

# Green Age Design takes the LEED

Carego Holdings Inc is one of the country's most highly regarded providers of warehousing, shipping, inventory management and transportation services for the steel industry, and has just added a "Green Dimension" to its suite of service offerings. Located in Hamilton, Ontario, Carego has recently made headlines through one of its subsidiaries Steelcare Inc, becoming the first commercial industrial facility in Canada to meet the gold certification criteria of the Canada Green Building's Council Leadership in Energy and Environmental Design (LEED) Rating System for high performance green buildings.

LEED is a whole building approach to design that acknowledges the use of environmental materials and practices in the construction of a building. It is an international benchmark requiring companies that are seeking designation to meet a series of standards in areas of human and environmental health.

Many office and homebuilding developers in Canada have embraced LEED technology, but the construction of SteelCare's Plant 19 was the first time that an industrial building attained such a rating.

"This is a very important achievement for Hamilton and for SteelCare," says Demetrius Tsafaridis, president of Carego Holdings. "With today's growing shift towards environmental preservation, we believe we are truly leading the way in showing others in industry what's possible in environmentally efficient industrial design. Companies can save the environment and also save on operational costs."

SteelCare's Plant 19 was constructed in 2004 and is a warehouse building for steel coils with loading docks and offices. So far, the company's use of the LEED system has had an immediate and measurable impact and has already paid off. SteelCare now enjoys a significantly reduced energy bill, and the satisfaction of knowing that its profitability does not come at the expense of the environment.

So, how much has SteelCare reduced its energy consumption? Compared to a building of the same size that does not meet LEED certification, Plant 19 requires 56 per cent less energy to maintain.

SteelCare has achieved this impressive reduction through a number of innovative designs.

Plant 19 is fully automated, meaning that lighting and heating are only utilized when someone activates a motion sensor; a rainwater collection system, combined with low-flow faucets and showers has helped SteelCare to reduce its water usage by 40 per cent; and Plant 19's ventilation system runs on solar power.

Because of the successes realized by Steelcare, Carego Holdings recently launched a new business 'Green Age Design' which specializes in the design of facilities incorporating green principles.

"Our focus is 'leadership in technology' in our field," says Bob Edwards, Vice President and General Manager of Green Age Design, who was also the project lead at SteelCare's award-winning Plant 19. "We have made fantastic advancements in terms of material handling in the steel industry and so it was a natural progression to be leading edge in terms of the way people build buildings."

Continues Edwards: "We have applied green building techniques to our business and we're realizing the benefits from an operational perspective — we've done it. We actually have real-life brick and mortar and from our point of view, we can offer our services to help other companies interested in becoming more environmentally efficient."

Carego has proven that it is possible for Canada's industrial companies to operate with extreme efficiency, provide their customers with quality service, and significantly reduce their environmental impact. Carego is continuing to prove itself to be one of Canada's foremost leaders in industrial environmental responsibility



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