Omicron is currently providing project management, architecture, engineering and construction management services to the City of Vancouver for its new $22.0 million National Avenue Works Yard and Engineering Operations Centre. The facility will be located on National Avenue in the False Creek flats industrial zone.

The Works Yard will occupy approximately 5 hectares, and will incorporate some or all of the operations of eight engineering branches, along with associated support for the facility. Approximately 400 employees will be based out of the new Works Yard, and it will have the capacity to accommodate growth of operations over the next 10 to 20 years.

The new facility will include the following major components:
- Parking Operations
- Electrical and Traffic Operations
- Sanitation Operations
- Equipment Services
- Sewers Operations
- Street Operations
- Consolidated Stores
- Waterworks Operations
- General and Administrative Areas

Sustainable Design

Omicron has registered the City of Vancouver National Avenue Works Yard and Engineering Operations Centre for LEED™ 2.0 Certification. At this time, with 45 LEED™ rating points, the project stands to attain Gold status with the USGBC.
Meeting LEED™ Criteria
City of Vancouver
National Avenue Works Yard & Engineering Operations Centre

**Sustainable Sites**
- Erosion & Sedimentation Control
- Brownfield Redevelopment
  - redevelopment of former rail yard
- Alternative Transportation
  - close to public transportation
  - vehicle chargers for electric vehicles
  - bike storage and showers for occupants
- Stormwater Management
- Landscape & Exterior Design to Reduce Heat Islands
  - green vegetated and reflective roofs
- Light Pollution Reduction
  - lighting designed for zero direct beam illumination leaving site

**Water Efficiency**
- Water Efficient Landscaping
  - drought resistant landscaping requires no irrigation
- Innovative Wastewater Technologies & Water Use Reduction
  - recycled rainwater used for flushing toilets, urinals
  - and dual flush toilets reduce water use by 50%

**Energy and Atmosphere**
- Optimize Energy Performance
  - ground source heat pump & radiant heating cooling system reduces energy use by 40%
- Additional Commissioning
  - an independent commissioning agent ensures building systems perform optimally
- Renewable Energy
  - photovoltaics provide a portion of the power to the building

**Materials and Resources**
- Construction Waste Management
  - over 75% of construction waste is recycled
- Recycled Content
  - over 50% recycled content in building materials
- Local / Regional Materials
  - over 50% of materials are obtained locally, reducing pollution from transport

**Indoor Environmental Quality**
- CO2 Monitoring
  - ventilation systems controlled by CO2 sensors
- Increase Ventilation Effectiveness
  - displacement ventilation system provides fresh air directly to occupants
- Low-Emitting Materials
  - low VOC materials improve indoor air quality
- Controllability of Systems
  - openable windows give occupants control of their indoor environment
- Daylight & Views
  - 90% of occupants have direct views to the outside
  - daylighting provides a well-lit work environment