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## Building program gets PowerSmart



Lorena Lennox shows off the new Pulse Energy software Jawl Properties is piloting to monitor the B.C. Hydro usage at its 3350 Douglas St. building. Usage can be viewed by the hour, day, week or month.

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When Jawl Properties started its environmental project 18 months ago, management had no idea what it would turn into.

The company wanted to reduce its energy consumption and greenhouse gas emissions in its 14 Victoria office buildings.

But the project has grown to incorporate water conservation, waste reduction and an education program for tenants

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program for tenants.

"We started looking at this because of two factors. The cost of energy was going to increase for our tenants and secondly the impact on the environment," said Wayne Ford, a member of Jawl's sustainable buildings team.

"We thought we would meet resistance, but it's been overwhelming acceptance. (Tenants) participation in this and their enthusiasm for the environment has sometimes led us further than we originally anticipated."

Jawl Properties has invested more than \$1 million into the project so far and physical upgrades have been completed at eight of the 14 buildings.

The company projects it will reduce its electricity consumption by at least 22 per cent and save \$86,000 a year, and at least 50 per cent of building waste has been diverted from the landfill, said Ford.

B.C. Hydro recently named the Victoria-based company as a finalist in three categories – workplace conservation leadership, energy champion and conservation commitment by the company as a whole - for this year's Power Smart Excellence Awards.

Streetlight Intelligence has also been named a finalist for an award.

The Victoria company created a new streetlight dimming technology that was piloted in Prince George. It reduced the city's electricity costs for street lighting by 25 per cent.

The 2009 Power Smart Excellence Award winners will be announced May 26.


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