Features, Technology and Learnings

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Agenda

- The Motivation
- The Concept and Objectives
- The Process
- Repurposing and Recycling
- The Technology
- Energy Performance
- Lessons learnt
- What next?
The Motivation behind The Well

The **Genesis** of the concept is rooted in a dark day in January over 30 years ago and a desire to create a better workplace that is readily attainable.

**Physics** - How do we apply better physics?
- The buildings - Using what’s in front of us for the better, but getting more from it.
- The systems - Why do we use some systems rather than others?

**Well Being** - What does this mean?
- Health rather than just Health and Safety.
- Are we able to to become more effective as people in our workplace?
- A more energy efficient building with greater comfort
- Very low VOCs
Sirus and EazySAFE needed a new location to accommodate expansion - so an opportunity

“Everything Should Be Made as Simple as Possible, But Not Simpler”

We needed a donor building that would give us about 500m2, with public transport links and with green spaces
  - We wanted to avoid a planning process
  - Could we harvest energy on the site?
  - Waste/grey water systems would be nice, but not a deal breaker

Focus on Well Being and Technology
  - What can we do to create a better place to work?
  - What about leveraging technology?
The day we picked up the key
The day we picked up the key
2 Weeks later
The Process

Once we had identified the building we would reduce it to a shell and start again
   We removed every service and retained only the main electrical supply, the mains water supply
   and the soil outlet
   All materials removed were removed for recycling

We engaged Optima Facilities Solutions (OFS)

The Design was done in conjunction with OFS, with Sirus leading the M&E
   Layouts produced and construction processes agreed
   Discussion around HVAC lead us to favour the Mitsubishi HVRF system
   A master system integration strategy was developed for BMS, HVAC, Lighting, Fire, Security and
   CCTV
The Construction
As part of the project philosophy we recycled wherever possible materials removed from site.

We also looked at other materials for the construction:
- Bricks from salvage yard
- Recycled timber
- Salvage trees for tables
- The snooker table

Recycling on day to day basis:
- Recycling centre in canteen
- Composting
- Paper reduction
The Technology

Multiple disciplines
Lessons Learnt

Get a good Project Manager on board

Developing a good brief and having good lines of communication with the client

On-site material management was a challenge

Technology integration is challenging and needs the right people

Disabled access

Waste Water Management

Post occupancy feedback study has been done
Energy Performance
What Next?

Monitor and Analyse System data from the BMS and Remote Monitoring to maintain and tweak system performance

Listen to staff feedback

Keep system maintained and manage energy

Next project
Thank You

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