



TOTAL POINTS:

**47**

POINTS ALLOCATION:



SUSTAINABLE BUILDING FEATURES INCLUDE:

- 58% of the office area has natural daylight levels sufficient to allow the electric lights to be turned off during the day.
- Efficient fluorescent fittings and Motion occupancy sensors detect when spaces are not occupied and switch off fittings accordingly.
- Water meters are installed on all major water uses and all areas or equipment that use large amounts of electrical energy are monitored, including lighting, power and air conditioning to each floor.
- Rainwater harvesting and greywater recycling for toilet/urinal flushing and landscape irrigation.

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA)	46 352 m <sup>2</sup>
TOTAL CONTRACTOR OFFICE AREA	44 454 m <sup>2</sup>
GFA PARKING AREA	58 750 m <sup>2</sup>

# 115 WEST STREET

115 West Street, Sandton, Gauteng, South Africa



**4 Star Green Star SA - Office As Built v1**

Achieved in April 2014

PROJECT TEAM:

**OWNER**  
Zenrop Property Holdings

**ARCHITECTS**  
Paragon Architects

**HEALTH & SAFETY**  
Comprex

**ELECTRICAL ENGINEER**  
Quad Africa Consulting

**FIRE ENGINEER**  
Trevor Williams Consulting Engineers (TWCE)

**LIFT SPECIALIST**  
Liftch

**MECHANICAL ENGINEER**  
Adaptive Resource Engineers

**QUANTITY SURVEYORS**  
Schoombie Hartmann

**STRUCTURAL ENGINEERS**  
Sentralia Consulting

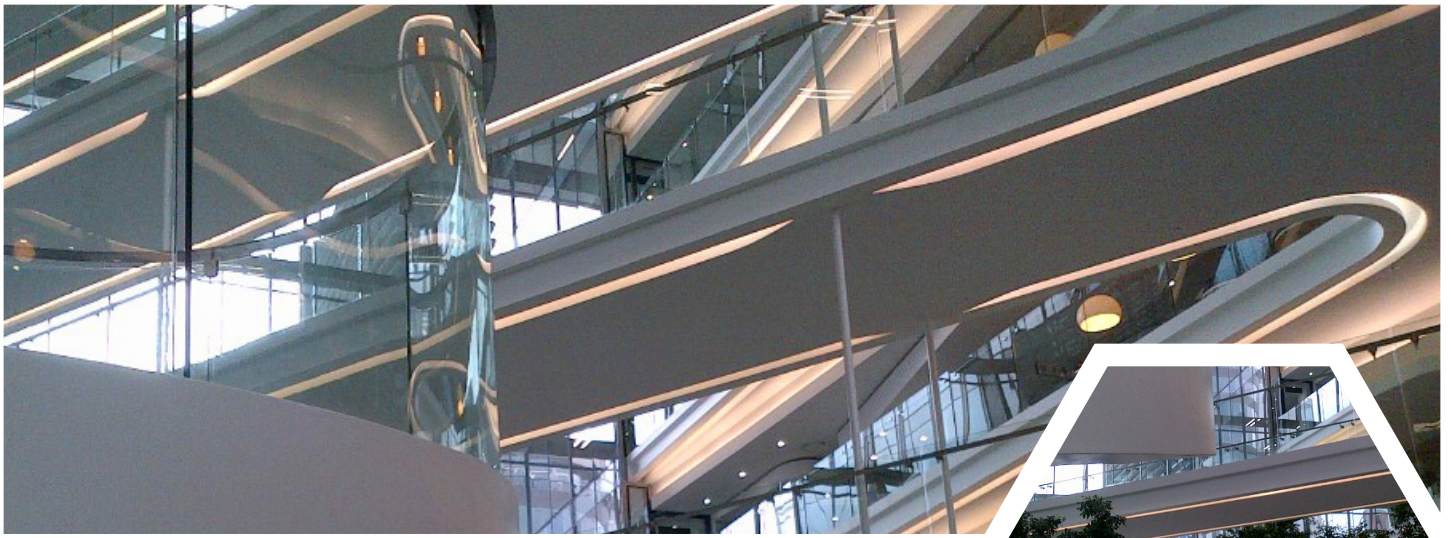
**LANDSCAPE ARCHITECTS**  
Isite

**SUSTAINABLE BUILDING CONSULTANT**  
PJCenex Consulting

**WET SERVICES**  
Ramadan Consulting

**MAIN CONTRACTOR**  
Tiber WIIHO JV

**PROJECT MANAGER**  
Capeex Projects



# ALEXANDER FORBES, 115 WEST STREET

115 West Street, Sandton, Johannesburg, SA



**4 Star Green Star SA - Office v1 Design Rating**

Achieved in August 2012

The Alexander Forbes, 115 West Street office building in Sandton, Johannesburg, has achieved a 4 Star Green Star SA – Office v1 Design certification from the Green Building Council of South Africa (GBCSA) in recognition of its green building design attributes. The 41 000m<sup>2</sup> Gross Floor Area building is a Zenprop development and will serve as the new head office for the Alexander Forbes financial and risk services company. The building is located prominently at the intersection of Rivonia, West and Katherine Streets in central Sandton, across the road from the Sandton Gautrain station. The new building consists of eight floors of dedicated office space above six floors of parking. Two atria provide daylight and visual connection within the building. The ground floor includes a canteen, training spaces and an auditorium, with the front wing providing two levels of dedicated meeting space. In addition, the building houses a crèche and gymnasium facilities.

## Sustainable building features include:

- Across the road from the Sandton Gautrain station, providing occupants with the option to use the Gautrain as well as all of the Gaubus feeder and Metrobus services in the area.
- 58 percent of the office area has natural daylight levels sufficient to allow the electric lights to be turned off during the day.
- Motion occupancy sensors detect when spaces are not occupied and switch off fittings accordingly.
- Office and meeting areas are conditioned via fan coil units in the ceiling spaces. Placing the fans in the ceiling spaces means that they don't have to blow air through the whole building, thereby saving energy.

## PROJECT TEAM:

**OWNER**  
Zenprop Property Holdings

**ARCHITECTS**  
Paragon Architects

**PROJECT MANAGER**  
Capex Projects

**QUANTITY SURVEYORS**  
Schoombie Hartman

**INTERIOR DESIGN**  
Paragon Interface

**FAÇADE CONSULTANT**  
A. Riley and Associates

**MAIN CONTRACTORS**  
WBHO & Tiber Bonvec Construction

**LANDSCAPING CONSULTANT**  
Insite Landscape Architects

**STRUCTURAL ENGINEERS**  
Sotiralis Consulting Engineers

**MECHANICAL ENGINEER**  
Adaptive Resource Engineers

**ELECTRICAL ENGINEER**  
Quad Africa Consulting

**FIRE ENGINEER**  
TWCE Consulting Engineers

**WET SERVICES ENGINEER**  
Ramsden Consulting

**ACOUSTIC CONSULTANT**  
Subsonic Designs

**LIFT SPECIALIST**  
Liftech Projects

**SUSTAINABLE BUILDING CONSULTANT**  
PJ Carew Consulting

TOTAL POINTS:

**48**

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **41 000 m<sup>2</sup>**  
 TOTAL COMMERCIAL OFFICE AREA: **38 749 m<sup>2</sup>**  
 CAR PARKING AREA: **57 794 m<sup>2</sup>**