

90 GRAYSTON

OFFICE



90 Grayston comprises an office building with approximately 19,343m² rentable area on 10 office floors and 11 parking levels, 5 below ground and 6 above. The building received a 4 Star Green Rating from the GBSA and won the 2015 SAPOA Innovative Excellence Award for best commercial office development. The dynamic façade wraps the sides of the building, drawing the viewer's eye in and around and emphasising the building as a three-dimensional sculptural object in the streetscape.

The high-tech double ventilated façade utilises automated motorised blinds to respond to the path of the sun around the building, controlling the light entering the spaces, morphing the appearance of the Building.

The considerable challenge for the main Contractor was to construct a 21 storey building on a relatively small site of ±45m by 83m with various restrictions due to the three neighbouring buildings and a busy Grayston Drive.

Betts Townsend was appointed at the conceptual stage of the project and managed all stages of the design development process as well as the construction phases of the demolition, earthworks, lateral support and main contracts. The project was managed in a collaborative and team orientated environment. Credit must go to a very enthusiastic and experienced professional team and contractor all contributing to the success of the project. However, the project was not short of challenges. The progress of this project was often compared to the progress of similar projects.

A building similar in bulk area but with fewer floors can be constructed more quickly. The basement construction covered the site area completely which presented challenges of its own. Site establishment, materials storage etc, were an issue due to the limited space available. Heavy rainfall was experienced during the bulk earthworks stages which impacted on project progress.

Notwithstanding this and other obstacles, the entire team maintained a pro-active line of communication amongst all key stakeholders. Two key ingredients of effective project management are people management skills and timely communication amongst stakeholders.

Photographs and some contents courtesy of GLH Architects & Architect & Builder Magazine

PROFESSIONAL TEAM

Client & Developers
Redefine Properties Ltd

Project Managers
Betts Townsend (Pty) Ltd

Architects
GLH & Associates Architects

Quantity Surveyors
MLC Quantity Surveyors

Civil & Structural Engineers
Sutherland

Electrical Engineers
CKR Consulting Engineers

Fire Consultants
Specialised Fire Technology

Lift Consultant
Solutions for Elevating (S4E)

Interiors
GLH Interiors

Landscape Architects
Landmark Studios

Environmental Consultants
WSP Group Africa

Main Contractor
WBHO Construction

KEY INFORMATION

Value: R700 million | **Completion Date:** November 2014 | **Size:** 19,342m² GLA | **Location:** Sandton