



ARCHITECTURAL RENDERING OF MAIN ENTRANCE AND ADMINISTRATION BUILDING



CITY OF VANCOUVER

**City of Vancouver  
National Avenue Works Yard  
& Engineering Operations  
Centre  
Vancouver, BC**

CLIENT: City of Vancouver  
CONSTRUCTION VALUE: \$22.0 million  
COMPLETION DATE: Fall 2003

Omicron is currently providing project management, architecture, engineering and construction management services to the City of Vancouver for its new \$22.0 million National Avenue Works Yard and Engineering Operations Centre. The facility will be located on National Avenue in the False Creek flats industrial zone.

The Works Yard will occupy approximately 5 hectares, and will incorporate some or all of the operations of eight engineering branches, along with associated support for the facility. Approximately 400 employees will be based out of the new Works Yard, and it will have the capacity to accommodate growth of operations over the next 10 to 20 years.

The new facility will include the following major components: Parking Operations; Electrical and Traffic Operations; Sanitation Operations; Equipment Services; Sewers Operations; Street Operations; Consolidated Stores; Waterworks Operations and General and Administrative Areas.

**Sustainable Design**

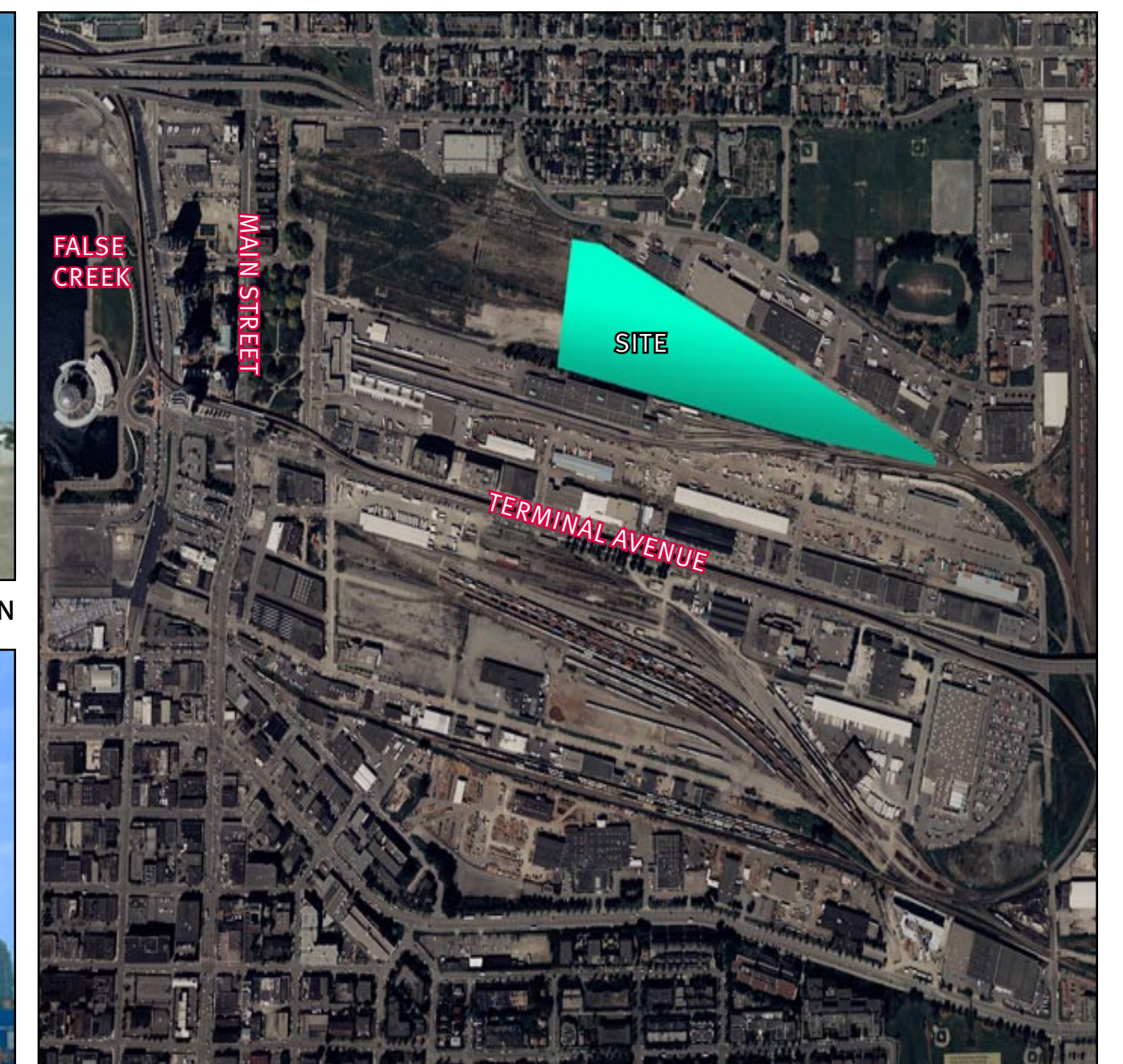
Omicron has registered the City of Vancouver National Avenue Works Yard and Engineering Operations Centre for LEED™ 2.0 Certification. At this time, with 45 LEED™ rating points, the project stands to attain Gold status with the USGBC.



ADMINISTRATION BUILDING UNDER CONSTRUCTION



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CONTEXT PLAN



RENDERED CROSS-SECTION OF ADMINISTRATION BUILDING

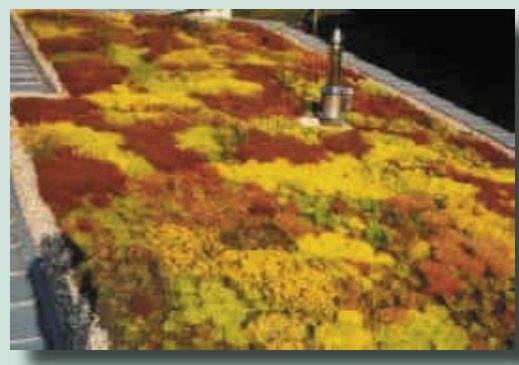


# Meeting LEED™ Criteria

City of Vancouver

National Avenue Works Yard & Engineering  
Operations Centre

## Sustainable Sites



Erosion & Sedimentation Control

Brownfield Redevelopment

- redevelopment of former rail yard



Alternative Transportation

- close to public transportation  
- vehicle chargers for electric vehicles  
- bike storage and showers for occupants



Stormwater Management

Landscape & Exterior Design to Reduce Heat Islands

- green vegetated and reflective roofs



Light Pollution Reduction

- lighting designed for zero direct beam illumination leaving site

## Water Efficiency



Water Efficient Landscaping

- drought resistant landscaping requires no irrigation



Innovative Wastewater Technologies & Water Use Reduction

- recycled rainwater used for flushing toilets, urinals  
and dual flush toilets reduce water use by 50%



## Energy and Atmosphere

Optimize Energy Performance

- ground source heat pump & radiant heating cooling system reduces energy use by 40%



Additional Commissioning

- an independent commissioning agent ensures building systems perform optimally



Renewable Energy

- photovoltaics provide a portion of the power to the building

## Materials and Resources

Construction Waste Management

- over 75% of construction waste is recycled



Recycled Content

- over 50% recycled content in building materials



Local / Regional Materials

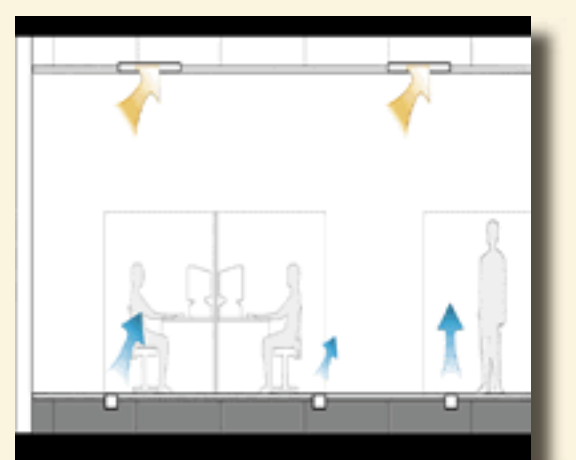
- over 50% of materials are obtained locally, reducing pollution from transport



## Indoor Environmental Quality

CO<sub>2</sub> Monitoring

- ventilation systems controlled by CO<sub>2</sub> sensors



Increase Ventilation Effectiveness

- displacement ventilation system provides fresh air directly to occupants

Low-Emitting Materials

- low VOC materials improve indoor air quality

Controllability of Systems

- operable windows give occupants control of their indoor environment



Daylight & Views

- 90% of occupants have direct views to the outside  
- daylighting provides a well-lit work environment