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## Company profile

# WSP scores at SAPOA Property Development Awards for Innovative Excellence

**W**SP is a multi-disciplinary company comprising 43 000 employees globally and 700 locally. The company provides structural and civil building services including mechanical, electrical, fire protection, wet, green design (as well as GBSA green certification), building management systems, transport and infrastructure, and has a coastal division that designs islands. WSP's environmental division conducts environmental impact assessments, and WSP is also involved in the imminent V&A Waterfront desalination plant that will take the V&A off the City of Cape Town water grid.

Says John Truter, director, COO Property (Structures, Building Services and Commercial Civils) – WSP Group Africa: "Our brand protection is of the utmost importance and we are vigilant about protecting against bribery and corruption. It's easy to misjudge ethics and we encourage people to consult experts if they are unsure. WSP Africa is a subsidiary of WSP, and our domain is south of the Sahara, including the Indian Ocean islands.

"Our clients are typically blue-chip and we comply with the various B-BBEE codes throughout the continent. We form collaborative relationships with specific entities in the different African countries in which we operate, and repeat projects with those same entities. We often work either as joint venture partners or as sub-consultants to African firms. We then divide the labour 50/50, with these firms conducting on-site work and WSP doing the technical/design work," he says.

WSP was involved in three projects that won awards at the SAPOA (South African Property Owners Association) Convention Awards for Innovative Excellence in June 2018. Truter is a SAPOA judge and sits on the awards committee, but recuses himself from WSP-related entries. He says he enjoys the learning curve that



PWC Tower

comes with the judging experience. During the judging process, which is voluntary, best-of-breed projects are submitted electronically by the various companies to the judging panel. Criteria include financial viability, sustainability (from a green perspective as well as B-BBEE), building functionality, aesthetics, maintenance, the ease with which tenants can be changed, and the overall impact of the building.

"Each submission is scored and the judges pick the best scorers. Then, specific judges go and visit the best projects, and finally the judges reconvene to pick a winner. This year we had 48 submissions in the categories of Commercial Office Development; Corporate Office Development; Industrial Development; Innovative Award; Interiors Award; International Development; Mixed-use Development; Other Developments; Refurbishments; Residential Developments; Retail Developments – Large Regional Mall; Retail Developments – Small Boutique and Rural and Small-Town Developments. As judges, we sometimes move submissions between categories to give contestants the best chance," Truter elaborates.

Every project has a lifespan of popularity, and Truter maintains it is essential to submit projects to the competition panel before the project goes "cold". These are WSP's award-winning projects:

### **1. Bambanani Shopping Centre, winner of the Rural and Small-Town Development Award**

This shopping centre is on the N14, west of Diepsloot, adjacent to the Northern Farm sewage works. WSP was involved in the bulk infrastructure; in particular with the N14 because there was a need for an intersection to provide access to the shopping centre from the N14. WSP was instrumental in organising how the financing for the intersection would work and its construction is ongoing. WSP was also involved with the bulk sewage and the upgrading of the bulk water networks as part of the greater Diepsloot infrastructure development in the area.

The focus of the centre, known as a walk-in centre, is shoppers without

motor vehicles who arrive by taxis or foot. A taxi transport node is established while still providing full parking requirements, with food outlets, banks, pharmacies, basic services, fashion and food outlets. Residents are connected, alleviating their need for long-distance travel for access to basic day-to-day services. Walkways and parking are uncovered. The centre has a GLA of 18 540 m<sup>2</sup> and has a 3 000 m<sup>2</sup> Shoprite anchor tenant. Bambanani features a 200 m<sup>2</sup> Cashbuild and a 600 m<sup>2</sup> Medizone and underwent a demographic study by Nthwese Developments before construction began. Cost of construction was R220 million.

### **2. BMW Distribution Centre, winner of Industrial Development Award (Fire Consultants)**

This is on land parcel eight in Waterfall, on the eastern side of the M1, in the Atterbury Waterfall Commercial District. The centre is 32 000 m<sup>2</sup> and is split into multiple sub areas: a picking store, tyre store, hazardous substances store, multiple mezzanine levels and general distribution centre with offices. The total development cost was R215 million, and the client was Attacq. WSP was involved with the rational fire design and was responsible for the submission to the local authority for approval, including smoke ventilation, automatic sprinkler systems (NFPA and FM Standards including pumps and tanks), fire detection and general fire protection items such as fire escape routes, fire hose reels, fire extinguishers and statutory emergency signage.

The warehouse fire design typically features subdivision of the roof by means of vertical curtains to separate the warehouse into separate zones for smoke ventilation. The sprinkler system was also designed in accordance with NFPA and FM global standards and was inspected and accepted by their international insurance company. This is important from an insurance perspective. WSP also acted as client representative for the distribution centre as BMW regards WSP as a trusted advisor.

### **3. PWC Tower in Waterfall, winner of Corporate Head Office Award**

This structure is 47 690 m<sup>2</sup> and has a conference facility, with five levels of basement. Martin Roodt and

Pieter de Bod from WSP did the HVAC, building management system (BMS) and EMS (energy modelling system); the EMS measures water and water usage. The PWC Tower is targeted for a LEED (Leadership in Energy and Environmental Design) Silver Certification (green building certification), which is an alternative to the Green Building SA Star Rating. SA has adopted the Australian LEED equivalent green building rating system for South Africa and Truter maintains it is because our climates are similar. LEED is the most widely used green building rating system in the world, and is administered by the United States Green Building Council (USGBC). LEED certification, like Green Building SA, is a globally recognised symbol of sustainability achievement. This is a world-class building. It has cutting-edge water cooled chillers, of which there are only four in the country. One is at the V&A Waterfront and the other three at the PWC Tower. There is no electric resistance heating; all heating is through energy-efficient multi-functional chillers.

The PWC Tower has ultra-high efficiency air filters, installed according to the MERV 13 Classification. The more air changes in a building, the more energised the occupants. ASHRAE (The American Society of Heating, Refrigerating and Air-Conditioning Engineers) has invited WSP to present a technical paper on the building's HVAC design at the 3<sup>rd</sup> International ASHRAE Energy Efficiency Conference in Beirut in October. The HVAC design is BIM-based (building information modelling) using Revit® BIM software. The manufacturers of the main HVAC components are Carrier water cooled chillers, Clivet air cooled multifunction chillers, Evapco cooling towers, Grundfos pumps, Sinko fan coil units, Cetra AHU's, Belimo control valves and Siemens Tridium BMS system.

Truter is proud of the awards as they cement WSP's innovation and excellence in cutting-edge design and green building expertise for now and in the years to come. ■