

# THE 1350-1360 LINK

SPRING 2023

TENANT NEWSLETTER

## Building Management from Different Angles

GWLRA is running the show for you every day; behind the scenes, running a building totaling roughly a million square feet. Are you curious what this entails? (Article 3 of the series)

### The Building's Management Team

Your contact with our office team is often limited to regularly organized tenant events or to tenant requests, which are often complaints. Want to get to know us better?

MANAGED BY



We are GWL Realty Advisors or GWLRA for short. Although we are part of a greater GWLRA family, our team is specifically dedicated to the 1350-1360 René-Lévesque West, adding up to roughly 1 million square feet under our management for the landlords. Like most large companies, ours has a hierarchical structure. Our office is the equivalent an important part of the brain and the central nervous system at the core of the building's functioning.

At the head of our team, Mr. Sylvain Bibeault, Property Manager. With decision-making authority, his role is administrative. Overseeing and guiding the work of the rest of the team. A lot of his duties include various reporting for the owners, in collaboration with asset management and accounting teams. Although he is the supervising eyes and ears on the ground who knows what needs to be done, he has to present and get every project and budget approved by owners before allowing to proceed with any work. Concurrently he has a duty to respect the approved annual budget. His closest office sidekick is the Director of Operations, Jean-Pierre Dussault, who is responsible for day to day building operations. Yes, his post too includes clerical duties: requests for tender or quotes, contracts, communication with contractors. We are lucky that he is knowledgeable and technically inclined as well. He will take to the floor to oversee the proper functioning of systems like HVAC, lighting and security and to share his knowledge and discuss technical issues with his staff. He also supervises repairs and the solving of tenant issues performed by technical crews, security staff and external sub-contractors. In short, his position has a direct link in keeping the building safe and working.

Then there are Property Administrators. You guessed it. Very much clerical positions. Property Administrators work in support to the Director of Operations and the Property Manager. Their tasks range from creating purchase orders, to processing invoices for work, services or goods requested for the building, to aiding with reporting, planning and managing tenant events, writing tenant communications and dispatching tenant requests.

The Property Manager and Director of Operations have power to lead progress with the decisions, research and ideas they put forth. The integrity of the building and, above all, the tenant experience is at the heart of daily decisions, but any improvements must still take into account utility, need, lifespan, alternatives and, in these times of rapid economic change, cost.



# On an Environment Related Note

## Our Office Environment



At first, the name of something that sets out to reassure and protect us, may evoke a feeling of worry and fear. Indeed, the Global Biorisk Advisory Council accreditation, GBAC for short, sounds threatening, but it was used as an external auditor that verifies cleaning methodologies against high standards in the industry.

GBAC is a leader in *microbial-pathogenic threat analysis, mitigation, and response and recovery*.<sup>1</sup> The council provides training, crisis management and consulting to businesses in biohazard and biological threat situations.

During the COVID-19 pandemic, as manager of the 1350-1360 René-Lévesque ouest, GWL Realty Advisors wanted to ascertain that our teams were doing things correctly to minimize and to avoid the possibility of cross contamination at the building. We passed and are certified a GBAC Star facility for a year.

## BOMA Best and LEED Recertifications

Our BOMA Best and LEED certifications will be expiring next year so we already have to prepare their recertifications. These certifications reflect our values and of our efforts in sustainability. They also reflect your commitment and your individual and company sustainability efforts. You and we are a package deal when it comes to improving our carbon footprint, our contribution to waste and water reduction among other aspects.

## Environmentally Oriented Activities

Like each year, we participated in Earth Hour on March 25<sup>th</sup> by shutting down all non-essential lights. Outside of power outages, which are quite rare, it's the only time in the year when Montreal's downtown core loses its shine to make place for dark skies for an hour. Then during the week before April 22<sup>nd</sup>'s Earth Day, we are hoping to bring you a fun and environmentally conscious activity.

# Reminders

## Evacuation Drill Training

March is the perfect time to check up on your tenant evacuation units, form new ones and to review the training documentation and videos, available on the building's website ( <http://www.1350rene-levesque.com/services-evacuation-procedure.html> ). Please provide all evacuation units and reduced mobility personnel lists to security. If you need refresher courses for your staff or teams, you will need to schedule them, as soon as possible, with Josée Lauzon ([josee.lauzon@gwlr.com](mailto:josee.lauzon@gwlr.com)).

## Electric Vehicle Charging Station Courtesy

At the 1350-1360 René-Lévesque ouest, there are two public electric vehicle charging stations at the S2 parking level, operated by Flo. With the movement towards electric vehicles, demand has slightly increased for these stations, but so have complaints that certain individuals leave their cars "charging" at the station for longer than required. We please ask you to be courteous to your fellow electric vehicle owners, who also require a battery recharge, by disconnecting your vehicle from the charging station and removing it from the parking spaces reserved for that purpose as soon as your recharge is completed.