

Case Study Arup Brisbane

- achieving best practice in a landmark fit-out



Arup is a leading corporate advisory consultancy providing world-class engineering, design and planning services.

The international consultancy has been delivering creative solutions in Australia for over 40 years with their skills and services spanning the specialty areas of water, fire engineering, geotechnics, planning and environmentally sustainable design.

CitySwitch in action

At their new headquarters in the Centenary Square Building in Brisbane's Fortitude Valley, Arup has created a landmark fit-out with both environmental and social objectives in mind.

The Brisbane office joined CitySwitch in early 2009 in order to ensure optimum energy performance within

their new headquarters and achieve best practice within the industry.

As an engineering company, Arup also saw CitySwitch and the actions of energy efficiency as an opportunity to share knowledge and expertise with their clients and, in turn, help them to improve energy performance.

Goals

- Create a space for employees with both environmental and social objectives in mind
- Achieve a long term goal of a 4 star NABERS Energy tenancy rating

The creation of a new sustainable office

Moving to the newly built Centenary Square Building presented Arup with the opportunity for their fit-out to make the most of the architectural design of the building.

The organisation placed a great deal of value on the creation of a highly interactive team-based work environment. This approach inspired the new layout which incorporates the stairwell and breakout areas in the centre of the building, working well to encourage open communication throughout the office.

The open plan layout has created a light-filled and contemporary space in which to work and the fit-out incorporates a range of sustainable features in its constructions, design and choice of furniture and fittings.

ARUP

Signatory status	
Date joined CitySwitch	April 2009
Tenancy size	5,600 sqm
NABERS Commitment rating	★★★★
Website	www.arup.com.au
Key outcomes	
Annual energy savings	Estimated as 166,520kWh
CO ₂ savings per annum	151 tonnes
Technology	Behavioural change, lighting, sub-metering, appliance upgrades

Design and staff engagement drives efficient energy operations

Steps to reduce energy use

As part of the design process, various initiatives have helped Arup work towards its 4 star NABERS Energy commitment, including:

- sub-metering to monitor energy use and efficient building operations
- demand-based controls in meeting rooms where occupants can obtain air conditioning on a needs basis
- zoned lighting systems making it easier to turn off areas not in use
- separate office perimeter zoning allowing staff to turn off lights when daylight is sufficient
- lighting movement sensors ensuring vacant rooms are not lit
- energy efficient appliances in the kitchen and photocopying areas.

Staff engagement and training

Whilst Arup's new fit-out has incorporated various 'designed in' green initiatives, employee behaviour was identified as the significant out-of-hours energy contributor and a key factor to reducing energy use.

The IT department and 'OvaGreen', Arup's internal environmental committee, helped educate and encourage employees to change their behaviour with simple actions such as switching off their computers each evening and reducing the use of lights throughout the building.

Staff have also been trained in the use of the control systems in meeting rooms and demand-based switching throughout the office.

Sharing performance achievements

As part of the development of their Environmental Management Strategy and Corporate Sustainability Strategy, Arup regularly report on their office energy performance. For example, the IT department encourages staff to switch off their PCs at the end of every day by monitoring and reporting back on nightly computer usage.

Arup have also initiated an internal competition to encourage energy reduction and educate staff on the simple actions that can significantly reduce electricity consumption.

Towards a greener operation

Well into their first year of occupation, Arup continues to monitor their energy efficiency performance and is on track to achieve the targeted 4 star NABERS Energy tenancy rating.

"A priority in planning this interior fit-out was to minimise our environmental footprint in line with our firm's corporate sustainability responsibility and also to strengthen Arup's company culture."

Paul Wallis
Office Leader, Brisbane
Arup

Get involved

Join CitySwitch and discover how small changes can make a big difference to Australia's future environmental health – and that of the planet.

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

CitySwitch Partners



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