OUTLINE

Objective
Process To Date
Key Fitout Concepts
Final Sketch Plans
Design Concept
  3D images – Internal
  Finishes Board
  Reflected Ceiling Plan (typical)
  Floor Finishes Plan (typical)
  Detailed Design by Area
  3D Images - External

ESD Initiatives
OBJECTIVE

To provide a new work environment to assist Facilities and Services in the realization of their strategic plan through:

Integration and connection of branches

An innovative work environment

Flexible spaces able to adapt to changing ANU needs
PROCESS TO DATE

June 2010 - Accommodation study prepared in June 2010, that explored accommodating F&S in 3 different buildings

July 2010 – Decision to proceed with accommodation within Innovations Building

August 2010 – AMC Commissioned to commence design

September 2010 – Concept plans presented to F&S

December 2010 – Construction Manager engaged

December 2010 – Final sketch plans presented to F&S

March 2011 – Target date for completion of construction
KEY FITOUT CONCEPTS

Better reflect organisational structure
Improve teamwork, collaboration and knowledge sharing
Promote professional image – front of house vs. back of house
Open plan office environment
Significant meeting and quiet areas
Shared storage and utility areas
Flexible work areas
Improve internal communications
Creation of a more sustainable workplace
Streamlining service delivery / better customer interface
Better use of new technology
Promoting innovation and creativity
Improved staff moral and sense of pride
FINAL SKETCH PLANS
ANU FACILITIES AND SERVICES – INNOVATIONS BUILDING

- Modify existing pavement area to create new visitor parking
- New entry
- Potential zones for PV cells
- New mechanical plant on roof
- Modify existing plant enclosure for new bike store
DESIGN CONCEPT

• Create an Innovative workplace environment:
  - Lineal workstations with variety of personal storage options in crisp professional colours
  - Custom designed group facilities – layout tables, flexible meeting tables etc.
  - Exposed services with targeted bulkheads defining space, adding interest and controlling acoustics
  - Palette of “green materials” – both in terms of selections and colours, and indoor plants
  - Use atrium space for internal link stairwell, source of light, to control acoustics and to showcase exciting palette of materials
  - New legible building address and strong identity to ANU F&S and ANU Green

• Showcase how successful adaptive reuse can be and the benefits of modern workplace design

• Incorporate best practice ESD initiatives - lead by example

• Make the most of Innovations Buildings natural assets to achieve a more impressive facility in a significant precinct
3D IMAGES - INTERNAL
3D IMAGE – BREAKOUT AREA
3D IMAGE – TYPICAL OPEN PLAN AREA
FINISHES BOARD
CEILING PLAN - TYPICAL
TYPICAL REFLECTED CEILING PLAN
FLOOR FINISHES PLAN - TYPICAL
DETAILED DESIGN BY AREA
TYPICAL WORKSTATION ELEVATION

EXAMPLE OF STORAGE UNIT PLANTER BOXES

EXAMPLE OF OPEN PLAN WORK ENVIRONMENT

SINGLE MONITOR ARM

DOUBLE MONITOR ARM
GROUP STORAGE & LAYOUT

TYPICAL ELEVATION – LAYOUT BENCH

TYPICAL ELEVATION – OPEN SHELVING

EXAMPLE OF GROUP STORAGE
OPEN PLAN WORK AREA FURNITURE

- Upholstered Task Chair
- Height Adjustable Workstation
- Informal Meeting Chairs
- Informal Meeting Tables
ANU FACILITIES AND SERVICES – INNOVATIONS BUILDING

EXECUTIVE FURNITURE

HIGH BACK TASK CHAIRS

HEIGHT ADJUSTABLE DESK

MEETING TABLE

MEETING CHAIR

INFORMAL MEETING CHAIR

COFFEE TABLE
TYPICAL TEA / UTILITY POINT

ELEVATION TOWARDS COPY POINT

ELEVATION TOWARDS TEA BENCH

EXAMPLE OF TEA / UTILITY POINTS
ANU FACILITIES AND SERVICES – INNOVATIONS BUILDING

BOARDROOM

ELEVATION – BOARDROOM DISPLAY WALL

EXAMPLE – BOARDROOM DISPLAY

BOARDROOM CHAIR

BOARDROOM TABLE BASE
ANU FACILITIES AND SERVICES – INNOVATIONS BUILDING

BOARDROOM KITCHENETTE

ELEVATION – BOARDROOM KITCHENETTE

EXAMPLE – BOARDROOM KITCHENETTE
VIEW TOWARDS MEETING ROOMS

STAIRCASE ATRIUM WALL

EXAMPLE OF PANELLING

PROPOSED COMPOSITE PANEL
TYPICAL VOID WALL – VIEW TOWARDS WORK AREA

EXAMPLE OF TIMBER CLAD ATRIUM WALL

STAIRCASE ATRIUM WALL
VIEW TO FRONT ENTRY FROM NORTH-WEST
5 star GREENSTAR building targeted:

Energy

- Energy Use: Target a 5 Star NABERS energy rating through:
  - New mechanical plant
  - Solar natural gas boosted domestic hot water
  - Improved building fabric, operable glazing
  - New lighting
- Electrical Sub-metering: Sub-meter loads greater than 100 kVA.
- Tenancy Sub-metering: Sub-meter each floor.
- Lighting Energy Use: Target 2.5 W/m² per 100 Lux with new lighting.
- Office lighting zoning: Design shall incorporate small lighting switching zones.

Management

- Commissioning - Clauses: CBSE commissioning codes will form part of the specifications.
- Commissioning - Building Tuning: Review and adjustment BIUs for first 12 months.
- Building Users Guide: Simple users guide will be provided.
- Environmental Management: Builder to conform to NSW Environmental Management Plan.
- Waste Management: 60% of construction waste by mass to be recycled.

Emissions

- Refrigerant CFC: 100% of refrigerants with ODP will be specified.
- Refrigerant leak detection: Refrigerant leak detection will be incorporated into design.
- Light Pollution: The design will eliminate light pollution.
- Cooling Towers: No cooling tower will be used.
- Insulant CFC: Insulation will contain no ozone depleting substances.

Land Use and Ecology

- Waste of Land: > 75% of the site has been built on previously.
- Landscape and Fill Removal From Site: Cut and fill will be balanced on site.

Transport

- Provision of Car parking: The site has no more than the minimum state planning allowance of 2/900.
- Small Car Parking Spaces: 25% of all spaces will be 'small car' spaces.
- Cyclist Facilities: Bicycle storage and showers will be provided for 5% of building staff plus visitors.
- Commuting Public Transport: The site has good proximity to public transport.

Water

- Water Use: The building will have new fixtures and fittings rated to low water use standards.
- Water Meter: Water meters will be installed for all major water usage.
- Cooling Tower Water Consumption: No cooling tower will be used.

Materials

- Recycling Waste Storage: Storage area for recycling will be incorporated into design.
- Reuse of Façade: Façade will be re-used.
- Reuse of Structure: Structure will be re-used.
- Shell & Core or Integrated Fitout: 95% of NLA will be constructed as an integrated fit out.
- Recycled Content of Structural Concrete: 20% of new cement will be replaced with fly-ash.
- Recycled Content of Structural Steel: 65% of the steel used will have a post-consumer recycled content > 65%.
- PVC Minimization: 30% (by weight) of the PVC will be replaced with non-HPOE.
- Sustainable Timber: All timber used will be recycled or FSC certified.

Indoor Environmental Quality

- Lighting: Daylight factor > 2.5% for 80% of NLA.
- Daylight Glare Control: Shades are fitted and will be re-used.
- High Frequency Ballasts: Electronic ballasts will be provided for lights.
- Building Lighting Levels: illuminance will be > 400 Lux for 85% of NLA.
- External Views: 85% of NLA will be within 8m of visual glazing.
- Thermal Comfort: PMV will be between -1 and +1.
- Internal Noise Levels: Building will be designed to AS/NZS 2107:2000.
- Volatile Organic Compounds: All paint, carpets and adhesives will be low VOC.
- Formaldehyde Minimization: All wood products will be low emission formaldehyde.
- Tenant Exhaust Riser: Tenant exhaust riser will be provided as part of the design.

Potential Innovations

- Future connection of a photovoltaic array making use of the ACT Government Feed-In-Tariff.
- Future connection of a rainwater harvesting system to collected water for landscape irrigation.
- Future connection of the building heated / chilled water system with an ANU district energy plant, which could use ground source heat pumps or trigeneration technology.

Other design initiatives

- Open plan office environment.
- Use of GECA products where possible.