



ALICE LANE BUILDING 2

Corner of 5th Street & Fredman Drive, Sandton, Johannesburg, SA



4 Star Green Star SA - Office v1 Design Rating

Achieved in December 2013

Alice Lane- Phase II is an office development located on Alice Lane in Sandton, Johannesburg. The development is the 2nd phase of the 3 phase development and 16023m² GFA and 13522m² UA. This is made up by 6 office levels and 7 parking levels. The structure of the building is predominantly concrete.

Sustainable building features include:

- Building is mechanically ventilated. Heating and Cooling is provided by means of a 4-Pipe central chilled water system, using Air cooled reversible heat-pump chillers & 4-pipe in-ceiling fan coil units.
- Chillers placed on the roof make use of the compression cycle of refrigerants in order to transfer heat from the chilled water circuit to the atmosphere.
- The Building has reduced energy consumption to 165kWh/m²/year and carbon emissions to 198kgCO₂/m²/year.
- The building has a groundwater harvesting system .
- The main electrical supply to the Building is made up of two sections, a critical section, which is backed up by a generator, and a non-critical section. The non critical section feeds items such as the main HVAC chillers, pumps, and items that do not require generator backup during a power failure. All other items are backed up via the generator. There is 1 generator which provides the emergency backup required for the building.
- The fire protection system has been designed to not expel any water during testing. Water is redirected back into storage tanks.

PROJECT TEAM:

OWNER

Abland Property Developers- Richard Cottrill

GREEN STAR SA ACCREDITED PROFESSIONAL
Marloes Reinink

PROJECT MANAGER

Janet Glendinning - Abland

ARCHITECT

Amir Livneh - Paragon Architects

STRUCTURAL/CIVIL ENGINEER

Kevin van Aart - L & S Consulting

MECHANICAL ENGINEER

Willem van der Westhuizen - C3

ELECTRICAL ENGINEER

Grant Seedy - Taemane

WET SERVICES ENGINEER

Scott Ramsden - Ramsden Consulting

FIRE SYSTEMS ENGINEER

Leon Potgieter - IFE

QUANTITY SURVEYOR

Sampie Keeve - Quanticost

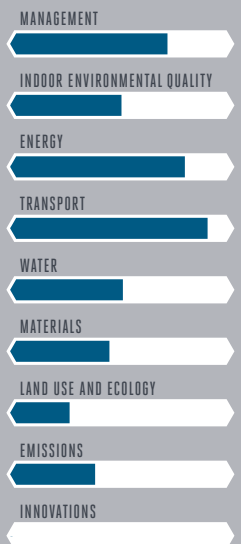
MAIN CONTRACTOR

Arlindo da Costa - WBHO

TOTAL POINTS:

50

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

16 414 m²

TOTAL COMMERCIAL OFFICE AREA:

16 023 m²

CAR PARKING AREA:

53 717 m²