors recycle as much construction waste as possible. Did you know that contractors can recycle concrete, metal, glass, wood drywall, plastics and even packaging waste? Demolition and construction waste accounts for over 30% of total waste sent to landfills. Recycling construction waste can also be less expensive than sending waste to the land fill, as tipping charges are much lower at recycling depots than landfills.

Install materials with high recycled content. Building construction accounts for over 40% of raw materials used globally. By using materials with a high recycled content, you are reducing the need for raw material extraction and reducing the amount of waste that ends up in a landfill. Again, materials with a high recycled content are becoming readily available at little or no additional cost.

Take stock of what you already have. Is there something in your existing space that could be reused or adapted in your new space?

Save energy! Put occupancy sensors and/or light switches in rooms that aren't constantly used (kitchens, supply rooms, meeting rooms) so the lights automatically shut off when staff aren't around. Minimize or eliminate specialty lighting. Advances in lamp, ballast, and fixture technology produce more light with less energy. Good lighting design uses as little as 0.5 to 0.75 1P watts per sq. ft. of floor space, compared to lighting loads of 2.5 to 3 watts in traditional office design. Furthermore, sensors that measure indoor light levels can raise and lower artificial lighting in response to changing outdoor conditions, and occupancy sensors turn lights off when not needed.

Ventilation systems. Tenant design should take into consideration improved ventilation with well-designed mechanical and electrical systems to deliver air-flow effectiveness, provide plentiful fresh air, and reduce exposure to bio-contaminants such as microbial diseases, fungi, and moulds. High-efficiency filtration systems are very effective in reducing air quality. Improved ventilation also removes indoor pollutants generated by the off-gassing of materials such as carpet, adhesives, sealants, furniture coverings, and paints and varnishes, as well as reduces carbon dioxide levels.

Reduce water use. Many cost-effective options can reduce water use by up to 30 percent. Toilets now use 1.6 gallons per flush versus 3 to 5 gallons per flush on older models. Sensor-operated faucets and urinals help save water and improve sanitary conditions.

Materials Selection. Building and finish materials should be selected with regard to renewability, recycled content, manufacturing processes, packaging, and shipping (i.e., using materials that are locally manufactured or harvested). Sustainable-design practices also incorporate less-toxic premises materials and furnishings. Carpets and floors, paints, varnishes, furniture, and other materials should be carefully and researched prior to specification. Life-cycle cost analyses of materials should also be conducted to compare not only a system or material's first cost but also to consider its cost over the building's entire life span. An increase in the manufacturing of such products has reduced their costs while increasing selection and quality.

Sustainable Tenant Design: The Bottom Line

Sustainable design does not come from employing piecemeal changes that create minor reductions in resource use and total life-cycle costs. Tenants can benefit the most from sustainable design if they work with qualified designers, construction managers and building management to take a holistic approach to planning, designing, and construction of their space. Simultaneously considering design, construction, and interlinked issues, such the building electrical/mechanical and lighting systems optimizes all aspects of a project. In the end, an integrated approach often creates multiple benefits for both the building owner and the tenant.