Sustainable Building Programs Tenant Reference 2024



Dear Tenants,

The Building Owners & Managers Association Building Environmental Standards (BOMA BEST®) program is Canada's industry performance standard indicator for sustainability in commercial buildings and recognizes excellence in environmental management and performance in commercial real estate. Mississauga Executive Centre is currently in the process of applying for BOMA BEST® certification.

We are pleased to provide you with this Sustainable Building Programs Tenant Reference, which contains information on our Refrigerant Safety Program; Green Cleaning and Enhanced Cleaning Program; Integrated Pest Management Program; and Waste Reduction Work Plan. The goal is for tenants to utilize these documented programs for their own spaces, or develop their own using them as a reference.





Green Cleaning Program

Mississauga Executive Centre has implemented green cleaning program to reduce building occupants and maintenance personnel's exposure to potentially hazardous chemical, biological, and particle contaminants, which adversely affect air quality, human health, building finishes, building systems, and the environment. The following are components of our green cleaning program:

TRAINING REQUIREMENTS

Operations and Maintenance staff must understand the principles and objectives of green cleaning and are familiar with product selection criteria, i.e., third-party recognized green cleaning standards (such as EcoLogo, GreenSeal, and Environmental Choice). Staff also received WHMIS, spill control, and PPE training.

Job specific training is required for all custodial employees. All employees receive training on: the proper use and disposal of products; proper usage of the dispensing system; proper cleaning techniques; use and maintenance of powered equipment. Training also covers the company's health & safety program, emergency evacuation procedures, and the building's recycling program. All employees receive WHMIS (2015) training.

STANDARD OPERATING PROCEDURES (SOP)

The Cleaning Contractor is required to create SOPs that form the basis for training and cleaning, which management will review and approve. These SOPs should address effective cleaning, hard floor maintenance, and carpet maintenance implementation, management & auditing. Overall, the SOPs should reflect management's green cleaning principles, which include:

- Minimized use of potentially harmful and irritating chemicals, and use of environmentally friendly certified chemicals instead;
- The removal or elimination of dirt, dust, and other contaminants;
- The protection and preservation of surfaces during cleaning (particularly hard floors and carpets);
- Proactive strategies to reduce contaminant infiltration at source;
- Specific green cleaning procedures for daily tasks, including dusting, mopping, and surface cleaning;
- Environmentally responsible procedures for restroom cleaning; and
- Green methods for floor care, including the use of eco-friendly floor cleaners.

Waste collection requirements should include:

- Separating recyclables, compostables, and general waste.
- Following guidelines for the proper disposal of hazardous waste, ensuring compliance with local regulations.
- Reduction of single-use cleaning materials and promote the use of refillable containers.

CLEANING PRODUCTS AND SUPPLIES

At least 50% (by total volume) of cleaning products and supplies must meet third-party recognized green cleaning standards, such as EcoLogo, Green Seal, or equivalent. This includes disinfectants, metal polish, floor finishes, strippers, garbage bags, and hand soaps. At least 50% (by total volume) of paper cleaning supplies (including toilet paper and paper towels) must be certified by GreenSeal, EcoLogo, the Sustainable Forestry Initiative Inc.® (SFI®), and/or Forest Stewardship Council (FSC) programs. Additional requirements include:

- Choose cleaning products with low or no volatile organic compound (VOC) content.
- Prioritize products that are biodegradable and have minimal environmental impact.
- Replace disposable wipes with reusable, washable microfiber cloths.
- Opt for cleaning supplies that come in bulk or concentrate form, using refillable containers to reduce waste.
- Install dispensers for hand soap and sanitizers that promote the use of eco-friendly refills.





CLEANING EQUIPMENT

Equipment used at the property must meet one or more of the following standards:

- Vacuum cleaners meet the requirements of the Carpet and Rug Institute "Green Label" Testing Program: Vacuum
 Cleaner Criteria and can capture 96% of particulates 0.3 microns in size and operate with a sound level less than
 70dBA.
- HEPA filters must be installed on vacuums.
- Energy-efficient vacuums to reduce electricity consumption.
- Explore alternatives like ionized water systems for chemical-free cleaning.
- Mobile UV cleaning devices that use UV-C technology to disinfect surfaces without the need for chemicals.
- Carpet extraction equipment used for restorative deep cleaning is certified by the Carpet and Rug Institute "Seal of Approval" testing program for deep cleaning extractors.
- Automated scrubbing machines are equipped with variable-speed feed pumps and on-board chemical metering to optimize the use of cleaning fluids.
- All powered equipment must operate with a sound level less than 70 dBA.
- All battery-powered equipment must be equipped with environmentally preferable gel batteries.

CONCLUSION

The Green Cleaning Program aims to promote sustainable practices, reduce environmental impact, and contribute to a healthier indoor environment for the occupants of the commercial building. Regular training, ongoing evaluation, and collaboration with suppliers will be crucial for the program's success.

Enhanced Cleaning Program

During flu season and pandemic response, there is elevated risk for frequently touched surfaces to harbour bacteria and viruses. Frequently touched surfaces, such as door handles and elevator buttons and shared common areas, such as kitchens and washrooms can harbour bacteria and viruses for extended periods.

As such, an enhanced sanitation schedule is followed by Hallmark Housekeeping Services Inc. during flu season and pandemics. The schedule identifies frequently touched surfaces (e.g., door handles/knobs, elevator call buttons, handrails, light switches, faucets, kitchen equipment, countertops, shared office equipment, etc.) and commonly shared areas (e.g., fitness rooms, boardrooms, break areas, shared kitchens, shared washrooms, shared office equipment, lobbies, hallways, elevators, stairs, etc.).

The following practices are included as part of our Enhanced Cleaning Protocol and will be following during flu seasons and any pandemics:

- Frequently touched surfaces must be easily cleanable and sanitized with a disinfectant at least twice daily during flu season, pandemic response, or similar circumstances.
- Use of acceptable disinfection products registered with Health Canada (DIN) and products must be certified by EcoLogo or equivalent.
- Hand sanitizers should contain at least 60% alcohol content for effective virus control and be approved for use by local health authorities. Hand sanitizers should be placed in central locations for easy access.
- Signage shall be placed throughout the building to raise awareness, remind occupants about proper handwashing practices, etc.
- The cleaning contractor shall increase the supply and upkeep of soap, toilet paper, and paper towels.
- Re-training will be organized to ensure building and custodial staff are appropriately trained in proper cleaning and safety techniques.





Refrigerant Safety Program

Any tenants that maintain refrigerant-containing equipment are encouraged to follow our Refrigerant Safety Program, or use it as a reference when developing their own version of a refrigerant safety program for their unit.

OBJECTIVE

The purpose is to establish a Refrigerant Safety Program for refrigerants in use at the property, in compliance with the provincial *Environmental Protection Act, Ontario Regulation 463/10 "Ozone Depleting Substances and Other Halocarbons,"* the *Canadian Environmental Protection Act,* "Ozone-Depleting Substances and Halocarbon Alternatives Regulations" (SOR/2016-137), CSA Mechanical Refrigeration Code B52-13, as well as ASHRAE Standard 15-2013 "Safety Standard for Refrigeration Systems". Due to the high global warming and ozone-depletion potentials of refrigerants,

1. Training Requirements

Third-party HVAC contractor Trane Canada ULC staff are required to complete comprehensive refrigerant training to handle, service, and maintain refrigeration and air conditioning systems safely and in compliance with environmental regulations. All Trane Canada ULC staff have an Ozone Depletion Prevention certificate card, as this is required in order to purchase and handle refrigerants in Ontario.

Trane Canada ULC is certified and licensed with the Heating, Refrigeration, and Air Conditioning Institute (HRAI) of Canada. Environmental awareness courses undertaken by staff include content on refrigerant control and chlorofluorocarbon (CFC) handling, developed by the HRAI and Environment Canada.

2. Refrigerants In Use

Mississauga Executive Centre maintains an inventory of equipment containing refrigerants onsite via the Yardi FM system.

3. Reducing & Managing Refrigerant Leaks

Reducing and managing refrigerant leaks is crucial for both environmental sustainability and the efficient operation of HVAC systems. Following is an overview of actions, practices, and procedures that are taken to minimize and manage refrigerant leaks at Mississauga Executive Centre:

- ✓ **Regular Maintenance:** A comprehensive maintenance program is in place for HVAC systems. This includes regular checks of refrigerant lines, connections, and components.
- ✓ **Regular Leak Inspections:** During the scheduled preventative maintenance visits, Trane Canada UL completes visual inspections for refrigerant leaks and checks refrigerant system operating temperatures and pressures.
- ✓ Regularly Check Refrigerant Levels: Monitoring refrigerant levels in HVAC systems regularly. Adjusting and recharging systems as needed to maintain optimal levels.
- ✓ **Leak Detection System:** There is a continuous monitoring system for refrigerant leaks utilizing advanced technology, including sensors and alarms, to provide real-time alerts. All chiller units located in the Chiller Room in the Mechanical Penthouse are equipped with refrigerant leak detection sensors, which sound in the event of a refrigerant leak to the indoor environment.
- ✓ **High-Quality Equipment:** High-quality components and equipment are less prone to leaks. This includes reliable valves, fittings, and seals for refrigerant-containing systems.
- ✓ **Proper Installation Practices:** HVAC systems are installed by qualified professionals following manufacturer specifications.
- ✓ Recordkeeping and Documentation: Records of all maintenance logs, loss reports, testing results (including leak tests), and any other maintenance work completed by Trane Canada ULC is logged by Colliers, both in hard copy and electronically. This information is used to track trends and identify potential problem areas.
- ✓ Proper Refrigerant Recovery and Recycling: Use of certified technicians for refrigerant handling tasks to ensure proper procedures are implemented for recovering and recycling refrigerants during maintenance, servicing, or decommissioning of equipment.





✓ **Storage:** Other than equipment charged with refrigerant, no bulk quantities of refrigerant are stored at Mississauga Executive Centre. Instead, Trane Canada ULC is responsible for bringing any replacement refrigerant material onsite during monthly maintenance and inspection visits and removing any bulk quantities of refrigerant when the work is completed.

By implementing these actions, we are significantly reducing the likelihood of refrigerant leaks and contributing to a more sustainable and efficient operation of our HVAC systems. Regular monitoring, maintenance, and a proactive approach to leak prevention are key elements of effective refrigerant management.

4. Procedures for Refrigerant Investigations & Corrective Action

Colliers has retained Trane Canada ULC, a certified and licensed mechanical contractor, to manage building air conditioning equipment on a scheduled basis. All equipment owned and operated by Colliers is inspected by the contractor during scheduled preventative maintenance visits. During inspections, Trane Canada ULC monitors air conditioning systems for correct refrigerant charges, logging and inventorying any emissions in each piece of equipment. As part of the monthly visit, the contractor conducts a visual inspection of equipment for leaks. During the operation of units, Trane Canada ULC monitors air conditioning systems for correct refrigerant charges. Completed maintenance tasks are filed on a work order sheet on an as-needed basis. Any losses are immediately repaired by the contractor, and the losses are tracked and recorded, as per provincial regulations.

Upon service calls for equipment that is not operating properly, Trane Canada ULC iconducts a pressure test. If pressure is low, technicians inspect equipment for proper refrigerant levels as well as monitor units for correct refrigerant charges during operation. Repairs are completed as needed, with descriptions of service documented on a work order sheet.

5. Halocarbons

Halon is an ozone depleting substance as well as an indoor atmospheric hazard (oxygen displacing). Use of halon in fire-suppression systems has been banned in many jurisdictions. There are currently no halocarbon fire suppression systems at Mississauga Executive Centre.

6. Phase-Out Plan for Ozone-Depleting Substances

Mississauga Executive Centre has adopted a phase-out plan for ozone-depleting substances in line with the federally-administered *Canadian Environmental Protection Act*, "Ozone-Depleting Substances and Halocarbon Alternatives Regulations" (SOR/2016-137) as well as the *Montreal Protocol on Substances that Deplete the Ozone* Layer. Upon lifecycle expiry or upon purchase of any new equipment, higher-efficiency units accepting refrigerants with lower global warming potential (GWP) and ozone-depleting potential (ODP) are installed in accordance with the HVAC replacement/ODS phase-out program. After 2020, all equipment that contains R-22 that reaches the end of their useful lifecycle will be replaced with R-123 or R-410A and after 2030, all equipment that contains R123 that reaches the end of their useful lifecycle will be replaced with R-410A as per the phase-out schedule identified in Canadian Environmental Protection Act, "Ozone-Depleting Substances and Halocarbon Alternatives Regulations" (SOR/2016-137). Once equipment is taken out of service, ozone-depleting substances are handled in accordance with ozone-depleting substances management regulations.

At this time, majority of the equipment still contains high or medium GWP refrigerants. Any mechanical equipment installed in the future will be high-efficiency models accepting environmentally-preferred refrigerants, R-134a or R-410a. Once equipment is taken out of service, ozone-depleting substances are handled in accordance with ozone-depleting substances management regulations.

CONCLUSION

Mississauga Executive Centre recognizes that a long-term commitment is required. As industry knowledge of environmental issues evolves, Mississauga Executive Centre will update their environmental best practices and procedures. This plan will be reviewed annually and updated as required.





Integrated Pest Management Program

Any tenants that have their own pest management services are encouraged to follow our Integrated Pest Management (IPM) Program (below) or use it as a reference when developing their own version of an IPM Program for their unit. Tenants are also encouraged to comply with the following measures:

- Food storage should be kept in sealed containers and should be disposed of daily.
- Proactive inspection for evidence of pests is recommended at least monthly.
- Where necessary, tenants are encouraged to use environmentally preferable pesticides.
- Tenants are encouraged to make use of our enclosed waste, recycling, and organics handling equipment.

OBJECTIVE

The purpose of the IPM Plan is to provide Colliers with the necessary guidance to mitigate or eliminate economic or health damage caused by pests, while ensuring minimal use of pesticides. IPM is intended to reduce occupant exposure to dangerous toxins and allergens, support healthy indoor air quality, and contribute to the enhanced physical and mental health of the occupants. The plan shall apply to Mississauga Executive Centre and shall govern the pest control operations taking place at the building.

INTRODUCTION

IPM is an environmentally sensitive approach to pest management that relies on a combination of physical, biological and environmentally-sound methods to prevent insects and rodents in interior areas. IPM is not a single pest control method, but rather involves integrating multiple control methods based on site information obtained through regular inspection, monitoring and reports. The program uses current, comprehensive information on the life cycle of pests and their interactions with the environment. This information, in combination with available pest control methods, is used to manage pest damage by the most economical means, with the least possible hazard to humans, property, and the environment. Traditional pest control involves the routine application of pesticides. In contrast, IPM focuses on pest prevention and judicious use of pesticides (i.e. only as needed).

TRAINING REQUIREMENTS

Building management should receive training on IPM principles, identification of pests, and the safe use of pest control products. Staff also received WHMIS and personal protective equipment (PPE) training.

Pest control contractors in Ontario must undergo comprehensive training to meet legal and regulatory obligations, starting with a thorough understanding of the Pesticide Act and Regulations. Training should encompass IPM principles, focusing on prevention, monitoring, and non-chemical control methods. Contractors need in-depth knowledge of common pests in the region, including their biology and behavior. Emphasis should be placed on safe pesticide application techniques, covering proper handling, storage, disposal, and equipment calibration. Health and safety training, including the use of PPE and emergency response procedures, is crucial. Environmental stewardship, record-keeping, and client communication skills are also integral parts of the training. Continuous education on industry trends, licensing requirements, workplace safety, and ethical conduct ensures that pest control contractors remain up-to-date, certified, and capable of delivering effective and responsible pest management services in Ontario.

STANDARD OPERATING PROCEDURES (SOP)

- Setting Action Thresholds: An action threshold is the pest population level at which the pests' presence is a nuisance, health hazard or economic threat. Setting an action threshold will guide pest control decisions and focus on the size, scope and intensity of the IPM.
- Regular Inspections: Monthly proactive inspections of the entire premises will be conducted by trained personnel to identify signs of pests, vulnerabilities, and conducive conditions, with a focus on high-risk areas such as kitchens, storage rooms, waste disposal areas, and building perimeters. Special attention will be given to high-risk areas





identified through historical data and tenant feedback. Immediate action will be taken if pests or potential risk factors are identified.

- **Identification**: The correct identification of pests is vital to ensure the most optimum use of preventative measures and reduce the unnecessary use of pesticides. Correct identification will also prevent the elimination of beneficial organisms.
- **Products and Supplies**: Prioritize the use of environmentally preferable or low-risk pesticides. Conventional products may be used in exceptional cases, and only when necessary, with a preference for those with the least environmental impact. Consult with a licensed pest control professional to determine the most appropriate products for specific pest issues. Pest control products will be stored securely with controlled access in accordance with relevant regulations. Regular checks will be conducted to ensure the integrity of storage containers and to prevent leaks or spills. Provide appropriate personal protective equipment (PPE) for staff handling these products.
- **Documentation**: Maintain detailed records of inspections, findings, and actions taken. Track trends to identify recurring issues and areas for improvement.
- **Action Plan**: Develop a systematic action plan for immediate response to identified issues. Prioritize corrective actions based on the severity of the infestation or potential risk.
- **Resources**: Provide identification resources, such as pest guides and training materials, to assist staff in accurately identifying pests.
- **Preventive Measures**: Implement physical barriers and exclusion methods to prevent pests from entering the building. Address moisture issues promptly to eliminate potential breeding grounds for pests.
- **Food Storage:** Encourage tenants to store food in sealed containers to minimize attractants for pests. Emphasize the importance of daily disposal of food waste to prevent pest infestations.
- **Training Updates**: Schedule regular training sessions for maintenance staff to keep them informed about new pest management techniques, products, and safety protocols.

TENANT COMMUNICATIONS

Provide educational materials to tenants on pest prevention and the importance of cooperation in maintaining a pest-free environment. Tenants will be notified in advance of any planned pesticide applications. Clear communication channels will be established for tenants to report pest sightings or concerns.

PREVENTION AND CONTROL METHODS

Understanding pests' needs is essential to implementing a strong IPM. Pests seek habitats that provide basic needs such as air, moisture, food and shelter. Pest populations can be prevented or controlled by creating inhospitable environments, by either removing some of the basic elements required for pest survival or blocking pest access into structures.

Colliers will prioritize the judicious use of pesticides at the building and will seek out contractors who specialize in IPM. Non-chemical pest control methods including environmental, mechanical, and structural methods shall be implemented onsite, including:

- Inspection and monitoring (e.g. inspection of pest population sites, keeping refuse in tight containers, locating waste containers away from the building);
- Improved sanitation (e.g. removing food from common areas, cleaning, upkeeping of landscaping);
- Adding physical barriers (e.g. screens for doors and windows; curtains);
- Maintaining structures (e.g. fixing leaking pipes promptly, sealing cracks);
- Use of trapping devices (e.g. light traps, snap traps, and glue boards); and
- Modifying pest habitats (e.g. removing clutter, relocating outside light fixtures away from doors).





CONCLUSION

The policy applies to Mississauga Executive Centre, including any pest control service providers at the property. Periodic reviews of the IPM policy will be conducted to incorporate new technologies, products, or industry best practices. The plan will be annually reviewed and updated based on the pest control monitoring results. By adhering to this comprehensive IPM policy, Mississauga Executive Centre aims to create a healthy and pest-free environment while minimizing the impact on the surrounding ecosystem and human health.





Waste Reduction Work Plan

At Mississauga Executive Centre an annual Waste Audit and Waste Reduction Work Plan report is completed, in accordance with Ontario Ministry of the Environment and Climate Change Regulation (MOECC) 102/94 requirements. Following is the Waste Reduction Work Plan summary which was created in March 2024:

	F YOU WOULD LIKE TO VIEW THE FULL REP	PLOYEES OR OCCUPIERS OF THE PREMISES AS PER THE O PORT, PLEASE CONTACT THE ADMINISTRATION OFFICE.	NIARO REGULATION 102/34
III. PLANS TO REDUCE, REUSE	AND RECYCLE WASTE		
Waste Category (as stated in Part V of your "Report of a Waste Audit")	Source Separation and 3Rs Program		
a trans name	Cardboard Recycling Program:	Tenants flatten their cardboard and custod	ial staff transport the material to
Cardboard	the cardboard bins located in each building's waste and recycling depot. Some tenants will bring their own		
	cardboard to the appropriate waste and recycling depot. Paper Recycling Program: Tenants are provided with blue boxes to facilitate recycling. Custodial staff		
Fine paper	transports the material to the appropriately labelled totes for mixed paper material in each of the building's		
	waste and recycling depots.		
Newsprint Boxboard shoe boxes, cereal boxes,	Same as "Fine Paper".		
etc.	Same as "Fine Paper".		
Glossy magazines, catalogues, flyers	Same as "Fine Paper".		
Aluminum food and beverage cans	Cans/Glass/Plastic/Polycost Carton Recycling Program: Tenants are provided with blue boxes to facilitate recycling. Custodial staff transports the recyclable material to the waste depot where they deposit their cans/glass/recyclable plastics in the appropriately labelled totes for recycling.		
Steel food and beverage cans	Same as "Aluminum food and I		"
Glass food and beverage bottles/jars	Same as "Aluminum food and	beverage cans".	
PET (#1) plastic food and beverage bottles	Same as "Aluminum food and beverage cans".		
HDPE (#2) plastic jugs, crates, totes, and drums	Same as "Aluminum food and beverage cans".		
PVC (#3) plastic LDPE (#4) plastic film		Not currently accepted by Service Provider for recycling. Continue to dispose in garbage. Not currently accepted by Service Provider for recycling. Continue to dispose in garbage.	
Polypropylene plastic (#5)		Not currently accepted by Service Provider for recycling. Continue to dispose in garbage. Same as "Aluminum food and beverage cans".	
Polystyrene (#6)	Not currently accepted by Serv	vice Provider for recycling. Continue to dispo	
Other plastics (#7) Polycoat cartons	Not currently accepted by Service Provider for recycling. Continue to dispose in garbage.		
	Same as "Aluminum food and beverage cans". <u>Organics Recycling Program:</u> Custodial staff collects organics in 16-gallon totes and bring the organic material		
Organics	to the onsite Rocket composting machine located at 3 Robert Speck Parkway.		
Compostable packaging	Same as "Organics".		
light bulbs/tubes	<u>Light Bulb/Tube Recycling Program:</u> Tenants have their spent lamps picked up by building services and properly recycled.		
Batteries	Rattery Recycling Program; Tenants can have their material picked up by building services and properly recycled.		
Electronic waste (computers and othe	E-waste Recycling Program; Tenants can have their material picked up by building services and properly		
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