

OFFICE LA CAPITALE INSURANCE AND FINANCIAL SERVICES



Quebec City, QC
Owner/Manager: La Capitale Insurance and Financial Services



Since the building's acquisition by La Capitale, all major business decisions have contributed to reinforcing the social, environmental, and economic cohesion of the expansion and renovation project in the host community. Beyond its environmental distinctions, this construction is in line with sustainable development continuity and represents the foundations on which La Capitale's organization is built. For this reason, La Capitale takes great pride in presenting its first building

certified BOMA Best Platinum, which is also its third LEED®-certified building -- a true architectural and innovative Quebec treasure!

This 10-storey Class "A" building serves as a prestigious headquarters for La Capitale Insurance and Financial Services. Originally built as a seven-storey building in 1965, the facility was fully renovated and enlarged in 2013 to accommodate the company's 1,600-plus Quebec City staff. Today, the

15-storey, 490,000-square-foot building with underground parking brings a contemporary and avante garde style to its historic neighbourhood, while blending seamlessly with its Parliament neighbours via its use of natural stone materials and striking glass walls on its upper floors, which were designed to pay homage to the architecture of the government buildings that surround it. Certainly, says Rosée-Anne Cadorette Project Coordinator with La Capitale, building with smart growth is an



example of successful densification in the real estate market, adding, “Prior to construction, we wanted to expand our head office to bring all of our employees together in one place. Parliament Hill being a flagship place in the Quebec public service that is the *raison d’être* of La Capitale Civil Service, we had to do it here.”

La Capitale’s focus on ensuring the quality of life of its employees and tenants is demonstrated throughout

the head office. Occupants have access to a rich selection of amenities, including a fitness centre, food service provider, outdoor patios, and fully-equipped lounges; while their day-to-day work is enhanced by spacious offices, abundant natural lighting, flexible meeting and work spaces, cutting-edge audio, visual, and IT resources, and a host of onsite services (e.g. dry cleaning, catering, infirmary, etc.). The building is also well-protected with a state-of-the-art fire and life-safety system, and around-the-clock security.

In combination with La Capitale’s comprehensive staff training and recognition programs, these features have earned the company high praise from both its workforce and the industry, including the most recent distinction of being named Employer of Choice among 31 companies this year; and, in 2017, earning more than 90% tenant satisfaction rating among survey participants in regards to transportation, thermal comfort, lighting levels, acoustics, facilities, services, and waste management.

It’s those same tenants and employees who drive La Capitale’s community outreach. For example, in 2015 alone, over half of the company’s employees and managers donated their time to charitable causes across the Quebec

City area, including outdoor cleanups, lunch box preparations for La Tablee des Chefs, and contributions to the annual United Way Fundraising Campaign, among other non-profit initiatives.

“Our team is small, agile, very versatile, with a strong spirit of collaboration, pride of our buildings and common goals,” explains Mrs Cadorette. “All employees attend annual training sessions and are always on the lookout for technological advances in order to always improve.”

This 2017 BOMA BEST Platinum certified building is also a steward for sustainable operations. Among its many recycling and composting programs, tenant engagement and awareness initiatives, stormwater management, and green roof system, its cutting edge mechanical design and heating and cooling equipment facilitate energy consumption reductions of over 55%.

A leader in its class, La Capitale is a natural addition to BOMA’s Honourees. Reflecting on its 2017 award, Mrs Cadorette notes, “Our team is constantly working hard, and we’re always trying to be proactive in all of our business decisions. To be recognized for that makes us all proud.”