

# Raised Access Flooring & Green Building



## Raised Access Flooring & Sustainable Building Solutions



Building Solution provides key environment & economic benefit:



Anglo Gold Ashanti 12,850m<sup>2</sup>

## Building Solution provides key environment & economic benefit

- Improved indoor air quality
- Improved thermal comfort for personal working in the office environment
- Increased energy efficiencies & increased thermal comfort
- Reduced operating costs and reduced churn costs
- Reduced waste in terms of materials & time
- Increased worker productivity
- Reduced natural resource consumption
- Increased use of daylight

## Incorporating Sustainability

- A well designed building improves indoor environment quality, provided extreme flexibility and savings in the ever increasing high churn environment whilst minimizing cost and time, the utilization of additional materials is greatly reduced and the use of a Raised Access Floor reduces waste and reduces the life cycle costs in the building environment. The savings of a Raised Access Floor continue to grow over the life of the Raised Access Floor installation.

- The benefits of Raised Access flooring:

Raised access flooring integrate the benefits of power, data, telecommunications and air distribution all of which offer economic benefits.

Using under floor distribution services to create a green indoor environment will assist in a variety of needs that conventional construction cannot

Increased efficiency, with modular plug and play power and data wiring will provide the maximum flexibility allowing you to respond to equipment, with out any changes to the environment, quickly and effectively and to a minimum of cost, time and effort.

Under floor HVAC systems not only eliminates most duct work and drop downs, thus reducing insulation, all associated with over head systems.

The flexibility of a modular access floor system provides for data and power flexibility, HVAC system are extremely flexible as non duct diffusers can be easily relocated to suit the environment

**Bates**

access flooring

(Pty) Ltd 97/21595/07

Building Solution provides key environment & economic benefit:



Investec 100 Greyston Drive 17,281m<sup>2</sup>

## Green Performance, Sustainable and Cost Advantages

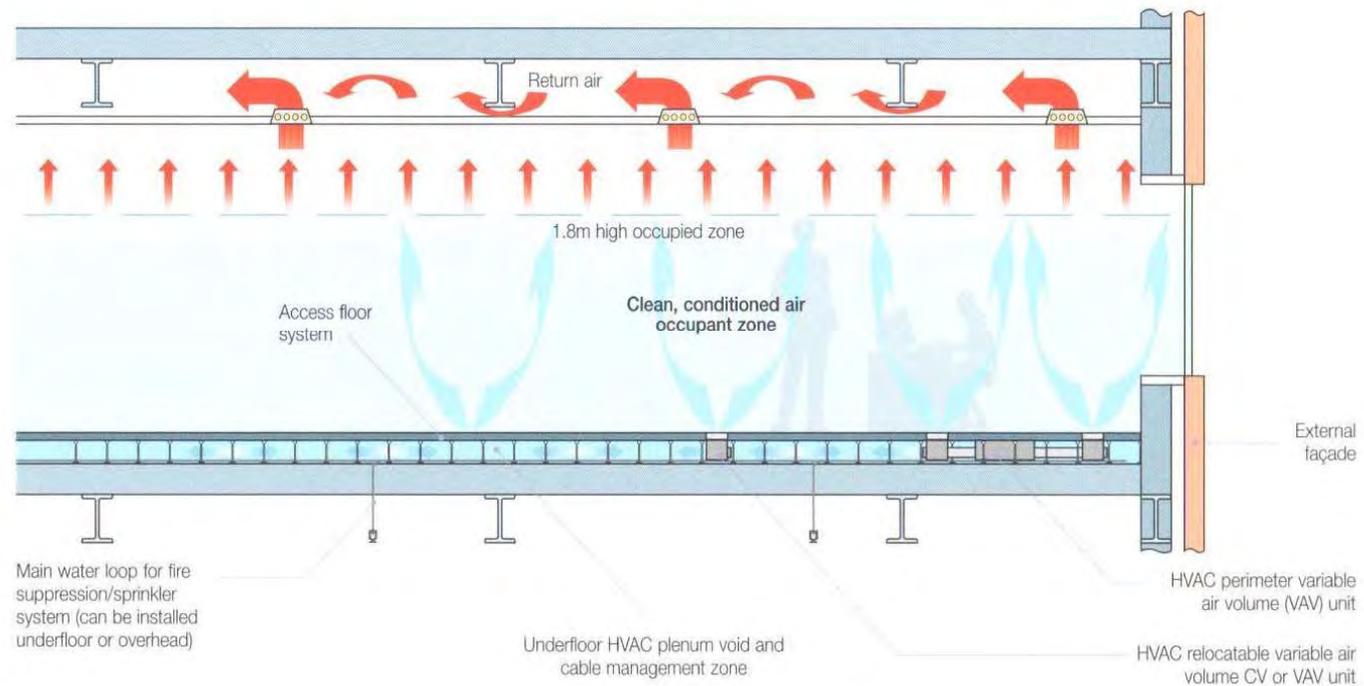
- Improved improved environmental quality control
- Increased daylight opportunities
- Less waste with plug & play wire/cable services
- Increased ability to make use of daylight opportunities
- Maximize occupant thermal comfort
- Increased ventilation efficiencies
- Easily adapts to technology and organizational changes over the buildings life cycle at low cost
- Reduces operational costs and lower facility and maintenance costs through accessible, flexible and adaptable services
- Increased energy efficiencies
- Reduce wire and cable materials by locating correctly, in the place required rather than in intervals or rigid structures
- Reduce materials due to the significant reduction of HVAC duct work and drop downs
- Improved acoustics
- Production of locally produced understructure provides less shipping energy

## Green Performance, Sustainable and Cost Advantages



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## Raised Access Flooring & creating Green Environments



## High Performance, Sustainable and cost Effective Indoor Enviroments

### Effectively Manage First Costs

- Eliminate Saturation Wiring.

Running wiring and cabling in walls and furniture is rigid and expensive. Modular plug and play connections provide point of use termination so that only terminals that are used are installed.

- Flexible and Inexpensive.

Rigid fixed duct work requires slow labor intensive installation. Using the space under the access floor for air distribution is faster to install and requires minimal ducting since the entire space is used as a service plenum.

- Reduce Building Materials

Conventional construction requires large ceiling void space for fixed service pathways. Using under floor distribution can eliminate wasted space thus reducing building costs

- Reduce Operating Cost

- Under floor air delivery offers the ultimate in comfort and control.

- Wiring and cabling in walls and columns makes reconfiguration expensive, disruptive and wasteful. As your business changes access flooring enables you to inexpensively reconfigure your space.

- Hot air rises, yet conventional distribution is designed to force cool air from the ceiling, By supplying cool air from the floor using natural convection and warmer temperatures you can reduce your HVAC energy costs.

# Material & Recourses

- **Building Re-Use**

Raised Access Flooring system is designed to last the life time of the building.

Although an access floor will not help a project achieve credits immediately, it can significantly help to do so later in the buildings life. Demountable partitioning on top of raised access floors is easy to detach and erect elsewhere on the floor, electrical boxes and air diffusers can be moved to accommodate a new tenant fit out. A new environment may therefore only require the purchase of additional access floor components which can be purchased to complete new occupant fit-out requirements.

- **Material re-use**

Access Floor panels and understructure components can be uninstalled and relocated to a new site and re-installed. Be aware that just as the building re-use credit, the material re-use strategy will not likely help achieve points immediately. Rather, it is a long term sustainability strategy that a building can contribute towards

- **Recycled Content**

Raised Access Floor used in commercial offices consists of product 23,5% Post Consumer Recycled Content and a potential 23,7% Post Industrial recycled content.

The total recycled content is equal to 47,2% with a local content of 24,22%.

## Incorporating Sustainability

- **Conclusion**

Raised Access Flooring provides the opportunity to economically, efficiently and in a timeous manner make changes to under-floor services and economically facilitate the high churn environment in the modern working environment. The raised Access Floor offers exceptional flexibility to the current and future occupants of the office environment in which it is installed.

The ability to quickly and efficiently respond to changes in the environment, tenant turnover and a high churn environment where changes are cost minimal reducing labor costs, the use of additional materials resulting in energy, time and labor costs savings, while improving occupancy health comfort and productivity.

