

reimagine

existing buildings as new, beautiful,
sustainable & healthy spaces

reimagine

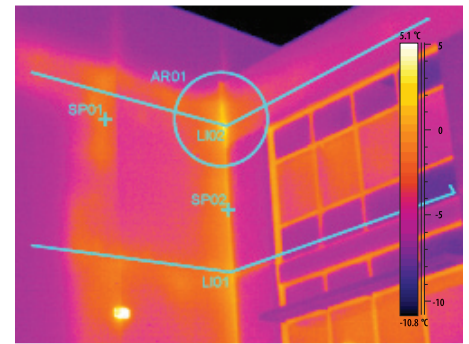


Associated Engineering Plaza, Edmonton AB | existing / reimaged



reimagine

\,rē-i-'mā-jən\
 : to imagine again or anew ; especially :
 to form a new conception of : re-create



An initiative of Manasc Isaac, Reimagine was born from a recognized need to renew aging buildings. It is fundamentally designed to restore your asset and deliver value to tenants.

Manasc Isaac will work with you to achieve your goal of balancing capital investment with the need to re-skin aged or failing buildings. We are skilled at providing high performance envelope solutions while creating cost-effective sustainable buildings for owners and tenants alike.

The following strategies will create long-term value for your asset, for all its stakeholders and tenants by providing measurable value-added benefits in a cost effective manner while creating a more sustainable community.

RE-SKINNING THE ENVELOPE

Most building exteriors reach the end of their lifecycle and require replacement every 40 to 50 years. Many of the buildings constructed in the 1960's and 70's are reaching this stage of their lifecycle, and are due for renewal.

This creates an opportunity to refresh the appearance of these buildings, making them more attractive, vibrant and engaging elements of the city's visual landscape. It also creates the opportunity to incorporate sustainable features into the building's skin that save (and even produce) energy, reduce operational costs and enhance occupant health and comfort.

A reimagined building envelope presents opportunities for renewable energy generation through the use of photo-voltaic cells, solar hot water heating and even wind energy collection. When combined with operable windows, exterior sunshades and daylight workspaces, these buildings are more comfortable to work in, less expensive to operate and less taxing on the planet.

ENERGY SAVINGS

Buildings lose significant amounts of energy through inadequately insulated walls, windows and roofs. A high-performance building envelope—a continuous, fully sealed membrane that encases the entire structure—provides greater insulating value, and dramatically reduces the amount of energy a building uses.

Manasc Isaac are experts in building envelope technology, having designed some of Canada's most efficient buildings in some of it's harshest climates, including the Greenstone Government of Canada Building in Yellowknife, NT; the first LEED® Gold building in the Arctic.

In addition to an improved envelope, energy savings are achieved through passive systems like natural daylighting and ventilation, and exterior solar shading. These strategies reduce a building's dependence on heating, cooling and lighting systems—all of which can be upgraded to high-efficiency models to further reduce the building's energy use.

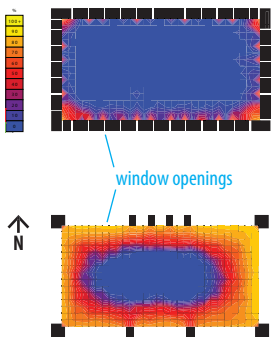


DAYLIGHTING

Buildings constructed in the 1960's and 70's are often fitted with small windows designed to save energy. This strategy creates a paradoxical reliance on electric lighting, which actually serves to increase the energy use of such buildings.

By enlarging windows, carefully planning their placement, and using high-performance glazing that admits maximum amounts of light but minimal heat, the majority of areas within a floorplate can be lit by natural sunlight.

This form of lighting is free, abundant, and completely carbonless.



Stanley Milner Library, existing floor plan daylight penetration

Stanley Milner Library, reimagined floor plan daylight penetration

HEALTHY INDOOR SPACES

Reimagined buildings are more healthy for the planet, and more healthy for the people who use them. Along with the many energy-saving merits of a reimagined building come myriad health and comfort benefits.

Air quality within a building can be improved through operable windows, giving occupants control over the air circulation in their workspace. Large windows make for more vibrant, enjoyable workspaces that provide occupants with views of the outside and allow them to connect with their outdoor surroundings. These benefits have been tied to better worker health and productivity, which have been shown to greatly effect a company's profitability.

Large windows also allow for more flexible floor plans and efficient use of floor space. More efficient use of existing space increases the number of people who can be comfortably accommodated on a given floorplate, and an open daylit office can be rearranged quickly and inexpensively to accommodate staff changes.

WATER STRATEGIES

Supply of potable water will become a major challenge in years to come. In addition, the cost of managing rainwater run-off into over-stressed municipal drainage systems continues to increase. Manasc Isaac confronts both issues with a collection of sustainable water use strategies.

Existing buildings can be effectively modernized to use water more efficiently. Capturing and storing rainwater from roofs for flushing toilets and irrigating landscaping is one strategy that conserves water resources, and reduces operational costs.

Creating green roofs to control rainwater run-off additionally provides irrigation for roof-top gardens before it flows into storage tanks for further use in the building. Green roofs not only aid in water conservation; they also provide vibrant, living outdoor spaces for building occupants and naturally cool their urban surroundings.

Why should you reimagine?

Servus Credit Union Head Office, Edmonton AB. Existing / Reimagined

FISCAL SAVINGS

- » Lower operating costs
- » Increased rental rates
- » Reduced energy consumption
- » Shorter payback timelines
- » Longer equipment lifecycles

TENANT RETENTION AND SATISFACTION

- » Enhanced thermal comfort
- » Improved day-lighting
- » Improved air quality
- » More productive workplace environments
- » Education and engagement

LONG-TERM SHAREHOLDER VALUE

- » Reduce exposure to long-term risk
- » Enhanced asset competitiveness in the marketplace
- » Measurable return on investment

CORPORATE CITIZENSHIP

- » Corporations are becoming increasingly associated with their environmental policies and associated actions
- » Recognized brand integrity and value through the 'triple bottom line' of economic, social, and environmental consideration



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Manasc Isaac has a long tradition of outstanding sustainable architecture that focuses on energy efficient buildings and healthy working environments. Manasc Isaac continues to design new and renovated—or reimaged, environmentally friendly buildings for a wide variety of building owners ranging from municipalities to health, educational, technology and research facilities.

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