

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 000m² 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

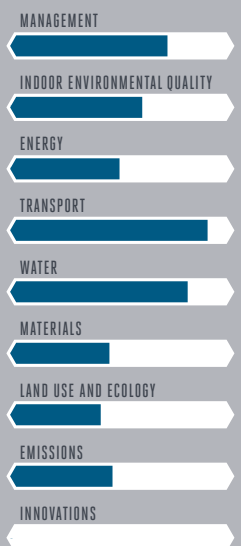
LIFT SPECIALIST
Liftech Projects

SUSTAINABLE BUILDING CONSULTANT
PJ Carew Consulting

TOTAL POINTS:

48

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **41 000 m²**
 TOTAL COMMERCIAL OFFICE AREA: **38 749 m²**
 CAR PARKING AREA: **57 794 m²**