

TELUS GARDEN OFFICE TOWER



Managing Building Information to Optimize Lifecycle Performance

Location

Vancouver, British Columbia

PROJECT DESCRIPTION

TELUS Garden is a 22-storey, 450,000-square-foot office tower in downtown Vancouver and an expansion of the telecommunications giant’s headquarters office space on the city block.

Completed in 2015, this project was the first Canadian project to be awarded LEED Platinum under the LEED Canada 2009 Core and Shell rating system. The project is the headquarters of TELUS and boasts many sustainability features including sky gardens, the use of low emitting materials and on-site renewable energy through photovoltaic panels.

INNOVATION AT WORK

After 2 years of manual commissioning and spending

\$300,000, the client was looking for a solution to analyze and automate the commissioning process.

Bird-Stuart Olson invested \$15,000 and 160 hours to implement analytics on site which identified more than 900 issues within the building. After about 4 months of running analytics and providing the clients with feedback and proper reporting, total number of issues dropped down to 10.



Outcomes

- Tenants who threatened to sue the owner and leave prior to implementing Bird-Stuart Olson’s solution decided to stay. Bird-Stuart Olson provided service for a number of years after the project was complete.