

Zuellig Building



The Zuellig Building is the first project in the Philippines that has achieved pre-certification at the Gold level under the Leadership for Energy and Environmental Design Core and Shell (LEED-CS) program of the U.S. Green Building Council. The 33-story high-rise, to be completed by Q4 2011, will be the first “green” office building in Makati City, the country’s premier business district and financial center.

The building will provide 62,800 m² of prime grade office space, five levels of basement parking, a retail annex with a food court, a rooftop garden, and extensively landscaped outdoor areas.

Tenants will benefit from energy savings of at least 15% compared with conventional Grade A buildings. In light of scarce resources and high power costs in the Philippines, these savings will contribute significantly to corporate objectives of sustainability and cost efficiency.

GREEN FEATURES AND SUSTAINABLE TECHNOLOGIES

DOUBLE-GLAZED FAÇADE WITH CERAMIC FRIT

Simplicity of expression is achieved with the all-glass façade and the use of large

floor-to-ceiling glazing panels. The tower gains its identity from the ceramic frit pattern of the glass curtain wall. Inspired by bamboo and flowing water, this distinctive texture refers to local organic motifs and serves to supplement the shading capabilities of the building envelope. The double-paned, low-emissivity (low-E) glass system ensures that heat gain and energy loss are minimized, while penetration of natural light is maximized. The free-standing plan allows offices to be fitted out so that over 90% of all work stations will benefit from daylight and outdoor views.

ENERGY EFFICIENT SYSTEMS

Variable speed drives for chilled water pumps will reduce energy consumption during off-peak hours.

WATER EFFICIENCY

Water conservation efforts include the efficient management of potable water, selection of efficient fittings and fixtures, the capture of rain and condensate water, use of water-saving surface materials, and the installation of state-of-the-art drainage and irrigation systems.

POWER SAVING LIGHTING

A daylight dimming system relying on photocells will maintain the necessary lighting levels in common spaces by reducing the output of electric lighting based on the intensity of daylight in the space. All office areas can be equipped with occupancy sensors to adjust lighting use to occupancy levels.

INDOOR AIR QUALITY

CO₂ sensors will be placed in densely occupied areas and return-air ducts to indicate the number of occupants and the quality of fresh air in the space. The outside airflow will be modulated according to the estimated number of occupants in the space.

PAPER RECYCLING

A centralized paper recycling facility will encourage the recycling of paper waste generated by office users.

PROJECT DETAILS

LOCATION

Makati City, Metro Manila

NAME

Zuellig Building

DEVELOPER

Bridgebury Realty Corporation, an affiliate of the Zuellig Group

ARCHITECTURAL DESIGN

Skidmore, Owings & Merrill, New York

ARCHITECT

W. V. Coscolluela & Associates, Manila

GENERAL CONTRACTOR

Leighton

SIZE

8,285 m² total site area
1,700 m² total vegetated area
66,000 m² total GFA

TYPE

Commercial, single-owner multi-tenanted office building

BUILDING DETAILS

33-story office tower
3-story retail annex
5-story basement parking

RATINGS

Pre-Certified at the Gold level under the Leadership for Energy and Environmental Design Core and Shell (LEED-CS) program of the U.S. Green Building Council

COMPLETION

Q4 2011

MEASURABLE RESULTS

ENERGY SAVINGS

15% or approximately
4.3 million kWh/year*

WATER SAVINGS

Approximately 47% or
60,000 m³/year

ENVELOPE THERMAL TRANSFER VALUE

45.45 W/m²

GREEN AREAS

Located at the intersection of Makati Avenue and Paseo de Roxas, the building engages the fabric of the Central Business District, while remaining connected to the green expanses of the Ayala Triangle Gardens and Urdaneta Village. The entrance area is flanked by an extensive landscaped area. Special care has been taken to transplant, conserve and replace pre-existing trees. Open areas in the retail annex and the roof garden on the 30th story will be planted with local tropical shrubs and ground cover.

* This value is derived by comparing the proposed design to an [American Society of Heating, Refrigerating and Air-Conditioning Engineers \(ASHRAE\)](#) compliant building.

For more information, visit www.AsiaBusinessCouncil.org