

RF INDUSTRIAL 6.0

811 & 900 TURNBULL ST. | BEAUHARNOIS, QC



**ENVIRONMENTAL, SOCIAL,
AND SUSTAINABILITY ATTRIBUTES**



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**ROSE
FELLOW.**



BUILDING A 900 TURNBULL ST.



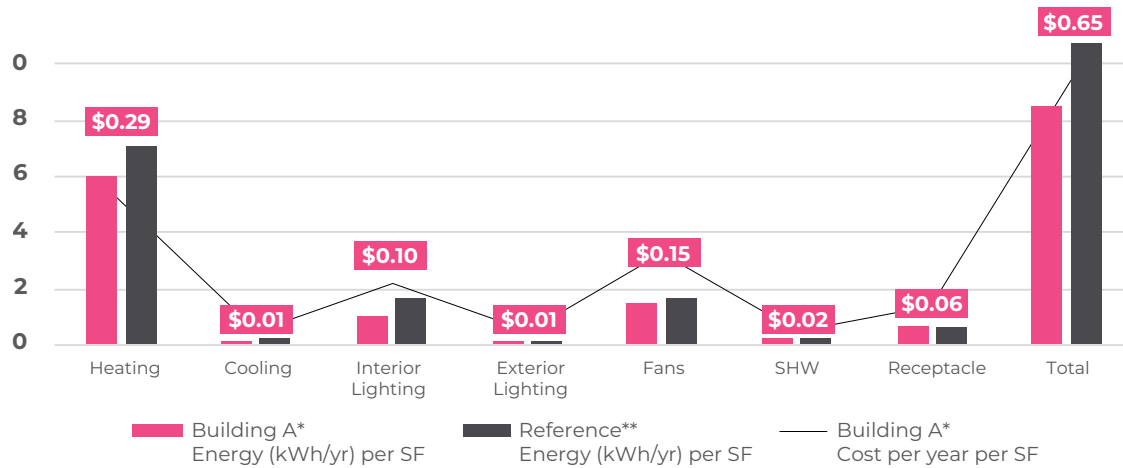
BUILDING B 811 TURNBULL ST.



Zero Carbon Ready

~21% Energy Savings

With a total projected annual energy cost of \$221,360* totaling up to **\$1,106,800** over 5 years, Building A is designed to operate **~21% more efficiently**. This results in significant savings to tenants, in comparison to national and provincial guidelines for energy efficiency**.



* Following the simulation of the proposed design of Building A

** In comparison the National Energy Code of Canada (NECB 2015) as modified by Quebec Construction Code, Cht 1.1- Energy Efficiency

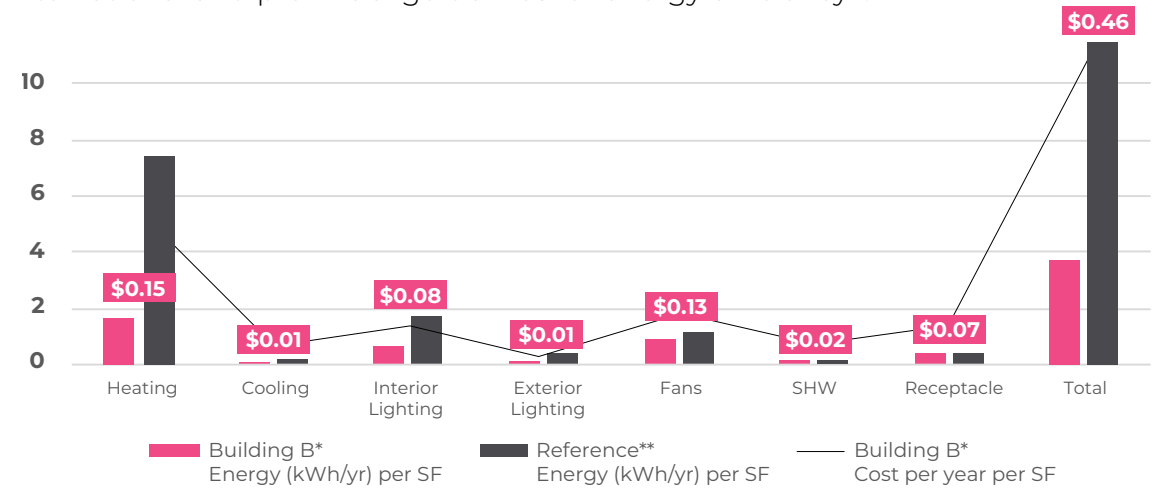
Sustainable Building Features

- **Roof**
 - 7" polyisocyanurate insulation board R-40
 - White TPO roofing membrane
- **Envelope**
 - 4" polyisocyanurate insulated metal panels R-30
- **Dock Doors**
 - Insulated R-18
- **Ventilation**
 - Energy Recovery Ventilation (ERV) for warehouse areas
- **Heating**
 - 82% Thermal efficiency gas-fired unit heater/radiant heater
- **Lighting**
 - Low Lighting Power Density (LPD) interior and exterior LED lights
- **Zero Carbon Ready Attributes**
 - Larger electrical rooms to accommodate future electricity capacity requirements

Zero Carbon Design Certified

~46% Energy Savings

With a total projected annual energy cost of \$190,644* totaling up to **\$953,220** over 5 years, Building B is designed to operate **~46% more efficiently**. This results in significant savings to tenants, in comparison to national and provincial guidelines for energy efficiency**.



* Following the simulation of the proposed design of Building B

** In comparison the National Energy Code of Canada (NECB 2015) as modified by Quebec Construction Code, Cht 1.1- Energy Efficiency

Sustainable Building Features

- **Glazing**
 - Double glazed thermally broken window
- **Roof**
 - 7" polyisocyanurate insulation board R-40
 - White TPO roofing membrane
- **Dock Doors**
 - 2" thick overhead dock doors
 - Insulated R-18
- **Walls**
 - 12" precast panel wall R-25
 - 4" polyisocyanurate insulated metal panels R-30
- **Heating**
 - Trane Dual Fuel VRF Air-Source Heat-Pumps
- **Lighting**
 - High Bay LED lighting fixtures with occupancy sensors
 - Exterior lighting fixtures with photocell sensors



The Benefits of a Certified Carbon Zero Building

Building B is Certified Carbon Zero, while Building A has been designed to accommodate features that will enable a transition to zero-carbon operations in the future. Both buildings, which have already achieved LEED Silver certification, allow a path to zero-carbon operations and offer the potential to pursue the CaGBC Zero Carbon Performance Certification in the future.

A certified Carbon Zero industrial building includes specific provisions for zero-carbon operations and development. These provisions include all envelope, electrical infrastructure prepared for a electrification of mechanical systems.

Tenant Benefits



Net Zero Transition

Reduced cost and effort required to transition to a net-zero-carbon building in the future compared to a typical code-built warehouse.



Energy & Cost Saving

Reduced energy consumption and lower operating expenses through upgraded insulations.



Air Quality

Improved filtration and ventilation for employees.



Corporate Citizenship

Promote brand as environmentally responsible.



Business Positioning

Downstream mandate for suppliers to win / maintain business.



Business Disruption

Avoid disruption of legislated building renovations required to net-zero transitioning.



Leasing Inquiries

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