Water Use Case Study
BENTALL KENNEDY AND BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION

Bentall Kennedy’s operations team estimated that with the existing equipment, over 50 percent of the water used in landscaping at four properties was lost due to overspray, wind, and evaporation. Drip irrigation grids were installed at several zones across the properties. Each irrigation zone has pressure regulation, air-relief valves, and filtration installed at the zone valve, allowing accurate water application, control, and the prevention of clogs. The drip lines increased the uniformity of water application, and the lines were virtually invisible.

Results and Benefits
This upgrade from a fan-type, spray-head sprinkler system to low-volume drip irrigation led to more than a 50 percent reduction in landscaping water use across the four properties, with over 1,735,500 liters of water (the equivalent of over 10,000 bathtubs) saved annually.

Challenges
The challenges included gaining project buy-in because the cost of water in Ontario is still relatively low, and not disrupting tenant aesthetics during implementation.

Bentall Kennedy Savings from 2012 to 2013

<table>
<thead>
<tr>
<th>Cost</th>
<th>Water Saved</th>
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<tbody>
<tr>
<td>$16,317</td>
<td>1,735,500 liters</td>
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<tr>
<th>Annual Savings</th>
<th>Payback</th>
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<td>$3,365</td>
<td>4.8 years</td>
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GOAL
To implement a sustainability initiative that reduces resource use while also benefiting financially from that initiative

APPROACH
Technology implementation

BUILDING TYPE
Multitenant industrial

BUILDING LOCATION
Four locations in Ontario, Canada

BUILDING AREA
19,313 m² (207,886 ft²)

“ Our approach to sustainability is thoughtful and collaborative. We look for value-add enhancements aimed at supporting client and tenant objectives while also considering the environmental impacts of our operations.”

John Purcell, Senior Vice President and Portfolio Manager, Bentall Kennedy