

TRACT CONSULTANTS & GIW ENVIRONMENTAL SOLUTIONS

Energy reduction competition empowering staff

CITY SWITCH GREEN OFFICE

Tract Consultants and GIW Environmental Solutions' shared tenancy in Richmond, Victoria has made great in-roads to achieving their energy efficiency goals by empowering their design-savvy staff. As collective winners of the 2012 CitySwitch New National Signatory of the Year award, their joint tenancy was recognised for these efforts and continues to inspire their teams to instigate ongoing change.

As specialists in urban architecture along with environmentally

sustainable design, addressing their own workspace's environmental performance is a priority. From the on-set of joining CitySwitch, Tract and GIW were committed to achieving an improved rating through constructive and collaborative workplace practices.

Following an initial baseline whole building rating of 3.5 NABERS Energy stars, they set out to make zero to low-cost improvements by empowering staff into action, which in-turn prompted an office-wide energy reduction competition.

GOALS

- To engage staff in an office-wide behaviour change activity
- To encourage innovation via competitiveness and rewards
- To achieve a 4 star NABERS Energy rating



Signatory status

Date joined CitySwitch	27 April 2012
Tenancy size	976 sqm
NABERS commitment rating	★ ★ ★ ★
Website	www.tract.net.au www.giw.com.au

Key outcomes

Annual financial saving	\$4,400
Annual energy saving	14.7 Tonnes
Technology	Intranet portal, de-lamping, timer switch adjustments, HVAC upgrade.
Awards	CitySwitch New National Signatory of the Year 2012

“ The City Switch program enables us to demonstrate to our clients, staff and the wider community our commitment to environmental sustainability at a practical level. ”

Nevan Wadeson
Director
 Tract Consultants



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Putting staff up to the challenge

Staff were divided based on desk location relative to office electricity meter coverage, with teams 'orange', 'yellow', 'blue' and 'green' rising to the challenge to compete for maximum energy savings. Elected team captains drove engagement primarily with the help of an educational intranet portal and set about implementing technology and behaviour change-based initiatives of their choice with the assistance of a \$250 energy reduction fund.



Staff teams competed for maximum energy savings

Inspiring and educating teams

A staff intranet portal was established with information about CitySwitch energy reduction tips and news, tenancy billing details, along with team competition tracking status data. A graphical interface displayed average daily energy usage by quarter relative to the office's 4 Star NABERS Energy rating commitment. The results were then compared to both the previous quarter and the same quarter from the previous year and winners determined by the percentage of energy reduced. Of the money invested by each team, the remainder saved each quarter via energy reductions was then donated to the winning team.

Highlight initiatives

A range of initiatives were undertaken by each of the teams, including an orange themed morning tea with an adopted energy-savings mascot as well as labelled monitors and light switches with the slogan, 'we are yellow', aimed at bolstering yellow team member participation and behaviour change. The green team installed block-out blinds on west facing windows to reduce direct solar gains (and the associated additional load on the air conditioning system)

and the blue team undertook an extensive replacement of inefficient artificial lighting within their area.

Technology actions included de-lamping of excess luminaires, purchasing timer switches for appliances, adjusting hot water heater temperature set points (from 65 to 60 degrees), installing a ceiling level diffuser to a large skylight to create a double seal to reduce associated heat transfer, and upgrading an old inefficient HVAC unit. Redundant equipment across all team areas was unplugged and there was a general observation of lights and air conditioning units being turned off more readily when not in use.

Get involved

Tract and GIW are part of a national network of businesses that, through CitySwitch, are playing an important part in reducing the carbon emissions of our cities and demonstrating a high level of environmental leadership and action.

CitySwitch Green Office is Australia's flagship tenant energy efficiency program. Run in partnership between local and state governments, CitySwitch is a growing network of business leaders committed to addressing their environmental impact. cityswitch.net.au