

## Fully Integrated Approach To Building Gets 6 Green Stars

Schiavello has completed a 6 Green Star GECA accredited building for Fujitsu Melbourne at the recently finished Docklands building, The Gauge, providing a wholly integrated project solution that included Schiavello Constructions, Systems and Signage.

Schiavello Constructions was awarded the construction management contract via a tender process due to their knowledge and previous experience in delivering Green Star accredited builds.

Working to an extremely tight deadline, Schiavello Constructions spent approximately four weeks collaborating with Woodhead on design and development prior to construction commencing, then another 13 weeks onsite to construct four floors, at a total of 6,000 m<sup>2</sup>, whilst adhering to GECA's stringent Green Star criteria and continually making progress on finalizing design intent right up to the final week of the project.

Schiavello Group was awarded numerous trade packages that assisted in ensuring a smooth, cost efficient and on-program solution for the client. Each division involved in the project worked closely with Schiavello Constructions to ensure the client was provided with the optimum solution that also adhered to the strict requirements of the Green Star Office Interiors criteria.

The \$6 million project included over 460 workstations, incorporating Marina, System 30, task and boardroom chairs, along with custom made storage solutions. Schiavello Systems was awarded the contract for the manufacture, supply and installation based via a very competitive tender process on cost, quality of product and Schiavello's Environmental Management System. Without this Schiavello would not have been able to achieve the 7-out-of-7 credit points for workstations (i.e. demonstration that the workstations used in the tenancy fit out have a reduced environmental impact).

Working closely with Schiavello's inhouse environmental consultant, Michael Pitcher, Schiavello also developed an in situ partition system that achieved the necessary credit points for a 6 Green Star fit out. Strict material selection was paramount such as wholly FSC accredited timber used for applications such as a curved demountable timber partition which became the main feature of Fujitsu's reception area.

Internal glass was provided by Glassworks and installed by Heritage Glass, subsidiaries of Schiavello, including 24 of Schiavello's i.bboxes that are being used as either offices or meeting rooms. And, due to Green Star requirements which calls for limited use of certain materials (i.e. PVC), purpose-designed screen printed graphics were utilised in lieu of glazing film, assisting the project achieve the two credit points required for PVC minimisation. It was one of many examples of how Schiavello's knowledge and experience helped to achieve a 6 Green Star fit out.

External and internal signage was another vital component of the project. In line with the building's Green Star certification, Schiavello Signage worked closely with the designer to deliver a highly efficient solution that met Fujitsu's signage requirements. This included the application of LED lights that use minimal energy.

Project managing the entire signage process from drawing and engineering phase right through to council approval, building owner management and installation, Schiavello Signage coordinated with a number of different parties, under difficult circumstances at times, to deliver the perfect solution that suited Fujitsu's way finding and signage needs.

Fujitsu is a leading service provider of business, information technology and communications solutions, partnering with our customers to consult, design, build, operate and support business solutions.



