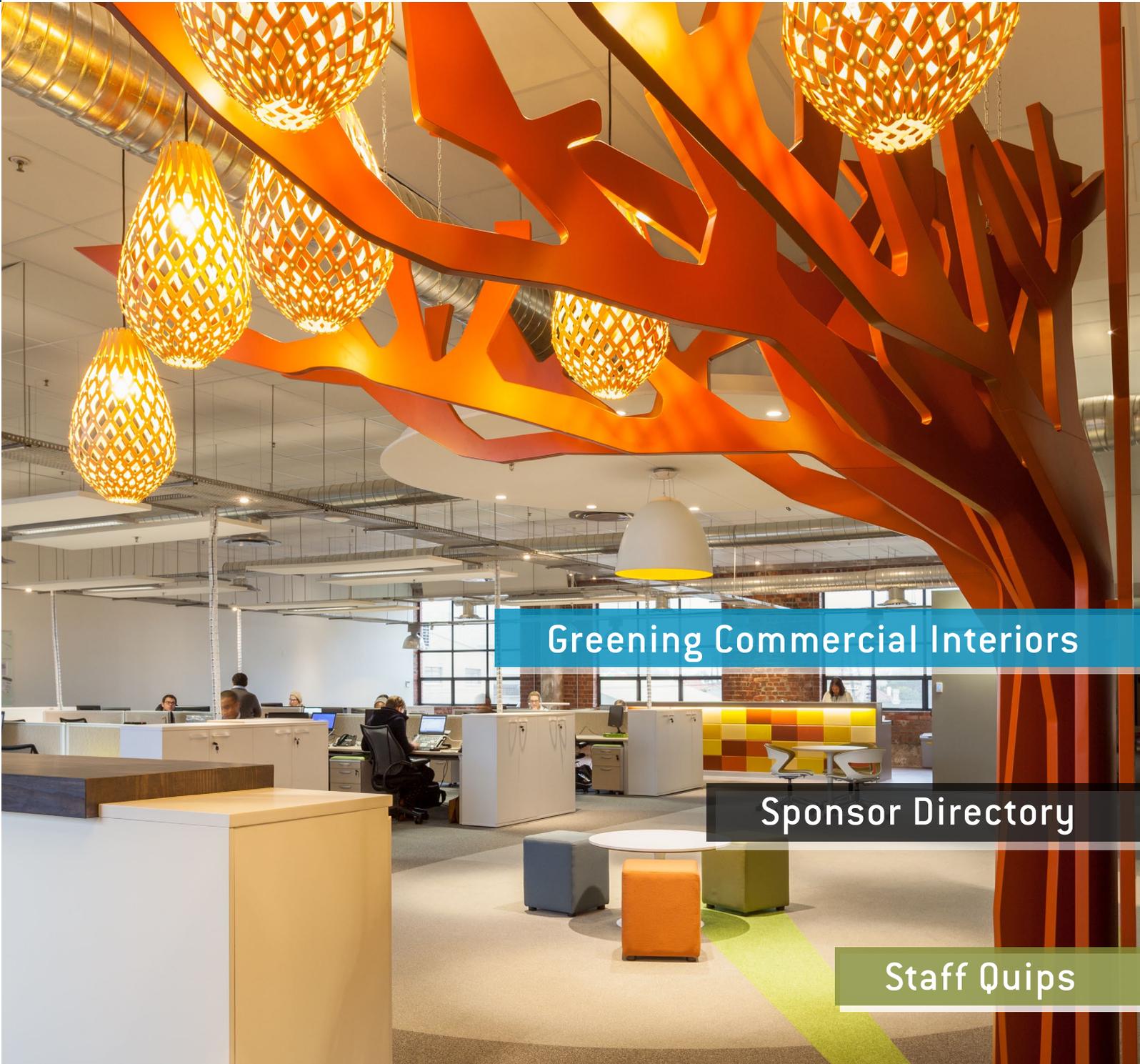


THE INSIDE STORY

A GREEN INTERIORS CASE STUDY



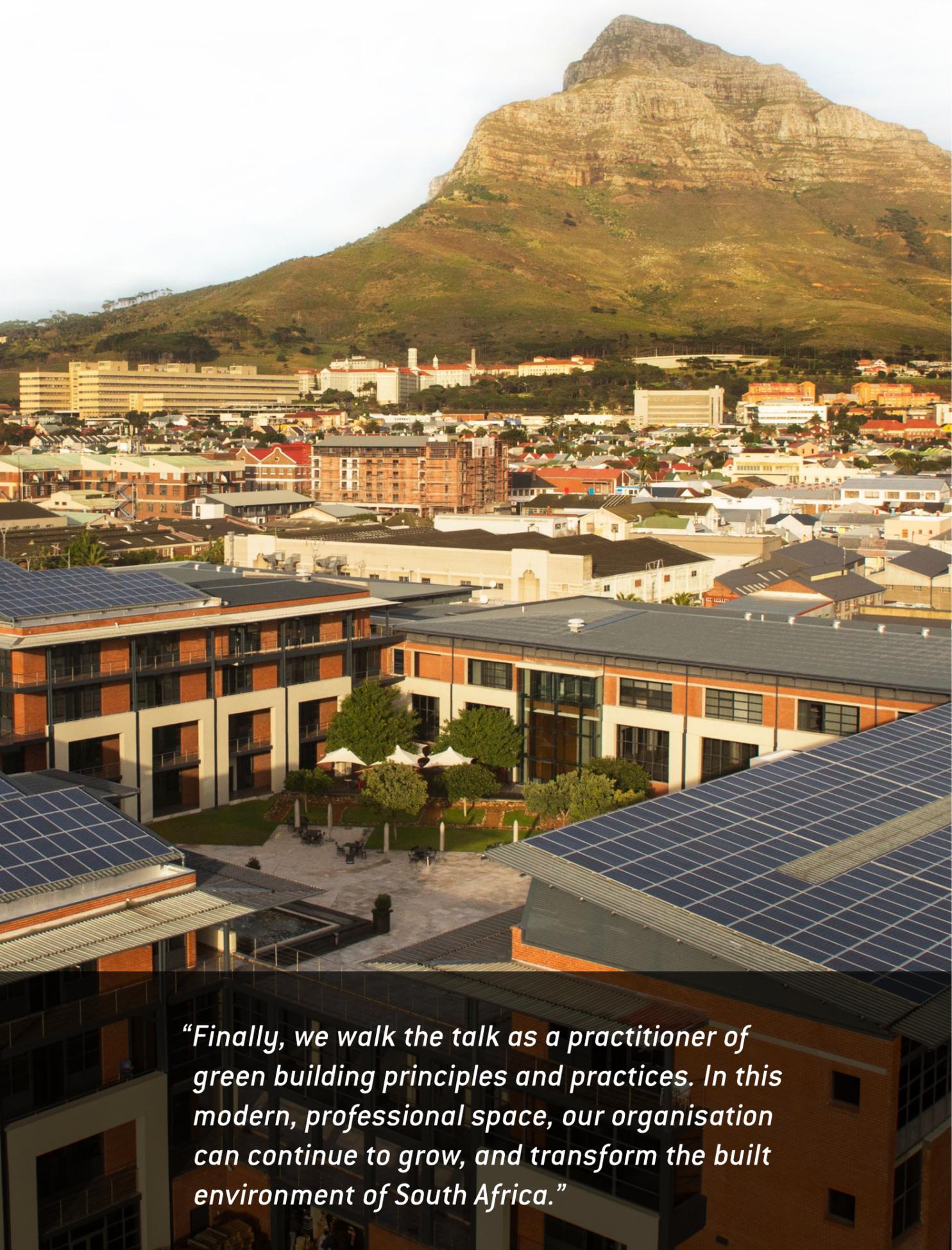
Greening Commercial Interiors

Sponsor Directory

Staff Quips



GREEN BUILDING COUNCIL
SOUTH AFRICA



“Finally, we walk the talk as a practitioner of green building principles and practices. In this modern, professional space, our organisation can continue to grow, and transform the built environment of South Africa.”

BRIAN WILKINSON (GBCSA,CEO)

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INTRODUCTION

THE INSIDE STORY A green interiors case study

Since 2007, the Green Building Council South Africa (GBCSA) has achieved so much with the support of so many, and now we are all grown up, and moving into a place of our own. Looking back we gratefully acknowledge Spire Properties who literally conceived the Council through the visionary and tenacious efforts of their Director and our Chairman, Bruce Kerswill – consistently supported by Director, Keith Craddock and Spire Property Group Chairman, Rodney Squire-Howe.

The inevitable expiration of our lease at Tannery Park intersected with an opportune juncture in our development, a time of exponential growth and a time to spread our wings. We were bursting at the seams and it was time to fly.

And this is the inside story.

The relocation of our office has been an ambitious project, and one we hope will become a living showcase upon completion. One that tells the story of how we leveraged the opportunity to renew and reenergize our company culture and gear up for a change of pace, at a very significant milestone in the GBCSA's lifecycle. The story also shares how we followed the sustainable principles of the Green Star SA Commercial Interiors rating tool system to endeavour to achieve the first ever certified green office space, so that we could create a healthy, happy and productive work space.

"It has been incredibly exciting to design a space that will reflect the culture and values of the GBCSA, and show what we aspire to be. To embody how we have grown, and to enable our way of working, which is increasingly more collaborative and flexible."

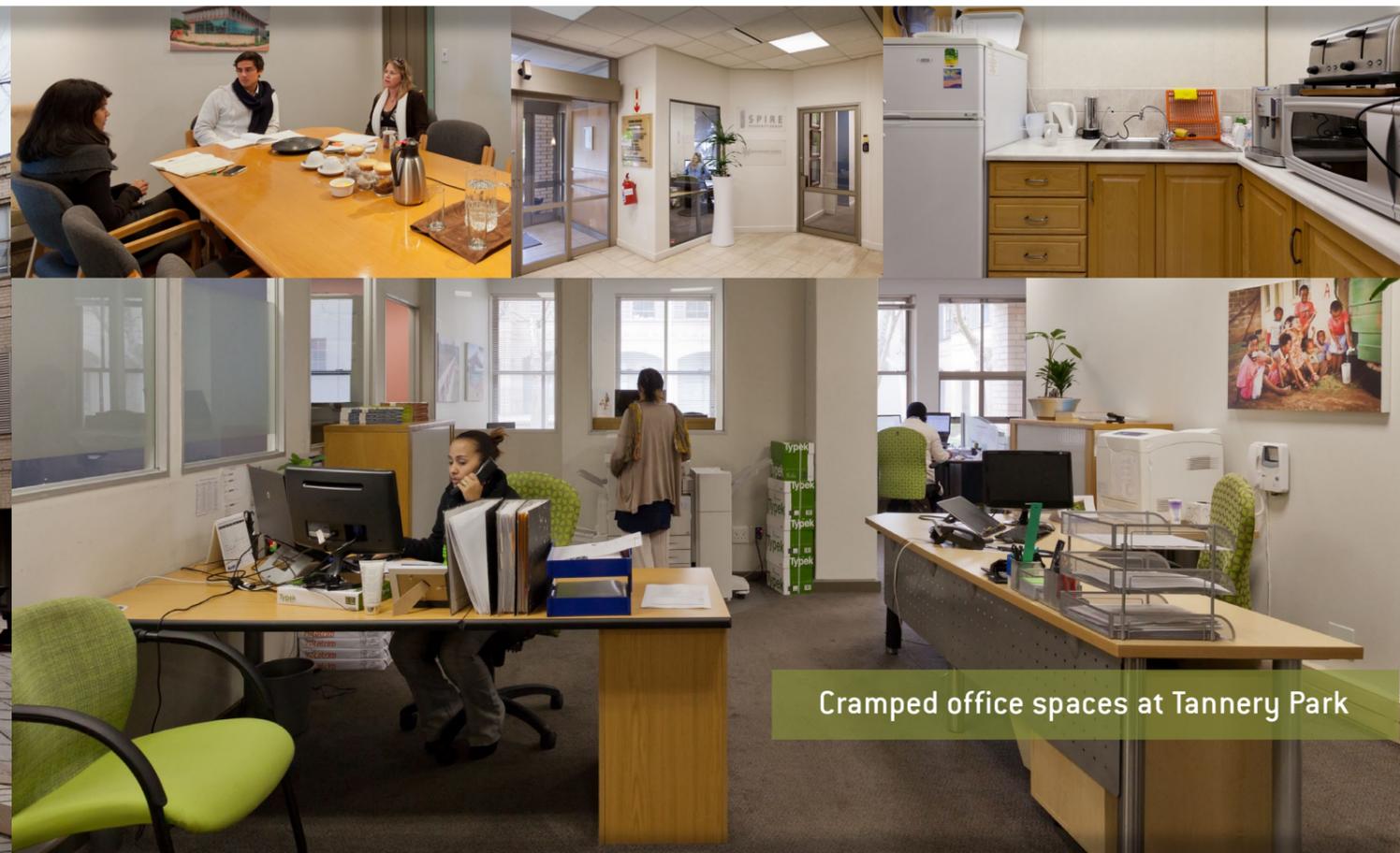
DONNÉ PUTTER (GBCSA, PR ARCH & EDUCATION MANAGER)

TIME TO CALL FOR BACK-UP

With the audacious ambition of the office project and the somewhat ludicrous timeframe, we thought it would be a perfect opportunity to engage our member community to walk the journey with us. We also considered the development of the commercial interiors rating tool and wanted to find a suitable space that offered us a blank canvas where we could literally 'pilot the pilot.'



Old offices at Tannery Park, Rondebosch Cape Town



Cramped office spaces at Tannery Park

We also knew that we needed to consult the 'big guns' in terms of professional consultants. We were overwhelmed by the number of skilled people with impressive track records, who were willing to help us achieve our vision, in tight timelines, and within the modest budget afforded.

As committed to sustainability as we are, this formidable team was constantly challenging us to think of new ideas, test theories and push the boundaries of what is possible when greening interiors.

THE INSPIRATION

Drawing inspiration from commonalities in colour and style that run through the worldwide green building council network, the GBCSA also wanted to reflect our African roots, which we have done through colour and textures.

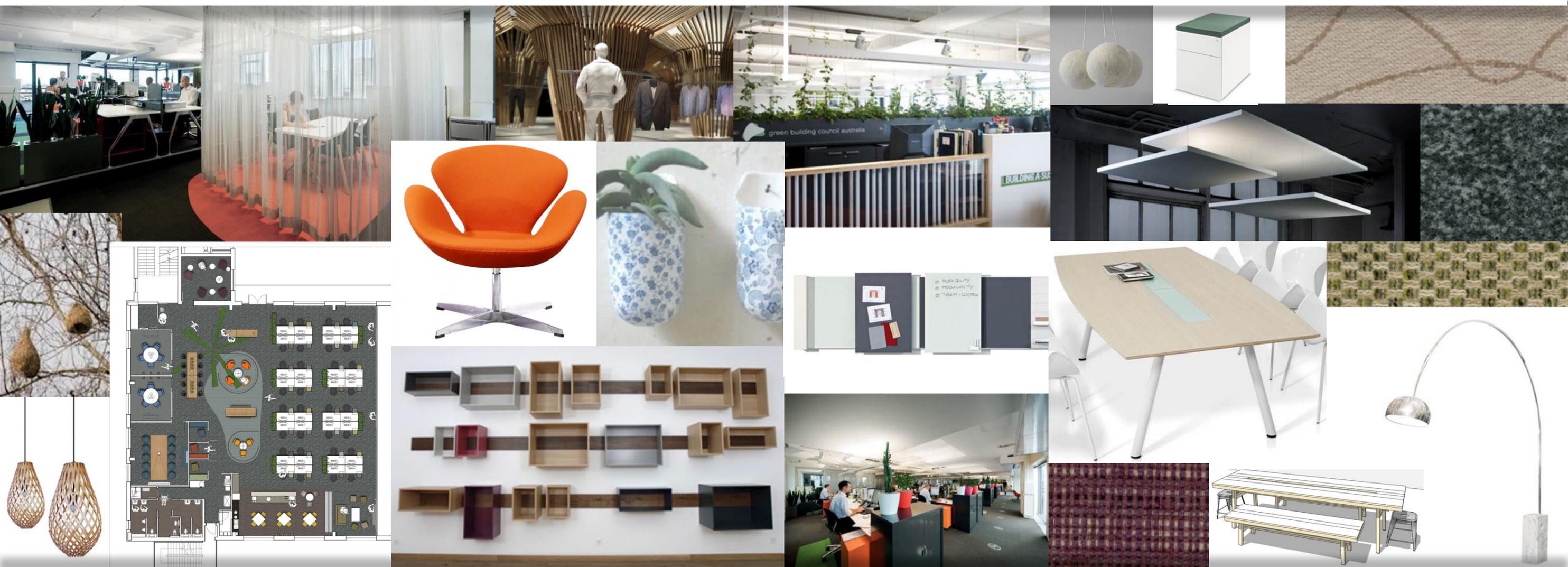
There are three 'zones' in the open plan office - the internal office workspace (green), the structured meeting spaces (blue), and the in-between zones (warm reds and browns), which can be used for a mixture of social and work.

"If you look at these in-between zones in nature – the buffer between two different landscapes, like the riparian zone of a river, or the intertidal zone of the ocean - this is often where the magic happens."

DONNÉ PUTTER (GBCSA, PR ARCH & EDUCATION MANAGER)

Just a few years ago in South Africa, fitting out an office with a focus on sustainability would have left one searching high and low for suitable products. We have been astonished at the amount of readily available products and materials in the South African market today. And we have been humbled by the support of the suppliers of these products, who have so generously sponsored so much of what was specified for our new office.

The result is what we call our new GBCSA home today. A project showcasing the desire for sustainable greatness on the part of everyone involved.



THE BLANK CANVAS



GREENING COMMERCIAL INTERIORS

The GBCSA has been developing the Green Star SA Interiors rating tool, for tenant fit-outs across different building types - scheduled for launch at the annual GBCSA Convention in October.

“For the first time ever in SA, we are putting green building in the hands of the tenant – up to now tenants have had a limited input on green building decisions, mainly through the green lease facility. The Interiors rating tool will give tenants an opportunity to demonstrate their own commitment to green building by ensuring their fit-out has adopted and utilised sustainable principles and practises.”

BRIAN WILKINSON (GBCSA, CEO)

Development of the Green Star SA rating tool is thanks to Standard Bank SA, which is the Primary Sponsor, and Saint-Gobain, the Associate Sponsor of the tool.

Standard Bank is responsible for one-million square metres of office and branch space, and must ensure that this is efficient, well-maintained, improved when required. “We also want to retain talented employees and create work spaces which instill productivity. The Interiors rating tool will assist us to achieve this.”

TREVOR DEAN (STANDARD BANK, SENIOR MANAGER)

“When the GBCSA announced drafting of the Interiors rating tool, Saint-Gobain demonstrated their commitment through the sponsorship of the tool. We had to be part of this process! Our involvement in the writing of standards for energy efficiency in buildings prompted the company to become more involved in a holistic, green approach to buildings, and the performance-based, measurable characteristics of the GBCSA’s rating tools, align with Saint-Gobain’s global drive.”

LISA REYNOLDS (SAINT-GOBAIN, SUSTAINABILITY DIRECTOR)

The GBCSA have committed to certifying our new office under the Green Star SA PILOT Interiors tool, once released. In a way, our new office fit-out has been a live test to provide feedback to the Technical Working Group and ensure that relevant issues are addressed in the development of the tool.

In the next few pages, we outline the categories of the Green Star SA Commercial Interiors Tool, which played a role in the fit-out of our new office, and which we will chronicle when submitting documentation to achieve our Interiors rating.



SITE SELECTION

Black River Park (BRP) business complex in Observatory was chosen as the new home for the GBCSA after a stringent site selection process. BRP has green principles that are aligned with the GBCSA's ambitions, and choosing the right location helps to meet important green goals, particularly within the transport, energy, and materials categories of Green Star SA. We started our mission to find a site that would fit our stringent green criteria.

"We knew it was unlikely we would find a Green Star SA rated space in Cape Town that we could afford, but we wanted to set an example of how tenants could go about setting greener demands, and making greener choices."

MANFRED BRAUNE (GBCSA, TECHNICAL EXECUTIVE)

The building itself is a repurposed old warehouse, meeting the preference for a recycled building. The mix of amenities within the park, including a coffee shop, canteen and café, gym and physiotherapist, salon, spa, and car wash, encourages walking within the park. It is very close to public transport nodes, major road networks, and in close proximity to both the airport, and the city centre.

All waste is sorted on site, with recycling managed by a contractor. Energy efficiency is encouraged among all tenants, fluorescent lighting is responsibly disposed of, and non-potable water is used for landscape irrigation at BRP.

"The office park recently installed the first phase of what will be Cape Town's largest roof mounted solar photovoltaic (PV) system, which will have a peak capacity of 1.2 MW once complete. This has encouraged many of the office park tenants to implement further greening and resource efficiency initiatives within their individual offices."

LAUREN LE ROUX (BLACK RIVER PARK LIAISON MANAGER)

BRP management has also committed to implementing a green lease with the GBCSA, and will have the office park certified under the Green Star SA Existing Building Performance rating tool.

"Accommodating the GBCSA is mutually beneficial, and fits in with BRP's goals and operations. We want to know and understand the environmental performance of our buildings, and we think that our clients will soon start demanding it. We aim to be on top of the curve, and that requires constant improvement."

LAUREN LE ROUX (BLACK RIVER PARK LIAISON MANAGER)



INDOOR ENVIRONMENTAL QUALITY (IEQ)

Improving IEQ, while ensuring the space meets the functional needs of the GBCSA was top priority. Major acoustic and internal noise level improvements were achieved through consultation and advice from Pro Acoustic.

"After a design layout review, and site inspection, a number of recommendations were made that would address internal ambient noise level, privacy within an open plan office, and reverberation," notes, .

IVAN LIN (PRO ACOUSTIC, DIRECTOR)



"A number of acoustic insulation and absorption products from Saint-Gobain were specified. These ensure energy efficiency, comfort, health and aesthetics, while simultaneously protecting natural resources."

FARAYI MUHAMBA (SAINT-GOBAIN, BUILDING SYSTEMS SPECIALIST)

Mitesco acoustic panels supplied by CO Designs will also improve acoustics, while the new air conditioning system, supplied by Samsung, significantly reduces environmental noise levels in the office.

"The highly efficient air conditioner does not use CFCs, but rather R410a, a non-CFC based gas."

MICHAEL MCKECHNIE (SAMSUNG DIGITAL AIR, DIVISION HEAD)

"The existing air conditioning systems had reached the end of their useful life, still used R22 refrigerant and were not very energy efficient. Design of the new heating, ventilation and cooling (HVAC) system, required a detailed energy modeling exercise. The new system ensures optimum thermal comfort, and allows for increased fresh air rates."

NOEL DE VILLIERS (SUTHERLAND, MECHANICAL ENGINEER)

The professional team, led by project managers Collaboration, ensured the specification of non-hazardous materials. The paint supplied by Dulux is low in VOCs.

The flooring and carpet installation by Kevin Bates & Albert Carpets (KBAC) uses an adhesive-free method of installation with zero VOC content.

Indoor plants were carefully selected to produce maximum oxygen and sequester carbon dioxide, thereby enhancing the IEQ. The plants were supplied by Execuflora and the plant that was chosen was Sansevieria Trifasciata (Mother in Law Tongue) which removes Volatile Organic Compounds (VOC's) from the air.

The design and layout of the office encourages external views, making the most of the location's picturesque vantage of Devils Peak, while the lighting design encourages natural light, and ensures daylight glare control.

WE ACKNOWLEDGE OUR VALUED PARTNERS WITHIN THIS CATEGORY:



KEVIN BATES | ALBERT CARPETS | FLOORING



ENERGY

The office is powered with renewable solar energy from the roof-mounted solar PV array at BRP. Greenbuild Consultants conducted the building performance modelling, which included concept design studies of the existing systems and inputs, and modelling for SANS 10400-XA, as well as modelling to meet certain Green Star SA requirements.

The new office makes significant savings in energy thanks to the new Samsung air conditioning system, as well as the insulation with products supplied by Saint-Gobain.

Lighting also plays a big role, and Foresight Design lighting designer, Julie Sharman, has a core focus on resource efficiency.

"The lighting system encourages natural light, thereby lowering lighting density and energy consumption. It incorporates lighting zoning and energy sub-metering, and makes use of energy efficient products and equipment."

JULIE SHARMAN (OWNER, FORESIGHT DESIGN)

The automated lighting control system has been supplied and installed by Tesla Automation, and includes daylight harvesting and occupancy control, with energy saving T5 fluorescent luminaires, equipped with intelligent DALI controlled ballasts provided by Voltex Lighting. Blinds and screens within the office, are also automatically controlled. Blind automation was provided by Somfy, which manages daylight and reduces artificial light requirements, as well as contributing to lighting, or shading options, reducing glare and optimising thermal comfort. The roller blinds were crafted specifically for the GBCSA office by Luminos Blinds, which works in collaboration with Somfy. Luminos ensures that best fabric is chosen to reflect light and absorb heat, and the alu-backing assists with thermal control, which will save on heating and cooling requirements.

Starke Contrast supplied LED's for the project, and Osram, Philips and Radiant lighting also provided energy efficient lamps and luminaires specified for the project, ensuring further energy saving.

WE ACKNOWLEDGE OUR VALUED PARTNERS WITHIN THIS CATEGORY:



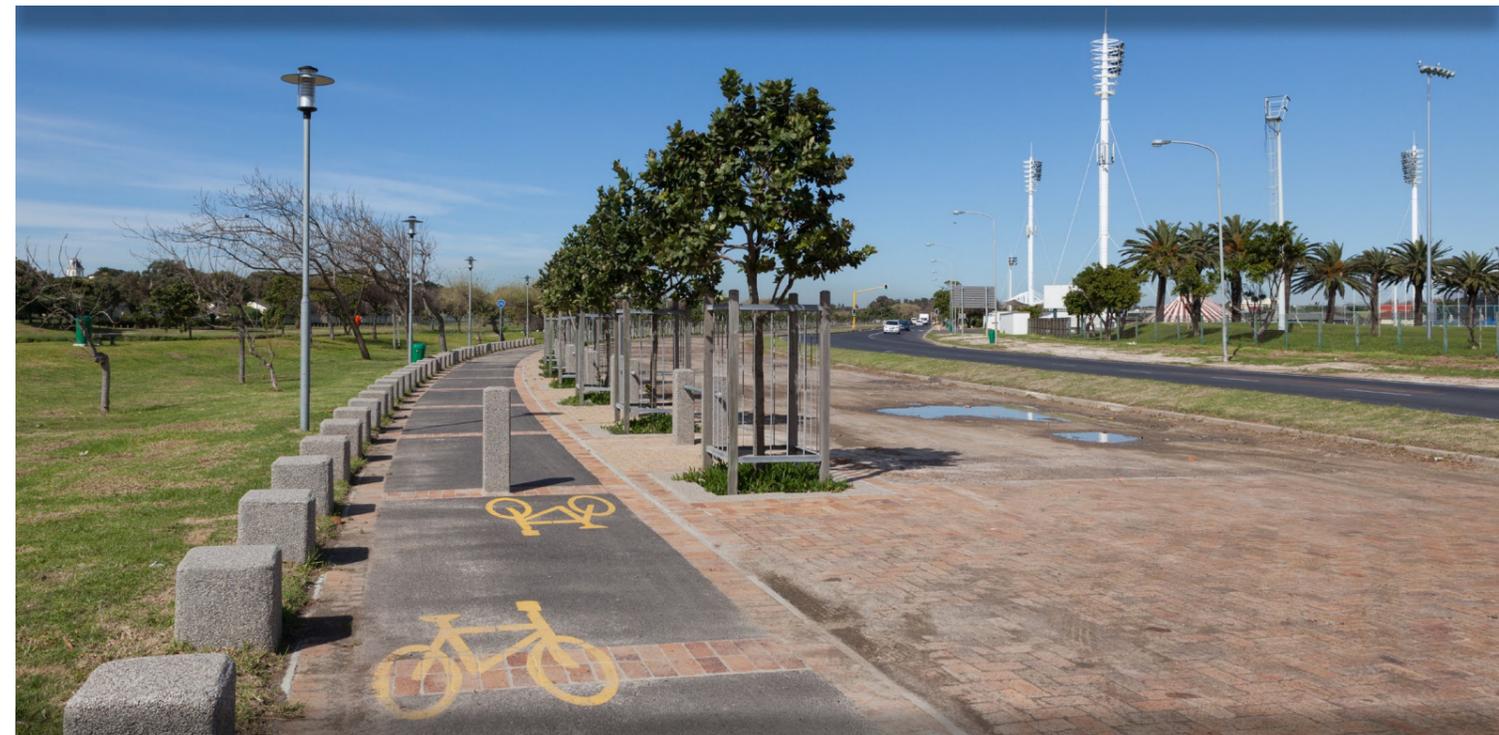
TRANSPORT

The new office is within easy walking distance of both the Salt River and Observatory train stations, meaning that staff can easily use public transport to commute to work.

It is also easily accessible through major highways. The GBCSA has, however, limited parking spaces available in the office park complex, and requires staff to pay extra for parking bays, so as to discourage single occupant driving.

BRP already provides cyclists facilities to store bicycles, and the GBCSA has included showers in the new office to encourage staff to cycle to work.

The wealth of amenities within, and nearby the office park, also encourages pedestrians to get out and walk more.



WATER

Preventing water loss and wastage through leaks will be continuously done through smart metering. AquaTrip has installed water saving systems, which are permanent systems installed to detect leaks, burst pipes, faulty geysers and toilet cisterns and urinals, as well as dripping taps.

Water efficient fittings for the new office were supplied by Duravit, as well as Hansgrohe's 'EcoSmart' range. Hansgrohe's Crometta 85 Green is an EcoSmart showerhead that uses less water in terms of its flow rate per minute - saving water and energy. Similar technology is at work, combining air with water to create volume in the basin mixer, again saving water and energy.

Continues on next page...

WE ACKNOWLEDGE OUR VALUED PARTNERS WITHIN THIS CATEGORY:



MATERIALS

The building itself is a renovated old warehouse, meeting the criteria for building reuse.

Reuse of materials in the office was encouraged, and the previous tenant took with them many fittings and furniture for their new space, while the GBCSA made every effort to reuse much of the material, such as prefabricated partitioning, and bricks removed when walls were knocked down. Timber found on site was used to construct a welcome desk, a bar table and will further be reused as wall paneling.

Materials that were not reused in the office, such as marble counter tops, were kept by BRP facilities manager for possible reuse in general maintenance of the office park. Other waste from demolition was recycled, and landfill was the last resort for materials that could not be reused or recycled.

The carpet tiles are from Interface, which has a strong focus on sustainability, with initiatives that include using 100% recycled yarn, and the specialised installation, which ensures less waste and uses an adhesive-free method of installation with zero VOC content, and was done by Kevin Bates & Albert Carpets.

Tactile Trading sourced and supplied the specified tiles for the kitchen and bathrooms from manufacturers that have stringent environmental policies in place – looking at all aspects from raw materials, to packaging of products. Furniture was carefully selected based on recycled content, product stewardship, sustainable forestry practices and careful analysis of furniture accreditation schemes. Further assessment was done by an ergonomist, who advised the project team throughout the design process.

After careful selection, furniture for the office was provided by:

- Cecil Nurse Business Furniture – work surfaces and desks
- Formfunc Studio – Humanscale’s liberty chairs
- Inova Contracts SA – Arper furniture for pause areas
- Steelcase – Collaboration tools for formal meeting rooms



WE ACKNOWLEDGE OUR VALUED PARTNERS WITHIN THIS CATEGORY:



MANAGEMENT

Adoption of best practice environmental management, from project inception to operation of the office has been promoted. Terramanzi Environmental Consulting was appointed the independent Green Star SA Accredited Professional to guide and oversee the greening aspects of the project. This included the creation of an environmental management plan, and use of only ISO 14 001 accredited contractors.

The GBCSA, as the client, will be presented with an Occupant Users Guide, helping them to operate and understand the environmental, social and economic advantages of working in a Green Star SA rated office.

THE END IS ONLY THE BEGINNING

Now, we will start to settle into our dynamic new space, and strive for the highest possible Green Star SA Interiors rating. This has been an incredibly challenging and exciting project for all involved, but particularly for us at the GBCSA, as we get to experience, first hand, the role of the client for a change.

We are convinced more than ever that green building in South Africa will soon reach a tipping point to where it is pervasive and easily accepted across all built-environment sectors. From our comfortable new green, efficient, and productive workplace, we cannot wait to witness the continued transformation that you, our valued partners, are setting in motion as the pioneers in this space.

"This is the GBCSA's first move in to more of a "mass" market – giving us the ability to significantly increase the reach and implementation of green building practices and in so doing, increasing the effectiveness of the industry in fighting climate change. I look forward to inviting our members to visit, and feel a part of this wonderful journey of ours."

BRIAN WILKINSON (GBCSA, CEO)

WHAT STAFF THINK OF OUR NEW OFFICE?

"We" spaces and "I" quiet spaces



Amazing design and new spaces to grow and thrive in and be proud of.



Being in a fresh space, a fresh start equals new beginnings!

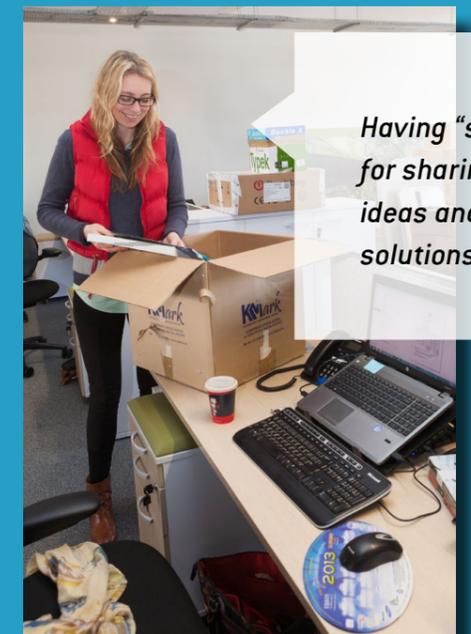
I'm excited about the "social learning spaces" that encourage imagination and inspiration



Sitting next to someone new everyday!



Having "space" for sharing ideas and solutions



Happening space where staff and visitors want to be.





COLLABORATION

Collaboration was appointed interior architect and designer, as well as principal agent to oversee the scope, programme and cost of the project.

Established in 1996, with unrivaled Green Star experience gained on the 6 Star Green Star SA rated No. 1 Silo project, Collaboration places green building principles at the heart of design. The company understood the GBCSA's vision for an efficient, fit-for-purpose office that would push the boundaries of sustainability, and traditional office design. Collaboration took up the challenge to design flexible spaces that meet green building criteria, applying pioneering methodologies with tried and tested skills and knowledge of the industry.

www.collaboration.co.za



FORESIGHT DESIGN

Established 17 years ago, Foresight Design was responsible for the lighting layout on the project, as well as specifying all energy efficient light fittings and lamps. Time was spent understanding the design elements in the space, and making sure that those were properly accentuated. Focus was on lighting specific task areas, as well as illuminating walls and vertical screens to increase the vertical luminance, providing the perception of more light.

Owner, Julie Sharman, believes that successful lighting design marries the technical and aesthetic considerations to create a complementary solution. Ensuring energy efficiency adds another layer of complexity, but Sharman's core philosophy is reduction of energy consumption, which helps her to meet the challenge of lowering the watts per square meter requirements while still providing the required lux levels.

TEL: 021 683 4677



TERRAMANZI

In addition to undertaking daylight and glare modelling, this young and vibrant specialist consultancy - headed up by Fabio Venturi, who is the Green Star SA Accredited Professional selected for the project - has driven the Green Star SA co-ordination of the project, with the GBCSA mandate for "progressive and leading practice environmental design". This will ultimately result in the certification of the GBCSA's new Head Office under the Green Star SA Interiors v1 Rating Tool.

Established in 2010, Terramanzi Environmental Consulting is a boutique firm of holistic green building, architectural and environmental specialists, focused on meaningfully linking sustainability, client expectations and the bottom line. The company is committed to personal service through passionate, highly-skilled and reliable professional expertise.

www.terramanzi.co.za



PRO ACOUSTIC

Pro Acoustic works closely with architects and interior designers to prioritise acoustic design, which is often neglected, although its integration in design is vital for the functionality of the space concerned. Noise, and acoustic quality have a strong effect on people, and audible comfort allows for more productive and less stressed occupants, which embodies the spirit of sustainability. Pro Acoustic has over 25 years' experience in the industry, with involvement in a vast number of acoustically significant projects in Africa. Director, Ivan Lin, is on a mission to educate built-environment professionals on the importance of acoustics, and in particular, the reasons why integrating acoustic design from the start of a green building project should not be an option, but a necessity.

www.proacoustic.co.za



Greenbuild Consultants

GREENBUILD

Greenbuild Consultants conducted the building performance modelling on the project, with a focus on energy and thermal performance. This included concept and existing system design studies, and modelling for SANS 10400-XA to meet the national building requirement standards.

In operation since 2007, Greenbuild's first Green Star SA submission modelling was done for the 5 Star Green Star SA As Built Absa Towers West project. The company continues to use modelling as a reliable, scientific method to evaluate the impact of multiple design options. Owner, Francois Joubert, notes that through modelling, which is used to inform concept designs, Greenbuild has a distinct ability to improve building designs. This results in energy and resource efficient buildings with good IEQ, while concurrently reducing their demand on natural resources.

www.greenplan.co.za



SUTHERLAND ENGINEERING

Sutherland Engineering designed the heating, ventilation and cooling (HVAC) systems to ensure a comfortable, functional space with the lowest possible environmental impact.

In business for almost 20 years, Sutherland is a multi-disciplinary consultancy offering structural, civil and mechanical design services. Noel de Villiers, who has also volunteered on technical working groups with the GBCSA to assist with the development of rating tools, reiterates that mechanical and electrical concerns impact the carbon footprint of buildings. This puts Sutherland in a position to meaningfully reduce the environmental impact of new and existing buildings, through use of the best technology and software available in the industry.

www.sutherlandengineers.com



COLLABORATION SITE

Collaboration SITE is a specialist interiors principle contractor, focusing on high level build out projects. GBCSA office project was an opportunity to partner with a client, and a design team that had set out to achieve many high level objectives for the new space. With intimate client involvement, the contracting environment was turned into a fluid platform for the transfer of ideas, and exciting use of materials. Time did catch up to the build program, but with some minor relaxation from the client, the deadlines were achieved, and so the quality and design intent was then achieved. Exposure to the green build strategies for an interiors build-out has certainly added a new skill to our build skill and experience.

www.collaboration.co.za



FORMFUNC STUDIO

As the exclusive partner for Humanscale in Southern Africa, Formfunc has been providing ergonomic tools that customise the workplace since 2009. As well as providing furniture for the new GBCSA office, Formfunc will also provide chairs for the World Design Capital 2014 offices, and the Sustainability Institute of SA, showcasing that effective ergonomics in design has the potential to improve health and productivity of staff.

More than just an ergonomic office chair, the company's 'design for environment' protocol ensures that designers and engineers examine the environmental impact of every choice throughout the design process, from initial concept to production. The chairs are made using recycled content, weigh less to minimise resources used in shipping, have modular cushions for easy replacement, and are designed for easy disassembly with clear recycling instructions.

www.formfunc.co.za



CN BUSINESS

Headed for its 70th year in business, Cecil Nurse Business Furniture knows a thing or two about sustainability and longevity, and has the environmental credentials to show it. Part of the Bidvest group, Cecil Nurse is aligned to the parent company's sustainability and efficiency efforts throughout operations. In the craftsmanship and manufacture of office furniture, environmentally friendly materials and textiles are used. For example, no natural forests are damaged in the production of laminate board in the E1 'green' desking ranges used for desk and storage products. Products are manufactured from recycled and recyclable materials, while adhesives with low VOC levels are used in manufacture.

The company is also pursuing a greater 'green' product offering, predicting that demand for environmentally sound interior furnishings will continue to increase in South Africa.

www.cnonline.co.za



INOVA

Inova Furniture Contracts partners with manufacturers carrying the highest environmental credentials, and has provided Arper furniture for the pause areas of the new office. With harmony between people and objects, and objects and the environment brought to life through these designs, the furniture will play a huge role in achieving the aims that the GBCSA envisages - creating spaces promoting comfort, collaboration and inspiration, with ever-present respect for the environment.

Realising the complex thoughtful response required when dealing with the paradox of industrial production and environmental protection, Arper's response has been re-evaluation of every stage of its operations. The company uses recycled materials, and promotes transparency through labeling the energy consumption and carbon footprint of every piece of furniture.

www.inovafurniture.com

arper

ARPER

Arper is an object as elemental as a chair or a table still subject to insight or innovation? After eons of development, is there still something to be done? We say: Absolutely. Everything is in flux – life, culture, technology – and that basic fact demands a considered response. Good design is a synthesis of technique, cost, material, function, use, taste and sustainability. That concentration of meanings, associations and possibilities must reside in simple, singular forms. We believe the best objects carry a rich, intellectual density in a shape that seems natural and effortless. An object that feels spontaneous while clearly the result of rigor and precision. Creating new forms that are physically and stylistically resilient is hard work, but this is the work we embrace. This way of thinking and working – the pursuit of the essential – extends to everything we do.

www.arper.com



COMFORT CREATIONS

Comfort Creations supplied modern contemporary soft seating solutions for the new Green Building Council South Africa. Established in 1984 with the philosophy that there will always be discerning people who appreciate the style recipe of timeless design and uncompromising quality, Comfort Creations offers the opportunity for an enduring investment of outstanding value in furniture that rises above the world of fleeting fashion, mass production and quality compromise.

Comfort Creations creates timeless masterpieces for the residential and corporate market both locally and abroad. We are also the agent for LAPLAMA Italy, furniture manufacturers of clean elegant lines and interesting combinations of material in conjunction with world award designers such as Shin & Tomoko Azumi. LAPALMA is credited with the European environmental certificate UNI en ISO 14001:2004 and was part of the Silo 1 project furniture supply.

www.comfortcreations.co.za





SAINT-GOBAIN

Saint-Gobain's construction products significantly improve the IEQ, and lower energy consumption in the new office. The company supplied Acoustic studs and SoundBloc boards on the walls to improve acoustic performance. Class A ceiling tiles, free hanging solo panels and wall panels to decrease the reverberation time, improve speech intelligibility and reduce the sound pressure level. To improve indoor air quality, Gyproc Activ'-Air board with air purifying technology was used. Isover Aerolite was specified for better thermal and acoustic insulation, and Isover Factorylite was installed under the roof sheeting to reduce rain noise.

Saint-Gobain's products not only improve indoor environments of end-users, they are also manufactured with environmental consideration. Interventions for improved resource consumption, while using natural, and recycled materials in manufacturing, and optimisation of production processes is prioritised.

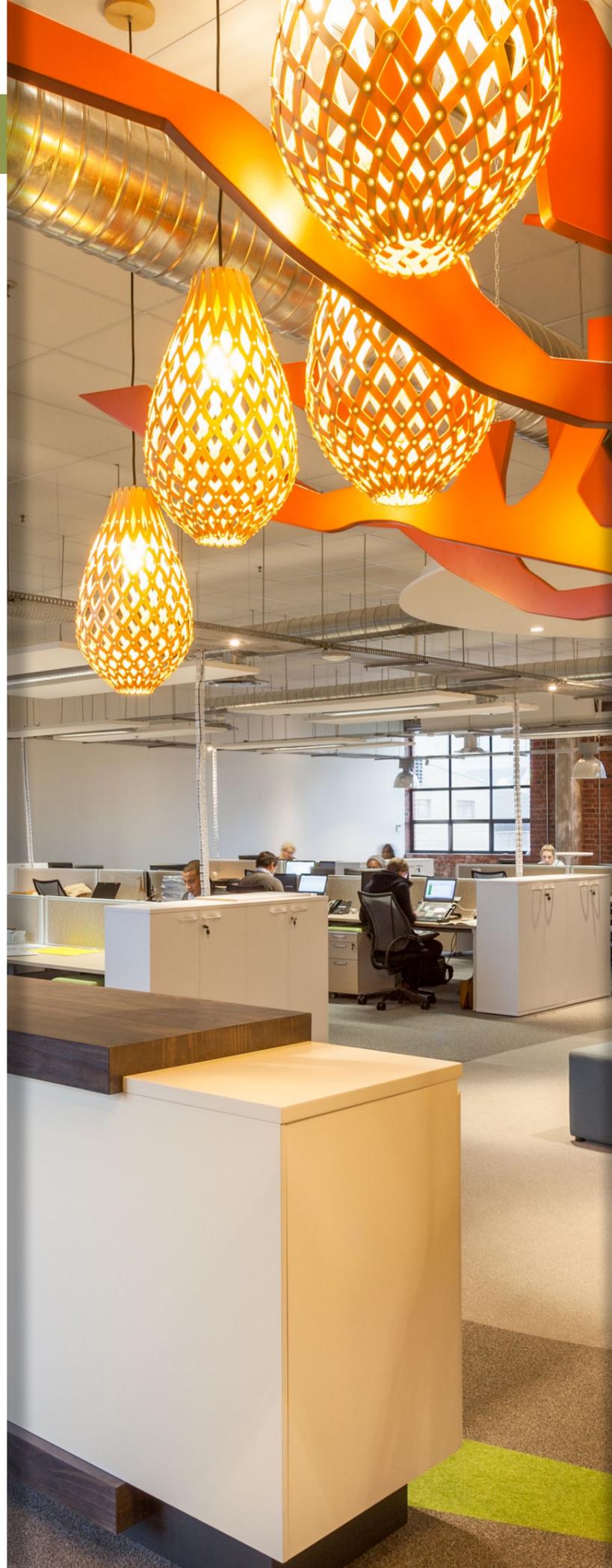
www.saint-gobain.co.za



CO DESIGNS

Sustainability is central to the CO Designs philosophy, and the company is committed to best environmental practice. Along with integrity, creativity, value and reliability, the company considers environmental effects when designing furniture, and advocates using sustainable materials and products in all aspects of operation. CO Designs provided the Mitesco acoustic panels for the new office - a well thought out solution for open plan offices and meeting rooms, which contributes to the acoustic comfort of the office, thus improving the IEQ. As well as environmentally optimising processes, there is focus on individual products as well. The Mitesco panels are comprised entirely of polyester (with 30% recycled content) making them a 'single material', requiring no separation of the outer fabric from the sound-absorbing inner material, and ensuring a 100% recyclable product.

www.codesigns.co.za



Interface®

INTERFACE

Founded in 1973, Interface is the largest carpet tile designer and manufacturer in the world. Its products combine beauty and innovation with functionality and environmental credentials to bring design visions to life. To serve customers in Europe, the Middle East, Africa and India, the company manufactures globally, with sales offices in most major cities. In the mid-nineties, Interface became one of the first companies to publicly commit to doing business in a more sustainable way when it set a bold target – Mission Zero – to achieve a zero environmental footprint by 2020. Mission Zero inspires the company to continually innovate in order to achieve its goal. Interface has been recognised globally as an environmental pioneer and for its innovative approaches to design. Interface supplied the carpet tiles specified for the new office.

www.interfaceafrica.net

KEVIN BATES | ALBERT CARPETS | FLOORING

KEVIN BATES & ALBERT CARPETS (KBAC)

Kevin Bates Flooring and Carpeting has merged with Albert Carpets and the combined entity (KBAC) boasts over 55 years supplying and installing flooring. The business has evolved over the years, and the company understands the imperative to focus on sustainability, to create better living and working environments. KBAC has committed to reduce its own environmental footprint, as well as sourcing from and supporting manufacturers also producing environmentally responsible products. KBAC uses Tactiles, which is an Interface patented, adhesive free method of installation with zero VOC content, which removes the need for liquid adhesives and makes worn tiles easier to remove. This contributes to overall health and wellness of occupants in a building, and helps to achieve points in the IEQ category of the Green Star SA rating system.

www.kbacflooring.co.za



TACTILE

Tactile sourced and supplied tiles for the bathrooms and kitchen of the new office, from companies with commitment to environmental policies.

Venis tiles, part of the Porcelanosa group, were specified, and this company has optimised its production systems, and focuses on designing products that contribute to the reduction of water and energy consumption when in use.

Tactile was established in 2007, with headquarters in Cape Town, and distribution centres in Johannesburg and Port Elizabeth.

Tactile is involved in projects from the design stage and finds individual tiling solutions for specific requirements. The company recently specified all tiles for the 6 Star Green Star SA certified No. 1 Silo project, and brought all the various tile designs together to form a seamless wall and floor result throughout the building.

www.tilesbytactile.co.za



DULUX

Dulux Trade's Ecosure range of coatings has been used in over half of the Green Star SA certified buildings in the country. It is a low-VOC product, which contributes to the improvement of the IEQ of a building. Dulux Trade Light & Space is more reflective of light than conventional emulsions, thereby ultimately improving energy efficiency, and contributing to employee wellbeing.

In addition to these greener product offerings, Dulux Trade also provides Envirowash Units on green building sites, encouraging contractors to embrace sustainable work practices. The unit prevents paint washings from running into waterways as it filters wastewater and lowers water usage for cleaning of brushes and rollers. Dulux Trade's parent company, AkzoNobel spent €370-million on research, development and innovation in 2012, with two-thirds of that directed towards sustainability.

www.duluxtrade.co.za



TESLA AUTOMATION

Telsa Automation supplied, installed and programmed the lighting control system, which will be integrated with the motorised blinds system, and will be used for daylight harvesting and occupancy control within the new office.

These interventions meet Green Star SA requirements under the energy, IEQ, and management categories, and are the springboard to achieving the health and productivity gains through creating more comfortable work environments.

The company has been going strong since 2004, and has been involved in a number of significant commercial and residential automation projects throughout Africa.

www.tesla.co.za



SAMSUNG

Samsung Digital Air Solutions partnered with the GBCSA to provide the most energy efficient commercial air conditioning system. The DVM S reduces the overall running costs and offers heat recovery, R410a refrigerant and the generation of hot water. A comprehensive range allows for design flexibility, giving an optimal solution for every need.

Globally, lower running costs, through improved energy efficiency and reduced carbon emissions are key elements driving consumer purchasing decisions. Samsung strives to meet these needs through an extensive range of "green" products, while partnering with organisations that work to educate the market. Samsung Electronics' focus on technology opens up new possibilities for people. Through innovation, energy efficiency and discovery, Samsung is transforming air comfort and electronics, from appliances and smartphones, to medical devices and LED solutions.

www.samsung.com



SOMFY

Somfy's bioclimatic façade offers energy efficiency, visual and thermal comfort. In developing a solution for the GBCSA, the Somfy supplied Rollup Wirefree™ RTS radio controlled blind motors, with a buffer battery and solar panel to provide an autonomous power solution for up to five years. This high-tech solution promotes energy saving, security, and comfortable IEQ. By managing daylight, artificial lighting requirement is reduced, allowing for energy saving, while shading can prevent heat loads and lower the cooling requirement.

Globally, the company was started in 1969, and now has 56 subsidiaries. Somfy South Africa was established in 2009, although Somfy products have been available in the country for 25 years.

www.somfy.co.za



LUMINOS BLINDS

The roller blinds for the new office have been specially crafted and installed by Luminos Blinds and will work seamlessly with the motorised control systems, which together enhance the lighting and shading experience.

The blinds are produced at the company's facility in Durban, which has been skilling workers for 17 years, and achieved recognition for training and social development. Environmental protection is also highlighted. Highest quality components are used, and fabrics, sourced from JM Textiles in Germany, all carry the 'confidence in textiles' certification, ensuring that they are ethically sourced and produced.

The blinds also play a major role during occupation of the office, allowing staff to control glare, and filter light into a room to their requirements, which improves the IEQ and lowers heating, cooling and lighting requirements.

www.luminosblinds.co.za



VOLTEX LIGHTING

Voltex Lighting has provided all the energy efficient T5 fluorescent luminaires, equipped with intelligent DALI controlled ballasts. These ensure a more comfortable and efficient working environment.

In 2005, Voltex Lighting, in collaboration with Eskom DSM, converted all fluorescent luminaire production from conventional control gear, to energy saving electronic control gear. This intervention resulted in estimated national savings of around 16 MW/y, and kickstarted the fluorescent lighting market's conversion, almost entirely, to energy saving electronic gear. Voltex Energy Efficient Lighting, recently won the ETA award in the industrial sector for its exceptional contribution to the National Energy Efficiency Programme.

The products continually developed by the company are designed to bring the latest global technologies to South Africa, and replace outdated less efficient technologies.

www.voltexlighting.co.za



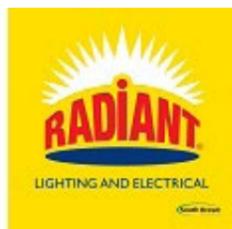
PHILIPS

Philips has provided lamps and luminaires specified for the project, which promote energy efficiency, and contribute to the energy and IEQ categories for green building.

Globally, Philips' EcoVision programme focuses on operations, products and the supply chain, and aims to ultimately improve the lives of three billion people a year by 2025 through sustainable innovation. This encompasses energy efficiency, curbing the carbon footprint, and innovation of products with a focus on health and the environment.

Present in South Africa since 1905, Philips has lit up the iconic Nelson Mandela Bridge in Johannesburg, and the Moses Mabhida stadium in Durban with energy efficient technologies.

www.philips.co.za



RADIANT LIGHTING

Radiant Lighting and Electrical supplied lighting fittings for the new office. The company continues to provide solutions encouraging optimum energy efficiency, while meeting the required levels of lighting. Of course, savings on energy also translate to saving on utility bills.

The company emphasises that the correct lighting, when strategically specified and applied will enhance the overall environment of an area.

www.radiant.co.za



OSRAM

Osram has supplied lighting solutions for the new office, which consume less energy, thereby lowering the associated carbon dioxide emissions from energy generation. Osram's portfolio covers the entire value chain of components, including lamps, semiconductors like light-emitting diodes (LED), to electronic control gears and complete luminaires, light management systems and lighting solutions. More than 70% of the company's revenue comes from energy-efficient products, and about 5.5% of yearly turnover is spent on research and development to set trends and respond to technological changes in the lighting market.

'Global Care' represents Osram's global commitment to social and environmental responsibility, and the company is dedicated to products and processes that contribute to solving global sustainability challenges, address economic needs and protect the environment for today and for the future.

www.osram.com



STARKE CONTRAST

Starke Contrast supplied the low glare LED modules and DALI drivers for the lighting system of the new office.

Production of the LED solid-state lighting device, considers the important aspects of optical efficiency, thermal management, and LED driver technology. These ensure a product that gives the required light output, while sustaining its lumens over the expected life span. Starke Contrast specially designs the housing and extrusions for imported LED components, to integrate and optimise the LED product. While high-end LEDs are imported, components such as cabling, dyes, and MCPC boards are locally sourced to encourage local job creation.

LEDs allow for lighting creativity, while ensuring energy-efficiency. Well-designed lighting systems provide the right amount of light for functionality and occupant comfort, essential in green building and sustainable design.

www.starkecontrast.co.za



CORPORATE CONNECTIONS

Specialising in the sales, distribution and installation of modular power systems for evolving office environments, Corporate Connections assists in boosting efficiency and productivity in the office environment. Sarah Calitz explains that the company works carefully with office furniture companies, designers, electrical engineers and clients to ensure the best solution.

Using Powerlogic systems which are designed, tooled and locally manufactured, thus boosting job creation, Corporate Connections uses skilled service and installation teams to conduct specialised fit-outs, thereby minimising waste on installations. Once operational, the systems play an important role in providing visibility of power consumption, giving real-time updates, and timer options to encourage energy efficiency.

www.powerlogic.net



AQUATRIP

AquaTrip has provided a permanently installed water leak detection and water management system, which monitors the flow of water into the office, and in the event of a burst geyser or pipe, leaking taps, or dripping cisterns, will automatically switch off the water supply to prevent water wastage, and potential damage. AquaTrip has been installed in a number of public facilities for Municipalities in the Eastern and Western Cape, and has been successful in achieving considerable savings. The system also protects premises such as public schools and civic centers from damage caused by leaks, negligence or vandalism. The system is already installed in a number of Green Star SA certified buildings, and most recent installations includes the Lentegeur Civic Centre, and the Manenberg Community Centre.

www.cbn.co.za/profile/aquatrip-the-water-trip-switch/



CAPE CONTOURS

Cape Contours Living Green Walls are well experienced in the customized design, supply and installation of our Living Green Walls (LGW) systems. Our aim is to beautify, green and strengthen our cities by introducing more 'vertical green lungs' into our living and working environments. We strive to remove Volatile Organic Chemicals (VOCs) or pollutants like carbon dioxide and benzene from the air and release fresh oxygen as well as offset buildings' carbon footprints. Our unique systems incorporate a pre-assembled pocket or sheet panel, which is held in position by a lightweight steel frame attached to a vertical wall or structure. These modular systems are easily detachable, using the clip-on, clip-off system for relatively quick installation and maintenance. Our systems include a specialised 'fertigation' system (which supplies nutrients directly into the concealed irrigation system) to sustain a variety of sun and shade-loving plant species.

www.capecontours.co.za



EXECUFLORA

Specialising in interior landscaping, Execuflora was established in 1979 by two founding partners when the industry was in its infancy. Through the years Execuflora has emerged as a market leader servicing in excess of 90 000 planters per week for over 3000 clients nationally. In line with this core belief we have invested considerable capital over the years into our own greenhouse facilities to ensure the supply of high quality acclimatised plants to our clients. With the drive towards green healthy buildings we have used plants that have been tested according to efficiency on the removal of VOC's (Volatile Organic Compounds) from the air in the new GBCSA offices.

www.ipsa.za.com



SOFT CRAFT

To mitigate the effect of climate change caused by rising levels of CO2 in the atmosphere, carbon sequestration will inevitably have to feature as part of any solution. Spekboom (*Portulacaria afra*) has unique characteristics that make it a very attractive plant for soaking up excess carbon. SpekCO2 is dedicated to raising awareness around carbon sequestration solutions, such as planting of Spekboom in urban settings. Please visit www.spekboom.com. SpekCO2 is a project supported by the owners of Soft Craft Research (Pty) Ltd. Soft Craft is a niche provider of research-related services and consulting to some of the best companies across a range of industries. Soft Craft has a particular focus on helping their clients improve and achieve strategic people objectives - by developing frameworks of the key strategic people metrics such as staff engagement, leadership or client satisfaction. This is followed by specific research projects such as 360 leadership assessments, customer experience measurement, or assessment of the organisational climate.

www.softcraft.co.za

PRÊT-À-POT

PRET-A-POT

At pret-a-pot we make high quality contemporary clay planters, serveware and décor accents. Our handmade pots are contemporary, and have a fresh aesthetic designed to accentuate living spaces. Any of our designs can be applied to any of the articles, we are also able to colour match and design bespoke pieces for specific projects. Our large terracotta containers are frost proof and are exported all over the world. Our tableware not only looks good, but is functional in that it is microwave and dishwasher safe. Our range of tabletop planters bring the garden inside and make life more succulent.

www.pret-a-pot.com

obbligato

OBBLIGATO

Obbligato manufactures an exclusive range of contemporary plant pots, furniture and accessories for a modern lifestyle. Obbligato develops versatile designs that are suitable for both indoor and outdoor application, with the focus on creating products that the consumer can identify with on an aesthetic level using simple, elegant shapes and minimalistic elements. The handmade products are manufactured from a wide variety of materials, including steel, copper, stainless steel, fibreglass and perspex in Durban, South Africa.

www.obbligato.co.za

Steelcase®

STEELCASE

The collaboration tools provided by Steelcase link into augmenting the way GBCSA staff operate in the working environment, and stimulating interaction and cooperation between team members. Steelcase applies life-cycle thinking in the design of its new products, and has identified target areas to achieve resource savings and reduce environmental impact. The company also uses the highest possible recycled content, reduces the number of components for easy disassembly, eliminates the use of heavy metals and harmful substances, shrinks packaging requirements, and ensures the recyclability of products. The strong emphasis on innovation means that a spend of about \$103.8-million invested in design, research and development activities over the last three years, unlocks what will motivate peak performance among employees.

www.steelcase.eu

hansgrohe

HANSGROHE

With international beginnings in 1901, and an African presence since 1994, Hansgrohe puts sustainability first by calculating the ecological footprint of its products. The company supplied the fittings for the bathrooms in the new office. Hansgrohe scrutinises the product lifecycle, from manufacture, through water and energy consumption during use, to eventual recycling, and makes constant improvements to their products and changes industry standards. Hansgrohe's EcoSmart range of taps and shower-heads saves water, and lowers utility bills, without compromising quality and luxurious performance. The company's broader sustainability policies encompass sophisticated recycling systems, environmentally secure sites and manufacturing technologies, use of renewable energy, global environmental protection projects and awareness raising for sustainable management of water resources.

www.hansgrohe.co.za



DURAVIT

Duravit supplied fittings and furnishings for the bathroom in the new office. The company places emphasis on the sustainable bathroom, through design and product development, materials used, the water and energy efficiency made possible through end use of the products, and finally the ultimate recyclability of the product. The company encourages green building through the use of specially developed products such as dual flush toilets, using as little as 4.5L of water, and a range of waterless urinals, also offering specially developed materials, such as the WonderGliss ceramic coating - based on nanotechnology, with easy-care properties to greatly reduce the amount of water and cleaning agent used. With business beginnings in 1817 in Germany, the company realises the importance of constant innovation, with a focus on resource efficiency.

www.duravit.co.za



CLICKS

Clicks, one of the largest health, home and beauty retailers in South Africa, has understood the GBCSA's vision in developing their rating tools and pushing the boundaries of sustainability. Clicks have successfully referenced the office fit-out tool in order to specify energy and resource efficient buildings with good IEQ, reduce their energy consumption by lowering the watts per square metre, while still providing the required lux levels as well as constantly trying to reduce their demand on natural resources. They have been working closely with the GBCSA on the retail-fit out tool, which is specific to their requirements, in order to achieve a rating. Clicks wishes the GBCSA well in their new premises and trust that they will enjoy Clicks Products, to make them feel at home.

www.clicks.co.za



GREEN BUILDING COUNCIL
SOUTH AFRICA

NEED 4 PRODUCTIVE REASONS FOR GREENING YOUR OFFICE?



11%

Up to 11% gains in productivity from fresher air.



23%

Up to 23% improvement in productivity from good lighting and access to view.



25%

Up to 25% better functioning memory when workers have views.



18%

Up to 18% increase in productivity through access to daylight and operable windows.



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