



# THE TEKNION MONTREAL SHOWROOM

Sustainability is embedded in the culture of the family-owned Teknion, empowering everyone from the plant floor through to our executive leadership to contribute to corporate responsibility. Its Montreal Showroom, Teknion's only showroom to achieve both LEEDv4 Platinum, receiving 83 credits, and WELL Platinum represents its latest commitment to its culture of sustainability.

The Showroom achieved all 25 LEED Optimize Energy points, due primarily to the efficiency of the base building heating system and 30% lighting power density reduction. A 100% of the energy use is offset with Greenpower for a 10-year term and commitment to renewable energy.

Site selection is key for interior fit outs; both the building location and the base building itself. This helped significantly with both certifications by providing:

- Access to public transportation
- Diverse neighbouring community amenities (grocery, restaurants, banks, museums, etc.) including adjacent access to green space.
- A robust bicycle storage and showering facility.
- Premium MERV 13 filtration- Indoor Air Quality
- Storage and collection for recyclables.
- Green Cleaning.
- The building itself has also achieved LEED Certification.
- Premium views to the outdoors- connections to biophilia with river and city views.

Teknion's materials transparency and low-emitting materials for all of its products allowed for innovation. It used the material red list protocols for all the materials used on the project. Specific achievements include:

- Pilot Credit 112: Certified Multi-attribute Product and Materials. With the concentration of BIFMA e3 Level 3 certified products, Teknion was able to demonstrate that it met 31% by cost of the entire project.
- Exemplary Performance- Low Emitting Materials with 100% compliance in two product categories. Teknion products were, of course, one of those categories for product application.
- Exemplary Performance- BPDO, Environmental Product Declarations, containing LCA information and embodied carbon impacts, provided for the maximum number of products (20) – a difficult achievement in a small space.
- Pilot Credit 90: Social Equity within the Project team Option 2, Demonstrating social responsibility on a company level with Teknion's JUST label.
- Bi-annual thermal comfort surveys to ensure employee satisfaction throughout the space.
- All of the products in the former Showroom location were decommissioned to various non-profits and dealer partners in the area. 100% of all existing furniture was diverted from landfill during the move from the prior location. Construction and demolition waste diversion rates completed at 76.44%



## LEED Scorecard - Platinum

Water Efficiency	6 / 12
Energy & Atmosphere	30 / 38
Materials & Resources	9 / 13
Indoor Environmental Quality	9 / 17
Innovation in Operations	6 / 6
Location and Transportation	18 / 18
Integrative Process	1 / 2
Regional Priority Credits	4 / 4
<b>TOTAL</b>	<b>83 / 110</b>

