Comfort in the office

Future-oriented and trendy
Comfort in the office

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40 years of experience constructing office buildings as well as integrated planning from architecture to engineering and facility management are what lie behind the development and creation of our buildings. Criteria based on functionality, design and comfort are amalgamated into one ideal design. We are constantly exchanging ideas and information with research institutions, independent testers and receive our inspiration from international projects. The WELL BUILDING STANDARD, in which the health and the well-being of individuals is the focal point of building design, is currently being established in the USA. This verifies our title “buildings for people”. 17 million workers in Germany alone, spend their daily working life in an office*. We are convinced that buildings should be essentially designed for and oriented towards the well-being of their users. We have developed the GOLDBECK Comfort Levels against this background.

Eight comfort criteria

Three comfort levels

One individual solution

* Source: baua (Federal Institute for Occupational Safety and Health), Wohlbefinden im Buero (Well-being in the office), 7th edition (2010), available at: http://www.baua.de/de/Publikationen/Broschueren/A11.pdf (Date: 18.03.2015)
The GOLDBECK climate system is there for you all year round, just like a perfectly fitting piece of clothing – not too cold, not too hot and with a high well-being factor. Apart from the ideal room climate, the individually tailored energy consumption is very impressive. For example, an economical cooling system is no longer oriented towards the theoretical maximum load but towards the real needs of the user instead. In addition to this, our sustainable system works with intelligent sun protection systems as well as energy and heat-saving lighting so that the heat input can be clearly reduced. Surface cooling or passively generated geothermal energy also adds to the efficiency of the cooling system performance. As a supplement to the sun protection on the exterior, interior sun glare protection can also be installed. Furthermore, every individual user sets the temperature and the fresh air supply via the heat and cooling control system depending on personal preferences.

Employees can only perform about 50% of their full potential from temperatures of 33°C.

**Indoor climate**

With our three comfort levels for air quality, the concentration of pollutants in the indoor air can be easily tracked and controlled. The amount of CO₂ in the air in offices is above the recommended levels after 40 minutes with the windows closed. The recommended levels are exceeded after only 20 minutes when meeting and conference rooms are in use. The GOLDBECK System provides you with the possibility of supporting the health and performance level of your employees. The fresh air supply can be controlled both manually and mechanically, whereby the windows should always be opened. An air humidification system can also be installed if desired.

**Air and light quality**

* Source: SIFA, Tipp Praxisportal fuer Sicherheitsfachkraefte, Die optimale Temperatur am Arbeitsplatz, (Practice portal for safety experts, the optimum temperature at the workplace) 04.08.2009, 1st edition (2011), available at: http://www.sifatipp.de/fachwissen/fachartikel/arbeitsstatten/die-optimale-temperatur-am-arbeitsplatz (Date: 02.06.2015)

* Source: "Richtlinie zur Bewertung der Luftqualitaet von Innenraeumen (Guideline for assessing the air quality of interior spaces)", Part 7 "CO₂ als Luftgangparamater" [CO₂ as a ventilation parameter] of the BLMFUW (Ministry of the Environment), August 2011
Quality of the fittings and furnishings

The quality of the fittings and furnishings determines the appearance, usability and feel-good character of an office. No matter whether it concerns technical fittings or visual highlights, GOLDBECK provides you with individual solution in design and function which create a comfortable user experience.

Room acoustics and sound insulation

Studies show that noise is the largest single disturbance in the workplace. It is not only caused by the outside world (street noise, etc.) but also by sounds and noise which are generated inside. Optimal acoustics help to minimise irritating noise and to amplify what needs to be heard. Think about the old amphitheatres: you can hear the actors, but the audience’s whispers do not reach your ears. The various GOLDBECK Comfort Levels are all in accordance with the newest guidelines and regulations and offer the highest level of acoustic quality. Different thicknesses of both wall and ceiling insulation provide you with customised sound insulation.

Room acoustics

<table>
<thead>
<tr>
<th>Standard</th>
<th>Premium</th>
<th>Premium-Plus</th>
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| Acoustically effective suspended ceiling
  •Normal noise protection on the office walls and doors
  •Meeting rooms in accordance with the acoustics set down for rooms with confidentiality requirements |
| Simulation and calculation of the measures required in the important rooms |
| Acoustically effective suspended ceiling in accordance with the recommendations of DIN 18041
  •Enhancer noise protection by the office walls and doors
  •Meeting rooms in accordance with the requirements for rooms for private discussions |
| Indoors noise protection
  Acc. to DIN 4109 |
| Outdoor noise protection
  Windows in accordance with the location-related requirements
  •Mechanical ventilation |
| Surfaces
  •Fibre-bonded needle floor coverings in offices, porcelain stoneware (30x30cm) in staircases
  •Mineral fibre ceilings hole-punched, visible rail
  •Woodchip wallpaper |
| Sanitary appliances
  •Partitioning walls elevated
  •Fittings manually operated
  •Porcelain stoneware (30x30cm) |
| Electrical
  •Recessed luminaire luminaires
  •Switches and thermostats |
| Sanitary appliances
  •Partitioning walls in dry construction
  •Completely contact-free
  •Porcelain stoneware (60x60cm) |
| Electrical
  •Standing luminaires
  •Room control units |

Quality of the fittings and furnishings

Up to 36% more productivity in an optimum working environment*

Noise causes 34 minutes of lost work time daily*

Every fifth employee feels disturbed by noise in an open office*


Operability

User-friendly surfaces are not just in demand in the virtual world but also when it comes to controlling building functions. If desired, our systems manage windows, switches, operating devices, thermostats and presence detectors, depending on the requirement, weather and other internal measuring values. It goes without saying that analogue fittings or a mixed form consisting of analogue operating elements and digital control systems can also be selected.

GOLDBECK Office Buildings are flexible both in design and in usage. Various possibilities and combinations present themselves during the interior construction phase. There are variations on the ceiling height, the window wings and the sun protection per grid, the allocation of the heating and cooling, the location and control of the ventilation and the lighting. These options enable you to think of the office of the future today as the possibilities for use remain variable: everything is conceivable from an open space office to an individual offices and can be implemented at any time.

Worldwide there are:
- 34% individual offices
- 41% combination of individual and open space offices
- 25% open space offices

Flexibility

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Flexibility
Energy efficiency and sustainability

The “ecological footprint” which every single individual and company leaves behind them every single day has been a familiar term for a long time. Our claim is that we design, construct and manage buildings in an energy-efficient and sustainable manner. The GOLDBECK Office Building System was certified by the DGNB (Deutsche Gesellschaft für Nachhaltiges Bauen - German Sustainable Building Council) in October 2014: every single office building constructed according to this standard complies with the DGNB criteria specified for sustainable buildings. All of the available GOLDBECK Comfort Levels in this area are therefore of a very high quality.

Operation

The building is finished, the keys have been handed over. However, GOLDBECK is still there and will continue to be the partner at your side, as we work together with you and support you during the start of operation at your office building, no matter whether it concerns the format of a manual, a hotline or the personally supported start of service operations during the first year. In addition, we provide a usage cost forecast, energy monitoring and the tendering of additional facility management services.

Your comfort levels

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Energy monitoring – Per building Per rental area
Facility management – Usage cost forecast Usage costs foreseen and breaking of the first services


The use of office space causes about 40% of the EU-wide carbon emissions

The amount of industrial emissions is 28% that of private households they amounts to 21%

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Checklist

Record your requirements in the checklist. Simply flip it open and mark what you need with a cross. We would be more than happy to answer your queries in a face-to-face meeting.