255 McCaul Street, Exam Centre Building - Project Summary
**LEED and Best Practice Office Design Features**

**U of T’s First LEED Gold Certified Project**

**LEED-CI Gold Certified in 2009**

**INNOVATION & DESIGN**
Green housekeeping, HFC refrigerant use, water efficiency and use of regional materials

**WATER EFFICIENCY**
Cisterns that capture rain water for flushing and low-flow/dual-flush washroom fixtures reducing potable water use by 62%

**INDOOR ENVIRONMENTAL QUALITY**
Natural, recycled, regional, renewable, reused & low-emitting materials, 90% of staff have access to natural light and operable windows, green wall in the lobby is a natural air cleaner

**SUSTAINABLE SITE**
Building repurposing instead of demolition, 97% of demolition and construction waste was diverted from landfill, bike racks that support active transportation, parking spots for staff that carpool or drive a hybrid vehicle, rainwater capture, utilized St. George Campus’ sustainable roofing standard

**ENERGY & ATMOSPHERE**
75% of office equipment and applicable appliances are Energy Star certified, more energy efficient lighting (task lighting, T5 lamp, LED lamp), computerized energy oversight (lighting controller and electronic metering), demand-controlled ventilation

**MATERIALS & RESOURCES**
Paper towels & toilet paper made from 100% recycled material, paper towel dispensers that minimize waste, storage & collection of recyclables

**BEST PRACTICE INTERIOR DESIGN INCREASES COLLABORATION & PRODUCTIVITY!**

**SPACE EFFICIENCY**
Average of 192 square feet per employee compared to previous average of 255 square feet per employee

**CASUAL MEETING SPACE**
Comfortable meeting area at coffee stations & lunch room and informal meeting spaces

**HOTEL STATIONS & PRIVATE SPACES**
Visitors, contractors & colleagues are provided with temporary areas to work, shared work surfaces for virtual workers and enclosed rooms provided for private conversations and phone calls